

# COMMUNITY DEVELOPMENT – Jason DeLorenzo, Chief Development Officer

PROVIDE GUIDANCE FOR WELL-PLANNED GROWTH AND  
DEVELOPMENT FOR THE PROTECTION OF THE CITY'S  
NATURAL RESOURCES, PUBLIC HEALTH, SAFETY, AND WELFARE.

<b>Commercial Permits Applied</b>			
50 Plaza Drive Unit 102	Interior Alterations - H & R Block	Commercial Installation and Construction	\$20,000
<b>Commercial Permits Issued</b>			
Canopy Walk - building 200, 300, 400, 500	Replace walkway/handrails & balconies	The Southeast Restoration	\$196,696
3895 Old Kings Road N	Site Development for Self Storage Facility (4 buildings)	Scherer Construction of N Florida	\$1,409,787
<b>Occupancy Permits Issued</b>			
36 Rocking Horse Lane	Anderson Family Daycare	Monica Anderson	
<b>Development Applications</b>			
Subdivision NonStatutory	Lot Split 15 Pine Haven	Frank Stape with Olive Development	
Subdivision NonStatutory	23 Rainbow Lane Townhouse	Frank Stape with Olive Development	
Subdivision NonStatutory	24 Pine Hurst Lane Townhouse	Frank Stape with Olive Development	
Subdivision NonStatutory	47 Raintree Place Townhouse	Frank Stape with Olive Development	
<b>Development Orders</b>			
Technical Site Plan Tier 1	Dollar General	Tre Jinright with JAD Engineering	
Technical Site Plan Tier 1	Flagler Animal Hospital Expansion	Roger Stuccla	
Construction value improvements from October 1, 2018 to date			\$281,411,718
Residential Single Family / Duplex Residences			23

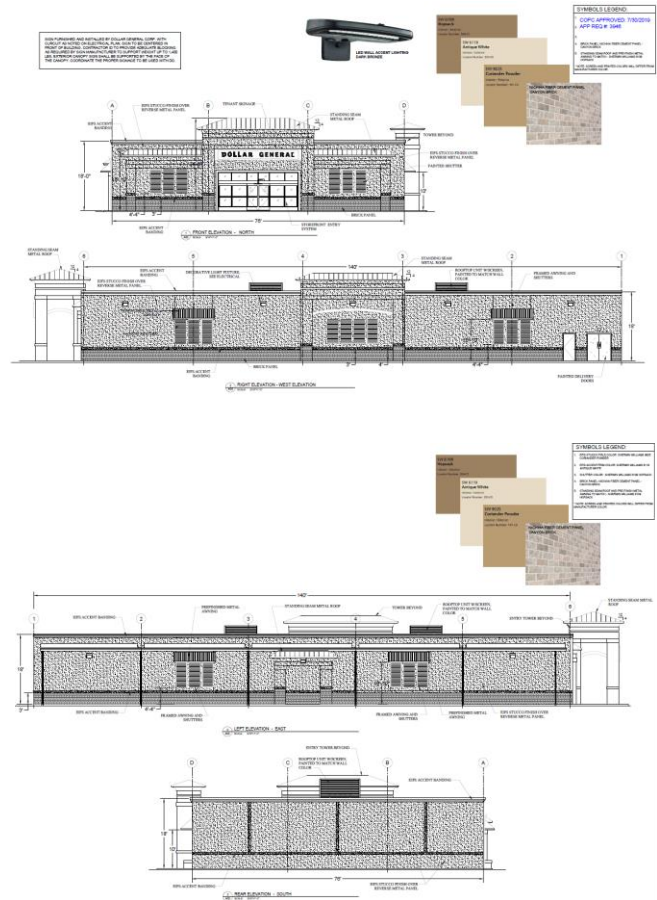
## Spotlight Projects

### Dollar General Matanzas Woods Parkway

A Development Order has been issued for approval of a Technical Site Plan for a new Dollar General store at 1000 Matanzas Woods Parkway. The new retail store will be on a vacant 2-acre site at the SW corner of Matanzas Woods Parkway and Old Belle Terre Parkway. Construction is intended to start in early August for this 10,640 square foot one-story building.



On July 25<sup>th</sup>, staff hosted a training session provided by Mr. Mark Evans, U.S. Army Corps of Engineers' Senior Project Manager and Regulatory Reviewer. Attendance included professionals from Flagler County Planning and Land Management Divisions along with City staff from Stormwater & Engineering, Community Development, Utilities and associated Department Interns. Mr. Evans traveled from the Jacksonville District Office to provide first-hand knowledge of Corps jurisdiction, the court cases that have affected jurisdiction, the Section 404(b)(1) Guidelines (avoid/minimize/compensatory mitigation), do's and don'ts regarding applications, and potential State of Florida assumption of a portion of the Corps' 404 authority.



**Dollar General at Matanzas Woods Pkwy**



**Army Corps of Engineers Training at City Hall**