



**COMMUNITY
DEVELOPMENT
DEPARTMENT
FY 2018/19
ANNUAL
REPORT**



COMMUNITY DEVELOPMENT DEPARTMENT

120 S McKENZIE STREET

Foley, Alabama 36535

www.cityoffoley.org

(251) 952-4011

Dear Mayor & Council,

It's been another busy year. We issued 2,406 permits with a value of \$109,379,355. This fiscal year we granted preliminary approval to 14 subdivisions for a total of 978 lots. We granted final plat approval to 8 subdivisions for a total of 317 lots in the city and 135 lots in the ETJ. There are currently 232 vacant lots so the homebuilders are moving forward quickly to build the subdivisions out.

CDD moved to our new building which is working out great! It is so good to be on the same floor, our efficiency has increased. Our customers like the new space as well.

FY 2019/20 is shaping up to be another banner year. The CDD Team appreciates everything Mayor and Council does for the employees including your continued support.

Sincerely,

Miriam Boutwell

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

MAYOR: John E. Koniar

CITY ADMINISTRATOR: Michael L. Thompson

CITY CLERK: Kathryn Taylor

COUNCIL MEMBERS: J. Wayne Trawick; Vera Quaites; Ralph G. Hellmich; Cecil R. Blackwell; Charles Ebert III

2017/2018 FISCAL YEAR ANNUAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION:

11	Subdivisions (Preliminary) in City	371 Acres	721 Lots
16	Subdivisions (Final Plat) in City	614 Acres	301 Lots
3	Subdivisions (Preliminary) in the ETJ	56 Acres	34 Lots
1	Subdivision (Final) in the ETJ	415 Acres	346 Lots
5	Exempt Subdivisions in City	6 Acres	10 Lots
10	Exempt Subdivisions in ETJ	78 Acres	24 Lots
54	Initial Zoning Recommendations	6	Rezoning Recommendations
7	Zoning Modifications	5	Site Plan Approvals
3	Comp Plan Updates	3	Zoning Ordinance Amendments
5	Preliminary SD Extensions	4	Miscellaneous

BOARD OF ADJUSTMENT & APPEALS:

30	Variance Request	14	Uses Permitted on Appeal
1	Carried Over	2	Denied

HISTORICAL COMMISSION:

4	COA's Approved by Commission	4	COA's Approved by Staff
3	Façade Grant Recommendations		

PLANNING & ZONING DIVISION:

395	Plan Reviews	742	Permits Approved
136	Business License Reviews	214	Miscellaneous Complaints

BUILDING & INSPECTIONS DIVISION:

256	Single Family Residential	\$ 46,754,285
14	Manufactured Homes	
13	Duplex (26 Units)	\$ 2,235,400
13	Multi-Family (60 Units)	\$ 16,017,709
496	Miscellaneous Residential	\$ 7,168,849
13	New Commercial	\$ 12,567,236
93	Addition/Remodel Commercial	\$ 16,279,739
6	Addition/Remodel Tanger Outlet	\$ 1,472,285
37	Miscellaneous Commercial	\$ 82,916
65	Signs	\$ 1,163,836
6	Public Projects	\$ 189,562
<u>1,394</u>	Electrical, Mechanical & Plumbing Permits	<u>\$ 5,447,538</u>
2,406	TOTAL	\$109,379,355
27	New Tenants in Existing Buildings	
1	New Tenant in Tanger Outlet	
10,565	Inspections Performed	
281	E&S Permits	

**CITY OF FOLEY
CORPORATE LIMITS
2018/2019 FISCAL YEAR REPORT
(OCTOBER 1, 2018 - SEPTEMBER 30, 2019)**

RESIDENTIAL

<u>NEW RESIDENTIAL:</u>	<u>SUBDIVISION:</u>	<u>PERMITS:</u>	<u>VALUATIONS:</u>
SINGLE FAMILY:	BELLA VISTA	5	\$749,800.00
	CAMBRIDGE PARKE	2	\$666,366.00
	CARNOUSTIE GARDENS	1	\$250,000.00
	COTTAGES ON THE GREENE	28	\$5,290,640.00
	CYPRESS GATES	30	\$5,001,760.00
	ETHOS	18	\$3,069,200.00
	FULTON PLACE	15	\$3,050,106.00
	GARDEN PARK	2	\$340,534.00
	GRAHAM CREEK	2	\$701,200.00
	GREYSTONE VILLAGE	4	\$732,080.00
	HEATHER TERRACE	47	\$7,590,560.00
	LAFAYETTE PLACE	11	\$2,131,240.00
	LEDGEWICK	10	\$1,765,400.00
	LIVE OAK VILLAGE	8	\$1,566,960.00
	MEADOW RUN	1	\$201,290.00
	MYRTLEWOOD	12	\$3,256,603.00
	RIVERSIDE AT ARBOR WALK	8	\$1,510,250.00
	SANDY CREEK ACRES	1	\$300,000.00
	THE VILLAGE AT HICKORY STREET	5	\$765,400.00
	THE VILLAGES AT ARBOR WALK	30	\$5,300,480.00
	WOLF BAY PINES	1	\$380,000.00
	708 E. AZALEA AVENUE LOT 4A	1	\$123,120.00
	712 E. AZALEA AVENUE LOT 4B	1	\$123,360.00
	8150 CAPRI LANE	1	\$224,160.00
	327 E. MYRTLE AVENUE	1	\$115,440.00
	250 E. PEACHTREE AVENUE LOT 24	1	\$115,440.00
	820 E. PEACHTREE AVENUE LOT 1	1	\$325,000.00
	601 E. PEDIGO AVENUE LOT 1	1	\$115,440.00
	603 E. PEDIGO AVENUE LOT 2	1	\$127,080.00
	605 E. PEDIGO AVENUE LOT 3	1	\$115,616.00
	607 E. PEDIGO AVENUE LOT 4	1	\$127,240.00
	609 E. PEDIGO AVENUE LOT 5	1	\$127,240.00
	407 E. ROOSEVELT AVENUE	1	\$118,000.00
	407 W. BERRY AVENUE	1	\$148,800.00
	743 W. MARIGOLD AVENUE LOT 8	1	\$115,440.00
	751 W. MARIGOLD AVENUE LOT 7	1	\$113,040.00
TOTAL SINGLE FAMILY:		256	\$46,754,285.00
MANUFACTURED HOMES:		14	

DUPLEX:	1730 & 1734 SINCLAIR STREET LOT 4	1	\$226,280.00
	1740 & 1744 SINCLAIR STREET LOT 3	1	\$226,280.00
	1748 & 1752 SINCLAIR STREET LOT 2A	1	\$226,280.00
	1748 & 1752 N. PINE STREET LOT 1A	1	\$226,280.00
	1401 S. BAY STREET UNITS 901 & 903	1	\$150,120.00
	1401 S. BAY STREET UNITS 1000 & 1002	1	\$150,120.00
	1401 S. BAY STREET UNITS 1101 & 1103	1	\$150,120.00
	1401 S. BAY STREET UNITS 1200 & 1202	1	\$150,120.00
	1401 S. BAY STREET UNITS 1301 & 1303	1	\$145,960.00
	1401 S. BAY STREET UNITS 1400 & 1402	1	\$145,960.00
	1401 S. BAY STREET UNITS 1501 & 1503	1	\$145,960.00
	1401 S. BAY STREET UNITS 1600 & 1602	1	\$145,960.00
	1401 S. BAY STREET UNITS 1701 & 1703	1	<u>\$145,960.00</u>
	(13 BUILDINGS WITH 26 UNITS)		
DUPLEX TOTAL:		13	\$2,235,400.00
MULTI-FAMILY:	MAGNOLIA LANDING-APARTMENTS	6	\$11,534,042.00
	(6 BUILDING WITH 144 UNITS)		
	SEA PINES AT BON SECOUR-	4	\$751,471.57
	(1 BUILDING WITH 4 UNITS)		
	THE RESERVE OF FOLEY-APARTMENTS	<u>3</u>	<u>\$3,732,195.72</u>
	(3 BUILDINGS WITH 60 UNITS)		
MULTI-FAMILY TOTAL:		13	\$16,017,709.29
RESIDENTIAL SUBTOTAL:		296	\$65,007,394.29
RESIDENTIAL MISCELLANEOUS:		496	\$7,168,848.60
GRAND TOTAL RESIDENTIAL: (TOTAL 504 UNITS)		792	\$72,176,242.89

COMMERCIAL

<u>NEW COMMERCIAL:</u>	PERMITS:	VALUATIONS:
CUBE SMART SELF STORAGE	1	\$4,380,905.00
FOLEY HOLDINGS, LLC-(RIDE FOUNDATION)	1	\$46,875.00
FOLEY HOLDINGS, LLC-(RIDE)	1	\$3,500,000.00
KINGDOM HALL OF JEHOVAH'S WITNESSES	1	\$481,840.00
LIFE STORAGE	1	\$1,892,000.00
MAGNOLIA LANDING-CLUBHOUSE	1	\$345,000.00
MAGNOLIA LANDING-LEASING OFFICE	1	\$201,250.00
PIRATES COVE R.V. RESORT-RECEPTION BUILDING	1	\$101,346.00
PIRATES COVE R.V. RESORT-SHOP	1	\$58,042.00
PIRATES COVE R.V. RESORT-BATH HOUSE #1	1	\$79,989.00
PIRATES COVE R.V. RESORT-BATH HOUSE #2	1	\$79,989.00
STORAGE CHOICE-(BUILDING B)	1	\$700,000.00
STORAGE CHOICE-(BUILDING C)	<u>1</u>	<u>\$700,000.00</u>
TOTAL NEW COMMERCIAL:	13	\$12,567,236.00

COMMERCIAL ADDITIONS & REMODELS:

AARON'S	1	\$42,411.00
ALABAMA TITLE LOANS	1	\$9,500.00
ANIMAL MEDICAL CENTER	1	\$2,823.00
BALDWIN BONE & JOINT	1	\$3,900.00
BB&T BANK	1	\$629,791.00
BEAUTE NAIL SPA FOLEY	1	\$72,000.00
BENCHMARK PHYSICAL THERAPIST	1	\$85,000.00
BIER SHACK TAPROOM	1	\$10,000.00
BIG FISH MINISTRIES THRIFT STORE	2	\$98,688.00
BLUE WATER EXTERIORS	1	\$18,650.00
BRANDON STYLES MAGIC SHOWROOM	1	\$7,500.00
CAFFM/PEAVY BUILDING	1	\$137,624.00
CENTRAL TAQUERIA-(1 BUILDING WITH 2 UNITS)	1	\$5,500.00
CENTURYLINK	1	\$28,000.00
CHECK-OUTS	1	\$56,278.00
COASTAL REAL ESTATE	1	\$60,000.00
COMFORT CARE	1	\$3,900.00
CREEKSIDE MINIATURE GOLF	1	\$150,000.00
CREEKSIDE MINIATURE GOLF-ARCADE	1	\$120,000.00
CULVERS	1	\$6,690.00
DEEP SEA SEAFOOD	1	\$30,000.00
DISTINCTIVE HOME DESIGN CENTER	2	\$155,000.00
DR. RUSH	1	\$15,800.00
E SPORTS-(PHASE 1 & 2)	2	\$600,000.00
EMMANUEL'S PLACE	1	\$300.00
EPIC EMBROIDERY & PRINTING LLC DBA EPIC LASERING	1	\$150.00
FIRST BAPTIST CHURCH	2	\$43,500.00
FISH RIVER GRILL #2	1	\$9,200.00
FOLEY SQUARE, LLC	1	\$77,000.00
FOUNTAIN BUILDING-FURNITURE DIRECT	1	\$365,000.00
FOUR LANE AUTO SALES	1	\$4,700.00
GLEN LAKES GOLF CLUB	1	\$46,739.39
HOLIDAY INN EXPRESS & SUITES	1	\$75,000.00
HOME DEPOT	1	\$313,513.88
HONEY BAKED HAM & SQUASHED GRAPES-(1 BUILDING WITH 2 UNITS)	1	\$19,900.00
HOODS	1	\$8,800.00
HUNANS	1	\$20,300.00
ISLAND GRANITE	1	\$25,000.00
JIMMY JOHNS	2	\$168,000.00
JOE HUDSON COLLISION CENTER	1	\$30,500.00
JOSH WILDS-(WHITE BOX)	1	\$25,000.00
LEGENDS THEATER-(PHASE 1 & 2)	2	\$3,000,000.00
LITTLE ROCK MISSIONARY BAPTIST CHURCH	1	\$175,000.00
LUCY'S RETIRED SURFERS BAR & RESTAURANT	2	\$822,632.00
MAGNOLIA DANCE COMPANY	1	\$15,000.00
MALOUF FURNITURE	1	\$394,852.00
MCDONALDS	1	\$125,000.00
MIKE MCCONNELL-(WHITE BOX)	1	\$18,000.00
MORNING STAR BAPTIST CHURCH	1	\$45,000.00

NET 153 STUDIOS, INC.-(1 BUILDING WITH 3 UNITS)	1	\$15,000.00
NEW LIFE IN CHRIST CHURCH	1	\$11,250.00
O'REILLY AUTOMOTIVE STORES, INC.	1	\$459,000.00
PAUL DAVIS EMERGENCY SERVICE	1	\$18,650.00
PAULA DEEN RESTAURANT	1	\$3,000,000.00
PEACHTREE PROFESSIONAL GROUP, LLC	1	\$40,100.00
PURE LIFE RX	1	\$27,500.00
ROUFUSPORTS MARTIAL ARTS	1	\$49,344.00
SANDY SANSING NISSAN	1	\$1,500,000.00
SEVENTH DAY ADVENTIST HISPANIC CHURCH	1	\$5,000.00
SMOOTHIE KING	2	\$141,451.00
SOUTH BALDWIN LITERACY COUNCIL	1	\$100,000.00
SOUTH BALDWIN MUSEUM FOUNDATION, INC.	1	\$9,450.00
SOUTHERN EYE GROUP	1	\$100,000.00
SOUTHERN SHORES COFFEE	1	\$30,000.00
SWEET ROLLS	1	\$150,000.00
ST. PAULS LUTHERAN CHURCH	1	\$15,840.00
TACO BELL	1	\$19,231.00
THE CANDY STORE	3	\$810,000.00
THE SUSHI COMPANY	1	\$250,000.00
THE TABLE	1	\$36,781.96
THE WINE BAR	1	\$186,000.00
THOMAS INDUSTRIES- SHELL	1	\$200,000.00
THOMAS INDUSTRIES- SHELL	1	\$200,000.00
TRAWICK BUILDERS	1	\$1,950.00
ULTA BEAUTY	1	\$425,000.00
UNITED WAY	1	\$9,650.00
UTC AEROSPACE SYSTEMS	2	\$127,249.00
WALKER HOMETOWN ANIMAL CARE	1	\$12,000.00
WALMART	1	\$55,000.00
WOLFE BAYVIEW FUNERAL HOME	1	\$25,000.00
XPRESS PRINT	1	\$150.00
9 ROUND	1	\$72,000.00
SUBTOTAL:	93	\$16,279,739.23
<u>TANGER OUTLET CENTER:</u>		
FOREVER 21	1	\$869,935.00
OLD NAVY	1	\$125,000.00
SAS-(SAN ANTONIO SHOEMAKERS)	1	\$83,500.00
SPERRY	1	\$280,000.00
SUNGLASS HUT	1	\$87,000.00
VANITY FAIR	1	\$26,850.00
SUBTOTAL:	6	\$1,472,285.00
<u>TOTAL COMMERCIAL ADDITIONS & REMODELS:</u>	99	\$17,752,024.23
<u>COMMERCIAL MISCELLANEOUS:</u>	37	\$82,916.00
<u>SIGNS:</u>	65	\$1,163,835.62
<u>GRAND TOTAL COMMERCIAL:</u>	214	\$31,566,011.85

PUBLIC PROJECTS

	PERMITS:	VALUATIONS:
<u>COMMERCIAL ADDITIONS & REMODELS-(PUBLIC PROJECTS):</u>		
JUSTICE CENTER-(INTERIOR REMODEL)	1	\$159,727.00
TRAIN DEPOT-(ROOF)	<u>1</u>	<u>\$21,255.00</u>
<u>COMMERCIAL ADDITIONS & REMODELS-(PUBLIC PROJECTS):</u>	2	\$180,982.00
<u>MISCELLANEOUS-(PUBLIC PROJECTS):</u>		
GRAHAM CREEK NATURE PRESERVE-(TENT)	1	
<u>SIGNS-PUBLIC PROJECTS:</u>		
SENIOR CENTER-SIGN	<u>1</u>	<u>\$750.00</u>
GRAND TOTAL COMMERCIAL-(PUBLIC PROJECTS):	4	\$181,732.00
ELECTRICAL, MECHANICAL & PLUMBING PERMITS:	1,394	\$5,447,538.34
ELECTRICAL, MECHANICAL & PLUMBING PERMITS-PUBLIC PROJECTS):	2	\$7,830.00
GRAND TOTAL COMMERCIAL & RESIDENTIAL & PUBLIC PROJECTS:	2,406	\$109,379,355.08

<u>NAME:</u>	<u>LOCATION:</u>
NEW TENANT/EXISTING BUILDINGS:	
BEAUTE NAIL SPA FOLEY	2512 S. MCKENZIE STREET
BENCHMARK PHYSICAL THERAPIST	1506 N. MCKENZIE STREET SUITE 109
BIER SHACK TAPROOM	8191 STATE HIGHWAY 59 SUITE A
DEEP SEA SEAFOOD	706 S. MCKENZIE STREET
DISTINCTIVE HOME DESIGN CENTER	11746 FOLEY BEACH EXPRESS
DR. RUSH	1502 N. MCKENZIE STREET SUITE 114
ED WADE DBA PAUL DAVIS EMERGENCY SERVICES	207-A E. FERN AVENUE
FLOOR DE LIS FLOOR SUPPLY	8097 STATE HIGHWAY 59 SUITE E
JIMMY FAZEKAS DBA BLUEWATER EXTERIORS, LLC	207-B E. FERN AVENUE
JIMMY JOHNS	1750 S. MCKENZIE STREET
LUCY'S RETIRED SURFERS BAR & RESTAURANT	103 S. OWA BOULEVARD
MAGNOLIA DANCE COMPANY	1615 S. MCKENZIE STREET
MARSHALL'S/HOMEGOODS	2536 S. MCKENZIE STREET
NET 153 STUDIOS, INC.	22394 MIFLIN ROAD SUITES 303 & 304 & 305
PAULA DEEN RESTAURANT	203 N. OWA BOULEVARD
PURE LIFE RX	1518 N. MCKENZIE STREET SUITE 412
RAM TAIL	17041 U.S. HIGHWAY 98
SANDY SANSING NISSAN	3100 S. MCKENZIE STREET
SMOOTHIE KING	1754 S. MCKENZIE STREET
SOUTHEASTERN EQUIPMENT RENTALS	8371 STATE HIGHWAY 59

SOUTHERN SHORES COFFEE
SWEET ROLLS
THE CANDY STORE
THE SUSHI COMPANY
THE WINE BAR
ULTA BEAUTY
9 ROUND

716 S. MCKENZIE STREET
2470 S. MCKENZIE STREET
104-B S. OWA BOULEVARD
101-M S. OWA BOULEVARD
104-C S. OWA BOULEVARD
2532 S. MCKENZIE STREET
2430 S. MCKENZIE STREET

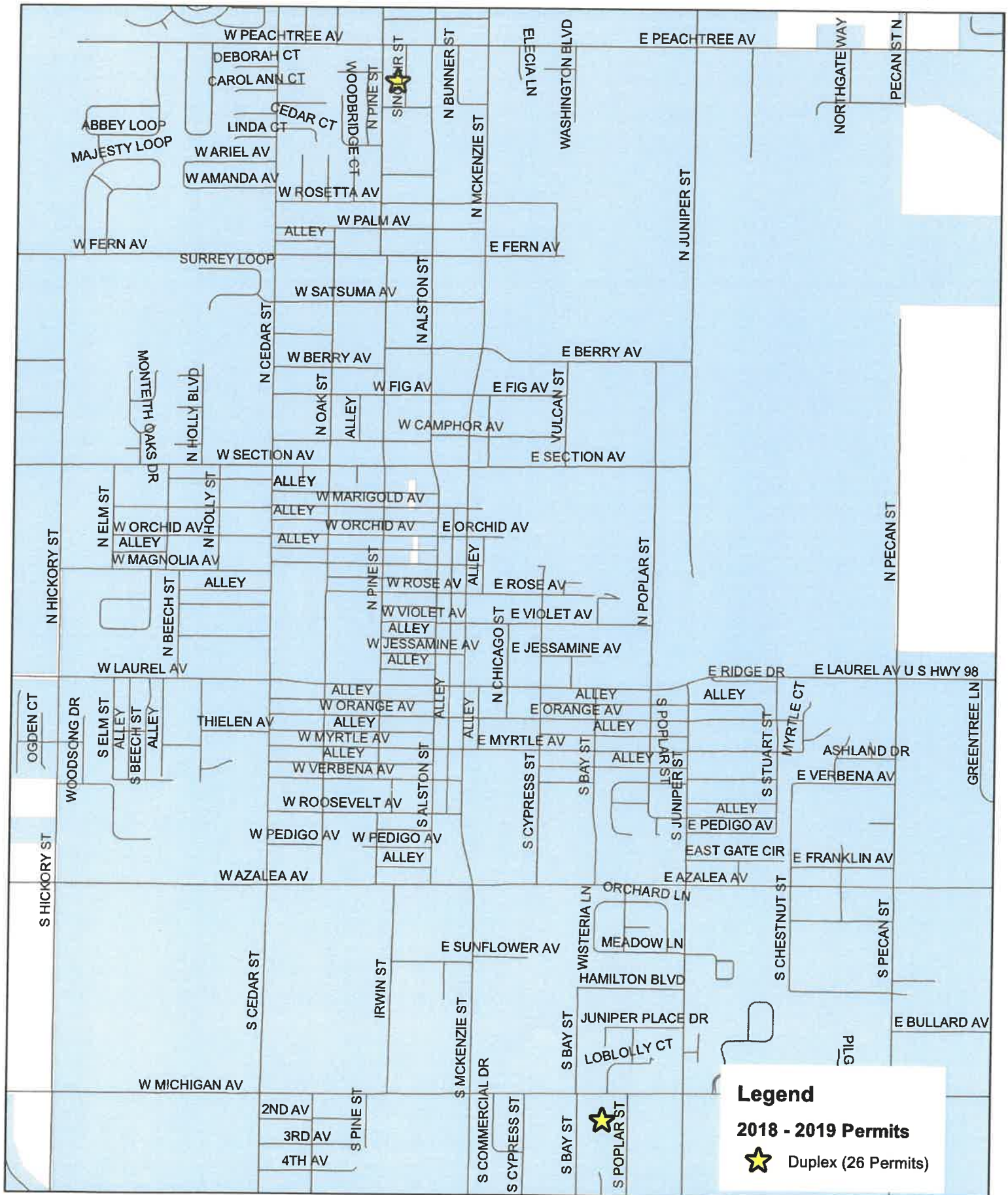
TANGER OUTLET CENTER:
FOREVER 21

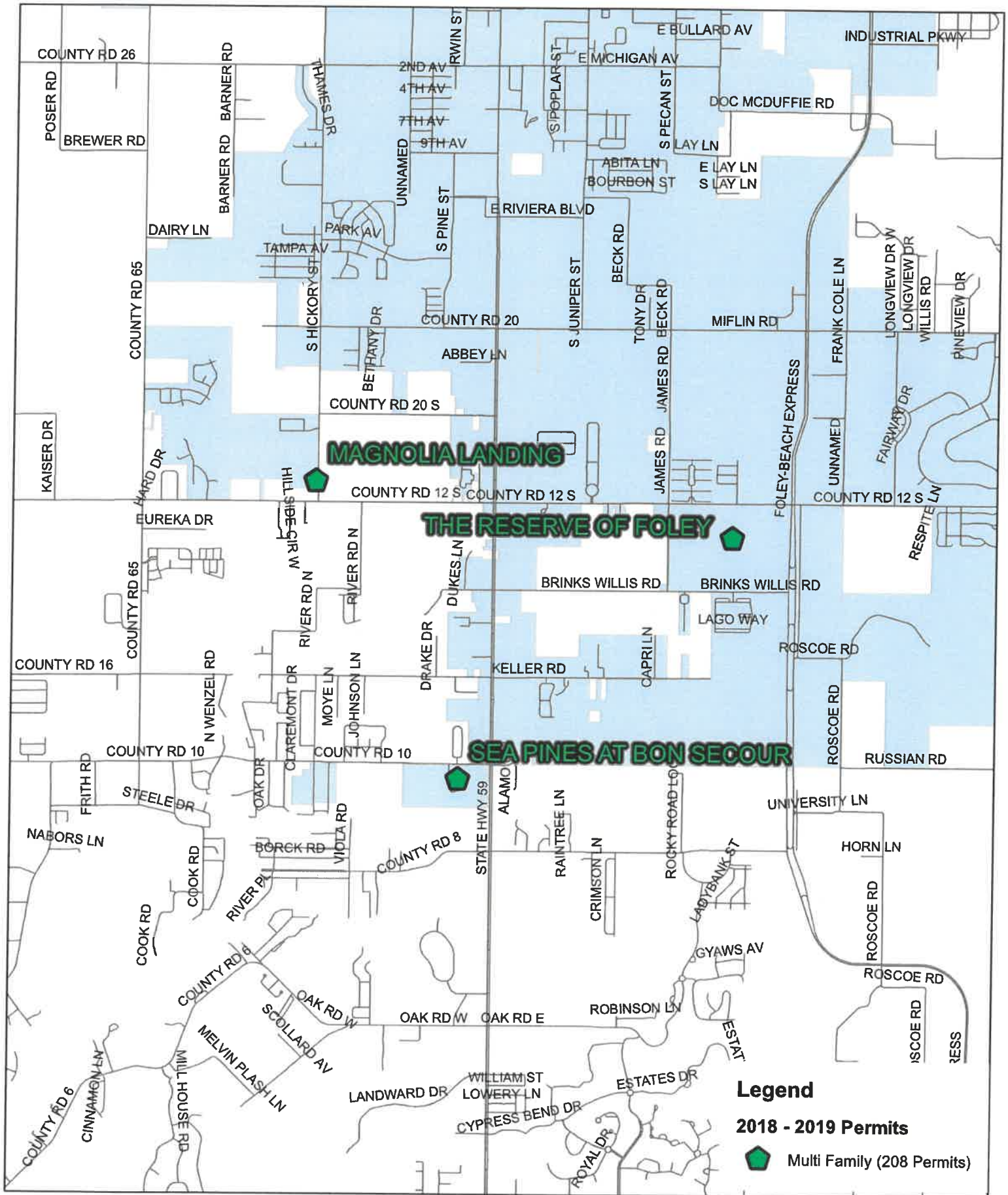
2601 S. MCKENZIE STREET SUITE 266

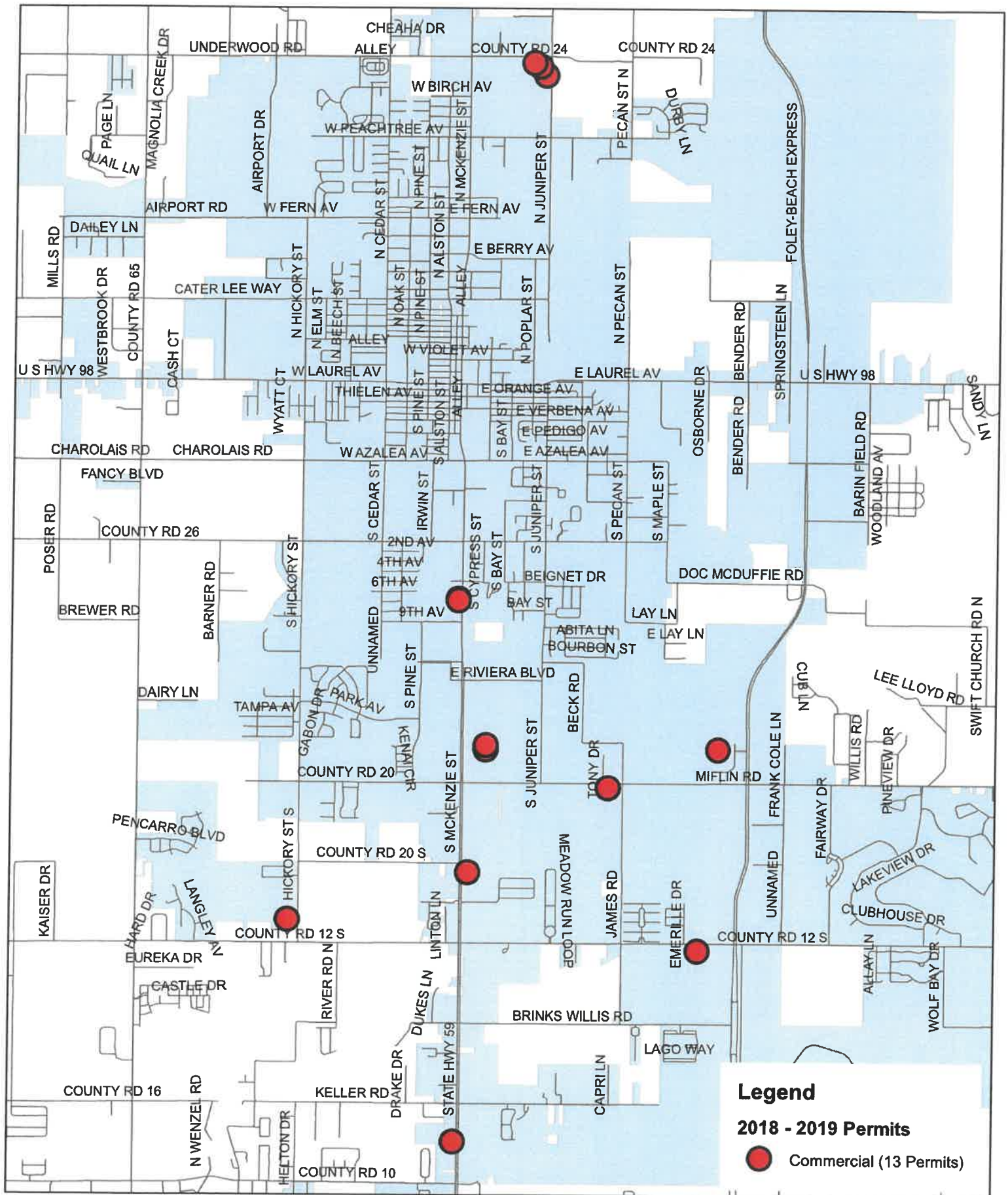
TOTAL NEW TENANTS: 28

COMPILED BY: PATSY BENTON

New Duplex Structures Permitted in 2018 - 2019







FY
October 2018-September 2019

	<u>INSPECTIONS:</u>	<u>CITY PROJECTS:</u>	<u>GRAND TOTAL:</u>
CHUCK:	289	1	290
CHRIS:	266	0	266
DOUG:	3,493	5	3,498
DEBORAH:	3,556	1	3,557
ERIC:	2,921	5	2,926
THIRD PARTY:	28	0	28
TOTAL:	10,553	12	10,565

<u>PLAN REVIEWS:</u>	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>	<u>CITY PROJECT</u>
CHRIS:	1	2	0
DOUG:	30	109	1
DEBORAH:	25	107	1
ERIC:	20	84	0

	<u>PERMIT ISSUED:</u>	<u>CITY PROJECTS:</u>
CHUCK:	356	2
CHRIS:	163	0
DOUG:	597	3
DEBORAH:	577	1
ERIC:	352	0
MIRIAM/PATSY:	355	0

2018/2019 FISCAL YEAR ANNUAL REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

TRAINING:

- PLAN Meeting (Melissa, Amanda & Miriam)
- Lunch & Learn Presentation at Library (Miriam)
- Air BnB Webinar (Melissa, Amanda & Miriam)
- FEMA Community Rating System Recertification (Chuck)
- Mary Shell (State Historic Commission) visit Hamburg Building (Melissa & Amanda)
- AL/MS Chapter, American Planning Association Annual Conference (Miriam)
- AL Association of Floodplain Managers Fall Conference (Chuck & Miriam)
- Main Street Basic Training (2 Days - Melissa, Amanda & Miriam)
- Main Street Quarterly Training in Monroeville (Miriam)
- PLAN Meeting (Melissa & Miriam)
- School Board Redistricting Meeting (Miriam)
- ACE Walkability Meeting (Miriam)
- SE Quad Comp Plan Update Advisory Committee Meeting (Melissa, Amanda & Miriam)
- Downtown Comp Plan Steering Committee Meeting (Melissa & Miriam)
- National Park Service Conference Call (Miriam)
- Main Street Quarterly Training Webinar (Miriam)
- Legislative Annexation Meeting (Melissa, Amanda & Miriam)
- ACE Walkability Phase II (Montevallo) - Miriam
- PLAN - Melissa, Amanda & Miriam
- AL Association of Floodplain Managers (Orange Beach) - Chuck
- Gateway Initiative Community Betterment & Pro Business Advocacy Committee - Chuck & Miriam
- Downtown Comp Plan Charrette - Miriam
- Baldwin County Resilience Meeting _ Chuck
- Foley/Gulf Shores Transportation Meeting - Miriam
- Mitigation Guidebook Webinar - Miriam
- AL Association of Floodplain Managers Board Meeting (Montgomery) - Chuck & Miriam
- Foley Main Street Market Analysis - Miriam
- CAMP Training (Melissa & Amanda)
- NPS Conference Call (Miriam)
- PLAN Meeting (Melissa & Miriam)
- Community Betterment & Pro-Business Advocacy Meeting (Chuck & Miriam)
- SE Quad Comp Plan Open House & Adoption
- Annexation Committee Meeting (Miriam)
- Coastal Digital Tools Training (Miriam)
- SAFET Meeting (Chuck & Miriam)
- SARPC Meeting (Miriam)
- PLAN Meeting (Melissa & Miriam)
- Hamburg Building Charette (Chuck, Melissa, Amanda & Miriam)

- Gulf of Mexico Climate & Resilience CoP (Miriam)
- National Park Service Stakeholder Meeting
- GISA 2019 (Miriam)
- PLAN Meeting (Melissa, Amanda & Miriam)
- AL Association of Floodplain Managers Spring South Conference (Chuck, Doug & Miriam)
- AL Association of Floodplain Managers Spring North Conference (Chuck)
- Census 2020 - Miriam
- Code Officials Association of AL - Miriam
- Baldwin County Preparedness Expo - Chuck, Miriam
- PLAN Field Trip to Gulf State Park - Miriam
- National Park Service Stakeholder Meeting - Miriam
- COLA Fortified Lunch & Learn (Eric)
- Community Betterment & Pro Business Advocacy Meeting (Chuck & Miriam)
- ICC Chapter Meeting (Chuck & Deborah)
- National Park Service Conference Call (Miriam)
- AL Gulf Coast Chapter ICC Meeting (Deborah, Chuck)
- Flood Mitigation Meeting (Chuck)
- Census Complete Count Committee Meeting (Miriam)
- CAPZO Training (Melissa, Amanda, Patsy)
- AAFM Fall Conference Planning Call (Chuck, Miriam)
- Census Complete Count Committee Meeting (Miriam)
- PLAN Meeting (Melissa, Amanda, Miriam)
- AL Association of Floodplain Managers meeting (Chuck)
- ADECA Census Grant Meeting (Miriam)
- Census Complete Count Committee Meeting (Miriam)
- Resilient Coastal Sites for Conservation presentation (Miriam)
- SAFE-T meeting (Miriam)
- ACE Community Reunion (Miriam)
- Smart Home America / Graham Greene (Chuck & Miriam)
- Census New Construction Webinar (Patsy, Kelly & Miriam)
- PLAN Walton County Field Trip (Miriam)

MEETINGS:

Meetings with Developers, Engineers, etc. on Various Projects = 48

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

Permits & Business License Pre-Approvals
FY October 2018-September 2019

Permits- 270

Plan Reviews- 395

Exempt Permits- 77

Business License Pre-Approval Forms- 136

10-01-2019 9:40 AM

I N C I D E N T A C T I V I T Y R E P O R T

I

INCIDENT CODE: * - All

USER: * - All

DATES: 10/01/2018 THRU 9/30/2019

GROUP: * - All

PRIORITY: * - All

TYPE: Call Center

=====

	NEW INCIDENTS	CLOSED	VOIDED	ACTIVE AT 9/30/2019
INCIDENT CODE: BUILDING	20	17	0	3
INCIDENT CODE: ENVIRONMENTAL	145	112	0	33
INCIDENT CODE: PUBLIC NUISANCE	32	27	0	5
INCIDENT CODE: PUBLIC NUSI - JUNK	1	0	0	1
INCIDENT CODE: SIGNS	1	1	0	0
INCIDENT CODE: ZONING	15	11	0	4
TOTALS	214	168	0	46

Board of Adjustment and Appeals
FY Oct.1, 2018 - Sept. 30, 2019

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Antonia Figueroa-Gomez Emmanuel's Place/ Latedra Bingham Dixon Ram Tail Morning Star Baptist Church Jayson Kimbrough Dianne Carney	UPA UPA UPA VAR UPA VAR	S. of Breckner Rd., E. of Bodenhamer Rd. 211 N. Cedar St. 17041 US Hwy. 98 801 E. Jefferson Ave. 22940 US Hwy. 98 1031 Destin Ave.	10/24/2018 10/24/2018 10/24/2018 11/13/2018 11/13/2018 11/13/2018	Approved Approved Approved Approved Approved Approved	Mobile home in an AO zone Childcare facility in a B-2 zone Wholesale in a B-3 zone Street side yard setback Veterinary Clinic in a B-3 zone Rear yard setback Self Storage warehouse in a B-1A zone. Number of required off street loading and parking spaces Rear yard setback
Life Storage Inc Thomas Teagardin	VAR & UPA VAR	7775 St. Hwy. 59 12408 Montague Dr.	11/13/2018 12/10/2018	Approved Approved	
Alabama Gulf Coast Music Hall	VAR	12615 A Foley Beach Express	12/10/2018	Approved	Additional signage square footage for electronic changeable copy signage
68V Primland 2018 LLC Ralph Hellmich	VAR VAR	Corner of Co. Rd. 12 & Wolf Bay Dr. 210 S. Cedar St.	12/10/2018 2/11/2019	Approved Approved	Location of neighborhood signage Rear yard setback
David Shumer Linda Jackson	UPA VAR	N. of Birch Ave., W. of State Hwy. 59 21403 US Hwy. 98	2/11/2019 2/11/2019	Approved Approved	Church in a R-3 zone 6' fence in a front yard
Smith, Clark, & Associates LLC Edgar T Chavez Garcia Joshua Sanks	VAR UPA UPA	2444 Myrtlewood Dr. 12902 Bodenhamer Rd. 509 W. Rose Ave.	3/11/2019 3/11/2019 4/8/2019	Approved Approved Denied	Side yard setback Mobile home in an AO zone Home Occupation in a R-3 zone Mobile home in an AO zone & minimum lot width
Edgar Chavez Garcia	UPA & VAR	12902 Bodenhamer Rd.	4/8/2019	Approved	Accessory structure shall be atleast 10' from any other habitable structure on the same lot
Terry Trudell Marylyn Walker Steven & Helena Thompson Jesenia Rodriguez Matthew Orkins Ricardo Olivier	VAR UPA VAR VAR VAR UPA	8774 Allay Ln. 217 E. Magnolia Ave 820 E Laurel Ave. 107-B Orange Ave. 604 Sheffield Ave. 601 N. McKenzie St.	4/8/2019 4/8/2019 4/8/2019 4/8/2019 5/13/2019 5/13/2019	Approved Approved Approved Approved Approved Approved	Residential structure in a M1 zone Side yard setback Pet Grooming salon in a B-1 zone Side yard setback Church in a B-1 zone Manufacturing, rear yard setback and number of required off street parking in a B-3 zone
Robert & Amy Jordan	VAR	21770 US Hwy. 98	5/13/2019	Approved	

Board of Adjustment and Appeals
FY Oct.1, 2018 - Sept. 30, 2019

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Myrtlewood Property Owners Association	VAR	Lots 51-59, Lots 59-60, Lots 69-72	5/13/2019	Approved	8' fences in a R-1C zone
Cynthia Bush	VAR	119 S. Alston St.	6/10/2019	Approved	Pet grooming in a B-1 zone
Naomi Fann	VAR	1102 Crown Walk Dr.	6/10/2019	Approved	Accessory structures shall be atleast 10' from any other habitable structure on the same lot & 5' from all lot lines
Kenneth Winter	VAR	542 Vestige Mews	6/10/2019	Approved	8' fence in a PUD
Mildredith Pelfrey	VAR	104 Oak Hollow Cir.	6/10/2019	Approved	Rear yard setback
Jonathan Ables	UPA	122 Co. Rd. 20 W.	6/10/2019	Approved	Church in a B-1A zone
Hoth Investments LLC	VAR	S. of E. Azalea Ave. & E. of S. Chestnut St.	6/10/2019	Approved	Lot area, Lot width at building line, side yard setback in a R-1A zone
Daniel Newsome	VAR	1032 Orlando Ave.	6/27/2019	Approved	Accessory structures shall be atleast 10' from any other habitable structure on the same lot & 5' from all lot lines
Alabama Gulf Coast Music Hall	VAR	12615-A Foley Beach Express	6/27/2019	Approved	Metal building facade
Spencer	VAR	8915 Turf Creek Dr.	7/8/2019	Approved	Accessory structures shall be atleast 5' from all lot lines
Drive In Dent Repair	UPA	287 W. 9th Ave.	8/12/2019	Approved	Major Automobile Repair in a B-1A zone
Jeffrey Osborne	UPA	N. of US Hwy. 98 & E. of Foley Beach Express	8/12/2019	Approved	Covered Boat and RV storage in a B-1A zone
Rose Crawford	VAR	1023 Thoresby Dr.	8/12/2019	Approved	Rear yard setback
Brian Schwab	VAR	N. of Azalea Ave, E. of Cedar St.	8/12/2019	Denied	Side, rear, front setback and minimum lot area
Sawgrass Consulting	VAR	812 N. McKenzie St.	8/12/2019	Approved	Number of required parking spaces
Coastal Kids Care	VAR	22894 US Hwy. 98	9/9/2019	Carried Over	Childcare facility in a B-3 zone
Robert Felts	VAR	SW corner of S. Hickory St. & Crown Walk Dr.	9/9/2019	Approved	RV/travel trailer in a B-2 zone for 8 months
Khalil Johnson	VAR	275 Carnation Ave.	9/9/2019	Approved	Minimum lot width and area in a R-1C zone
Total Variances		30			
Total Use Permitted on Appeal		14			41
Special Exception		0			1
Total Administrative Review		0			0
TOTAL		44			2

Historical Commission Report FY October 1, 2018-September 30, 2019

Date	Applicant Name	Business	Address	Request	Status	Reviewed By
11/13/2018	Mike Mehaffey	Good Morning Mattress Center	121 S. McKenzie St.	Request to repair wood and paint exterior	Approved	Staff
11/13/2018	City of Foley	Train Depot	125 E. Laurel Ave.	Request to replace shingles	Approved	Staff
11/13/2018	Signs Now	Goodyear Tires	302 S. McKenzie St.	Request to replace ground and wall signage	Approved	Staff
3/12/2019	Bill Swanson	Holmes Medical Museum & Gypsy Java Queen	109 & 111 W. Laurel Ave.	Request to replace awnings	Approved	Commission
6/17/2019	City of Foley	Art Center	203 N. McKenzie St.	Install Skirting	Approved	Commission
6/17/2019	Brandy Helton	Uptown Beauty Bar	106 E. Laurel Ave.	Replace awning, repaint front door and front wall, install signage	Approved	Commission
7/9/2019	Dr. Ron Lee		222 S. Alston St.	Replace doors, windows, remove exterior brick, install hardie board, paint exterior and add awning	Approved	Commission
7/9/2019	Dan Coffman	St. Paul's Evangelical Lutheran	400 N. Alston St.	Repair and refurbish church bell	Approved	Staff
	Approved	8				
	Denied	0				
	TOTAL	8	Staff Commission	4 4		

Historical Façade Grants Recommendations

FY October 1, 2018 - September 30, 2019

November 13, 2018

Good Morning Mattress Center
121 S. McKenzie St.

April 9, 2019

South Baldwin Museum Foundation
111 W. Laurel Ave.

July 9, 2019

Saint Paul's Evangelical Lutheran Church
400 N. Alston St.

ZONING ACTIONS
FY Oct. 1, 2018 - Sept. 30, 2019

DATE	NAME	LOCATION	Original Zoning	Request Zoning	DECISION
10/17/2018	Truland Homes, LLC	Brisoe Ct.	R-2	R-1D	Recommended
10/17/2018	Jack McCabe	9475 Lakeview Dr.	PUD	PUD Modification	Approved
11/14/2018	Southern Lifestyle Development/River Oaks	SE corner of Hickory St. and Michigan Ave.	AO	PUD	Recommended
11/14/2018	Smart Living LLC/WCMC Glenlakes LLC	N. of County Rd. 12 and W. of Clark Ridge Rd.	PUD	PUD	Withdrawn
12/12/2018	Calvary Chapel Fellowship of Foley	S. of Underwood Rd.	M-1	B-2	Recommended
1/16/2018	Barnwell, Melton, Carlisle, Dalton, Rockstall	E. of S. McKenzie St. and S. of County Rd. 20	None	B-1A	Recommended
1/16/2018	Southern Lifestyle Development	W. of Foley Beach Express and S. of Keller Rd.	R-1C & GPH1	PUD	Recommended
2/20/2019	Victoria Place	2651 S. Juniper St.	PUD	PUD Modification	Approved
2/20/2019	Majestic Manor	SE corner of Co. Rd. 20 & Hickory St.	None	R-1D	Recommended
2/20/2019	Alabama Armada/Grand Riviera RV Resort	S. of Co. Rd. 20 W. of James Rd	None	PUD	Recommended
3/20/2019	Creekside RV Resort	21240 Millin Rd	None	PUD Modification	Approved
3/20/2019	Blue Marlin Investments LLC	S. of County Rd. 28, W. of Hickory St.	None	R-1C	Recommended
3/20/2019	Vosloh Properties, LLC	22401 and 22401-A Millin Rd.	None	B-3	Recommended
6/19/2019	Brahman Holdings	NE corner of the Foley Beach Express	PUD	PUD Modification	Approved
6/19/2019	LaDale Properties LLC	NW corner Brinks Willis Rd & James Rd	PUD	PUD Modification	Approved
7/17/2019	Reynolds Ace Hardware Inc.	E. of S. McKenzie St. & S. of E. Sunflower Ave.	AO	B-1A	Recommended
7/17/2019	Legislative Annexation	Multiple Parcels	None	Multiple Zones	Recommended
7/17/2019	OWA	W. of Foley Beach Express & N. of County Rd. 20	PDD	PDD Modification	Approved
8/21/2019	Wyld Palms	W of State Hwy. 59, N of County Rd 12	PUD	PUD Modification	Approved
			Pre-Zoning	0	Recommended 10 + 49 Legislative Annexation Parcels Denied 0
			Initial Zoning Re-zoning	5 + 49 Legislative Annexation Parcels 6	Withdrawn 1 Carried Over 0
			Modifications	7	Approved 7



City of Foley Subdivision Report

Zoning	Date	Name of Subdivision	EXEMPT	ACRES	LOTS	CTY	PJ	Prelim	Final	Action
AO	12/13/2017	Hidden Lakes Phase II	☐	36	135	☐	☒	12/13/2017	7/19/2018	Approved
	12/12/2018	16 Farms Division 1	☐	21.92	9	☐	☒	12/12/2018		
	12/12/2018	16 Farms Division 2	☐	14.9	17	☐	☒	12/12/2018		
	12/12/2018	16 Farms Division 3	☐	18.87	8	☐	☒	12/12/2018		
	12/12/2018	McNance Subdivision	☐	1.23	2	☒	☐		12/12/2018	Approved
	1/3/2019	Samuel Jeronimo Family Exempt	☒	6.6	3	☐	☒		1/3/2019	Approved
	1/16/2019	Jose Romero Family Split	☒	5	2	☐	☒		1/16/2019	Approved
	1/16/2019	Resub of Lot 1 Victory Gardens	☐	1.23	2	☐	☒		1/16/2019	Approved
	2/19/2019	Jose Hernandez Family Split	☒	11.243	4	☐	☒		2/19/2019	Approved
	3/18/2019	Willard Parke, Eddie Spence, Punk L	☒	0.87	3	☐	☒		3/18/2019	Approved
	3/20/2019	Resurvey Lot 3 Springsteen Comm P	☐	5.12	2	☒	☐	9/20/2019	3/20/2019	Approved
	3/28/2019	Holk Exemption	☒	3.38	2	☐	☒		3/28/2019	Approved
	4/10/2019	Paul Smith Exemption	☒	39	2	☐	☒		4/10/2019	Approved
	4/29/2019	Mark D Mitchell One Time Split	☒	4	2	☐	☒		4/29/2019	Approved
	7/31/2019	Flowers/Pleasant View Baptist Church	☒	2.87	2	☐	☒		7/31/2019	Approved
	8/23/2019	Timothy Bell Lot Line Shift	☒	2.5	2	☐	☒		8/23/2019	Approved
	8/29/2019	Ewing Flowers Family Split	☒	2.4	2	☐	☒		8/29/2019	Approved
PUD	12/12/2018	Forest Estates	☐	20	5	☒	☐		12/12/2018	Approved
	7/24/2019	Edgar Chavez Garcia Family Split	☒	3.5	2	☒	☐		7/24/2019	Approved

<i>Zoning</i>	<i>Date</i>	<i>Name of Subdivision</i>	<i>EXEMPT</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY</i>	<i>PJ</i>	<i>Prelim</i>	<i>Final</i>	<i>Action</i>
<i>R-1A</i>	1/21/2015	Lakeview Gardens Phase 1	☐	50.75	30	☒	☐	1/21/2015	7/28/2019	Approved
	11/18/2015	County Road 20 RV Park / Creekside	☐	9.2	59	☒	☐	11/18/2015	1/25/2019	Approved
	5/16/2018	Cypress Gates Phase 2	☐	10.2	39	☒	☐	5/16/2018	7/28/2019	Approved
	11/13/2018	Magnolia Landing Apartments	☐	43.74	2	☒	☐	11/14/2018		Approved
	2/20/2019	Primland Subdivision Phase 2	☐	19.05	57	☒	☐	2/20/2019		
	3/20/2019	Primland Subdivision Phase 3	☐	23.65	50	☒	☐	3/20/2019		
	5/15/2019	River Oaks Phase 1	☐	17	62	☒	☐	5/15/2019		
	5/15/2019	The Crescent at River Oaks Phase I	☐	17	36	☒	☐	5/15/2019		
	6/19/2019	Brinks Willis Road Subdivision	☐	1	2	☒	☐		6/19/2019	Approved
	6/19/2019	Glen Lakes Unit One Phase 3	☐	45.32	112	☒	☐	6/19/2019		
<i>R-1B</i>	1/16/2019	Magnolia Springs Land Co Addn	☐	0.75	2	☒	☐		1/16/2019	Denied
	2/6/2019	Maria Garcia Vstariz Family Split	☒	0.75	2	☒	☐		2/6/2019	Approved
	8/21/2019	McConnell Addition #2	☐	1.25	3	☒	☐		8/21/2019	Approved
	11/14/2018	Magnolia Manor	☐	2.1	5	☒	☐		11/14/2018	Approved
<i>R-1C</i>	2/21/2018	Lafayette Place	☐	26.72	52	☒	☐	2/21/2018	5/9/2019	Approved
	12/12/2018	Howel Subdivision	☐	1.33	5	☒	☐		12/12/2018	Approved
	2/6/2019	Irma Rosenda Gonzalez Exemption	☒	0.9032	2	☒	☐		2/6/2019	Approved
<i>R-1C, B-2</i>	6/19/2019	Marlin Place	☐	38.82	30	☒	☐	6/19/2019		
	9/11/2019	Khalil Johnson Lot Line Shift	☒	0.161	2	☒	☐		9/11/2019	Approved
	12/12/2018	Sherwood Phase 3	☐	27	32	☒	☐	12/12/2018		

<i>Zoning</i>	<i>Date</i>	<i>Name of Subdivision</i>	<i>EXEMPT</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY PJ</i>	<i>Prelim</i>	<i>Final</i>	<i>Action</i>
<i>RID</i>									
<i>R-ID</i>	1 /16/2019	Quail Landing	☐	39.65	108	☒	☐	1/16/2019	
	10/19/2016	Greystone Village Phase 1	☐	35.89	66	☒	☐	10/19/2016	8/2/2019 Approved
	1 /16/2018	Arbor Walk Acres	☐	162.36	3	☒	☐		1/16/2019 Approved
	11/14/2018	Resub of Lots 23-28 Villages at Arbor	☐	15.68	10	☒	☐	11/14/2018	4/8/2019 Approved
	1 /16/2019	Rosewood Subdivision	☐	64.32	167	☒	☐	1/16/2019	
	3 /20/2019	Riverside at Arbor Walk Phase Three	☐	46.83	38	☒	☐	3/20/2019	
	9 /18/2019	Parkside Phase 1	☐		29	☒	☐	9/18/2019	
<i>R-2</i>									
<i>THI</i>	8 /1 /2019	Chad & Jenny Stephens Lot Line Shif	☒	0.343	2	☒	☐		8/1/2019 Approved
Grand Total	10/18/2017	The Village at Hickory Street Ph 1	☐	27.72	61	☒	☐	10/18/2017	4/30/2019 Approved
				930.1202	1274				

Planning Commission Items
FY October 1, 2018 – September 30, 2019

Site Plan Approvals

- Buffalo Wild Wings -W. side of Hwy. 59, south of Pride Dr. - November 14, 2018
- Dollar General - 12552 Springsteen Ln. – April 17, 2018
- OWA Fall Festival - W. of the Foley Beach Express & N. of Co. Rd. 20 – July 17, 2019
- Coastal RV/Boat Storage – E. of the Foley Beach Express & N. of Hwy. 98 – August 21, 2019
- OWA RV Park Resort located NE of Pride Dr.- August 21, 2019

Comprehensive Plan

- SE Quad update - February 20, 2019
- Downtown Update – March 20, 2019
- Amendments – July 17, 2019

Zoning Ordinance

- Amendments – January 16, 2019
- Amendments – June 19, 2019
- Amendments – August 21, 2019

Miscellaneous

- Greystone Village Preliminary extension – October 17, 2018
- Creekside RV Preliminary extension – November 14, 2018
- Public projects approval – November 14, 2018
- Greystone Village discussion sidewalk installation – December 12, 2018
- OWA Temporary Office extension – February 20, 2019
- Sevilla Place Signage approval – March 20, 2019
- Lakeview Gardens Preliminary extension – April 17, 2019
- Greystone Village Preliminary extension – April 17, 2019
- Kensington Place Preliminary extension – May 15, 2019

SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
05/17/2017					
2 year ext 05/15/2019	341559	Kensington Place Phase 1,2,3	116	x	
06/21/2015					
1 year ext 04/18/2018					
1 year ext 04/17/2019	105795	Lakeview Gardens Phase 2	64	x	
10/19/2016					
6 month ext 10/17/2018					
1 year ext on 04/17/2019	273226, 256344	Greystone Village Phase 2	43	x	
12/12/2018	266105	Sherwood Phase 3	32	x	
12/12/2018	68772	16 Farms Division 1	9		x
12/12/2018	32817	16 Farms Division 2	17		x
12/12/2018	32819	16 Farms Division 3	8		x
	66267, 378444, 378445,				
1/16/2018	50007	Rosewood Subdivision	167	x	
1/16/2019	35068	Quail Landing	108	x	
2/20/2019	37845	Primland Phase 2	57	x	
3/20/2019	274837 & 050007	Riverside at Arbor Walk Ph 3	38	x	
3/20/2019	37845	Primland Phase 3	50	x	
	218911, 231324, 237510,	The Crescent at River Oaks			
5/15/2019	000739	Phase 1A	36	x	
	218911, 231324, 237510,				
5/15/2019	000739	River Oaks Phase 1	62	x	
6/19/2019	244567	Glen Lakes Unit One Phase 3	112	x	
6/19/2019	259514	Marlin Place	30	x	
9/18/2019	369788	Parkside	29	x	
		Total Lots		944 City lots	34 ETJ Lots

FY October 1, 2018 - September 30, 2019

SUBDIVISION FINALS

[illegible]

APARTMENTS/DUPLEXES

Site Plan Approval Date	PIN	Apartment Name	Units	Status
4/19/2017	17065	The Reserve at Foley Phase II	60	Permitted not complete
6/13/2018	73637	Bay St Duplexes	34	All buildings and units permitted
	24.47 acres of 274139	Magnolia Landing	264	144 Units Permitted not complete