

# 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- August 19, 2016- Stephen Flanagan, Director

### PERMITTING ACTIVITY

The following is an update of permit and development application activity in Palm Coast from August 11, 2016 through August 17, 2016:

- Total number of permits issued: 168
- Construction Value from October 1, 2015 to August 17, 2016 \$194,854,439.00

Commercial Permit Applications			
65 Fernmill Lane	Assisted Living Facility - Protea Senior Living	Elkins Construction	\$1,145,000.00
2560 State Hwy 100	Site Development - 7-11 Convenience Store	Wilson's Petroleum Equipment	\$200,000.00
Commercial Permits Issued			
1500 Central Ave (Palm Coast Arts Foundation)	Stage	Ajax Building Corp.	\$277,000.00
Waterfront Park	Fence	Flagler Fence	\$2,380.00
250 Palm Coast Parkway Unit 702(Island Walk)	Renovations - UBREAKIFIX	Mark Abbott's Custom Renovations	\$58,000.00
210 Old Kings Road 900	Renovations - Atlantic Nephrology	Hall Architectural Associates	\$25,000.00
65 Fernmill Lane	Site Development - Protea Senior Living	Elkins Construction	\$50,000.00

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

Residential Permits Issued			
15 Weber Lane	Addition	Ecompass Alum	\$13,000.00
55 Riviera Drive	Addition	Screen Concepts	\$18,000.00
181 Beachway Drive	Addition	Sergey Yakovlev	\$18,000.00
39 Christopher Court	Addition	Screen Concepts	\$13,000.00
15 Lloshire Path	Addition	Affordable Aluminum	\$7,000.00
5 Zebu Place	Addition	Affordable Aluminum	\$13,000.00
6 Robin Hood Lane	Addition	Dulando Screen	\$9,000.00
23 Post Tree Lane	Addition	Taylor Screen	\$7,000.00
6 Ripplet Place	Addition	Tally's Construction	\$24,000.00
25 Waterfront Cove	Addition	Affordable Aluminum	\$8,000.00
21 Rymen Lane	Addition	F-M Builder and Construction	\$83,000.00
7 Sandpiper Court	Alteration	Palm Coast Homes	\$50,000.00
74 Wood Cedar Drive	Alteration	Hausen Properties	\$19,000.00
12 Graham Trail	Alteration	Dom Salvatore's Home Improvements	\$6,000.00
121 South Hummingbird Place	Alteration	Screen Concepts	\$5,000.00
93 Rose Drive	Single Family Residence	Seagate Homes	\$271,000.00
164 Boulder Rock Drive	Single Family Residence	Seagate Homes	\$28,000.00
12 Chinier St	Single Family Residence	Skyway Builders	\$368,000.00
58 Woodbury Drive	Single Family Residence	Blue Water Homes	\$359,000.00
136 Cochise Court	Single Family Residence	Blue Water Homes	\$251,000.00
17 Big Bear Lane	Single Family Residence	Everlast Homes	\$272,000.00
67 Forest Hill Drive	Single Family Residence	Seagate Homes	\$256,000.00
2 Essay Way	Single Family Residence	Maronda Homes	\$385,000.00
124 Park Place Circle	Single Family Residence	Holiday Builders	\$251,000.00
21 Edith Lane	Single Family Residence	Holiday Builders	\$301,000.00
122 Park Place Circle	Single Family Residence	Holiday Builders	\$211,000.00
57 Esperanto Drive	Single Family Residence	Holiday Builders	\$236,000.00
Occupancy Permit			
33 Longfellow Drive	Caterpillar Clubhouse - Home Daycare	Brittany Pitts	
Certificate of Occupancy			
250 Palm Coast Parkway Unit 406 (Island Walk)	China Express	Mark Abbotts Custom Renovations	\$135,000.00
5625 N US Hwy 1 Building 2 (Christ the King Church)	13,795 Early Learning Center	DiMare Construction	\$1,387,000.00

## **PLANNING**

### **Intern Assisting with Various Environmental Projects**

This week our planning intern finished a PowerPoint presentation that will be shown to the volunteers at the beginning of the 2016 Intracoastal Waterway Cleanup event. She also worked on writing a narrative of all of the projects she has been involved with during her internship. On Tuesday, she got to go out and observe as a new type of edge buffer was installed at one of the City's weirs. On Wednesday, our intern went out into the field and surveyed the remaining adopted medians as well as all of the parks in Palm Coast that have access to water. She was surveying to see if there was public access to the water and if it warranted a warning sign or fence around the body of water.

### **City Landscape Architect Discusses Home Landscaping Plan**

A program was presented on Residential Landscape Design at Naturescapes Garden Center for the Palm Coast Gardening Guild. The City landscape architect discussed the steps necessary to design or redesign your own home landscaping plan. Example photos were shown depicting good design principals to consider with their design. The discussion wrapped up with some helpful information on the City's tree pruning regulations and why it is better to replace your dying sod under shade trees with ground covers instead of removing or drastically pruning the shade tree.

### **9<sup>th</sup> Annual Intracoastal Waterway Cleanup Event – September 10, 2016**

The 9th Annual Intracoastal Waterway Cleanup event is right around the corner and scheduled for September 10th.

<http://www.palmcoastgov.com/events/intracoastal-cleanup/register>.

Volunteers will have a great time cleaning up the environment in the morning and can enjoy an afternoon filled with fun, food and prizes including a chance at being the “The Most Unique F.I.N.D.” contest winner. We couldn’t put on this wonderful event without our generous sponsors. <http://www.palmcoastgov.com/events/intracoastal-cleanup/sponsors>.

Pre-registration is open until August 20, 2016 to ensure volunteers get all supplies (t-shirt, water bottle, event back pack, garbage bags, gloves, etc.). Online registration remains open until September 8th and are welcomed on event day at the Palm Coast Community Center (event headquarters). For any registration questions, contact Denise Bevan, CFM via email at [dbevan@palmcoastgov.com](mailto:dbevan@palmcoastgov.com).

We love our past mascots that have inspired approximately 1,500 volunteers to make a difference in our waterways since 2013.



Meet Digger! Our official 2016 Mascot!

**2013 - Captain Hu-Manatee, 2014 - Pinch de Leon, and 2015 - Scoop.**



**Oyster Water Quality Task Force (OWQTF)**

Staff and City interns attended the Oyster Water Quality Task Force (OWQTF) at the Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR). The OWQTF is a collective of regional stakeholders that focus on water quality research and monitoring within the Tolomato, Matanzas and Pellicer Creek watersheds. The oyster is utilized as a species that can be studied and can reflect indicators of water quality. Stakeholders include, but not limited to FWC, USGS, DEP, SJRWMD, local government(s), oyster harvesters, scientists and other interested parties. The event was conducted at the GTMNERR Guana Education Center which was a fun relief for our City interns.



**CONSTRUCTION MANAGEMENT & ENGINEERING**

The following is an update since last week for projects in the City from August 11, 2016 through August 17, 2016

<b>Projects in Survey, Permitting &amp; Design</b>		
Seminole Woods Multi Use Path (MUP) Phase 6	2%	Survey control points are established, stationing is complete and silt fence installation has started August 12, 2016. Surveyor started path layout August 15, 2016.
<b>City Capital Projects Under Construction</b>		
Holland Park -Florida Park Drive	78%	Installation of Volleyball posts. Curbing begun. Dog park fence posts installed. Basketball fencing work continues. Additional fence posts installed at Tennis. Grading in



		playground continues. Playground equipment installation continues. Sidewalk and concrete pad grading and forming continues.
Wastewater Treatment Plant #2	13%	August 11, 2016 tank crew on site placing and tying rebar matting for foundation. Concrete being placed on section of the biological process tank. Work Continues on the generator pad, chlorine contact chamber and headworks.
Boulder Rock Drive Structure F-2 Crossing	98%	Substantial walkthrough was completed.
Seminole Woods Pkwy Reclaim Water Main Phase 2	2%	Reuse pipe is being staged for installation on Seminole Woods August 15, 2016.
Palm Harbor Extension	95%	August 12, 2016 work continues on punch list items and rip rap dispersion rocks were added to the storm water inlet to the pond. Site walkthrough with contractor checked punch list items at 90% complete as of August 16, 2016.
North Old Kings Road Extension - Matanzas Woods Pkwy	99%	Punch list items were completed and project was ready for final inspection on August 12, 2016.
South Old Kings Road Force Main	99%	Final Inspection held August 12, 2016 waiting on final documents for project completion.
<b>Developer Projects Under Construction</b>		
Grand Landings Phase 2 & 3	76%	August 12, 2016 gravity sewer passed testing. Contractor has started placing asphalt on road August 17, 2016.
Christ the King Church Addition	100%	Project has been successfully completed August 11, 2016.
Shoppes of Palm Coast - SR 100 & Belle Terre	35%	August 16, 2016 contractor has finished the installation of the sewer force main.
Race Trac	25%	August 11, 2016 grease interceptor was delivered. Installation of storm water continues. August 17, 2016 held pre-construction meeting with Department of Transportation.
Contemporary Machinery (Roberts Road)	85%	August 9, 2016 concrete slab was placed under the meter and backflow assemblies.
Dollar General - Old Kings Road N	85%	Contractor provided City Inspector as-built for review and redline. A substantial walk-thru was completed August 16, 2016 with a punch list created for contractor.
Park Place Recreation Center	5%	Footers have been formed and 1st rough of plumbing has started August 16, 2016.