

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

Reserved for Recording Information:

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

CITY OF PALM COAST
SUBDIVISION PRELIMINARY PLAT
DEVELOPMENT ORDER APPROVAL
GRAND LANDINGS PHASE 5

On September 20, 2022, 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 afore described property description has been provided to the City of Palm Coast by the owner of the afore described 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
Project No.: 2021080042
Application Type: SUBDIVISION PRELIMINARY PLAT
Application No. 4841

Requested Development Approval:
Preliminary Plat 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

Number Lots/Units Approved with Plat: 399

CONCLUSIONS OF LAW

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 afore described 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 (the following comments by staff must be addressed with the Final Plat):

Reviewing Department Comments

CA1 - CITY ATTORNEY

Comments Held By: dramirez@palmcoastgov.com

Final Plat Comments

1. SURVEY

a. Please have the City Surveyor confirm that the encumbrances listed on the survey as "does not affect" do not affect the area to be platted.

3. PLAT

b. Under the title commitment section on Sheet 1, those items that do not affect the plat should be removed from the face of the plat. Further, the items that indicate they are shown on the plat need to be shown. I do not see the easements or the OR Book and Page references in the plat for the existing easements. Please correct.

c. The owner listed in the Dedication is not the same owner listed in the title opinion, please correct this discrepancy.

e. The dedication of the well site to the City of Flagler Beach is missing the word "Beach" in the first reference. Also, please review this dedication as it states the well site is being used for lift station purposes.

f. Tract U on Sheet 11 is missing from the Dedication, please correct.

g. Why are there two notary blocks for Chris Butler? If not necessary, please remove.

h. On a number of sheets in the plat, Tract D is shown as a stormwater management facility and an uplands wetlands and uplands buffer, however, in the Dedication Tract D is only a stormwater management tract. If Tract D is going to be used for both, then the Dedication can be revised to state that Tract D is for both purposes.

i. On Sheet 7 at the bottom of the page, please remove the reference to "SMF-A-01".

j. On Sheet 14, there is a line missing between Tract I and Tract K.

k. On Sheet 20, there are areas at the top and bottom of the sheet where labels are cut off. Please address.

l. On Sheet 22, please include the OR Book and Page for the RAW Water Easement.

m. On Sheet 26, the type of "Well Site" is blurred, please correct. Also, this sheet shows an 8' access

easement, is this an existing easement or being created? Please label or add language to the Dedication to address.

n. Please indicate where Tract J is on the plat.

4. CCRs

Please provide a copy of the Homeowners Association documents for review.

OASUR - 2ND PARTY SURVEYOR

Comments Held By: dramirez@palmcoastgov.com

Final Plat Comments

With regards to Florida Statutes 177.011-177.151 "Platting," our comments are as follows:

Sheets 3-27:

1. Viewports need to be moved to matchlines some tracts & lots are not plottable.
2. Easement lines need to be dashed and not solid.

Sheet 3:

1. It appears that some lines were deleted or frozen east of lots 2 & 3 calls S 44°31'27" E, 69.19 and S 41°09'37", 132.93.

Sheet 4:

1. Missing lines between tracts D & F, also south of lot 48.
2. 10' PD&U easement label needs to be moved to easement.

Sheet 5:

1. Text & Linework in curve table & missing lines of tract D & G.

Sheet 6:

1. Missing lines on tract G.

Sheet 7:

1. No distance on the center line of Windmill Palm Way west of lot 8.
2. What is the dimension if the 54.14 of the east line off lot 8?
3. The dimension of the west line of 328 is incorrect.

Sheet 8:

1. Lines around tract D are missing.
2. Text bleed over in the curve table.

Sheet 9:

1. Text bleed over in the curve table.
2. Missing line north of tract D.

Sheet 10:

1. Missing lines around tract D north of lots 66 & 67.

Sheet 11:

1. Sycamore street bleeds over r/w dimension.

Sheet 12:

1. Delete SMF-A-01 in tract W.
2. Overall dimension of the east line of tract W should be 253.50'.
3. Overall south dimension of lots 335,334,333 should be 148.01'.

Sheet 13:

1. Missing dimension line along the north line of tract s on the south line of lots 159-164.

Sheet 14:

1. Missing lines L312-L319 in the north line of track K

Sheet 17:

1. The block with lots 351-369 do not close. East to west does not add up to 160' appears to add up to 259.46.

Sheet 18:

1. Southeast line of tract x is off 0.01' should be 178.74'

Sheet 19:

1. Bleed over text on lot 217.

Sheet 22:

1. Bleed over text by tract I label.

Sheet 24:

1. Lots 354-359 do not close.
2. South line of lot 360 bearing reads S 80°32'19" W, should this bearing be S 80°32'16" W.
3. Add leaders for lots 290 & 286.

Sheet 26:

1. Seems to have double text in the wall site square.
2. The well site needs to be dimensioned and is it a track.
3. Should the PD&U easement south of lots 128 & 129 be a part of tract M.

F.Y.I:

1. P.R.M.'s, P.C.P.'s and lot corners need to be set before the plat is recorded.

Sec. 9.02. - Platting requirements.

new

9.02.01. Purpose. The purpose of this section is to establish requirements for the subdivision of land in the City and to ensure compliance with F.S. ch. 177.

9.02.02. Subdivision design standards. In addition to the requirements stated in other sections of this Code, subdivisions shall be designed according to the following:

A.Lots. All lots shall conform to the dimensional, yard, and building setback requirements of the applicable zoning district development standards. In addition, the following requirements shall apply:

1.Width. All lots shall have a minimum street frontage of 20 feet, and those fronting on a curve shall meet the minimum lot width measured at the front setback line. Corner lots shall be 15 percent greater in width than the minimum required width of interior lots.

2.Depth.

a.Lots along arterial streets shall be deep enough to accommodate the two required front yard setbacks.

b.Flag lots are prohibited unless approved as part of a Master Planned Development.

3.Orientation.

Residential lots shall be designed so vehicular ingress and egress to/from those individual lots is not provided from abutting limited access roadways or arterials.

B.Permanent reference markers. A registered land surveyor shall install permanent reference monuments, permanent control points, and state plane coordinates in accordance with State laws and professional standards. These must be inspected by the second party surveyor to certify they have been set in the field prior to final plat approval or recording of the mylar.

Florida Statute Chapter 177.031

(15) "P.R.M." means a permanent reference monument which must:

(a) Consist of a metal rod having a minimum length of 18 inches and a minimum cross-section area of material of 0.2 square inches. In certain materials, encasement in concrete is optional for stability of the

rod. When used, the concrete shall have a minimum cross-section area of 12.25 square inches and be a minimum of 24 inches long.

(b) Be identified with a durable marker or cap with the point of reference marked thereon bearing either the Florida registration number of the professional surveyor and mapper in responsible charge or the certificate of authorization number of the legal entity, which number shall be preceded by LS or LB as applicable and the letters "P.R.M."

(c) Be detectable with conventional instruments for locating ferrous or magnetic objects.

Respectfully Submitted,
Albert Dale Bradshaw, PSM 5257

Special Conditions:

1. The Owner agrees to construct additional amenities adjacent to the central amenity area meeting the Level of Service standards. The amenity will be sized and designed to accommodate the additional 399 units contemplated in Phases 5 & 6 and may include pool, pickle ball courts, all purpose courts, covered gathering area & restrooms. The amenity will begin construction no later than the City acceptance via Final Plat of the initial phase (134 lots) of the approved plans.

2. The Owner has designed and engineered the current project access to meet the current and immediate future condition of Citation Pkwy. The owner agrees to modify and expand the current design and construction before a site development permit is issued for Phase 3 and prior to a pre-construction meeting.

(5) This Development Order touches and concerns the afore described 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 in 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 this 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.

(7) The Development Order shall remain valid for a period of twelve (12) months from the date of issuance. If construction has not commenced or is not continuing in good faith to conclusion during this valid period, this Development Order will expire. The Development Order may be extended, upon request, during the period of three (3) months before the expiration of the valid period. Staff may approve an extension not to exceed (12) months. A maximum of three (3) extensions may be granted provided the development has a valid Certificate of Concurrency.

(8) **No construction of any TYPE shall commence until a mandatory pre-construction meeting has been conducted with City Staff.**

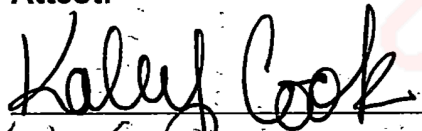
- (9) Utility fees and applicable agreements shall be executed prior to construction.
- (10) All required federal, state, county, and/or local permits shall be acquired prior to construction.

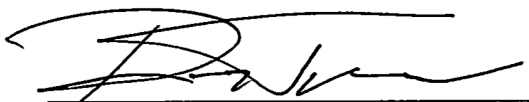
Done and Ordered on the date first written above.

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

Attest:

City of Palm Coast, Florida


Kaley Cook, City Clerk



Ray Tyner, Deputy Chief Development Officer

☒ Sign and Record

Development Order Affidavit**OWNER'S CONSENT AND COVENANT:**

Project Name: GRAND LANDINGS PHASE 5

Project No.: 2021080042

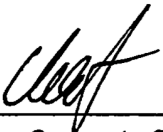
Application Name: SUBDIVISION PRELIMINARY PLAT

Application No.: 4841

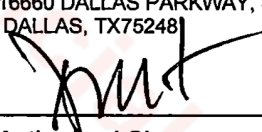
COMES NOW, JTL GRAND LANDINGS DEVELOPMENT LLC, the Owner on behalf of itself and its successors, assigns and transferees of any nature, whatsoever, and consents to and agrees with the covenants to perform and fully abide by the provisions, terms, and conditions, and commitments set forth in this Development 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:

ATTEST:

JTL GRAND LANDINGS DEVELOPMENT LLC

16660 DALLAS PARKWAY, SUITE 1600
DALLAS, TX 75248


 Attesting Corporate Official



 Authorized Signer
ACKNOWLEDGEMENT
 STATE OF Texas
 COUNTY OF Dallas

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 19 day of SEPTEMBER, 2022, 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 19 day of SEPTEMBER, 20223



NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC

(SEAL)

