

Code & Building Department Monthly Report for February 2023

BUILDING PERMITS

Total BP Issued:11

- Single Family Homes 2
- Townhouse Units 0
- Minor 8
- Commercial 0
- Signs 1

Certificates of Occupancy/Completion Issued:26

Total Revenue	\$11,294.00
BP SFH	\$10,202.00
BP SFTH	\$0.00
BP Commercial	\$0.00
BP Minor	\$942.00
Sign Permits	\$150.00
BP Violations	\$0.00

DEVELOPMENT ACTIVITY

At the typing of this report, you will notice a lot of the sites are finishing up and the construction has slowed down when it comes to new home construction. The various subdivisions that have final approval have not started construction for infrastructure yet therefore there are no lots to build upon.

BL2: All lots are being built upon. No more permits will be issued for new home construction. The 10 units under construction should be done by end of April and then the turnover process will begin.

MBTS Sea Breeze: Finishing up the last of common site work is underway and they should be requesting turning over to HOA in April.

MBTS PENINSULA VILLAGE: I was informed that no new permits will be pulled until sales of existing stock is depleted down a bit. Over half the site is permitted.

MBTS SCHOONER COVE: Black top down. 6 Buildings have been permitted and in the various stages of completion. **This leaves only 9 units left, which I anticipate will be issued prior to May 1st.**

MODEL COURT: Pad sites have been worked a little, Infrastructure has just started with storm sewer. Sanitary sewer started Feb 27th. I don't anticipate any new building permits for this phase until April/May.

PARKSIDE: Phase 2 only has about 30 lots left. Walked phase 1 with owner to have their bond reduced. Awaiting Engineer report for figures.

TUPILO SANDS; Work continues, Storm water, sewer is being installed with water coming next. Behind schedule by at least 30 working days due to weather. I think their start date for permits will be in May.

SOUTHERN LANDING: 1 lot left.

EGRET SHORES: Infrastructure has been heavy in what K. Hov is calling their phase 1 awaiting for proof roll and base blacktop to start. Probably completed with the phase prior to your council meeting. Was informed that DelDOT will only allow 5 permits to be pulled prior to Substation entrance work is completed. This is subject to change.

Water Tower: Looks to be about 90% complete with a little work going on around the site. Pulling the water main to the tower via direct bore. This should be completed by your council meeting.

Route 26 Town Shoppes: Building plans being reviewed and a permit for this commercial structure should be issued prior to your council meeting.

CODE ENFORCEMENT: VIOLATIONS

TOTAL VIOLATIONS: \$0.00

Editor's Note:

In February of last fiscal year (FY22), the total income for the Code & Building Department was \$103,442.41. That is \$92,148.41 more than February of this fiscal year (FY23). Please keep this in mind as future projects for the Town are considered, as revenue from building permits will not always be as high as it once was.