

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 5A
TECHNICAL REVIEW EARLY START PLAN

On 3/12/2025, 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, STE 1600
DALLAS, TX 75248

Application No.: 6127

Project Name: GRAND LANDINGS PHASE 5A

Project No.: 2021080042

Requested Development Approval: Early Start Homes
Proposed Number and Percentage of Early Start Homes:

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) 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:

A) ALL ITEM'S LISTED BELOW MUST BE COMPLETE PRIOR TO APPLYING FOR PERMITS:

1. Potable Watermain area must be installed, flushed, pressure tested, chlorinated, and pass bacteriological sampling for a portion of the early start area as shown on Exhibit A.
2. Shall receive FDEP watermain approval/clearance for portion of the early start area as shown on Exhibit A.
3. As-builts for partially certified area. Watermain must be approved by the city.
4. Conditional acceptance and activation of the water system must be provided by the utility development division of the utility department.
5. Stabilize Road for portions of early start area as shown on the Exhibit A. Stabilized roadway must be able to handle emergency vehicles with a minimum 75,000 lb. apparatus /equipment weight.

*Note: The shaded roadway area on Exhibit A has been paved.

6. Boundaries of the phase must be clearly shown visually on the road indicating the Gate Valve where partial clearance ends with posting of signage.

7. Hydrants serving homes for fire protection must be flow tested.

8. Fire hydrants must be painted with blue reflectors installed. City hydrants must be painted are blue and white er City Standards and private hydrants are orange.

9. A temporary hydrant construction meter for potable water must be applied for and be installed on site for the remainder of construction until final acceptance of the project by the Utility Development Division of the Utility Department. The temporary hydrant construction meter is required to be in the home builder's name.
WATER IS *ONLY* AVAILABLE FOR *FIRE PROTECTION* AND *CONSTRUCTION*.

10. A sign is required to be located on each lot stating the following:

"NOTICE: DO NOT CONNECT WATER OR SEWER LINES". This sign should be in English and Spanish. (See Exhibit B). Signs are required to be maintained and always in vertical position.

B). The percentage allowable for early start permits will be based on 10% of each phase, independently of how many builders are building on that phase, of the final plat not based on each construction stage.

C) Any unauthorized and/or unmetered use of water or sewer facilities shall result in a \$125 fine for each offense and possible reporting to FDEP.

D) A water truck/trailer may be necessary on-site to transport water throughout the site for construction purposes.

E) Individual Home Sewer tie-ins shall not be permitted prior to approved sewer system activation, FDEP certification and utility department acceptance.

F) Street signs are required to be located at each intersection so that emergency vehicles can navigate the site.

G) Building construction cannot continue beyond dry-in building inspection until final utility acceptance is determined by the city.

H) A certificate of occupancy will not be issued until all Site Development work is complete, final utility acceptance of the system has formally been noticed and the final plat has been recorded.

*** If construction issues arise (e.g., unauthorized use of water, etc.), the City has the right to hold future building permits and or construction until a remediation plan has been prepared by the builder and approved by the City.**

INFORMATION BELOW PROVIDED FOR FUTURE PERMITTING AND OCCUPANCY OF EARLY START HOMES

1. Applications for permits for early start homes may be applied for when authorized by Palm Coast Planning and when addresses are provided.
2. Early start home permits will be reviewed by all City reviewing departments in the same manner as regular home permits. Permits will not be issued until all reviews have been approved and all fees paid. Utility fees will be collected after the utility system has been approved and accepted by the development division of the city utility department.
3. Early Start homes shall not be physically connected to the City waste-water collection system and water distribution system until authorized by Palm Coast Utility. No water meter will be installed and water shall not be drawn through the service line until authorized by Palm Coast Utility Department.
4. Access shall also mean dead-end roads exceeding 150 feet in length are provided with a 52 ft. radius turn-around capable of accommodating full vehicle movement without backing up for the largest piece of Palm Coast fire apparatus - currently the Sutphen 236foot wheelbase areal tower.
5. Stabilized access roads shall be maintained by the project developer and deficiencies observed by the Palm Coast Fire Department shall be promptly corrected to the satisfaction of the Palm Coat Fire Department.
6. At least one (1) fully functioning fire hydrant shall be provided and located within 600 feet (measured along roadway) of the front door of all early start homes and the fire hydrant is flow-tested and verified to provide the minimum required fire-flow(s) of 1,500 gpm with 20 psi residual pressure. More than one hydrant may be required to meet this standard. (Covers both 1 Hydrant for flow and 1 Hydrant for static) Prior notice will be provided by the developer/contractor to the site inspector as to when the fire hydrant flow test will be performed. Notice should be given 24-48 hours in advance and be coordinated and approved by the Utility Department.
7. Issuance of permits shall also conform to requirements of other City departments and divisions.

(4) 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.

(5) 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.

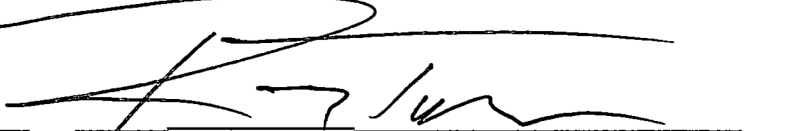
Done and Ordered on the date first written above.

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

Attest:

CITY OF PALM COAST, FLORIDA


Kaley Cook, CMC, FCRM, City Clerk


Ray Tyner, Deputy Director of Community Development

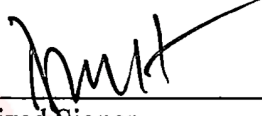
____ Sign and Record

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

Project Name: GRAND LANDINGS PHASE 5A
 Project No.: 2021080042
 Application Type: TECHNICAL REVIEW EARLY START PLAN
 Application No.: 6127

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 5A:

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



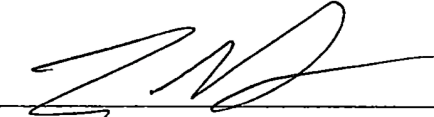
 Authorized Signer

ACKNOWLEDGEMENT

STATE OF Texas
 COUNTY OF Dallas

The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this 17 day of MARCH, 2025, by DAVID WEST of JTL GRAND LANDINGS DEVELOPMENT LLC who is personally known to me or has produced DRIVERS 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 17 day of MARCH, 2025.



 Notary Public

