

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- December 2, 2016-Stephen Flanagan, Director

PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from November 17, 2016 through November 30, 2016:

- Total number of permits issued: 355
- Construction Value from October 1, 2016 to November 30, 2016 \$40,425,102.00

Commercial Permit Applications			
511 S Old Kings Road S (Flagler Palms Cemetery)	Breezeway Garden Mausoleum with 414 Crypt Spaces	Ken Dear Inc.	\$410,000.00
650 Colbert Lane	2 Story Memory Care Facility & 4 Story Assisted Living Facility with Amenity Building	Core Construction	\$17,790,000.00
110 Raintree Circle (Rivergate Subdivision)	Expansion of overhang in recreation area	Sweetwater Custom Homes	\$35,000.00
235 St Joe Plaza SW	Interior Renovations - Massage	Samuel Weaver	\$12,000.00
Commercial Permits Issued			
212 St Joe Plaza SW	Interior Renovations - Life Coast Church	Samuel Weaver	\$18,000.00
160 Cypress Point Parkway C105	Interior Renovations - Mario's Bakery and Coffee Shop	Phillips Coastal Construction	\$2,000.00

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

1499 Palm Coast Parkway NW Unit C & D	Interior Renovations - Cosmo Prof Beauty Supply	Budgen Construction	\$9,000.00
Residential Permits Issued			
26 Pinelynn Drive	Addition	Hammock Home Improvements	\$10,000.00
77 Cimmaron Drive	Addition	Hammock Home Improvements	\$10,000.00
30 Arena Lake Drive	Addition	A Certified Screen	\$3,000.00
21 Augusta Trail	Addition	A Certified Screen	\$10,000.00
16 Shinnecock Drive	Addition	A Certified Screen	\$11,000.00
102 South Hummingbird Place	Alteration	EXO Sunrooms and Screen	\$7,000.00
108 Spoonbill Drive	Alteration	Dom Salavatores Home Improvement	\$10,000.00
323 Beachway Drive	Alteration	Dom Salavatores Home Improvement	\$7,000.00
4 Burnign Wick Place	Alteration	Dom Salavatores Home Improvement	\$16,000.00
10 Postwood Drive	Single Family Residence	Vanacore Construction	\$249,000.00
50 Scarlet Oak Circle	Single Family Residence	Skyway Builders Inc.	\$413,000.00
5 Uniondale Place	Single Family Residence	Seagate Homes	\$172,000.00
162 Boulder Rock Drive	Single Family Residence	Seagate Homes	\$271,000.00
7 Potterville Lane	Single Family Residence	Seagate Homes	\$232,000.00
1 Laredo Place	Single Family Residence	Seagate Homes	\$271,000.00
15 Whetstone Lane	Single Family Residence	Seagate Homes	\$232,000.00
9 Bird Haven Place	Single Family Residence	Seagate Homes	\$179,000.00
10 Wild Rose Place	Single Family Residence	Seagate Homes	\$159,000.00
19 Luther Drive	Single Family Residence	Seagate Homes	\$28,000.00
219 Parkview Drive	Single Family Residence	Seagate Homes	\$231,000.00
17 Arena Lake Circle	Single Family Residence	Seagate Homes	\$236,000.00
26 Arena Lake Drive	Single Family Residence	Seagate Homes	\$210,000.00
1 Rockingham Lane	Single Family Residence	Everlast Homes	\$310,000.00
162 N Starling Drive	Single Family Residence	Dream Finders Homes	\$389,000.00
102 N Starling Drive	Single Family Residence	Dream Finders Homes	\$313,000.00
139 N Starling Drive	Single Family Residence	Dream Finders Homes	\$281,000.00
166 N Starling Drive	Single Family Residence	Dream Finders Homes	\$393,000.00
162 N Starling Drive	Single Family Residence	Dream Finders Homes	\$400,000.00
26 Riverview Bend	Single Family Residence	Bruns Builder Service	\$300,000.00
57 Karas Trail	Single Family Residence	Adams Homes	\$274,000.00
Occupancy Permit			
300 Palm Coast Parkway SW Unit 12	Rider Performance - Retail Bicycles	Mark and Terri Goettsch	
160 Cypress Point Parkway C208	Advanced Home Solutions Construction Firm	Daniel Denault	
Certificate of Occupancy			
101 Palm Harbor Parkway B115	Saras at European Village - lifestyle boutique	Beacon Pointe Construction	\$45,000.00

PLANNING

Development Order Issued for Lot Split for Old Kings Road Parcel 522

On November 17, 2016 a Non-statutory Lot Split Development Order was issued for the property located at Parcel 522 Old Kings Road, which is located east of Interstate 95 and west of Old Kings Rd.

Palm Harbor Golf Course Bunker Rehabilitation Project Completed

A complete bunker rehabilitation was finished last week at the Palm Harbor Golf Course. The project came in on time and under budget and was welcomed by rave reviews from the players of the course as well as the Kemper Sports staff who maintains the course for the City. An improved bunker sand was used that drains better and tends to stay in place better than conventional bunker sand. This will result in future costs savings due to a longer period of time between future rehabilitation work which is always an on-going need. Some sand bunkers were converted to turf bunkers which also will reduce maintenance time and afford better playability to the golfers. The work was done by LandIrr, Inc. under the supervision of the Planning Department and Kemper Golf staff.



CONSTRUCTION MANAGEMENT & ENGINEERING

The following is an update since last week for projects in the City from November 17, 2016 through November 30, 2016

City Capital Projects Under Construction		
Holland Park -Florida Park Drive	88%	32 new baseball field dugout footers poured. Finish stucco coat mix approximately 50% on artificial rock wall. Structural steel for 3 new artificial rock seat walls being formed. Additional irrigation installed around perimeter of playground. Pits excavated for large oak trees arriving Monday for playground. Approximately 75 additional trees installed around park perimeter and at front entrance
Seminole Woods Pkwy Reclaim Water Main Phase 2	92%	Contractor is raising all existing valve lids to grade and fixing damaged ones. Sod is being installed in area of last connection to existing main November 30, 2016.
Developer Projects Under Construction		
Shoppes of Palm Coast - SR 100 & Belle Terre	80%	Project is almost complete, a substantial walk thru will be scheduled with Contractor November 29, 2016.
Chase Bank @ Island Walk	90%	November 30, 2016 parking lot striping has been completed, site is being cleaned up and getting ready for final inspections.
7-Eleven Store - Beach Village	40%	November 30, 2016 work being done on power poles and dumpster pad areas.
Race Trac	85%	Contractor is preparing for final closeout process. November 30, 2016 grease interceptor flow and dye test was done and witnessed by Utility Staff.
Super Wash - Cypress Point Pkwy	85%	November 28, 2016 asphalt is almost completed and curbing is going in. Meter and Backflows were released to Contractor for installation.



7-Eleven Store Form Boards for Dumpster Pad