

# 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- October 14, 2016-Stephen Flanagan, Director

### PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from September 29, 2016 through October 13, 2016:

- Total number of permits issued: 281
- Construction Value from October 1, 2015 to October 13, 2016 \$233,767,428.00

Commercial Permit Applications			
6030 Old Kings Road (Coconuts Car Wash)	10 x 19 carport	CCA Construction	\$7,000.00
6030 Old Kings Road (Coconuts Car Wash)	10 x 12 detached storage building	CCA Construction	\$4,000.00
Commercial Permit Issued			
250 Palm Coast Parkway NE Building 300	Interior Alterations - Thai by Thai	Whitley Builders LLC	\$232,000.00
250 Palm Coast Parkway NE Unit 1301	Interior Alterations - Goodwill Industries	Ed Carlyon Construction	\$30,000.00
5910 State Hwy 100 E	2 Story Office Building - Florida Power and Light	S & J Construction	\$5,500,000.00
5625 N US Hwy 1	Sunshade - Christ the King Church	Outback Marine Construction	\$13,000.00
Residential Permits Issued			

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

2 Firethorn Lane	Addition	Paulo Rodrigues	\$18,000.00
190 Belleaire Drive	Addition	Agua Construction Company	\$33,000.00
115 Spoonbill Drive	Alteration	Ted & Bobs Aluminum	\$11,000.00
49 Brockton Lane	Alteration	Budd Severino	\$9,000.00
62 Arena Lake Drive	Alteration	A Certified Screen	\$13,000.00
19 Arena Lake Drive	Alteration	A Certified Screen	\$11,000.00
7 Flarestone Court	Alteration	Budgen Construction	\$10,000.00
4 Westrose Place	Single Family Residence	Sweetwater Custom Homes	\$264,000.00
2 Egret Trail	Single Family Residence	Skyway Builders Inc.	\$322,000.00
11 Pythian Place	Single Family Residence	Skyway Builders Inc.	\$299,000.00
5 Holly Court	Single Family Residence	Seagate Homes	\$298,000.00
11 Sellner Place	Single Family Residence	Seagate Homes	\$174,000.00
139 Park Place Circle	Single Family Residence	Seagate Homes	\$242,000.00
11 Arena Lake Drive	Single Family Residence	Paytas Homes	\$203,000.00
7 Arena Lake Drive	Single Family Residence	Paytas Homes	\$246,000.00
16 Emerson Drive	Single Family Residence	Interinvest Construction	\$245,000.00
6 Lindsay Drive	Single Family Residence	Adams Homes of NW Florida	\$281,000.00
55 Zebulah's Trail	Single Family Residence	Seagate Homes	\$232,000.00
80 Lindsay Drive	Single Family Residence	Seagate Homes	\$271,000.00
16 Arena Lake Drive	Single Family Residence	Seagate Homes	\$238,000.00
92 Secretary Drive	Single Family Residence	Seagate Homes	\$232,000.00
13 Elliot Place	Single Family Residence	Holiday Builders	\$299,000.00
13 Lewiston Ct	Single Family Residence	Holiday Builders	\$319,000.00
11 Woodshaw Lane	Single Family Residence	Holiday Builders	\$252,000.00
43 Beacon Mill Lane	Single Family Residence	Holiday Builders	\$206,000.00
Occupancy Permit			
4871 Palm Coast Parkway NW #5	Saltwater Funding - mortgage broker	Francis Matriacovo	
210 St Joe Plaza Drive SW 210	Pioneer Title Services	Michaëlle Heiser	
15 Hargrove Lane 5K	Advanced Kitchen Solutions	Ricardo Demarchi	
101 Palm Harbor Parkway B114	Cosmopolitan Bride - bridal shop	Chartersearch Inc.	
Development Project Applications			
Technical Site Plan Tier 1	Seminole Woods Blvd MUP; location: Seminole Woods Blvd.	City of Palm Coast	
Subdivision Preliminary Plat	Grand Landings Phase 3A; location: South Coopers Hawk Way	JTL Grand Landings Development LLC	
Technical Site Plan Tier 1	Dunkin Donuts; location: 1310 Palm Coast Pkwy. S.W.	Gary Heckel	
Technical Site Plan Tier 1	Chipotle Restaurant; location: 5860 State Hwy. 100 E.	Palmetto Capital Group, LLC	
Technical Site Plan Tier 1	Palm Coast Industrial Park Storage; location: 3 Hargrove Grade	Margaret Sheehan Jones	
Nonstatutory Lot Split	Old Kings Road Parcel 522; location: 2250 Old Kings Road	Clint Smith	

**PLANNING**

**Development Order Issued for Aldi Grocery Store**

A development order was issued on October 12, 2016, for a new Aldi 17,825 sq. ft. grocery store with 85 parking spaces at the Shoppes of Palm Coast. This new 12.9-acre commercial center is located at the southeast corner of S.R.100 and Belle Terre Boulevard. The 1.7-acre Aldi site will be more specifically located on the south side of S.R. 100, about 600 feet east of Belle Terre Boulevard.



**CONSTRUCTION MANAGEMENT & ENGINEERING**

The following is an update since last week for projects in the City from September 22, 2016 through September 28, 2016

City Capital Projects Under Construction		
Holland Park -Florida Park Drive	87%	Grading and soil replacement throughout park continues. Irrigation work continues. Trees installed in small dog park. Sod completed in Large Dog park. Small Dog park sod continues. Old pump station driveway demolition, graded and being formed for pour. Restroom building floor painted. Restroom soffit staining begun. Lower artificial rock wall spread foundation re-installation begun.

<b>Developer Projects Under Construction</b>		
Florida Hospital Addition	62%	October 12, 2016 area below the structure is being prepared for road base.
Tractor Supply Store	30%	October 6, 2016 site was checked for storm preparation.
Palm Coast Arts Foundation	98%	October 12, 2016 stage has been completed, project almost done.
Aspen Dental	75%	October 6, 2016 site was checked for storm preparation. October 11, 2016 parking lot has been completed and landscaping has started.
Race Trac	40%	October 6, 2016 site was checked for storm preparation. October 11, 2016 form boards were inspected for sidewalk to the east and west of SR 100 entrance.
Parkview Baptist Church	10%	Site work has started and concrete slab was being prepared October 10, 2016.
7-Eleven Store - Beach Village	10%	October 11, 2016 sheet pilings being installed for gas tank area. Dewatering was set up for gas tank areas October 12, 2016.
FPL Building & Site	2%	October 11, 2016 clearing on site has started.



**Arts Foundation – Stage**