



February 23, 2024

Mayor and City Council  
City of Foley  
407 East Laurel Avenue  
Foley, Alabama 36535

RE: Request for Rezoning

Dear Mayor Hellmich and City Council Members,

The City of Foley Planning Commission held a meeting on February 21, 2024 and the following action was taken:

**Fern Medical Office Complex/Fikes Wholesale Inc. - Rezoning**

The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 12.18 +/- acres. Property is currently zoned B-1A (Extended Business District) & M-1 (Light Industrial District). Proposed zoning is PUD (Planned Unit Development). Property is located E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group, LLC.

**Planning Commission Action:**

Commissioner Engel made a motion to recommend the requested rezoning to the Mayor and Council. Commissioner Mixon seconded the motion. All Commissioners voted aye.

**Motion to recommend the requested rezoning to the Mayor and Council passes.**

Please let me know if you have any questions or concerns.

Respectfully,

*Melissa Ringler*

Melissa Ringler  
Planning & Zoning Coordinator

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

Adam Spangrud  
Partner  
Fern Avenue Medical Office Park  
Fern Avenue, Foley, AL 36535  
[adam.spangrud@clientac.com](mailto:adam.spangrud@clientac.com)  
251.923.7760 office

January 24, 2024

Zoning and Planning Commission City of Foley  
Foley City Hall, 407 E. Laurel Avenue, Foley, 36535

Subject: Request for Planned Unit Development (PUD) for Fern Avenue Medical Office Park

Dear Planning Commission,

I am writing on behalf of Fern Avenue Medical Office Park to formally request consideration for a Planned Unit Development (PUD) in alignment with the vision and goals of the City of Foley.

Fern Avenue Medical Office Park recognizes the city's commitment to fostering growth in the medical overlay district. Our proposal aims to contribute significantly to this vision by creating a thriving medical village within the area. This initiative is driven by our dedication to bringing new medical specialists and service providers to our community.

We firmly believe that the establishment of a Planned Unit Development is not only in line with the City of Foley's strategic goals but also crucial for the enhancement of healthcare services available to our residents. By fostering collaboration and mutual support among medical professionals, Fern Avenue Medical Office Park seeks to create a dynamic hub that will benefit both the healthcare providers and the community they serve.

In undertaking this Planned Unit Development, Fern Avenue Medical Office Park envisions a transformative impact on the healthcare landscape on both the City of Foley, and surrounding communities. The proposed development serves as a strategic response to the growing healthcare needs of Foley residents and positions our city as a hub for innovative and accessible medical services.

The establishment of a medical village within the City of Foley will contribute significantly to the local economy by attracting new medical specialists and service providers. This influx of healthcare professionals not only enhances the overall healthcare infrastructure but also stimulates economic growth, creating employment opportunities and fostering a vibrant healthcare ecosystem.

Foley residents and those from neighboring communities will benefit immensely from the introduction of diverse and specialized medical services offered within the medical village. The collaborative environment we aim to create will facilitate multidisciplinary approaches to healthcare, resulting in comprehensive and personalized treatment options for patients.

Moreover, by bringing together a variety of healthcare providers, Foley residents will have the convenience of accessing a spectrum of medical services in one centralized location. This eliminates the

need for extensive travel and enhances the overall healthcare experience for the community. Residents will enjoy the advantages of having a diverse array of medical specialists within close proximity, fostering a sense of community-centric healthcare.

Additionally, the collaborative nature of the medical village encourages knowledge-sharing and innovation, which ultimately benefits patients through improved medical practices and outcomes. The City of Foley will be recognized not only for its commitment to community health but also for fostering an environment that supports the growth and collaboration of healthcare professionals.

In seeking approval for this Planned Unit Development, Fern Avenue Medical Office Park is committed to ensuring that our project aligns seamlessly with the City of Foley's vision for the medical overlay district. We are confident that this development will not only elevate healthcare services but also serve as a model for future growth and innovation in our city.

We appreciate your time and consideration of our proposal. We look forward to the opportunity to discuss this matter further and address any questions or concerns you may have. Thank you for your attention to this important request.

Sincerely,



Adam Spangrud

Partner

Fern Avenue Medical Office Park  
P.O. Box 1955, Fairhope, AL 36533  
251.923.7760 office  
[adam.spangrud@clientac.com](mailto:adam.spangrud@clientac.com)



**PLANNING COMMISSION  
JOINT STAFF REPORT:  
February 2024**

**STAFF RECOMMENDATION:** Approve  
**PROJECT NAME:** Rezone- Fern Medical Office Complex  
**REQUEST:** Zoning Application  
**SUB TYPE:** Re-Zoning Application

**OWNER / APPLICANT:** Austin Lutz, Engineering Design Group, LLC

**ACREAGE:** 12.18

**PIN#(s):** 27287

**LOCATION:** E of N McKenzie St, N of E Berry Ave

**PROJECT DESCRIPTION:** Rezone- Fern Medical Office Complex

**CURRENT ZONING:** B-1A & M-1

**OVERLAY DISTRICT:** Medical Overlay

**REQUESTED ZONING:** N/A

**ADJACENT ZONING:** M-1, B-1A, B-3

**FUTURE LAND USE:** IN (Industrial District) & MxU Mixed Use (Commercial/Residential)

**EXISTING LAND USE:** Vacant



**UTILITY LETTERS RECEIVED:** Yes  
**DEED RECEIVED:** Yes  
**AGENT AUTHORIZATION:** Yes

**Reviewer:** Miriam Boone, 251-952-4011, mboone@cityoffoley.org, Building Department  
**Review Status:** Approved

1. This site plan appears to meet the criteria for a PUD as well as the FMOD.

**Reviewer:** Engineering Team, 2519524021, tdavis@cityoffoley.org cchristian@cityoffoley.org, Engineering  
**Review Status:** Approved

1. Sidewalks will be required along frontage
2. How will LID requirements be met?

**Reviewer:** Angie Eckman, 251-923-4267 xt. 885, aeckman@cityoffoley.org, Environmental  
**Review Status:** Approved

1. Environmental is okay with the rezoning. A more in-depth review will be conducted during the LDP application.

**Reviewer:** Brad Hall, 251-971-6028, bhall@cityoffoley.org, Fire Department  
**Review Status:** Approved

1. Geo-grid to be installed in boulevard grassy areas

**Reviewer:** Chuck Lay, 251-952-4011, clay@cityoffoley.org, Building Department  
**Review Status:** Approved

1. Building Safety and Floodplain Management are not opposed to the rezone



**CITY OF FOLEY  
AGENT AUTHORIZATION FORM**

I/We authorize and permit ENGINEERING DESIGN GROUP LLC  
to act as My/Our representative and agent in any manner regarding this application which  
relates to property described as tax parcel ID# 54-05-21-3-000-002.000  
I/We understand that the agent representation may include but not be limited to decisions  
relating to the submittal, status, conditions, or withdrawal of this application. In understanding  
this, I/We release the City of Foley from any liability resulting from actions made on My/Our  
behalf by the authorized agent and representative. I hereby certify that the information stated  
on and submitted with this application is true and correct. I also understand that the submittal of  
incorrect information will result in the revocation of this application and any work performed will  
be at the risk of the applicant.

*\*Note: All correspondence will be sent to the authorized representative. It will be the  
representative's responsibility to keep the owner(s) adequately informed as to the status of the  
application.*

**PROPERTY OWNER(S):**

Fikes Wholesale Inc. c/o Costorde LLC, Agent  
Name(s) printed  
9764 Whithorn Drive  
Address  
Houston, TX 77095  
City/State  
281-382-7117 Denise@costorde.com, Lauren@costorde.com  
Phone Email Fax  
Denise Anderson 1/23/24  
Signature(s) Date

**PROPERTY OWNER(S):**

\_\_\_\_\_  
Name(s) printed  
\_\_\_\_\_  
Address  
\_\_\_\_\_  
City/State  
\_\_\_\_\_  
Phone Email Fax  
\_\_\_\_\_  
Signature(s) Date

**DOMESTIC LIMITED LIABILITY COMPANY (LLC)  
CERTIFICATE OF FORMATION**

**PURPOSE:** In order to form a Limited Liability Company (LLC) under Section 10A-5A-2.01 of the *Code of Alabama 1975*, this Certificate of Formation and the appropriate filing fees must be filed with the Office of the Secretary of State. The information required in this form is required by Title 10A.

**INSTRUCTIONS:** Mail 2 copies of this completed form along with a self-addressed, stamped envelope to:

**\*Secretary of State, Business Services, P.O. Box 5616, Montgomery, Alabama 36103.**

\*Include a check, money order, or credit card payment for the **\$200.00** processing fee.

\*The Secretary of State shall pay the sum of \$100.00 to the county treasurer for the county in which the office of the initial registered agent for that entity is located.

\*You may file the Certificate of Formation online in the time it takes to type this request.

\*The Certificate will not be registered if the credit/debit card does not authorize and will be removed from the index if the check is dishonored (\$30 fee).

**This form must be typed and will not be accepted via email.**

1. The name of the limited liability company (must contain the words "Limited Liability Company" or the abbreviation "L.L.C." or "LLC," and comply with *Code of Alabama*, Section 10A-1-5.06. You may use Professional or Series before Limited Liability Company or LLC (or PLLC or SLLC) if they apply:

Fern Avenue Medical Office Park, LLC

2. **\*A copy of the Name Reservation Certificate from the Office of the Secretary of State must be attached.\***

3. The name of the registered agent (only one agent): Cogency Global Inc.

Street (**no PO Boxes**) address of registered office (**must be located in Alabama**):

2 North Jackson Street, Suite 605, Montgomery, AL 36104

\***COUNTY** of above address: Montgomery

Mailing address in Alabama of registered office (if different from street address): Same

4. The undersigned certify that there is at least one member of the limited liability company.

This form was prepared by: (type name and full address)

Christopher M. McNeill  
300 Crescent Court, Suite 200  
Dallas, Texas 75201

(For SOS Office Use Only)

Alabama  
Sec. Of State

New Entity  
001-103-716 DLL  
Date 10/13/2023  
Time 14:38  
231013 3 Pg  
Montgomery County

File \$100.00  
County \$100.00

Total \$200.00  
05/018

**DOMESTIC LIMITED LIABILITY COMPANY (LLC) CERTIFICATE OF FORMATION**

5. Check only if the type applies to the Limited Liability Company being formed:

- Series LLC complying with Title 10A, Chapter 5A, Article 11
- Professional LLC complying with Title 10A, Chapter 5A, Article 8
- Non-Profit LLC complying with Section 10A-5A-1.04(c)

6. The filing of the limited liability company is effective immediately on the date received by the office of the Secretary of State, Business Services Division or at the delayed filing date (cannot be prior to the filing date) specified in this filing complying with Section 10A-1-4.12

The undersigned specify \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ as the effective date (must be on or after the date filed in the office of the Secretary of State, but no later than the 90th day after the date this instrument was signed) and the time of filing to be \_\_\_\_\_ : \_\_\_\_\_  AM or  PM. (cannot be noon or midnight - 12:00)

Attached are any other matters the members determine to include herein (if this item is checked there must be attachments with the filing).

10 / 13 / 2023

Date (MM/DD/YYYY)



Signature as required by 10A-5A-2.04

Christopher M. McNeill

Typed name of above signature

Attorney-in-fact

Typed title (organizer or attorney-in-fact)

Additional organizers/attorney-in-facts may sign (add additional sheets if necessary).

\*County of Registered Agent is requested in order to determine distribution of County filing fees.



Wes Allen  
Secretary of State

P.O. Box 5616  
Montgomery, AL 36103-5616

# STATE OF ALABAMA

**I, Wes Allen, Secretary of State of Alabama, having custody of the Great and Principal Seal of said State, do hereby certify that**

pursuant to the provisions of Title 10A, Chapter 1, Article 5, Code of Alabama 1975, and upon an examination of the entity records on file in this office, the following entity name is reserved as available:

**FERN AVENUE MEDICAL OFFICE PARK, LLC**

This name reservation is for the exclusive use of KAMMI RESER, 40 WEST 14TH ST. STE. 2B, HELENA, MT 59601 for a period of one year beginning October 13, 2023 and expiring October 13, 2024



RES119675

**In Testimony Whereof, I have hereunto set my hand and affixed the Great Seal of the State, at the Capitol, in the city of Montgomery, on this day.**

October 13, 2023

Date

Wes Allen

Secretary of State

STATE OF ALABAMA  
COUNTY OF BALDWIN  
SCT-178958

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of One Million Seven Hundred Twenty Five Thousand and 00/100 Dollars (\$1,725,000.00) to the undersigned grantor in hand paid by the grantee herein, the receipt and sufficiency of which is hereby acknowledged, MPM INVESTMENTS, LLC, an Alabama limited liability company and DG&M DEVELOPMENT, LLC, an Alabama limited liability company (herein referred to as "Grantors"), do hereby grant, bargain, sell and convey unto FIKES WHOLESale, INC., a Texas corporation (herein referred to as "Grantee"), the following described real estate situated in Baldwin County, Alabama, to wit:

See Exhibit "A" for legal description and permitted encumbrances.

TOGETHER WITH all and singular the rights, privileges, tenements, hereditaments, appurtenances thereunto belonging, or in anywise appertaining.

EXCEPTING THEREFROM all interests in and to all oil, gas and other minerals in, on and/or under said real property, together with all rights in connection therewith, as have previously been granted, reserved, leased or conveyed to others; it being the intention of the Grantor to convey only the interest Grantor owns therein, if any.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever.

And Grantors, for themselves and their successors and assigns covenant with Grantee, its successor and assigns, that they are lawfully seized in fee simple of said premises; that the real property is free from all encumbrances; that they have a good right to sell and convey the same; that their and their successors and assigns shall warrant and forever defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be duly executed by its duly authorized Member and Managing Member this 23 day of March, 2023.

MPM INVESTMENTS, LLC



By: Malcom P. McLean, Jr.  
Its Member

DG&M DEVELOPMENT, LLC



By: Malcom P. McLean, Jr.  
Its Managing Member

STATE OF ALABAMA  
COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Malcom P. McLean, Jr.**, whose name as **Member of MPM Investments, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23 day of March, 2023.



Notary Public  
My Commission expires: \_\_\_\_\_

[SEAL]



**FRANCES K. MCKINNEL**  
Notary Public  
Alabama State At Large  
My Commission Expires 5/27/2026

STATE OF ALABAMA  
COUNTY OF Mobile

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **Malcom P. McLean, Jr.**, whose name as **Managing Member of DG&M Development, LLC**, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and official seal this 23 day of March, 2023.



Notary Public  
My Commission expires: \_\_\_\_\_

[SEAL]



**FRANCES K. MCKINNEL**  
Notary Public  
Alabama State At Large  
My Commission Expires 5/27/2026

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 1 & 2, Fikes Subdivision (a resubdivision of Lot 1-B, Fern Commercial Park, recorded in Slide 2465-A), as recorded in Slide 2881-D of the records in the Office of the Judge of Probate of Baldwin County.**

**SUBJECT TO:**

1. Right of Way granted City of Foley dated February 7, 2012 and recorded in Instrument No. 1478024.
2. Terms, conditions, easements and restrictions as set out in deed from City of Foley to MPM Investments, LLC dated February 9, 2011 and recorded in Instrument No. 1324364.
3. Easement granted City of Foley by instrument dated April 18, 1967 and recorded in Deed Book 374, page 1000.
4. Easement granted Utilities Board of the City of Foley by instrument dated May 8, 1981 and recorded in Real Property Book 92, page 295 and as shown on recorded plat.
5. Declaration of easements by and between First Choice Property & Development, LLC and DG&M Development, LLC dated February 15, 2012 and recorded in Instrument No. 1326278 and amended by first amendment dated December 20, 2012 and recorded in Instrument No. 1377318 and as shown on recorded plat.
6. Right of Way granted City of Foley dated February 9, 2012 and recorded in Instrument No. 1374421.
7. Reservations, restrictions, limitations, terms and conditions as set out in Ordinance No. 1180-11 and as filed as Instrument No. 1321093.
8. Reservations, restrictions, limitations, terms and conditions as set out in Ordinance No. 1180-11 and as filed as Instrument No. 1321094.
9. Declaration of Easements between First Choice Property & Development, LLC and DG&M Development, LLC as recorded in Instrument No. 1326278.
10. Terms, conditions, easements and restrictions as set out in deed from City of Foley to DG&M Development, LLC dated February 13, 2012 and recorded in Instrument No. 1325410.
11. Declaration of easements by and between First Choice Property & Development, LLC and DG&M Development, LLC dated February 15, 2012 and recorded in Instrument No. 1326787 and amended by first amendment dated December 20, 2012 and recorded in Instrument No. 1377318.

CONTINUED >>>

12. Easement granted to the City of Foley by instrument dated April 18, 1967 and filed for record in Deed Book 374, page 1000.
13. Easement granted the Utilities Board of the City of Foley by instrument dated May 8, 1981 and filed for record in Real Property Book 92, page 295 and as shown on recorded plat.
14. Building setback line, drainage and utility line easements and notes or restrictions as shown on recorded plat.

\*All recording references herein refer to the Office of the Judge of Probate of Baldwin County, Alabama.

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**GRANTOR'S MAILING ADDRESS:**

**MGM Investments, LLC**

7085 Hwy 59 S  
Foley, AL 36535

**GRANTEE'S MAILING ADDRESS:**

**Fikes Wholesale, Inc.**

6261 Central Pointe Pkwy  
Temple, TX 76504

**DG&M Development, LLC**

7085 Hwy 59 S.  
Foley, AL 36535

**PROPERTY ADDRESS: 1280 McKenzie Street North, Foley, AL 36535**

**SALES PRICE: \$1,725,000.00**

This instrument prepared by:

Amy Niesen, Attorney at Law | 600 North 20<sup>th</sup> Street | Birmingham, Alabama 35203

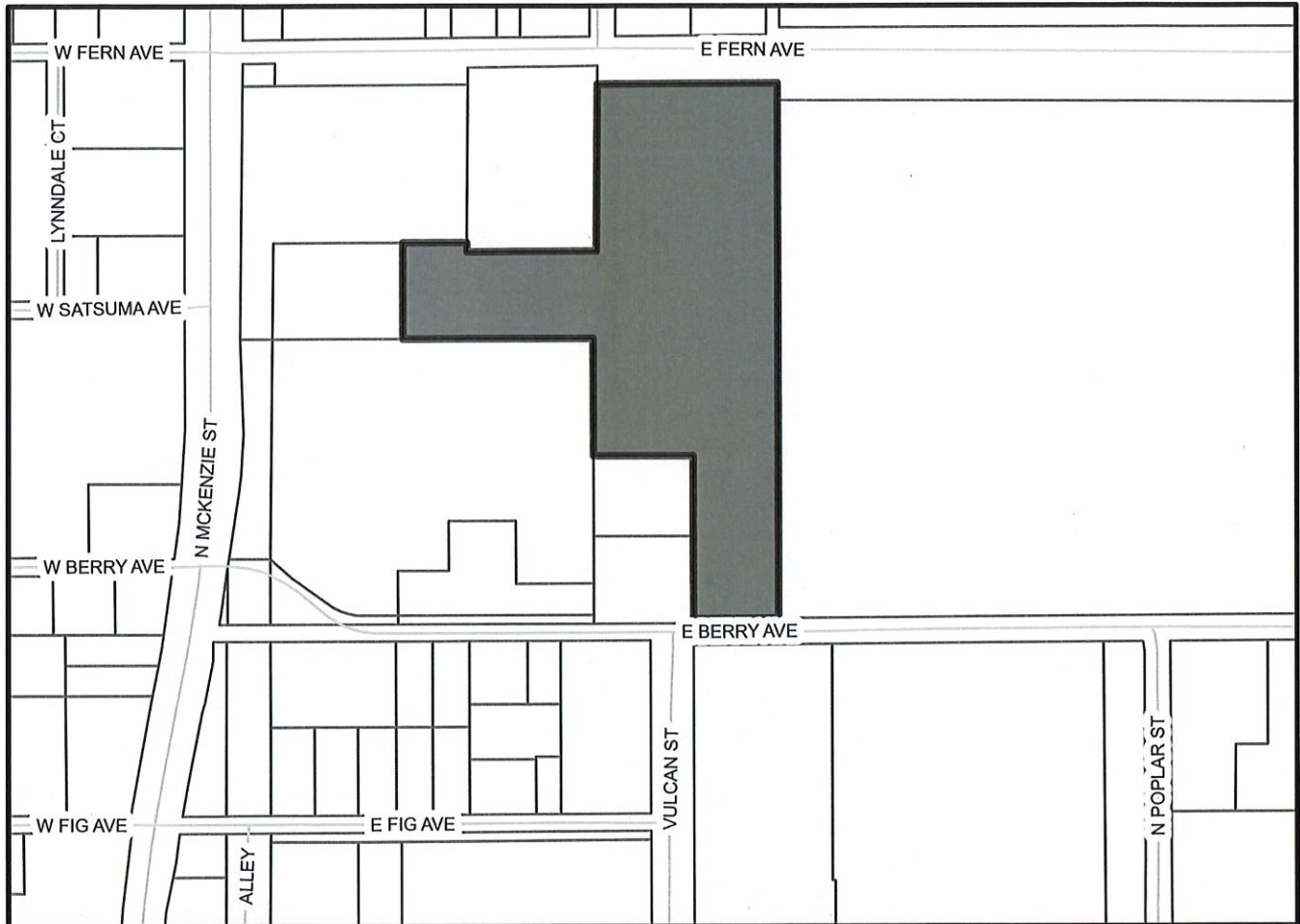
*Note: The preparer of this instrument has served as a scrivener only and has not examined the title to the property for purposes of this transaction or rendered any opinion with respect thereto.*

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Lots 1 & 2, Fikes Subdivision (a resubdivision of Lot 1-B, Fern Commercial Park, recorded in Slide 2465-A), as recorded in Slide 2881-D of the records in the Office of the Judge of Probate of Baldwin County.**



# PUBLIC NOTICE



The City of Foley Planning Commission has received a request to recommend to the Mayor and Council the rezoning of 12.18 +/- acres. Property is currently zoned B-1A (Extended Business District) & M-1 (Light Industrial District). Proposed zoning is PUD (Planned Unit Development). Property is E. of N. McKenzie St. and N. of E. Berry Ave. Applicant is Engineering Design Group LLC.

Anyone interested in this rezoning request may be heard at a public meeting scheduled for February 21, 2024 in the Council Chambers of City Hall located at 407 E. Laurel Ave., at 5:30 p.m. or may respond in writing to 120 S. McKenzie St., Foley, AL 36535.

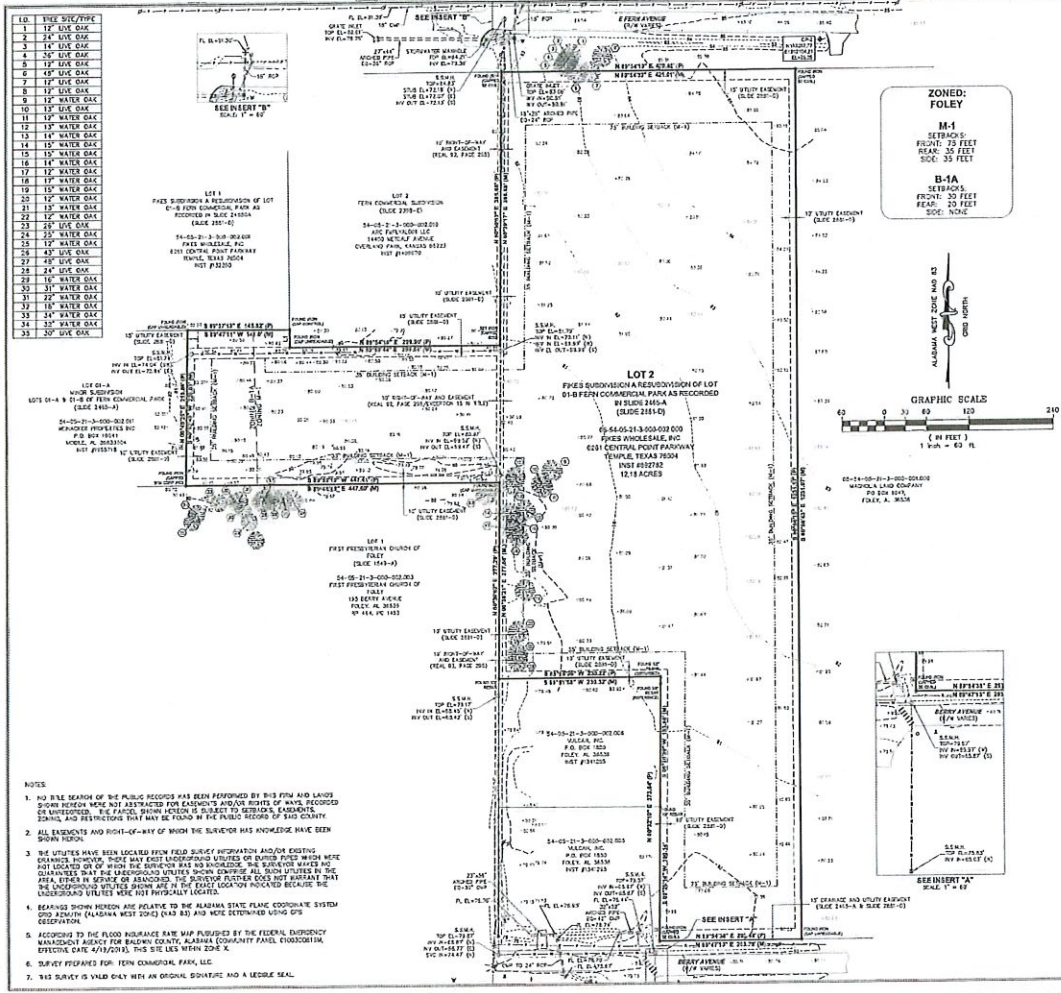
Wes Abrams  
Planning Commission Chairman











**BOUNDARY AND TOPOGRAPHIC SURVEY  
WITH TREE LOCATIONS  
05-64-05-21-3-000-002.000  
PIN: 27287**

SITUATED IN SECTION 21,  
TOWNSHIP 7 SOUTH, RANGE 4 EAST,  
BALDWIN COUNTY, ALABAMA

LEGAL DESCRIPTION: INSTRUMENT #1003359  
LOT 1 AND 2, FIVE (5) SUBDIVISION (A RESUBDIVISION OF LOT 1-B, FERN COMMERCIAL PARK, RECORDED IN SLICE 2483-A), AS RECORDED IN SLICE 2681-0 OF THE RECORDS IN THE OFFICE OF THE CLERK OF PROBATE OF BALDWIN COUNTY, ALABAMA.

WORK PARTICULARLY DESCRIBED AS FOLLOWS:  
LOT 2, FIVE (5) SUBDIVISION (A RESUBDIVISION OF LOT 1-B, FERN COMMERCIAL PARK, RECORDED IN SLICE 2483-A), AS RECORDED IN SLICE 2681-0 OF THE RECORDS IN THE OFFICE OF THE CLERK OF PROBATE OF BALDWIN COUNTY, ALABAMA.

REVISIONS

NO.	DATE	DESCRIPTION
1	05/14/2024	INITIAL SURVEY
2	05/14/2024	ADDITIONAL TREE LOCATIONS
3	05/14/2024	REVISED ELEVATIONS
4	05/14/2024	REVISED TREE LOCATIONS

NO.	DESCRIPTION
1	12" LIQUID GAS
2	12" LIQUID GAS
3	12" LIQUID GAS
4	12" LIQUID GAS
5	12" LIQUID GAS
6	12" LIQUID GAS
7	12" LIQUID GAS
8	12" LIQUID GAS
9	12" WATER GAK
10	12" LIQUID GAS
11	12" WATER GAK
12	12" WATER GAK
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99	12" WATER GAK
100	12" WATER GAK

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LOT 2, FIVE (5) SUBDIVISION (A RESUBDIVISION OF LOT 1-B, FERN COMMERCIAL PARK, RECORDED IN SLICE 2483-A), AS RECORDED IN SLICE 2681-0 OF THE RECORDS IN THE OFFICE OF THE CLERK OF PROBATE OF BALDWIN COUNTY, ALABAMA.

LEGAL DESCRIPTION: INSTRUMENT #1003359  
LOT 2, FIVE (5) SUBDIVISION (A RESUBDIVISION OF LOT 1-B, FERN COMMERCIAL PARK, RECORDED IN SLICE 2483-A), AS RECORDED IN SLICE 2681-0 OF THE RECORDS IN THE OFFICE OF THE CLERK OF PROBATE OF BALDWIN COUNTY, ALABAMA.

NOTES

- NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY THIS FIRM AND LANDS SHOWN HEREON WERE NOT ASSUMED FOR EASEMENTS AND/OR RIGHTS OF WAY, RECORDED OR UNRECORDED. THE FIRM SHALL NOT BE HELD RESPONSIBLE FOR EASEMENTS, EASEMENTS, EASEMENTS, AND RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF BALDWIN COUNTY, ALABAMA.
- ALL EASEMENTS AND RIGHT-OF-WAY OF WHOM THE SURVEYOR HAS KNOWLEDGE HAVE BEEN SHOWN HEREON.
- THE UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR EXISTING RECORDS. HOWEVER, THERE MAY BE UNDISCOVERED UTILITIES OR OTHER UTILITIES WHICH WERE NOT LOCATED OR OF WHOM THE SURVEYOR HAS NO KNOWLEDGE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE ACCURATE. THE SURVEYOR MAKES NO GUARANTEE THAT THE EXISTING UTILITIES SHOWN ARE THE EXISTING UTILITIES LOCATED BECAUSE THE UNDERGROUND UTILITIES WERE NOT PHYSICALLY LOCATED.
- HEIGHTS SHOWN HEREON ARE RELATIVE TO THE ALABAMA STATE PLUMB COORDINATE SYSTEM (SD) ADAPTED (ALABAMA WEST ZONE) (DAD 83) AND WERE DETERMINED USING GPS TECHNIQUE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR BALDWIN COUNTY, ALABAMA (COMMUNITY PANEL, ELEVATION, EFFECTIVE DATE 4/11/2015), THIS SITE LIES WITHIN ZONE X.
- SURVEY PREPARED FOR: FERN COMMERCIAL PARK, LLC.
- THIS SURVEY IS VALID ONLY WITH AN ORIGINAL SIGNATURE AND A LEGIBLE SEAL.

I HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REGULATIONS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

DATE: January 12, 2024  
ALABAMA LICENSE NO. 31273

**EDG**  
Engineering & Drafting Group, LLC  
1000 E. LAUREL AVENUE (FOLEY)  
FOLEY, AL 36525  
(251) 943-5980

DATE: 05-14-2024  
DRAWN BY: J. JONES  
CHECKED BY: J. JONES  
DATE: 05-14-2024  
PROJECT NO.: 05-64-05-21-3-000-002.000  
PIN: 27287  
SCALE: 1" = 40'

10 of 1

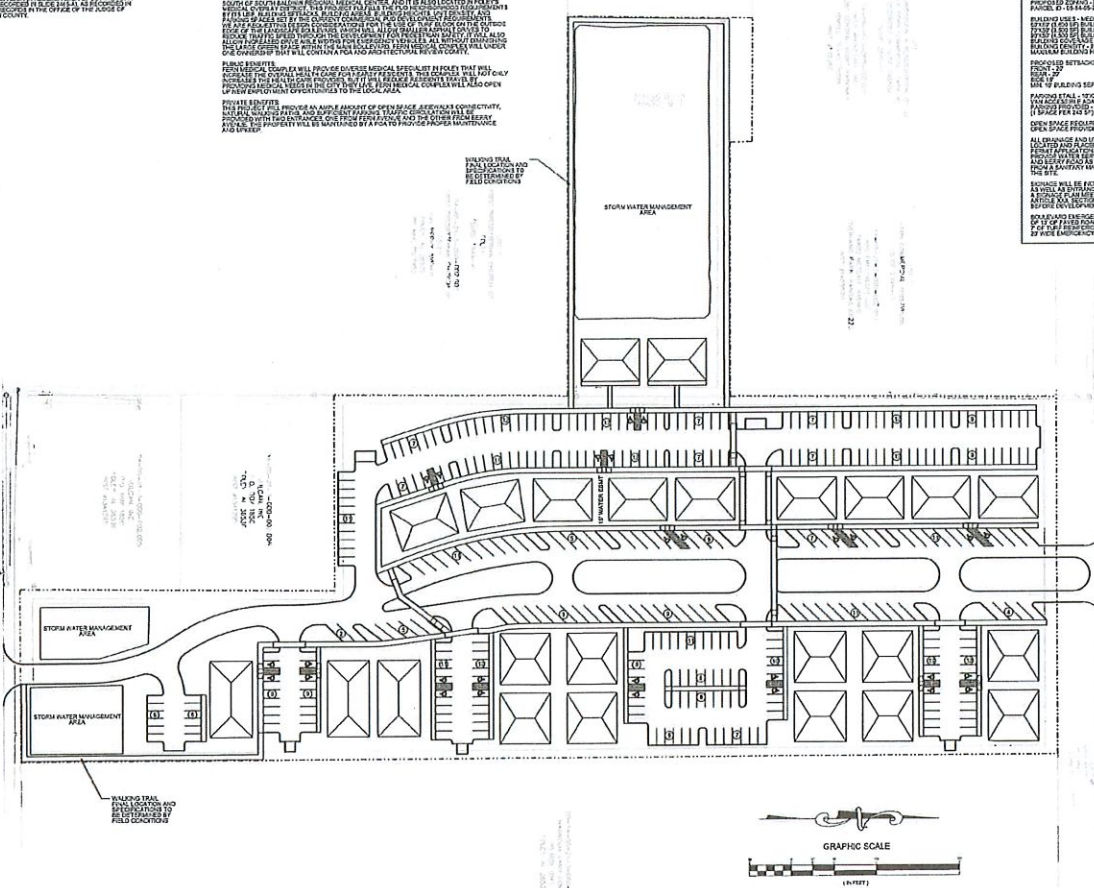
**LEGAL DESCRIPTION**  
 PROPERTY BEING DESCRIBED AS A RESUBDIVISION OF LOT 14, BEING  
 CONTAINED IN PUBLIC RECORDS IN BOOK 144, PAGE 100, IN THE OFFICE OF THE CLERK OF  
 SUPERIOR COURT OF ELLIOTT COUNTY.

**ELABORATION**  
 FERN MEDICAL COMPLEX IS A PROPOSED OFFICE COMPLEX THAT WILL ACCOMMODATE THIRTY  
 FIVE MEDICAL SPECIALIST OFFICES. THIS COMPLEX IS LOCATED PROXIMATELY IN THE  
 SOUTH EAST CORNER OF THE FERN MEDICAL PARK. THE PROPOSED COMPLEX  
 WILL BE A MIXED USE DEVELOPMENT INCLUDING OFFICE SPACE, RETAIL SPACE AND  
 PARKING. THE PROPOSED COMPLEX WILL BE A MIXED USE DEVELOPMENT INCLUDING  
 OFFICE SPACE, RETAIL SPACE AND PARKING. THE PROPOSED COMPLEX WILL BE A  
 MIXED USE DEVELOPMENT INCLUDING OFFICE SPACE, RETAIL SPACE AND PARKING.  
 THE PROPOSED COMPLEX WILL BE A MIXED USE DEVELOPMENT INCLUDING OFFICE  
 SPACE, RETAIL SPACE AND PARKING. THE PROPOSED COMPLEX WILL BE A MIXED  
 USE DEVELOPMENT INCLUDING OFFICE SPACE, RETAIL SPACE AND PARKING.

**PUBLIC BENEFIT**  
 FERN MEDICAL COMPLEX WILL PROVIDE DIVERSE MEDICAL SPECIALIST OFFICES THAT WILL  
 ACCOMMODATE THE CURRENT AND FUTURE NEEDS OF THE COMMUNITY. THE COMPLEX WILL NOT ONLY  
 PROVIDE MEDICAL SERVICES TO THE COMMUNITY, BUT ALSO PROVIDE EMPLOYMENT OPPORTUNITIES TO THE LOCAL AREA.

**PRIVATE BENEFIT**  
 THIS PROJECT WILL PROVIDE AN AMPLE AMOUNT OF OPEN SPACE, APPROXIMATELY 100,000  
 SQUARE FEET, WHICH WILL BE MAINTAINED BY THE DEVELOPER. THE OPEN SPACE WILL  
 PROVIDE EMPLOYMENT OPPORTUNITIES TO THE LOCAL AREA.

**DEVELOPMENT**  
 PROPERTY SIZE: 14.14 AC  
 EXISTING ZONING: M-1 (COMMERCIAL)  
 PROPOSED ZONING: M-1 (COMMERCIAL)  
 PROPOSED USES: MEDICAL  
 TOTAL GROSS FLOOR AREA: 110,000 SQ. FT.  
 TOTAL GROSS VOLUME: 1,100,000 CU. FT.  
 BUILDING FOOTPRINT: 110,000 SQ. FT.  
 MAXIMUM BUILDING HEIGHT: 12 FEET  
 MAXIMUM FLOOR AREA PER ACRE: 1,000,000 SQ. FT.  
 MAXIMUM FLOOR VOLUME PER ACRE: 10,000,000 CU. FT.



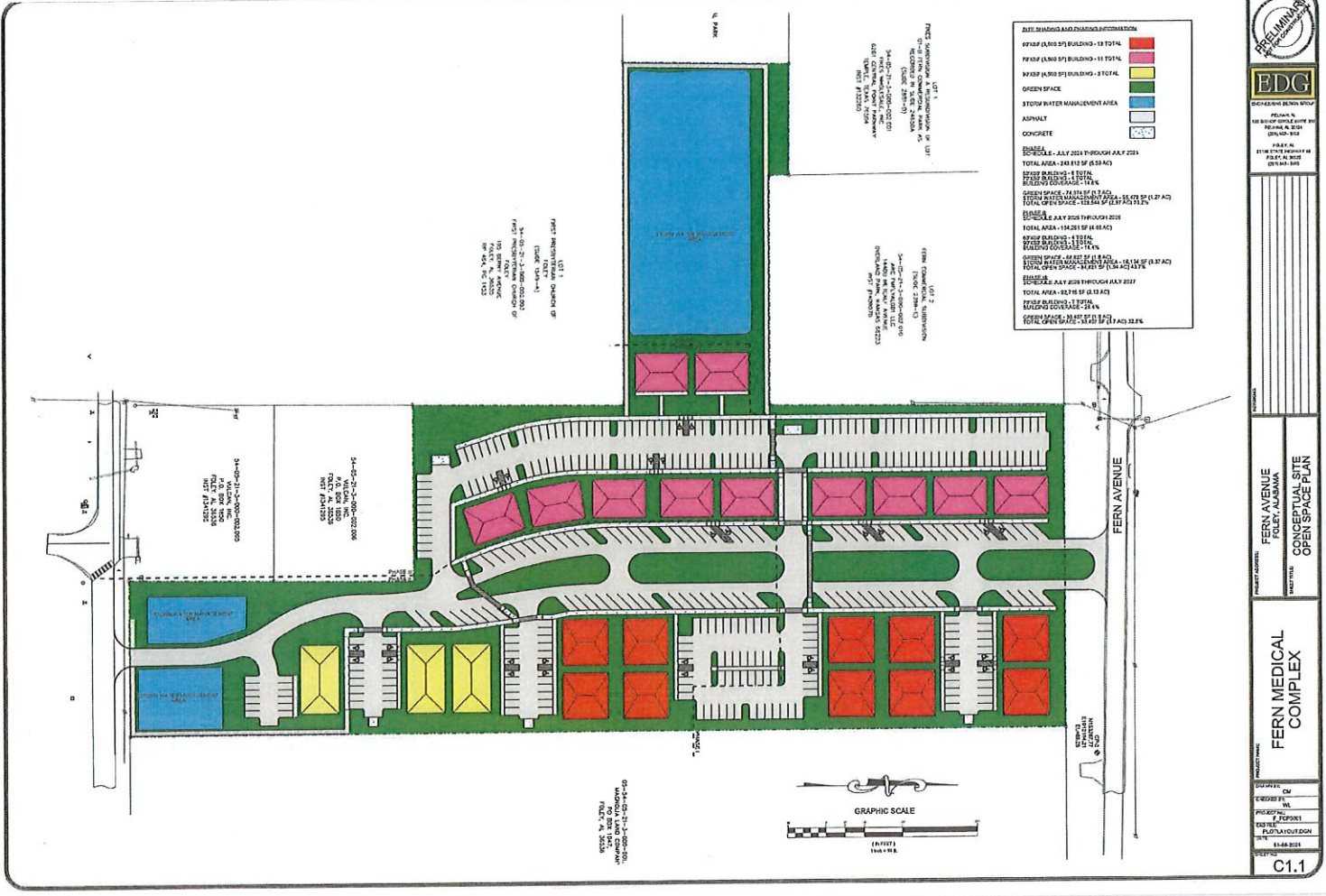
**PRELIMINARY**  
 DEVELOPMENT PLAN

**EDG**  
 ENGINEERING DESIGN GROUP

PROJECT NUMBER: FERN AVENUE FERN MEDICAL COMPLEX  
 SHEET NUMBER: CONCEPTUAL SITE PLAN

**FERN MEDICAL COMPLEX**  
 CONCEPTUAL SITE PLAN

DATE: 11-08-2014  
 SCALE: C1.0



SERVICE ZONE  
 100000-00000-00-00-00-00  
 100000-00000-00-00-00-00

SERVICE ZONE  
 100000-00000-00-00-00-00  
 100000-00000-00-00-00-00

GREEN SPACE  
 100000-00000-00-00-00-00  
 100000-00000-00-00-00-00

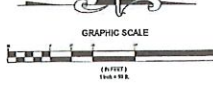
**SITE SHADING AND CHARACTERIZATION**

BUILDING 1	RED
BUILDING 2	YELLOW
BUILDING 3	ORANGE
BUILDING 4	PINK
GREEN SPACE	GREEN
STORM WATER MANAGEMENT AREA	BLUE
ASPHALT	GREY
CONCRETE	WHITE

**PHASE 1**  
 SCALE: JULY 2021 THROUGH JULY 2021  
 TOTAL AREA: 240,813 SF (6.58 AC)  
 GREEN SPACE: 12,814 SF (0.37 AC)  
 STORM WATER MANAGEMENT AREA: 15,474 SF (0.45 AC)  
 TOTAL GREEN SPACE: 28,288 SF (0.82 AC)

**PHASE 2**  
 SCALE: JULY 2021 THROUGH JULY 2021  
 TOTAL AREA: 162,201 SF (4.68 AC)  
 GREEN SPACE: 49,014 SF (1.41 AC)  
 STORM WATER MANAGEMENT AREA: 14,134 SF (0.41 AC)  
 TOTAL GREEN SPACE: 63,148 SF (1.82 AC)

**PHASE 3**  
 SCALE: JULY 2021 THROUGH JULY 2021  
 TOTAL AREA: 84,786 SF (2.43 AC)  
 GREEN SPACE: 27,414 SF (0.79 AC)  
 STORM WATER MANAGEMENT AREA: 11,134 SF (0.32 AC)  
 TOTAL GREEN SPACE: 38,548 SF (1.11 AC)

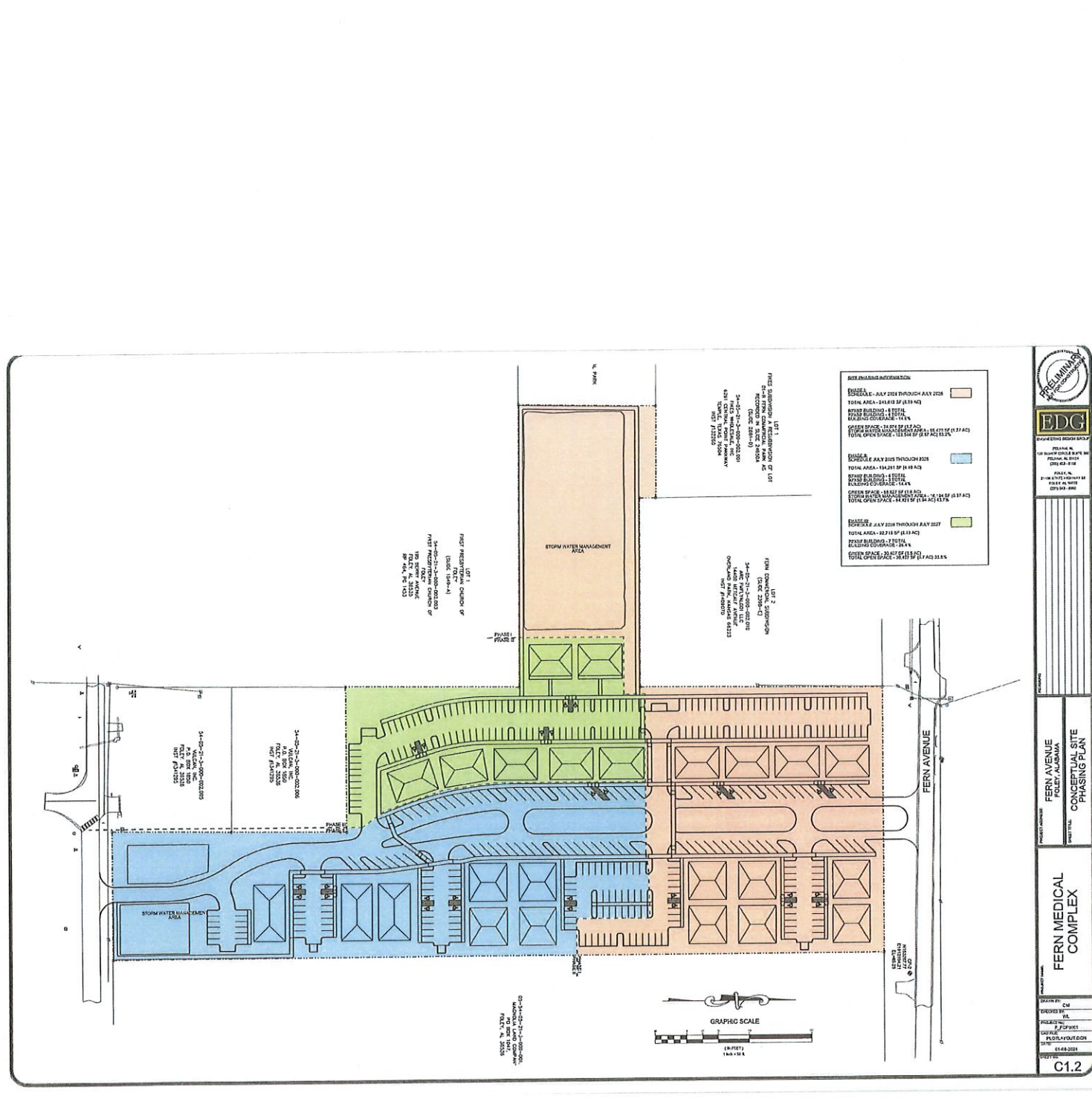


**EDG**

SCHEDULED SIGNATURE  
 PROJECT NO.  
 100000-00000-00-00-00-00  
 SHEET NO. 001  
 OF 001

PROJECT ADDRESS: FERN AVENUE  
 PROJECT NAME: FERN MEDICAL COMPLEX  
 SHEET TITLE: CONCEPTUAL SITE OPEN SPACE PLAN

DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO.: [Number]  
 SHEET NO.: 001  
 OF 001



**SITE ANALYSIS AND INFORMATION**

<b>PHASE 1</b>	<b>PHASE 2</b>	<b>PHASE 3</b>
<b>PERMIT SCHEDULE: JULY 2018 THROUGH JULY 2018</b>	<b>PERMIT SCHEDULE: JULY 2018 THROUGH JULY 2018</b>	<b>PERMIT SCHEDULE: JULY 2018 THROUGH JULY 2018</b>
TOTAL AREA: 142,211 SF (3.25 AC)	TOTAL AREA: 82,714 SF (1.93 AC)	TOTAL AREA: 142,211 SF (3.25 AC)
OPEN SPACE: 101,534 SF (2.37 AC)	OPEN SPACE: 67,874 SF (1.57 AC)	OPEN SPACE: 101,534 SF (2.37 AC)
BLDG FOOTPRINT: 42,077 SF (0.97 AC)	BLDG FOOTPRINT: 14,840 SF (0.34 AC)	BLDG FOOTPRINT: 42,077 SF (0.97 AC)
BLDG FOOTPRINT: 42,077 SF (0.97 AC)	BLDG FOOTPRINT: 14,840 SF (0.34 AC)	BLDG FOOTPRINT: 42,077 SF (0.97 AC)
TOTAL OPEN SPACE: 101,534 SF (2.37 AC) 100%	TOTAL OPEN SPACE: 67,874 SF (1.57 AC) 100%	TOTAL OPEN SPACE: 101,534 SF (2.37 AC) 100%



PROJECT NUMBER:	FERN AVENUE PHASE 1/2/3
CLIENT:	FERN MEDICAL COMPLEX
DATE:	01/14/2018
DRAWN BY:	CM
CHECKED BY:	SE
DESIGNED BY:	SE
SCALE:	AS SHOWN
DATE:	01/14/2018
PROJECT:	FERN MEDICAL COMPLEX
DATE:	01/14/2018

**FERN AVENUE PHASE 1/2/3 CONCEPTUAL SITE PHASING PLAN**

**FERN MEDICAL COMPLEX**

**C1.2**



**NOT**  
FOR CONSTRUCTION  
THESE PLANS HAVE NOT BEEN  
APPROVED AND ARE SUBJECT  
TO CHANGE

A Landscape Development Plan for  
**Fern Avenue Medical  
Complex**  
Foley, Alabama

Sheet	No.	Date	Revisions / Substitutions
			POINT NUMBER

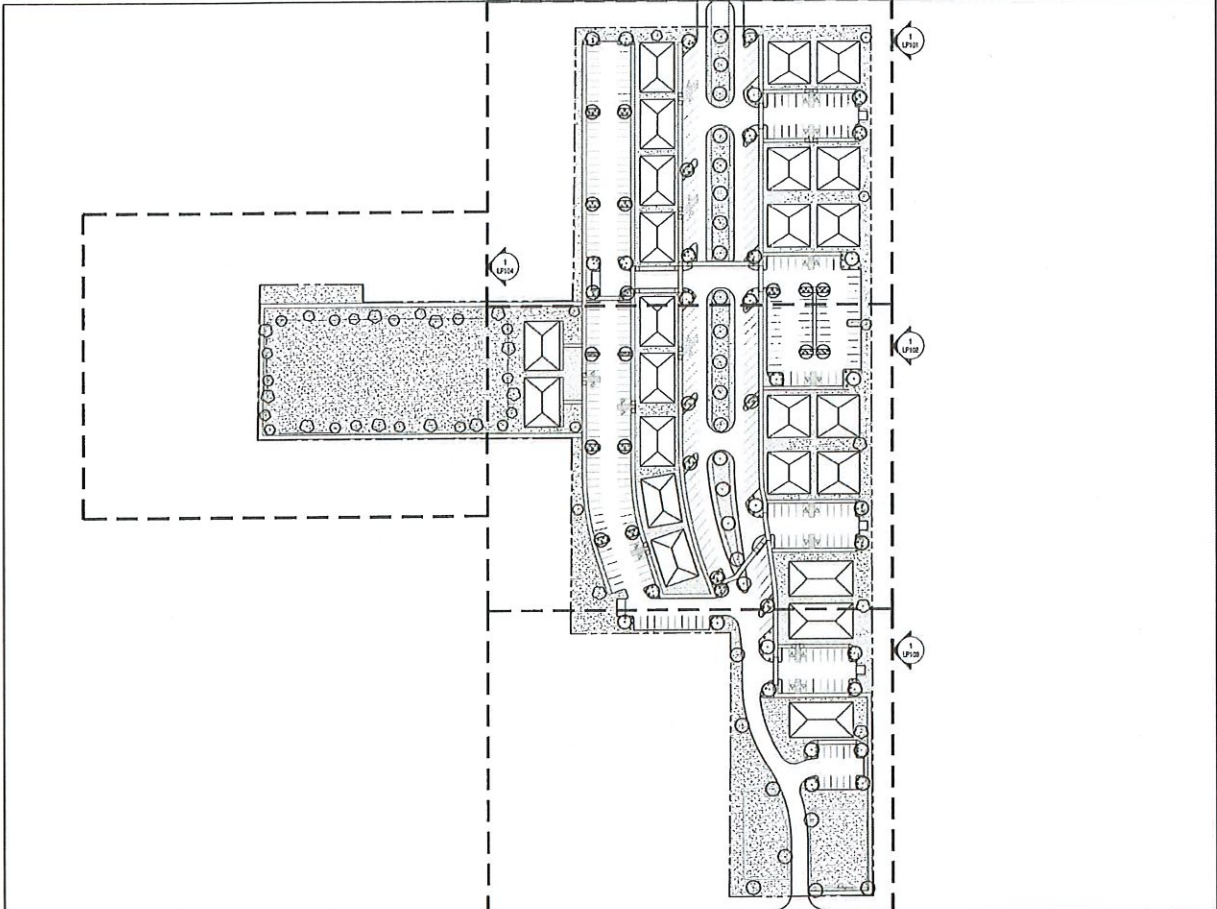
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FA \_\_\_\_\_  
 Title \_\_\_\_\_  
 Project Manager \_\_\_\_\_  
 DW \_\_\_\_\_  
 Project \_\_\_\_\_  
 216293-077 \_\_\_\_\_  
 Project No. \_\_\_\_\_  
 01/01/14 \_\_\_\_\_  
 Date \_\_\_\_\_  
 Sheet No. \_\_\_\_\_



**LANDSCAPE  
PLANTING PLAN**

Sheet No. **LP100**



1 **LANDSCAPE PLANTING PLAN**  
Scale 1" = 60'



**NOT**
  
 FOR CONSTRUCTION

A Landscape Development Plan for
   
**Fern Avenue Medical Complex**
  
 Foley, Alabama

Author	Drawn	Checked / Submitter

I hereby certify that the design, drawings and specifications on the reverse of this sheet are my original work, and that I am a duly licensed professional landscape architect in the State of Alabama.

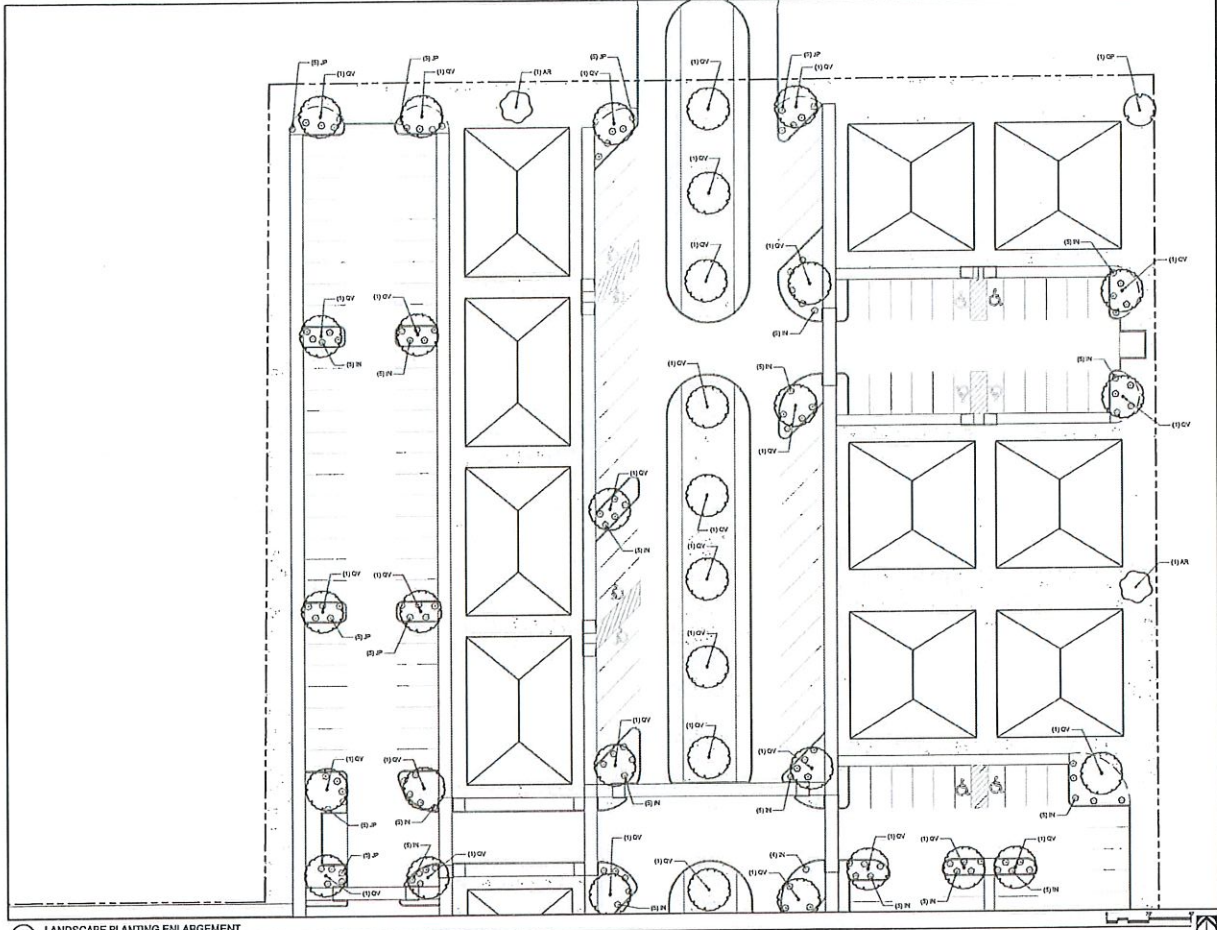
Signature: \_\_\_\_\_

Title: \_\_\_\_\_



**LANDSCAPE PLANTING ENLARGEMENT**

Sheet No. **LP101**



**1 LANDSCAPE PLANTING ENLARGEMENT**
  
 Scale 1" = 30'

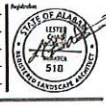


**NOT FOR CONSTRUCTION**  
THESE PLANS HAVE NOT BEEN APPROVED AND ARE SUBJECT TO CHANGE.

A Landscape Development Plan for  
**Fern Avenue Medical Complex**  
 Foley, Alabama

Author	Date	Revisions / Submittals
	03.23.14	PYBEE SKETCH

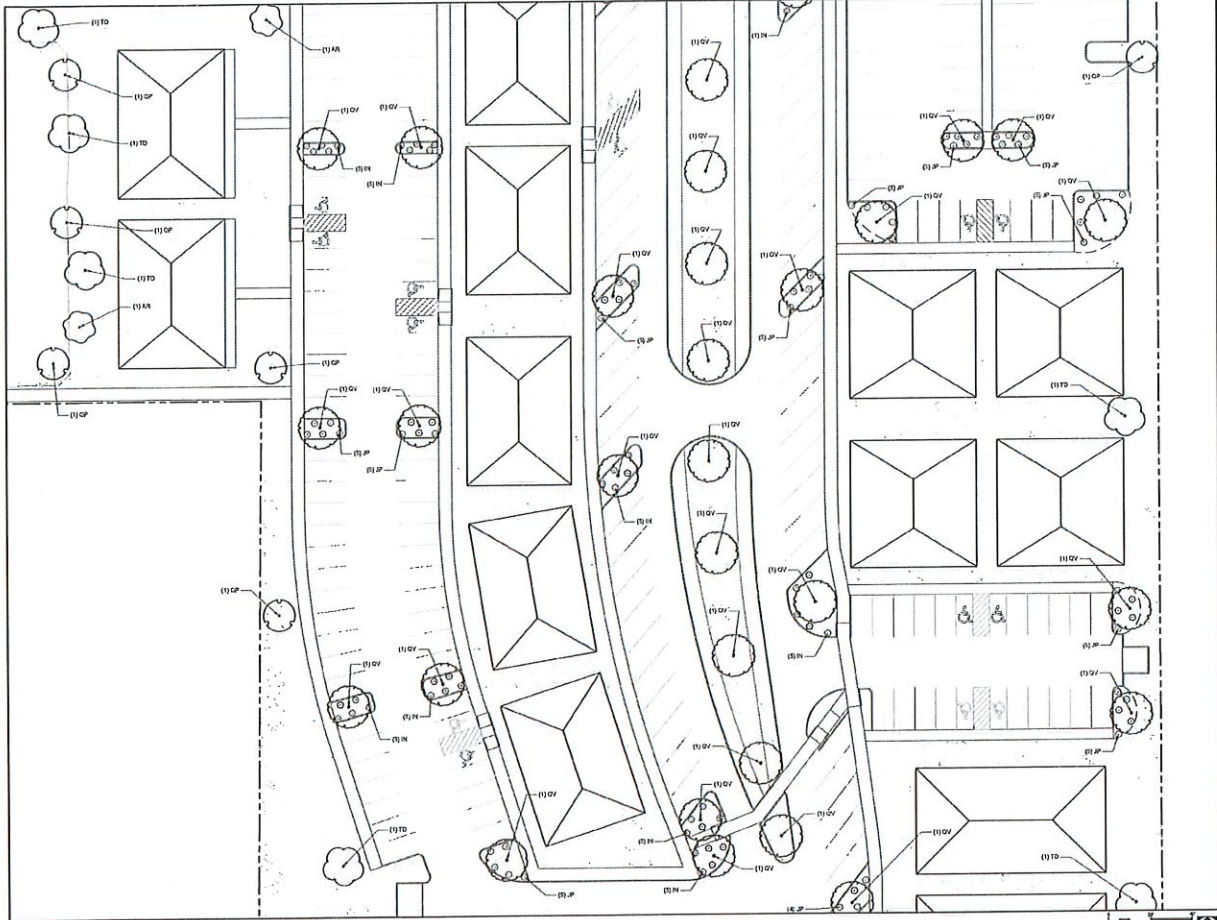
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EA	Project/Drawn	
EM	12/13/14	
CF	Project Manager	
242202-027	Project No.	
03/23/14	Date	

Sheet No.

**LANDSCAPE PLANTING ENLARGEMENT**

Sheet No. **LP102**



**1 LANDSCAPE PLANTING ENLARGEMENT**  
Scale: 1" = 20'



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A Landscape Development Plan for  
**Fern Avenue Medical Complex**  
 Foley, Alabama

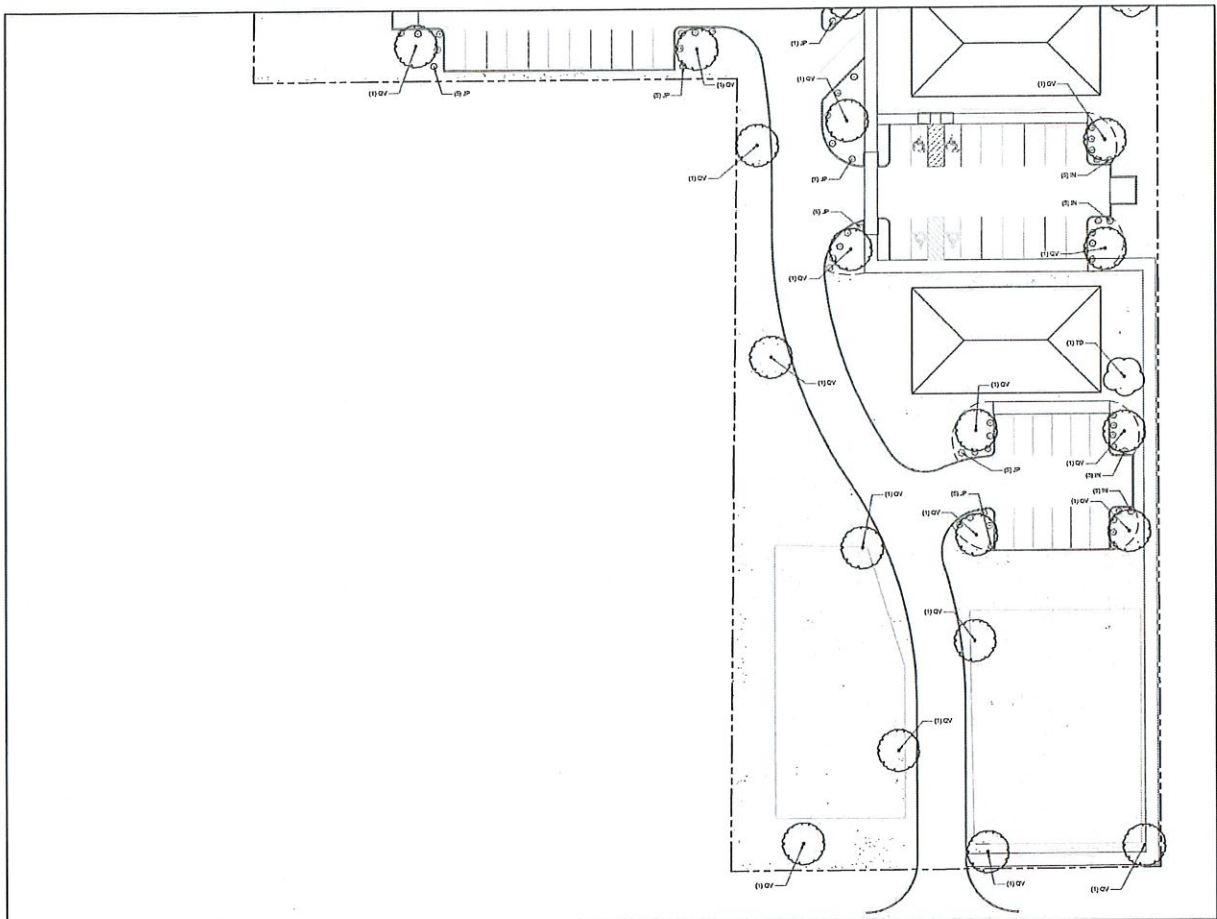
No.	Date	Revisions / Submitters
01.01.21		FOUR 518/10K

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FA: \_\_\_\_\_  
 State of Alabama  
 DIVISION OF LANDSCAPE ARCHITECTURE  
 License No. 518

**LANDSCAPE PLANTING ENLARGEMENT**

Sheet No. **LP103**



1 **LANDSCAPE PLANTING ENLARGEMENT**  
 Scale: 1" = 30'



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A Landscape Development Plan for  
**Fern Avenue Medical  
Complex**  
Foley, Alabama

No.	Date	Revisions / Submitters
000001	08/01/14	PERMIT SUBMITTAL

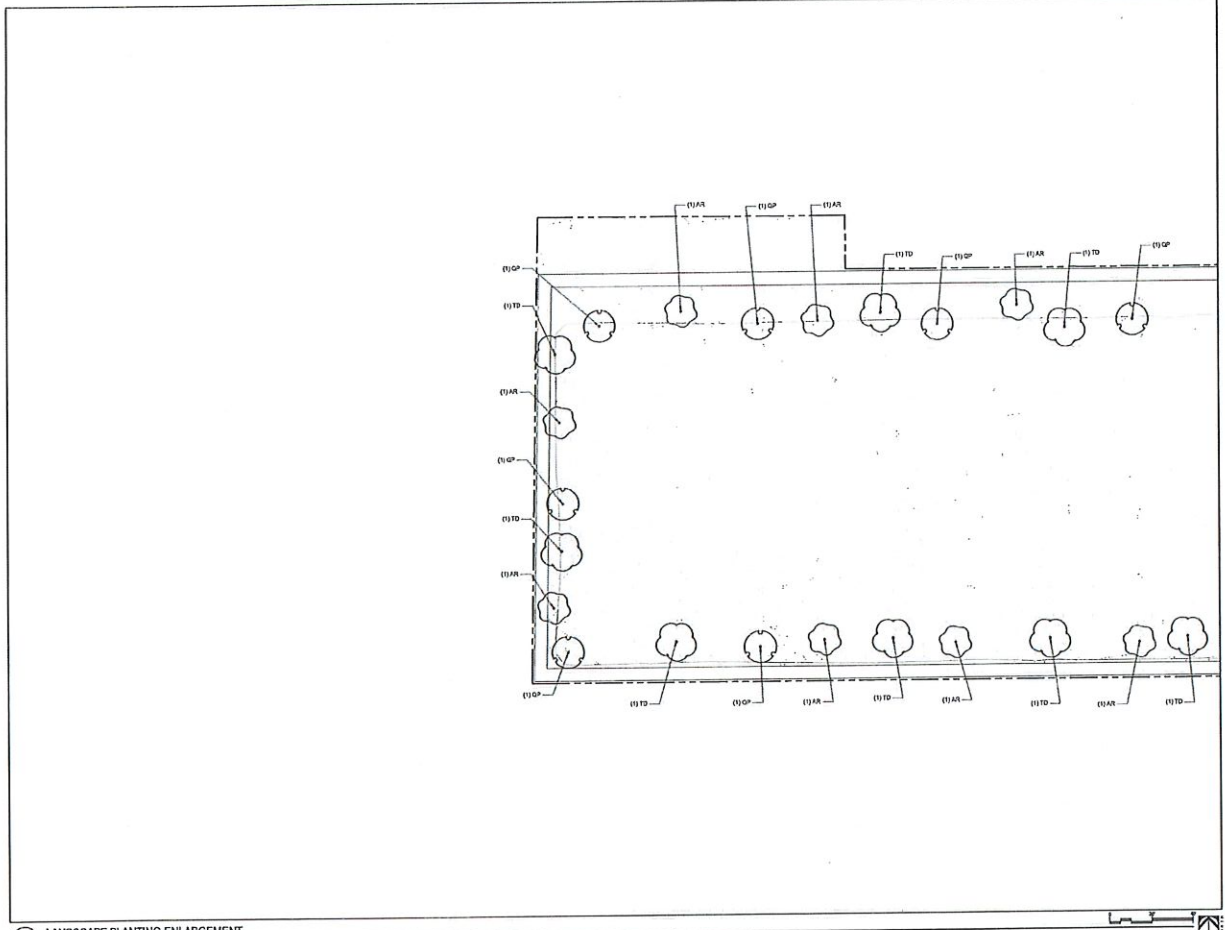
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FA	Project No.	518
DM	Project Name	
CF	Project No.	241002-027
PR	Project No.	02.01.24
DR	Project No.	

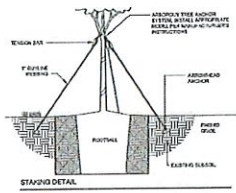


LANDSCAPE  
PLANTING  
ENLARGEMENT

Sheet No. **LP104**



1 LANDSCAPE PLANTING ENLARGEMENT  
Scale 1" = 20'



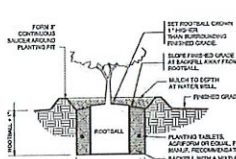
PLANT SCHEDULE						
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	HT.	WT.
<b>TREES</b>						
AR	12	12	ACER RUBRA / RED MAPLE FULL HEAD, SPECIEM QUALITY	30 GAL	25'-0"	12'-10"
CF	11	11	QUERCUS FALLOX / FALCON OAK FULL HEAD, SPECIEM QUALITY	30 GAL	25'-0"	12'-10"
CV	11	11	QUERCUS VIRGINICA / WHITE OAK FULL HEAD, SPECIEM QUALITY	30 GAL	25'-0"	12'-10"
TD	11	11	TAXODIUM DISTICHUM / BAY CYPRESS FULL HEAD, SPECIEM QUALITY	30 GAL	25'-0"	12'-10"
<b>SHRUBS</b>						
FN	145	145	SEX VERTICATA NYVA / DWARF YUCCA PALM	3 GAL		20" x 6"
JP	130	130	JANIPERA OBIENSIS PARSONS / PARSONS JAFFER	3 GAL		30" x 6"
<b>SOILS</b>						
SD0	21823	37	CRYSTAL CLAYTON TOP SOIL #1 / TYPICAL SUBGRADE	100		

LANDSCAPE REQUIREMENTS						
Total Developed Area:	13.96 ac	13.96 ac	13.96 ac			
12.50 ac	0	12.50 ac	13.96 ac			
		Total Trees Required on Site:	122 trees			
		Total Trees Proposed:	132 trees			

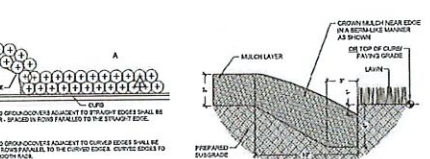
**GENERAL PLANTING NOTES**

- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION FROM THE ONSET OF CONSTRUCTION AND MAINTAIN IT UNTIL THE PLANTING IS COMPLETE. ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION WITH EXISTING FOUNDATIONS CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION TO COORDINATE SAFE STAKE AREA WITH CONTRACTOR'S CONTRACTOR FOR PROTECTION OF LANDSCAPE WORKS AT ALL TIMES. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING BIRDS, FOR 365 CONSECUTIVE DAYS FROM DELIVERY TO THE SITE.
- ALL PLANT MATERIAL MUST BE PLANTED TO SPECIFICATIONS. ALL PLANTS MUST BE PLANTED TO THE DEPTHS SPECIFIED ON THE PLANTING SCHEDULE. ALL PLANTS MUST BE PLANTED TO THE DEPTHS SPECIFIED ON THE PLANTING SCHEDULE. ALL PLANTS MUST BE PLANTED TO THE DEPTHS SPECIFIED ON THE PLANTING SCHEDULE.

4 TREE PLANTING - GUY STRAP



5 GENERAL PLANTING NOTES



1 SHRUB PLANTING



2 TYPICAL PLANT SPACING



3 TRENCH EDGE



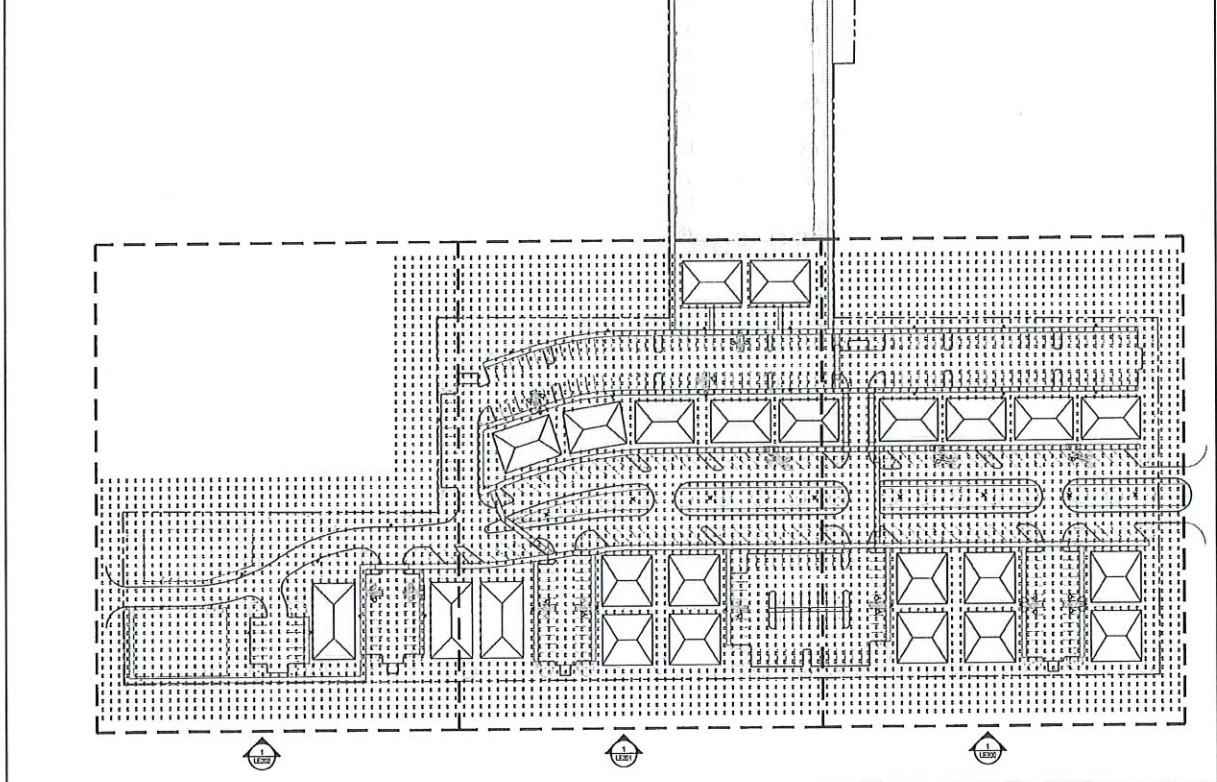
**NOT**  
FOR CONSTRUCTION

A Landscape Development Plan for  
**Ferm Avenue Medical Complex**  
Foley, Alabama

No.	Date	Revised / Submitted
01.01.14		FORN & MITZ

**STATE OF ALABAMA**  
LANDSCAPE ARCHITECT  
510

LUMINAIRE SCHEDULE								
CALLOUT	SYMBOL	DESCRIPTION	BALLAST	WUVTING	MODEL	NOTE 3	QUANTITY	WUVTING HEIGHT
P1	☐	LSO-M-13-12L-36-UVV-PFD-0.5	ELECTRONIC	FIXED	Valance Lighting LLC	Valance Lighting Photometric Lighting, 08/28/2020, 06/17/20, 121A, 120 VAC, 65K, 82-45-03	22	1'8"
P2	☐	LSO-M-13L5-12L-36-UVV-PFD-FINISH	ELECTRONIC	FIXED	Valance Lighting LLC	Valance Lighting Photometric Lighting, 06/23/2020, 06/23/20, 121A, 120 VAC, 125 VAC, 125-74, 81-100-04	9	1'8"



1 SITE LIGHTING PLAN  
Scale: 1" = 50'

W&S DESIGN  
landscape architects, www.w-s-design.com

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A Landscape Development Plan for  
**Fern Avenue Medical Complex**  
Foley, Alabama

No.	Date	Revisions / Submittals

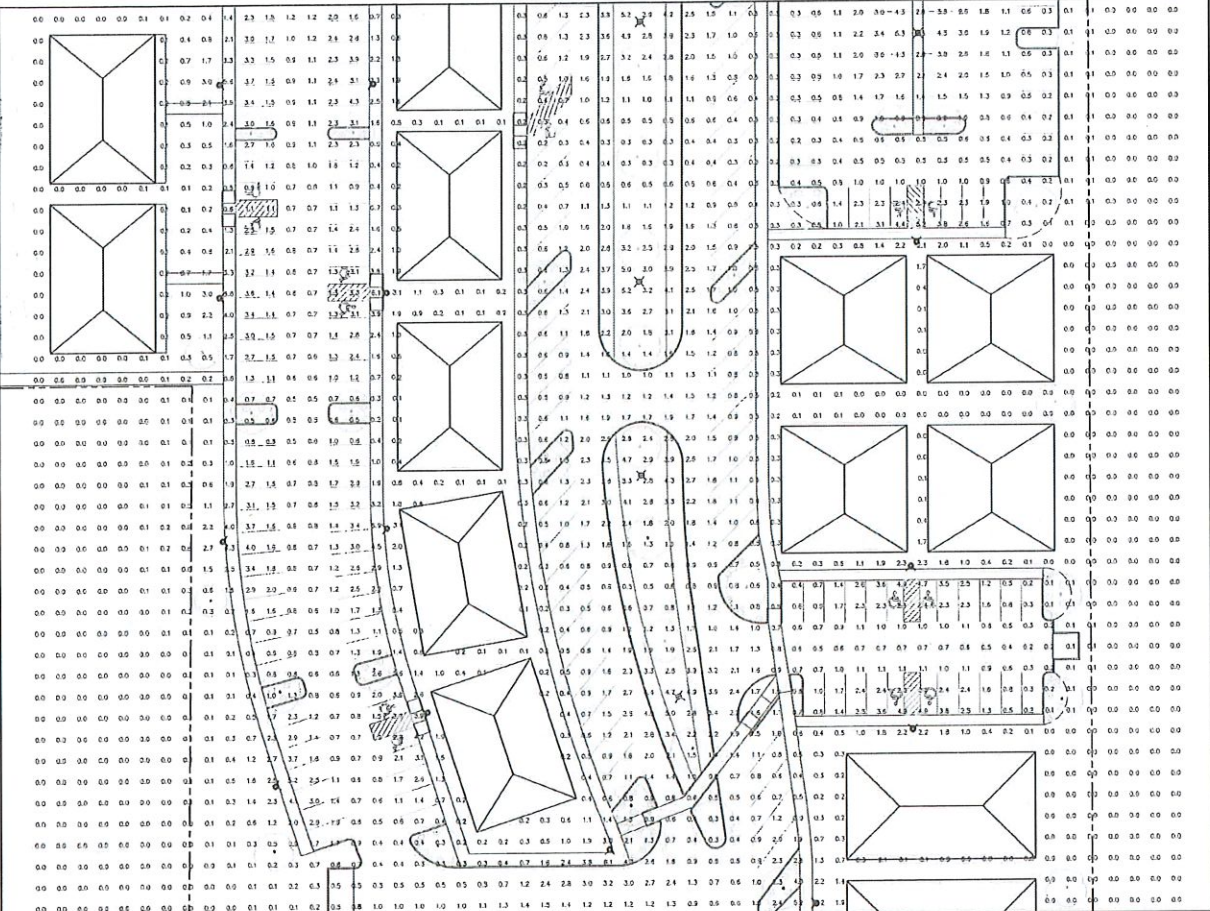
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BY	DATE	DESCRIPTION

SITE LIGHTING PLAN

Sheet No. **LE100**





1 SITE LIGHTING PLAN ENLARGEMENT  
Scale 1" = 30'

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APPROVED FOR THE SUBJECT  
TO CHANGE.

A Landscape Development Plan for  
**Fern Avenue Medical  
Complex**  
Foley, Alabama

Author:	
Dr. Title:	Architect / Subcontractor
Date:	08/21/11
Project Name:	
Scale:	
Sheet No.:	
Total Sheets:	
Revision:	
By:	
Check:	
Scale:	
Project No.:	240551-027
Sheet No.:	02 of 24

**SITE LIGHTING PLAN  
ENLARGEMENT**

Sheet No. **LE201**



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TO CHANGE.

A Landscape Development Plan for  
**Fem Avenue Medical  
 Complex**  
 Foley, Alabama

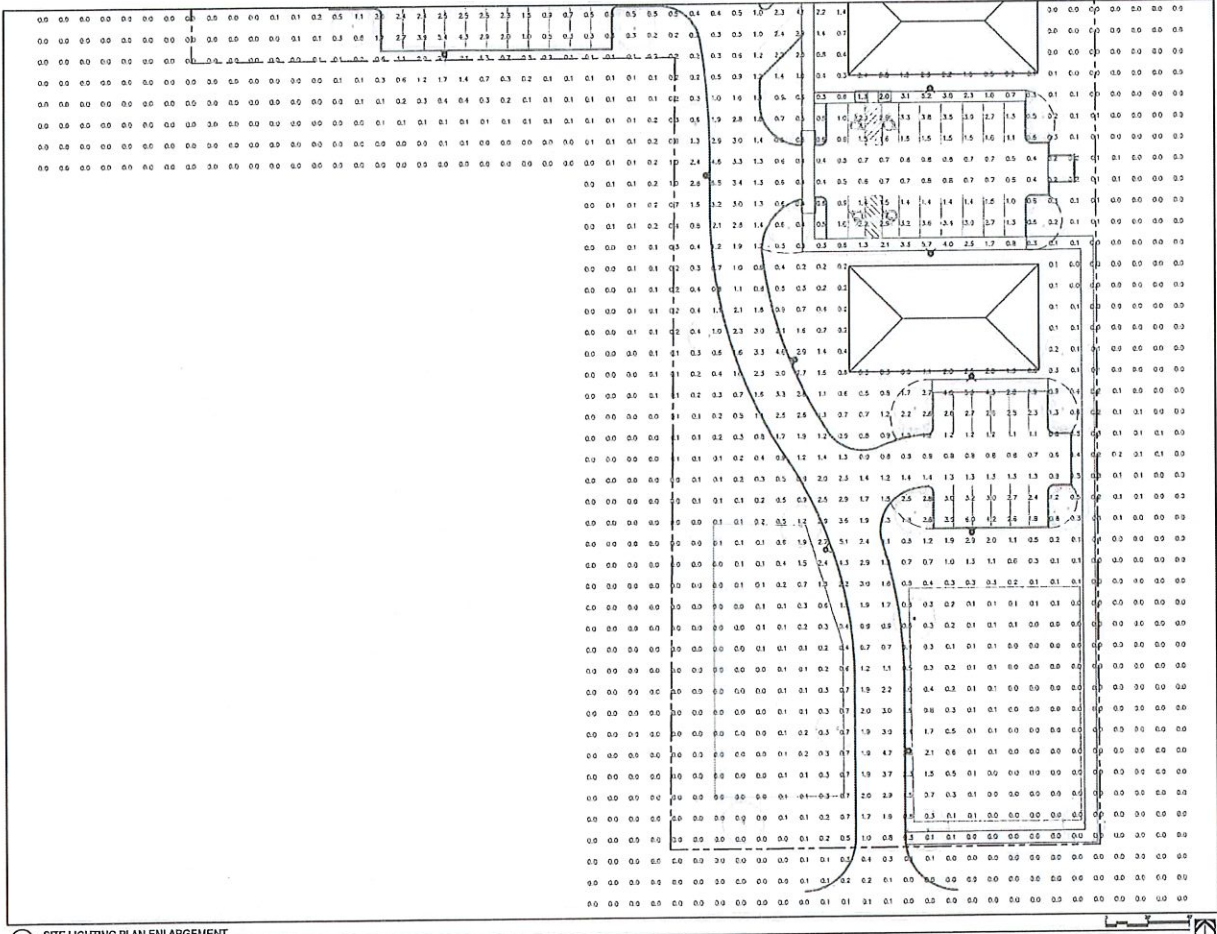
Design	Drawn	Reviewed / Submitted
01/21/14	01/21/14	01/21/14

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BLN	Registration
001	
002	
003	
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008	
009	
010	

**SITE LIGHTING PLAN  
 ENLARGEMENT**

Sheet No. **LE202**



1 SITE LIGHTING PLAN ENLARGEMENT  
 Scale: 1" = 30'



