

# 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-March 11, 2016- Stephen Flanagan, Director**

## PERMITTING ACTIVITY

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

- Total number of permits issued: 284
- Since January 2009, \$858,600,327 construction dollars have been invested in Palm Coast.

Commercial Permit Applications			
4982 Palm Coast Parkway NW Unit 8 & 9	Alterations - Club Mirage	Agua Construction	\$25,000.00
1475 Palm Coast Parkway NW #103	Alterations - Chiropractic office site development - drainage and parking lot expansion	Blue Water Homes	\$6,300.00
2 North Village Parkway	Alterations - wall between units	SE Cline	\$98,760.00
5 Utility Drive Unit 13 & 14	Alterations - Dance Studio	Machin Construction	\$4,000.00
515 Palm Coast Parkway SW Unit 9 & 10	Alterations (no tenant provided)	Mark Abbotts Custom Renovations	\$59,000.00
250 Palm Coast Parkway NE Unit 403	Alterations - Circle K	Sandspur Construction	\$150,000.00
1500 Palm Coast Parkway NW	Alterations - Circle K	Sandspur Construction	\$150,000.00
191 Cypress Point Parkway			

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

Commercial Permit Issued			
60 Memorial Medical Parkway (Hospital)	3 Story - 32 bed addition	Batson-Cook Company	\$7,200,000.00
250 Palm Coast Parkway NE #604	Alterations - Crossfit	Certified General Contractors	\$150,000.00
Residential Permits Issued			
4 Flaxton Lane	Addition	Doris Morales	\$2,000.00
30 Prince Michael Lane	Addition	A Certified Screen	\$29,000.00
111 South Hummingbird Place	Addition	A Certified Screen	\$8,000.00
22 Cheyenne Court	Addition	Waterside Pools	\$9,000.00
8 Mid Oaks Circle #202	Alteration	Blue Crown Construction	\$1,000.00
37 Collingwood Lane	Alteration	Budgen Construction	\$7,000.00
108 Westlee Lane	Alteration	Cannon Home Services	\$3,000.00
25 Bird of Paradise Drive	Alteration	Screen Machines	\$9,000.00
88 Rickenbacker Drive	Alteration	Screen Machines	\$14,000.00
14 Senseney Path	Alteration	Concept Building	\$6,000.00
17 Palmwood Drive	Alteration	Dom Salvatores Home Improvements	\$7,000.00
63 Rickebnacker Drive	Single Family Residence		\$164,000.00
49 Pine Circle Drive	Single Family Residence	Adams Homes of NW FL	\$287,000.00
2 Seaton Valley Path	Single Family Residence	Adams Homes of NW FL	\$281,000.00
38 Brownstone Lane	Single Family Residence	Adams Homes of NW FL	\$281,000.00
102 Westchester Lane	Single Family Residence	Intervest Construction Inc.	\$364,000.00
22 Becker Lane	Single Family Residence	Kienly McGee	\$308,000.00
57 North Park Circle	Single Family Residence	Olsen Custom Homes	\$283,000.00
31 Pilgrim Drive	Single Family Residence	Seagate Homes	\$271,000.00
20 Creekside Drive	Single Family Residence	Seagate Homes	\$271,000.00
104 Bud Hollow Drive	Single Family Residence	Seagate Homes	\$286,000.00
78 Zaun Trail	Single Family Residence	Seagate Homes	\$291,000.00
40 Feling Lane	Single Family Residence	Seagate Homes	\$271,000.00
4 Zamia Place	Single Family Residence	Seagate Homes	\$232,000.00
116 Park Circle Drive	Single Family Residence	Seagate Homes	\$242,000.00
64 Felwood Lane	Single Family Residence	Seagate Homes	\$271,000.00
Occupancy Permit			
15 Hargrove Grade Unit 6L	Gunnars Distilling Company	Bill Kratasas	
9 Ponderosa Lane	Assisted Living Facility - TM Tender Care	Murna Hanson and Tanya Muir	

Certificate of Occupancy			
250 Palm Coast Parkway NE # 214	Alterations	Hawkins Construction	\$24,000.00
250 Palm Coast Parkway NE #205	Alterations - Metro Diner	TWT Restaurant Design	\$350,000.00

**PLANNING**

Protea Senior Living Assisted Living Facility was approved by the PLDRB on January 20, 2016. This development was approved as a Tier 2 Technical Site Plan. The ALF will be an 82 unit 100-bed ALF on an approximately 6 acre portion of an 18.67 acre parcel of land located south of Forest Grove and west of Palm Harbor Boulevard, .4 miles east of North Old Kings Road. The balance of the tract, approximately 12.76 acres, will remain a mixed wetland hardwood area. The wetland area will serve as a natural buffer to the residences to the south. The ALF includes numerous amenities within a well-designed facility and site. .



## **CONSTRUCTION MANAGEMENT & ENGINEERING**

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

<b>Projects Under Construction</b>		
Holland Park -Florida Park Drive	57%	Grading and pouring of sidewalks continues. New Restroom roofing completed. Electrician setting and wiring light poles. Rough grading for basketball court. Block walls erected for Dumpster area and Material Storage Bins
South Old Kings Road Force Main	96%	March 3, 2016 an Air Release Valve offset was installed just north of the waterway and forms for sidewalk have been started.
South Old Kings Road Master Pump Station	75%	Forms were set for the Master Pump Station driveway on March 7, 2016 and concrete was placed on March 9, 2016.
I-95 Interchange - Matanzas Woods Reclaim Watermain	86%	Directional Drill reaming is completed and 1,180 ft. of 18" HDPE pipe was pulled under I-95.
City -Matanzas Woods Reclaim water main Phase 2	100%	Project has been successfully completed.
Water Treatment Plant 2 Wellfield Additions	63%	Final tests will be scheduled for the three wells, flushing was completed March 8, 2016.
Palm Harbor Extension	76%	Road base, stormwater piping installation and compaction continues March 8, 2016.
Wastewater Treatment Plant #2	1%	Preconstruction meeting has been set for March 15, 2016.
Southern Wellfield Expansion Phase 1	2%	March 4, 2016 contractor has started to fuse the 18" HDPE pipe. Drilling contractor has pulled the HDPE on March 9, 2016.
<b>Projects In Development</b>		
Grand Landings Phase 2 & 3	28%	Contractor is nearing partial completion of stormwater, reuse, water and gravity sewer.
Grand Landings Recreation Center	70%	Gravity manholes and sewer pipe are being installed.
Grand Haven Sales Center on Colbert Lane	83%	Contractor is ready to pour concrete around the meter and backflow assemblies.