

# 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- February 3, 2017-Stephen Flanagan, Director**

## PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from January 26, 2017 through February 1, 2017:

- Total number of permits issued: 287
- Construction Value from October 1, 2016 to February 1, 2017 \$97,873,000.00

Commercial Permit Applications			
57 Town Court #123	Interior Alterations - McGreevy Neurohealth	SMC Construction	\$125,000.00
Commercial Permits Issued			
250 Palm Coast Parkway Unit 201	Metal awnings & canopy (The Brass Tap)	Advanced Awning & Design	\$39,000.00
Residential Permits Issued			
33 Weyanoke Lane	Addition	Dulando Screen	\$10,000.00
66 Club House Drive	Addition	Southern Accent Development	\$13,000.00
4 Village View Drive	Addition	A Certified Screen	\$9,200.00
29 Rockefeller Drive	Addition	Tekton LLC	\$1,000.00
15 Ryall Lane	Alteration	Wise Builders LLC	\$14,000.00
23 Fordham Lane	Alteration	Wise Builders LLC	\$21,000.00
163 London Drive	Alteration	Hausen Properties	\$7,000.00

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

14 Zinnia Trail	Alteration	Intercoastal Construction	\$4,000.00
4 Riverdale Lane	Alteration	Skyway Builders	\$22,000.00
89 Zephyr Lily Trail	Alteration	SPH Contractors	\$2,000.00
17 Eastwood Drive	Alteration	Dacom Home Accents	\$3,000.00
103 Parkview Drive	Alteration	Days Home Solution	\$5,000.00
63 Beechwood Lane	Alteration	Dom Salvatores Home Improvement	\$1,000.00
10 Conway Court	Alteration	Dom Salvatores Home Improvement	\$2,000.00
77 Lafayette Lane	Alteration	Ted & Bobs Aluminum	\$10,000.00
51 Pilgrim Drive	Alteration	Ted & Bobs Aluminum	\$7,000.00
106 N Starling Drive	Single Family Residence	Dream Finders	\$243,000.00
22 Fenimore Lane	Single Family Residence	Amaral Custom Homes	\$242,000.00
40 Whittingham Lane	Single Family Residence	Seagate Homes	\$275,000.00
3 lake Charles Place	Single Family Residence	Everlast Homes	\$240,000.00
109 Coopers Hawk Court	Single Family Residence	D.R. Horton	\$252,000.00
119 N Starling Drive	Single Family Residence	Dream Finders Homes	\$388,000.00
114 N Starling Drive	Single Family Residence	Dream Finders Homes	\$396,000.00
12 Ferngate lane	Single Family Residence	Everlast Homes	\$240,000.00
15 New Water Oak Drive	Single Family Residence	Applied Building Development	\$375,000.00
96 Birchwood Drive	Single Family Residence	Adams Homes of NW Florida	\$202,000.00
3 Serene Place	Single Family Residence	Adams Homes of NW Florida	\$281,000.00
106 Coopers Hawk Drive	Single Family Residence	D.R. Horton	\$224,000.00
110 Coopers Hawk Court	Single Family Residence	D.R. Horton	\$252,000.00
102 Coopers Hawk Court	Single Family Residence	D.R. Horton	\$256,000.00
114 Coopers Hawk Court	Single Family Residence	D.R. Horton	\$239,000.00
5 Turkey Oak Lane	Single Family Residence	Intevest Construction	\$400,000.00
Occupancy Permit			
389 Palm Coast Parkway SW #4	The Notary Public and Certified Signing Agent	Mary Ward Markane	
389 Palm Coast Parkway SW #4	Cynthia Hairston Counseling	Cynthia Hairston	
3 Hargrove Grade Suite 4-7	Central Pro Irrigation and Landscape Supplies	Tadcorp	
47 Eastwood Drive	Jessica's Brighter Beginnings - small home daycare	Jessica Sustarta	
Certificate of Occupancy			
15 Hargrove Grade Lane 5F	Luso America Café & Bakery	Sun State Custom Builders	\$10,000.00

## PLANNING

### Belle Terre Median Construction Update

Tree planting commenced this week with the planting of date palms and crape myrtle trees just south of the intersection of Royal Palms Parkway and Belle Terre Parkway. Shrubbery and drip irrigation will be installed next week and mulch and sod will be installed further south to Easthampton Drive. Once this segment has been completed, work will begin on the segment from Easthampton to State Road 100 to complete the project. Note that during construction the speed limit in this stretch of Belle Terre Parkway has been reduced from 45 miles per hour to 35 miles per hour for the safety of our Public Works employees during working hours. The project should be completed by the end of the second quarter.

## CONSTRUCTION MANAGEMENT & ENGINEERING

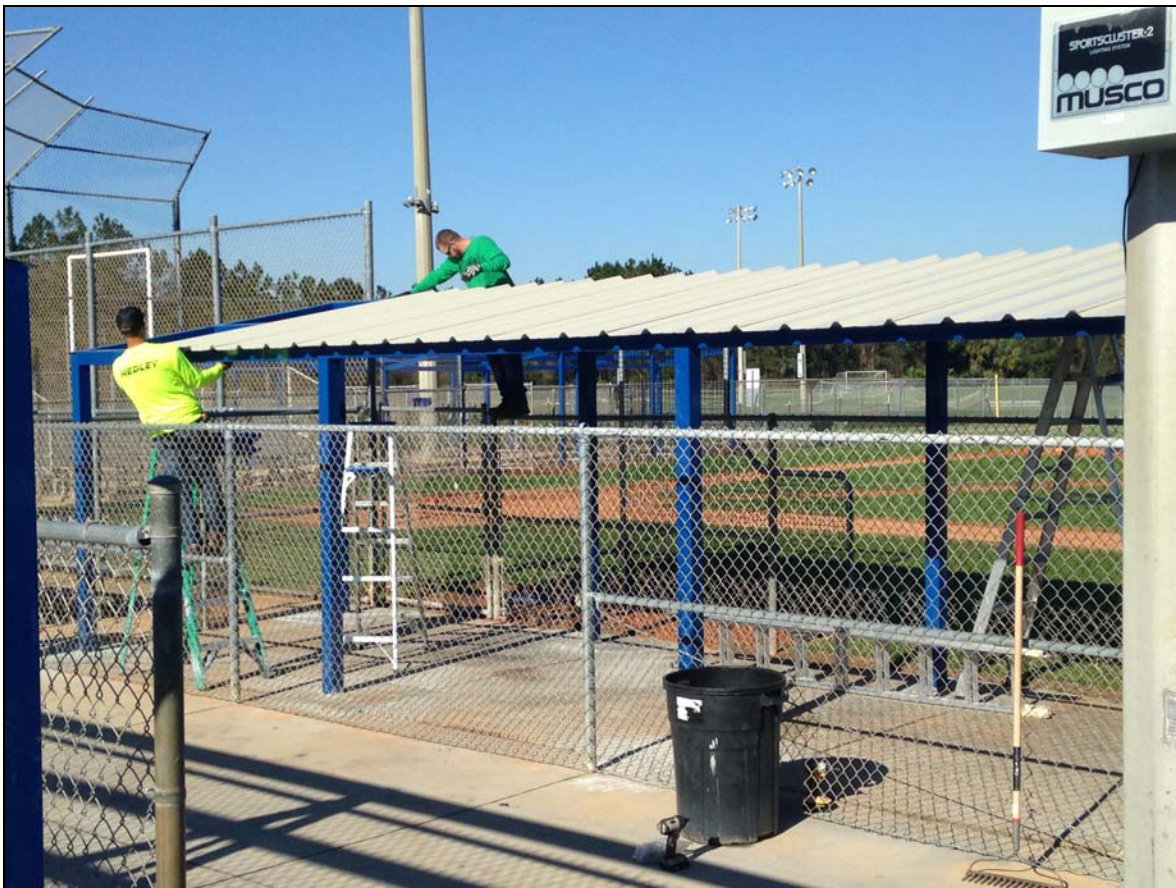
The following is an update since last week for projects in the City from January 26, 2017 through February 1, 2017

<b>City Capital Projects Under Construction</b>		
Holland Park -Florida Park Drive	91%	Artificial rock wall and 3 seat walls complete. Installation of Bahia sod continues. Excavation and finish grading continues ahead of Bahia sod.
Wastewater Treatment Plant #2	49%	February 1, 2017 concrete walls being placed in the Biological Process tanks. Contractor installing pump piping for the Reclaimed Pump Station.
Community Center	1%	January 30, 2017 preconstruction meeting was held on site.
Matanzas Woods Master Pump Station	6%	January 31, 2017 silt fence was installed and a portion of Peavy Grade was cleared in preparation for the forcemain installation.
Southern Wellfield Expansion Phase 2 (Sesame & Equip 5 Wells)	15%	January 30, 2017 directional drill contractor has set up equipment to start fusing pipe.
Indian Trails Sports Complex - Replace 8 Dugouts	80%	Dugout framing built and slabs re-placed. Dugout roofs 50% installed. Player benches 75% built on site, not installed yet.
<b>Developer Projects Under Construction</b>		
7-Eleven Store - Beach Village	100%	Project was successfully completed January 30, 2017.
Tuscan Garden at Palm Coast	2%	January 31, 2017 site visit, trees that are to be saved were being marked.
Protea Senior Living/Sable Palms	40%	January 31, 2017 storm pipe and boxes are being installed.
Dunkin Donut/Baskin Robbins - Rebuild	25%	January 26, 2017 concrete slab has been placed and block work started January 27, 2017.





Holland Park - 2 of 3 Boulder Rocks



Indian Trails Sports Complex - Baseball Dugout