



**Community Development Department
2023-2024**



**CITY OF FOLEY
COMMUNITY DEVELOPMENT
DEPARTMENT
FY 2023/24 ANNUAL REPORT**

**OCTOBER 1, 2023 -
SEPTEMBER 30, 2024**



COMMUNITY DEVELOPMENT DEPARTMENT

120 S MCKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

Dear Mayor & City Council,

Fiscal Year 2023/24 has been another busy year in the Community Development Department. Below are some comparisons to Fiscal Year 2022/23.

- We issued 6,454 total permits with a value of \$501,254,032. This was a 83% increase in permits and a 40% increase in valuation.
- Our single family residential on platted lots increased by 91%. Our overall single family residential including rental went up by 83%.

We did see an interesting trend in that 20 subdivisions that had obtained preliminary approval requested extensions this fiscal year. This was opposed to 9 extension request in FY 2022/23.

Congratulations to Travis Smith and Gene Williamson who earned their ICC Commercial Inspector and ICC Building Inspector Certifications. We appreciate their motivation and willingness to achieve these goals!

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, CNU-A
Community Development Director
Planner/Building Official

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

Charles (Chuck) A. Lay Retirement

5/24/99 - 9/30/24

25 YEARS 4 MONTHS



Chuck started with the City of Foley Inspections Department on May 24, 1999. We were in the Inspections Department building (the old Health Department) next to City Hall. Since that building was being demolished in order to build a new Library, we moved to the old Masonic Lodge on Alston Street. We were there for many years before moving to our current location at 120 S. McKenzie Street.

At the time of Retirement, Chuck was serving as the Chief Building Inspector, Floodplain Administrator, CRS Coordinator & Historical Commission Inspector.

We have all worked together for many years. We wish Chuck the best of luck in his future endeavors and his retirement.

FY 2023-24 CERTIFICATIONS / PRESENTATIONS / MEETINGS W/DEVELOPERS / TRAINING

NEW CERTIFICATIONS:

- **Certified ICC Commercial Inspector - Travis**
- **Certified ICC Building Inspector - Travis**
- **Certified ICC Commercial Inspector - Gene**
- **Certified ICC Building Inspector - Gene**

PRESENTATIONS:

- **Elite by the Beach - Miriam**
- **Rotary - Miriam**

PRE-APPLICATION MEETINGS WITH DEVELOPERS (81)

MONTHLY CDD EMPLOYEES SAFETY/TRAINING

- **Breast Cancer Awareness / Cyber Security & Infrastructure Security**
- **Dangers of Turkey Fryers / AL Center for Real Estate (ACRE)**
- **Holiday Safety Tips / Customer Service**
- **Leadership: Executive & Teamwork**
- **Weather Wise I**
- **Weather Wise II**
- **Weather Wise III**
- **Situational Awareness**
- **Workplace Mental Health & Wellbeing**
- **Smart Home America - Make Your Home Hurricane Ready**
- **Refresher on Hurricane SOPs**
- **Readiness, Response & Emergency Planning for Team Foley**

Patsy:

Monthly CDD Training as Shown Above

Billie:

Monthly CDD Training as Shown Above

Tiffany:

- Monthly CDD Training as Shown Above
- Readiness, Response & Emergency Planning - 2 Day Training

Chuck:

- Monthly CDD Training as Shown Above
- AAFM Fall Conference
- Reevaluating Code Enforcement
- AAFM Spring Conference
- ADECA Webinar
- Know Your Floodplain Development Ordinance Part 1
- Tools & Data for Resilience
- What Floodplain Administrators Need to Know About LOMRs
- 2024 IRC Substantial Changes
- 2024 IBC Substantial Changes
- ADECA Substantial Damage Procedures Workshop
- AL Gulf Coast Chapter of the ICC
- Smart Home 50,000 FORTIFIED Homes

Gene:

- Monthly CDD Training as Shown Above
- Reevaluating Code Enforcement
- 2024 IRC Substantial Changes
- 2024 IBC Substantial Changes

Travis:

- Monthly CDD Training as Shown Above
- FEMA ISO-20.C - An Introduction to Exercises
- ICC - How to Get Ahead of Code Enforcement Changes & Resident Requests
- Readiness, Response & Emergency Planning - 2 Day Training

Nathan:

- Monthly CDD Training as Shown Above
- 2024 IBC Substantial Changes
- CRS 2 Day Workshop

Doug:

- Monthly CDD Training as Shown Above
- AAFM Spring Conference

Strongtie Webinar - High Winds & High Stakes: Mitigating Damage from Extreme Wind

Strongtie Webinar - Strong-Drive Structural Wood Screws - Better Performance & a New World of Applications

Strongtie Webinar - Installation & Retrofitting - Providing Peace of Mind Through Structural Integrity

ICC 2024 IBC Significant Changes

ADECA Substantial Damage Procedures Workshop

CRS 2 Day Workshop

AL OWR, Floodplain Management Webinar - Know Your Floodplain Development Ordinance

Melissa:

Monthly CDD Training as Shown Above

PLAN Meetings (11)

Update from ASBCDP

ACAMP CDBGDR

Reevaluating Code Enforcement

Brownfield & GCRC&D

NAPC Substitute Materials

ACHPs Program Comment on Assessable, Climate Resilient, Connected Communities

Amanda:

Monthly CDD Training as Shown Above

PLAN Meetings (11)

Update from ASBCD

ACAMP CDBGDR

Reevaluating Code Enforcement

NPS Preservation Brief

Brownfield & GCRC&D

Partnering w/Public Schools: Metro Atlanta Land Bank Creative Neighborhood Beautification Pilot Program

Vacant Land Collaborations & Data Webinar

Heirs Property as a Vacancy Issue

Viewing Resilience Planning Through an Equity Lens

Data Driven Approaches to Planning for Extreme Heat

ACHPs Program Comment on Assessable, Climate Resilient, Connected Communities

Eden:

- Monthly CDD Training as Shown Above
- PLAN Meetings (11)
- Update from ASBCD
- ACAMP CDBGDR
- Reevaluating Code Enforcement
- Brownfield & GCRC&D
- NAPC Substitute Materials
- Public Engagement
- When Driving is Not an Option
- Complete Streets: Lessons Learned
- Design AL Community Seeds Housing Forum
- Author's Forum: Killed by a Traffic Engineer
- Heirs Property as a Vacancy Issue
- FORUM 2024 Equity Primer
- NAPC FORUM - Conference
- Comprehensive Plan In's & Out's: Evaluation & Update
- CRS 2 Day Workshop
- Grant Writing Workshop
- The Life Cycle & Care of Traditional Materials
- NAPC Historic Resource Surveys

Miriam:

- Monthly CDD Training as Shown Above
- PLAN Meetings (11)
- BCEMA LEPC Steering Committee Meeting (12)
- BCEMA LEPC Full Body Meeting (4)
- BCEMA Hazard Mitigation Planning (4)
- AL/MS Annual Planning Conference (Also Presented at Conference)
- AAFM Fall Conference
- ACE Summit
- Countywide Bike/Pedestrian Connectivity Plan Design Standards
- HR Training - Personal Productivity
- Update from ASBCD

Weather Wise
Community of Practice for Coastal Inundation
ACAMP CDBGDR
GOMCON
MASGC Coast Resilient Building
Brownfield & GCRC&D
CNU Guerilla Urbanism
CNU The Equity Planner
NAPC Substitute Materials
GOMA Tool Time
ADECA Floodplain Design Construction & Impacts on Flood Ins
AAFM Spring Conference
Workforce & Affordable Housing
Climate Resilience Community of Practice Conference
COAA Conference
Current & Future Flood Risk
Tools & Data for Resilience
AARP Disaster Resiliency Summit
Nature Based Solutions for Coastal Hazards
Author's Forum: Killed by a Traffic Engineer
NAPC FORUM - Conference
Comprehensive Plan In's & Out's: Evaluation & Update
CRS 2 Day Workshop
Grant Writing Workshop
Readiness, Response & Emergency Planning - 2 Day Training

FY 2023/24 PLAN MEETINGS:

OCTOBER 12, 2023

AARP Livable Communities Initiatives. These range from walkability and biking to age-friendly community networks, to public spaces, disaster preparedness and more.

Dorothy C. Dorton - Associate State Director - Community Outreach / AARP Alabama

NOVEMBER 9, 2023

A Tour of the Graham Creek Nature Preserve: The tour will highlight projects that will mitigate climate change impacts through conservation and habitat management. It will also look at sustainable projects located on the Preserve. We will also walk the pervious memorial trail to see Nature Based Solutions.

Leslie Gahagan, Sustainability & Natural Resources Director

DECEMBER 2023 - NO MEETING

JANUARY 11, 2024

Update from ASBDC - Alabama Small Business Development Center

Yolanda "Yo" Devine Johnson

2024 LIST OF TOPICS: SARPC / EPA Brownfield Assessment Grant; Gulf Coast Resource Conservation & Development Council Grants; ADCNR ACAMP Grant; Day trip to Ocean Springs; SARP NOAA Resiliency Grant. What other topics?

FEBRUARY 8, 2024

ACAMP (AL Coastal Area Management Program)

Aubrey Bianco & [Brian Underwood](#)

MARCH 14, 2024

SARPC's Brownfield Program - What Can It Do For You?

Jere "Trey" Hess, is Director of Brownfields and Economic Development for PPM Consultants, Inc. in the Jackson, Mississippi office.

APRIL 11, 2024

Ocean Springs Field Trip

Christian Preus - Christian Preus Landscape Architecture

MAY 9, 2024

Avive 4-Minute City Program: Reducing Time to Defibrillation in Your Community

Jack Scala

JUNE 13, 2024

An Introduction to Beyond Code Multifamily Construction

Candace Wheat - Technical Outreach Specialist, Smart Home America

JULY 11, 2024

ADA compliance

Adrienne Jones - Planning Director

AUGUST 8, 2024

City of Foley Planning Initiatives

Wayne Dyess, Executive Director of Infrastructure & Development

SEPTEMBER 12, 2024

Baldwin County Multimodal Connectivity Vision Plan / Sarah Hart Sislak - Eastern Shore Metropolitan Planning Organization

Safe Routes to School / Jessica Mayo - Transportation Planner for the Eastern Shore MPO and has also been the Safe Routes to School Coordinator for the Baldwin County Safe Routes to School Coalition

Sweet Trails Alabama / Sara Kovachich is a planner and landscape architect with Alta Planning and Design

2023/2024 FISCAL YEAR ANNUAL REPORT SUMMARY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION:

6	Subdivisions (Preliminary) in City	176 Lots
11	Subdivisions (Final) in City	708 Lots
2	Subdivisions (Preliminary) in the ETJ	178 Lots
2	Subdivisions (Final) in ETJ	125 Lots
26	Minor Subdivisions in City	65 Lots
13	Minor Subdivisions in the ETJ	39 Lots
18	Preliminary Extensions	1,926 Lots
2	Initial Zoning Recommendations	
5	Rezoning Recommendations	
6	Zoning Modifications	
15	Site Plan Approvals	
4	Site Plan Extensions	
2	Public Project Recommendation	
3	Zoning Ordinance Amendments	
7	Miscellaneous	

BOARD OF ADJUSTMENT & APPEALS:

18	Variance Approved	
8	Uses Permitted on Appeal Approved	
1	Carried Over	
4	Denied	
2	Withdrawn	

HISTORICAL COMMISSION:

- 14 COA's Approved by Commission
- 2 COA Denial
- 3 Façade Grant Recommendations
- 9 COA's Approved by Staff
- 3 COA Carried Over
- 1 COA Withdrawn

PLANNING & ZONING DIVISION:

- 1,265 Plan Reviews
- 2,644 Permits Approved
 - 137 Business License Reviews
 - 45 Miscellaneous Complaints

BUILDING & INSPECTIONS DIVISION:

VALUATION:

656	Single Family Residential	\$213,706,074
473	Single Family Rental	\$ 82,993,666
2	Duplex (4 Units)	\$ 781,416
120	Multi-Family (51 Bldg / 515 Units)	\$ 85,338,062
12	Manufactured Homes	
674	Miscellaneous Residential	\$ 16,602,565
30	New Commercial	\$ 61,820,509
57	Addition/Remodel Commercial	\$ 6,436,373
109	Miscellaneous Commercial	\$ 4,486,352
59	Signs	\$ 1,011,379

5	Public Projects – New	\$ 7,086,632
1	Public Projects - Addition/Remodel	\$ 95,981
12	Public Projects – Miscellaneous	\$ 5,384,720
3	Public Projects - Signs	\$ 186,530
<u>4,241</u>	Electrical, Mechanical & Plumbing Permits	<u>\$ 15,323,773</u>
6,454	TOTAL	\$501,254,032
42	New Tenants in Existing Buildings	
10	New Tenants in Tanger Outlet	
24,964	Inspections Performed	

**CITY OF FOLEY
CORPORATE LIMITS
2023 / 2024 FISCAL YEAR REPORT
(OCTOBER 1, 2023 - SEPTEMBER 30, 2024)**

<u>NEW RESIDENTIAL:</u>	<u>SUBDIVISION:</u>	<u>PERMITS:</u>	<u>VALUATIONS:</u>
<u>SINGLE FAMILY:</u>	ABBEY RIDGE	2	\$501,251.98
	BAY FOREST	1	\$700,000.00
	BAY STREET VILLAGE	77	\$17,054,067.24
	BELLA VISTA	2	\$575,642.00
	CAMBRIDGE PARKE	1	\$596,000.00
	ELIZABETH PLACE	1	\$314,280.35
	GLEN LAKES	3	\$1,251,299.17
	GREENBRIER	102	\$34,806,980.00
	HADLEY VILLAGE	83	\$27,557,314.15
	HERITAGE LANDING	26	\$7,351,599.94
	LAKEVIEW GARDENS	2	\$821,980.00
	LEDGEWICK	2	\$632,254.00
	LIVE OAK VILLAGE	40	\$12,984,939.91
	MOLLIE PLACE	1	\$221,410.80
	MYRTLEWOOD	1	\$364,315.00
	PEBBLE CREEK	2	\$743,106.08
	PRIMLAND	32	\$16,578,765.65
	RIVER OAKS	67	\$21,261,019.00
	RIVERSIDE AT ARBOR WALK	24	\$8,895,920.34
	ROBERTS COVE	63	\$20,951,759.58
	ROSEWOOD	106	\$33,427,134.76
	WOLF RIDGE	3	\$1,295,178.18
	117 W. PALM AVENUE	1	\$165,820.77
	207 W. BIRCH AVENUE	1	\$233,991.58
	211 W. SPRUCE AVENUE	1	\$223,868.00
	406 OAKLEIGH CIRCLE	1	\$246,297.00
	411 OAKLEIGH CIRCLE	1	\$70,000.00
	521 W. MAGNOLIA AVENUE	1	\$230,697.00
	629 E. AZALEA AVENUE LOT 39	1	\$212,806.00
	703 N. CEDAR STREET	1	\$202,752.00
	804 E. VERBENA AVENUE	1	\$290,000.00
	825 E. FRANKLIN AVENUE LOT 11-A	1	\$199,541.94
	9464 WILSON ROAD	1	\$878,864.00
	15878 BUCOLIC LANE	1	\$600,000.00
	15919 BUCOLIC LANE	1	\$342,555.46
	21639 U.S. HIGHWAY 98	1	\$322,662.00
	22677 PASTORAL LANE	1	\$600,000.00
<u>SINGLE FAMILY SUBTOTAL:</u>		656	\$213,706,073.88
<u>SINGLE FAMILY RENTAL:</u>	COTTAGES AT FOLEY FARMS	314	\$43,394,469.90
	OUTPOST ORCHARD	159	\$39,599,196.13
<u>SINGLE FAMILY RENTAL SUBTOTAL:</u>		473	\$82,993,666.03
<u>SINGLE FAMILY GRAND TOTAL:</u>		1,129	\$296,699,739.91

<u>DUPLEX:</u>	<u>COTTAGES AT WYLD PALMS:</u>		
	3751 & 3753 STARDUST DRIVE (1 BUILDING WITH 2 UNITS)	1	\$309,916.00
	99 & 101 W. BIRCH AVENUE LOTS 8 & 9 (1 BUILDING WITH 2 UNITS)	1	<u>\$471,500.00</u>
<u>DUPLEX TOTAL:</u>	(2 BUILDINGS WITH 4 UNITS)	2	\$781,416.00
<u>MANUFACTURED HOMES:</u>		12	
<u>MULTI-FAMILY:</u>	<u>ABERDEEN PLACE:</u>		
	9805, 9813, 9821, 9829, 9837, 9843 WELLER COVE (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9814, 9822, 9830, 9838 WELLER COVE (1 BUILDING WITH 4 UNITS)	4	\$1,319,960.00
	9846, 9854, 9862, 9870, 9878, 9886 WELLER COVE (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9853, 9861, 9869, 9877, 9885, 9893 WELLER COVE (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9894, 9902, 9910, 9918, 9926, 9938 WELLER COVE (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9901 WELLER COVE (1 BUILDING WITH 1 UNIT)	1	\$324,990.00
	9909, 9917, 9925, 9933, 9941, WELLER COVE (1 BUILDING WITH 5 UNITS)	5	\$1,664,950.00
	9950, 9962, 9974, 9986 WELLER COVE (1 BUILDING WITH 4 UNITS)	4	\$1,319,960.00
	9755, 9763, 9771, 9779, 9787, 9795 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9803, 9811, 9819, 9827, 9835, 9843 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9804, 9812, 9820, 9828, 9836, 9844 WILLET WAY (1 BUILDING WITH 6 Units)	6	\$1,989,940.00
	9859, 9867, 9875, 9883, 9891, 9899 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9860, 9868, 9876, 9884, 9892, 9900 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9904, 9910, 9916, 9926, 9934, 9940 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	9907, 9915, 9923, 9931 WILLET WAY (1 BUILDING WITH 4 UNITS)	4	\$1,319,960.00
	9959, 9967, 9975, 9983, 9991, 9999 WILLET WAY (1 BUILDING WITH 6 UNITS)	6	\$1,989,940.00
	<u>COTTAGES AT WYLD PALMS:</u>		
	210, 212, 214, 216, 218 BOW LANE (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
	211, 213, 215, 217, 219 BOW LANE (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
	3800, 3802, 3804 MISTLETOE LANE (1 BUILDING WITH 3 UNITS)	1	\$473,266.00

3810, 3812, 3814 MISTLETOE LANE (1 BUILDING WITH 3 UNITS)	1	\$473,266.00
305, 307, 309, 311, 313 RAIN WAY (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
312, 314, 316, 318, 320, 322 RAIN WAY (1 BUILDING WITH 6 UNITS)	1	\$1,021,613.29
317, 319, 321, 323, 325 RAIN WAY (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
405, 407, 409, 411, 413, 415 RAIN WAY (1 BUILDING WITH 6 UNITS)	1	\$1,021,613.00
421, 423, 425, 427, 429 RAIN WAY (1 BUILDING WITH 5 UNITS)	1	\$792,666.00
424, 426, 428, 430, 432 RAIN WAY (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
431, 433, 435 RAIN WAY (1 BUILDING WITH 3 UNITS)	1	\$449,837.00
3740, 3742, 3744, 3746, 3748 STARDUST DRIVE (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
3760, 3762, 3764, 3766 STARDUST DRIVE (1 BUILDING WITH 4 UNITS)	1	\$633,428.00
3761, 3763, 3765, 3767, 3769 STARDUST DRIVE (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
3820, 3822, 3824, 3826 STARDUST DRIVE (1 BUILDING WITH 4 UNITS)	1	\$633,428.00
3830, 3832, 3834, 3836 STARDUST DRIVE (1 BUILDING WITH 4 UNITS)	1	\$633,428.00
3840, 3842, 3844, 3846, 3848 STARDUST DRIVE (1 BUILDING WITH 5 UNITS)	1	\$827,521.00
3860, 3862, 3864 STARDUST DRIVE (1 BUILDING WITH 3 UNITS)	1	\$449,837.00
3861, 3863, 3865, 3867 STARDUST DRIVE (1 BUILDING WITH 4 UNITS)	1	\$504,000.00
3870, 3872, 3874 STARDUST DRIVE (1 BUILDING WITH 3 UNITS)	1	\$449,837.00
3880, 3882, 3884 STARDUST DRIVE (1 BUILDING WITH 3 UNITS)	1	\$473,266.00
3890, 3892, 3894, 3896 STARDUST DRIVE (1 BUILDING WITH 4 UNITS)	1	\$633,428.00
<u>EXCHANGE AT FOLEY APARTMENTS:</u>		
2800 BROWNING WAY APARTMENTS 1101-1108, 1201-1208,1301-1308 (1 BUILDING WITH 24 UNITS)	1	\$3,166,689.20
2800 BROWNING WAY APARTMENTS 2101-2108, 2201-2208, 2301-2308 (1 BUILDING WITH 24 UNITS)	1	\$3,166,689.20
2800 BROWNING WAY APARTMENTS 3101-3108, 3201-3208, 3301-3308 (1 BUILDING WITH 24 UNITS)	1	\$2,751,685.91
2800 BROWNING WAY APARTMENTS 4101-4108, 4201-4208, 4301-4308 (1 BUILDING WITH 24 UNITS)	1	\$3,865,793.79
2800 BROWNING WAY APARTMENTS 5101-5108, 5201-5208, 5301-5308 (1 BUILDING WITH 24 UNITS)	1	\$2,721,997.91
2800 BROWNING WAY	1	\$2,751,685.91

APARTMENTS 6101-6108, 6201-6208, 6301-6308 (1 BUILDING WITH 24 UNITS) 2800 BROWNING WAY	1	\$2,411,103.07
APARTMENTS 7101-7108, 7201-7208, 7301-7308 (1 BUILDING WITH 24 UNITS) 2800 BROWNING WAY	1	\$3,131,805.80
APARTMENTS 8101-8108, 8201-8208, 8301-8308 (1 BUILDING WITH 24 UNITS) 2800 BROWNING WAY	1	\$2,751,685.91
APARTMENTS 9101-9108, 9201-9208, 9301-9308 (1 BUILDING WITH 24 UNITS) 2800 BROWNING WAY	1	\$2,721,997.91
APARTMENTS 10101-10108, 10201-10208, 10301-10308 (1 BUILDING WITH 24 UNITS) 2800 BROWNING WAY	1	\$2,751,685.91
APARTMENTS 11101-11108, 11201-11208, 11301-11308 (1 BUILDING WITH 24 UNITS)		
<u>MAGNOLIA LANDING:</u>		
9167 HICKORY STREET S APARTMENTS 1201-1224 (1 BUILDING WITH 24 UNITS)	1	\$3,501,500.00
9167 HICKORY STREET S APARTMENTS 1301-1324 (1 BUILDING WITH 24 UNITS)	1	\$3,040,000.00
9167 HICKORY STREET S APARTMENTS 1401-1424 (1 BUILDING WITH 24 UNITS)	<u>1</u>	\$3,501,500.00
<u>MULTI-FAMILY TOTAL: (51 BUILDINGS WITH 515 UNITS)</u>	120	\$85,338,061.81
<u>RESIDENTIAL SUBTOTAL:</u>	1,263	\$382,819,217.72
<u>RESIDENTIAL MISCELLANEOUS:</u>	674	\$16,602,565.40
<u>GRAND TOTAL RESIDENTIAL: (TOTAL OF 1,660 UNITS)</u>	1937	\$399,421,783.12

COMMERCIAL

<u>NEW COMMERCIAL:</u>	PERMITS:	VALUATIONS:
AMBULATORY SURGERY CENTER	1	\$14,000,000.00
COBBLESTONE INN & SUITES	1	\$10,000,000.00
COTTAGES AT FOLEY FARMS-(MAINTENANCE BUILDING)	1	\$65,000.00
COTTAGES AT WYLD PALMS-(CLUBHOUSE)	1	\$212,100.00
CREEKSIDE INTERNATIONAL SPEEDWAY, LLC-(GO CART TRACK BUILDING)	1	\$300,000.00
CREEKSIDE INTERNATIONAL SPEEDWAY, LLC-(TICKET SALES BOOTH)	1	\$20,000.00
EXCHANGE AT FOLEY-(CLUBHOUSE)	1	\$1,240,000.00
EXCHANGE AT FOLEY-(MAINTENANCE BUILDING)	1	\$93,000.00
FAIRFIELD INN & SUITES	1	\$7,568,000.00
FAST PACE HEALTH URGENT CARE CLINIC	1	\$1,200,000.00
FOLEY CROSSROADS-(WHITE BOX-1 BUILDING WITH 8 UNITS)	8	\$2,250,000.00

GOODWILL	1	\$7,437,218.00
LAST RESORT RV PARK-(CLUBHOUSE)	1	\$300,000.00
LAST RESORT RV PARK-(EQUIPMENT ROOM & BATH HOUSE)	1	\$30,000.00
NICK CATRANIS-(WHITE BOX)	1	\$1,400,000.00
OCEAN MARINE	1	\$1,100,000.00
OUTPOST ORCHARD-(MAINTENANCE BUILDING)	1	\$83,396.00
PUBLIX	1	\$8,400,000.00
STOWAWAY STORAGE	2	\$1,256,795.00
THE CORNER PET SPA	1	\$65,000.00
THE EDISON AT THE SHORES-(CLUBHOUSE)	1	\$3,000,000.00
TRACTOR SUPPLY CO.	1	\$1,800,000.00
<u>TOTAL NEW COMMERCIAL:</u>	30	\$61,820,509.00

COMMERCIAL ADDITIONS & REMODELS:

ABC STORE	1	\$335,667.00
ADVANCED AUTO PARTS	1	\$104,960.00
AMERICAN LEGION	1	\$49,900.00
AUTO ZONE	1	\$43,856.00
BALDWIN BONE & JOINT	1	\$12,000.00
BOUGIE BAMAS	2	\$5,900.00
BUDDY'S HOME FURNISHINGS	1	\$48,000.00
CALDWELL WENZEL & ASTHANA	1	\$250,000.00
CAMELLIA DERMATOLOGY	2	\$906,731.00
COASTAL PAINT & SUPPLIES	1	\$25,000.00
COLT GRILL	1	\$200,000.00
CORNERSTONE FAMILY CHIROPRACTIC	1	\$20,000.00
ENGINEERING DESIGN GROUP	1	\$5,000.00
EXECUTIVE CENTER, LLC	1	\$116,900.00
FAMILY DOLLAR	1	\$11,137.00
FEDOK PLASTIC SURGERY	1	\$490,000.00
FIRST BAPTIST CHURCH	1	\$3,000.00
FOLEY HOLDINGS, LLC	1	\$600,000.00
FOLEY PHARMACY, LLC	1	\$30,000.00
FRANKLIN PRIMARY HEALTH CENTER, INC.	2	\$340,085.00
FREDDY'S FROZEN CUSTARD	1	\$100,000.00
FREEMANS COLLISION CENTER	1	\$33,420.00
HALEY DERMATOLOGY	1	\$14,000.00
HARDEES	1	\$206,090.00
HUK	1	\$45,000.00
INSURANCE SPECIALIST	1	\$10,000.00
JOCKEY	1	\$90,000.00
JOHNSTONE SUPPLY	1	\$38,000.00
KID PLUS DEVELOPMENT CENTER	1	\$22,405.83
LISA MILLER ORAL SURGERY	1	\$89,719.00
LIVE OAK VILLAGE-(CLUBHOUSE)	1	\$32,500.00
MALOUF FURNITURE	1	\$265,965.00
MARK WRIGHT	1	\$55,000.00
MCKENZIE STREET, LLC	1	\$23,600.00
NOSTALGIA INK, LLC	1	\$16,000.00
OSCITY, LLC	2	\$268,000.00
OSTEOSTRONG	1	\$44,500.00
PEACHTREE MEDICAL CENTER, LLC	2	\$225,478.05
PINEAPPLE LANE	1	\$4,000.00
QUICK STOP	1	\$12,500.00
SMARTSTOP SELF STORAGE	4	\$196,200.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	1	\$900,000.00

SOUTH BALDWIN SOCIAL LIFE	1	\$12,000.00
THE GATHERING PLACE	1	\$3,500.00
TRIUMPH THE VICTORIOUS CHURCH & KINGDOM OF GOD IN CHRIST	1	\$15,194.73
VLM MOBILITY, LLC	1	\$10,000.00
WAFFLE HOUSE	1	\$56,664.00
WALMART	1	\$10,000.00
WETZELS PRETZELS	<u>1</u>	<u>\$38,500.00</u>
<u>TOTAL COMMERCIAL ADDITIONS & REMODELS:</u>	57	\$6,436,372.61
<u>COMMERCIAL MISCELLANEOUS:</u>	109	\$4,486,352.30
<u>SIGNS:</u>	59	\$1,011,379.00
<u>GRAND TOTAL COMMERCIAL:</u>	255	\$73,754,612.91

PUBLIC PROJECTS

	PERMITS:	VALUATIONS:
<u>PUBLIC PROJECTS-NEW COMMERCIAL:</u>		
FOLEY AIRPORT-(HANGAR)	1	\$720,000.00
PUBLIC WORKS & ENGINEERING DEPARTMENT-(NEW BUILDING)	1	\$2,000,000.00
MAINTENANCE DEPARTMENT-(NEW BUILDING)	1	\$2,000,000.00
SANITATION & STREET DEPARTMENT-(NEW BUILDING)	1	\$2,000,000.00
SYMBOL HEALTH CARE SOLUTIONS-(NEW BUILDING)	<u>1</u>	<u>\$366,632.00</u>
<u>PUBLIC PROJECTS-NEW COMMERCIAL TOTAL:</u>	5	\$7,086,632.00
<u>PUBLIC PROJECTS-COMMERCIAL ADDITIONS & REMODELS:</u>		
CITY OF FOLEY-(POST OFFICE-NEW ROOF)	1	\$95,981.00
<u>PUBLIC PROJECTS-COMMERCIAL MISCELLANEOUS:</u>		
BEULAH HEIGHTS-(BATHROOM)	1	\$175,606.65
FOLEY SPORTS TOURISM-(POLE BARN)	1	\$40,920.00
GRAHAM CREEK NATURE PRESERVE- (2-OPEN PAVILIONS)	1	\$44,000.00
HERITAGE PARK-(BATHROOM)	1	\$450,000.00
KIDS PARK-(PAVILION)	1	\$19,000.00
MEL ROBERTS PARK-(BATHROOM, CONCESSIONS, DUGOUT ROOF STRUCTURES	2	\$455,193.03
PUBLIC WORKS-(2-EQUIPMENT SHEDS)	2	\$2,000,000.00
PUBLIC WORKS-(FUEL ISLAND)	1	\$1,000,000.00
PUBLIC WORKS-(WASH STATION)	1	\$1,000,000.00
WOLF CREEK PARK-(NEW BATHROOMS & CONCESSIONS)	<u>1</u>	<u>\$200,000.00</u>
<u>PUBLIC PROJECTS-COMMERCIAL MISCELLANEOUS TOTAL:</u>	12	\$5,384,719.68
<u>PUBLIC PROJECTS-SIGNS:</u>		
FARMERS & FISHERMENS MARKET	1	\$93,202.00
FOLEY EVENT CENTER	1	\$40,828.00
MELVIN ROBERTS PARK	<u>1</u>	<u>\$52,500.00</u>
<u>PUBLIC PROJECTS-SIGNS TOTAL:</u>	3	\$186,530.00
<u>PUBLIC PROJECTS-COMMERCIAL GRAND TOTAL:</u>	21	\$12,753,862.68

<u>COMMERCIAL & PUBLIC PROJECTS GRAND TOTAL:</u>	276	\$86,508,475.59
<u>PUBLIC PROJECTS-ELECTRICAL, MECHANICAL & PLUMBING PERMITS SUBTOTAL:</u>	14	\$23,295.00
<u>ELECTRICAL, MECHANICAL & PLUMBING PERMITS SUBTOTAL:</u>	<u>4,227</u>	<u>\$15,300,478.41</u>
<u>ELECTRICAL, MECHANICAL, PLUMBING GRAND TOTAL:</u>	4,241	\$15,323,773.41
<u>GRAND TOTAL COMMERCIAL & RESIDENTIAL & PUBLIC PROJECTS:</u>	6,454	\$501,254,032.12

<u>NAME:</u>	<u>LOCATION:</u>
NEW TENANT/EXISTING BUILDINGS:	
BEYOND MEASURE THERAPY, LLC	111 W. CAMPHOR AVENUE
BLU HAVEN THERAPY, LLC	307 S. MCKENZIE STREET SUITE 122
CKB AUTOMOTIVE PERFORMANCE	8121 STATE HIGHWAY 59 SUITES A & B
COASTAL CAMELLIA PAGEANT COMPANY	914 N. MCKENZIE STREET
COASTAL FITNESS	1340 S. COMMERCIAL DRIVE
COASTAL HAND THERAPY, PC	317 S. MCKENZIE STREET
COLT GRILL	118 W. LAUREL AVENUE
COOPER FARM	14609 STATE HIGHWAY 59
COZUMEL BAR AND GRILL OF FOLEY, LLC	104-A S. OWA BOULEVARD
DORMAN BATH DESIGNS, LLC	1213 N. MCKENZIE STREET
D & D SNACKS, LLC DBA CARIBBEAN TINGZ	225 9TH AVENUE
ENCORE REHABILITATION	1622 N. MCKENZIE STREET
FEAST & COMPANY	116 W. LAUREL AVENUE
FEELIN FROGGY GALLERY AND GIFTS	8153 STATE HIGHWAY 59
FOLEY PHARMACY, LLC	703 N. MCKENZIE STREET
FLUFFY'S PET SHOP	101-B S. OWA BOULEVARD
GENESIS PARTNERS, LLC DBA HOME HELPERS	404 E. LAUREL AVENUE
GRACEFUL LEAVES PLANT SHOP & ANTIQUES	105 W. ORANGE AVENUE
GULF TRUCK	8583 STATE HIGHWAY 59
HALEY DERMATOLOGY	1620 N. MCKENZIE STREET
H & M GOLF CART SALES	8465-A STATE HIGHWAY 59
INVICTUS MEN'S CLINIC	8154 STATE HIGHWAY 59 SUITE 203
KG HAIR SALON	416 E. LAUREL AVENUE
KITCHENS, LLC	8300 STATE HIGHWAY 59
LA ESQUINITA CATRACHA	2147 S. MCKENZIE STREET
LEADING EDGE SPORTS CHIROPRACTIC	105 W. CAMPHOR AVENUE
LILLIAN COFFEE	202 W. MYRTLE AVENUE
MERMAIDS AND MATEYS KIDS SHOPPE	8097 STATE HIGHWAY 59 SUITE C
MILAM & MILIAM, LLC	112 W. LAUREL AVENUE
MOBILITY CITY OF COASTAL ALABAMA	15333 STATE HIGHWAY 59 SUITE A
NOMADS	14923 STATE HIGHWAY 59 SUITES D & E
PANACEA MARTIAL ARTS STUDIO	806 S. MCKENZIE STREET
PRIME LENDING, A PLAINS CAPITAL COMPANY	112 W. SECTION AVENUE SUITE 108
RATT PACK BARBERSHOP	108 E. LAUREL AVENUE

RICE LAW, LLC
SAN FRANCISCO LATIN MARKET, LLC
SHELTON CONSULTING, LLC
SLAPPIN DAK'S LLP
SOUTHERNCARE HOSPICE SERVICES
SURGE NUTRITION, LLC
THE GATHERING PLACE
WAFFLES R WILD

303 N. CEDAR STREET
15467 STATE HIGHWAY 59 SUITE 2
9590-A COUNTY ROAD 65
201-A N. OWA BOULEVARD
1819 N. MCKENZIE STREET
1705 S. MCKENZIE STREET
214 W. LAUREL AVENUE
100-F S. OWA BOULEVARD

TANGER OUTLET CENTER

ALABAMA USSSA
ARIAT INTERNATIONAL, INC.
CAJUN KITCHEN
COUNTER CULTURE
EVER LILY BOUTIQUE
MEDITERRANEAN GRILLE
SOUTHERN MUSCLE FACTORY
SPRING STEP SHOES
TREE OF LIFE WELLNESS
WETZELS PRETZELS

2601 S. MCKENZIE STREET SUITE 182
2601 S. MCKENZIE STREET SUITE 186
2601 S. MCKENZIE STREET SUITE 157
2601 S. MCKENZIE STREET SUITE 442
2601 S. MCKENZIE STREET SUITE 324
2601 S. MCKENZIE STREET SUITE 159
2601 S. MCKENZIE STREET SUITE 166
2601 S. MCKENZIE STREET SUITE 414
2601 S. MCKENZIE STREET SUITE 484
2601 S. MCKENZIE STREET SUITE 240

TOTAL NEW TENANTS: 52

COMPILED BY: PATSY BENTON

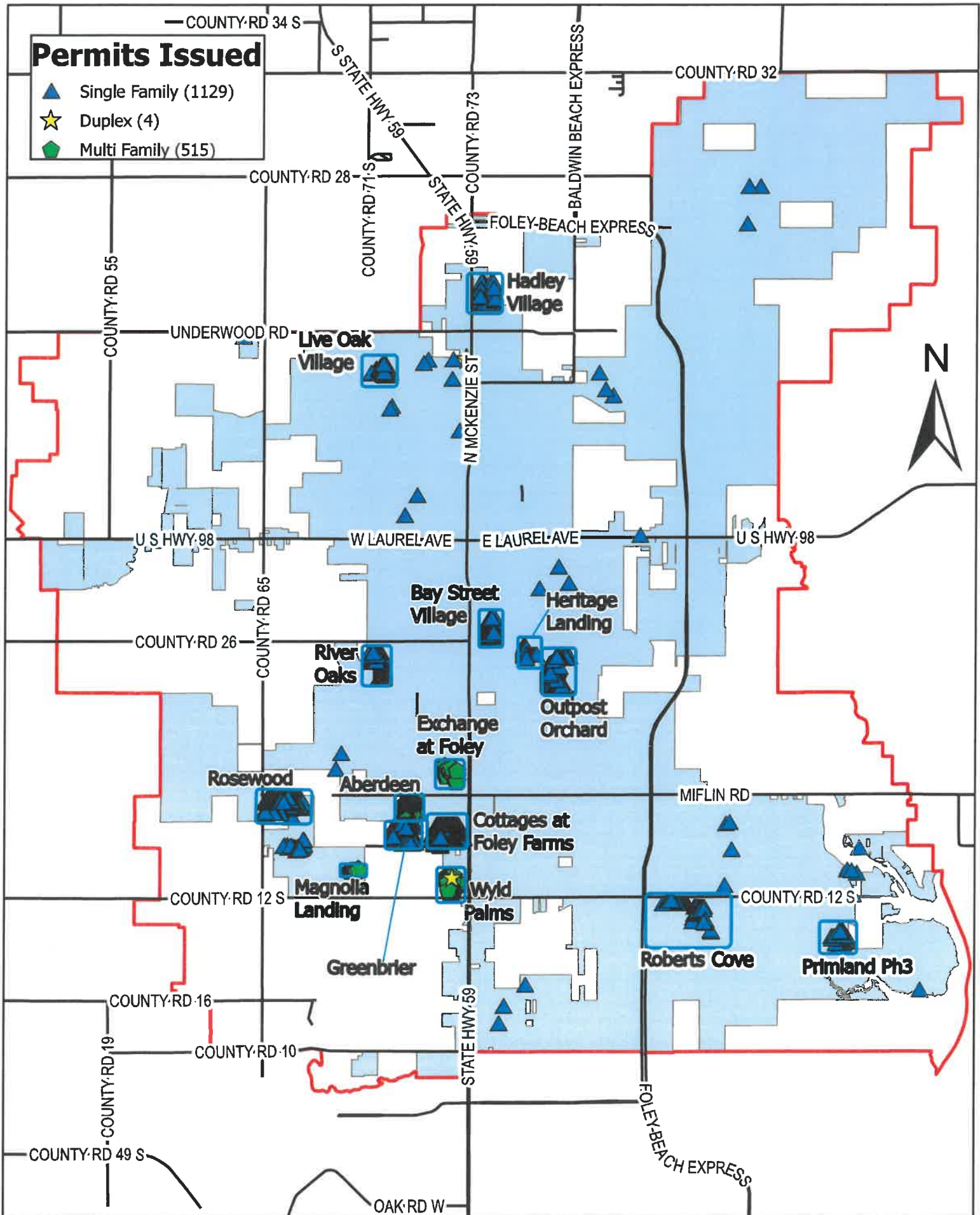
CITY OF FOLEY

CDD 10 YEAR COMPARISON

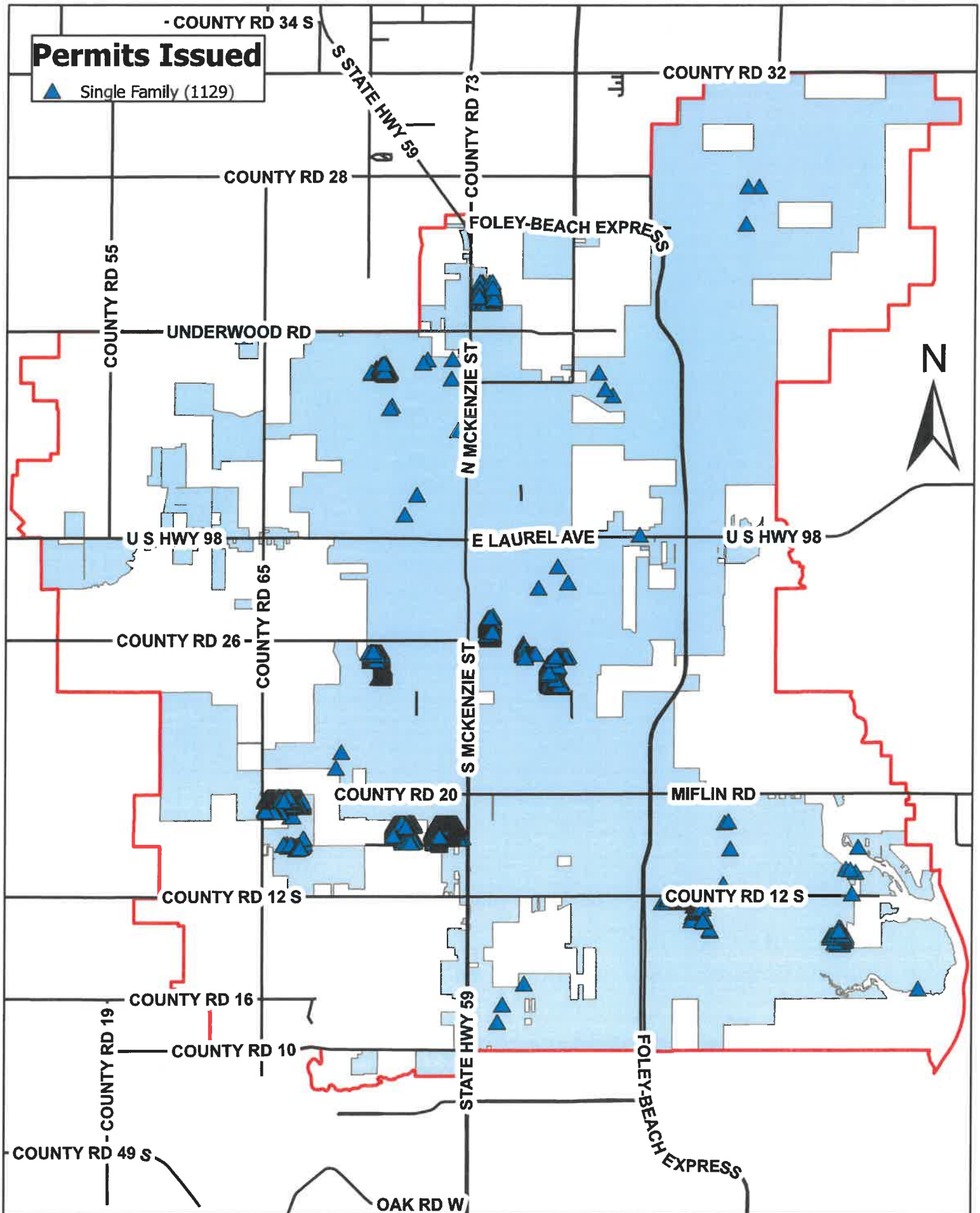
FISCAL YEAR	VALUATIONS	FEES COLLECTED	PERMITS	INSPECTIONS	SINGLE FAMILY RESIDENTIAL
FY 2014	\$39,732,939.00	\$387,325.00	1,433	6,322	148
FY 2015	\$55,809,640.00	\$625,542.00	1,947	8,064	235
FY 2016	\$150,572,520.00	\$1,187,789.00	2,402	10,137	261
FY 2017 (OWA)	\$146,194,745.00	\$1,322,801.00	2,416	10,232	270
FY 2018	\$109,379,355.00	\$1,080,855.00	2,406	10,565	256
FY 2019	\$159,923,495.00	\$1,555,483.00	3,711	15,984	571
FY 2020	\$189,613,107.00	\$1,984,277.00	5,291	19,166	625
FY 2021	\$269,148,288.92	\$2,370,808.00	3,982	16,930	598
FY 2022	\$358,604,521.32	\$2,864,967.00	3,560	16,470	438
FY 2023 *	\$501,254,032.12	\$4,121,075.00	6,454	24,964	1,129
FY 2024 *					

* SINGLE FAMILY RESIDENTIAL NUMBERS INCLUDE - SINGLE FAMILY RESIDENTIAL RENTAL'S BUILT IN FY 2022_2023 & FY 2023_2024

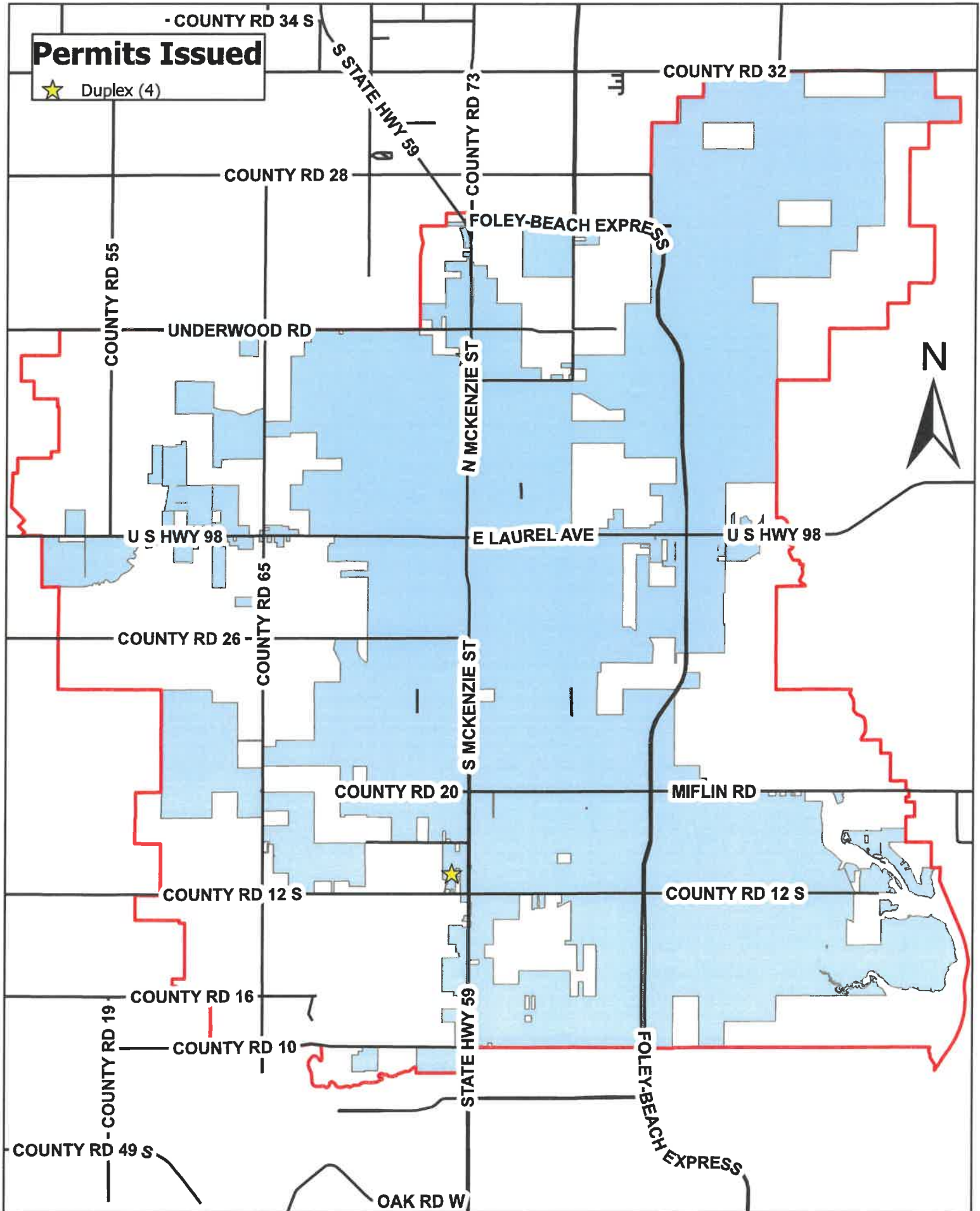
New Residential Structures Permitted in FY 2023-24



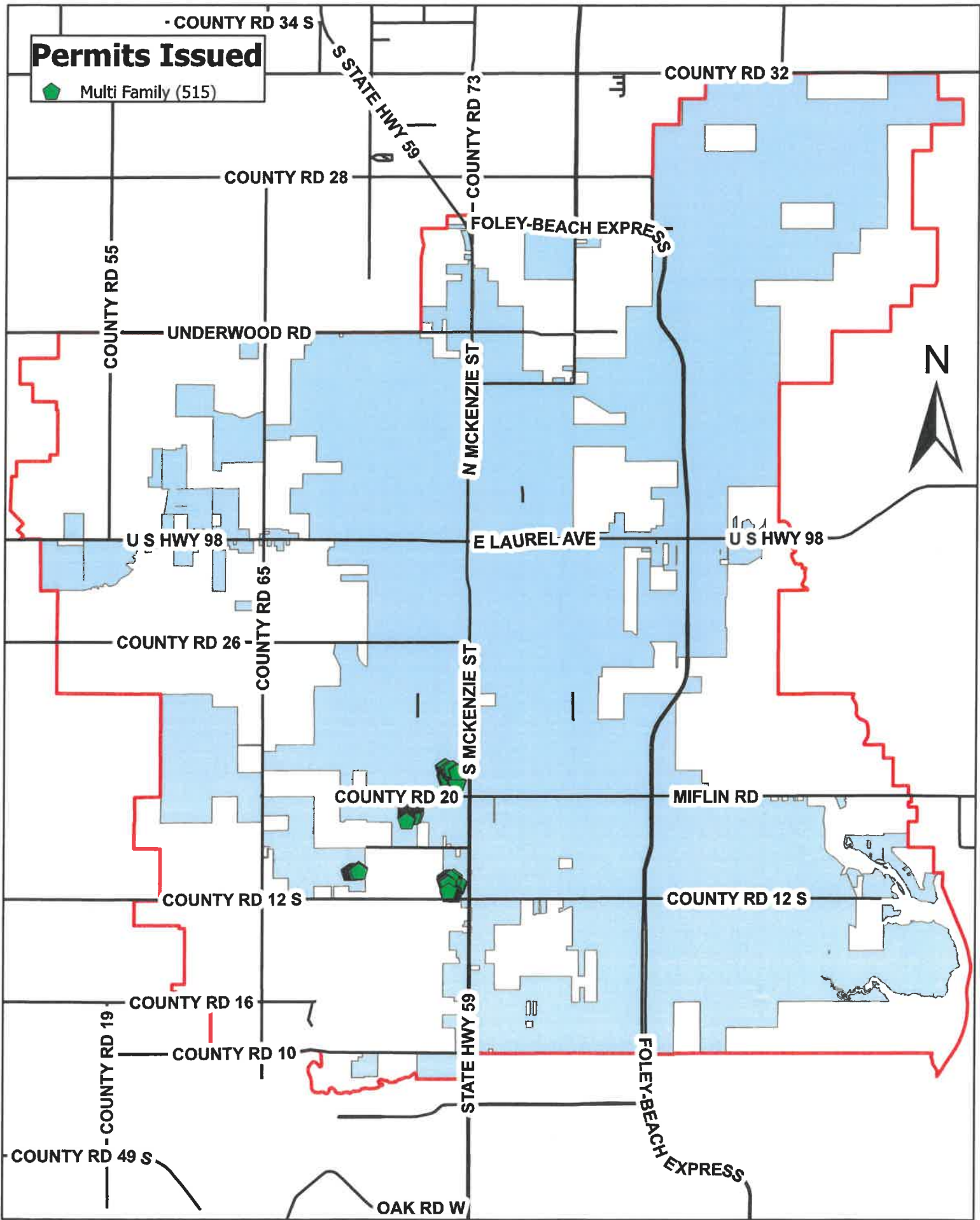
New Single Family Structures Permitted in FY 2023-24



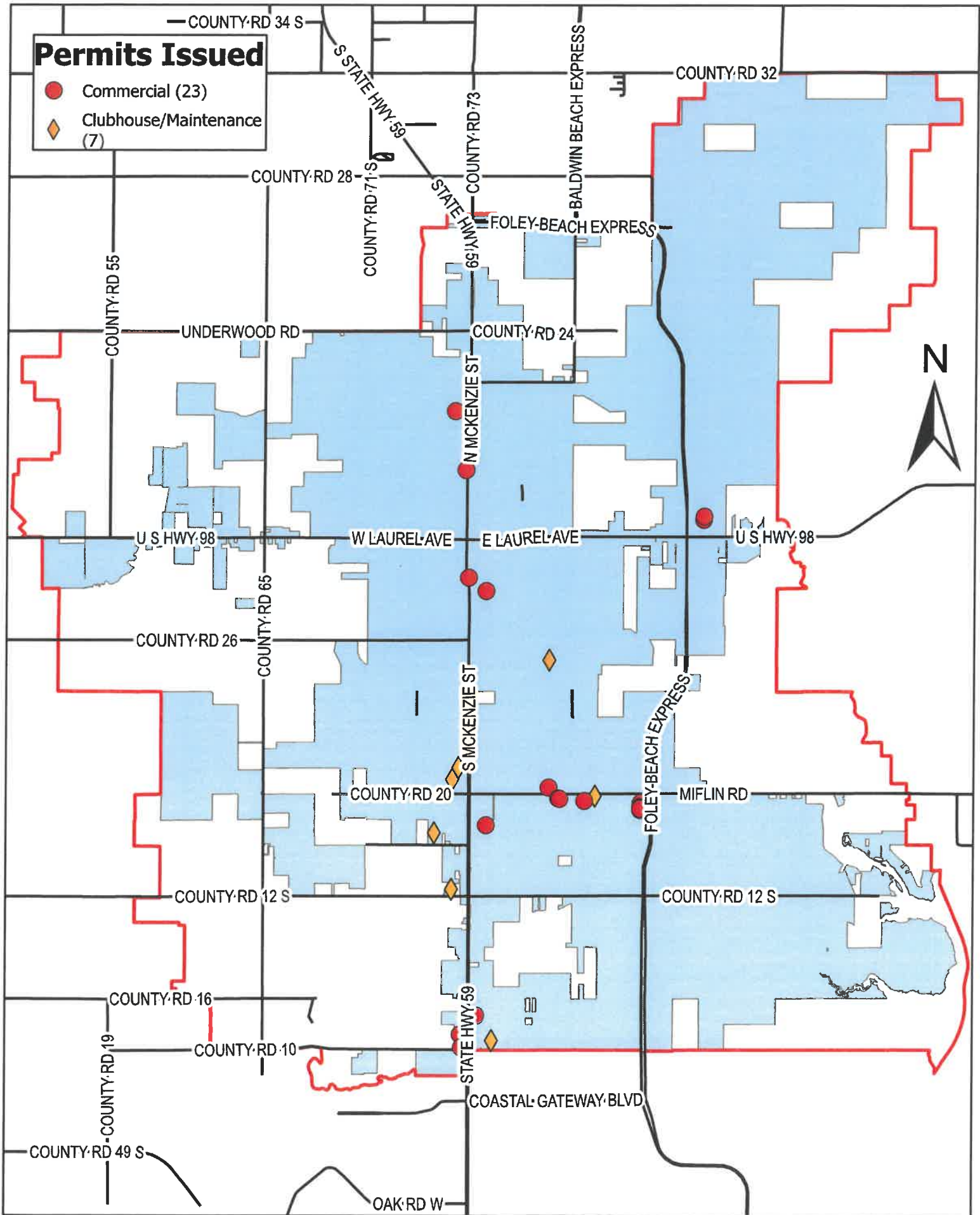
New Duplex Structures Permitted in FY 2023-24



New Multi Family Structures Permitted in FY 2023-24

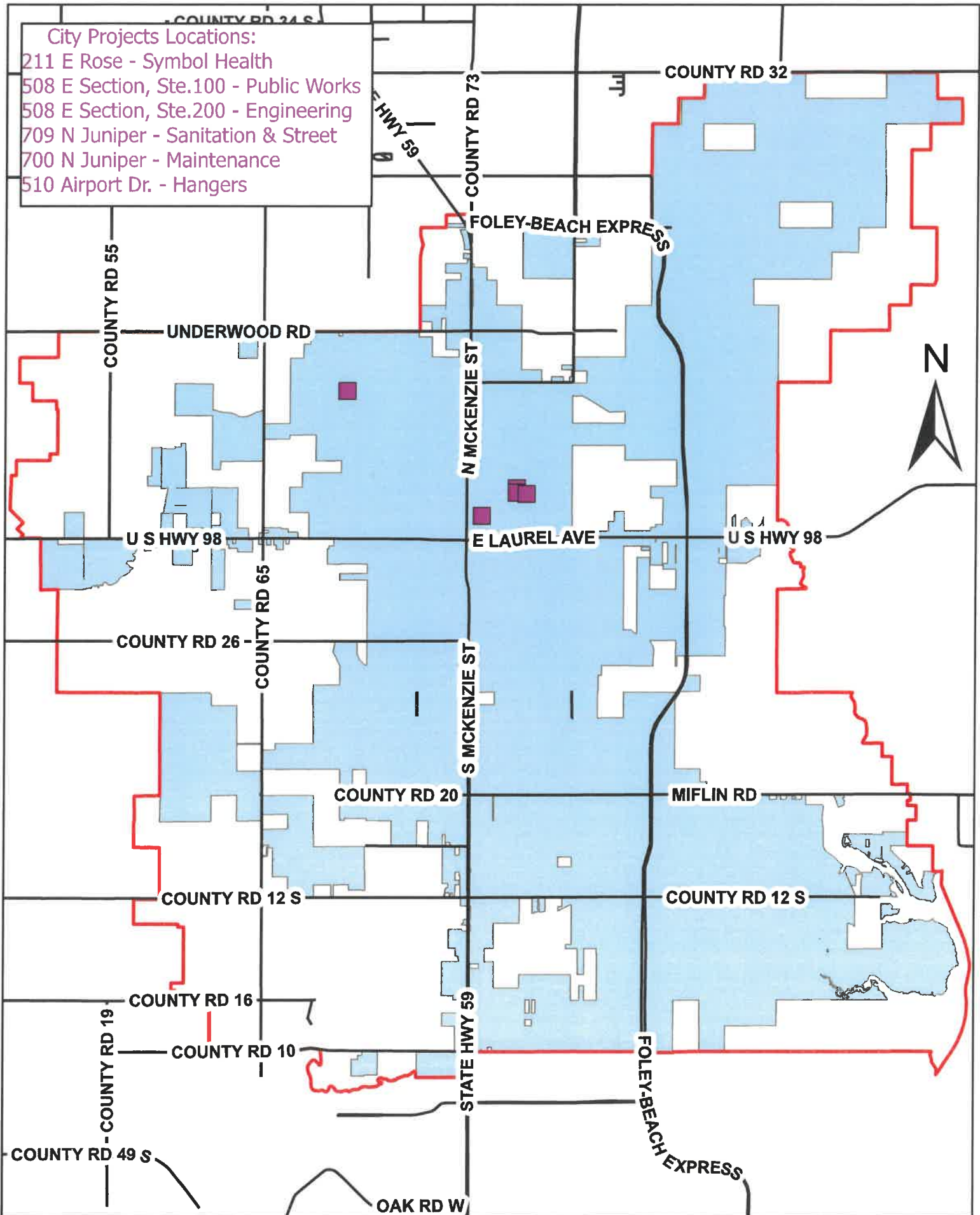


New Commercial Structures Permitted in FY 2023-24



City Structures Permitted in FY 2023-24

- City Projects Locations:
- 211 E Rose - Symbol Health
 - 508 E Section, Ste.100 - Public Works
 - 508 E Section, Ste.200 - Engineering
 - 709 N Juniper - Sanitation & Street
 - 700 N Juniper - Maintenance
 - 510 Airport Dr. - Hangers



OCTOBER 2023 - SEPTEMBER 2024

	<u>INSPECTIONS:</u>	<u>CITY PROJECTS:</u>	<u>GRAND TOTAL:</u>
CHUCK	182	9	191
DOUG	6166	4	6170
TRAVIS	6094	1	6095
NATHAN	6293	12	6305
GENE	6199	4	6203
TOTAL:	24934	30	24964

<u>PLAN REVIEWS:</u>	<u>COMMERCIAL:</u>	<u>RESIDENTIAL:</u>	<u>CITY PROJECTS:</u>
CHUCK	7	1	3
DOUG	16	466	1
NATHAN	99	166	15
TRAVIS	76	271	1
GENE	26	267	6
TOTAL:	224	1171	26

	<u>PERMITS ISSUED:</u>	<u>CITY PROJECTS:</u>
CHUCK	88	3
DOUG	1731	1
NATHAN	1003	14
TRAVIS	2044	1
GENE	1568	6
TOTAL:	6434	25

October 2023-September 2024

Permits, Business License Pre-Approvals & Complaints

Permits- 1,379

Plan Reviews- 1,265

Exempt Permits- 114

Business License- 137

Complaints- 45

Planning Commission Miscellaneous

October

- Approval of a site plan for Cottages at the Creek. Property is located N. of County Rd. 20 and E. of Foley Beach Express. Applicant was SCP/BPG Magnolia Holdings, LLC.
- Recommendation made to the Mayor and Council for the East Bullard Avenue Extension public project.

November

- Approval of a 6 month site plan extension for Fairfield Inn & Suites. Property is located S. of County Rd. 20 and E. of S. McKenzie St. Applicant was Anil Badve.

December

- Approval of a 1 year site plan extension for West Laurel Apartments. Property is located N. of US Hwy. 98 and E. of N. Beech St. Applicant was Engineering Design Group, LLC.
- Riviera utilities provided training on water, wastewater and the sewer system.

January

- Approval of a site plan for Cox Pools Office/Warehouse. Property is located S. of US Hwy. 98, between the Foley Beach Express and Barin Field Rd. Applicant was Pillar.
- Approval of a site plan for Stowaway Storage Phase II. Property is located E. of the Foley Beach Express and N. of Hwy. 98. Applicant was Pillar.
- Approval of a site plan for Tractor Supply Company. Property is located S. of Keller Rd. and E. of State Hwy. 59. Applicant was Jade Consulting, LLC.
- Approval of a site plan for OWA Tropical Falls Hotel. Property is located E. of the Foley Beach Express and W. of S. OWA Blvd. Applicant was Goodwyn Mills Cawood, LLC.
- Approval of a site plan for a Grocer and a master signage plan for the Village at Foley Crossroads. Property is located at the SW corner of the Foley Beach Express and County Rd. 20. Applicant was BRE Foley, LLC.

February

- Approval of a site plan for Crimson Land Development, LLC/Cypress Place Apartments. Property is located S. of E. Michigan Ave. and E. of S. McKenzie St. Applicant was Crimson Land Development, LLC.
- Approval of a site plan for Hyatt Studios. Property is located E. of the Foley Beach Express and N. of County Rd. 20. Applicant was Kimley Horn.

March

- Approval of a 6 month site plan extension for Goodwill Gulf Coast. Property is located at 200 E. Azalea Ave. Applicant was Piedmont Companies.
- Approval of a site plan for CHS South Baldwin Ambulatory Surgery Center. Property is located at 1605 N. Alston St. Applicant was Gresham Smith.

- Approval of a site plan for Hickory Street RV and Boat Storage. Property is located N. and E. of Fielding Park Dr. and W. of S. Hickory St. Applicant was Steve Rohal.

April

- Zoning Ordinance Amendments were recommended to the Mayor and Council

May

- Approval of a site plan for South Foley Paintball. Property is located at 8153 State Hwy. 59. Applicant was Phillip Kabatt.
- Zoning Ordinance Amendments were recommended to the Mayor and Council.
- Approval of the Planning Jurisdiction Agreement.

June

- Approval of a site plan for 10 additional lots in Cedar Grove Mobile Home Park. Property is located at 1120 E. Laurel Ave. Applicant was Atwell, LLC.
- Approval of Subdivision Regulation Amendments
- Wayne Dyess present Zoning Ordinance Amendments for residential development buffer zones.

July

- Approval of a site plan for Express Oil Change and Tire Engineers. Property is located W. of the Foley Beach Express and S. of Mifflin Rd. Applicant was Bohler.
- Approval of a site plan for the Cook Out. Property is located S. of E. Pride Blvd. and W. of S. McKenzie St. Applicant was Sambatek Engineering.
- Approval of a 1 year site plan approval extension for UHaul. Property is located at 8220 State Hwy. 59. Applicant was Goodwyn Mills Cawood.
- A recommendation was made to the Mayor and Council for Wayfinding Signage.
- Wayne Dyess presented proposed Zoning Ordinance Amendments for residential development buffer zones.

August

- Approval of a site plan for Doc's Seafood. Property is located S. of Mifflin Rd. and W. of Boulevard De Sevilla. Applicant was Schwartz Family Limited Partnership.
- Wayne Dyess presented proposed Zoning Ordinance Amendments for residential development buffer zones.
- Discussed Andover Lakes Subdivision PUD modification. Property is located at the SE corner of County Rd. 32 and Bucolic Ln. Applicant was 68 Ventures.

September

- A recommendation was made to the Mayor and Council for Zoning Ordinance Amendments.

Historical Commission Report

October 2023 - September 2024

Date	Business/Applicant	Address	Request	Status	Reviewed By
11/7/2023	Scuttlebutt Pub - Daniel Cox	319 N. McKenzie St.	Install wall & freestanding signage	Carried Over	Commission
11/14/2023	Foley Main Street - Darrelyn Dunmore	Alley E. of N. Alston St. & S. of W. Jessamine Ave.	Murals, door trim and lighting	Approved	Commission
11/14/2023	Foley Main Street - Darrelyn Dunmore	106 N. Alston St.	Murals, door trim and lighting	Approved	Commission
1/2/2024	Thrive Beauty - Cambri Radford	115 S. Alston St.	Repaint portion of building & awnings	Approved	Staff
1/2/2024	Scuttlebutt Pub - Daniel Cox	319 N. McKenzie St.	Install gooseneck lighting, wall & freestanding signage	Approved wall sign & lighting, Carried Over freestanding sign	Commission
1/2/2024	Camellia Dermatology - Adam Spangrud	200 E. Laurel Ave.	Remove windows and replace with glass double doors	Approved	Commission
2/6/2024	Feast & Co. Catering & Bakery - Mary Garcia	116 W. Laurel Ave.	Replace awning & add company name to window	Approved	Staff
2/6/2024	Soul Bowls - Taylor Hubbard	119 S. McKenzie St.	Install awning	Approved	Commission
2/6/2024	Scuttlebutt Pub - DanMar Hospitality	319 N. McKenzie St.	Install free standing sign	Approved	Commission
3/5/2024	Mark Wright	232 W. Laurel Ave.	Paint exterior of building	Approved	Staff
3/5/2024	Mark Wright	118 W. Laurel Ave.	Install awning, change previously approved paint color, paint bronze band on exterior of building	Approved awnings, Tabled paint color change, Denied painted bronze band	Commission
3/5/2024	Foley CB, LLC Truist - Vita Bruno	200 W. Laurel Ave.	Install signage, replace door & replace 4 windows, create storefront with a walkway	Approved	Commission
4/2/2024	Serv Pro - Tony Lovato	416 N. McKenzie St.	Install signage	Denied	Commission
4/2/2024	Mark Wright	118 W. Laurel Ave.	Install awnings & paint building	Approved	Commission

Historical Façade Grant Recommendations FY October 2023-September 2024

February 6, 2024

Feast & Co. Catering & Bakery/Mary Garcia
116 W. Laurel Ave.

March 5, 2024

Foley CB, LLC./Vita Bruno
200 W. Laurel Ave.

April 2, 2024

AT Medical Holdings/Innovative Building Solutions, LLC
200 E. Laurel Ave.

Board of Adjustment and Appeals October 2023-September 2024

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Tim Lipe	VAR	224 E. Laurel Ave.	10/9/2023	Approved- Rear yard setback request	Rear yard setback and to allow temporary mobile structures more than 3 months in a calendar year in a B-1A zone
Teresa Stoltz	UPA	411 Oakleigh Cir.	10/9/2023	Denied- Temporary mobile structures more than 3 months	Modular dwelling in a R-3 zone
Jason Olsen/StowAway Storage	VAR	E. of Foley Beach Express & N. of Hwy. 98	11/13/2023	Approved	Number of required off street parking for storage/warehouse and allow a warehouse in a B-1A zone
Frank Esposito	VAR	1028 Chloe St.	11/13/2023	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
LMS Construction LLC/Allier	VAR	SW corner of S. Pecan St. & E. Michigan Ave.	11/13/2023	Approved	Signs permitted within a residential district, setbacks, height and location
Practical Pools & Ponds LLC	VAR	1401 N. Alston St.	12/11/2023	Denied	No accessory structure shall be erected in a street side yard on a corner lot
Pedro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. Lot 2	1/8/2024	Approved	Mobile home in an AO zone
Pedro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. Lot 3	1/8/2024	Approved	Mobile home in an AO zone
Pedro Gomez	UPA	S. of Breckner Rd. and E. of Bodenhamer Rd. Lot 4	1/8/2024	Approved	Mobile home in an AO zone
Enoch Mather	VAR	302 Monteith Oaks Dr.	2/12/2024	Approved	Rear yard setback in R-1A zone
Steve Rohal	UPA	N. & E. of Fielding Park Dr. and W. of S. Hickory St.	2/12/2024	Approved	RV and boat storage in a B-3 zone
South Baldwin Regional Medical Center	VAR	1613 N. McKenzie St.	3/11/2024	Approved	Sign face square footage and sign height in the Foley Medical Overlay District
CHS South Baldwin Ambulatory Surgery Center	VAR	1605 N. Alston St.	3/11/2024	Approved	Number of parking spaces, parking space sizes, buffer width and drive isle width in a PO zone
Teri Mitchell	VAR	12275 Nanwood Dr.	3/11/2024	Carried Over	Accessory structures shall be at least 5' from all lot lines

Board of Adjustment and Appeals October 2023-September 2024

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Southside Baptist Church, Inc.	VAR & UPA	323 W. Michigan Ave. N. of Fielding Park Dr. and W. of S. Hickory St.	3/11/2024	Approved & Denied	Setback variance for kitchen expansion and handicap restrooms (approved), Legal non conforming use and current existing setbacks in a R-1A zone (denied)
Steve Rohal	UPA	1000 S. McKenzie St.	4/8/2024	Approved	RV and boat storage in a B-3 zone
Bob Irwin	VAR	12275 Nanwood Dr.	4/8/2024	Approved	Wholesale business in a B-1A zone
Teri Mitchell	VAR	21441 US Hwy. 98	4/8/2024	Withdraw	Accessory structures shall be at least 5' from all lot lines
South Baldwin Literacy Council	VAR	200 W Orange Ave.	5/13/2024	Approved	Rear yard variance in a B-1A zone
Brett Gaar	VAR	SE corner of S. Poplar St. and E. Laurel Ave.	6/10/2024	Approved	Allowed residential square footage in a joint residential and commercial use building
Flex Development Space/Engineering Design Group	VAR	N of 6th Ave. and W. of S. Oak St.	6/10/2024	Approved	Amount of required landscaping within the buffer area
Causey Family/Weygand Wilson Surveying	VAR	17665 Little Rock Rd.	6/10/2024	Approved	Required minimum lot area and minimum lot width in a R-1A zone
The Way the Truth the Life Holiness Church	VAR	116 N. Alston St.	7/8/2024	Approved	Allow a digital sign in a residential area and sign height in a R-4 zone
Foley Main Street	VAR	2054 Bourbon St.	7/8/2024	Approved	8' fence height in a B-1 zone
Shawna Geri	VAR	1612 Woodbridge Cir.	7/8/2024	Approved	Rear yard variance in a R-1C zone
Shawn Blakely	VAR	S. of County Rd. 12 S. and E. of Foley Beach Express	8/12/2024	Withdrawn	Side yard variance in a R-2 zone
Orange Beach Water Sewer/Goodwyn Mills Cawood	UPA	1909 S. McKenzie St.	8/12/2024	Approved	Public utility in an AO zone
Caribiana Boat Manufacturer	UPA	1343 Fenton Cir.	8/12/2024	Approved	Manufacturing incidental to a retail business in a B-1A zone
Deborah Moss	VAR	1721 N. Bunner St.	9/9/2024	Approved	Accessory structures shall be at least 10' from any habitable structure on the same lot
Ethan Sellers	UPA		9/9/2024	Denied	Hair salon in the Foley Medical Overlay District & PO zone

Board of Adjustment and Appeals October 2023-September 2024

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Volkert/Nickel Creek	VAR	NW corner of S. Juniper St. and E. Pride Blvd.	9/9/2024	Approved	Joint residential and commercial uses, the commercial use must be built first or simultaneously with each family dwelling unit
Total Variances	23			Approved	26
Total Use Permitted on Appeals	10			Carry Over	1
Special Exception	0			Withdrawn	2
Total Administrative Review	0			Denied	4
TOTAL	33				

ZONING ACTIONS
October 2023-September 2024

DATE	NAME	LOCATION	Original Zoning	Requested Zoning	DECISION
11/8/2023	Wolf Creek Village	N. of County Rd. 20 and E. of the Foley Beach Express	PDD	PDD Modification	Approved
12/13/2023	Live Oak Village	W. of Cedar St. and N. of W. Peachtree Ave	PUD	PUD Modification	Approved
12/13/2023	Mills	N. of US Hwy. 98 and W. of County Rd. 65	None	AO & R4	Recommended
12/13/2023	Mills Park	E. of Mills Rd. and N. of Breckner Rd.	None	OSP	Recommended
2/21/2024	Fruition Developers LLC/Chris & Phil Johnson	N. of E. Azalea Ave. and W. of S. Juniper St.	PUD	PUD Modification	Approved
2/21/2024	Crimson Land Development LLC	212 E. Michigan Ave.	B-1A	R-3	Recommended
2/21/2024	Fern Medical Office Complex/ Fikes Wholesale Inc	E. of N. McKenzie St. and N. of E. Berry Ave.	B-1A & M-1	PUD	Recommended
3/20/2024	Hidden Meadows	E. of James Rd. and N. of County Rd. 12 S	R-4	R-2	Recommended
7/17/2024	Grand Riviera	S. of County Rd. 20 and W. of James Rd.	PUD	PUD Modification	Approved
7/17/2024	South Juniper Street Multi Family PUD	E. of S. McKenzie St. and S. of Mifflin Rd.	B-1A & PDD	PUD	Carried Over
8/21/2024	South Juniper Street Multi Family PUD	E. of S. McKenzie St. and S. of Mifflin Rd. SE corner of County Rd. 32 and Bucolic Ln.	B-1A & PDD	PUD	Recommended
9/18/2024	Andover Lakes	S. of E. Peachtree Ave and E. of N. McKenzie St.	PUD	PUD Modification	Approved
9/18/2024	Haley Commercial Subdivision	E. of S. McKenzie St. and S. of S. Juniper St.	R-1A	PUD	Recommended
9/18/2024	Climate Control Storage/Gulf Storage Group Foley II LLC	St.	PDD	PDD Modification	Approved
9/18/2024	Nickel Creek Development	St.	B-1A	TH-1	Withdrawn
					Recommended 7
					Denied 0
					Withdrawn 1
					Carried Over 1
					Approved 6
					TOTAL 15

SUBDIVISIONS
October 2023-September 2024

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Aberdeen Place Subdivision	E. of S. Hickory St. and S. of County Rd. 20	84	TH-1	19.8	10/20/2021		X		Approved	6 months 10/18/23
Greenbrier Subdivision	N. of County Rd. 20 S. and E. of S. Hickory St.	102	PUD	38.95	10/20/2021		X		Approved	6 months 10/18/23
Driftwood Lakes	S. of County Rd. 26 and E. of County Rd. 65	139		53.4	10/18/2023			X	Approved	
Wolf Ridge Subdivision Phase 1	N. of County Rd. 12 and W. of Clarke Ridge Rd.	7	PUD	5.16	10/18/2023		X		Approved	
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 1 year 10/18/23
Wolf Creek Village	NE Corner of Foley Beach Express and County Rd. 20	1	PDD	4.55	10/18/2023		X		Approved	
Streamline Addition to Foley Plat No. 2	W. of State Hwy. 59 and N. of County Rd. 20 W.	2	B-1A	2.18		11/8/2023	X		Approved	
Equity Trust Resubdivision of Lot 3	S. of Breckner Rd. and E. of Bodenhamer Rd.	4	AO	10.02		11/8/2023	X		Approved	
Peace Subdivision	E. of the Foley Beach Express and E. and N. of Roscoe Rd.	3	B-1A	29		11/8/2023	X		Approved	
Terry Prince Family Division	E. of County Rd. 12 and S. of Aqua Ln.	2		2.09		11/8/2023		X	Approved	
Satsuma Two	410 W. Persimmon Ave.	2	R-1A	1.37		11/8/2023	X		Carried Over	
Riviera Plaza Division 1	E. of S. McKenzie St. and S. of County Rd. 20	2	PDD	16.32	11/8/2023		X		Approved	
Scurlock Subdivision	W. of Nail Rd. and N. of County Rd. 16	4		5		11/8/2023		X	Denied	
Keystone Subdivision Phase 1	S. of US Hwy. 98 and W. of Venice Blvd.	88	PUD	121.79	11/8/2023		X		Approved	
Bedsole Moseley Subdivision	SW corner of Underwood Rd. and County Rd. 55	2		38.11		12/13/2023		X	Approved	

SUBDIVISIONS

October 2023-September 2024

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
The Resubdivision of Lot 1 B and the Replat of Lot 7 of the Replat of Woerner's Two Lots	E. of S. McKenzie St. and S. of County Rd. 20	3	B-1A	35.69		12/13/2023	X		Approved	
Bay Street Village Phase 1	NW corner of Michigan Ave. and S. Bay St.	27	B-1A	3.38	9/15/2021		X		Approved	6 months 8/16/23 3 month 01/17/24
Bay Street Village Phase 2	NW corner of Michigan Ave. and S. Bay St.	50	B-1A	13.22	9/15/2021		X		Approved	6 months 8/16/23 3 month 01/17/24
The Cove at Cotton Bayou Phase 1	E. of County Rd. 65 and N. of Arbor Walk Subdivision	53		35.27	2/16/2022			X	Approved	1 year 01/17/24
Outpost Orchard	S. of E. Michigan Ave. and W. of S. Pecan St.	247	TH-1	59.16	1/19/2022		X		Approved	1 year 01/17/24
Resubdivision of Lot 2 Mills Community Park Section 24, Township 7 South, Range 3 East	N. of Breckner Rd. and E. of Mills Rd.	4		28.4		1/17/2024		X	Approved	
Resubdivision of Lot 4, Old Time Pottery Foley Subdivision	S. of Keller Rd. and E. of State Hwy. 59	2	PUD	20.76		1/17/2024	X		Approved	
Scurlock Subdivision	W. of Nail Rd. and N. of County Rd. 16	4		5		1/17/2024		X	Carried Over	
Resubdivision of Lot C Curtis Creek South Addition to Curtis Cove	N. of Cool Springs Dr. and E. of River Rd. N.	3		2.9		1/17/2024		X	Carried Over	
Southwood at Arbor Walk Phase 1	E. of County Rd. 65 and N. of County Rd. 12 S	52	R-1D	27	4/21/2021		X		Approved	1 year 03/15/23 8 month 02/21/24
Southwood at Arbor Walk Phase 2	E. of County Rd. 65 and N. of County Rd. 12 S	74	R-1D	29	4/21/2021		X		Approved	1 year 03/15/23 8 month 02/21/24
Southwood at Arbor Walk Phase 3	E. of County Rd. 65 and N. of County Rd. 12 S	57	R-1D	22	4/21/2021		X		Approved	1 year 03/15/23 8 month 02/21/24
Roberts Cove Phases 3, 4 & 5	SE corner of County Rd. 12 and Foley Beach Express	247	PUD	242	4/21/2021		X		Approved	1 year 03/15/23 2 year 02/21/24

SUBDIVISIONS

October 2023-September 2024

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Re-Sub of Lot 1 Gopher Fork Subdivision	E. of State Hwy. 59 and S. of Keller Rd.	2	R-3	51.74		2/21/2024	X		Approved	
Resubdivision of Lot 5 of Foley Crossroads Subdivision	SW corner of the Foley Beach Express and County Rd. 20	2	PUD	10		2/21/2024	X		Approved	
Minor Subdivision of Magnolia Walk	E. of the Foley Beach Express and N. of County Rd. 20	2	PDD	103.17		2/21/2024	X		Approved	
Riviera and Minto/Teem Commercial Park Phase 1	198 County Rd. 20	2	B-1A	2.24		3/20/2024	X		Approved	
Resubdivision of Lot 1B of Old Time Pottery Foley Subdivision	S. of Keller Rd. & E. of State Hwy. 59	2	PUD	1.55		3/20/2024	X		Approved	
Hidden Meadows	E. of James Rd. and N. of County Rd. 12 S	58	R-2	30	3/20/2024		X		Approved	
Common Lot Line Shift for Block B Eliza Carson Subdivision	S. of Sunflower Ave. and W. of S. McKenzie St.	4	B-1A	1.17		4/17/2024	X		Approved	
Sable Subdivision	E. of County Rd. 65 and N. of County Rd. 12 S	2		3.94		4/17/2024		X	Approved	
Aster Brook Subdivision	N. of Cater Lee Way and W. of Dale Ln.	39		28.59	4/17/2024			X	Approved	
The Knoll	NW corner of County Rd 65. and County Rd. 16	111		38.87	5/18/2022			X	Approved	1 year 5/15/24
A Resubdivision of Lot 5 of a resubdivision of Lot 1 of Replat Woerner's Two Lots	194 Aryan Ct.	4	B-1A	5.38	5/18/2022		X		Approved	1 year 5/15/24
Foley Fields Subdivision	NW corner of Brinks Willis Rd. and James Rd.	2	R-1A	1		5/15/2024	X		Approved	
Resubdivision of Robert's Acres	S. of County Rd. 26 and E. of Weeks Rd.	2		30		5/15/2024		X	Approved	
Foley Crossroads Subdivision Phase 4	W. of Foley Beach Express and S. of Mifflin Rd.	4	B-1A	14.54		5/15/2024	X		Approved	
Weir McKenzie Subdivision	W. of Mifflin Creek Rd. and S. of Mifflin Rd.	4		34.09		5/15/2024		X	Approved	

SUBDIVISIONS

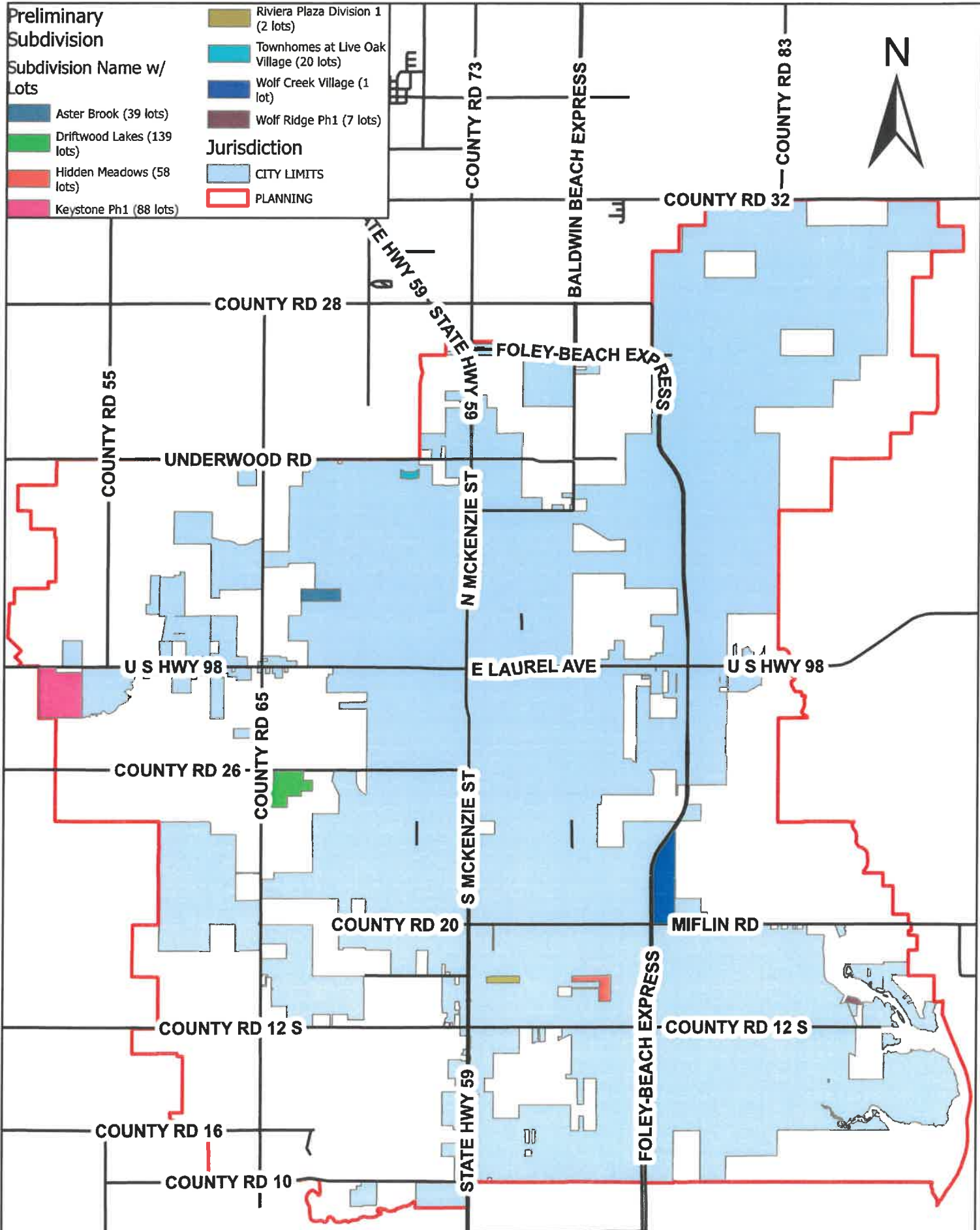
October 2023-September 2024

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	CITY	ETJ	ACTION	EXTENSION
Causey Subdivision	N. of 6th Ave. and W. of S. Oak St.	2	R-1A	0.42		6/19/2024	X		Approved	
Bella Vista Townhomes Subdivision	105 Cody Ln.	2	PUD	2.25		6/19/2024	X		Denied	
Satsuma Two	410 W. Persimmon Ave.	2	R-1A	1.37		6/19/2024	X		Carried Over	
Townhomes Addition to Live Oak Village	W. of N. Cedar St. and N. of Peachtree Ave.	20	PUD	8.23	6/19/2024		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 6 month 07/17/24
Eastgate Subdivision	NW corner of Bender Rd. and Springsteen Ln.	101		30	8/17/2022			X	Approved	6 month 07/17/24
Resubdivision of Lot 3 Givens Subdivision	S. of Charolais Rd. and E. of County Rd. 65	2		64.75		7/17/2024		X	Approved	
Schlichting Family Subdivision	SW corner of US Hwy. 98 and the Foley Beach Express	2	B-1A	13.54		7/17/2024	X		Carried Over	
Resubdivision of Lot 2 Little Woerner Subdivision	S. of County Rd. 20 and W. of James Rd.	2	PUD	3.03		7/17/2024	X		Approved	
Resubdivision of Lots 132 through 137 Grand Riviera RV Resort	S. of County Rd. 20 and W. of James Rd.	6	PUD	0.41		7/17/2024	X		Approved	
Satsuma Two	410 W. Persimmon Ave.	2	R-1A	1.37		7/17/2024	X		Approved	
River Oaks Phase III	S. of Michigan Ave. and E. of Hickory St.	68	PUD	16.74	9/21/2022		X		Approved	1 year 08/21/24
Muscadine Place	NE corner of County Rd. 20 and Hickory St.	182	TH-1	38	9/21/2022		X		Ext. request Carried Over	1 year 08/21/24
Grasslands	E. of County Rd. 65 and S. of Dairy Ln.	258	R-1D	75.51	10/20/2021		X		Ext. request Carried Over	1 year 09/20/23
Charnock Subdivision	S. of Underwood Rd. and W. of George Younce Rd	3		15.86		8/21/2024		X	Approved	

SUBDIVISION PRELIMINARIES

Subdivision	Pin #	# Lots	City	ETJ	Preliminary Date
Driftwood Lakes Subdivision	728, 738 & 397186	139		X	10/18/2023
Wolf Ridge Subdivision Phase 1	45501	7	X		10/18/2023
Wolf Creek Village	17683	1	X		10/18/2023
Keystone Subdivision	7109, 7115, 63190, 7112 & 92453	88	X		11/8/2023
Riviera Plaza Division 1	231972	2	X		11/8/2023
Hidden Meadows	385622	58	X		3/20/2024
Aster Brook Subdivision	69401	39		X	4/17/2024
Townhomes Addition to Live Oak Village	222293	20	X		6/19/2024
		Total Lots	176 City	178 ETJ	















Preliminary Subdivisions FY 2023-24



SUBDIVISION FINALS

Subdivision	Pin #	# Lots	City	ETJ	Final Date
Outpost Orchard Phase 1	69285	87	X		10/16/2023
Roberts Cove Phase 2	36357 & 69307	74	X		10/18/2023
Rosewood Subdivision Phase 2	66267, 378444, 378445 & 50007	45	X		10/20/2023
Aberdeen Place	232026, 228776 & 232017	84	X		12/15/2023
Bay Street Village	67668	77	X		1/19/2024
Greenbrier PUD	320431, 064581 & 320430	102	X		1/31/2024
Wolf Ridge Subdivision Phase 1	45501	7	X		4/9/2024
Hadley Village	34907	83	X		5/3/2024
Outpost Orchard Phase II	69285	44	X		6/10/2024
Rosewood Subdivision Phase 3	66267, 378444, 378445 & 50007	61	X		6/27/2024
Last Resort	54282, 68039 & 93449	44	X		7/29/2024
Paxton Farms Phase 1	68612	50		X	8/8/2024
Magnolia Pines Phase 2	69228, 99180	75		X	8/27/2024
		Total Lots	708 City	125 ETJ	

Final Subdivisions FY 2023-24

Final Subdivision	Subdivision Name w/Lots	Jurisdiction
	Paxton Farms Ph1 (50 lots)	 CITY LIMITS
	Robert's Cove Ph2 (74 lots)	 PLANNING
	Rosewood Ph2 (45 lots)	
	Bay Street Village (77 lots)	
	Rosewood Ph3 (61 lots)	
	Greenbrier PUD (102 lots)	
	Wolf Ridge Ph1 (7 lots)	
	Magnolia Pines Ph2 (75 lots)	
		
	Last Resort (44 lots)	
	Outpost Orchard (87 lots)	
	Outpost Orchard Ph2 (44 lots)	

