

City of Palm Coast, Florida Agenda Item

Agenda Date: March 18, 2026

Department COMMUNITY DEVELOPMENT Division PLANNING	Amount Org/Account #
Subject: PALM COAST LANDINGS AT TOWN CENTER LOT 5 TECHNICAL SITE PLAN - TIER 2, APPLICATION # 6484	
Presenter: Michael Hanson, A.I.C.P, Senior Planner	
Attachments: <ul style="list-style-type: none">1. Staff Report2. Development Order3. Map Series4. Application5. Survey6. Site Plan7. Architectural Elevations8. Landscape Plans	
Background: <p>The applicant has submitted a Technical Site Plan Tier 2 application for a multi-tenant retail building that proposed to include retail space for three tenants over a total gross floor area of ±48,589 square feet within a vacant lot of the Palm Coast Landings Shopping Plaza. This site already is cleared and contains an existing parking lot that was developed previously as part of the overall shopping plaza.</p> <p>The project's location is in Tract 28 of the Town Center Master Planned Development (MPD) and part within the Town Center Development of Regional Impact (DRI). The applicant has secured the necessary non-residential entitlements for the project from the Town Center Community Development District (CDD) declarant and received architectural approval from the Town Center Architectural Review Committee.</p> <p>This is a quasi judicial item, please disclose any ex parte communication.</p>	
Recommended Action: <p>STAFF RECOMMENDS THAT THE PLANNING AND LAND DEVELOPMENT REGULATION BOARD (PLDRB) FIND THE PROJECT IN COMPLIANCE WITH TOWN CENTER MASTER PLANNED DEVELOPMENT, LAND DEVELOPMENT CODE, AND THE COMPREHENSIVE PLAN; AND APPROVE THE TECHNICAL SITE PLAN – TIER 2 FOR PALM COAST LANDINGS AT TOWN CENTER LOT 5, APPLICATION NO. 6484.</p>	



**COMMUNITY DEVELOPMENT DEPARTMENT
TECHNICAL SITE PLAN - TIER 2
STAFF REPORT FOR MARCH 18, 2026
PLANNING AND LAND DEVELOPMENT REGULATION BOARD**

OVERVIEW

Project Name:	Palm Coast Landings at Town Center Lot 5
Application Number:	AR # 6484
Property Owner:	Weingarten Investments Inc C/O Kimco Realty Corp
Applicant:	Greg Wilfong, P.E., Kimley-Horn and Associates Inc.
Size of subject property:	±6.89 acres
Location:	Northeast quadrant of the intersection of State Road 100 and Landing Boulevard
Address:	5330 State Road 100 E, Palm Coast, Florida 32164
Current FLUM designation:	Town Center Development of Regional Impact (DRI) – Urban Core
Current Zoning designation:	Town Center Master Planned Development (MPD) – Perimeter Commercial
Current Use:	Vacant
Parcel ID #:	07-12-31-4956-00000-0050

REQUESTED ACTION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with Town Center Master Planned Development, Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Palm Coast Landings at Town Center Lot 5, Application No. 6484.

BACKGROUND/SITE HISTORY

The applicant has submitted a Technical Site Plan Tier 2 application for a multi-tenant retail building that proposed to include retail space for three tenants over a total gross floor area of ±48,589 square feet within a vacant lot of the Palm Coast Landings Shopping Plaza. This site already is cleared and contains an existing parking lot that was developed previously as part of the overall shopping plaza.

The project's location is in Tract 28 of the Town Center Master Planned Development (MPD) and part within the Town Center Development of Regional Impact (DRI). The applicant has secured the necessary non-residential entitlements for the project from the Town Center Community Development District (CDD) declarant and received architectural approval from the Town Center Architectural Review Committee.

LAND USE AND ZONING INFORMATION

The subject site is located within the Town Center DRI and has a designation of DRI-Urban Core on the Future Land Use Map. The project is part of Tract 28 of the Town Center MPD and is zoned as MPD on the Official Zoning map. The proposed use is allowed within Tract 28. The following table summarizes the general land use and zoning information:

SURROUNDING ZONING AND FLUM CATEGORIES

Direction	FLUM Category	Zoning District
North	DRI-Urban Core, Conservation	MPD (Urban Center, Town Commons)
East	Institutional	Public/Semi-Public (PSP)
South	DRI-Urban Core, Conservation	MPD (Perimeter Commercial)
West	DRI-Urban Core	MPD (Perimeter Commercial)

SITE DEVELOPMENT REQUIREMENTS

Site development for the property must be in accordance with the requirements of the Town Center MPD Development Agreement, the City of Palm Coast's Land Development Code, and the City's Comprehensive Plan. Please note that the MPD Development Agreement prevails in the event of a conflict with the Land Development Code. The following table summarizes the basic development standards and how the proposed development project complies with these standards.

SITE DEVELOPMENT REQUIREMENTS

Criteria	Required	Provided
Minimum Development Site Area	20,000 sq. ft.	±298,963 sq. ft.
Maximum Impervious Surface Ratio	0.85	±0.64
Maximum Floor Area Ratio	0.55	±0.16
Minimum Building Height	16 feet	
Maximum Building Height	45 feet	±37.17 feet
Minimum Building Setbacks	Front: 20 feet Interior Side: 0 feet Street Side: 20 feet Rear Street: 20 feet	±320.49 feet ±74.65 feet ±55.14 feet ±136.34 feet
Minimum Parking ¹ : 1:350 SF	139 spaces including 7 accessible spaces	240 spaces including 12 accessible spaces

¹ The Land Development Code allows for the maximum parking to be 120 percent of the required parking. This site contains an already existing parking lot. The parking spaces exceed the 120 percent maximum for the individual site; however, they are shared through a parking agreement with the overall Palm Coast Landings at Town Center shopping plaza. The overall parking for the shopping plaza is within the maximum allowed for the overall site as approved during the original development of the shopping plaza. Due to that staff does not object to the amount of parking.

TECHNICAL SITE PLAN PROCESS

The Technical Site Plan review application process is specified in Chapter 2, Section 2.11 of the Unified Land Development Code (LDC). This review process is intended to ensure that site development takes place in an orderly and efficient manner through a process that provides adequate review based on the size and complexity of the proposed development. The purpose of detailed site plan review is to ensure compliance with all development regulations; therefore, the level of detail shall be that of construction plans and technical specifications. The review is based not only on conformance to Code, but also conformance with any applicable approved master plan or Special Exception. Approval of the construction plans and technical specifications represents the final development order. Therefore, approval of a Technical Site Plan Development Order authorizes an applicant to apply for a building permit.

The application incorporates a review/approval process coordinated by and through City staff, the PLDRB and City Council based upon the scale of development. As provided in Table 2-1 of Sec. 2.04 of the LDC, nonresidential projects ranging from 40,000 to 100,000 square feet of gross floor area are classified as Moderate or Tier 2 projects. The approval authority of this project is the PLDRB, which shall base their determination for approval or denial on the criteria found in LDC Sec. 2.05.05.

ANALYSIS BASED ON UNIFIED LAND DEVELOPMENT CODE CHAPTER 2, SECTION 2.05.05

Prior to approval of a Development Order for a Technical Site Plan, the proposed project must be evaluated for conformance with the requirements of LDC Chapter 2, Section 2.05.05, which provides criteria that must be met to issue approval. The proposed project has been evaluated against the review criteria as directed by the LDC, which states: *When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following, including but not limited to:*

A. The proposed development must not be in conflict with or contrary to the public interest;

Planning Staff Finding: The proposed development is not in conflict with or contrary to the public interest, as the site's specified land use is consistent with the Town Center DRI and MPD. The proposed use is compatible with the surrounding developmental pattern which includes an existing multitenant shopping plaza at a significant commercial node within the city.

B. The proposed development must be consistent with the provisions of the Land Development Code and the Comprehensive Plan;

Planning Staff Finding: This development proposes to in-fill the existing vacant lot within the shopping plaza. The request will be consistent with all applicable portions of the LDC and the Comprehensive Plan. The following are a selection of goals, policies and objectives from the Comprehensive Plan that the project supports:

- **Chapter 1, Future Land Use Element: Objective 1.1.4 Discourage Urban Sprawl** – Promote compact and contiguous development, a mixture of land uses, and discourage urban sprawl.
- **Chapter 1, Future Land Use Element: Policy 1.1.4.2** – The Master Planned Development (MPD) zoning district shall allow residential housing types to be mixed with retail, service, office, commercial, and other land uses. It shall be supported that MPD's are strategically located throughout the City to promote infill development and to maximize vehicular and pedestrian accessibility.

- **Chapter 1, Future Land Use Element: Policy 1.1.4.3**
Land use patterns will be required to be efficient and not disproportionately increase the cost of providing and maintaining public facilities, as well as providing housing and transportation strategies that will foster energy conservation.
- **Chapter 1, Future Land Use Element: Policy 1.3.1.3** - The City shall encourage development to locate in the areas where public facilities, infrastructure, and services are available. Where there are deficiencies and where appropriate, the City shall require the developer to provide or extend the facilities as necessary to accommodate development provided such provision or extension is consistent with state law. Applicable impact fees shall be used by the City consistent with State law to offset the costs of the City providing facilities.

C. The proposed development must not impose a significant financial liability or hardship for the City;

Planning Staff Findings: The public infrastructure needed to support the project is already in place or close to the site and any extensions or connections to utilities will be provided by the developer at the developer's expense and not impose a significant financial liability on the city. The property owner will be required to maintain their own on-site infrastructure.

D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants;

Planning Staff Finding: The City's technical review team analyzed the project's submittal and ensured that it met all applicable code requirements so that the proposed development poses no unreasonable hazard, nuisance, nor does it constitute a threat to the general health, welfare, or safety of the City's inhabitants.

E. The proposed development must comply with all other applicable local, state and federal laws, statutes, ordinances, regulations, or codes;

Planning Staff Finding: The applicant's application for Technical Site Plan has been reviewed by the City's technical review team to ensure compliance with the Town Center DRI, the Town Center MPD, the Land Development Code, the Comprehensive Plan, the Florida Building Code, the Florida Fire Prevention Code, and all other applicable state and federal regulations. This project shall be required upon approval of the Technical Site Plan application to submit for a Site Development Permit and Building Permits where the construction of the project will ensure that the project maintains compliance with all applicable codes and regulations.

SUMMARY OF FINDINGS

Staff finds that the proposed development complies with the requirements of the Town Center MPD, Town Center DRI, Land Development Code, and Comprehensive Plan. It further meets the review criteria for technical site plans found under LDC Sec. 2.05.05.

PUBLIC PARTICIPATION

Neighborhood meetings are not required for Technical Site Plan applications. Additionally, Technical Site Plan applications, including Tiers 2 and 3, do not require newspaper notification or the posting of the orange signs along the project's frontage.

RECOMMENDATION

Staff recommends that the Planning and Land Development Regulation Board (PLDRB) find the project in compliance with Town Center Master Planned Development, Land Development Code, and the Comprehensive Plan; and approve the Technical Site Plan – Tier 2 for Palm Coast Landings at Town Center Lot 5, Application No. 6484.

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
TECHNICAL SITE PLAN TIER 2
DEVELOPMENT ORDER APPROVAL
PALM COAST LANDING AT TOWN CENTER PH VII LOT 5

On March 18, 2026, the City of Palm Coast issued this Development Order relating to and touching and concerning the following described property:

LOTS 1, 3, 5 AND 6 TRACT B OF PALM COAST LANDINGS AT TOWN CENTER - A PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 34 -

36,

AND

A PORTION OF LOTS 5 AND 6, PALM COAST LANDINGS AT TOWN CENTER- A REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PG 34-36,

AND

A PORTION OF LOT 2, PALM COAST LANDINGS AT TOWN CENTER - A PARTIAL REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 34 - 36, OF THE PUBLIC RECORDS OF 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: **WEINGARTEN INVESTMENTS INC C/O KIMCO REALTY CORP**
500 N BROADWAY, SUITE 201
JERICO, NY 11753

Project Name: PALM COAST LANDING AT TOWN CENTER PH VII LOT 5
Project No.: 2006100014
Application Type: TECHNICAL SITE PLAN TIER 2
Application No. 6484

Requested Development Approval: Site Plan Approval for Retail Shop
(in accordance with stamped approved plans)

Zoning Classification: Master Planned Development

FLUM: DRI-Urban Core

Parcel #: 07-12-31-4956-00000-0050

Address #: 5330 State Hwy 100 E; 5340 State Hwy 100 E and 5350 State Hwy 100 E

Parcel Acreage: 6.86

Site S.F.: 298,963

SITE DEVELOPMENT DATA

Building Use: Retail Shop

Bldg Height: 37'-2"

Number of Bldgs: 1

Total Units: 3

Total Bldg Square Footage: 48,589

Square Footage Per Unit: 15,018; 25,032; 8,539

(Existing) Parking Provided: Standard Spaces: 228; Accessible Spaces: 12

Bicycle Parking Spaces: 14

Impervious Surface Ratio (ISR): 64.41%

Floor Area Ratio (FAR): 0.16

Pervious/Open Space: 31.86%

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 afore mentioned 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.

(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 twelve (12) months. A maximum of

three (3) extensions may be granted.

(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 issuance of a Site Development permit.

(10) All required federal, state, county, and/or local permits shall be acquired prior to construction.

(11) All projects located in Special Flood Hazard Area "A" or "AE" zone(s) shall meet Chapter 10.02, Unified Land Development Code and Chapter 15, Code of Ordinances regarding Flood Damage Protection regulations. These building(s) and associated utilities will require elevation certificates at all three stages (construction drawing, building under construction and final construction) at building permit.

(12) This Development Order satisfies the concurrency requirements for transportation, parks & recreation and fire. This Development Order is limited to the land uses and associated development as listed below:

Description: Retail; Square Footage: 48,589

Concurrency shall remain valid with the life of this Development Order.

Done and Ordered on the date first written above.

As approved and authorized for execution by the City Council of the City of Palm Coast, at their regularly scheduled meeting of March 18, 2026.

Attest:

City of Palm Coast, Florida

Irene Schaefer, Recording Secretary

Sandra Shank, Chairperson

_____ Sign and Record

Development Order Affidavit

OWNER'S CONSENT AND COVENANT:

Project Name: PALM COAST LANDING AT TOWN CENTER PH VII LOT 5
Application Type: TECHNICAL SITE PLAN TIER 2
Application No.: 6484

COMES NOW, WEINGARTEN INVESTMENTS INC C/O KIMCO REALTY CORP, 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 PALM COAST LANDING AT TOWN CENTER PH VII LOT 5:

WEINGARTEN INVESTMENTS INC C/O KIMCO REALTY CORP
500 N BROADWAY, SUITE 201
JERICO, NY 11753

Authorized Signer

ACKNOWLEDGEMENT

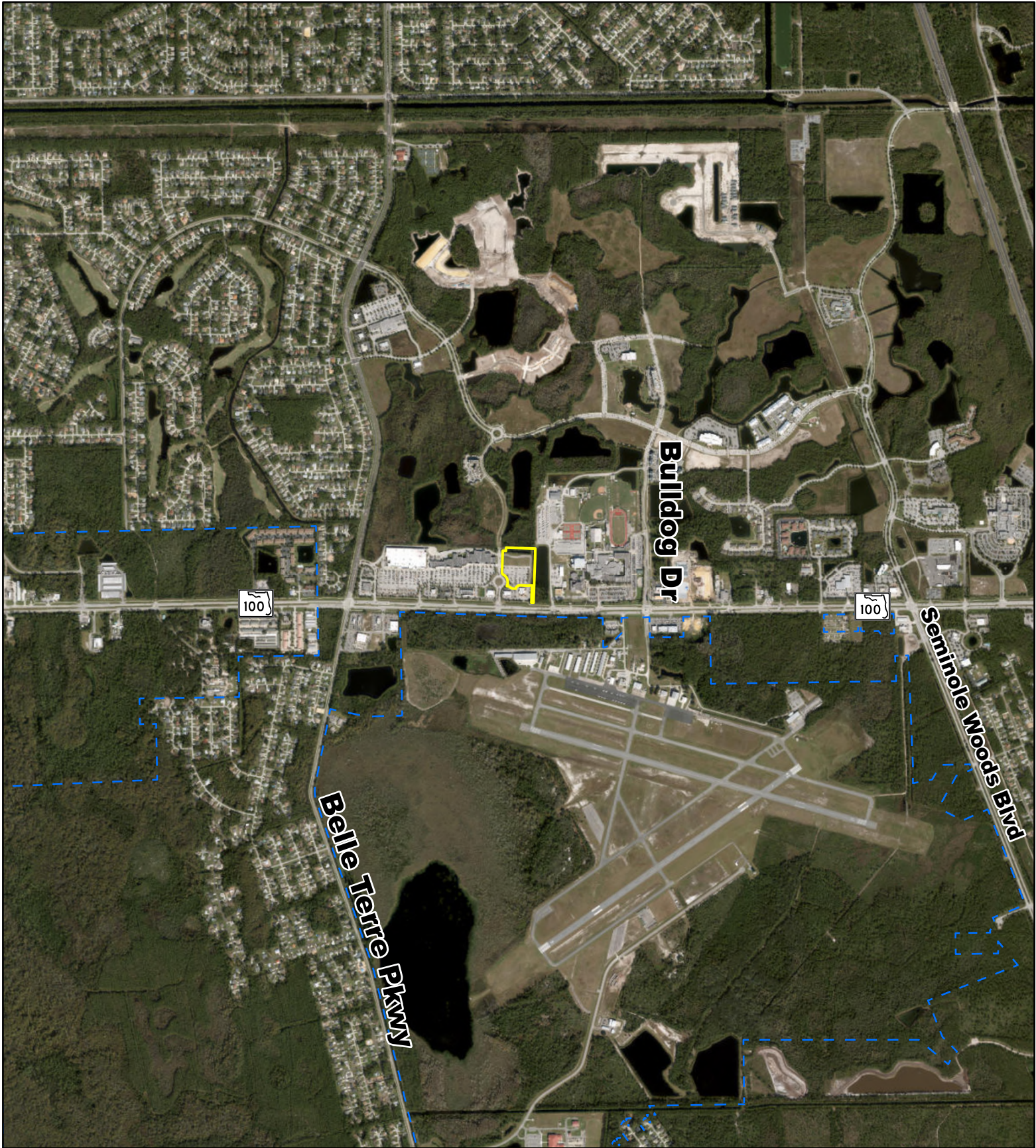
STATE OF _____

COUNTY OF _____



The foregoing instrument was acknowledged before me, by means of _ physical presence or _ online notarization, this _____ day of _____, 2026, by _____ of WEINGARTEN INVESTMENTS INC C/O KIMCO REALTY CORP 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 _____ day of _____, 2026.

Notary Public

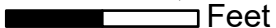


Distant Aerial

-  Palm Coast City Limits
-  Subject Property

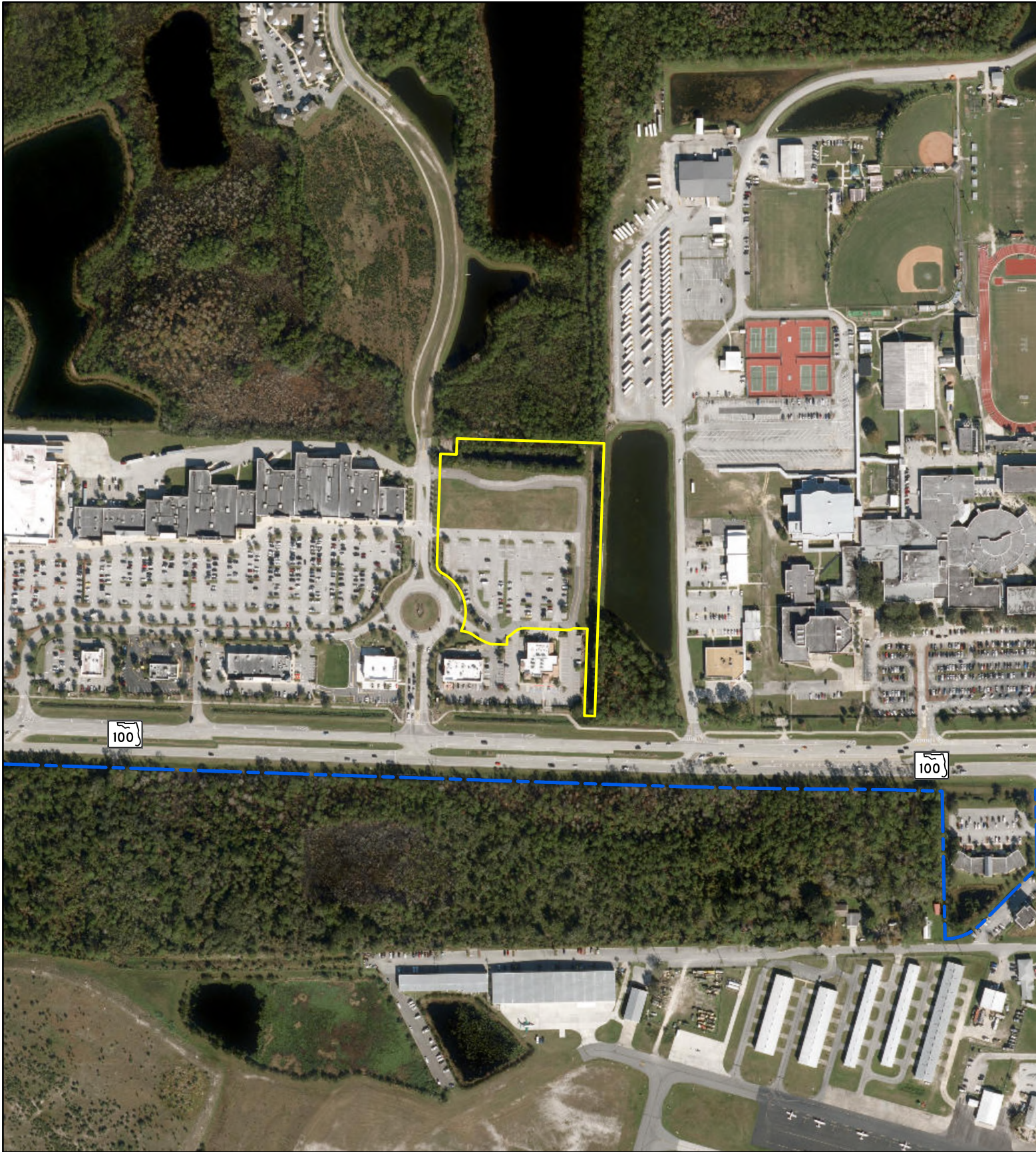


0 2,000 Feet





Map Provided by the Planning Division

Date: 2/25/2026



Close Up Aerial

-  Palm Coast City Limits
-  Subject Property

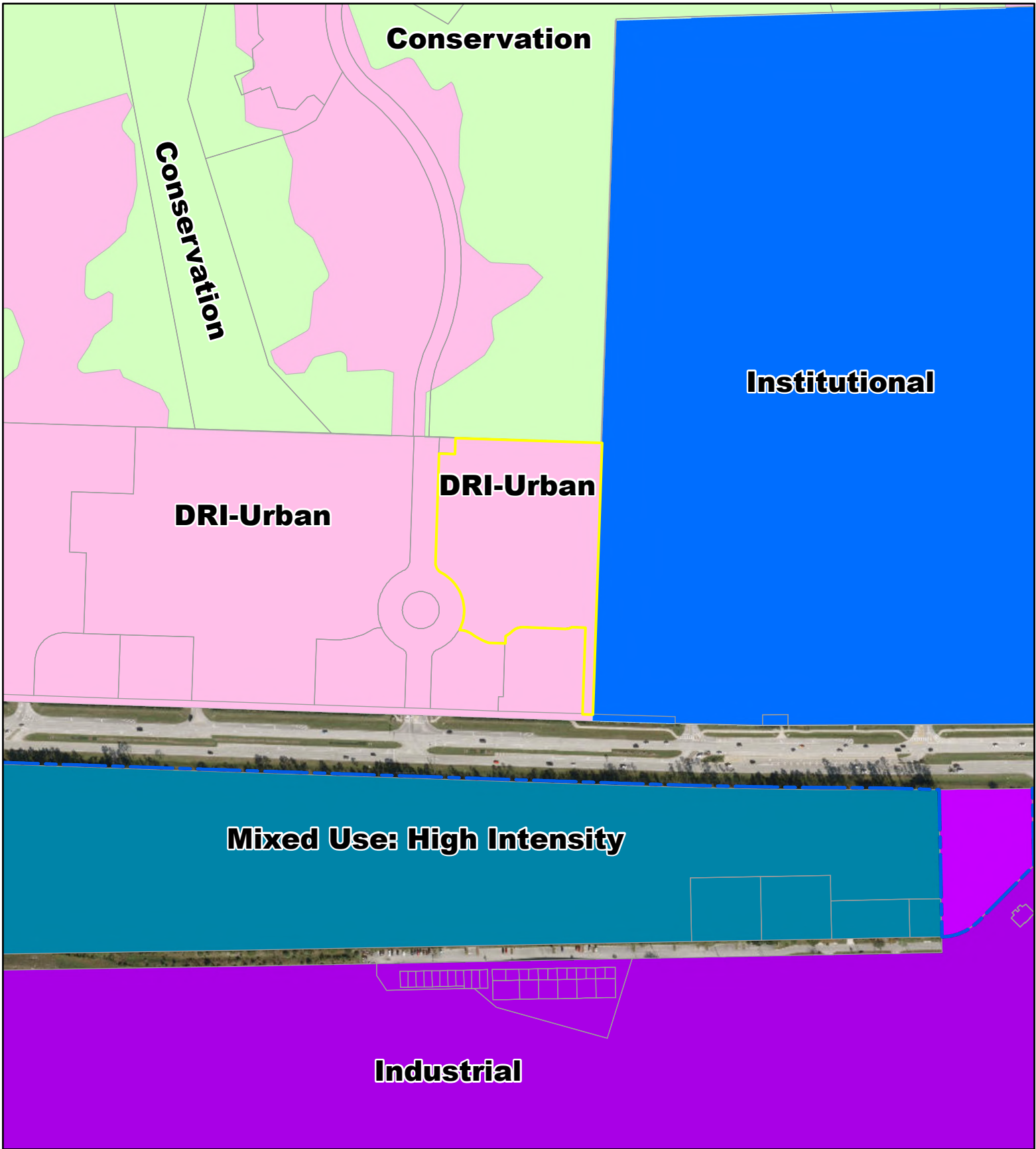


0 400 Feet



Map Provided by the Planning Division

Date: 2/25/2026



Future Land Use Map

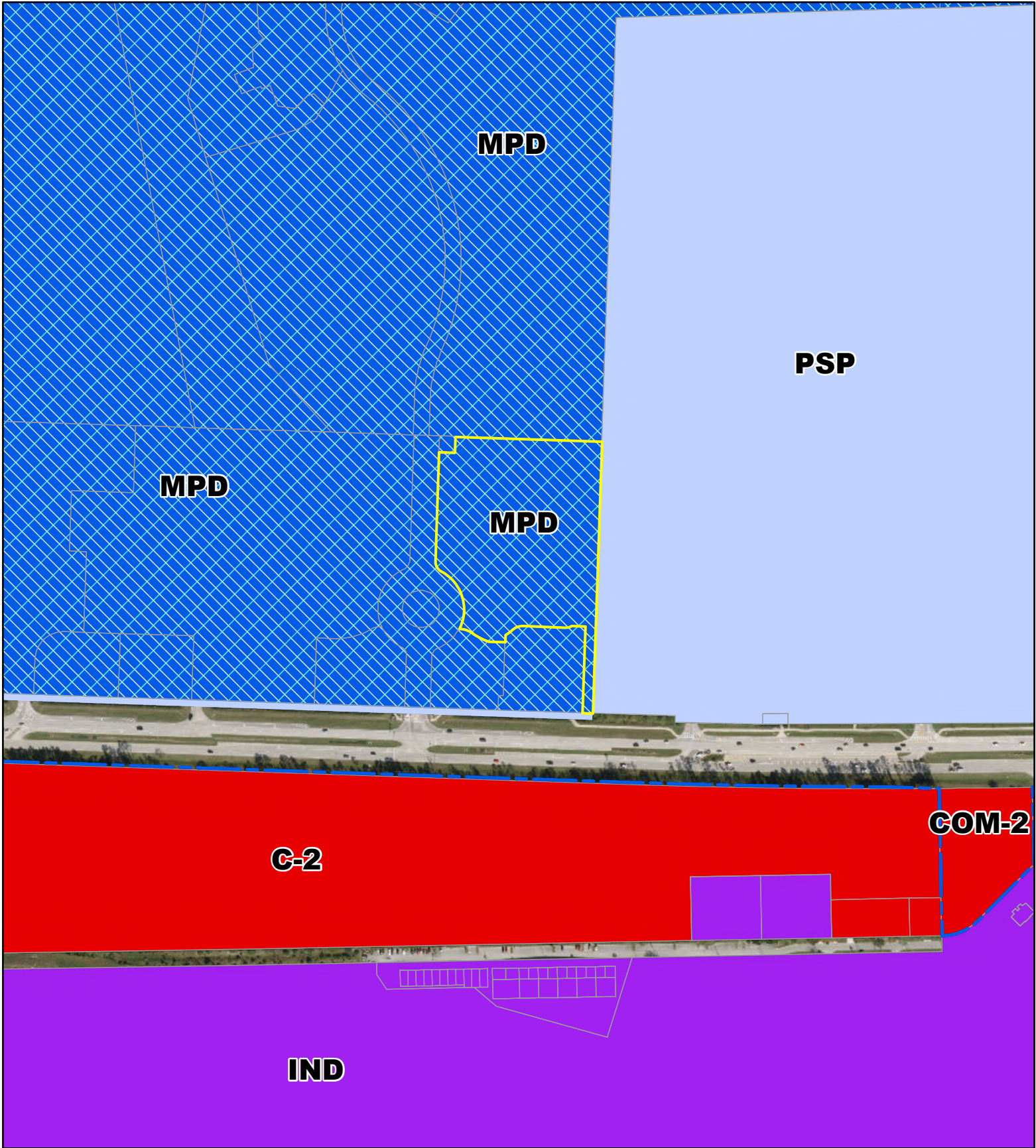
- | | | |
|--|---------------------------|---------------|
| Palm Coast City Limits | MIXED USE: HIGH INTENSITY | Conservation |
| Subject Property | DRI-Urban Core | Institutional |
| UNINCORPORATED FLAGLER FUTURE LAND USE | Palm Coast FLUM | Industrial |



Map Provided by the Planning Division

Date: 2/25/2026

The City of Palm Coast prepares and uses this map/map data for its own purposes. This map/map data displays general boundaries and may not be appropriate for site specific uses. The City uses data believed to be accurate; however, a degree of error is inherent in all maps. This map/map data is distributed AS-IS without warranties of any kind, either expressed or implied including, but not limited to, warranties of suitability to a particular purpose or use. This map/map data is intended for use only at the published scale. Detailed on-the-ground surveys and historical analyses of sites may differ substantially from this map/map data.



Zoning Map

-  Palm Coast City Limits
-  Subject Property
-  PSP
-  MPD, MPD pre 11-16-08 designation
-  I
-  COM-2
-  C-2



Map Provided by the Planning Division

Date: 2/25/2026



City of PALM COAST

GENERAL - APPLICATION

DATE	10/30/2025
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APPLICATION TYPE	TECHNICAL SITE PLAN TIER 2
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PROJECT NAME	Palm Coast Landing Lot 5		
LOCATION OF SUBJECT PROPERTY (PHYSICAL ADDRESS)	5310 STATE HWY 100 E PALM COAST FL 32164		
PROPERTY APPRAISER'S PARCEL NUMBER	07-12-31-4956-00000-0050		
LEGAL DESCRIPTION	LOT 5 (6.89 AC) REPLAT OF LOTS 5 & 6 PALM COAST LANDINGS AT TOWN CENTER MB 36 PG 34 PER DEVELOPMENT ORDER 1750/1969 OR 1828/7 OR 1841/635		
SUBDIVISION NAME			
SECTION	07	BLOCK	00000
		LOT	0050
PROPERTY ACRES	6.8632	PROPERTY SQ FT	298963
FUTURE LAND USE MAP DESIGNATION		EXISTING ZONE DISTRICT	MPD
OVERLAY DISTRICT			
COMMUNITY PANEL NUMBER	120684	MAP PANEL DATE	06/06/2018
FLOOD ZONE			
PRESENT USE OF PROPERTY	MASTER PLANNED DEVELOPMENT		

DESCRIPTION OF REQUEST / PROPOSED DEVELOPMENT (MAY ATTACH ADDITIONAL SHEETS)

Multi-Tenant Buildings 49,753 s.f. (3 buildings)

PROPOSED NUMBER OF LOTS		IS THERE EXISTING MORTGAGE?	No
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City of PALM COAST

OWNER	APPLICANT / AGENT
Name: WEINGARTEN INVESTMENTS INC C/O KIMCO REALTY CORP	Name: SAMANTHA BISCHOFF
Mailing Address: 500 N BROADWAY SUITE 201 JERICHO, NY 11753	Mailing Address: 445 24TH STREET, SUITE 200 VERO BEACH, FL 34990
Phone Number: (954) 598-1450	Phone Number: (772) 794-4119
E-mail Address: BREYNOLDS@KIMCOREALTY.COM	E-mail Address: GREG.WILFONG@KIMLEY-HORN.COM
MORTGAGE HOLDER	ENGINEER OR PROFESSIONAL
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ARCHITECT	TRAFFIC ENGINEER
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
SURVEYOR	LANDSCAPE ARCHITECT
Name:	Name:
Mailing Address:	Mailing Address:
Phone Number:	Phone Number:
E-mail Address:	E-mail Address:
ATTORNEY	
Name:	
Mailing Address:	
Phone Number:	
E-mail Address:	

APPLICANT / OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning

APPLICANT / OWNER'S ELECTRONIC SUBMISSION STATEMENT: Under penalty of perjury, I declare that all the information contained in this development application is true and correct. By signing this Electronic Submission Form, I consent to use electronic communications, electronic records, and electronic signatures rather than paper documents for the form(s) provided on this web site. I understand that my electronic signature is legally binding, as stated by [2016 Florida Statutes Title XXXIX Chapter 668 Section 50](#)

Signature of Property Owner or Applicant

GREG WILFONG

Property Owner Letter of Authorization

*****IF APPLICANT IS NOT THE PROPERTY OWNER*****

Dear Planning Manager,

I/We, Weingarten Investments INC C/O Kimco Realty Corp being the
(All property owners)

current property owner(s) of the property legally described as

Parcel # 07-12-31-4956-00000-0050 and also described as

Subdivision _____ Section _____, Block _____, Lot 5.

Street address 5310 State Hwy 100 E Palm Coast, CL 32164

Do hereby designate and authorize Kimley-Horn and Associates Inc
(name of authorized agent)

representing Weingarten Investments INC C/O Kimco Realty Corp
(All property owners)

To sign on my/our behalf, as my/our agent to submit an application for a

Processing permit applications, and to furnish upon request supplemental information in support of applications
(type of application)



Signature of property owner

Print Name

Brandon Reynolds, Authorized Agent
Print Name

Print Name

NOTARY: This instrument was acknowledged before me on this by means of physical presence

or online notarization 3rd day of October, 2025th by

Brandon Reynolds, Authorized Agent who is/are personally known to me, or who
has/have produced _____ as identification.



Signature of Notary Public, State of Florida



AFFIDAVIT OF CORPORATE IDENTITY/AUTHORITY

STATE OF Florida

COUNTY OF Flager

COMES NOW, Brandon Reynolds, being first duly sworn, who deposes and says:

(1) That he/she is the director of development, an officer of Kimco Realty Corp corporation existing under the laws of the State of Florida.

(2) That he/she is authorized to execute the following deeds or instruments on behalf of the above named corporation: Weingarten Investments INC C/O Kimco Realty Corp relating to the following described real property:

(3) That this affidavit is made to induce the City of Palm Coast to accept the above described property.

Signature of owner OR person authorized to represent this application

Brandon Reynolds
Signature

Brandon Reynolds
Print

NOTARY: This instrument was acknowledged before me on this by means of physical presence

or online notarization 3rd day of October, 2025th by

Brandon Reynolds - Authorized Agent - KIMCO Realty OP, LLC who is/are personally known to me, or who has/have produced _____ as identification.

(SEAL)

Rose Osborne
Signature of Notary Public, State of Florida



ALTA/NSPS LAND TITLE SURVEY
LOCATED IN SECTION 7, TOWNSHIP 12 SOUTH, RANGE 31 EAST,
FLAGLER COUNTY, FLORIDA

DESCRIPTION: PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT #2001-121745, DATED APRIL 17, 2024)
THE LAND REFERRED TO HEREIN BELONGS TO AND IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING PRESENTLY DESCRIBED AS FOLLOWS AND TO BE MORE PARTICULARLY DESCRIBED AFTER SURVEY:

LOTS 1, 3, 5 AND 6, AND TRACT B OF PALM COAST LANDING AT TOWN CENTER - A PARTIAL REPEAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 34, 35 AND 36, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING:

(A) A PORTION OF LOT 1, PALM COAST LANDING AT TOWN CENTER - A PARTIAL REPEAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGES 34 THROUGH 36, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 1, THENCE N88°04'29"W ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 354.8 FEET, THENCE DEPARTING SAID SOUTH LINE ON AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°05'02" AN ARC DISTANCE OF 116.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 90.0 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°18' AN ARC DISTANCE OF 36.01 FEET TO A POINT ON A NON-TANGENT CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 135.0 FEET AND A CHORD BEARING OF S54°18'02" W, THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°25'00" AN ARC DISTANCE OF 30.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 28.81 FEET TO A POINT OF TANGENCY, THENCE RUN S01°54'13" W A DISTANCE OF 162.0 FEET TO THE POINT OF BEGINNING.

(B)

A PORTION OF LOTS 5 AND 6, PALM COAST LANDING AT TOWN CENTER - A PARTIAL REPEAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 34 THROUGH 36, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 6, THENCE RUN N88°04'29"W ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 324.4 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE N88°04'29"W ALONG SAID SOUTH LINE A DISTANCE OF 24.0 FEET, THENCE DEPARTING SAID SOUTH LINE ON AN ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14.64 FEET, THENCE RUN N88°04'29"W A DISTANCE OF 14.64 FEET, THENCE RUN N01°55'36" E A DISTANCE OF 192.70 FEET TO A POINT ON A NON-TANGENT CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 91.00 FEET AND A CHORD BEARING OF N74°27'39" W, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°12'10" A DISTANCE OF 25.21 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 49.50 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°48'37" A DISTANCE OF 39.58 FEET TO THE POINT OF TANGENCY, THENCE RUN S87°19'52" E A DISTANCE OF 131.2 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS OF 70.25 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°14'47" A DISTANCE OF 11.23 FEET TO THE END OF SAID CURVE, THENCE RUN S01°55'36" E A DISTANCE OF 42.11 FEET, THENCE RUN S01°55'36" E A DISTANCE OF 27.77 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING:

A PORTION OF LOT 2, PALM COAST LANDING AT TOWN CENTER - A PARTIAL REPEAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36 PAGES 34 THROUGH 36, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2 LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 2, THENCE RUN N01°55'36" E ALONG THE WESTERNLY LINE OF SAID LOT 2, A DISTANCE 365.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX WESTERLY HAVING A RADIUS OF 140.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°10'50" AN ARC DISTANCE OF 119.63 FEET TO A POINT ON THE EASTERNLY RIGHT OF WAY LINE OF BELLE TERRE PARKWAY 124 FOOT RIGHT OF WAY, THENCE RUN ALONG SAID RIGHT OF WAY LINE AND WESTERLY LINE OF LOT 2, N01°12'32" E A DISTANCE OF 162.24 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE AND WESTERLY LINE OF LOT 2, RUN S71°46'38" E A DISTANCE OF 20.82 FEET, THENCE S48°13'37" E A DISTANCE OF 54.58 FEET, THENCE S71°40'07" E A DISTANCE OF 66.14 FEET, THENCE S01°55'36" E A DISTANCE OF 218.50 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'47" FOR AN ARC DISTANCE OF 36.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX NORTHERLY HAVING A CHORD BEARING OF S89°11'37" W AND A RADIUS OF 39.0 FEET, THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'47" FOR AN ARC DISTANCE OF 36.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX WESTERLY HAVING A CHORD BEARING OF S89°11'37" W AND A RADIUS OF 39.0 FEET, THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°07'47" FOR AN ARC DISTANCE OF 36.88 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONVEX WESTERLY HAVING A CHORD BEARING OF N07°07'45" W AND A RADIUS OF 97.50 FEET, THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°18'20" FOR AN ARC DISTANCE OF 36.20 FEET TO THE POINT OF TANGENCY, THENCE RUN N07°07'45" W A DISTANCE OF 15.79 FEET TO A POINT ON A WESTERLY LINE OF LOT 2, THENCE RUN ALONG SAID WESTERLY LINE OF LOT 2, N 81°29'02" E A DISTANCE OF 14.07 FEET TO A NORTHWESTERLY CORNER OF SAID LOT 2, THENCE RUN THE FOLLOWING COURSE AND DISTANCES ALONG THE LOTS OF LOT 2, THENCE RUN S88°09'47" E A DISTANCE OF 807.11 FEET, THENCE RUN S01°54'13" W A DISTANCE OF 200.89 FEET, THENCE RUN N88°04'29" W A DISTANCE OF 194.00 FEET, THENCE RUN S01°54'13" W A DISTANCE OF 106.30 FEET, THENCE RUN S88°04'29" W A DISTANCE OF 124.20 FEET, THENCE RUN S01°54'13" W A DISTANCE OF 233.11 FEET, THENCE RUN N88°04'29" W A DISTANCE OF 462.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX SOUTHWESTERLY HAVING A RADIUS OF 90.00 FEET, THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 758.82 FEET TO THE POINT OF BEGINNING.

Schedule B-41 Title Exceptions (Provided by First American Title Insurance Company, Title Commitment #2001-121745, Dated April 17, 2024)

- 10. Giga Path Easements as set forth in Warranty Deed recorded in O.R. Book 30, Page 454, Public Records of Flagler County, Florida. DOES NOT AFFECT SUBJECT PROPERTY.
11. Town Center at Palm Coast Development of Regional Impact Development Order as recorded in O.R. Book 959, Page 1109, Public Records of Flagler County, Florida. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
12. Declaration of Restrictions recorded December 2, 2003, in O.R. Book 1014, Page 1051, Public Records of Flagler County, Florida (prohibits mining and extraction). AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
13. Reservations in favor of the State of Florida, as set forth in the deed from the Trustees of the Internal Improvement Fund of the State of Florida, recorded in Deed Book 30, Page 346, and Release of Right of Entry as recorded in O.R. Book 750, Page 115, Public Records of Flagler County, Florida. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
14. City of Palm Coast Ordinance No. 2093-23, PUB 03-046 recorded in O.R. Book 1025, Page 1405, and Modification recorded in O.R. Book 1468, Page 553, and City of Palm Coast Ordinance No. 2006-17 Amending the PUD Agreement recorded in O.R. Book 1494, Page 998, Public Records of Flagler County, Florida. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
15. City of Palm Coast Developer Agreement recorded in O.R. Book 1091, Page 1040, Public Records of Flagler County, Florida. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
16. Blanket Drainage Easement Agreement recorded in O.R. Book 1259, Page 1391, Public Records of Flagler County, Florida. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
17. Conservation Easement recorded in O.R. Book 1212, Page 1812, together with Jorder and Consent recorded in O.R. Book 1274, Page 1380, Public Records of Flagler County, Florida. PLOTS OFF SUBJECT PROPERTY.
18. Notice of Appointment to Architectural Review Committees and Verification of Prior Actions recorded in O.R. Book 1281, Page 1449, and Second Notice of Appointment of Architectural Review Committees and Ratification of Prior Actions, recorded in O.R. Book 1281, Page 1450, Public Records of Flagler County, Florida. NOT A SURVEY MATTER.
19. Access Easement Agreement between Florida Landmark Communities, Inc. and Palm Coast Parkway, L.C. recorded in O.R. Book 1139, Page 579, Public Records of Flagler County, Florida. PLOTS OFF SUBJECT PROPERTY.
20. Drainage Easement Agreement and Partial Release between Florida Landmark Communities, Inc. and Palm Coast Parkway, L.C. recorded in O.R. Book 1139, Page 597, Public Records of Flagler County, Florida. PLOTS OFF SUBJECT PROPERTY.
21. Matters shown on the plat of PALM COAST LANDING AT TOWN CENTER, a subdivision recorded in Plat Book 36, Pages 34-36, Public Records of Flagler County, Florida. PLOTS AS SHOWN.
22. Cross Access Easement between Florida Landmark Communities, Inc. to City of Palm Coast recorded in O.R. Book 1553, Page 192, Public Records of Flagler County, Florida. PLOTS AS SHOWN.
23. Drainage Easement Agreement between Florida Landmark Communities, Inc., and The Town Center Community Development District recorded in Official Records Book 1562, Page 1221. NOT A SURVEY MATTER.
24. Assignment of Development Rights and Declaration of Covenants, Conditions, Restrictions and Reservations recorded in Official Records Book 1562, Page 1227. NOT A SURVEY MATTER.
25. Terms and conditions of the Operation and Easement Agreement between Palm Coast Center, LLC and Target Corporation recorded in Official Records Book 1562, Page 1319 as affected by First Amendment recorded in Official Records 1620, Page 1445, Second Amendment recorded in Official Records 1754, Page 1399 and Third Amendment recorded in Official Records Book 1777, Page 12. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
26. City of Palm Coast Development Order recorded in Official Records Book 1671, Page 546. PLOTS OFF SUBJECT PROPERTY. BLANKET IN NATURE.
27. Assignment and Assumption of Entitlements and Payment of Common Area Payment recorded in Official Records Book 1694, Page 237. NOT A SURVEY MATTER.
28. Owner's/Plaintiff's Consent and Covenant recorded in Official Records Book 1708, Page 1897. NOT A SURVEY MATTER.
29. City of Palm Coast Development Order Subdivision Nontaxatory for Palm Coast Landing at Town Center Lots 5 & 6 recorded in Official Records Book 1750, Page 1969. PLOTS AS SHOWN.
30. Partial Non-Exclusive Assignment and Assumption of Developmental Rights recorded in Official Records Book 2180, Page 552. NOT A SURVEY MATTER.
31. Terms and conditions of the City of Palm Coast Utilities Meter Agreement between the City of Palm Coast, a Florida public corporation, and Palm Coast Center, LLC recorded in Official Records Book 1757, Page 1524. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
32. Terms and conditions of the Utility Agreement for Water and Wastewater Service between the City of Palm Coast, a municipal corporation organized under the laws of the State of Florida and Palm Coast Center LLC recorded in Official Records Book 1774, Page 1341. AFFECTS SUBJECT PROPERTY. BLANKET IN NATURE.
33. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 1774, Page 965. PLOTS AS SHOWN.
34. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 1774, Page 966. PLOTS AS SHOWN.
35. Assignment and Assumption of Entitlements recorded in Official Records Book 1848, Page 182. NOT A SURVEY MATTER.
36. Assignment and Assumption of Entitlements recorded in Official Records Book 1848, Page 119. NOT A SURVEY MATTER.
37. Assignment and Assumption of Entitlements recorded in Official Records Book 1848, Page 119. NOT A SURVEY MATTER.
38. Assignment and Assumption of Utility Agreements recorded in Official Records Book 1848, Page 88. NOT A SURVEY MATTER.

- MONUMENTATION
- FOUND 4"x4" CONCRETE MONUMENT (STAMPED AS NOTED)
- FOUND DRILL HOLE (STAMPED AS NOTED)
- FOUND SIF IRON ROD NO IDENTIFICATION
- FOUND SIF IRON ROD NO IDENTIFICATION
- FOUND SIF STEEL REBAR CWP STAMPED 18 804P
- FOUND NAIL AND DISK STAMPED 18 804P
- SET CONCRETE MONUMENT STAMPED 18 804P
- SET NAIL AND DISK STAMPED 18 804P
- SET SIF STEEL REBAR AND CAP STAMPED 18 804P
- FOUND NAIL AND DISK STAMPED 18 804P



- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- RECLAIMED WATER VALVE
- WATER VALVE
- JERKALDSON
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT

- ELECTRIC
- CONCRETE LIGHT POLE
- METALL LIGHT POLE
- WOOD LIGHT POLE
- CONCRETE POWER POLE
- WOODEN POWER POLE
- UTILITY POLE
- CULVERT
- CULV ANCHOR
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL HAND HOLD
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- MISC.
- CROSSWALK INDICATOR
- ILLUMINATION BOLLARD
- GROUND LIGHT FIXTURE
- ELECTRIC PANEL
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC METER
- ELECTRIC MANHOLE
- TRANSFORMER
- AIR CONDITIONER
- PARKING METER
- SWITCH BOX
- CONTROL PANEL
- FIRE ALARM HANDHOLE
- SECURITY CAMERA
- ELECTRIC SUBMOUNT
- SANITARY SEWER LINE
- BRICK
- CONCRETE

- ABBREVIATIONS
- B.O.S. - BOTTOM OF STRUCTURE
- CB - CHORD BEARING
- CL - CHORD DISTANCE
- CM - CONCRETE MONUMENT
- CLK - CULVERT
- (D) - DEED
- (E) - DELTA ANGLE
- ELEV. - ELEVATION
- FEM - FIRE EMERGENCY MANAGEMENT ASSOCIATION
- FOD - FLOOD
- ID - IDENTIFICATION
- IR - IRON ROD
- IRC - IRON ROD & CAP
- ARE - AREA
- LB - LICENSED BUSINESS
- LNE - LINE
- (M) - MEASURED
- MARCH - MARCH
- N&D - NAIL & DISK
- O.R. - OFFICIAL RECORDS
- O.R.E. - OFFICIAL RECORDS BOOK
- UNITS STATES COASTAL AND GEODETIC SURVEY
- PA - PARTIAL
- PC - POINT OF CURVATURE
- PEE - POINT OF TANGENCY
- PFI - PINE TREE
- P.C. - POLYVINYL CHLORIDE
- RADIUS - RADIUS
- RW - RIGHT OF WAY
- SAN/HW - SANITARY MANHOLE
- STORM MH - STORM MH
- X.47.5 - SPOT ELEVATION (PERVIOUS SURFACE)
- X.47.75 - SPOT ELEVATION (IMPERVIOUS SURFACE)
- - CONTOUR LINE

ZONING RESTRICTIONS OVER SITE
INVESTIGATION REPORT "ACADGO SITE #18-140 PALM COAST LANDING" PROVIDED BY KIMLEY - HORN

ZONING: MASTER PLANNED DEVELOPMENT DISTRICT (MPD)
BUILDING HEIGHT - 100 FEET MAXIMUM
MINIMUM BUILDABLE AREA - N/A
SIDE (INTERIOR) - N/A
REAR - N/A
MINIMUM OPEN SPACE - 40%
FLOOR AREA RATIO (MAX) - N/A
BUILDING SETBACKS:
FRONT - 100 FEET MAXIMUM
O.R. - OFFICIAL RECORDS
OFFICIAL RECORDS BOOK - N/A
LOCAL ROAD - N/A
SIDE (INTERIOR) - N/A
REAR - N/A
MINIMUM OPEN SPACE - 40%
FLOOR AREA RATIO (MAX) - N/A

230 REGULAR PARKING SPACES
6 HANDICAP SPACES

Description: (Provided by the Surveyor)
A portion of Lots 5 and 6, Palm Coast Landing at Town Center - A Partial Repeat, according to the Plat thereof, as recorded in Plat Book 36, Pages 34 through 36, inclusive, of the Public Records of Flagler County, Florida, and lying in Section 7, Township 12 South, Range 31 East, Flagler County, Florida and being more particularly described as follows:

BEGIN at the Northeast corner of Lot 5, Palm Coast Landing at Town Center - A Partial Repeat, according to the Plat thereof, as recorded in Plat Book 36, Pages 34 through 36, inclusive, of the Public Records of Flagler County, Florida, THENCE South 01°54'48" West, along the East line of Lot 5 and a distance of 834.52 feet to the Southeast corner of Lot 6, said Palm Coast Landing at Town Center - A Partial Repeat, THENCE North 88°05'12" West, along the South line of said Lot 6, a distance of 234.8 feet, THENCE equating the South 01°54'48" East, 272.77 feet, THENCE North 06°21'21" West, 42.71 feet to the beginning of a non-tangent curve convex Northwly, said curve having a radius of 37.25 feet and whose chord bearing and distance are South 70°02'20" West and 20.94 feet, THENCE westerly along said curve through a central angle of 32°13'47" an arc distance of 21.23 feet to a point of tangency, THENCE North 37°25'00" West, 132.14 feet to the beginning of a curve convex Southwly, said curve having a radius of 49.50 feet and whose chord bearing and distance are South 69°25'03" West and 88.33 feet, THENCE westerly along said curve through a central angle of 45°48'37" an arc distance of 39.58 feet to a point of reverse curvature, said curve is concave Northwesterly and has a radius of 91.00 feet and whose chord bearing and distance are South 54°18'02" West and 23.12 feet, THENCE Southwesterly along said curve through a central angle of 15°12'10" an arc distance of 25.21 feet, THENCE South 01°54'48" West, 37.94 feet, THENCE North 88°05'12" West, 188.30 feet to the Easternly right of way line of Landry Boulevard and to the beginning of a non-tangent curve convex Westwly and having a radius of 135.00 feet, and whose chord bearing and distance are North 03°09'04" West and 231.00 feet, THENCE Northwly along said curve and Easternly right of way line through a central angle of 137°41'37" an arc distance of 277.31 feet to a point of reverse curvature, said curve being concave Northwesterly and having a radius of 35.00 feet and whose chord bearing and distance are North 39°01'10" West and 37.00 feet, THENCE Northwly along said curve and Easternly right of way line, through a central angle of 63°49'19" an arc distance of 38.99, THENCE North 01°53'25" East, along said Easternly right of way line, 342.74 feet, THENCE departing said Easternly right of way line, South 88°06'35" East, 50.00 feet, THENCE North 01°53'25" East, 50.00 feet to the Northernly line of Lot 5, THENCE South 88°06'35" East, along the said Northernly line, 463.43 feet to the POINT OF BEGINNING.

Containing 304,697.91 square feet (6.995 acres), more or less.

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE REFERRED TO A MERIDIAN OF NORTH 88°05'12" WEST, BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83). THE MONUMENTED SOUTH LINE OF PALM COAST LANDING AT TOWN CENTER - A PARTIAL REPEAT.
2. NO UNDERGROUND INSTALLATION OF UTILITIES OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DEES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM HIS INFORMATION AVAILABLE. NO UNDERGROUND UTILITY PLANS OR REPORTS WERE PROVIDED TO THE SURVEYOR DURING THE COURSE OF THIS SURVEY.
3. THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENDOCH.
4. INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY, AND OR OWNERSHIP ARE TAKEN FROM TITLE COMMITMENT FILE NO. 2001-121745 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND DATED 4/17/2024.
5. INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (FEMA) FLOOD INSURANCE RATE MAPS, SHOWS THAT THIS MAP WAS CURRENT AS OF THE REFERENCE DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTERS AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
6. FENCES, SIGNAGE, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
7. IN THE OPINION OF THIS SURVEYOR, THE PERMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND OWNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
8. VERTICAL DATA IS REFERRED TO THE NATIONAL HORIZONTAL DATUM OF 1984 (NAD83). VERTICAL DATA BASED ON USDCMS MONUMENT DESIGNATED 74397 LOCATED AT SOUTH RIGHT OF WAY LINE OF STATE ROAD 190, FLAGLER COUNTY, FLORIDA. PUBLISHED ELEVATION: 7.800.
9. THERE IS NO EVIDENCE OF RECENT MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ALTERATION ON THE SUBJECT PROPERTY.
10. NO STORM DRAINAGE PIPE SIZES, TYPES OR DIRECTIONS ARE GIVEN BECAUSE ALL STORM DRAIN STRUCTURES WERE EITHER FLOODED OR FILLED WITH DEBRIS AT THE TIME OF THIS SURVEY.
11. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS TO THE SURVEYOR'S KNOWLEDGE, NO CHANGES TO STREET RIGHT OF WAY LINES ARE PROPOSED.
12. THIS MAP OF SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

FLOOD ZONE

THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM F.I.M. PANEL NO. 12033C 0303, EFFECTIVE DATE: JUNE 6, 2016.

SURVEYOR'S CERTIFICATION

TO FIRST AMERICAN TITLE INSURANCE COMPANY, WENGMANTINVESTMENTS, INC.:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LANDS LAD TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 12, 14, 4, 5, 6, 8(a), 8(b), 8, 9, 11(a), 13, 14, 15, 16, 17, 18 AND 19 OF TABLE A OF THE FLOODING MAP WAS COMPLETED ON JUNE 24, 2025.

James Thomas Watson
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6151
jth.watson@the-enc.com

07/01/2025
DATE OF PLAT DRAWP

6300 Mt. White, Blvd.
Orlando, Florida 32822
(407)896-3337
www.the-enc.com

NSPS
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FILED
FIRST AMERICAN TITLE INSURANCE COMPANY, WENGMANTINVESTMENTS, INC.
02-20-2025

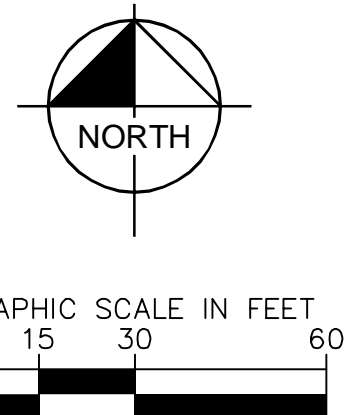
JAMES T. WATSON
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6151

JAMES T. WATSON
FLORIDA SURVEYOR & MAPPER CERTIFICATE NUMBER 6151

THIS MAP OF SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.
1 OF 4

Plotted By: Dyan, Danny, Sheet: Set-Palm Coast Landings, Layout: C-400 SITE PLAN, February 09, 2026, 05:37:30pm, K:\VRB\DEV\147507068_Palm Coast\CADD\PlanSheets\C-400 SITE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

OWNER: TOWN CENTER AT PALM COAST
 ZONING: MPD
 PARCEL #: 07-12-31-4955-0000-00A0



LEGEND

- (A) PROPERTY LINE
- (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP OF 12) (REFER TO DETAIL, SHEET C-201)
- (C) TRASH COMPACTOR (REFER TO ARCH. DRAWINGS)
- (D) EXISTING SIDEWALK
- (E) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-601)
- (F) DUMPSTER (SEE ARCHITECT PLANS)
- (G) ACCESSIBLE PAVEMENT MARKING (TYP.)
- (H) ACCESSIBLE CURB RAMP (REFER TO DETAIL, SHEET C-601), LAND USE:
- (I) CROSS WALK (REFER TO DETAIL, SHEET C-601)
- (J) 6" BOLLARDS (TYP)
- (K) BIKE RACK (TYP, REFER TO DETAIL, SHEET C-601)
- (L) TRANSFORMER ON CONCRETE PAD
- (M) 2 FOOT STALL OVERHANG
- (N) FDOT DETECTABLE WARNING
- (O) FOUNDATION PLANTER
- (P) FIRE DEPARTMENT CONNECTION

SITE DATA

REQUIRED	PROVIDED
45 (MAX) 16' (MIN)	37'-2" (1 STORY)
298,963 S.F. (6.86 AC.)	
48,589 S.F. / 298,963 S.F. = 0.16 (INTENDED USE: RETAIL)	
SITE COVERAGE:	
SITE AREA	304,698 S.F. (6.99 AC) 100.0%
BUILDING AREA	48,589 S.F. (1.12 AC) 16.02%
CANAL AREA	11,350 S.F. (0.26 AC) 3.73%
VEHICULAR USE AREA	143,304 S.F. (3.29 AC) 47.03%
SIDEWALKS	4,377 S.F. (0.10 AC) 1.44%
TOTAL IMPERVIOUS SURFACE AREA	196,270 S.F. (4.50 AC) 64.41%
PERVIOUS AREA (15% MIN.)	97,078 S.F. (2.23 AC) 31.86%
NOTE: 40% OPEN SPACE IS ACCOUNTED FOR IN OVERALL DEVELOPMENT, NOT ON THIS SITE	
BUILDING SETBACKS:	
FRONT	20'
REAR	136.34'
SIDE STREET	20' 74.65' (E), 55.14' (W)
BUFFER:	
FRONT	10'
REAR	10'
SIDE	102.5'
EXISTING PARKING SUMMARY:	
STANDARD	132
*ACCESSIBLE	7
TOTAL	139
EXISTING PARKING CALCULATION:	
(1 SPACE/350 S.F.) / (48,539 S.F.) = 139 PARKING STALLS REQUIRED	
MAX. 1.2*REQUIRED PARKING = 1.2*200 = 167 PARKING STALLS (THIS IS AN EXISTING PARKING LOT WHICH OTHER TENANTS SHARE THE SURPLUS OF 73 STALLS (240-167 = 73 STALLS))	
ADA PARKING CALCULATION:	
7 SPACES FOR 201-300 PARKING SPACES PROVIDED	
BICYCLE SUMMARY:	
*STANDARD	12
TOTAL	14
BICYCLE CALCULATION:	
**12 BICYCLE STALLS ARE REQUIRED PER MPD'S DA. 1 SPACE PER 20 PARKING SPACES.	

SIGN LEGEND

- (FP-21-06) ACCESSIBLE PARKING
- (FP-22-06) ACCESSIBLE PENALTY
- (R1-1) STOP SIGN
- (R1-2/R) YIELD TO PEDESTRIAN SIGN

SYMBOL LEGEND

- ACCESSIBLE PARKING SPACE
- PARKING STALL COUNT - DO NOT PAINT
- TRANSFORMER PAD
- PROPERTY LINE
- SIGHT TRIANGLES

NOTES:

- REFER TO PAVING, GRADING AND DRAINAGE DETAILS SHEET FOR PAVEMENT DETAILS.
- REFER TO LANDSCAPE PLANS FOR LANDSCAPE DETAILS.
- ALL STRIPING ON ROADWAYS AND DRIVE AISLES (STOP BARS, CROSSWALKS, LANE STRIPING) SHALL BE THERMOPLASTIC.
- ALL LANDSCAPE ISLAND RADI ARE TO BE 10' OUTSIDE ADJACENT TO MAIN DRIVE AISLE AND 3' INSIDE RADI ADJACENT TO PARKING SPACE UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO OFFSITE ROADWAY PLANS FOR MORE INFORMATION.
- ALL UTILITIES SHOULD BE LOCATED UNDERGROUND.
- CONTRACTOR TO ATTEND A MANDATORY PRECONSTRUCTION MEETING WITH CITY STAFF PRIOR TO ANY DISTURBANCE OF THE PROPERTY.
- CONSERVATION EASEMENTS WITH UPLAND BUFFERS DELINEATED IF APPLICABLE WITH THE RECORDING INFORMATION (O.R. BOOK AND PAGE #), IF APPLICABLE.
- ANY OTHER PERTINENT INFORMATION THAT SHOULD BE NOTED.

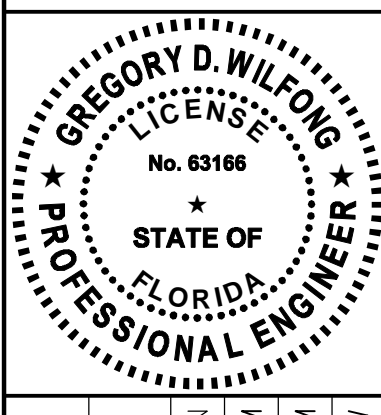
THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



CITY APPROVAL STAMP

Kimley»Horn
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 445 24TH STREET, SUITE 200, VERO BEACH, FL 32960
 PHONE: 772-794-4100
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106



KHA PROJECT: 147507068
 DATE: 02/09/2026
 SCALE: AS SHOWN
 DESIGNED BY: ESM
 DRAWN BY: ESM
 CHECKED BY: GDW

SITE PLAN

PALM COAST LANDINGS
 PREPARED FOR
WEINGARTEN INVESTMENTS, INC.
 CITY OF PALM COAST
 FLORIDA

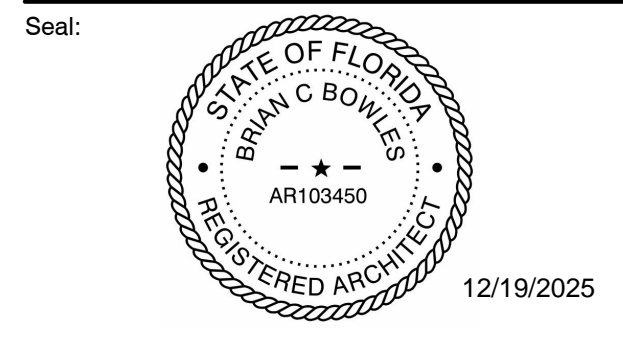
SHEET NUMBER
C-400

NO.	REVISIONS	DATE	BY



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PHOENIX
SAN FRANCISCO



A Project for:

PALM COAST LANDING
PROPOSED GROUND-UP RETAIL BUILDING
EAST MOODY BOULEVARD
PALM COAST, FL

Client:

KIMCO REALTY CORP.

1 OAKWOOD BOULEVARD
SUITE 70
HOLLYWOOD, FL 33020

Revisions:

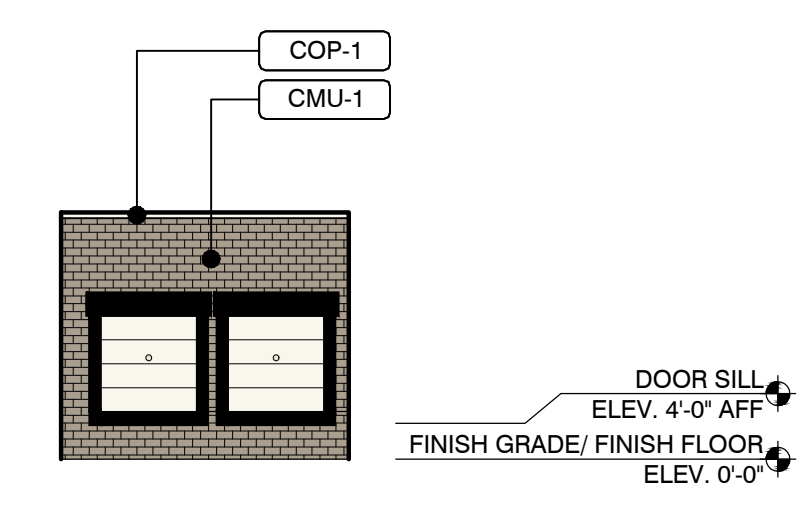
No.	Description	Date
Project No.:		24.553.02
Drawn By:		JD
Reviewed By:		AS NOTED
Date:		10-03-2025
Filename:		--
Sheet Title:		--

LOD ELEVATIONS

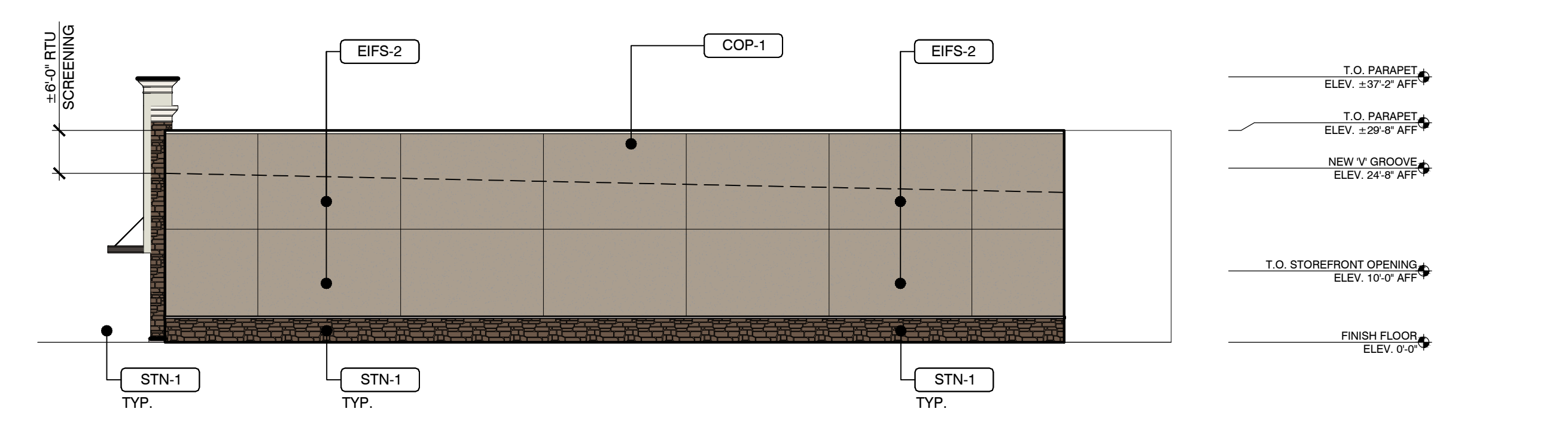
Sheet #:

LOD-2

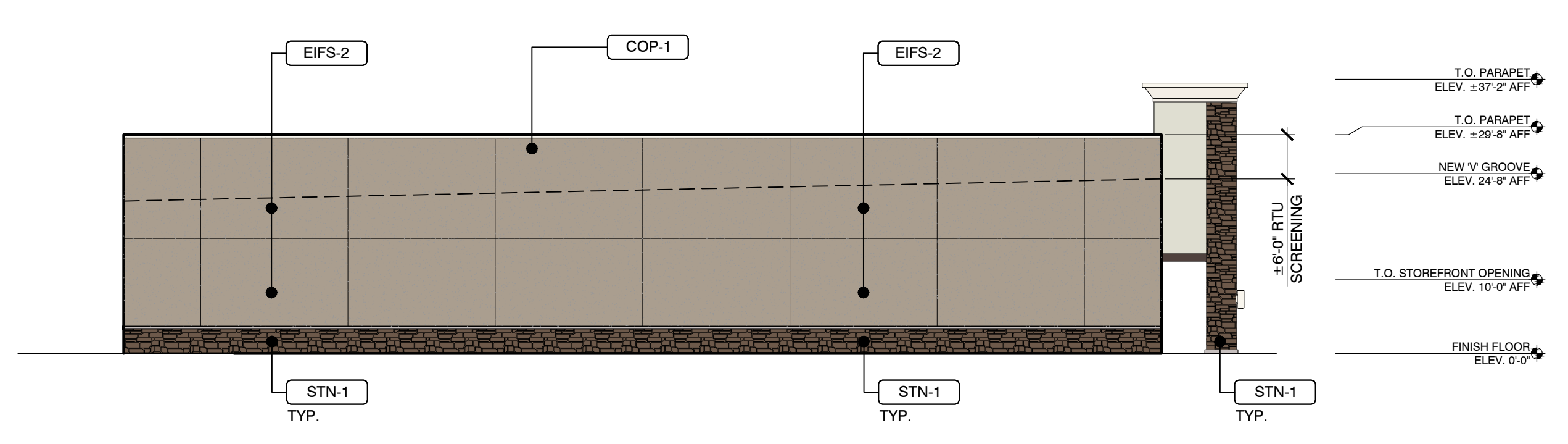
© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED



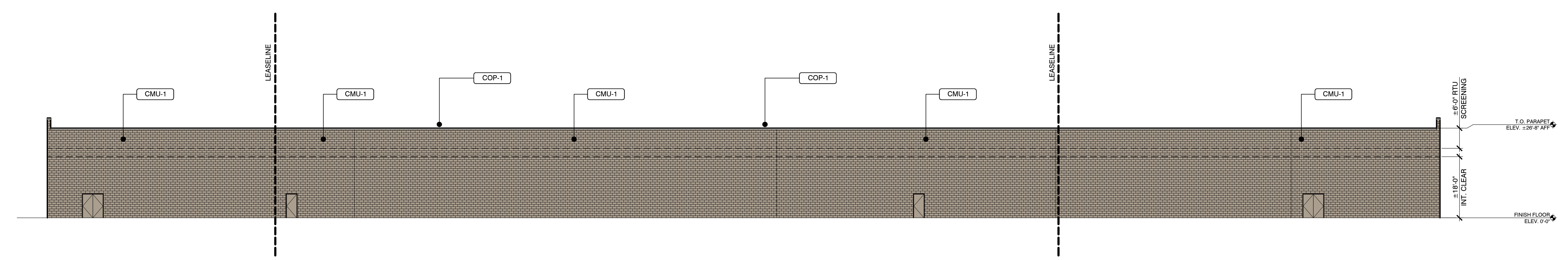
PROPOSED HOMEGOODS LOADING DOCK ELEVATION
SHOPPING CENTER REAR SCALE 1/16" = 1'-0" 06



PROPOSED EAST EXTERIOR ELEVATION
SHOPPING CENTER REAR SCALE 1/16" = 1'-0" 04



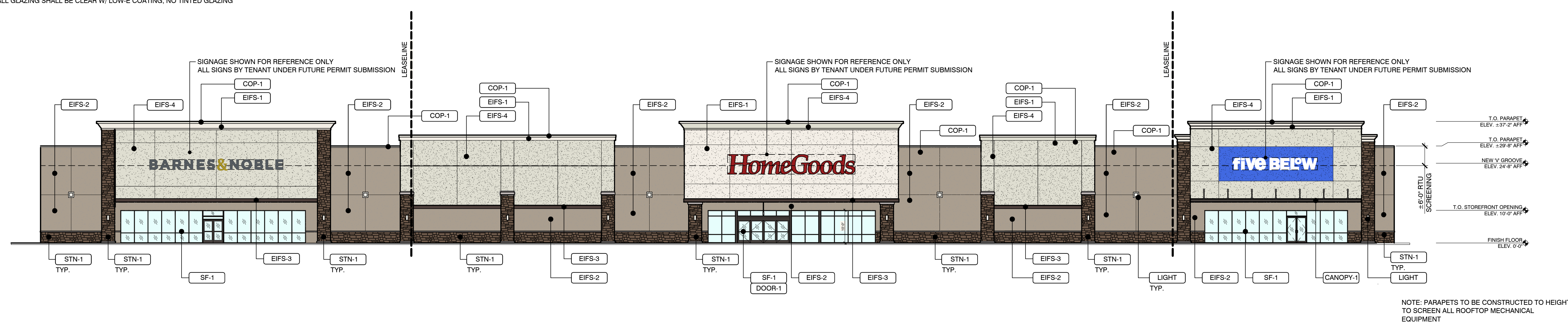
PROPOSED WEST EXTERIOR ELEVATION
SHOPPING CENTER REAR SCALE 1/16" = 1'-0" 05



PROPOSED NORTH EXTERIOR ELEVATION
SHOPPING CENTER REAR SCALE 1/16" = 1'-0" 03

GLAZING NOTES:

- GLAZING ASSEMBLIES ACCOUNT FOR 12% OF FRONT (SOUTH) FACADE
- ALL GLAZING SHALL BE CLEAR W/ LOW-E COATING, NO TINTED GLAZING



PROPOSED SOUTH EXTERIOR ELEVATION
SHOPPING CENTER SCALE 1/16" = 1'-0" 02

DOOR-1	STANLEY DOOR ASSEMBLY DARK BRONZE ANODIZED LRV: 6
EIFS-1	DRYWIT OUTSULATION 2" DEPTH EIFS, COLOR: #101 SUPER WHITE LRV: 86
EIFS-2	DRYWIT OUTSULATION 2" DEPTH EIFS, COLOR: #106 PEARL ASH LRV: 35
EIFS-3	DRYWIT OUTSULATION 2" DEPTH EIFS, COLOR: #151 COZY BLACK LRV: 6
EIFS-4	DRYWIT OUTSULATION 2" DEPTH EIFS, COLOR: (#523 GRAY MIST) LRV: 72
EIFS-5	DRYWIT OUTSULATION 2" DEPTH EIFS, COLOR: FIVE BELOW BLUE LRV: ±20
SF-1	KAWNEER IR501T THERMALLY BROKEN INSULATED STOREFRONT SYSTEM CLEAR GLAZING W/ LOW-E COATING COLOR - DARK BRONZE ANODIZED LRV: 6
STN-1	EXTERIOR STONE VENEER; COLOR AND MANUFACTURER TO BE DETERMINED
COP-1	ALUMINUM COPING ATAS BONE WHITE LRV: ±77
CMU-1	PAINTED CONCRETE MASONRY MATCH DRYWIT 106 PEARL ASH LRV: ±35
CANOPY-1	60" DEEP MAPES HANGER ROD CANOPY DARK BRONZE LRV: 6
LIGHT	EXTERIOR WALL MOUNTED LIGHT FIXTURE MATCH BONE WHITE

ELEVATION MATERIAL LEGEND SCALE N.T.S. 01

NOTE: PARAPETS TO BE CONSTRUCTED TO HEIGHT TO SCREEN ALL ROOFTOP MECHANICAL EQUIPMENT



February 4, 2026

Michael Hanson, A.I.C.P

Senior Planner
160 Lake Avenue
Palm Coast, FL 32164
Tel: 386-986-3787
www.palmcoast.gov

**Re: Project: Palm Coast Landing at Town Center (Lot 5)
Architectural Board Approval**

Dear Mr. Hanson:

The following is a summary of the project which I have reviewed and approved:

- Addresses: 5330 STATE HWY 100 E
- Site ID:07-12-31-4956-00000-0050
- Site Area:6.99 acres
- Elevations for proposed buildings consistent with Town center requirements.
- This project includes three new tenant retail buildings totaling approximately 48,589 s.f.
- There is an existing parking lot that is being modified in a few places for truck maneuvering and for minor parking lot changes.
- Additional landscaping, irrigation and other items as part of the project.

Sincerely,

Town Center Architectural Review Committee

Walker Douglas

Mobile: (386) 393-1789

palmcoastarc@gmail.com

Attachments:

1. Legal Description
2. Site Plan

A large, stylized handwritten signature in black ink, consisting of several loops and a long, sweeping tail.

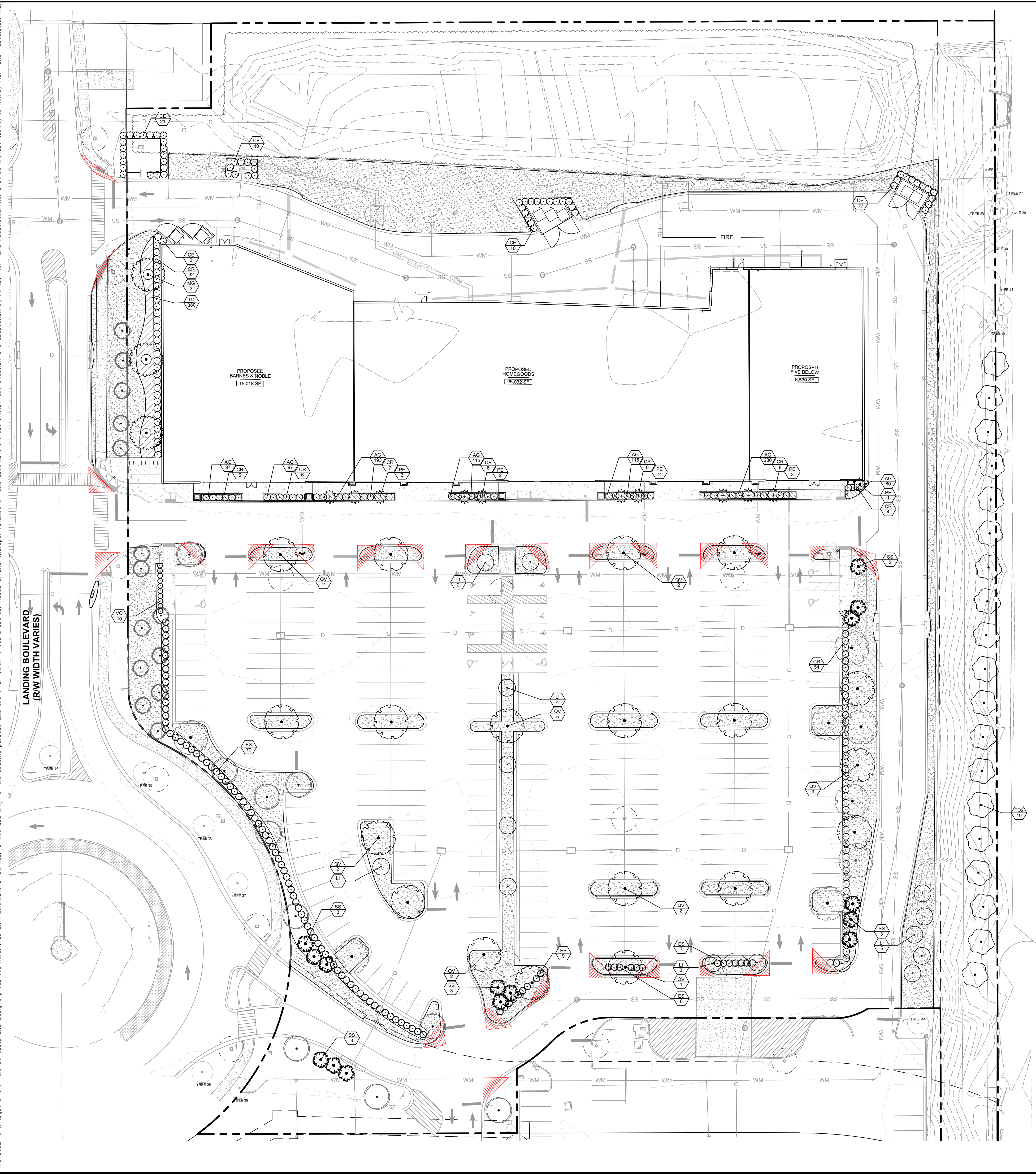
Description: (Provided by the Surveyor)

A portion of Lots 5 and 6, Palm Coast Landing at Town Center - A Partial Replat, according to the Plat thereof, as recorded in Plat Book 36, Pages 34 through 36, inclusive, of the Public Records of Flagler County, Florida, and lying in Section 7, Township 12 South, Range 31 East, Flagler County, Florida and being more particularly described as follows:

BEGIN at the Northeast corner of Lot 5, Palm Coast Landing at Town Center - A Partial Replat, according to the Plat thereof, as recorded in Plat Book 36, Pages 34 through 36, inclusive, of the Public Records of Flagler County, Florida, THENCE South $01^{\circ}54'48''$ West, along the East line of said Lots 5 and 6, a distance of 854.53 feet to the Southeast corner of Lot 6, said Palm Coast Landing at Town Center - A Partial Replat; THENCE North $88^{\circ}05'12''$ West, along the South line of said Lot 6, a distance of 33.64 feet; THENCE departing the South line of said Lot 6, North $01^{\circ}54'48''$ East, 272.77 feet; THENCE North $88^{\circ}06'21''$ West, 42.71 feet to the beginning of a non-tangent curve concave Northerly, said curve having a radius of 37.35 feet and whose chord bearing and distance are South $76^{\circ}02'30''$ West and 20.94 feet; THENCE westerly along said curve through a central angle of $32^{\circ}33'43''$ an arc distance of 21.23 feet to a point of tangency; THENCE North $87^{\circ}40'38''$ West, 131.24 feet to the beginning of a curve concave Southerly, said curve having a radius of 49.50 feet and whose chord bearing and distance are South $69^{\circ}25'03''$ West and 38.53 feet; THENCE westerly along said curve through a central angle of $45^{\circ}48'37''$ an arc distance of 39.58 feet to a point of reverse curvature, said curve is concave Northwesterly and has a radius of 91.00 feet and whose chord bearing and distance are South $54^{\circ}26'51''$ West and 25.12 feet; THENCE Southwesterly along said curve through a central angle of $15^{\circ}52'12''$ an arc distance of 25.21 feet; THENCE South $01^{\circ}54'48''$ West, 37.94 feet; THENCE North $88^{\circ}05'12''$ West, 188.30 feet to the Easterly right of way line of Landing Boulevard and to the beginning of a non-tangent curve concave Westerly and having a radius of 135.00 feet, and whose chord bearing and distance are North $03^{\circ}05'04''$ West and 231.06 feet; THENCE Northerly along said curve and Easterly right of way line through a central angle of $117^{\circ}41'33''$ an arc distance of 277.31 feet to a point of reverse curvature, said curve being concave Northeasterly and having a radius of 35.00 feet and whose chord bearing and distance are North $30^{\circ}01'10''$ West and 37.00 feet; THENCE Northwesterly along said curve and Easterly right of way line, through a central angle of $63^{\circ}49'19''$ an arc distance of 38.99; THENCE North $01^{\circ}53'25''$ East, along said Easterly right of way line, 342.74 feet; THENCE departing said Easterly right of way line, South $88^{\circ}06'35''$ East, 50.00 feet; THENCE North $01^{\circ}53'25''$ East, 50.00 feet to the Northerly line of said Lot 5; THENCE South $88^{\circ}06'35''$ East, along the said Northerly line, 461.43 feet to the POINT OF BEGINNING.

Containing 304,697.91 square feet (6.995 acres), more or less.

Plotted By: By: Denny, Danny, Sheet: Palm Coast Landings - Layout: L-100 LANDSCAPE PLAN, February 09, 2026, 11:51:53 am. K:\VRB_DEVA\17507068_Palm Coast\CADD\PlanSheets\L-100 LANDSCAPE PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLANT KEY

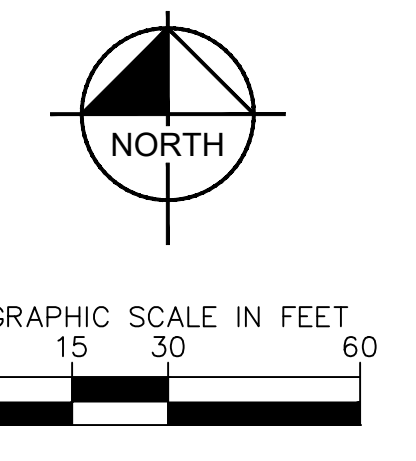
SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
TREES			
	MG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
	QV	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA
	TD2	BALD CYPRESS	TAXODIUM DISTICHUM
EXISTING TREES			
	EX-D	REFER TO SHT. L-000 FOR TREE INFORMATION	EXISTING OAK
	EX-SP	REFER TO SHT. L-000 FOR TREE INFORMATION	EXISTING SABAL PALM
	EX-T	REFER TO SHT. L-000 FOR TREE INFORMATION	EXISTING TREE
PALM TREE			
	PE	ALEXANDER PALM	PTYCHOSPERMA ELEGANS
	SS	CABBAGE PALMETTO	SABAL PALMETTO
RELOCATED TREES			
	R-D	REFER TO SHT. L-000 FOR TREE INFORMATION	RELOCATED OAK
UNDERSTORY TREES			
	LI	CRAPE MYRTLE	LAGERSTROEMIA INDICA
SHRUBS			
	CE	BUTTONWOOD	CONCARPUS ERECTUS
	ES	EXISTING SHRUB HEDGE	EXISTING SHRUB HEDGE
MID SHRUBS			
	CR	RED TIP COCO PLUM	CHRYSOBALANUS ICACO RED TIP
SHORT SHRUBS			
	VO	SWEET VIBURNUM	VIBURNUM COORATISSIMUM
SHRUB AREAS			
	TD	FLORIDA GAMAGRASS	TRIPSACUM FLORIDANUM
GROUND COVERS			
	AG	PERENNIAL PEANUT	ARACHIS GLABRATA
	SS2	ST. AUGUSTINE GRASS	STENTOTAPHRIUM SECUNDATUM

- LEGEND**
- (A) PROPERTY LINE
 - (B) ACCESSIBLE PARKING SPACE AND SIGN (TYP OF 12) (REFER TO DETAIL, SHEET C-201)
 - (C) TRASH COMPACTOR (REFER TO ARCH. DRAWINGS)
 - (D) EXISTING SIDEWALK
 - (E) CONCRETE SIDEWALK (REFER TO DETAIL, SHEET C-601)
 - (F) DUMPSTER
 - (G) ACCESSIBLE PAVEMENT MARKING (TYP.)
 - (H) ACCESSIBLE CURB RAMP (REFER TO DETAIL, SHEET C-601)
 - (I) CROSS WALK (REFER TO DETAIL, SHEET C-XXX)
 - (J) 6" BOLLARDS (TYP)
 - (K) BIKE RACK (TYP. REFER TO DETAIL, SHEET C-601)
 - (L) TRANSFORMER ON CONCRETE PAD
 - (M) 2 FOOT STALL OVERHANG

- SYMBOL LEGEND**
- ACCESSIBLE PARKING SPACE
 - PARKING STALL COUNT - DO NOT PAINT
 - TRANSFORMER PAD
 - PROPERTY LINE

- SHEET NOTES:**
- REFER TO SHEET L-101 FOR PLANT SCHEDULE.
 - REFER TO SHEET L-101 FOR LANDSCAPE REQUIREMENTS.
 - REFER TO SHEET L-000 FOR TREE DISPOSITION PLAN.
 - REFER TO SHEET L-001 FOR TREE MITIGATION CALCULATIONS.

- PLANTING NOTES:**
- CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
 - PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
 - PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
 - ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNER'S REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
 - CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
 - CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
 - ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION DESIGN TO BE SUBMITTED AT THE TIME OF CONSTRUCTION PLANS.
 - LANDSCAPE CONTRACTOR SHALL NOTIFY SUNSHINE ONE CALL OF FLORIDA, INC. AT 1-800-432-4770 A MINIMUM OF TWO FULL BUSINESS DAYS PRIOR TO DIGGING. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO UTILITIES FROM PLANT INSTALLATION.
 - ALL PLANTING MUST FOLLOW PLANTING SPECIFICATIONS AND DETAILS SHOWN ON THE PLAN.
 - SUBSTITUTIONS OF PLANT SPECIES OR SPECIFICATIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND VENICE, FL PRIOR TO USE.
 - ALL PLANT MATERIAL PLANTED PER THIS LANDSCAPE PLAN SHALL BE FLORIDA GRADE #1 OR BETTER, AS SPECIFIED IN THE CURRENT EDITION OF THE FLORIDA DEPARTMENT OF AGRICULTURE'S GRADE AND STANDARDS FOR NURSERY PLANTS. DAMAGED PLANT MATERIAL SHALL BE REJECTED AND REPLACED PRIOR TO INSTALLATION.
 - ALL SIZES SHOWN FOR PLANT MATERIAL ARE TO BE CONSIDERED MINIMUMS.
 - ALL NEW PLANT MATERIAL SHALL BE WARRANTED FOR A MINIMUM PERIOD OF ONE YEAR. THE WARRANTEE PERIOD SHALL BEGIN AFTER ACCEPTANCE OF THE PLANTS BY THE CITY LANDSCAPE INSPECTOR.
 - ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY FOR MINIMAL MATERIAL SIZES, COVERAGE, AND QUALITY.
 - PLANT BEDS TO BE TREATED WITH PRE-EMERGENT HERBICIDE PRIOR TO PLANTING.
 - ALL TREE AND PALM STAKING AND SUPPORTS SHALL BE REMOVED ONE YEAR AFTER INSTALLATION.
 - NO FERTILIZER SHALL BE APPLIED TO NEWLY PLANTED TREES AND PALMS.
 - ALL LANDSCAPE MATERIAL SHALL BE THOROUGHLY WATERED AT THE TIME OF PLANTING, NO DRY PLANTING PERMITTED.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY WATER PROVISIONS UNTIL SUCH TIME AS THE IRRIGATION SYSTEM IS OPERATIONAL.
 - ALL WIRE GUYS AND/OR FABRIC SHALL BE FLAGGED WITH FLORESCENT COLORED TAPE.
 - MULCHING:
 - ALL LANDSCAPE AREAS NOT COVERED BY SOD SHALL BE COVERED BY A MINIMUM 3-INCH LAYER OF MULCH.
 - A MULCH RING WITH A MINIMUM RADIUS OF 24 INCHES (48 INCH DIAMETER), IS REQUIRED AROUND NEWLY INSTALLED TREES AND PALMS.
 - CYPRESS MULCH SHALL NOT BE USED.
 - NO MULCH SHALL BE PLACED TOUCHING OR WITHIN SIX INCHES OF THE TRUNK OF A TREE OR PALM.
 - CONTRACTOR SHALL PROVIDE LANDSCAPE ARCHITECT WITH AS-BUILT DRAWINGS TO BE REVIEWED AND SUBMITTED TO THE CITY.
 - LANDSCAPE ARCHITECT TO PROVIDE CITY WITH SIGNED AND SEALED AS-BUILT LANDSCAPE PLANS.
 - CONTRACTOR TO REPLACE ALL EXISTING DEAD, DAMAGED, AND MISSING SHRUBS IN ALL LANDSCAPE AREAS TO MAINTAIN EXISTING PARKING LOT SCREENING.



THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE.

Always call 811 two full business days before you dig to have underground utilities located and marked.



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LANDSCAPE PLAN

PALM COAST LANDINGS
 PREPARED FOR
WEINGARTEN INVESTMENTS, INC.

CITY OF PALM COAST FLORIDA

SHEET NUMBER
L-100

NO. _____ DATE _____
 REVISIONS _____