



**COMMUNITY  
DEVELOPMENT  
DEPARTMENT  
FY 2022 / 23  
ANNUAL REPORT**



Dear Mayor & City Council,

Fiscal Year 2022/23 has been another busy year in the Community Development Department. Below are some comparisons to Fiscal Year 2021/22.

- We issued 3,560 total permits with a value of \$358,604,521. This was a -11% decrease in permits but a 33% increase in valuation.
- Our residential uses flipped from strong single family to duplex & multi-family uses. Single family permits decreased by -37% but the number of duplex units increased by 733% and multi-family units increased by 350%.
- New commercial only increased by 7% but the valuation increased by 31%.
- Commercial Addition/Remodel (including Tanger Outlet) increased by 17% but the valuation increased by 142%.

Although the economy, interest rates, etc. may affect our permitting to a degree, we have not seen a significant decrease in our department. It will be interesting to see where we are this time next year.

I am so happy to say that our department has almost fully transitioned to Citizen Serve, a paperless system. Permitting, plan review, inspections, complaints, Board of Adjustment & Appeals are fully functioning. The Planning Commission and other miscellaneous items will be launched in October 2023. This new system creates much greater efficiency in processing. The applications being submitted digitally give viewing access to not only various staff members but the contractors/applicants can also view the status of permits, inspections, etc. This also means we do not have to scan the files after completion. Once we get the remainder of the hard copy files manually scanned, that part of the old procedure can thankfully go away.

MAYOR: Ralph Hellmich

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Richard Dayton; Cecil R. Blackwell; Charles Ebert III



We increased to a Class 7 in the FEMA National Flood Insurance Program – Community Rating System. This qualifies our citizens for a 15% discount on flood insurance premiums for most NFIP policies issued or renewed after October 1, 2023. Several in the department worked on this project but Chuck took the lead & put a LOT of time and effort into this improved score.

I also wanted to comment on the PLAN (Plan Lower AL Now) meetings. We average around 30 in-person attendees per month and we recently started providing a virtual option for those who cannot leave their offices. We get positive feedback every month on how appreciative they are of the City hosting this event.

The CDD Team appreciates everything Mayor and Council do for the employees including your continued support.

Sincerely,

*Miriam Boone*

Miriam Boone, AICP, MPA, CFM  
Community Development Director  
Planner/Building Official

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**2022/2023 FISCAL YEAR ANNUAL REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**PLANNING COMMISSION:**

4	Subdivisions (Preliminary) in City	252 Lots
4	Subdivisions (Final) in City	344 Lots
3	Subdivisions (Preliminary) in the ETJ	128 Lots
2	Subdivisions (Final) in ETJ	71 Lots
14	Minor Subdivisions in City	28 Lots
10	Minor Subdivisions in the ETJ	22 Lots
14	Preliminary Extensions	1,488 Lots
1	Initial Zoning Recommendations	
9	Rezoning Recommendations	
4	Zoning Modifications	
2	Pre-zoning Recommendations	
17	Site Plan Approvals	
2	Public Project Recommendation	
4	Zoning Ordinance Amendments	
13	Miscellaneous	

**BOARD OF ADJUSTMENT & APPEALS:**

14	Variance Approved
9	Uses Permitted on Appeal Approved
1	Denied
2	Withdrawn

**HISTORICAL COMMISSION:**

18	COA's Approved by Commission
2	COA Denial
6	Façade Grant Recommendations
8	COA's Approved by Staff
1	COA Carried Over
1	Discussion Item

**PLANNING & ZONING DIVISION:**

626	Plan Reviews
1,659	Permits Approved
107	Business License Reviews
76	Miscellaneous Complaints

**BUILDING & INSPECTIONS DIVISION:****VALUATION:**

438	Single Family Residential	\$ 112,962,357
14	Manufactured Homes	
25	Duplex (50 Units)	\$ 7,943,228
32	Multi-Family (32 Bldg / 414 Units)	\$ 58,517,229
385	Miscellaneous Residential	\$ 10,643,103
29	New Commercial	\$ 36,165,841
63	Addition/Remodel Commercial	\$ 104,908,025
7	Addition/Remodel Tanger Outlet	\$ 1,718,618
80	Miscellaneous Commercial	\$ 2,441,041
9	Miscellaneous Commercial Tanger Outlet	
76	Signs	\$ 1,420,328
13	Signs Tanger Outlet	\$ 153,749
1	Public Projects – New Commercial	\$ 22,000
1	Public Projects – Miscellaneous	\$ 36,000
<u>2,387</u>	Electrical, Mechanical & Plumbing Permits	<u>\$ 21,673,002</u>
<b>3,560</b>	<b>TOTAL</b>	<b>\$358,604,521</b>
54	New Tenants in Existing Buildings	
8	New Tenants in Tanger Outlet	
16,470	Inspections Performed	
389	E&S Permits	
\$1,922,368	Impact Fees Collected	

## **Permits, Business License Pre Approvals & Complaints**

**FY October 1, 2022 – September 30, 2023**

Permits- 925

Plan Reviews- 626

Exempt Permits- 108

Business License- 107

Complaints- 76

**CITY OF FOLEY**  
**CORPORATE LIMITS**  
**2022 / 2023 FISCAL YEAR REPORT**  
**(OCTOBER 1, 2022 - SEPTEMBER 30, 2023)**

<b><u>NEW RESIDENTIAL:</u></b>	<b><u>SUBDIVISION:</u></b>	<b><u>PERMITS:</u></b>	<b><u>VALUATIONS:</u></b>
<b>SINGLE FAMILY:</b>	BAY FOREST	2	\$925,000.00
	BELLA VISTA	7	\$1,336,638.02
	CARNOUSTIE GARDENS	1	\$232,810.00
	COTTAGES AT FOLEY FARMS	7	\$1,010,507.35
	COTTAGES ON THE GREENE	1	\$375,000.00
	CYPRESS POND	1	\$405,747.00
	GLEN LAKES	18	\$5,175,216.04
	HERITAGE LANDING	7	\$1,886,320.96
	KENNEDY PARK	3	\$646,056.36
	LAKEVIEW GARDENS	37	\$7,200,840.00
	LEDGEWICK	10	\$3,049,836.00
	LEISURE LAKES	1	\$185,000.00
	MARLIN PLACE	13	\$4,672,908.83
	MOLLIE PLACE	1	\$234,789.00
	OUTPOST ORCHARD	88	\$15,210,397.95
	PLANTATION AT MAGNOLIA RIVER	1	\$570,000.00
	PRIMLAND	29	\$12,260,276.61
	QUAIL LANDING	25	\$6,809,796.00
	RIVERSIDE AT ARBOR WALK	20	\$6,418,804.58
	ROBERTS COVE	146	\$38,346,560.66
	ROOSTERS PLACE II	1	\$158,085.00
	ROSEWOOD	2	\$659,800.00
	WOLF BAY POINT	1	\$416,207.00
	8124 CAPRI LANE	1	\$117,400.00
	8190 CAPRI LANE	1	\$600,000.00
	8199 JENX WAY	1	\$675,984.00
	319 W. MAGNOLIA AVENUE LOT 3	1	\$200,000.00
	307 W. MYRTLE AVENUE LOT 9	1	\$125,000.00
	309 W. MYRTLE AVENUE LOT 8	1	\$125,000.00
	216 W. ORCHID AVENUE	1	\$119,000.00
	403 W. ORCHID AVENUE LOT 9	1	\$300,000.00
	22592 PASTORAL LANE	1	\$538,990.00
	23018 PASTORAL LANE	1	\$500,000.00
	23414 PASTORAL LANE	1	\$522,511.20
	412 W. PERSIMMON AVENUE	1	\$150,000.00
	417 W. PERSIMMON AVENUE	1	\$395,209.00
	212 W. SPRUCE AVENUE LOT 19	1	\$125,000.00
	214 W. SPRUCE AVENUE LOT 20	1	\$125,000.00
	412 9TH AVENUE	1	\$156,665.00
<b>TOTAL SINGLE FAMILY:</b>		<b>438</b>	<b>\$112,962,356.56</b>

**DUPLEX:****ALLIER-FOLEY:**

901 & 905 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
913 & 917 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
925 & 929 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
937 & 941 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1001 & 1005 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$419,420.52
1015 & 1023 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$335,132.28
1041 & 1049 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$419,420.52
1101 & 1105 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$419,420.52
1113 & 1117 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$335,132.28
1125 & 1129 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$335,132.28
1137 & 1141 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1149 & 1159 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$335,132.28
1173 & 1177 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1185 & 1189 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$335,132.28
1203 & 1209 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1225 & 1237 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1245 & 1249 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1257 & 1261 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1301 & 1305 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
1313 & 1317 ALLIER CIRCLE (1 BUILDING WITH 2 UNITS)	1	\$286,638.10
304 & 306 S. ELM STREET LOT 23 (1 BUILDING WITH 2 UNITS)	1	\$348,761.30
308 & 310 S. ELM STREET LOT 22 (1 BUILDING WITH 2 UNITS)	1	\$348,761.30
1360 & 1364 S. JUNIPER STREET (1 BUILDING WITH 2 UNITS)	1	\$266,062.74
1380 & 1384 S. JUNIPER STREET (1 BUILDING WITH 2 UNITS)	1	\$266,062.74
122 & 124 W. WALNUT AVENUE (1 BUILDING WITH 2 UNITS)	<u>1</u>	<u>\$340,000.00</u>
<b>DUPLEX TOTAL:</b>	<b>25</b>	<b>\$7,943,228.24</b>



**MANUFACTURED HOMES:**

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**MULTI-FAMILY:****ALLIER-FOLEY:**

1787, 1791, 1795, 1799, 1803, 1807, 1811, 1815, 1819 BURGUNDY LANE (1 BUILDING WITH 9 UNITS)	1	\$1,931,160.30
800, 804, 808, 812, 816, 820, 824 FOREST GARDEN DRIVE (1 BUILDING WITH 7 UNITS)	1	\$1,370,300.89
801, 805, 809, 813, 817, 821, 825 FOREST GARDEN DRIVE (1 BUILDING WITH 7 UNITS)	1	\$1,518,217.30
903, 907, 911, 915 FOREST GARDEN DRIVE (1 BUILDING WITH 4 UNITS)	1	\$753,686.24
1501, 1505, 1509, 1513, 1517, 1521, 1525, 1529 MADELYN LANE (1 BUILDING WITH 8 UNITS)	1	\$1,146,552.40
1502, 1506, 1510, 1514, 1518, 1522 MADELYN LANE (1 BUILDING WITH 6 UNITS)	1	\$1,262,761.60
1601, 1605, 1609, 1613, 1617, 1621, 1625 MADELYN LANE (1 BUILDING WITH 7 UNITS)	1	\$1,130,854.00
1701, 1705, 1709, 1713, 1717, 1721, 1725 MADELYN LANE (1 BUILDING WITH 7 UNITS)	1	\$1,156,460.80
1706, 1710, 1714, 1718, 1722, 1726, 1730, 1734, 1738, 1742, 1746, 1750 MADELYN LANE (1 BUILDING WITH 12 UNITS)	1	\$1,928,523.20
1780, 1784, 1788, 1792, 1796, 1800, 1804, 1808, 1812, 1816 OAK BARREL DRIVE (1 BUILDING WITH 10 UNITS)	1	\$2,104,602.90
1801, 1805, 1809, 1813, 1817 OAK BARREL DRIVE (1 BUILDING WITH 5 UNITS)	1	\$1,089,319.20
1500, 1504, 1508, 1512, 1516, 1520, 1524, 1528 ROCKWOOD WAY (1 BUILDING WITH 8 UNITS)	1	\$1,146,552.40
<b><u>LAS COLINAS:</u></b>		
9815 JAMES ROAD UNITS 101-108 (1 BUILDING WITH 8 UNITS)	1	\$1,037,000.00
9815 JAMES ROAD UNITS 201-204 (1 BUILDING WITH 4 UNITS)	1	\$570,200.00
9815 JAMES ROAD UNITS 301-312 (1 BUILDING WITH 12 UNITS)	1	\$1,490,400.00
9815 JAMES ROAD UNITS 401-408 (1 BUILDING WITH 8 UNITS)	1	\$1,067,000.00
9815 JAMES ROAD UNITS 501-512 (1 BUILDING WITH 12 UNITS)	1	\$1,490,400.00
9815 JAMES ROAD UNITS 601-612 (1 BUILDING WITH 12 UNITS)	1	\$1,490,400.00

9815 JAMES ROAD UNITS 701-712 (1 BUILDING WITH 12 UNITS)	1	\$1,520,400.00
9815 JAMES ROAD UNITS 801-812 (1 BUILDING WITH 12 UNITS)	1	\$1,490,400.00
9815 JAMES ROAD UNITS 901-912 (1 BUILDING WITH 12 UNITS)	1	\$1,490,400.00
9815 JAMES ROAD UNITS 1001-1008 (1 BUILDING WITH 8 UNITS)	1	\$1,067,000.00
<b><u>MAGNOLIA LANDING APARTMENTS:</u></b>		
9167 HICKORY STREET S APARTMENTS 1501-1524 (1 BUILDING WITH 24 UNITS)	1	\$3,040,000.00
9167 HICKORY STREET S APARTMENTS 1601-1624 (1 BUILDING WITH 24 UNITS)	1	\$3,501,500.00
9167 HICKORY STREET S APARTMENTS 1701-1716 (1 BUILDING WITH 16 UNITS)	1	\$2,220,000.00
9167 HICKORY STREET S APARTMENTS 1801-1816 (1 BUILDING WITH 16 UNITS)	1	\$2,134,000.00
<b><u>RIVI APARTMENTS:</u></b>		
458 E. RIVIERA BOULEVARD UNITS 1101-1108, 1201-1208, 1301-1308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
458 E. RIVIERA BOULEVARD UNITS 2101-2108, 2201-2208, 2301-2308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
458 E. RIVIERA BOULEVARD UNITS 3101-3108, 3201-3208, 3301-3308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
458 E. RIVIERA BOULEVARD UNITS 4101-4108, 4201-4208, 4301-4308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
458 E. RIVIERA BOULEVARD UNITS 5101-5108, 5201-5208, 5301-5308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
458 E. RIVIERA BOULEVARD UNITS 6101-6108, 6201-6208, 6301-6308 (1 BUILDING WITH 24 UNITS)	1	\$3,061,523.00
<b>MULTI-FAMILY TOTAL: (32 BUILDINGS WITH 414 UNITS)</b>	<b>32</b>	<b>\$58,517,229.23</b>
<b>RESIDENTIAL SUBTOTAL:</b>	<b>509</b>	<b>\$179,422,814.03</b>
<b>RESIDENTIAL MISCELLANEOUS:</b>	<b>385</b>	<b>\$10,643,102.97</b>
<b>GRAND TOTAL RESIDENTIAL: (TOTAL OF 916 UNITS)</b>	<b>894</b>	<b>\$190,065,917.00</b>

## **COMMERCIAL**

**NEW COMMERCIAL:**  
ALLIER-FOLEY- (CLUBHOUSE)

<b>PERMITS:</b>	<b>VALUATIONS:</b>
1	\$175,000.00

ALLIER-FOLEY-(MAINTENANCE BUILDING)	1	\$41,255.00
BEACHBALL PROPERTIES	1	\$450,000.00
CEFCO	1	\$3,000,000.00
CIRCLE K	3	\$1,050,000.00
COTTAGES AT FOLEY FARMS- (CLUBHOUSE)	1	\$726,027.00
DAIRY QUEEN	1	\$1,275,000.00
DISCOUNT TIRES	1	\$1,861,074.00
EMPOWER TOOL RENTAL	1	\$1,297,768.00
FIRESTONE	1	\$1,200,000.00
FOLEY DENTAL OFFICE	1	\$900,000.00
FREDDY'S	1	\$1,980,002.00
GRAND RIVIERA R.V. RESORT- (CLUBHOUSE)	1	\$400,000.00
IRH FOLEY, LLC- (BUILDING 1)	1	\$6,250,000.00
IRH FOLEY, LLC- (BUILDING 2)	1	\$6,250,000.00
LAS COLINAS- (CLUBHOUSE)	1	\$200,000.00
LAS COLINAS- (POOL EQUIPMENT BUILDING)	1	\$8,000.00
LAS COLINAS- (MAINTENANCE/DOGWASH BUILDING)	1	\$12,000.00
MAGNOLIA LANDING- (CLUBHOUSE)	1	\$250,000.00
MUGSHOTS	1	\$2,976,349.00
OUTPOST ORCHARD- (CLUBHOUSE)	1	\$1,563,366.00
RACEWAY	3	\$2,400,000.00
RIVI APARTMENTS- (CLUBHOUSE)	1	\$750,000.00
ROBERTS COVE- (CLUBHOUSE)	1	\$400,000.00
TEXAS ROADHOUSE	1	\$750,000.00
<b>TOTAL NEW COMMERCIAL:</b>	<b>29</b>	<b>\$36,165,841.00</b>

#### **COMMERCIAL ADDITIONS & REMODELS:**

ALABAMA CREDIT UNION	1	\$35,000.00
ALLEN ALLGOOD	1	\$5,400.00
A & R COMMERCIAL LAUNDRY	1	\$1,000.00
BAGEL BOY	1	\$1,000.00
BAYOU LAUNDRY	1	\$92,570.00
CAPTAIN CRAZY'S PARADISE	1	\$10,000.00
CHECKPROP ALABAMA 200 E LAUREL, LLC	1	\$90,000.00
CHRISTIAN LIFE CHURCH	1	\$24,900.00
CIRCLE K	1	\$140,000.00
COBB & TERREZZA OPTICAL	1	\$5,790.00
DENTISTRY OF FOLEY	1	\$500,000.00
ECONO LODGE INN & SUITES	1	\$750,000.00
EL MARIACHI HONDURENO RESTAURANT	1	\$1,000.00
FARMHOUSE MARKET	1	\$10,000.00
FOLEY AND COMPANY, LLC	1	\$15,000.00
FOLEY BOOKSTORE EXCHANGE	1	\$13,500.00
FOLEY BRUNCH & SUPPER CLUB, LLC	1	\$30,000.00
FOLEY BRUNCH & SUPPER CLUB, LLC	1	\$49,000.00
FOLEY CLINIC CORP	1	\$14,783.00
FOLEY CLINIC CORP	1	\$1,047,144.00
FOLEY HOLDINGS, LLC	1	\$168,000.00
FOLEY HOLDINGS, LLC	1	\$116,400.00
FOLEY HOLDINGS, LLC	1	\$118,500.00
FREDDY'S	1	\$9,500.00
GOODVIBES BUNGEE FITNESS & TAN, LLC	1	\$5,000.00
GULF BOWL	1	\$50,000.00
GULF BOWL	1	\$21,000.00

GRACE FELLOWSHIP CHURCH	1	\$19,400.00
GUSSIE'S	1	\$5,000.00
HANDYMAN'S DISCOUNT	1	\$47,027.78
HARDEES	1	\$45,000.00
HARDEES	1	\$700,000.00
HAVRON ENDODONITICS	1	\$250,000.00
HOME AWAY FROM HOME CHILDCARE, LLC	1	\$5,000.00
LA CASITA FRESH MEX GRILL	1	\$5,000.00
LENDMARK FINANCIAL	1	\$126,000.00
MACHO TACO BAR & RESTAURANT	1	\$1,000.00
MAGNOLIA MEAT AND GROCERY	1	\$35,000.00
MAMA BEARS	1	\$20,560.00
MI CASITA TANQUERIA RESTAURANT	1	\$50,000.00
ONE QUARTER AT A TIME, LLC	1	\$49,000.00
OSCITY LABS	1	\$110,000.00
RIVIERA UTILITIES	1	\$236,500.00
SMALL CAKES BAKERY	1	\$40,000.00
SOUTH BALDWIN LITERACY COUNCIL	1	\$60,000.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$841,286.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$272,557.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$349,265.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$83,324,084.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$12,909,410.00
STARBUCKS	1	\$700,000.00
ST. PAUL'S EPISCOPAL CHURCH	1	\$44,000.00
ST. PAUL'S EPISCOPAL CHURCH	1	\$20,000.00
ST. PAUL'S EPISCOPAL CHURCH	1	\$51,862.00
ST. PAUL'S EPISCOPAL CHURCH	1	\$19,836.00
THE HOTEL MAGNOLIA RESTAURANT & LOUNGE	1	\$48,000.00
TIM LOWER	1	\$10,000.00
TOYS UNDER TWENTY	1	\$200,000.00
VACAY EVERYDAY	1	\$150,000.00
XL LAUNDRY	1	\$329,000.00
118 WEST LAUREL, LLC	1	\$250,000.00
118 WEST LAUREL, LLC	1	\$250,000.00
118 WEST LAUREL, LLC	<u>1</u>	<u>\$9,750.00</u>
<b>COMMERCIAL ADDITIONS &amp; REMODELS:</b>	63	\$104,908,024.78
 <b><u>TANGER OUTLET CENTER:</u></b>		
BAUMHOWERS VICTORY GRILLE	1	\$1,025,000.00
GOOD DOG BOUTIQUE	1	\$15,000.00
LEE WRANGLER	1	\$250,000.00
PEPPER PALACE	1	\$3,618.37
PERFUMES 4U	1	\$80,000.00
PUMA	1	\$175,000.00
SPENCER GIFTS	<u>1</u>	<u>\$170,000.00</u>
<b>TANGER OUTLET CENTER-COMMERCIAL ADDITIONS &amp; REMODELS:</b>	7	\$1,718,618.37
 <b><u>TOTAL COMMERCIAL ADDITIONS &amp; REMODELS:</u></b>		
	70	<b>\$106,626,643.15</b>
 <b><u>COMMERCIAL MISCELLANEOUS:</u></b>		
	80	\$2,441,040.73
 <b><u>TANGER OUTLET CENTER-COMMERCIAL MISCELLANEOUS:</u></b>		
	<u>9</u>	<u>\$0.00</u>

<b><u>COMMERCIAL MISCELLANEOUS TOTAL:</u></b>	<b>89</b>	<b>\$2,441,040.73</b>
<b><u>SIGNS:</u></b>	<b>76</b>	<b>\$1,420,327.73</b>
<b><u>TANGER OUTLET CENTER-SIGNS:</u></b>	<b>13</b>	<b><u>\$153,749.26</u></b>
<b><u>SIGNS TOTAL:</u></b>	<b>89</b>	<b>\$1,574,076.99</b>
<b><u>GRAND TOTAL COMMERCIAL:</u></b>	<b>277</b>	<b>\$146,807,601.87</b>

**PUBLIC PROJECTS**

	<b>PERMITS:</b>	<b>VALUATIONS:</b>
<b><u>COMMERCIAL NEW-(PUBLIC PROJECTS):</u></b>		
CITY HALL-(NEW OFFICE)	<u>1</u>	<u>\$22,000.00</u>
<b><u>COMMERCIAL NEW-(PUBLIC PROJECTS) TOTAL:</u></b>	<b>1</b>	<b>\$22,000.00</b>
<b><u>MISCELLANEOUS-(PUBLIC PROJECTS):</u></b>	<u>1</u>	<u>\$36,000.00</u>
GRAHAM CREEK NATURE PRESERVE- (SLAB ONLY FOR A CONTAINER)		
<b><u>MISCELLANEOUS-(PUBLIC PROJECTS) TOTAL:</u></b>	<b>1</b>	<b>\$36,000.00</b>
<b><u>PUBLIC PROJECTS GRAND TOTAL COMMERCIAL-</u></b>	<b>2</b>	<b>\$58,000.00</b>
<b>GRAND TOTAL COMMERCIAL &amp; PUBLIC PROJECTS:</b>	<b>279</b>	<b>\$146,865,601.87</b>
<b>PUBLIC PROJECTS-ELECTRICAL, MECHANICAL &amp; PLUMBING PERMITS:</b>	<b>5</b>	<b>\$27,582.00</b>
<b>ELECTRICAL, MECHANICAL &amp; PLUMBING PERMITS:</b>	<u>2,382</u>	<u>\$21,645,420.45</u>
<b>GRAND TOTAL-ELECTRICAL, MECHANICAL, PLUMBING:</b>	<b>2,387</b>	<b>\$21,673,002.45</b>
<b>GRAND TOTAL COMMERCIAL &amp; RESIDENTIAL &amp; PUBLIC PROJECTS:</b>	<b>3,560</b>	<b>\$358,604,521.32</b>

<b><u>NAME:</u></b>	<b><u>LOCATION:</u></b>
<b><u>NEW TENANT/EXISTING BUILDINGS:</u></b>	
ALABAMA QUICK TAX, INC.	1600 S. MCKENZIE STREET
ALPHA LEGION, LLC	213 9TH AVENUE
APPLE NAILS & SPA	2658 S. MCKENZIE STREET
AS SEASONS CHANGE DOWN SOUTH	113 W. ORANGE AVENUE
BEACHBALL PROPERTIES	1202 FIELDING PARK DRIVE
BEACH BUM OUTDOORS, LLC	1000 S. MCKENZIE STREET
BELLA VIDA BEAUTY LOUNGE	8388 STATE HIGHWAY 59 SUITE 4
BLUE CREW CORPORATION	319 S. ALSTON STREET

BLUE WATER RECOVERY, LLC  
CAPTAIN CRAZY'S PARADISE  
CBD HEALTH AND WELLNESS  
CELLULAR SOUTH, INC.  
CIRCLE K  
CITY ELECTRIC SUPPLY  
COASTAL CARTS  
COASTAL CHIROPRACTIC & ACUPUNCTURE,  
LLC  
COASTAL MEDICAL WEIGHT LOSS, LLC  
COASTAL THERAPEUTICS, INC.  
DAIRY QUEEN  
DISCOUNT TIRES  
DOROTHY JUNE BOOKSELLERS  
DOWNEY WALLACE AUTO SALES CORP  
DBA BEACHIN CAR DUDES  
ELBERTA SANDWICH COMPANY  
FAMILY PRODUCE DBA ORLANDOS ROADSIDE  
FARMHOUSE MARKET  
FOLEY BRUNCH & SUPPER CLUB  
FREDDY'S  
GULF COAST SECURITY, LLC  
LA CASITA FRESH MEX GRILL  
LENDMARK FINANCIAL  
LOCAL ELEGANCE  
MACHO TACO  
MEDICINAL GARDEN  
MI CASITA TANQUERIA RESTAURANT  
NIF DISTRIBUTIONS, LLC  
OWLS, LLC  
PAINT PARTY STUDIOS, LLC  
PAISANA TAX & SERVICES  
PAPA SMOKES, LLC  
RACEWAY  
ROSEMARY AND COMPANY, LLC  
SMALL CAKES BAKERY  
SOUTH ALABAMA HEARING & TINNITUS  
CENTER, LLC  
SOUTHERN SHORES COFFEE  
STARBUCKS  
STOWAWAY STORAGE  
SUNSET GOLF CARTS, LLC  
SWEET HOME CHIROPRACTIC &  
FUNCTIONAL MEDICINE, LLC  
TEXAS ROADHOUSE  
THE DUMPSTER GUY  
THERMOGRAPHY ADVANTAGE  
TOYS UNDER TWENTY  
VACAY EVERYDAY  
WALL TO WALL INTERIORS, INC.

112 W. SECTION AVENUE  
2139 S. MCKENZIE STREET  
2209 N. MCKENZIE STREET  
11746-B FOLEY BEACH EXPRESS  
8951 STATE HIGHWAY 59  
21860 U.S. HIGHWAY 98  
8153 STATE HIGHWAY 59  
1705 S. MCKENZIE STREET SUITE 4  
  
1721 N. BUNNER STREET  
2225 N. MCKENZIE STREET  
20058 KELLER ROAD  
3148 ABBEY LANE  
107-A W. ORANGE AVENUE  
1313 S. COMMERCIAL DRIVE SUITE 207-A  
  
22394 MIFLIN ROAD SUITES 306, 307, 308  
1004 N. MCKENZIE STREET  
3910 S. MCKENZIE STREET  
213 N. MCKENZIE STREET  
1009 S. MCKENZIE STREET  
820 N. ALSTON STREET SUITE B  
740 W. LAUREL AVENUE  
8388 STATE HIGHWAY 59 SUITE 3  
724 W. LAUREL AVENUE  
22394 MIFLIN ROAD SUITES 301 & 302  
155 9TH AVENUE  
315 S. MCKENZIE STREET  
910 N. MCKENZIE STREET  
317 S. ALSTON STREET  
107-B W. ORANGE AVENUE  
1313 S. COMMERCIAL DRIVE SUITES 102-A & 103-A  
311 S. MCKENZIE STREET  
16161 FOLEY BEACH EXPRESS  
105 S. ALSTON STREET  
2163 S. MCKENZIE STREET  
8154 STATE HIGHWAY 59 SUITE 202  
  
217 N. MCKENZIE STREET  
100-A S. OWA BOULEVARD  
22323-A U.S. HIGHWAY 98  
620 N. MCKENZIE STREET SUITE 100  
205 W. ROOSEVELT AVENUE  
  
3311 S. MCKENZIE STREET  
1144 FIELDING PARK DRIVE  
314 E. LAUREL AVENUE SUITE 4  
200-H N. OWA BOULEVARD  
200-G N. OWA BOULEVARD  
8388 STATE HIGHWAY 59 SUITE 5

**TANGER OUTLET CENTER:**

ALL STARS PREMIUM SPORTSWEAR, LLC

2601 S. MCKENZIE STREET SUITE 414

GO CALENDARS GAMES & BOOKS  
GOOD DOG BOUTIQUE  
HEY DUDE, INC.  
MAROLINA OUTDOOR INC. DBA HUK  
MONET CANDLE COMPANY, INC.  
MOUNTAIN HIGH OUTFITTERS ACTIVE  
ADVENTURE XVI, LLC  
PERFUME OUTLET

2601 S. MCKENZIE STREET SUITE 452  
2601 S. MCKENZIE STREET SUITE 256  
2601 S. MCKENZIE STREET SUITE 236  
2601 S. MCKENZIE STREET SUITE 186  
2601 S. MCKENZIE STREET SUITE 106  
2601 S. MCKENZIE STREET SUITE 314  
  
2601 S. MCKENZIE STREET SUITE 226

**TOTAL NEW TENANTS: 62**

**COMPILED BY: PATSY BENTON**

OCTOBER 2022 - SEPTEMBER 2023

	<u>INSPECTIONS:</u>	<u>CITY PROJECTS:</u>	<u>GRAND TOTAL:</u>
CHUCK	34	8	42
DOUG	3548	2	3550
TRAVIS	4428	15	4443
NATHAN	3978	10	3988
GENE	4034	1	4035
CLAUDE	381	7	388
THIRD PARTY	24	0	24
TOTAL:	16427	43	16470

<u>PLAN REVIEWS:</u>	<u>COMMERCIAL:</u>	<u>RESIDENTIAL:</u>	<u>CITY PROJECTS:</u>
CHUCK	8	0	0
DOUG	13	62	0
NATHAN	41	72	0
TRAVIS	40	262	0
CLAUDE	9	8	1
GENE	11	136	0

	<u>PERMITS ISSUED:</u>	<u>CITY PROJECTS:</u>
CHUCK	127	0
DOUG	348	0
NATHAN	534	0
TRAVIS	1500	0
CLAUDE	289	2
GENE	676	0
MIRIAM/PATSY	58	0

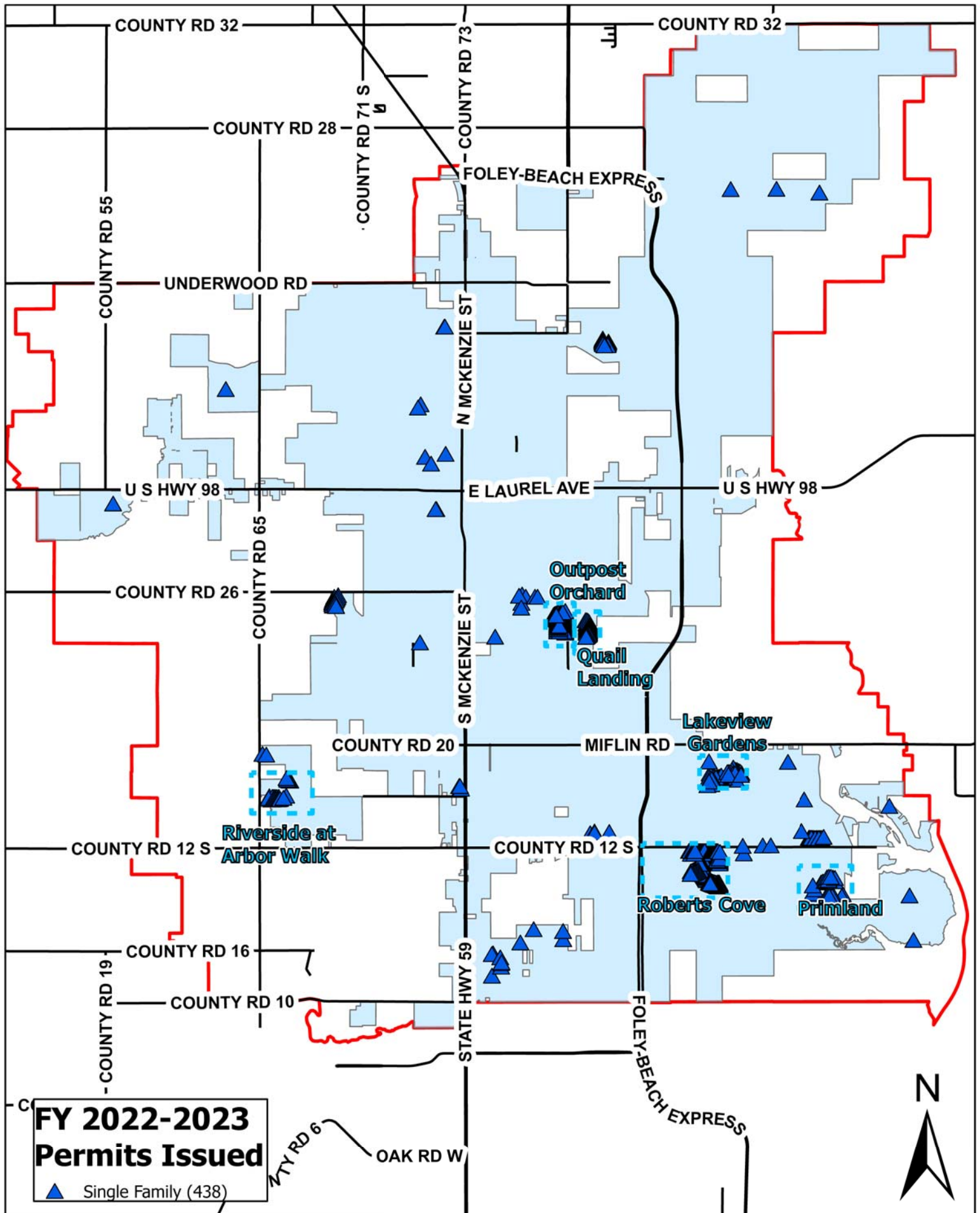


## CITY OF FOLEY

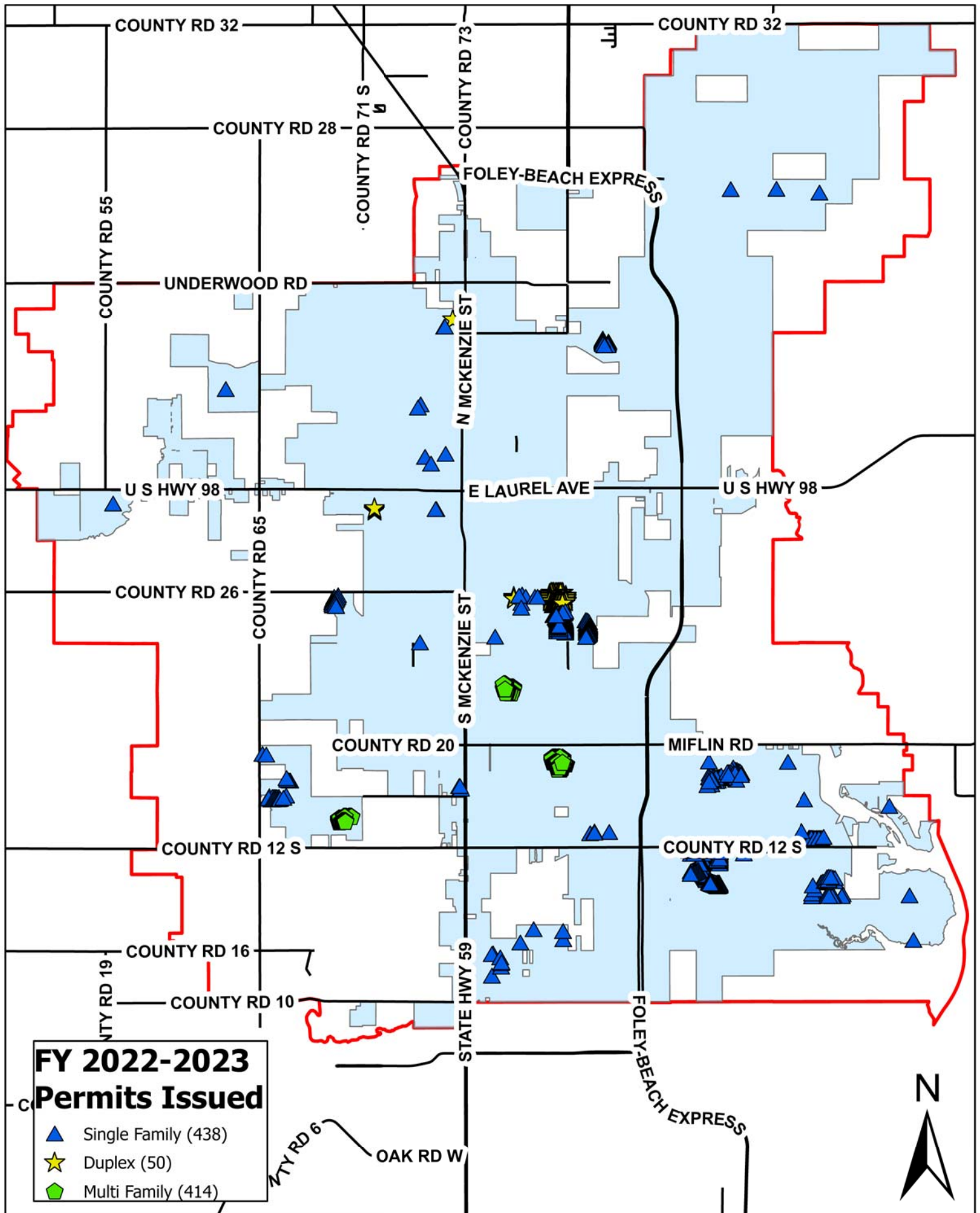
### CDD 10 YEAR COMPARISON

<u>FISCAL YEAR</u>	<u>VALUATIONS</u>	<u>FEES COLLECTED</u>	<u>PERMITS</u>	<u>INSPECTIONS</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
FY 2013_2014	\$46,940,710.00	\$473,479.00	1,479	5,971	164
FY 2014_2015	\$39,732,939.00	\$387,325.00	1,433	6,322	148
FY 2015_2016	\$55,809,640.00	\$625,542.00	1,947	8,064	235
FY 2016_2017 (OWA)	\$150,572,520.00	\$1,187,789.00	2,402	10,137	261
FY 2017_2018	\$146,194,745.00	\$1,322,801.00	2,416	10,232	270
FY 2018_2019	\$109,379,355.00	\$1,080,855.00	2,406	10,565	256
FY 2019_2020	\$159,923,495.00	\$1,555,483.00	3,711	15,984	571
FY 2020_2021	\$189,613,107.00	\$1,984,277.00	5,291	19,166	625
FY 2021_2022	\$269,148,288.92	\$2,370,808.00	3,982	16,930	598
FY 2022_2023	\$358,604,521.32	\$2,864,967.00	3,560	16,470	438

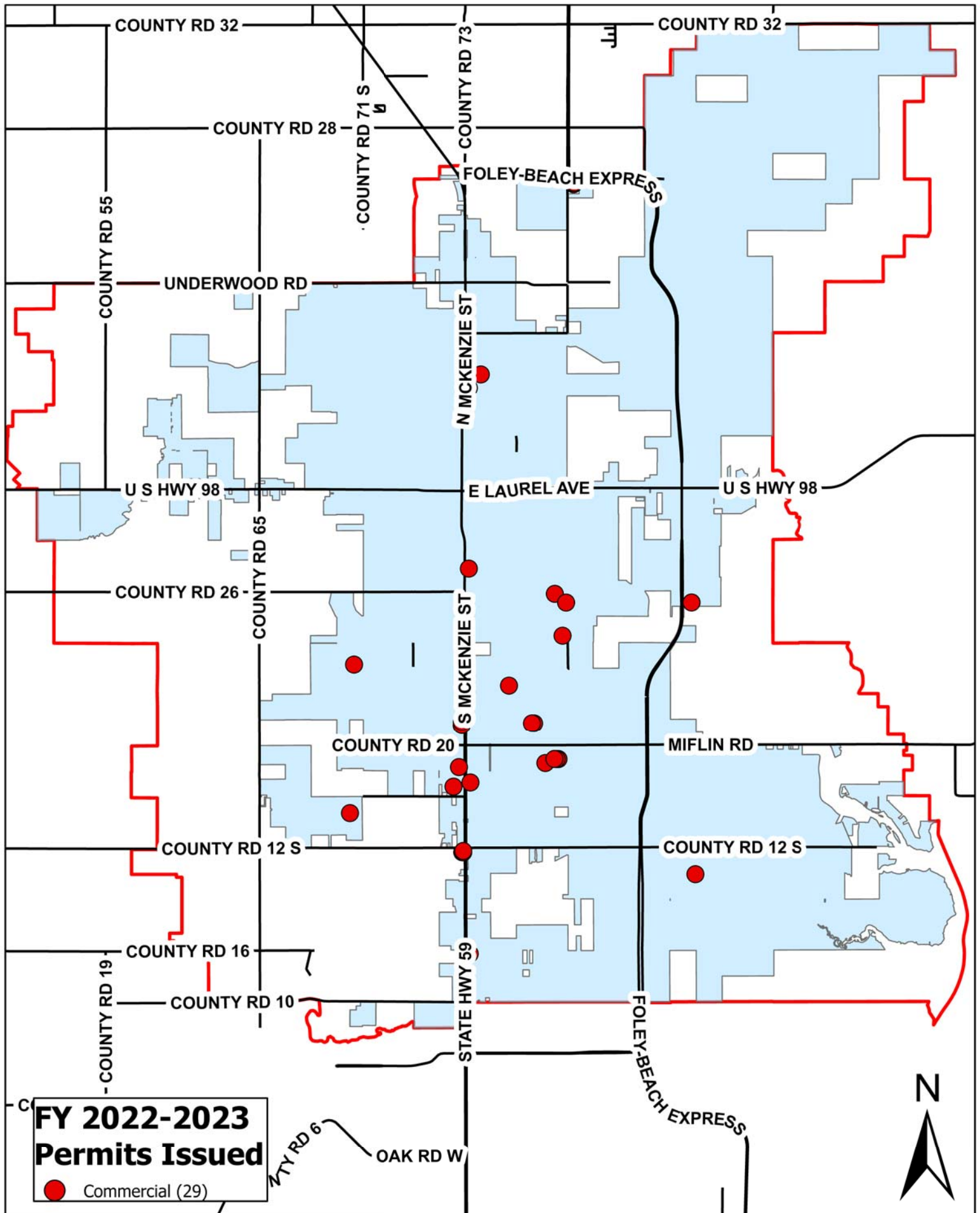
# New Single Family Structures Permitted in FY 2022-2023



# New Residential Structures Permitted in FY 2022-2023

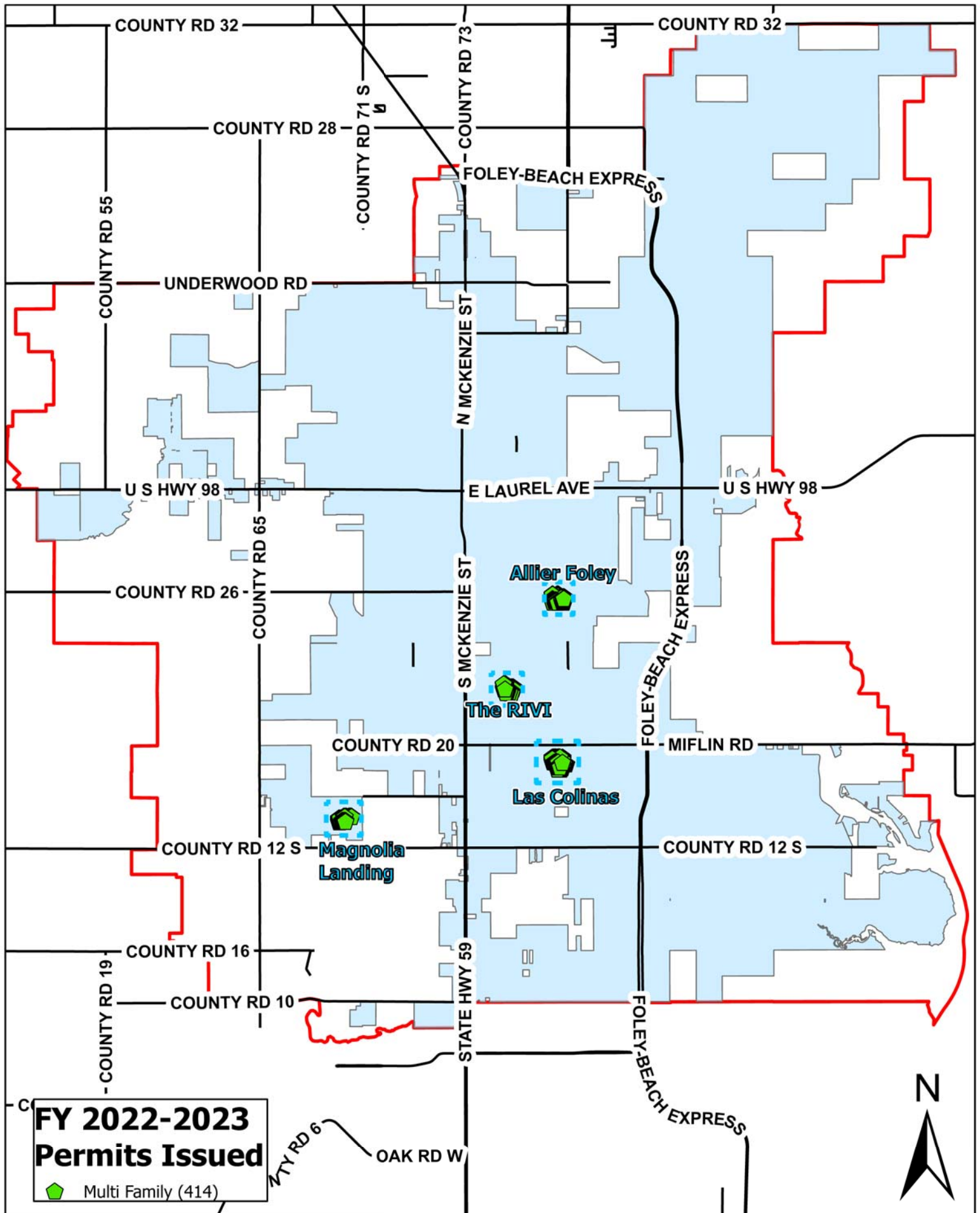


# New Commercial Structures Permitted in FY 2022-2023





# New Multi Family Structures Permitted in FY 2022-2023



**2022/2023 FISCAL YEAR ANNUAL REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**TRAINING:**

- AAFM Fall Conference (Chuck - Doug & Miriam)
- AL/MS Fall Planning Conference (Miriam - AL Executive Committee Member)
- ASDC Fall Data Virtual Conference (Eden & Miriam)
- AL Historical Commission/OPAL Workshop (Melissa, Amanda, Eden, Chuck & Miriam)
- AL League Certified Municipal Officer Training (Miriam)
- Coastal Geospatial Data Group Conference (Eden)
- AL Association of Plumbing, Gas & Electrical Inspectors Conference (Gene)
- AL Association of Floodplain Managers Spring Workshop (Chuck, Doug & Miriam)
- COAA Code Conference (Gene, Travis, Nathan, Doug & Miriam)
- Virtual CAMP Training (Eden, Melissa, Amanda & Miriam)
- Substantial Damage Estimator Class (Gene, Travis, Nathan & Doug)
- CAMP Training (Chuck, Nathan, Eden, Melissa, Amanda & Miriam)
- AL Gulf Coast Chapter - ADECA Home Recovery AL Program (HRAP) Training (Chuck, Gene, Travis, Nathan, Doug, Melissa, Patsy & Miriam)
- Government Energy Code Training (Nathan, Travis, Gene & Chuck)
- SARPC Planning Commission & Board of Adjustment Workshop (Melissa, Amanda & Miriam)

**MEETINGS:**

Meetings with Developers, Engineers, etc. on Various Projects = 81

These meetings typically include Miriam, Melissa, Amanda, Eden (Zoning), Chuck (Building Code), Brad (Fire Code), Leslie/Angie (Environmental), Chad/Taylor (Engineering) & other staff as needed. This has worked very well in providing a comprehensive comment list on upcoming projects.

- PLAN Meeting (Melissa, Amanda, Eden, Miriam) - 11
- BCEMA Executive Committee Meeting (Miriam) - 5
- CDD Safety Meetings (CDD Staff) - 6
- Gulf Housing Committee Meeting (Miriam) - 2
- FEMA CAV Visit (Chuck & Miriam)
- BCEMA Local Emergency Planning Committee Meeting (Miriam) - 11

- BCEMA Hazard Mitigation Planning Committee Meeting (Miriam) - 3
- Design AL Team Meetings (Miriam)
- Countywide Bike/Pedestrian Connectivity Plan Meeting (Miriam)
- BCEMA VOAD Meeting (Miriam)
- BCEMA Stakeholder Meeting (Miriam)
- AL Chapter APA Executive Committee Meeting (Miriam)

#### **PRESENTATIONS:**

- AL/MS Fall Planning Conference (Miriam - AL Executive Committee Member)  
"NIMBY'S & CAVE'S & BANANA'S - OH MY!"
- Baldwin County Planning & Growth Presentation (Miriam) - Foley Satellite Commission meeting room
- ADCNR/NOAA Legislative Delegation Presentation (Miriam) - Weeks Bay Reserve Tonsmeire Resource Center
- Realty Executives Gulf Coast Realtors Presentation (Miriam)

#### **PROJECTS:**

- Design AL (Miriam)
- Coastal Community Resilience Index Assessment (Chuck & Miriam)

#### **GRANTS:**

- AL Historical Commission - CLG Grant - CAMP Training  
Virtual CAMP Training (Eden, Melissa, Amanda & Miriam)  
CAMP Training (Chuck, Nathan, Eden, Melissa, Amanda & Miriam)
- AL Department of Conservation & Natural Resources - State Highway 59  
Comp Plan Update  
Committee Meeting (Eden & Miriam)
- Smart Home America - Hazard Mitigation Plan / Community Resilience  
Housing Guide  
Resilient Housing Grant Meeting (Eden & Miriam)  
Resilient Housing Grant Public Outreach (Eden & Miriam)  
Resilient Housing Open House (Miriam)

# COMMUNITY DEVELOPMENT DEPARTMENTAL CITY TRAINING

Date	All Employees	Miriam Boone	Chuck Lay
10/27/2022	Halloween Safety Safety Talk		
11/2/2022		Alabama Ethics Law Training	
11/14/2022	Thanksgiving Safety Talk		
12/01/2022	Harassment, Substance Abuse & Ethics		
12/14/2022	Christmas Holiday & Health Safety Talk		
12/19/2022			Alabama Ethics Law Training
02/21/23	Fire Safety Talk		
03/21/2023		Peer Into the Minds of your Employees - D. Wilson, K. Norris, W. Dyess	
03/21/2023	AED & CPR Training		
04/19/2023		Handling the Hard Issues (A Mental Wellness Bootcamp) - C. Sutherlin	
04/25/2023	Workplace Mental Health & Well-being Talk		
05/16/2023	Heat Safety Talk		
06/12/2023		DiSC Communication - Auburn	
07/24/2023			Managing Former Peers/First Time Supervisors - Auburn
08/17/2023	Sun Safety Talk		
08/28/2023		Coaching - Auburn	Coaching - Auburn
9/19/2023	EMA_Hurricane SOPs		
9/29/2023		Leadership Retreat - Troy University	



## **PLAN LOWER AL NOW (PLAN) Meetings FY 2022/23**

### **OCTOBER 6, 2022:**

SPEAKER: Miriam Boone – City of Foley Community Development Director,  
Planner/Building Official

PRESENTATION: Act 2021-297 Planning & Police Jurisdictions / Going Paperless in a  
Community Development Department

### **NOVEMBER 10, 2022:**

SPEAKER: Leslie Gahagan – Sustainability & Natural Resources Director

PRESENTATION: A Tour of the Graham Creek Nature Preserve

**We do not meet in December**

### **JANUARY 12, 2023:**

SPEAKER: Miriam Boone Facilitated

PRESENTATION: Discussion of 2023 Topics of Interest

### **FEBRUARY 9, 2023:**

SPEAKER: John B. “Buford” King – Deputy Director of Planning & Zoning BC  
Commission

PRESENTATION: Site Plan Review Tips for Staff and Planning Commission

### **MARCH 9, 2023:**

SPEAKER: William V. Underwood, Coastal Section Administrator State Lands  
Division, Alabama Department of Conservation and Natural Resources

PRESENTATION: Discussion of ACAMP RFP

2<sup>nd</sup> SPEAKER: John B. “Buford” King – Deputy Director of Planning & Zoning BC  
Commission

PRESENTATION: RV PARK Review Process in Baldwin County

### **APRIL 13, 2023:**

SPEAKER: Scott Warner – E911 GIS/Addressing Manager

PRESENTATION: Discussion on Subdivision Review Phases: Drawing in Roads

### **MAY 11, 2023:**

SPEAKER: Michael Malm – BCBE GIS Manager

DISCUSSION: Determining Future Student Growth in Baldwin County

### **JUNE 8, 2023:**

SPEAKER: Mark Berte, Executive Director AL Coastal Foundation

DISCUSSION: Livable Communities Coalition

**JULY 13, 2023:**

SPEAKER: John B. “Buford” King – Deputy Director of Planning & Zoning BC Commission

PRESENTATION: Site Plan Review Process for a New School

**AUGUST 10, 2023:**

SPEAKER: Joey Darby – City of Foley Fire Chief

PRESENTATION: EV and Li-ion Battery Challenges for Fire Departments, Code Officials & Planners

**SEPTEMBER 14, 2023:**

SPEAKER: Jacob Pierce – Geospatial Operations Manager at BC Highway Department

PRESENTATION: GIS for Right-of-Way Applications – Filling the Void

**Board of Adjustment and Appeals**  
**October 2022-September 2023**

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Stanley & Mary Nory	VAR	604 W. Fern Ave.	10/10/2022	Denied	RV for a temporary use in a AO zone
Todd & Gail Davis	VAR	8155 Bay View Dr.	10/10/2022	Withdrawn	Lot area in a R-1R zone
Roger Powe	VAR	N. of E. Franklin Ave. and W. of S. Pecan St.	11/14/2022	Approved	Side yard setbacks in a R-1A zone
Beach Express RV & Boat Storage	UPA	S. of County Rd. 20 and W. of the Foley Beach Express	11/14/2022	Approved	RV/Boat and self storage in a B-1A zone
Riviera Utilities	UPA	510 Thielen Ave.	12/12/2022	Withdrawn	Storage for public utilities in a R-2 zone
L & V, Inc./Michael Lovett	UPA	S. of US Hwy. 98, between the Foley Beach Express and Barin Field Rd.	1/9/2023	Approved	RV/Boat storage and required buffers in a B-3 zone
Ramiro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. pin# 400853	2/13/2023	Approved	Mobile home in an AO zone
Ramiro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. pin# 400854	2/13/2023	Approved	Mobile home in an AO zone
Ramiro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. pin# 400855	2/13/2023	Approved	Mobile home in an AO zone
Lennar Homes of Alabama	VAR	1709 Grouse St.	3/13/2023	Approved	Side yard setback in a R-1D zone
Robert Martin	VAR	933 Ruisseau Dr.	3/13/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
Jorge Caballero	VAR	910 N. McKenzie St.	3/13/2023	Approved	Retail/Warehouse in a B-1A zone
Foley Main Street	VAR	S. of W. Jessamine Ave. and E. of N. Alston St.	3/13/2023	Approved	Fence height in a B-1 zone
Frank Esposito	VAR	1028 Chloe St.	4/10/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
Yogeshwariben Patel	VAR	609 N. McKenzie St.	4/10/2023	Approved	Signage height, signage face square footage and electronic signage in a B-1 zone
David Keyes	VAR	1125 Stella Rd.	7/10/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
KF Investments, LLC	UPA	1751 Industrial Pkwy.	7/10/2023	Approved	Furniture storage in a M-1 zone

**Board of Adjustment and Appeals  
October 2022-September 2023**

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Hasty Laney	UPA	105 W. Berry Ave.	8/14/2023	Approved	Laundromat in a B-1A zone
Linda Gayle Deering & Star Nicosia	VAR	404 W. Orchid Ave.	8/14/2023	Approved	Sideyard setbacks in a R-1C zone
Jim 'N Nicks	VAR	2500 S. McKenzie St.	8/14/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
Lennar Homes of Alabama, LLC	VAR	1118 Pheasant Cir.	9/11/2023	Approved	Sideyard setback in a R-1D zone
Angela Karaban	VAR	23116 Ithaca Ave.	9/11/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
Foley CB, LLC/Truist Bank	VAR	200 W. Laurel Ave.	9/11/2023	Approved	Sign height and sign face square footage in a B-1 zone
DanMar Hospitality Group LLC	VAR	319 N. McKenzie St.	9/11/2023	Approved	Sign height in a B-1 zone
Dr. Benedict Ewaleifoh	UPA	21919 US Hwy 98	9/11/2023	Approved	Boat and RV storage in a B-1A zone
Marlon Martell	UPA	1000 N. McKenzie St.	9/11/2023	Approved (3 months-Expires on 12/31/23)	Temporary Mobile structure to be used as a business for more than 3 months per year in a B-1A zone
<b>Total Variances</b>	<b>16</b>			<b>Approved</b>	<b>23</b>
<b>Total Use Permitted on Appeals</b>	<b>10</b>			<b>Carry Over</b>	<b>0</b>
<b>Special Exception</b>	<b>0</b>			<b>Withdrawn</b>	<b>2</b>
<b>Total Administrative Review</b>	<b>0</b>			<b>Denied</b>	<b>1</b>
<b>TOTAL</b>	<b>26</b>				

**ZONING ACTIONS**  
**October 2022-September 2023**

DATE	NAME	LOCATION	Original Zoning	Requested Zoning	DECISION
10/19/2022	Hawthorne Investments LLC	W. of the Foley Beach Express and N. and S. of Brinks Willis Rd.	B-1A	PUD	Withdrawn
10/19/2022	Next to Last LLC/Jim Brown	S. of County Rd. 20 and E. of James Rd.	B-3	RV	Recommended
11/9/2022	Keystone Development	S. of US Hwy. 98 and W. of Venice Blvd.	None	PUD	Recommended
12/15/2022	Kenneth Lord	22410 US Hwy. 98	RV	RV Modification	Approved
12/15/2022	Kaymac, LLC/Chris & Phil Johnson	N. of Azalea Ave. and W. of S. Juniper St.	R-1C	PUD	Recommended
1/18/2023	DSLH Homes (Gulf Coast) LLC	Chipper Ln. and Hibiscus Cir., Lakeview Gardens Lot 88	PUD	PUD Modification	Approved
3/15/2023	Riverside at Arborwalk Phase 3	E. of County Rd. 65 and S. of Pencarro Blvd.	M-1	R-1D	Recommended
3/15/2023	Wolf Ridge/ Creek Ridge LLC	N. of County Rd. 12 and E. and W. of Clarke Ridge Rd.	None	PUD	Recommended
4/19/2023	Turf Properties LLC	S. of County Rd. 26 and W. of County Rd. 65	None	PID	Recommended
6/21/2023	Tyler Higginbotham	N. of US Hwy. 98 and W. of Bender Rd.	B-3	R-1R	Recommended
6/21/2023	Next to Last, LLC	S. of County Rd. 20 and E. of James Rd.	B-3 & RV	RV	Recommended
6/21/2023	Old Town II, LLC/Sherwood	W. of S. Hickory St and S. of Michigan Ave.	B-2	R-1C	Recommended
6/21/2023	OWA	W. of the Foley Beach Express and N. of County Rd. 20	PDD	PDD Modification	Approved
6/21/2023	Foley Professional Park Developer Inc	E. of N. McKenzie St. and S. of E. Peachtree Ave.	B-1A, M-1, R-1A	PO	Recommended
7/19/2023	DSLH Homes (Gulf Coast) LLC	SW corner of Putter Ln. and Chipper Ln., Lakeview Gardens Lot 77	PUD	PUD Modification	Approved
7/19/2023	Gary Underwood	NW corner of Springsteen Ln. & US Hwy. 98	AO	B-1A	Recommended
7/19/2023	City of Foley/Sherwood	W. of S. Hickory St. on Ocala Dr.	B-2	R-1C	Recommended
					<b>Recommended 12</b>
		<b>Pre-Zoning</b>	<b>2</b>		<b>Denied 0</b>
		<b>Initial Zoning</b>	<b>1</b>		<b>Withdrawn 1</b>
		<b>Re-zoning</b>	<b>10</b>		<b>Carried Over 0</b>
		<b>Modifications</b>	<b>4</b>		<b>Approved 4</b>
					<b>TOTAL 17</b>

**SUBDIVISIONS**  
**October 2022-September 2023**

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Henson Subdivision	N. of Keller Rd. and E. of River Rd. N.	2		9.29		10/19/2022		X	Approved	
Rosewood Phase 2 & 3	E. of County Rd. 65 and N. of Arbor Walk	112	R-1D	36.91	1/16/2019		X		Approved	1 year 12/09/20 1 year 11/10/21 1 year 10/19/22
Magnolia Pines Phase 2 & 3	E. of County Rd. 55 and S. of Rhodes Ln.	159		42.22	12/9/2020			X	Approved	1 year 11/09/22
Sherwood Phase 3	W. of Hickory St. and S. of Michigan Ave.	32	R-1C B-2	32	12/12/2018		X		Approved	1 year 12/09/20 1 year 12/8/21 6 months 11/09/22
The Exchange at Foley Apartments	N. of County Rd. 20 and E. of S. Pine St.	1	R-3	24.45		11/9/2022	X		Approved	
Bayou Ridge Estates	W. of State Hwy. 59 and S. of County Rd. 10	50		23.89	11/9/2022			X	Approved	
Hadley Village	E. of State Hwy. 59 and S. of Hadley Rd.	83	PUD	35.27	11/9/2022		X		Approved	
Pecan Subdivision	NE corner of S. Pecan St. and E. Bullard Ave.	2	R-4	3.4		12/14/2022	X		Approved	
Jacob Snow	N. of US Hwy. 98 and W. of County Rd. 55	2		3.5		12/14/2022		X	Approved	
Paxton Farms Phase 2	SW corner of County Rd. 12 and County Rd. 65	60		16.02	12/14/2022			X	Approved	
Resubdivision of Lot 1 Uno Subdivision	SW corner of US Hwy. 98 and S. Hickory St.	2	B-2	1.9		1/18/2023	X		Approved	
Fikes Subdivision A Resubdivision of Lot 01- A Fern Commercial Park as Recorded in Slide 2465-A	SE corner of E. Fern Ave. and N. McKenzie St.	2	B-1A	16.87		1/18/2023	X		Approved	
Swift Church Road Subdivision	NE corner of Swift Church Rd.	5		20		1/18/2023		X	Approved	
Glenlakes Unit 1 Phase 4	W. of Clarke Ridge Rd. and E. of Carnoustie Dr.	116	PUD	49.94	1/18/2023		X		Approved	

**SUBDIVISIONS**  
**October 2022-September 2023**

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Hadley-Jones Subdivision	SE corner of Hadley Rd. and N. Juniper St.	2		1.6		2/15/2023		X	Approved	
Driftwoods Two	S. of County Rd. 26 and E. of County Rd. 65	2		76.15		2/15/2023		X	Approved	
Primland Phase 3	S. of County Rd. 12 and E. of Wolf Bay Dr.	50	PUD	23.65	3/20/2019		X		Approved	1 year 3/17/21 1 year 3/16/22 1 year 2/15/23
Riverside at Arbor Walk Phase 3	E of County Rd. 65 and N. of County Rd. 12	38	R-1D	46.83	3/20/2019		X		Approved	1 year 3/17/21 1 year 3/16/22 6 months 2/15/23
Southwood at Arbor Walk Phase 1	E. of County Rd. 65 and N. of County Rd. 12 S	66	R-1D	77.82	4/21/2021		X		Approved	1 year 03/15/23
Southwood at Arbor Walk Phase 2	E. of County Rd. 65 and N. of County Rd. 12 S	66	R-1D	77.82	4/21/2021		X		Approved	1 year 03/15/23
Southwood at Arbor Walk Phase 3	E. of County Rd. 65 and N. of County Rd. 12 S	57	R-1D	77.82	4/21/2021		X		Approved	1 year 03/15/23
Roberts Cove	SE corner of County Rd. 12 and Foley Beach Express	411	PUD	242	4/21/2021		X		Approved	1 year 03/15/23
Bailey-Dillon Line Shift	E. of County Rd. 65 and S. of County Rd. 26	2		22.71		3/15/2023		X	Approved	
Pedro Subdivision	S. of Breckner Rd. and E. of Bodenhamer Rd.	2	AO	10		3/15/2023	X		Withdrawn	
HossCat's Place	SW corner Charolais Rd. and County Rd. 65	2		8.8		3/15/2023		X	Approved	
Lot 1 A, 1B & 7 of the Resubdivision of Lot 1 of the Replat of Woerner's Two Lots	E. of S. McKenzie St. and S. of County Rd. 20	3	B-1A	60.14		3/15/2023	X		Approved	
Grand Riviera Phase 1 A Resubdivision of Lot 5 Little Woerner Subdivision	SW corner of Mifflin Rd and James Rd.	2	PUD	25.29		3/15/2023	X		Approved	

**SUBDIVISIONS**  
**October 2022-September 2023**

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Darby Subdivision/Resurvey of Lot 3 of Foley Beach Express Industrial Park Unit	E. of the Foley Beach Express and S. of Industrial Parkway	2	PID	23		3/15/2023	X		Approved	
Foley Crossings	NE corner of County Rd. 65 and County Rd. 26	18		66.18	3/15/2023			X	Approved	
Resub of Lots 1-10 of Magnolia Land Co. Addition to Foley	307 S. McKenzie St.	2	B-1	0.72		4/19/2023	X		Approved	
Resubdivision of Lot 1B Old Time Pottery	E. of State Hwy. 59 and S. of Keller Rd.	2	PUD	1.55		4/19/2023	X		Withdrawn	
Last Resort	S. of County Rd. 20 and E. of James Rd.	38	RV	5.74	4/19/2023		X		Approved	Redid plat added another parcel lots increased on 6/21/23
Young Properties	W. of State Hwy.59 and S. of County Rd. 20 S.	2	B-1A B-3	6.54		4/19/2023	X		Approved	
Paxton Farms Phase 1	SW corner of County Rd. 12 and County Rd. 65	50		20.34	7/21/2021			X	Approved	1 year 6/21/2023
Last Resort	S. of County Rd. 20 and E. of James Rd.	44	RV	6.28	6/21/2023		X		Approved	
Proposed Mills Community Park	17625 Breckner Rd.	2		33		7/19/2023		X	Approved	
Freeman's Resubdivision	N. of Waverly Ln. and S. of Simmons Dr.	1		1.2		7/19/2023		X	Approved	
Creekside International Subdivision	S. of County Rd. 20 and W. of James Rd.	1	PUD	2.9		7/19/2023	X		Approved	
Foley BTR	SE corner of S. Hickory St. and County Rd. 20	1	PUD	18.19		7/19/2023	X		Approved	
Bay Street Village Phase 1	NW corner of Michigan Ave. and Bay St.	27	B-1A	3.38	9/15/2021		X		Approved	6 months 8/16/23
Bay Street Village Phase 2	NW corner of Michigan Ave. and Bay St.	50	B-1A	13.22	9/15/2021		X		Approved	6 months 8/16/23



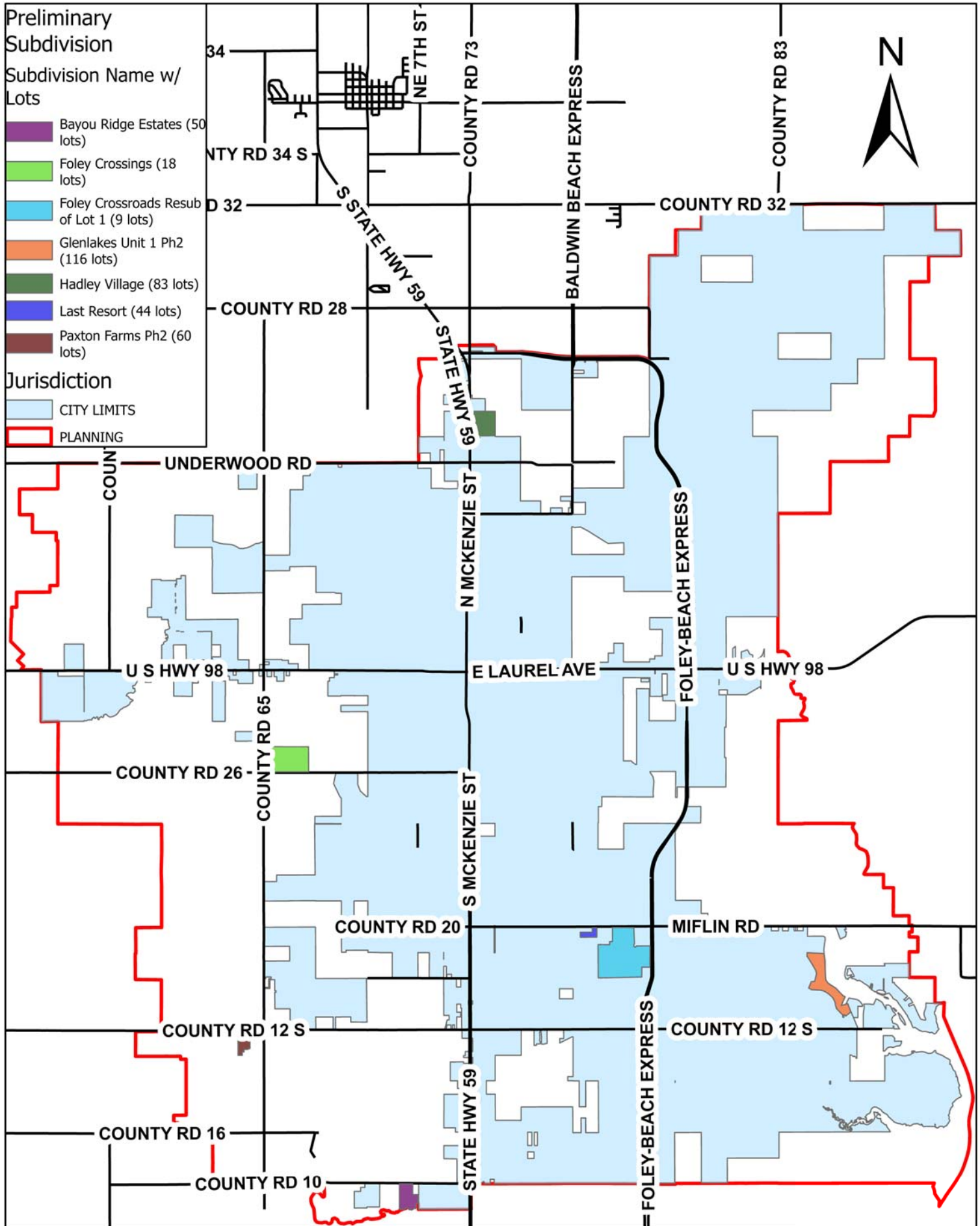
## SUBDIVISIONS

## October 2022-September 2023

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SUBDIVISION PRELIMINARIES					
SUBDIVISION	PIN #	# Lots	CITY	ETJ	PRELIMINARY DATE
Bayou Ridge Estates	81017	50		X	11/9/2022
Hadley Village	34907	83	X		11/9/2022
Paxton Farms Phase 2	38612	60		X	12/14/2022
Glenlakes Unit 1 Phase 4	244567	116	X		1/18/2023
Foley Crossings	396811	18		X	3/15/2023
Last Resort	54282, 68039, 93449	44	X		6/21/2023
Resubdivision of Lot 1 of Foley Crossroads Subdivision	12967	9	X		8/16/2023
		Total Lots	252 City	128 ETJ	

# Preliminary Subdivisions FY 2022-2023



SUBDIVISION FINALS					
SUBDIVISION	PIN #	# Lots	CITY	ETJ	PRELIMINARY DATE
Kipling Meadows Phase 2	300481	54		X	12/9/2022
Westfield Phase 1	32815	17		X	12/13/2022
Roberts Cove Phase 1	36357, 69307	156	X		2/2/2023
Riverside at Arbor Walk Phase 3	274837, 050007	38	X		6/9/2023
Primland Phase 3	14995	50	X		7/24/2023
River Oaks Phase II	237510, 231324, 382055	100	X		8/15/2023
		Total Lots	344 City	71 ETJ	

# Final Subdivisions FY 2022-2023

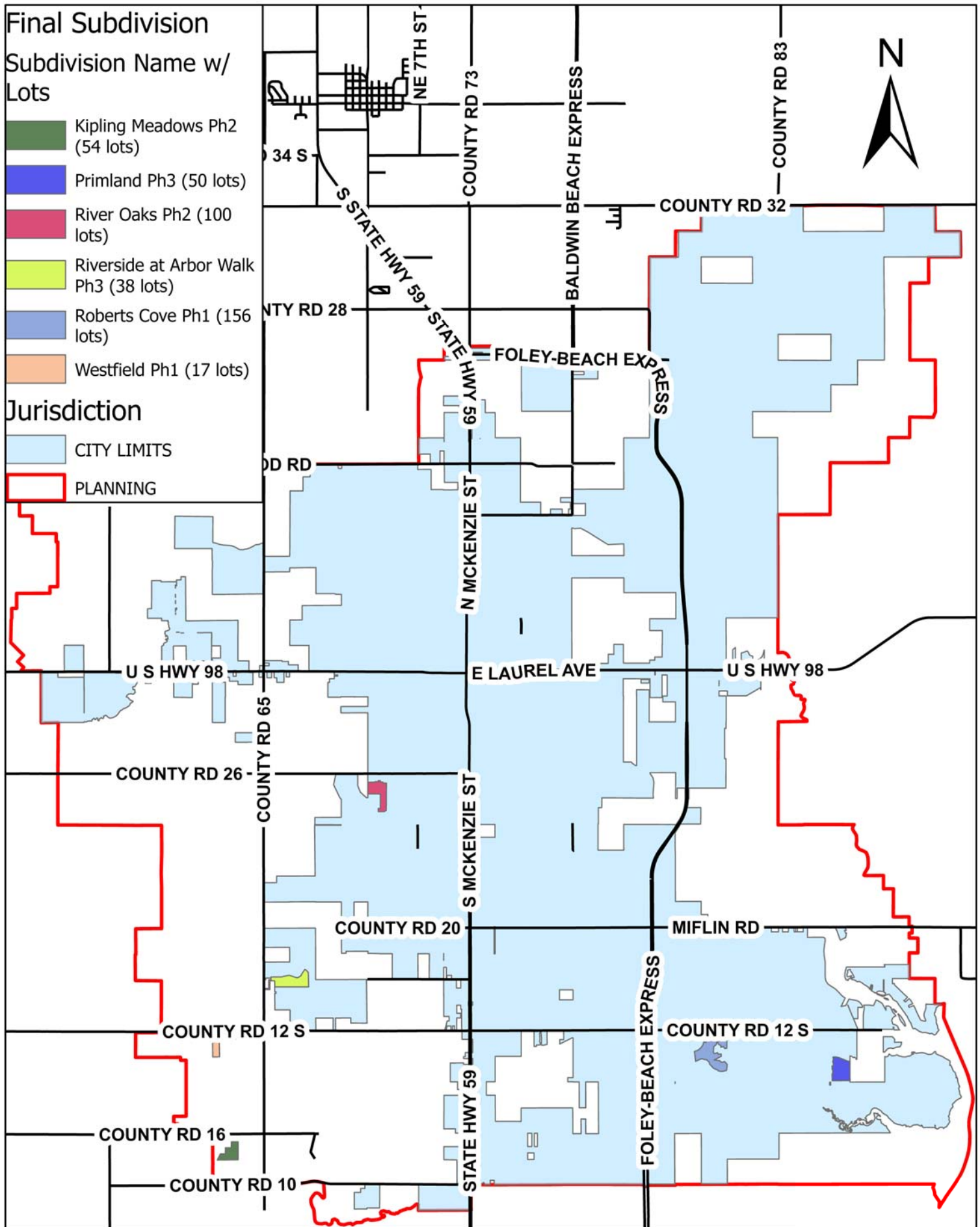
## Final Subdivision

### Subdivision Name w/ Lots

- Kipling Meadows Ph2 (54 lots)
- Primland Ph3 (50 lots)
- River Oaks Ph2 (100 lots)
- Riverside at Arbor Walk Ph3 (38 lots)
- Roberts Cove Ph1 (156 lots)
- Westfield Ph1 (17 lots)

## Jurisdiction

- CITY LIMITS
- PLANNING



**Historical Commission Report  
October 2022 - September 2023**

Date	Applicant Name	Business	Address	Request	Status	Reviewed By
12/6/2022	Wayne Hollis	Hollis Interiors	200 S. McKenzie St.	Install signage	Approved	Staff
12/6/2022	Donna Watts	South Baldwin Chamber of Commerce	200 N. Alston St.	Install signage	Approved	Staff
12/6/2022	Heather Lindsey	Southern Shores Coffee Pub & Grill	217 N. McKenzie St.	Add walkway/patio	Approved	Staff
12/6/2022	Brett Stalcup	Foley Service Center	402 N. McKenzie St.	Repaint exterior of building	Approved	Staff
12/6/2022	City of Foley	Comfort Station	110 N McKenzie St.	Demolish building	Approved	Commission
12/6/2022	City of Foley	Comfort Station	110 N McKenzie St.	Constuct new building	Approved	Commission
1/3/2023	City of Foley/Foley Main Street Inc.	City of Foley/Main Street	100 W. Laurel Ave./Alley	Add 7 murals	Approved	Commission
3/7/2023	Mark Wright		232 W. Laurel Ave.	Replace lap siding with hardie siding, add hardie shake siding on upper face, refinish awnings, repair and or replace windows and repaint building	Approved	Commission
3/7/2023	Tim Lipe	Lipe Craft, LLC	224 E. Laurel Ave.	Construct a new building	Approved	Commission
3/7/2023	Checker Properties		208 E. Laurel Ave.	Demolish building	Carry Over	Commission
3/7/2023	Checker Properties		200 E. Laurel Ave.	Remove 2 windows replace with glass door, install 4 windows, replace door with glass door and repaint exterior	Approved	Commission
3/7/2023	Foley Main Steet Inc.		Alley (behind Hotel Magnolia)	Install mural	Approved	Commission
3/7/2023	Foley Main Steet Inc.		116 N. Alston St.	Replace current fencing with black slatted chain link fencing	Approved	Commission
4/4/2023	Donna Watts	South Baldwin Chamber of Commerce	200 N. Alston St.	Replace door and canopies, repair cracks in building, clean brick and repoint were needed, signage and repair chimney	Denied	Commission
5/2/2023	Donna Watts	South Baldwin Chamber of Commerce	200 N. Alston St.	Dedication plaque	Approved	Staff
5/2/2023	Checker Properties		208 E. Laurel Ave.	Demolish building	Approved	Commission
5/2/2023	Charlotte Hall	Bougie Bama	110 S. Alston St.	Install awnings	Approved	Commission
5/2/2023	Daniel Cox	Foley Supper Club	213 N. McKenzie St.	Install a metal parking canopy and trellis on rear of building	Approved	Commission
6/6/2023	Daniel Cox	Foley Supper Club	213 N. McKenzie St.	Repaint exterior of building, repaint awning and install lighted signage	Approved	Commission

**Historical Commission Report  
October 2022 - September 2023**

Date	Applicant Name	Business	Address	Request	Status	Reviewed By
6/6/2023	Lisa Miller	Lisa Miller Oral Facial Surgery	301 W. Laurel Ave.	Seal foundation, seal and paint exterior brick, install shutters, signage, ADA railings, repair concrete curbs and expand landscaping	Approved	Commission
6/6/2023	Darrellyn Dunmore	Foley Main Street	166 N. Alston St.	Install 7 aluminum mural panels	Approved	Commission
9/5/2023	Dash Dye	One Dot Dash, LLC.	225 W. Laurel Ave.	Demo and new construction of accessory bldg	Approved	Commission
9/5/2023	Linda Allen	All About Me Massage Therapy	117 W. Orange Ave.	Replace windows	Denied	Commission
9/5/2023	Mark Wright		232 W. Laurel Ave.	Remove awning and replace roof covering	Approved	Staff
9/5/2023	James Martin	Brightspeed	116 N. Alston St.	Install signage	Approved	Staff
9/5/2023	Dan Coffman	St. Paul's Lutheran Church	400 N. Alston St.	Replace windows	Approved	Staff
9/5/2023	Tracy Ward	Foley Fish Company	321 S. McKenzie St.	Install decorative post	Approved	Commission
9/5/2023	Lisa Miller	Lisa Miller Oral & Facial Surgery	301 W. Laurel Ave.	Replace glass block wall with dens glass wall, install exterior lighting and construct covered entry over door	Approved	Commission
9/5/2023	Donna Watts	South Baldwin Chamber of Commerce	200 N. Alston St.	Replace wood door and awnings, brickwork repairs and landscaping	Approved	Commission
	<b>Carried Over</b>	<b>1</b>				
	<b>Withdrawn</b>	<b>0</b>				
	<b>Approved</b>	<b>26</b>				
	Denied	<b>2</b>	Staff	<b>8</b>		
	<b>TOTAL</b>	<b>29</b>	Commission	<b>21</b>		

**Historical Façade Grant Recommendations  
FY October 1, 2022-September 20, 2023**

**March 7, 2023**

Mark Wright  
118 W. Laurel Ave.

**May 2, 2023**

Bungalows Inc./Terry Woodard  
219 S. McKenzie St.

**June 6, 2023**

Scuttlebutt Pub/Daniel Cox  
319 A, B & C N. McKenzie St.

Foley Supper Club/Daniel Cox  
213 N. McKenzie St.

**September 5, 2023**

Lisa Miller Oral Facial Surgery/ Lisa Miller  
301 W. Laurel Ave.

South Baldwin Chamber of Commerce/Donna Watts  
200 N. Alston St.



## Planning Commission Miscellaneous

### October

- Approval of temporary signage for OWA/Tropic Hideaway RV Park located at Pride Dr. and N. OWA Blvd.
- A 1 year site plan extension approved for Element Townhomes located S. of County Rd. 20 and E. of State Hwy. 59
- Site plan approved for Magnolia Walk Phase 1 and 2 located at the NE corner of the Foley Beach Express and County Rd. 20
- Discussion of possible rezoning to a PUD for property located N. of E. Azalea Ave. and S. of S. Juniper St.

### November

- Public Projects recommended to the Mayor and Council

### December

- A 1 year site plan extension approved for West Laurel Apartments located N. of US Hwy. 98 and E. of N. Beech St.
- A 1 year site plan extension denied for A& R Townhomes located S. of E. Michigan Ave. and E. of S. McKenzie St.

### January

- Site plan approved for CEFCO located at the SE corner of E. Fern Ave. and N. McKenzie St.

### February

- Discussion of possible annexation and zoning for Creek Ridge Subdivision located N. of County Rd. 12 on both sides of Clarke Ridge Rd.
- Discussion of possible rezoning of Craft Property to a PUD property located E. of the Foley Beach Express between County Rd. 20 and County Rd. 12.

### March

No Items

### April

- Site plan approved for William Crosby Duplex located W. of S. Juniper St. and S. of E. Michigan Ave.
- Site plan approved for Crosby Properties LLC Duplex located W. of S. Juniper St. and S. of E. Michigan Ave.
- Site plan approved for CGHC LLC (Lot 22) Duplex located W. of S. Elm St. and S. of W. Laurel Ave.
- Site plan approved for CGHC LLC (Lot 23) Duplex located W. of S. Elm St. and S. of W. Laurel Ave.
- Site plan approved for Goodwill located S. of E. Azalea Ave. and E. of S. McKenzie St.
- Site plan approved for Cobblestone Hotel & Suites located at the NE corner of County Rd. 20 and Koniar Way.
- Site plan approved for City of Foley Public Works located at the SE corner of N. Poplar St. and E. Section Ave.
- Zoning Ordinance Amendments recommended to the Mayor and Council
- Discussion of Zoning Ordinance Amendments

## May

- Site plan approved for Ocean Marine located W. of State Hwy. 59 and N. of County Rd. 10
- A 6 month site plan extension approved for Fairfield Inn & Suites located S. of County Rd. 20 and E. of S. McKenzie St.
- Zoning Ordinance amendments recommended to the Mayor and Council

## June

- Site plan approved for Jon Stricklin/ Pail Lartigue III Duplex located S. of E. Michigan Ave. and E. of S. poplar St. Lot 5
- Site plan approved for Jon Stricklin/ Pail Lartigue III Duplex located S. of E. Michigan Ave. and E. of S. Poplar St. Lot 6
- Zoning Ordinance amendments were recommended to the Mayor and Council

## July

- Site plan approved for Tony Loveless Duplex located at the NE corner of N. Alston St. and W. Walnut Ave
- Site plan approved for Phillip Long Duplex located W. of N. McKenzie St. and S. of W. Birch Ave.
- Site plan approved for an addition to Collins Aerospace located at 1300 W. Fern Ave.
- Site plan approved for Empower Rental Group located E. of the Foley Beach Express and S. of the Industrial Pkwy.
- Site plan approved for Creekside International Speedway located S. of County Rd. 20 and W. of James Rd.
- A 1 year site plan extension approved for U-Haul located S. of Brinks Willis Rd. and E. of State Hwy. 59

## August

- A 1 year site plan extension approved for AAM Equipment Rental located E. of the Foley Beach Express and S. of Doc McDuffie Rd.
- A 9 month site plan extension to begin at the date of expiration approved for Element Town homes located S. of County Rd. 20 and E. of State Hwy. 59
- Subdivision Regulation amendments were approved

## September

- Public Projects recommended to the Mayor and Council
- A 1 year site plan extension approved for David Green duplex located S. of Begonia Ave. and W. of Cedar St.