

JULY 2020 CDD REPORT

PLANNING COMMISSION:

- 1 Rezoning Recommendation
- 1 Discussion of proposed Zoning Ordinance amendments

BOARD OF ADJUSTMENT & APPEALS:

- 3 Variance Approved
- 1 UPOA Approved w/Deadline
- 1 UPOA Denied

PLANNING & ZONING DIVISION:

- 44 Plan Reviews
- 68 Permits
- 24 Business License Reviews
- 2 Miscellaneous Complaints
- 3 Exempt Subdivisions

BUILDING & INSPECTIONS DIVISION:

VALUATION:

RESIDENTIAL PERMITS:

41	New Single Family Residential	\$ 7,280,480
7	Multi-Family (Sea Pines=4/Townes at Wyld Palms=3)	\$ 1,164,440
41	Miscellaneous Residential	\$ 633,147

COMMERCIAL PERMITS:

1	New Commercial (Take 5 Oil Change)	\$ 415,000
4	Commercial Addition/Remodel	\$ 365,423
7	Miscellaneous Commercial	\$ 294,393
6	Signs	\$ 86,200

MISCELLANEOUS:

189	Electrical, Mechanical & Plumbing Permits	<u>\$ 355,997</u>
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TOTALS:

296	Permits	\$ 10,595,080
4	New Tenants in Existing Building	
44	Environmental Permits	
1541	Inspections Performed	

COMPARISON YEAR TO DATE:	FY 18/19	FY 19/20	PERCENTAGE
RESIDENTIAL UNIT PERMITS	392	543	INCREASE 39%
VALUATION	\$86,629,033	\$137,739,623	INCREASE 59%
FEES	\$851,888	\$1,328,345	INCREASE 56%
PERMITS	1,829	3,104	INCREASE 70%
INSPECTIONS	8,678	13,783	INCREASE 59%

TRAINING / MEETINGS:

- Meetings/Teleconference with Developers, Engineers, Contractors, etc. on Various Projects = 9
*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.
- Hurricanes & Global Warming: Expectations vs Observations Webinar - Miriam
- 2018 Commercial Building Inspector Webinar Series: Public Safety and Special Construction - Miriam
- 2018 Commercial Building Inspector Webinar Series: Public Safety and Special Construction, Part 2 - Miriam
- Southwest Quad Comp Plan Update Steering Committee Meeting - Melissa, Amanda & Miriam

BUILDING/INSPECTIONS DEPARTMENT

July 2020

RESIDENTIAL

<u>TYPE:</u>	<u>LOCATION:</u>	<u>PERMITS:</u>	<u>UNITS:</u>	<u>VALUATION:</u>
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	COTTAGES ON THE GREENE	2	2	\$402,840.00
	CYPRESS GATES	5	5	\$832,880.00
	ETHOS	2	2	\$351,400.00
	GREYSTONE VILLAGE	20	20	\$3,612,560.00
	LEDGEWICK	3	3	\$522,000.00
	LIVE OAK VILLAGE	2	2	\$396,560.00
	PRIMLAND	1	1	\$204,000.00
	QUAIL LANDING	1	1	\$171,280.00
	THE VILLAGE AT HICKORY STREET	<u>5</u>	<u>5</u>	<u>\$786,960.00</u>
SINGLE FAMILY TOTAL:		41	41	\$7,280,480.00
<u>MULTI-FAMILY:</u>	SEA PINES AT BON SECOUR	4	4	\$699,200.00
	(1 BUILDING WITH TOTAL 4 UNITS)			
	THE TOWNES AT WYLD PALMS	<u>3</u>	<u>3</u>	\$465,240.00
	(1 BUILDING WITH TOTAL 3 UNITS)			
<u>MULTI-FAMILY TOTAL:</u>		7	7	\$1,164,440.00
<u>RESIDENTIAL TOTAL:</u>		48	48	\$8,444,920.00
<u>MISCELLANEOUS:</u>		41		\$633,147.14
<u>RESIDENTIAL GRAND TOTAL:</u>		89		\$9,078,067.14

BUILDING/INSPECTIONS DEPARTMENT

July 2020

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>NEW:</u>					
TAKE 5 OIL CHANGE	2301 S. MCKENZIE STREET	1,438	<u>1</u>		<u>\$415,000.00</u>
<u>NEW TOTAL:</u>			1		<u>\$415,000.00</u>
<u>ADDITIONS & REMODELS:</u>					
JIMMY PHO	1157 S. MCKENZIE STREET	1,353	1		\$12,922.93
OUR COFFEE	358 N. ALSTON STREET	1,369	1		\$150,000.00
TIENDA HISPANA LA TRINIDAD	106 N. ALSTON STREET	2,702	1		\$2,500.00
VISION CENTER-(WALMART)	2200 S. MCKENZIE STREET	1,029	<u>1</u>		<u>\$200,000.00</u>
<u>ADDITIONS & REMODELS TOTAL:</u>			4		<u>\$365,422.93</u>
<u>MISCELLANEOUS:</u>					
			7		\$294,393.00
<u>SIGNS:</u>					
			6		\$86,200.00
<u>COMMERCIAL GRAND TOTAL:</u>			18		<u>\$1,161,015.93</u>

BUILDING/INSPECTIONS DEPARTMENT

July 2020

RESIDENTIAL & COMMERCIAL

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 189 @ \$355,997.00

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

FRAZIER BAIT SHOP

PAUL DAVIS RESTORATION

TAKE 5 OIL CHANGE

WOODFOREST BANK

19905 COUNTY ROAD 10

22394 MIFLIN ROAD SUITE 101

2301 S. MCKENZIE STREET

2200 S. MCKENZIE STREET

BUILDING DEPARTMENT TOTALS:

VALUATION: \$10,595,080.07

PERMITS: 296

INSPECTIONS PERFORMED: 1,538

THIRD PARTY: 3

INSPECTIONS PERFORMED: 1,541

BUILDING/INSPECTIONS DEPARTMENT**July 2019****RESIDENTIAL**

<u>TYPE:</u>	<u>LOCATION:</u>	<u>PERMITS:</u>	<u>UNITS:</u>	<u>VALUATION:</u>
<u>NEW RESIDENTIAL:</u>				
<u>SINGLE FAMILY:</u>	CYPRESS GATES	2	2	\$316,600.00
	FULTON PLACE	1	1	\$217,728.00
	HEATHER TERRACE	1	1	\$169,400.00
	LAFAYETTE PLACE	6	6	\$1,148,960.00
	LEDGEWICK	1	1	\$186,640.00
	LIVE OAK VILLAGE	4	4	\$784,280.00
	RIVERSIDE AT ARBOR WALK	2	2	\$376,100.00
	601 E. PEDIGO AVENUE LOT 1	1	1	\$115,440.00
	603 E. PEDIGO AVENUE LOT 2	1	1	\$127,080.00
	605 E. PEDIGO AVENUE LOT 3	1	1	\$115,616.00
	607 E. PEDIGO AVENUE LOT 4	1	1	\$127,240.00
	609 E. PEDIGO AVENUE LOT 5	1	1	\$127,240.00
	407 W. BERRY AVENUE	1	1	\$148,800.00
<u>SINGLE FAMILY TOTAL:</u>		23	23	\$3,961,124.00
<u>MULTI-FAMILY:</u>	MAGNOLIA LANDING-	4	96	\$7,663,986.00
	(4 BUILDING WITH 24 UNITS)			
	SEA PINES AT BON SECOUR-	4	4	\$751,471.57
	(1 BUILDING WITH 4 UNITS)			
<u>MULTI-FAMILY TOTAL :</u>		8	100	\$8,415,457.57
<u>MANUFACTURED HOMES :</u>	815 S. JUNIPER STREET LOT 24	1	1	
<u>RESIDENTIAL TOTAL:</u>		32	124	\$12,376,581.57
<u>MISCELLANEOUS:</u>		34		\$609,526.06
<u>RESIDENTIAL GRAND TOTAL:</u>		66		\$12,986,107.63

BUILDING/INSPECTIONS DEPARTMENT

July 2019

COMMERCIAL

TYPE:	LOCATION:	SQUARE FOOTAGE:	PERMITS:	UNITS:	VALUATIONS:
<u>NEW:</u>					
MAGNOLIA LANDING-CLUBHOUSE	9167-B HICKORY STREET S	3,006	1		\$345,000.00
MAGNOLIA LANDING-LEASING OFFICE	9167-A HICKORY STREET S	2,133	1		\$201,250.00
NEW TOTAL:			2		\$546,250.00
<u>ADDITIONS & REMODELS:</u>					
HOME DEPOT	2899 S. MCKENZIE STREET	109,194	1		\$313,513.88
SANDY SANSING NISSAN	3100 S. MCKENZIE STREET	17,578	1		\$1,500,000.00
SOUTHERN SHORES COFFEE	716 S. MCKENZIE STREET	1,200	1		\$30,000.00
THE CANDY STORE	104-B S. OWA BOULEVARD	1,900	1		\$400,000.00
UNITED WAY	700 N MCKENZIE STREET	1,600	1		\$9,650.00
ADDITIONS & REMODELS SUBTOTAL:			5		\$2,253,163.88
<u>TANGER OUTLET CENTER:</u>					
VANITY FAIR	2601 S. MCKENZIE STREET SUITE 272	500	1		\$26,850.00
TANGER OUTLET CENTER ADDITIONS & REMODELS SUBTOTAL:			1		\$26,850.00
ADDITIONS & REMODELS GRAND TOTAL:			6		\$2,280,013.88
<u>MISCELLANEOUS:</u>			2		
<u>SIGNS:</u>			5		\$162,662.00
<u>COMMERCIAL GRAND TOTAL:</u>			15		\$2,988,925.88

BUILDING/INSPECTIONS DEPARTMENT

July 2019

RESIDENTIAL & COMMERCIAL

ELECTRICAL, MECHANICAL & PLUMBING PERMITS: 119 @ \$215,854.00

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

ED WADE DBA PAUL DAVIS EMERGENCY SERVICES
SANDY SANSING NISSAN
SOUTHERN SHORES COFFEE
THE CANDY STORE

207-A E. FERN AVENUE
3100 S. MCKENZIE STREET
716 S. MCKENZIE STREET
104-B S. OWA BOULEVARD

BUILDING DEPARTMENT TOTALS:

VALUATION: \$16,190,887.51

INSPECTIONS PERMITS: 200

**INSPECTIONS PERFORMED: 684
THIRD PARTY: 4
GRAND TOTAL INSPECTIONS: 688**

CITY OF FOLEY

NUMBER OF RESIDENTIAL UNITS PERMITTED

2019 FISCAL YEAR - (OCTOBER 1, 2018 - SEPTEMBER 30, 2019)

2020 FISCAL YEAR - (OCTOBER 1, 2019 - SEPTEMBER 30, 2020)

YEAR:	SINGLE FAMILY:	DUPLEX:	MULTI FAMILY:	TOTAL:
2019	168	16	208	392
2020	481	2	60	543

COMPILED BY: PATSY BENTON

CITY OF FOLEY FISCAL YEAR REPORT

2019 FISCAL YEAR - (OCTOBER 1, 2018 - SEPTEMBER 30, 2019)

2020 FISCAL YEAR - (OCTOBER 1, 2019 - SEPTEMBER 30, 2020)

	VALUATIONS		FEES COLLECTED		PERMITS		INSPECTIONS	
	2019	2020	2019	2020	2019	2020	2019	2020
OCTOBER	\$7,194,500.77	\$15,868,135.98	\$77,020.00	\$164,138.00	205	348	1,027	1,274
NOVEMBER	\$7,277,323.78	\$3,927,200.82	\$78,955.50	\$56,396.00	144	214	937	1,171
DECEMBER	\$7,064,794.45	\$11,538,090.21	\$76,053.50	\$119,507.00	214	257	597	1,142
JANUARY	\$8,741,507.08	\$13,888,131.06	\$97,580.00	\$129,679.00	169	292	1,038	1,445
FEBRUARY	\$5,303,227.99	\$10,499,435.72	\$71,461.00	\$99,214.50	177	292	897	1,298
MARCH	\$13,325,798.84	\$14,009,675.16	\$121,180.50	\$141,294.50	192	341	1,011	1,634
APRIL	\$6,823,647.63	\$16,860,262.57	\$64,098.50	\$176,403.00	163	334	890	1,517
MAY	\$7,306,306.55	\$15,094,538.97	\$74,163.00	\$119,653.00	228	328	854	1,265
JUNE	\$7,401,037.97	\$25,459,072.61	\$65,584.00	\$210,005.50	137	402	739	1,496
JULY	\$16,190,887.51	\$10,595,080.07	\$125,792.00	\$112,054.50	200	296	688	1,541
AUGUST								
SEPTEMBER								
TOTAL:	\$86,629,032.57	\$137,739,623.17	\$851,888.00	\$1,328,345.00	1,829	3,104	8,678	13,783

COMPILED BY: PATSY BENTON

NEW BALANCE: 13,780

OWA

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

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

[illegible]

SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
05/17/2017					
2 year ext 05/15/2019	341559	Kensington Place Phase 1,2,3	116	x	
06/21/2015					
1 year ext 04/18/2018					
1 year ext 04/17/2019					
1 year ext 04/15/2020	105795	Lakeview Gardens Phase 2 & 3	64	x	
11/15/2017					
1 year ext on 10/16/2019	114995, 37845	Primland Phase 1B	51	x	
2/21/2018					
6 month ext 02/19/2020	18303, 35209, 10876	Peachtree Subdivision	53	x	
9/19/2018	64577	Turnberry Crossing Phase 4	37		x
12/12/2018	266105	Sherwood Phase 3	32	x	
12/12/2018	68772	16 Farms Division 1	9		x
12/12/2018	32817	16 Farms Division 2	17		x
12/12/2018	32819	16 Farms Division 3	8		x
	66267, 378444, 378445,				
1/16/2019	50007	Rosewood Subdivision	167	x	
2/20/2019	37845	Primland Phase 2	57	x	
3/20/2019	274837 & 050007	Riverside at Arbor Walk Ph 3	38	x	
3/20/2019	37845	Primland Phase 3	50	x	
	218911, 231324, 237510,	The Crescent at River Oaks			
5/15/2019	000739	Phase 1A	36	x	
	218911, 231324, 237510,				
5/15/2019	000739	River Oaks Phase 1	62	x	
6/19/2019	244567	Glen Lakes Unit One Phase 3	101	x	
6/19/2019	259514	Marlin Place	30	x	
9/18/2019	369788	Parkside Ph 1	29	x	
10/16/2019	369788	Parkside Ph 2	22	x	
4/15/2020	285848	Ledgewick Phase 3	49	x	
		Total Lots		957 City	71 ETJ Lots

SUBDIVISION FINALS

Final Date	PIN	Subdivision Name	Total # of Lots Approved	Total # of Vacant Lots	City	ETJ
	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	
11/15/2017		Rivers Edge Phase 2	19	ETJ		
1/17/2018	98741	Ethos Phase I	52	2	x	x
3/14/2018	299918	Ethos Phase II	46	34	x	
	284391, 284392, 284393, 284394, 284389, 287878, 284395	Resub of lots 23-28 Villages at Arbor Walk	10	5	x	
4/8/2019		Lafayette Place	52	12	x	
5/9/2019	299536, 333357, 77200	Hidden Lakes Phase II	135	ETJ		x
7/19/2019	44466	Lakeview Gardens Ph 1	30	2	x	
7/26/2019	105795	Cypress Gates Phase 2	39	34	x	
7/26/2019	41262	Greystone Village Phase 1	66	4	x	
8/2/2019	273226, 256344	Ledgewick Ph 2A	15	6	x	
10/4/2019	377484	Ledgewick Ph 2B	51	36	x	
10/9/2019	377474	Turnberry Crossing 3	38	ETJ		x
11/5/2019	64577	Primland 1A	121	86	x	
12/31/2019	114995, 37845	Quail Landing	107	100	x	
3/1/2020	35068					
10/19/2016 6 month ext 10/17/2018 1 year ext on 04/17/2019 1 year ext 04/15/2020						
04/15/2020	273226, 256344	Greystone Village Phase 2	43	23	x	
7/16/2020	376873	Majestic Manor	110	110	x	

Multi-Family		
Apartment Name	Units	Status
The Reserve West of Foley	24	Permitted not complete
Victoria Place Bldg 18	6	Permitted not complete
Victoria Place Bldg 18	4	Permitted not complete
Victoria Place Bldg 20	6	Permitted not complete
Victoria Place Bldg 21	6	Permitted not complete
Victoria Place Bldg 21	4	Permitted not complete
Sea Pines	4	Permitted not complete
Wyld Palms	3	Permitted not complete