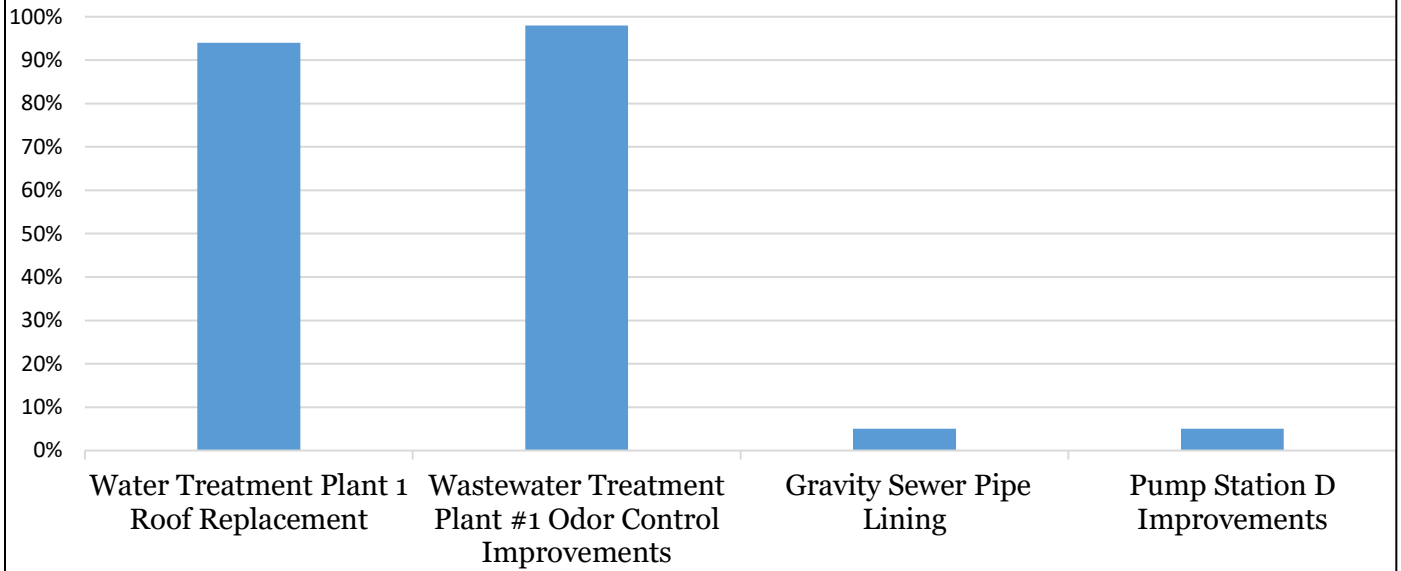


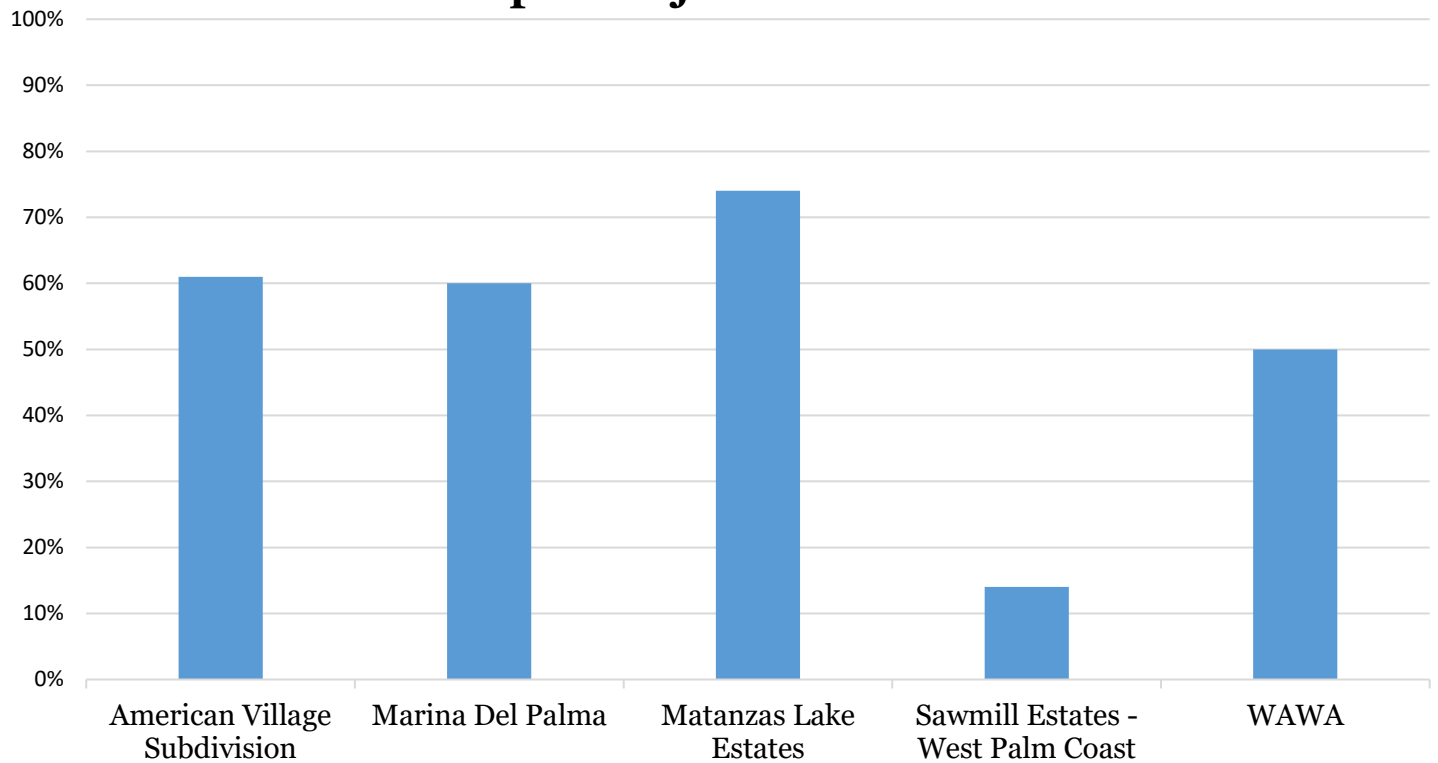
COMMUNITY DEVELOPMENT – Stephen Flanagan, Director

DEVELOPMENT FOR THE PROTECTION OF THE CITY'S
NATURAL RESOURCES, PUBLIC HEALTH, SAFETY, AND WELFARE.

City Capital Projects Under Construction



Developer Projects Under Construction



Commercial Permits Issued			
5 Utility Drive Unit 1 & 2	Interior Renovations - Woodland Commons	Machin Construction	\$4,000
260 Cypress Edge Drive Suite 600	Interior Renovations - Anytime Fitness	BTD Contracting	\$150,000
1000 Palm Coast Pkwy SW #105	Interior Renovations - County Road & Co.	East Corp Bldg Corp.	\$7,000
Commercial Permits Applied			
4 Corporate Drive	Interior Renovations	Maintenx	\$20,000
121 Pine Lakes Pkwy N bldg. 10 # 806 (Pine Lakes Apartments)	Fire repairs	All Weather Contractors Inc.	\$9,600
400 Old Kings Road (Fairfield Inn)	Interior Renovations	Denali Contracting Inc	\$2,500
Occupancy Permits Issued			
160 Cypress Point Pkwy C212	1st Global Realty LLC	Zhanesta Pereverova	
25 Old Kings Road N 4B	18th & Champa - CBD Sales	Tom Lorber	
Development Applications			
Technical Site Plan	Texas Roadhouse - 1298 Palm Coast Pkwy, S.W.	John Eveland	
Construction value improvements from October 1, 2018 to date			\$115,382,263
Residential Single Family / Duplex Residences			11

Spotlight Projects

Development Order Issued for Mr. Rooter

The Planning Land Development Regulation Board approved a Special Exception on February 20, 2019, for an office headquarters for Mr. Rooter Plumbing. The proposed building at 4560 N. US HWY 1, which is approximately 8000 sq. ft., will also include a 2500 sq. ft. warehouse component. The warehousing component, which required the Special Exception review, will be located at the rear of the building. The proposed building will enable Mr. Rooter Plumbing to expand and have a permanent home in Palm Coast. It is estimated that Mr. Rooter Plumbing will have approximately 20 employees at this location. The design of the building itself reflects a significant commitment by the property owner and will likely spur additional development in the area.



Proposed Mr. Rooter Building

Development Order Issued for The Azure

On February 20th, the Planning and Land Development Regulation Board (PLDRB) approved a Technical Site Plan Tier 2 for The Azure Assisted Living and Memory Care Facility. It is proposed for 111 units and 116 beds on a 5+/- acre site and is located directly west of City Market Place, at 144 Cypress Point Parkway. The contracted purchaser, NXC Palm Coast Owner, LLC of Denver, Colorado plans to commence construction in early summer.



Proposed The Azure Building