



MARCH 2018 CDD REPORT

PLANNING COMMISSION:

- 1 Final Subdivision Approval (48 Lots - City)
- 2 Rezoning Recommendations
- 1 PUD Modification
- 1 Public Project Recommendation
- 1 Site Plan - Publix

BOARD OF ADJUSTMENT & APPEALS:

- 1 Use Permitted on Appeal Approved
- 2 Variance Request Carried Over

HISTORICAL COMMISSION:

- 1 High School Bicentennial Grant Presentation

PLANNING & ZONING DIVISION:

- 31 Plan Reviews
- 66 Permits
- 8 Business License Reviews
- 5 Miscellaneous Complaints

BUILDING & INSPECTIONS DIVISION:

VALUATION:

RESIDENTIAL PERMITS:

23	New Single Family Residential	\$ 4,790,340
1	Manufactured Home	
1	Quadplex (4 Units)	\$ 667,476
28	Miscellaneous Residential	\$ 469,732

COMMERCIAL PERMITS:

11	Commercial Addition/Remodel	\$ 275,000
3	Miscellaneous	\$ 1,500
5	Signs	\$ 26,104

MISCELLANEOUS:

122	Electrical, Mechanical & Plumbing Permits	<u>\$ 271,593</u>
-----	---	-------------------

TOTALS:

197	Permits	\$ 6,501,745
6	New Tenants in Existing Buildings	
1	New Tenant in Tanger Outlet	
25	Environmental Permits	
904	Inspections Performed	

<u>COMPARISON YEAR TO DATE:</u>	<u>FY16/17</u>	<u>FY 17/18</u>	<u>PERCENTAGE</u>
RESIDENTIAL PERMITS	154	354	INCREASE 130%
VALUATION	\$117,352,273	\$48,886,797	DECREASE 59%
FEES	\$849,654	\$544,687	DECREASE 36%
PERMITS	1,274	1,059	DECREASE 17%
INSPECTIONS	4,597	4,834	INCREASE 5%

TRAINING / MEETINGS:

- Meetings with Developers, Engineers, Contractors, etc. on Various Projects = 8
*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.
- Census/Redistricting Meeting (Melissa, Amanda & Miriam)
- PLAN Meeting (Melissa, Amanda & Miriam)
- Friends of Downtown Foley (Miriam)
- BCEGS Audit - (Chuck & Miriam)

BUILDING/INSPECTIONS DEPARTMENT

March 2018

RESIDENTIAL

<u>TYPE:</u>	<u>LOCATION:</u>	<u>PERMITS:</u>	<u>UNITS:</u>	<u>VALUATION:</u>
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	ABBEEY RIDGE	4	4	\$618,640.00
	CAMBRIDGE PARKE	1	1	\$279,937.00
	COTTAGES ON THE GREENE	2	2	\$550,800.00
	FULTON PLACE	1	1	\$211,861.00
	GARDEN PARK	1	1	\$185,002.00
	HEATHER TERRACE	2	2	\$329,680.00
	LIVE OAK VILLAGE	1	1	\$251,300.00
	PARISH LAKES	4	4	\$907,280.00
	SHERWOOD	5	5	\$953,240.00
	THE VILLAGES AT ARBOR WALK	2	2	\$502,600.00
<u>SINGLE FAMILY TOTAL:</u>		23	23	\$4,790,340.00
<u>MANUFACTURED HOMES:</u>	1120 E. LAUREL AVENUE LOT 49	1	1	
<u>MULTI-FAMILY:</u>	SEA PINES AT BON SECOUR (1 BUILDING WITH 4 UNITS)	4	4	\$667,476.00
<u>RESIDENTIAL TOTAL:</u>		28	28	\$5,457,816.00
<u>MISCELLANEOUS:</u>		28		\$469,731.75
<u>RESIDENTIAL GRAND TOTAL:</u>		56		\$5,927,547.75

BUILDING/INSPECTIONS DEPARTMENT

March 2018

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>ADDITIONS & REMODELS:</u>					
CENTENNIAL BANK	501 S. MCKENZIE STREET SUITES 1 & 2	7,200	1	2	\$32,000.00
FIRST BAPTIST CHURCH OFFICE	201 N. ALSTON STREET	200	1		\$2,000.00
ELAINE REEDY	805 N. MCKENZIE STREET SUITE A	1,600	1		\$5,100.00
FREEMANS COLLISION	225 E. LAUREL AVENUE	11,000	1		\$30,000.00
NEXT LEVEL TATTOO	7651 STATE HIGHWAY 59	3,480	1		\$700.00
PELICAN SNOBALL	1001 N. MCKENZIE STREET	1,774	1		\$38,000.00
PERFORMANCE REHAB ASSOCIATES INC.	780 W. LAUREL AVENUE	6,000	1		\$19,200.00
THE GRANITE & CABINET FACTORY	8195 STATE HIGHWAY 59 SUITE N7	3,786	1		\$2,000.00
UNITED PENTECOSTAL HOLINESS CHURCH	421 2ND AVENUE	1,132	1		\$60,000.00
VIBRATIONS YOGA	106 E. ORANGE AVENUE	2,940	1		\$1,000.00
YABBAS WACKY SNACK SHACK	100 W. LAUREL AVENUE	7,310	1		\$85,000.00
<u>ADDITIONS & REMODELS TOTAL:</u>			11		\$275,000.00
<u>MISCELLANEOUS:</u>				3	\$1,500.00
<u>SIGNS:</u>				5	\$26,104.00
<u>COMMERCIAL GRAND TOTAL:</u>			19		\$302,604.00

BUILDING/INSPECTIONS DEPARTMENT

March 2018

RESIDENTIAL & COMMERCIAL

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 122 @ \$271,593.00

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

HALLEX & HARICH

271 9TH AVENUE

N'STRIDE SERVICES

419 S. ALSTON STREET

PELICAN SNOBALL

1001 N. MCKENZIE STREET

PERFORMANCE REHAB ASSOCIATES, INC.

780 W. LAUREL AVENUE

THE GRANITE & CABINET FACTORY

8195 STATE HIGHWAY 59 SUITE N7

VIBRATIONS YOGA

106 E. ORANGE AVENUE

TANGER OUTLET CENTER:

BOOK WAREHOUSE

2601 S. MCKENZIE STREET SUITE 176

BUILDING DEPARTMENT TOTALS:

VALUATION: \$6,501,744.75

PERMITS: 197

PUBLIC PROJECTS: 10

INSPECTIONS PERFORMED: 888

THIRD PARTY: 6

GRAND TOTAL INSPECTIONS: 904

BUILDING/INSPECTIONS DEPARTMENT

March 2017

RESIDENTIAL

<u>TYPE:</u>	<u>LOCATION:</u>	<u>PERMITS:</u>	<u>UNITS:</u>	<u>VALUATION:</u>
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	BAY FOREST	1	1	\$540,000.00
	BELLA VISTA	1	1	\$122,000.00
	COTTAGES ON THE GREENE	1	1	\$105,900.00
	FULTON PLACE	2	2	\$209,150.00
	MCSWAIN	2	2	\$170,000.00
	SHERWOOD	1	1	\$136,200.00
	SUMMERFIELD	2	2	\$260,000.00
	WATERFORD	6	6	\$588,630.00
	WOLF BAY POINT	1	1	\$350,000.00
	12781 SPRINGSTEEN LN	1	1	\$160,000.00
	SUBTOTAL:	18	18	\$2,641,880.00
<u>MANUFACTURED HOMES:</u>	621 S PECAN ST	1	1	
	22200 U.S. HIGHWAY 98 LOT 8	1	1	
<u>MANUFACTURED HOMES TOTAL:</u>		2	2	
<u>RESIDENTIAL TOTAL:</u>		20	20	\$2,641,880.00
<u>MISCELLANEOUS:</u>		37		\$320,504.97
<u>RESIDENTIAL GRAND TOTAL:</u>		57		\$2,962,384.97

BUILDING/INSPECTIONS DEPARTMENT

March 2017

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>NEW:</u>					
FOLEY HOLDINGS, LLC-(SHELL ONLY)	203 NORTH STREET	11,552	1		\$3,315,424.00
FOLEY HOLDINGS, LLC-(NEW BUILDING)	404 SOUTH STREET	2,900	1		\$200,000.00
FOLEY HOLDINGS, LLC-(NEW BUILDING)	429-B SOUTH STREET	192	1		\$44,000.00
FOLEY HOLDINGS, LLC-(NEW BUILDING)	432-B SOUTH STREET	240	1		\$44,000.00
FOLEY HOLDINGS, LLC-(NEW BUILDING)	433-A SOUTH STREET	160	1		\$82,000.00
FOLEY HOLDINGS, LLC-(RIDE FOUNDATION)	440 SOUTH STREET	650	1		\$5,000.00
FOLEY HOLDINGS, LLC-(NEW BUILDING)	503 SOUTH STREET	352	1		\$80,000.00
<u>NEW TOTAL:</u>			7		\$3,770,424.00
<u>ADDITIONS & REMODELS:</u>					
FOLEY FAMILY DENTISTRY	815 N ALSTON STREET	2,125	1		\$43,315.00
NICHOLS INTERNATIONAL KARATE	620 N. MCKENZIE STREET SUITE 100	2,433	1		\$1,000.00
JOY TABERNACLE	522 W. MARIGOLD AVENUE	1,500	1		\$6,134.00
RIVIERA UTILITIES	19752 UNDERWOOD RD	13,482	1		\$80,000.00
<u>ADDITIONS & REMODELS TOTAL:</u>			4		\$130,449.00
<u>MISCELLANEOUS:</u>				4	\$1,700.00
<u>SIGNS:</u>				12	\$223,016.30
<u>COMMERCIAL GRAND TOTAL:</u>				27	\$4,125,589.30

BUILDING/INSPECTIONS DEPARTMENT

March 2017

RESIDENTIAL & COMMERCIAL

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 132 @ \$313,646.18

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

RIO STONE FLOORING

17041-A U.S. HIGHWAY 98

TONY THAGARD PHOTOGRAPHY

107-A W. ORANGE AVENUE

WORMHOLE

8097 STATE HIGHWAY 59 SUITE C

BUILDING DEPARTMENT TOTALS:

VALUATION: \$7,401,620.45

PERMITS: 216

INSPECTIONS-THIRD PARTY: 46

INSPECTIONS PERFORMED: 1,025

INSPECTIONS-PUBLIC PROJECTS: 9

GRAND TOTAL INSPECTIONS: 1,080

OWA

NEW TENANTS

NEW TENANT:	LOCATION:	PERMIT NUMBER:	SQUARE FOOTAGE:	C.O. DATE:
ALVIN'S ISLAND	101-F S. OWA BLVD	17-00750	6,637	2/23/18
CINNABON & AUNTIE ANNES	109-A & 109-B S. OWA BLVD	18-00088	729	3/21/18
FAIRHOPE SOAP CO.	101-L S. OWA BLVD	17-00873	1,222	2/1/18
GROOVY GOAT	106-A S. OWA BLVD	17-00662	7,200	9/27/17
HERSHEY'S ICE CREAM SHOP	105-A S. OWA BLVD	17-00726	932	10/9/17
IT' SUGAR	104-B S. OWA BLVD	18-00230	3,597	IN REVIEW
PARKER & COMPANY	101-I S. OWA BLVD	18-00241	600	4/2/18
PEPPER PALACE	101-D S. OWA BLVD	18-00058	1,281	3/16/18
SASSY BASS CRAZY DONUTS	101-J S. OWA BLVD	18-00094	2,088	OPEN
WAHLBURGERS	104-A S. OWA BLVD	17-00619	7,649	10/6/17

NEW BALANCE: 4,741

SUBDIVISIONS PRELIMINARY

PIN	Subdivision Name	# of Lots	City	ETJ
10036, 69401, 231086	Parkside	17	x	
114995, 37845	Primland Phase 1A&1B	173	x	
105795	Lakeview Gardens	94	x	
208844	The Village at Hickory Street	120	x	
2596	Majestic Manor	111		x
285848	Ledgewick Unit 1	30	x	
273226, 256344	Greystone Village	109	x	
41262, 71848, 284155	Cypress Gates Phase 1B	59	x	
341559	Kensington Place Phase 1,2&3	116	x	
299536, 333357, 77200	Lafayette Place	52	x	
44466	Hidden Lakes Phase II	135		x
64577	Turnberry Phase 2	30		x
18303, 35209, 10876	Peachtree Subdivision	53	x	
80884	County Road 20 RV Park	59	x	
	Total Preliminary Lots		882 City	276 ETJ

SUBDIVISIONS FINAL

PIN	Subdivision Name	# of Lots	City	ETJ
64577	Turnberry Phase 1	35		x
98741	Rivers Edge Phase 2	19		x
299918	Ethos Phase I	52	x	
359057	Kings Court	14		x
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	56	x	
365482	Sherwood Phase 1&1B	35	x	

120737	Hickory Estates	15		x
266105	Sherwood Phase 2	21	x	
299918	Ethos Phase II	48	x	
	Total Final Lots		212 City	83 ETJ
APARTMENTS/DUPLEXES				
PIN	Apartment Name	Units	City	ETJ
256523	Sevilla Place Apartments	120	x	
17065	The Reserve at Foley	228	x	
285488, 42074	Baldwin Trace Apartments	216	x	
73637	Bay St Duplexes	34	x	
	Total Apartments/Duplexes		598	