

# 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.



## Week-in-Review- November 10, 2016-Stephen Flanagan, Director

### PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from November 3, 2016 through November 9, 2016:

- Total number of permits issued: 302
- Construction Value from October 1, 2016 to November 9, 2016 \$28,339,703.00

Commercial Permit Applications			
145 City Place Building 1 Unit 100-103	Interior Renovations - medical office space	Bomar Construction	\$524,000.00
Commercial Permits Issued			
6030 State Hwy 100 E	Exterior/Interior Renovations -McDonalds	Southland Construction	\$315,000.00
250 Palm Coast Parkway Units 408&409	Interior Renovations - Shell Only	Mark Abbotts Custom Renovations	\$90,000.00
250 Palm Coast Parkway NE Unit 201	Interior Renovations - The Brass Tap	Creative Convenience Corp.	\$150,000.00
Residential Permits Issued			
22 Chippeway Court	Addition	Waldhauer & Son	\$12,000.00
6 Jasmine Drive	Addition	Waldhauer & Son	\$17,000.00
23 Cottagegate Court	Addition	Waldhauer & Son	\$1,000.00
5 Cedarford Court	Addition	East Coast Aluminum	\$9,000.00
18 Crazy Horse Court	Addition	East Coast Aluminum	\$12,000.00
23 Chippeway Court	Addition	A Certified Screen	\$11,000.00
5 Upshur Court	Single Family Residence	Seagate Homes	\$286,000.00
40 Freneau Lane	Single Family Residence	Seagate Homes	\$271,000.00

160 Lake Avenue, Suite 136, Palm Coast, FL 32164

Planning (386)986-3736 Building (386)986-3780 Code Enforcement (386) 986-3764

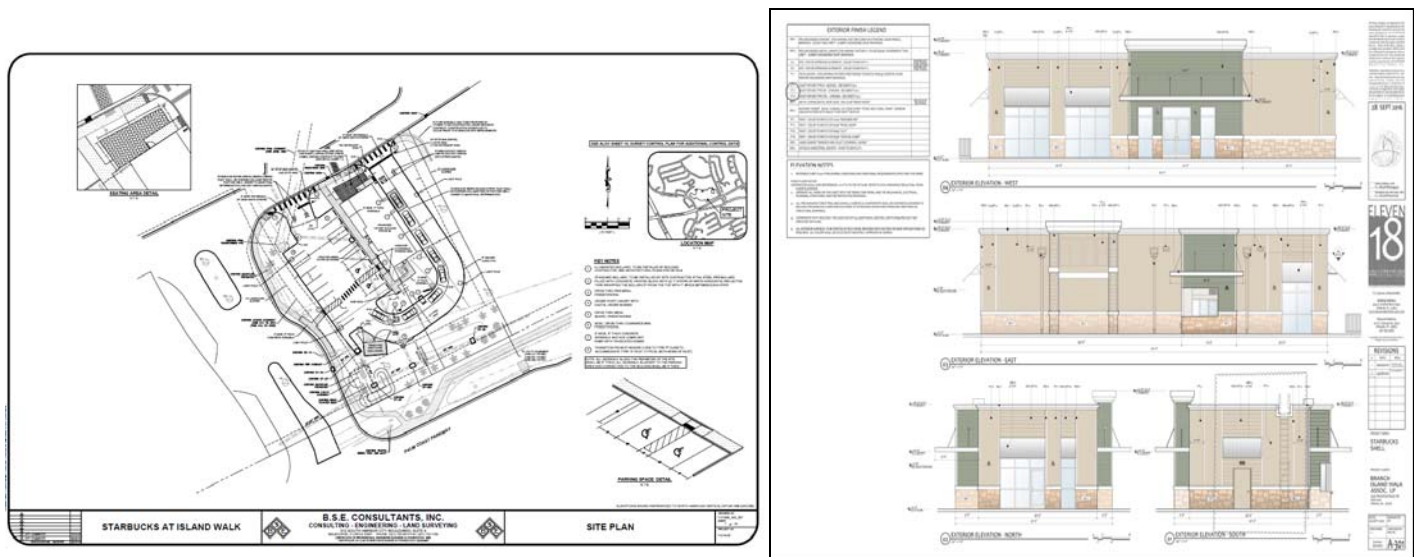
Construction Management & Engineering (386)986-3794

7 Washwick Place	Single Family Residence	Seagate Homes	\$271,000.00
17 Elias Lane	Single Family Residence	Seagate Homes	\$274,000.00
13 Webner Place	Single Family Residence	Seagate Homes	\$271,000.00
31 Kashmir Trail	Single Family Residence	Seagate Homes	\$349,000.00
18 Slumberland Path	Single Family Residence	Seagate Homes	\$174,000.00
329 Hibiscus Way	Single Family Residence	Seagate Homes	\$339,000.00
28 N Waterview Drive	Single Family Residence	Seagate Homes	\$475,000.00
64 Arena Lake Drive	Single Family Residence	Seagate Homes	\$250,000.00
131 N Starling Drive	Single Family Residence	Seagate Homes	\$253,000.00
7 Lake Charles Lane	Single Family Residence	Seagate Homes	\$247,000.00
Occupancy Permit			
101 Palm Harbor Parkway A106	Turtle Reef Beachwear Inc.	Debbie Goulet	
Certificate of Occupancy			
1000 Palm Coast Parkway SW 101-104	Oaza Hops and Hookahs Lounge	JGS Design Associates	\$3,000.00
250 Palm Coast Parkway NE Unit 1301	Goodwill Industries	Ed Carolyn Construction	\$30,000.00

**PLANNING**

**A Development Order Issued for Starbucks on November 3, 2016**

The Starbucks at Island Walk has an approved Technical TIER I site plan to construct a new 1 story store as well as adding a drive through. The Technical TIER I site plan illustrates a building that consistent with the overall architectural design, colors and theme of Island Walk. The new 2064 SF building on .79 acres is designed to fully integrate and connect to the existing shopping center. Nineteen parking spaces will be provided on site, as well as bicycle parking facilities and sidewalk connections from Palm Coast Parkway. The new drive-through facility on the east side of the building will offer increased services to those patrons on the go!



**A Development Order Issued for Pizzeria Adjacent to Heartland Dental on November 3, 2016**

Heartland Dental is located at 782 Belle Terre Blvd. at the Publix Shopping Center in Town Center. The dental facility was approved as a 3200 SF facility of a 5000 SF building. Eighteen hundred SF of the building was reserved for another use. The subject site is 1.31 acres.

A pizzeria will be sharing the building with Heartland Dental. Since a restaurant requires more parking than other uses, application 3158 was filed and approved to update the existing site plan. Eleven additional parking spaces have been approved at the Heartland location. The additional parking spaces were designed in a manner that is keeping with the overall design and attractiveness of the location.

**CONSTRUCTION MANAGEMENT & ENGINEERING**

The following is an update since last week for projects in the City from November 3, 2016 through November 9, 2016

<b>City Capital Projects Under Construction</b>		
Holland Park -Florida Park Drive	88%	Subcontractor has sprayed concrete grout mix over the lower 4' of structural steel for artificial rock wall. Sand installed in volleyball court. Removal of down trees from hurricane. Grading and staking for 3 artificial rock seat walls.
Seminole Woods Pkwy Reclaim Water Main Phase 2	80%	November 7, 2016 contractor is setting up for final pressure test also final grading for sod installation has started.
Seminole Woods MUP Phase 6	65%	November 8, 2016 culvert pipe being installed into headwall.
<b>Developer Projects Under Construction</b>		
Protea Senior Living/Sable Palms	20%	November 7, 2016 installation of sewer pipes and manholes have started. Electrical conduits being installed on site.
Tractor Supply Store	70%	Construction of building is almost complete, base material was installed in parking lot November 8, 2016.
Shoppes of Palm Coast - SR 100 & Belle Terre	75%	November 8, 2016 paving of project is almost complete.
Park Place Recreation Center	15%	November 7, 2016 contractor is framing building.
Aspen Dental	100%	Project has been successfully completed November 8, 2016 all final closeout documents have been received.