

Reserved for Recording Information:

Prepared By:
Community Development Department
City of Palm Coast
160 Lake Avenue, Suite 135
Palm Coast, FL 32164

Return To:
City Clerk
City of Palm Coast
160 Lake Avenue, Suite 225
Palm Coast, FL 32164

CITY OF PALM COAST
DEVELOPMENT ORDER APPROVAL
GRAND LANDINGS PHASE 5 & 6 SUBDIVISION MODIFICATION

On 8.25.2023, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

*Part of Section 19, 20, 29 and 30, Township 12 South, Range 31 East, Flagler County,
Florida*

(The aforementioned property description has been provided to the City of Palm Coast by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owner: JTL GRAND LANDINGS DEVELOPMENT LLC
16660 DALLAS PARKWAY, SUITE 1600
DALLAS, TX 75248

Project Name: GRAND LANDINGS PHASE 5 & 6

Application: SUBDIVISION MODIFICATION

Project No.: 2021080042

Application No.: 5445 **Modifying Application No.:** 4841

Requested Development Approval: Subdivision Modification to App # 4841

(All Preliminary Plat Comments to be addressed at Final Plat are listed in Application # 4841)

Approval for Single Family Residential Lots

Zoning District: Master Planned Development

FLUM: Residential

Parcel Nos: 19-12-31-0650-000C0-0030, 20-12-31-0650-000A0-0024, 30-12-31-0000-

01020-0010,29-12-31-0000-01010-0040,29-12-31-0000-01010-0029 and
19-12-31-0650-000A0-0020

Site Acres.: 204.71

The Development Approval sought is consistent with the *City of Palm Coast Comprehensive Plan* and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances as set forth in the *Code of Ordinances of the City of Palm Coast*.

The Owners have expressly agreed to be bound by and subject to the development conditions and commitments stated below and have covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

ORDER

NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:

- (1) The aforementioned application for Development Approval is **GRANTED**.
- (2) All development of the property shall fully comply with all of the codes and ordinances in effect in the City of Palm Coast at the time of issuance of a development order and/or development permit, including but not limited to, all impact fee ordinances.
- (3) Issuance of a Development Permit or Development Order by a municipality does not create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the municipality for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- (4) The conditions upon this development approval and the commitment made as to this development approval, which have been accepted by and agreed to by the Owner of the property, is as follows:
 - Modification to Sycamore Street alignment
 - Provide a roadway stub to the south to accommodate a potential connection to future Cascades at Grand Landings
 - No longer show a connection to Scrub Jay Lane in Grand Landings Phase 4
 - Adjustments to Tract Z. Removed lots and added recreational area
 - Renumbered lots post lot number 284
 - Modified Phasing Lines in the plans
 - Modified utilities to accommodate new proposed phasing
- (5) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of the City of Palm Coast by virtue of a document of equal dignity herewith. The Owners have expressly covenanted and agreed to the provision and all other terms and provisions of this Development Order.
- (6) The terms and provisions of this Order are not severable and in the event any portion

of this Development Order shall be found to be invalid or illegal then the entire Development Order shall be null and void.

Done and Ordered on the date first written above.

As approved and authorized for execution
by the City of Palm Coast, through administrative review.

Attest:

CITY OF PALM COAST, FLORIDA


Irene Schaefer, Recording Secretary


Ray Tyner, Deputy Chief Development Officer

____ Sign and Record

Unofficial Copy

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: GRAND LANDINGS PHASE 5 & 6
 Project No.: 2021080042
 Application Type: SUBDIVISION MODIFICATION
 Application No.: 5445

COMES NOW, JTL GRAND LANDINGS DEVELOPMENT LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development Order. Affiant states that he/she accepts the findings, as outlined in this Development Order, and further states that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing the said Development Order for GRAND LANDINGS PHASE 5 & 6:

JTL GRAND LANDINGS DEVELOPMENT LLC
 16660 DALLAS PARKWAY, SUITE 1600
 DALLAS, TX 75248

 Authorized Signer

David West
Manager

ACKNOWLEDGEMENT

STATE OF

Texas

COUNTY OF

Dallas

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this 28 day of August, 2023, by DAVID WEST of JTL GRAND LANDINGS DEVELOPMENT LLC who is personally known to me or has produced DRIVER'S LICENSE (type of identification) as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28 day of August, 2023.



 Notary Public