

Community Development Department

PROVIDE GUIDANCE FOR WELL-PLANNED GROWTH AND
DEVELOPMENT FOR THE PROTECTION OF THE CITY'S
NATURAL RESOURCES, PUBLIC HEALTH, SAFETY, AND WELFARE.

Prosperity At Work

Planning, Building, Code Enforcement, and Construction Management & Engineering Divisions

Week-in-Review- July 28, 2017-Stephen Flanagan, Director

PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from July 20, 2017 through July 26, 2017:

- Total number of permits issued: 285
- New Single Family/Duplex Residences: 6
- Construction value improvements from October 1, 2016 to date \$264,811.461.00

Commercial Permit Applications			
212 Palm Coast Pkwy. NE	IHOP - restaurant	Keator Construction	\$125,600.00
250 Palm Coast Parkway NE Unit 505	Interior Renovations - West Marine	Fulcrum Construction	\$444,035.00
Commercial Permits Issued			
5860 State Hwy 100 E	Chipotle Restaurant - Shell building	Buffalo Construction	\$475,000.00
Occupancy Permits Issued			
19 Hargrove Grade Unit 4	Renee's Wildwood Treasures	Charles Deangelis	
1475 Palm Coast Pkwy. Unit 4	Savages Smoke Shop Inc.	Chadi Safar	

160 Lake Avenue, Suite 136, Palm Coast, FL 32164
 Planning (386)986-3736 Building (386)986-3780 Code Enforcement (386) 986-3764
 Construction Management & Engineering (386)986-3794

Development Applications		
Technical Site Plan	Discount Tire, Location: South Garden St.	The Home Depot
Special Exception	Discount Tire, Location: South Garden St.	The Home Depot
Master Planned Development Amendment & Development of Regional Impact Amendment (DRI)	Palm Coast Park, Location: 4677 acres west of US 1, south of Old Kings Rd., north of Palm Coast Pkwy.	Palm Coast Land, LLC.
Rezoning & Future Land Use Map Amendment (FLUM)	Sand Lake Lot 2, Location: 5 acres 1,800 feet north of Whiteview Pkwy.	Tearoc of Florida
Nonstatutory Lot Split	Home Depot, Location: 10 Garden St.	The Home Depot

CONSTRUCTION MANAGEMENT & ENGINEERING

The following is an update since last week for projects in the City from July 20, 2017 through July 26, 2017

City Capital Projects Under Construction		
Southern Wellfield Expansion Phase 2 (Sesame & Equip 5 Wells)	80%	Chlorinated, flushed and bacteriological testing completed. Substantial completion scheduled for August 2nd.
Matanzas Woods Master Pump Station	50%	Second layer of rebar mat placed on wet well floor and concrete placed. Contractor performed several tie-ins in preparation for air release vault installations and final testing on the force main. 1,040 feet of 18" and 4,100 feet of 16" main installed.
Wastewater Treatment Plant #2	80%	Completing roofing on the Dewatering and Chemical Feed buildings. Walkways almost complete. Contractor working on walkway and top slab for the Headworks.
Wastewater Treatment Plant #2 RCW Disposal Main	48%	Electrical work continues on the Dechlorination building. 6,800 feet of 18" reclaimed main and 2,020 feet of 20" reclaimed main installed. 2,900 feet tested.
Reclaimed Water Irrigation US 1	75%	7 miles of irrigation main and control wire installed and tested. Hunter Irrigation representative trained City staff on the programming of the irrigation system.
Pump Stations Odor Control Project	95%	Substantial held on July 25th with odor control start-ups at the Old Kings Road and Ravenwood Master Pump Stations. Both units in operation. Contractor working on punch list items in preparation for the final inspection.
Community Center	33%	Building roof sheet steel and insulation continues. Electrical & plumbing rough-in installation within walls continues. Electrical conduit installation in ceiling continues. Mechanical ductwork installation continues. Sprinkler piping continues. Room divider track installed. Metal stud framing for interior ceilings installed.
Palm Coast Arts Foundation 2 Restrooms	10%	Plumbing slab work complete. Electrical slab work begun.

ITSC Restroom	8%	Electrical slab work complete. Plumbing slab work complete. Slab area being filled and compacted. Sports field lighting conduits stubbed out of building.
Shade Sails @ 4 Parks	2%	Belle Terre Park excavation has begun for column footers.
Developer Projects Under Construction		
Tuscan Garden at Palm Coast	30%	July 25th manhole materials were delivered on site. 1st manhole was installed July 26th, clearing and dirt fill continues throughout the site.
Grand Landings 3	85%	Project is nearing completion, a substantial walk-thru was done and a punch list was created July 26 th .
Watercrest Memory Care	30%	Contractor installed Grease Interceptor and placing concrete building slab, July 24 th .
Starbucks @ Island Walk	95%	Project is nearing completion, Utility Inspector did a walk-thru site with Contractor July 26 th
Starbucks @ Shoppes of Palm Coast	30%	Crews have completed the installation of sanitary sewer and grease line to building July 21st.



Indian Trails Sports Complex - Restroom Plumbing and Electrical