

MAY 2022 CDD REPORT

PLANNING COMMISSION:

- 2 Minor Subdivision (12.21 acres / 3 lots)
- 2 Minor Subdivision in the Planning JD (11.69 acre / 4 lots)
- 1 Preliminary Subdivision (5.38 acres / 4 lots)
- 1 Preliminary Subdivision in the Planning JD (38.87 acres / 111 lots)
- 2 Rezoning Recommendations to Council (Approval)
- 1 Rezoning Recommendation to Council (Denial)
- 1 Rezoning Carried Over
- 1 PDD Modification
- 2 Site Plan Approvals
- 5 Work Session Discussion Only Items

PLANNING & ZONING DIVISION:

- 36 Plan Reviews
- 90 Permits
- 11 Business License Reviews

BUILDING & INSPECTIONS DIVISION:

VALUATION:

RESIDENTIAL PERMITS:

39 New Single Family Residential	\$ 8,000,880
1 Manufactured Home	
4 Multifamily (4 Units)	\$ 856,000
45 Miscellaneous Residential	\$ 971,375

COMMERCIAL PERMITS:

1 New Commercial (Pirates Cove RV Resort Bathhouse)	\$ 99,986
8 Commercial Addition/Remodel	\$ 865,610
10 Miscellaneous Commercial	\$ 77,000
3 Signs	\$ 23,553

MISCELLANEOUS:

200 Electrical, Mechanical & Plumbing Permits	<u>\$ 575,055</u>
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TOTALS:

311 Permits	\$ 11,469,459
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4	New Tenants in Existing Building
39	Environmental Permits
1,506	Inspections Performed
\$103,182	Impact Fees Collected

COMPARISON YEAR TO DATE:	FY 20/21	FY 21/22	PERCENTAGE
RESIDENTIAL UNIT PERMITS	639	496	DECREASE 22%
VALUATION	\$138,490,472	\$177,784,571	INCREASE 28%
FEES	\$1,443,748	\$1,601,112	INCREASE 11%
PERMITS	4,078	2,699	DECREASE 34%
INSPECTIONS	13,583	10,635	DECREASE 22%

TRAINING / MEETINGS / PRESENTATIONS:

- Meetings/Teleconference with Developers, Engineers, Contractors, etc. on Various Projects = 13
*These meetings typically include Miriam, Melissa, Chuck (Building Code), Brad (Fire Code), Leslie (Environmental), Chad (Engineering), Taylor (Engineering) & other staff as needed. This has worked very well in providing a comprehensive comment list on upcoming projects.
- CAMP Training (Melissa, Amanda, Eden & Miriam)
- PLAN (Plan Lower AL Now) Meeting – Melissa, Amanda, Eden & Miriam
- Your Town Training (Eden)
- Gulf Housing Committee Meeting (Miriam)
- CAMP Training (Melissa, Amanda, Eden & Miriam)

BUILDING/INSPECTIONS DEPARTMENT

May 2022

RESIDENTIAL

<u>TYPE:</u>	<u>LOCATION:</u>	<u>PERMITS:</u>	<u>UNITS:</u>	<u>VALUATION:</u>
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	BELLA VISTA	1	1	\$162,000.00
	GLEN LAKES	6	6	\$1,792,320.00
	LEDGEWICK	1	1	\$275,000.00
	MARLIN PLACE	1	1	\$230,440.00
	OAKLEIGH	1	1	\$215,000.00
	PEACHTREE	2	2	\$443,000.00
	PRIMLAND	8	8	\$1,538,200.00
	QUAIL LANDING	1	1	\$364,200.00
	RIVER OAKS	12	12	\$1,980,680.00
	ROSEWOOD	<u>6</u>	<u>6</u>	<u>\$1,000,040.00</u>
SINGLE FAMILY TOTAL:		39	39	\$8,000,880.00
<u>MANUFACTURED HOMES:</u>	1081 W. LAUREL AVENUE LOT 11D	1	1	
<u>MULTI-FAMILY:</u>	SEA PINES AT BON SECOUR- (1 BUILDING WITH 4 UNITS)	4	4	\$856,000.00
<u>RESIDENTIAL TOTAL:</u>		44	44	\$8,856,880.00
<u>MISCELLANEOUS:</u>		45		\$971,375.20
<u>RESIDENTIAL GRAND TOTAL:</u>		89		\$9,828,255.20

BUILDING/INSPECTIONS DEPARTMENT

May 2022

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>NEW:</u>					
PIRATES COVE RV RESORT-(BATHHOUSE)	20376-E COUNTY ROAD 24	1,020	1		\$99,986.00
<u>ADDITIONS & REMODELS:</u>					
ANTOJITOS EL GORDITO	910 N. MCKENZIE STREET	1,270	1		\$2,000.00
DID MARKET DEVELOPMENT COMPANY	1196 S. MCKENZIE STREET	52	1		\$2,310.00
FOLEY HOLDINGS, LLC-(EVENT CENTER)	100-B S OWA BOULEVARD	3,500	1		\$500,000.00
FOLEY HOLDINGS, LLC	401 S. OWA BOULEVARD	2,000	1		\$200,000.00
LA MICHOACANA FRUITLAND	201 E. MICHIGAN AVENUE SUITE 103	1,464	1		\$3,000.00
ORENDA ORIGINALS, LLC	2434 S. MCKENZIE STREET	1,500	1		\$44,000.00
PREMIER MEDICAL	1330 & 1340 N. MCKENZIE STREET	5,733	1	2	\$50,000.00
4 SEASONS NAILS AND SPA	1110 S. MCKENZIE STREET	1,800	<u>1</u>		<u>\$64,300.00</u>
<u>ADDITIONS & REMODELS SUBTOTAL:</u>			8		\$865,610.00
<u>MISCELLANEOUS SUBTOTAL:</u>			9		\$77,000.00
<u>TANGER OUTLET CENTER MISCELLANEOUS SUBTOTAL:</u>			<u>1</u>		
<u>MISCELLANEOUS GRAND TOTAL:</u>			10		\$77,000.00
<u>SIGNS:</u>			3		\$23,552.52
<u>COMMERCIAL GRAND TOTAL:</u>			22		\$1,066,148.52

BUILDING/INSPECTIONS DEPARTMENT

May 2022

RESIDENTIAL & COMMERCIAL & PUBLIC PROJECTS

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 199 @ \$575,054.58
PUBLIC PROJECTS-ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 1
GRAND TOTAL ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 200 @ \$575,054.58

<u>NAME:</u>	<u>LOCATION:</u>
NEW TENANT/EXISTING BUILDINGS:	
CLASH	101-G S. OWA BOULEVARD
COASTAL MEDICAL WEIGHT LOSS, LLC	815 N. MCKENZIE STREET SUITE A
LIFESOUTH COMMUNITY BLOOD CENTERS, INC.	2159 S. MCKENZIE STREET
WORK READY, LLC	22394 MIFLIN ROAD SUITE 201-G

BUILDING DEPARTMENT TOTALS:

	INSPECTIONS PERMITS: 310	INSPECTIONS PERFORMED: 1,503
	PUBLIC PROJECTS PERMITS: 1	THIRD PARTY: 1
INSPECTIONS VALUATION: \$11,469,458.30	GRAND TOTAL PERMITS: 311	PUBLIC PROJECTS INSPECTIONS PERFORMED: 2
		GRAND TOTAL INSPECTIONS PERFORMED: 1,506

BUILDING/INSPECTIONS DEPARTMENT

May 2021

RESIDENTIAL

TYPE:	LOCATION:	PERMITS:	UNITS:	VALUATION:
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	BELLA VISTA	3	3	\$439,640.00
	CYPRESS GATES	6	6	\$977,120.00
	GLEN LAKES	7	7	\$1,263,480.00
	KENSINGTON PLACE	9	9	\$1,514,320.00
	LEDGEWICK	5	5	\$1,104,578.00
	MAJESTIC MANOR	4	4	\$653,840.00
	PARKSIDE	1	1	\$183,485.00
	QUAIL LANDING	1	1	\$166,000.00
	ROSEWOOD	9	9	\$1,517,880.00
	SUMMERFIELD	2	2	\$330,270.00
	THE CRESCENT AT RIVER OAKS	<u>1</u>	<u>1</u>	<u>\$179,000.00</u>
SINGLE FAMILY TOTAL:		48	48	\$8,329,613.00
MANUFACTURED HOMES:	19860 MARKET LANE	1	1	
<u>RESIDENTIAL TOTAL:</u>		49	49	\$8,329,613.00
<u>MISCELLANEOUS:</u>		64		\$982,507.26
<u>RESIDENTIAL GRAND TOTAL:</u>		113		\$9,312,120.26

BUILDING/INSPECTIONS DEPARTMENT

May 2021

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>ADDITIONS & REMODELS:</u>					
DAYS INN	1133 S. MCKENZIE STREET	11,758	1		\$45,000.00
GASTROENTEROLOGIST, PC	1625 N. ALSTON STREET	6,000	1		\$19,550.00
RUM ISLAND	201 N. OWA BOULEVARD	1,200	1		\$140,000.00
SASSY BASS	101-J S. OWA BOULEVARD	1,140	1		\$35,000.00
SLEEP DISORDER CENTER	1709 N. BUNNER STREET	3,000	1		\$14,000.00
SOUTH BALDWIN HEALTH CENTER	1628 N. MCKENZIE STREET	18,000	1		\$76,275.00
SOUTH POINTE APARTMENTS-(POOL HOUSE)	679 E. MICHIGAN AVENUE	2,926	1		\$28,287.00
ST. PAUL LUTHERAN CHURCH	400 N. ALSTON STREET	5,000	1		\$206,986.00
WOERNER COMPANIES	110 E. AZALEA AVENUE	20,090	<u>1</u>		<u>\$44,890.00</u>
<u>ADDITIONS & REMODELS TOTAL:</u>			9		\$609,988.00
<u>TANGER OUTLET ADDITIONS & REMODELS:</u>					
STARBUCKS	2601 S. MCKENZIE STREET	1,816	<u>1</u>		<u>\$175,108.00</u>
<u>TANGER OUTLET ADDITIONS & REMODELS TOTAL:</u>			1		\$175,108.00
<u>ADDITIONS & REMODELS GRAND TOTAL:</u>			10		\$785,096.00
<u>MISCELLANEOUS:</u>			6		
<u>TANGER OUTLET MISCELLANEOUS:</u>			<u>1</u>		
<u>MISCELLANEOUS GRAND TOTAL:</u>			7		
<u>TANGER OUTLET SIGNS:</u>			1		\$3,200.00
<u>COMMERCIAL GRAND TOTAL:</u>			18		\$788,296.00

BUILDING/INSPECTIONS DEPARTMENT

May 2021

RESIDENTIAL & COMMERCIAL

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 190 @ \$418,643.00

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

CENTRAL BAIL BONDS OF ALABAMA
FOLEY LIQUORS
GULF SHORES SLINGSHOT RENTALS
RUM ISLAND
TRES JOLIE SALON LOFTS
WARRIOR FITNESS

314 E. LAUREL AVENUE SUITE 4
3814 S. MCKENZIE STREET
8605-A STATE HIGHWAY 59
201 N. OWA BOULEVARD
8154 STATE HIGHWAY 59 SUITE 208
640 N. MCKENZIE STREET SUITE 250

TANGER OUTLET CENTER:

ALL THE HYPE, LLC

2601 S. MCKENZIE STREET SUITE 324

BUILDING DEPARTMENT TOTALS:

VALUATION: \$10,519,059.26

PERMITS: 321

TOTAL INSPECTIONS PERFORMED: 1,634

CITY OF FOLEY

NUMBER OF RESIDENTIAL UNITS PERMITTED

2021 FISCAL YEAR - (OCTOBER 1, 2020 - MAY 31, 2021)

2022 FISCAL YEAR - (OCTOBER 1, 2021 - MAY 31, 2022)

YEAR:	SINGLE FAMILY:	DUPLEX:	MULTI FAMILY:	TOTAL:
2021	449	0	190	639
2022	398	6	92	496

COMPILED BY: PATSY BENTON

CITY OF FOLEY FISCAL YEAR REPORT

2021 FISCAL YEAR - (OCTOBER 1, 2020 - MAY 31, 2021)

2022 FISCAL YEAR - (OCTOBER 1, 2021 - MAY 31, 2022)

	VALUATIONS		FEES COLLECTED		PERMITS		INSPECTIONS	
	2021	2022	2021	2022	2021	2022	2021	2022
OCTOBER	\$26,365,196.87	\$29,680,036.63	\$286,322.00	\$201,228.00	783	313	1,470	1,274
NOVEMBER	\$15,132,932.78	\$13,921,738.73	\$156,629.00	\$168,197.00	507	275	1,626	1,323
DECEMBER	\$17,950,289.30	\$25,233,740.93	\$188,543.50	\$224,611.00	592	216	1,570	1,223
JANUARY	\$12,441,689.23	\$13,643,523.29	\$139,127.00	\$117,627.00	442	238	1,556	1,024
FEBRUARY	\$17,298,346.48	\$30,398,514.68	\$173,887.00	\$255,795.00	519	426	1,720	1,252
MARCH	\$14,315,517.36	\$22,559,259.74	\$179,911.00	\$247,061.00	456	473	2,173	1,710
APRIL	\$24,467,440.92	\$30,878,298.65	\$192,948.00	\$222,058.00	458	447	1,834	1,323
MAY	\$10,519,059.26	\$11,469,458.30	\$126,380.00	\$164,535.00	321	311	1,634	1,506
JUNE								
JULY								
AUGUST								
SEPTEMBER								
TOTAL:	\$138,490,472.20	\$177,784,570.95	\$1,443,747.50	\$1,601,112.00	4,078	2,699	13,583	10,635

COMPILED BY: PATSY BENTON

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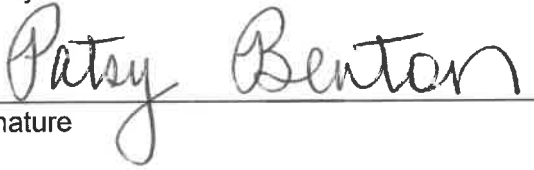
NEW TENANTS

NEW TENANT:	LOCATION:	PERMIT NUMBER:	SQUARE FOOTAGE:	C.O. DATE:
GROOVY GOAT	106-A S. OWA BLVD	17-00662	7,200	9/27/17
WAHLBURGERS	104-A S. OWA BLVD	17-00619	7,649	10/6/17
HERSHEY'S ICE CREAM SHOP	105-A S. OWA BLVD	17-00726	932	10/9/17
FAIRHOPE SOAP CO.	101-L S. OWA BLVD	17-00873	1,222	2/1/18
ALVIN'S ISLAND	101-F S. OWA BLVD	17-00750	6,637	2/23/18
PEPPER PALACE	101-D S. OWA BLVD	18-00058	1,281	3/16/18
CINNABON & AUNTIE ANNES	109-A & 109-B S. OWA BLVD	18-00088	729	3/21/18
PARKER & COMPANY	101-I S. OWA BLVD	18-00241	600	4/2/18
SASSY BASS CRAZY DONUTS	101-J S. OWA BLVD	18-00094	2,088	6/20/18
SPICE & TEA EXCHANGE	200-F N. OWA BLVD	18-00389	1,254	8/8/18
TRATTORIAS	100-E S. OWA BLVD	18-00526	3,000	9/11/18
BODY TUNE PLUS	200-E N. OWA BLVD	18-00390	1,192	9/14/18
BRANDON STYLES MAGIC SHOWROOM	101-H S. OWA BLVD	18-01065	1,753	12/21/18
LEGENDS THEATER	205 N. OWA BLVD	19-00027	18,000	6/5/2019
E SPORTS	200-C N. OWA BLVD	19-00231	3,828	6/4/2019
THE CANDY STORE	104-B S. OWA BLVD	19-00586	1,900	10/7/2019
PAULA DEEN	203 N. OWA BLVD	19-00204	11,975	12/6/2019
THE SUSHI COMPANY	101-M S. OWA BLVD	19-00101	1,000	9/24/2019
LUCYS RETIRED SURFERS BAR & RESTAURANT	103 S. OWA BLVD	19-00282	5,064	1/13/2020
THE WINE BAR	104-C S. OWA BLVD	19-00726	1,629	12/2/2019
NATIVE TREASURES	200-D N. OWA BLVD	20-01398	1,500	12/4/2020
COCO'S	101-D S. OWA BLVD	21-00081	1,900	3/24/2021
MURDER CREEK DISTILLERY	102-A S. OWA BLVD	21-00174	3,678	3/9/2021
EL DIABLO, LLC	104-A S. OWA BLVD	21-00780	6,073	5/4/2021
RUM ISLAND	201 N. OWA BLVD	21-01057	1,200	6/29/2021
PAINT PARTY STUDIOS, LLC	101-E S. OWA BLVD	21-02007	2,279	11/29/2021
VALERIOS	100-F S. OWA BLVD	22-00613	3,111	4/28/2022
CLASH	101-G S. OWA BLVD	22-00735	1,500	5/27/2022

NEW BALANCE: 10,627

STATE OF ALABAMA
DEPARTMENT OF FINANCE
Division of Construction Management

**CONSTRUCTION INDUSTRY CRAFT TRAINING FEE
MONTHLY REPORT FORM**

Entity Name <u>CITY OF FOLEY-COMMUNITY DEVELOPMENT DEPARTMENT</u>	
Email Address <u>pbenton@cityoffoley.org</u>	Phone # <u>251-952-4011</u>
Reporting Period <u> MAY </u> / <u> 2022 </u> Month Year	
Effective October 1, 2016, the Construction Industry Craft Training (CICT) Fee is \$1.00 per each \$1,000.00 of permitted non-residential construction value and is remitted each month to the Division of Construction Management (DCM).	
CALCULATION OF CICT FEE	
\$ <u>1,106,000.00</u> Total Value of Permitted Non-Residential Construction	Round Down to Nearest Thousand = \$ <u>1,106,000.00</u> x .001 = \$ <u>1,106.00</u> CICT fee due
I certify that this is a true and correct statement.	
 Signature	
<u>PATSY BENTON/PERMIT CLERK</u> Name / Title	

Please remit the CICT fee by the 20th day of the month following issuance of the permits.

If non-residential construction cost permitted for the month is less than \$1,000.00, the CICT fee is "0" and the form should be submitted for DCM's records.

Make checks payable to: "Craft Training Fund."

Mail payments to: Department of Finance, Division of Construction Management, P.O. Box 301150, Montgomery, AL 36130-1150.

Approved by ym Ringler
 P.O./Resolution #
 Account # 100-2011
 Check #
 Date Paid

[illegible]

SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
06/21/2015 1 year ext 04/18/2018 1 year ext 04/17/2019 1 year ext 04/15/2020 6 month ext 03/17/2021 6 month 10/20/2021	105795	Lakeview Gardens Phase 2 & 3	64	x	
12/12/2018 1 year ext 12/09/2020 1 year ext 12/08/2021	266105	Sherwood Phase 3	32	x	
1/16/2019 1 year ext on 12/09/2020 1 year ext 11/10/2021	66267, 378444, 378445, 50007	Rosewood Subdivision	112	x	
3/20/2019 1 year ext 03/17/2021 1 year ext 03/16/2022	274837 & 050007	Riverside at Arbor Walk Ph 3	38	x	
3/20/2019 1 year ext 03/17/21 1 year ext 03/16/22	37845	Primland Phase 3	50	x	
8/19/2020	300481	Kipling Meadows Phase 2	57		x
10/21/2020	299906	Heritage Landing	115	x	
12/9/2020	69228 & 99180	Magnolia Pines Phase 2 & 3	159		x
3/17/2021	32815	Westfield Ph 1	17		x
4/21/2021	36357, 69307	Roberts Cove	567	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	66	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	66	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	57	x	
7/14/2021	68612	Paxton Farms Phase 1	50		x
9/15/2021	237510, 231324, 382055	River Oaks Phase II	100	x	
9/15/2021	67668	Bay Street Village Phase 1	27	x	
9/15/2021	67668	Bay Street Village Phase 1	50	x	
9/15/2021	48909	RV Park at OWA	1	x	
10/20/2021	232026, 228776, 232017	Aberdeen Place	84	x	
10/20/2021	320431, 064581, 320430	Greenbrier PUD	102	x	
10/20/2021	201478, 201477, 201479, 218500, 214656, 214658	Grasslands	258	x	

11/10/2021	26102	Grand Riviera RV Park	143	x	
1/19/2022	69285	Outpost Orchard	247	x	
2/17/2022	66266, 201476, 201480, 214657	The Cove at Cotton Bayou Phase 1	53		x
3/16/2022	299690	Live Oak Village Phase IV	77	x	
4/20/2022	2608	The Resubdivision of Lot 1 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots	2	x	
4/20/2022	7262	Gopher Fork	2	x	
5/18/2022	384971	A Resubdivision of lot 5 of a Resubdivision of Lot 1 of Replat Woerner's Two Lots	4	x	
5/18/2022	71761	The Knoll	111		x
		Total Lots		2264 City	447 ETJ

SUBDIVISION FINALS

Final Date	PIN	Subdivision Name	Total # of Lots Approved	Total # of Vacant Lots	City	ETJ
11/15/2017	284365, 284366, 284367, 284368, 284369, 284371, 284372, 284373, 284374, 284376, 284377, 284378, 284379, 284380, 284387, 284388, 284396, 284397, 284398, 284399, 284400, 284401, 284402, 284403, 284404, 284405, 284406, 284408, 284409, 284410, 284411, 284412, 284413	Resub Villages at Arbor Walk	51	13	x	
1/17/2018	98741	Rivers Edge Phase 2	19	ETJ		x
3/14/2018	299918	Ethos Phase II	46	3	x	
4/8/2019	284391, 284392, 284393, 284394, 284389, 287878, 284395	Resub of lots 23-28 Villages at Arbor Walk	10	5	x	
5/9/2019	299536, 333357, 77200	Lafayette Place	52	11	x	
7/19/2019	44466	Hidden Lakes Phase II	135	ETJ		x
7/26/2019	105795	Lakeview Gardens Phase 1	30	1	x	
7/26/2019	41262	Cypress Gates Phase 2	39	4	x	
8/2/2019	273226, 256344	Greystone Village Phase 1	66	4	x	
10/4/2019	377484	Ledgewick Phase 2A	17	4	x	
10/9/2019	377474	Ledgewick Phase 2B	52	6	x	
11/5/2019	64577	Turnberry Crossing 3	38	ETJ		x
3/1/2020	35068	Quail Landing Ph 1	26	2	x	
7/14/2020	68772	16 Farms Division 1	9	ETJ		x
7/16/2020	376873	Majestic Manor	110	20	x	
10/21/2020	32817	16 Farms Division 2	15	ETJ		x
12/8/2020	64577	Turnberry Crossing 4	37	ETJ		x
9/18/2019	369788	Parkside Phase 1	30	1	x	

3/4/2021	218911, 231324, 237510, 000739	The Crescent at River Oaks	36	7	x	
4/15/2021	244567	Glen Lakes Unit One Phase 3B	18	3	x	
4/16/2021	66267, 378444, 378445, 50007	Rosewood Phase 1	55	16	x	
5/21/2021	37845	Primland 1C	47	32	x	
7/30/2021	218911, 231324, 237510, 000739	River Oaks Phase 1	62	14	x	
4/15/2020	285848	Ledgewick Phase 3	49	23	x	
12/13/2021	35068	Quail Landing Ph 2	19	0	x	
12/16/2021	259514	Marlin Place	30	18	x	
12/13/2021	244567	Glen Lakes Unit One Phase 3C	83	49	x	
12/17/2021	300481	Kipling Meadows Phase 1	64	ETJ		x
12/29/2021	37854	Primland Phase 2	58	3	x	
1/7/2022	18303, 35209, 10876	Peachtree Subdivision	53	3	x	
3/26/2022	35068	Quail Landing Phase 3	63	63	x	
4/12/2022	369788	Parkside Ph 2	22	22		
				327 Total # of vacant lots	1,124 Total # of lots approved & finalized in the City	317 Total # of lots approved & finalized in ETJ