

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
CASCADES AT GRAND LANDINGS
SUBDIVISION MASTER PLAN TIER 2

On 11/15/2023, The City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

Part of Government Section 29, 30, 31 and 32, 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: BYRNDOG PCP, LLC
180 BROOKHAVEN CT S
PALM COAST, FL 32164

Project Name: CASCADES AT GRAND LANDINGS

Application: SUBDIVISION MASTER PLAN TIER 2

Project No.: 2023070019

Application No.: 5478

Requested Development Approval:

Subdivision Master Plan Approval

Parcel Nos: 31-12-31-0000-01070-0030, portion of 32-12-0650-000B0-0020, portion of 30-12-31-0000-01020-0040- and a portion of 29-12-31-0000-01010-0021

Acreage: 180.47 +/-

Zoning: Single-Family Residential (SFR-1) and Preservation

Proposed Number of Lots/Units: 386

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) 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.
- (3) 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:

PLDRB Condition for Approval:

A. Amend the site plan to reflect the correct zoning as adopted by City Council on November 7, 2023.

(4) 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.

(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.

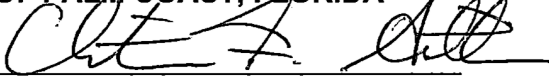
As approved and authorized for execution

by the City of Palm Coast Planning and Land Development Regulation Board on November 15, 2023

Attest:


Irene Schaefer, Recording Secretary

CITY OF PALM COAST, FLORIDA


Clint Smith, Chairperson

✓ Sign and Record

Development Order Affidavit

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: CASCADES AT GRAND LANDINGS
 Project No.: 2023070019
 Application Type: SUBDIVISION MASTER PLAN TIER 2
 Application No.: 5478

COMES NOW, BYRND OG PCP, 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 CASCADES AT GRAND LANDINGS:

BYRND OG PCP, LLC
 180 BROOKHAVEN CT S
 PALM COAST, FL 32164

 Authorized Signer

ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Flagler

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 4 day of December, 2023, by Jeffrey Douglas of BYRND OG PCP, LLC who is personally known to me or has produced _____ (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 4 day of December, 2023.

Caroline McNeil
 Notary Public

