



**COMMUNITY
DEVELOPMENT
DEPARTMENT
FY 2020 / 21
ANNUAL REPORT**



Dear Mayor & Council,

Fiscal Year 2020/21 has been an amazing & unusual year. We survived COVID and the aftermath of Hurricane Sally. We are now free to go “maskless” & many of us have had the vaccine. So our “new normal” is finally a little more like our regular normal.

To continue with positive news, FY 2020/21 has been another record breaking year. We issued 5,291 permits with a value of \$189,613,107. We have issued 625 new single family homes this year along with 200 multi-family units. Single family is 10% above last year and an astounding 1,000+% above FY 2010/11. We ended this fiscal year with \$189+ million valuation and collected fees in excess of \$1.9 million. Our permits are up 43% from last year. We performed 19,166 inspections, a 20% increase from last year.

We do not see an end in sight to this growth. FY 2021/22 is shaping up to be another banner year. The CDD Team appreciates everything Mayor and Council does for the employees including your continued support.

I also wanted to comment on the PLAN (Plan Lower AL Now) meetings. We started meeting again in June & have had some outstanding presenters. We average around 30 attendees per month and they are very appreciative of the City hosting this event.

Sincerely,

Miriam Boone

Miriam Boone, 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



Miriam Boone:

**Community Development Director
Planner/Building Official
AL Communities of Excellence (ACE) Coordinator
February 13, 1996**

Hired:

Education:

Master of Public Administration (MPA) – USA

Certifications:

**ICC Certified Commercial Building Inspector
American Institute of Certified Planners (AICP)
ASPFM Certified Floodplain Manager (CFM)
Certificate in Geographic Information System (GIS) – UNA
Certified AL Planning & Zoning Official (CAPZO)
Certified FEMA Community Rating System Administrator
(CRS)
Certified National Incident Management System (NIMS)
FORTIFIED WISE Hurricane Associate**

Member:

**American Planning Association
AL Chapter of the American Planning Association
(Executive Committee – Gulf Coast Section Rep)
International Code Council
International Code Council Gulf Coast Chapter
Code Officials Association of Alabama
Code Officials of Lower Alabama
Association of State Floodplain Managers
AL Association of Floodplain Managers**

2020/21 Training:

**AL Association of Floodplain Managers Fall Conference
FEMA BRIC Program & Building Codes
Hazard Mitigation Assistance Cost Share
AL/MS Annual Planning Conference (Virtual)
Gulf TREE
ALAPA – Singing River Trail
How to Quantify Flood Risk
NENA Standards: Address Points & Boundaries
Implementing Statewide NG911 GIS
Understanding the Impacts of a 3 day NG911
Assessing the Impacts of FORTIFIED Standards on Coastal
Resilience
Your Town Lunch & Learn
ACE Greening Your Community Workshop
Economic Impact of Expanding Passenger Rail
Main Street Design Bootcamp
Risk Rating 2.0: Equity in Action**

2020/21 Presentations:

**Fairhope Historic Preservation
Magnolia School Career Day**

Projects:

**Resilience & Conservation Planning Project
Gulf of Mexico Climate & Resilience Community of Practice
Built Environment Working Group – Climate Change
Floodwise Community – Stormwater System Vulnerability
Assessment Project
Gulf Housing Committee – Smart Home America**



PLANNING & ZONING DIVISION

Melissa Ringler: Planning & Zoning Coordinator

- **Hired:** April 10, 2007
- **Certifications:** Permit Technician - ICC
Geographic Information System Analyst – University of North Alabama
Certified AL Planning & Zoning Official – University of North Alabama
- **2020/21 Training:** Sign Regulations 2021 Issues & Considerations – University of North Alabama
Online Training 13 hours – ICC
Municipal Planning in Alabama – Your Town Alabama



PLANNING & ZONING DIVISION

Amanda Cole: Planning & Zoning Assistant

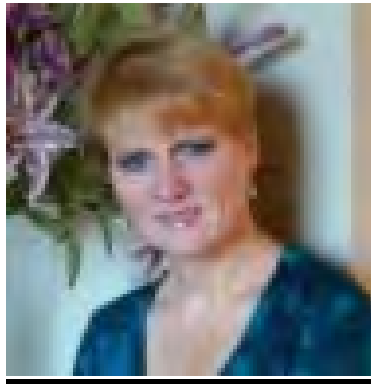
- **Hired:** June 28, 2016
- **Certifications:** Certified AL Planning & Zoning Official – University of North Alabama
- **2020/21 Training:** Sign Regulations 2021 Issues & Considerations – University of North Alabama
Municipal Planning in Alabama- Your Town Alabama



BUILDING & INSPECTIONS DIVISION

Patsy Benton: **Permit Technician**

- **Hired:** **December 6, 1999**
- **Certifications:** **ICC Permit Technician**
 Certified AL Planning & Zoning Official –
 University of North Alabama
- **2020/21 Training:** **Sign Regulations 2021 Issues & Considerations – University of**
 North Alabama
 ICC Online Training-13 hours



BUILDING / INSPECTIONS DIVISION

Billie Prado: Administrative Assistant

- **Hired: October 2, 2007**
- **Miscellaneous: Bilingual**



BUILDING / INSPECTIONS DIVISION

Shelly King: **Administrative Assistant**

- **Hired:** **August 31, 2021**
- **Experience:** **Previous experience in local government in Mississippi**



BUILDING / INSPECTIONS DIVISION

Chuck Lay: Chief Building Inspector
Floodplain Administrator
CRS Coordinator
Historical Commission Inspector

Hired: May 24, 1999

Education: Foley High School - Graduate
Park University – Financial Management Certification
U.S. Army Non-Commissioned Officer Education System - Graduate

Certifications: ICC Certified Building Inspector (Commercial & Residential)
ICC Certified Property Maintenance and Housing Inspector
ASFPM Certified Floodplain Manager
State of Alabama Homebuilder & Remodeler License
NICET Level II Fire Protection Systems Engineer
Certified Brick/Concrete Mason

Memberships: International Code Council – Member
ICC Gulf Coast Chapter – Director

Association of State Floodplain Managers – Member
Alabama Association of Floodplain Managers – Vice-President
South Alabama Flood Engagement Team – Member
Veterans of Foreign Wars – Member
American Legion – Member
Society of the 1st Infantry Division – Life Member
Lay Cemetery Board of Directors - Chairman

FY21 On-Site Training: **AAFM 2020 Fall Conference**
 City of Foley – Real Deal Leadership

FY21 Virtual Training: **Simpson Strong Tie – Choosing the right connections for Wind**
 Resistant Design
 OWR – Introduction to the Community Rating System
 OWR – The FEMA Substantial Damage Estimator Tool
 Virtual Workshop
 OWR – Application Basics for FEMA’s Hazard Mitigation
 Grant Workshop
 ASFPM – CRS Class 5 with Jefferson Parish, Best Practices
 and Lessons Learned
 AAFM Virtual Spring Workshop
 RESNET – IECC 2021 Changes, Getting Involved in the 2024
 Process
 SAFE-T – How to Fit Tomorrow’s Floods in with Today’s
 Fires
 AL EMA – Individual Assistance Preliminary Damage
 Assessment Training
 Floodproofing.com – Flood Proofing for Non-Residential
 Buildings in SFHAs

Other: **U.S. Army & Army National Guard First Sergeant (Retired**
 with 36 years service)
 Honorary Deputy Sheriff – Medina County Texas



BUILDING / INSPECTIONS DIVISION

Doug Hayes:

Building Inspector

- **Hired:** November 1, 2006
- **Certifications:** ICC Certified Residential Building Inspector
NFPA/ICC Certified Fire Inspector
ASFPM Certified Floodplain Manager
HBLB Alabama Licensed Homebuilder
- **Member:** International Code Council
International Code Council Gulf Coast Chapter of State Floodplain Managers
AL Association of Floodplain Managers
- **2020/21 Training:** AL Association of Floodplain Managers 2020 Fall Conference
Sea Level Rise & Local Government
International Energy Conservation Code
Flood Mapping Workshop
Linking Conservation & the FEMA CRS
Active & Passive Flood-Proofing – Non-Residential
Leadership Development Seminar
Wind Resistant Construction
Anchor Design



BUILDING / INSPECTIONS DIVISION

Travis Smith

Building Inspector

- **Hired:** June 9, 2020 Temporary Part Time
November 10, 2020 Full Time
- **Certifications:** ICC Residential Building Inspector
FEMA: IS-00100.C, IS-00200.C, IS-00700.B, and IS-00800.C
NREMT: Emergency Medical Technician
ADPH: Emergency Medical Technician
AHA: CPR – BLS Provider
AFC: Volunteer Fire Fighter
Fire Fighter 2
Hazardous Materials Awareness and Operations
Fire and EMS Instructor 1
Fire Instructor 2
Live Fire Instructor
Fire and EMS Officer 1
Apparatus Operator – Mobile Water Supply
Apparatus Operator – Pumper
- **Member:** International Code Council
Foley Fire Department (Volunteer Firefighter EMT)
National Register of Emergency Medical Technicians
Alabama Department of Public Health – EMS
Alabama Association of Volunteer Fire Departments
Alabama Association of Rescue Squads
American Heart Association



BUILDING / INSPECTIONS DIVISION

Nathan Smith: Building Inspector

- **Hired:** March 17, 2020
- **Experience:** 17+ years of management experience in the retail building industry including human resources, administration & merchandise management.
- **Membership:** ICC – International Code Council
- **Training / Certificates of Completion:**
 - Truss Fundamentals**
 - Boring & Notching for Wood Frame**
 - Code Requirements for Framed Roofs**
 - Leadership Training**
 - DECA Substantial Damage Estimator**
 - DECA HMA Hazard Mitigation**



BUILDING / INSPECTIONS DIVISION

Gene Williamson: Building Inspector

- **Hired:** February 2, 2021
- **Experience:** Over 20 years of experience in the new construction / remodeling industry
- **Memberships:** International Code Council
- **Training / Certificates of Completion:**
 - 2018 Residential Building Inspector - B1 Study Guide**
 - Code Construction Benefits**
 - Proper Installation of Spray Foam**
 - Inspection of Factory Airducts**
 - Fire Protection Openings**
 - Fire Protection for Residential / Light Commercial Ranges**

2020/2021 FISCAL YEAR ANNUAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING COMMISSION:

10	Subdivisions (Preliminary) in City	1,057 Lots
7	Subdivisions (Final) in City	252 Lots
3	Subdivisions (Preliminary) in the ETJ	226 Lots
2	Subdivisions (Final) in ETJ	52 Lots
4	Minor Subdivisions in City	9 Lots
6	Minor Subdivisions in the ETJ	17 Lots
5	Exempt Subdivisions in City	12 Lots
9	Exempt Subdivisions in ETJ	16 Lots
14	Preliminary Extensions	766 Lots
2	Initial Zoning Recommendations	9 Rezoning Recommendations
4	Zoning Modifications	2 Pre-zoning Recommendations
7	Site Plan Approvals	2 Public Project Recommendation
4	Zoning Ordinance Amendment	15 Miscellaneous

BOARD OF ADJUSTMENT & APPEALS:

30	Variances Approved	10 Uses Permitted on Appeal
5	Carried Over	2 Denied

HISTORICAL COMMISSION:

7	COA's Approved by Commission	13 COA's Approved by Staff
3	Façade Grant Recommendations	4 Miscellaneous Discussion

PLANNING & ZONING DIVISION:

573	Plan Reviews	1,041 Permits Approved
147	Business License Reviews	53 Miscellaneous Complaints

BUILDING & INSPECTIONS DIVISION:

625	Single Family Residential	\$119,848,656
16	Manufactured Homes	
40	Multi-Family (20 Bldg / 200 Units)	\$ 18,869,361
1,448	Miscellaneous Residential	\$ 22,430,590
3	New Commercial (ALDI, Med Trans, Taco Bell)	\$ 3,340,000
140	Addition/Remodel Commercial	\$ 14,053,802
15	Addition/Remodel Tanger Outlet	\$ 3,583,708
66	Miscellaneous Commercial	\$ 311,350
61	Signs	\$ 531,924
1	Public Project	\$ 2,800
<u>2,876</u>	Electrical, Mechanical & Plumbing Permits	<u>\$ 6,640,915</u>
5,291	TOTAL	\$189,613,107
64	New Tenants in Existing Buildings	
11	New Tenants in Tanger Outlet	
19,166	Inspections Performed	648 E&S Permits

CITY OF FOLEY
CORPORATE LIMITS
2020/2021 FISCAL YEAR REPORT
(OCTOBER 1, 2020 - SEPTEMBER 30, 2021)

RESIDENTIAL

<u>NEW RESIDENTIAL:</u>	<u>SUBDIVISION:</u>	<u>PERMITS:</u>	<u>VALUATIONS:</u>
SINGLE FAMILY:	BAY FOREST	1	\$700,000.00
	BELLA VISTA	20	\$3,182,480.00
	CAMBRIDGE PARKE	1	\$300,000.00
	COTTAGES ON THE GREENE	18	\$3,475,840.00
	CYPRESS GATES	30	\$4,720,840.00
	ETHOS	31	\$5,260,886.00
	FULTON PLACE	4	\$744,458.00
	GLEN LAKES	30	\$7,013,820.00
	GRAHAM CREEK	1	\$385,000.00
	GREYSTONE VILLAGE	20	\$3,633,160.00
	KENSINGTON PLACE	96	\$16,080,760.00
	LAFAYETTE PLACE	1	\$148,120.00
	LAKEVIEW GARDENS	1	\$218,960.00
	LEDGEWICK	26	\$5,390,034.00
	LIVE OAK VILLAGE	19	\$3,725,200.00
	MAJESTIC MANOR	70	\$12,434,240.00
	MEADOW RUN	1	\$354,626.50
	MYRTLEWOOD	21	\$5,539,553.00
	PARKSIDE	29	\$5,243,719.00
	PRIMLAND	85	\$18,836,240.00
	QUAIL LANDING	13	\$3,070,940.00
	RIVER OAKS	5	\$793,360.00
	RIVERSIDE AT ARBOR WALK	9	\$2,005,471.00
	ROSEWOOD	21	\$3,547,000.00
	SUMMERFIELD	5	\$867,940.00
	THE CRESCENT AT RIVER OAKS	26	\$5,221,360.00
	THE PRESERVE AT WOLF BAY	2	\$979,000.00
	THE VILLAGE AT HICKORY STREET	32	\$4,690,400.00
	1700 S. JUNIPER STREET	1	\$185,960.00
	20746 KELLER ROAD	1	\$178,653.00
	217 E. MAGNOLIA AVENUE	1	\$141,280.00
	23493 PASTORAL LANE	1	\$296,000.00
	720 S. MAPLE STREET	1	\$195,070.00
	219 W. BIRCH AVENUE LOT 2	1	\$114,084.00
	734 W. SECTION AVENUE	1	\$174,201.70
TOTAL SINGLE FAMILY:		625	\$119,848,656.20
MANUFACTURED HOMES:		16	

MULTI-FAMILY:	MAGNOLIA LANDING-	5	\$9,529,961.00
	(5 BUILDING WITH A TOTAL 120 UNITS)		
	RESERVE WEST OF FOLEY-	9	\$4,860,000.00
	(9 BUILDING WITH A TOTAL OF 54 UNITS)		
	SEA PINES AT BON SECOUR-	16	\$2,975,960.00
	(4 BUILDING WITH A TOTAL OF 16 UNITS)		
	THE TOWNES AT WYLD PALMS-	<u>10</u>	<u>\$1,503,440.00</u>
	(2 BUILDING WITH A TOTAL OF 10 UNITS)		
MULTI-FAMILY TOTAL:	(20 BUILDINGS WITH A TOTAL OF 200 UNITS)	40	\$18,869,361.00
RESIDENTIAL SUBTOTAL:		681	\$138,718,017.20
RESIDENTIAL MISCELLANEOUS:		1448	\$22,430,590.47
GRAND TOTAL RESIDENTIAL: (TOTAL OF 841 UNITS)		2129	\$161,148,607.67

COMMERCIAL

<u>NEW COMMERCIAL:</u>	PERMITS:	VALUATIONS:
ALDI	1	\$2,600,000.00
MED TRANS	1	\$190,000.00
TACO BELL	<u>1</u>	<u>\$550,000.00</u>
GRAND TOTAL NEW COMMERCIAL:	3	\$3,340,000.00

COMMERCIAL ADDITIONS & REMODELS:

ADVANCED ANIMAL CARE	1	\$5,600.00
ALABAMA TITLE LOAN	1	\$6,000.00
AMEDISYS	1	\$8,750.00
ARROW EXTERMINATORS	1	\$28,000.00
ASCEND PERFORMANCE MATERIALS, LLC	2	\$1,398,029.00
A & R LAUNDRY FACILITY	1	\$100,000.00
AVIZIO-(2 UNITS)	1	\$28,959.00
BALDWIN CHURCH OF CHRIST	1	\$15,853.16
BCP FOLEY 1, LLC	1	\$5,000.00
BRIGHT FROM THE START	1	\$24,000.00
BUFKIN APPRAISAL COMPANY	1	\$8,400.00
BUTCH COLE	1	\$25,600.00
CENTURY 21 & PERATEC-(2 UNITS)	1	\$20,000.00
CHRISTIAN SCIENCE SOCIETY	1	\$7,999.46
CITIZENS BANK	1	\$27,850.00
COASTAL SURGERY, PC	1	\$28,379.00
COCO'S	1	\$95,000.00
COLE REALTY	1	\$65,000.00
COLLINS AEROSPACE	2	\$88,851.00
COMMUNITY HOSPICE	1	\$38,000.00
COTTAGES ON THE GREENE-(CLUBHOUSE)	1	\$34,200.00
CREEKSIDE MINI GOLF-(OFFICE)	1	\$100,000.00
CUSTOM TRUCK, INC.	1	\$60,000.00
DAVID SHAFFER	1	\$54,720.00
DAYS INN	1	\$45,000.00

DIVERSACARE	1	\$45,000.00
DR. KENNETH MCLEOD	1	\$30,000.00
DR. REED	1	\$17,280.00
E.J. BUILDERS, INC.	1	\$32,000.00
EL AZADOR	1	\$4,000.00
EL DIABLO, LLC	1	\$300,000.00
FIRST BAPTIST CHURCH OF FOLEY	1	\$35,000.00
FIRST BAPTIST CHURCH OF FOLEY-(CRISIS CENTER)	1	\$20,000.00
FIRST BAPTIST CHURCH OF FOLEY-(SANCTUARY)	1	\$125,000.00
FIRST BAPTIST CHURCH OF FOLEY-(YOUTH BUILDING)	1	\$106,200.00
FIRST PRESBYTERIAN CHURCH	1	\$49,900.00
FOLEY CHURCH OF CHRIST	1	\$5,800.00
FOLEY FAMILY DENTISTRY	1	\$14,245.00
FOLEY HOLDINGS, LLC	8	\$551,000.00
FOLEY HOLDINGS, LLC-(THE ARCADE)	1	\$28,000.00
FOLEY LIQUORS	1	\$25,000.00
FOLEY VENTURE, LLC-(5 UNITS)	1	\$45,000.00
GARY FLOWERS	1	\$6,000.00
GASTROENTEROLOGIST, PC	1	\$19,550.00
GULF CHRYSLER	1	\$876,328.00
GULF LINKS-(CLUBHOUSE)	1	\$140,000.00
GULF LINKS-(MAINTENANCE BUILDING)	1	\$6,500.00
HABITAT FOR HUMANITY	1	\$15,000.00
HARDEES	1	\$14,950.00
HEALING HOUSE	1	\$85,000.00
HOLMES MEDICAL MUSEUM	1	\$500,000.00
HOME BOSS INSPECTION & ALABAMA LOAN EXPERTS & KINDRED AT HOME-(3 UNITS)	1	\$2,000.00
HOME DEPOT	1	\$300,000.00
HOME STYLE BAKERY	1	\$1,000.00
JACK BARRY	1	\$9,000.00
JENNIFER CLAIRE MOORE FOUNDATION	1	\$12,000.00
JERSEY MIKES SUBS	1	\$256,000.00
JRS ENTERPRISES, LLC-(2 UNITS)	1	\$12,800.00
KIDCO, INC.	1	\$8,000.00
LA FLACITA-(2 UNITS)	1	\$10,000.00
LEGACY SPIRITS	1	\$14,317.43
LIBERTY CHURCH	1	\$701,000.00
LIFE STORAGE	1	\$296,725.00
LISA MILLER, DMD MD	1	\$30,000.00
LUCY'S RETIRED SURFERS BAR & RESTAURANT	1	\$30,000.00
MAMA BEARS BAKERY	1	\$10,000.00
MANNING JEWELRY	1	\$10,450.00
MARGARET HOEHN	1	\$3,500.00
MCKENZIE CENTER, LLC	1	\$108,086.94
MCKENZIE STREET FLORIST	1	\$27,963.00
MEADOW RUN ESTATES-(CLUBHOUSE)	3	\$202,002.00
MIKE MCCONNELL, INC.	1	\$7,000.00
MOBAM, LLC	1	\$10,000.00
MURDER CREEK DISTILLERY	1	\$485,000.00
NARO AUDIOLOGY & HEARING SOLUTION	1	\$24,269.25
NATIONWIDE INSURANCE	1	\$7,296.69
NATIVE TREASURES	1	\$195,000.00
NEIGHBORHOOD	1	\$35,000.00
OUR COFFEE	1	\$6,000.00

ORAL & MAXILLOFACIAL SURGERY ASSOCIATES	1	\$10,000.00
PALM BEACH TAN	1	\$138,000.00
PARK AVENUE CONDOMINIUMS-(CLUBHOUSE)	1	\$6,600.00
PARK AVENUE CONDOMINIUMS-(GAZEBO)	1	\$3,600.00
PARK AVENUE CONDOMINIUMS-(MAIL KIOSK)	1	\$2,900.00
PARK AVENUE CONDOMINIUMS-(MAINTENANCE BUILDING)	1	\$4,550.00
POKE BOWL SUSHI BURRITOS, LLC	1	\$12,000.00
POP SHELF	1	\$230,000.00
PROFESSIONAL CENTER, LLC	1	\$3,000.00
REHABILITATION HEALTH-(2 UNITS)	1	\$265,000.00
RIGHT AT HOME	1	\$45,093.54
RIVERA DENTAL	1	\$20,650.00
RUM ISLAND	1	\$140,000.00
SAFETY COATINGS	1	\$295,000.00
SASSY BASS	1	\$35,000.00
SAVANNAH PARK APARTMENTS-(CLUBHOUSE)	1	\$7,600.00
SCOTT CURTIS	1	\$14,000.00
SEA PINES AT BON SECOUR-(CLUBHOUSE)	1	\$12,000.00
SHELL STATION	1	\$114,856.00
SHRIMP BASKET	1	\$17,500.00
SLEEP DISORDER CENTER	1	\$14,000.00
SOUTH BALDWIN HEALTH CENTER	1	\$76,275.00
SOUTH BALDWIN MEDICAL GROUP OB & GYN	1	\$900,000.00
SOUTH BALDWIN MEDICAL GROUP SPECIALSTS	1	\$9,250.00
SOUTH POINTE APARTMENTS-(POOL HOUSE)	1	\$28,287.00
SOUTHERN ROOTS	1	\$7,325.00
ST. PAUL'S LUTHERAN CHURCH	2	\$256,395.48
SUPER 8	1	\$48,000.00
TACO FIESTA	1	\$4,500.00
TEN COOK, LLC	1	\$1,793.00
THE COPPER KETTLE COTTAGE	1	\$12,000.00
THE GIFT HORSE ANTIQUE SHOP	1	\$45,000.00
THE GIFT HORSE SHOP	1	\$500.00
TINA BURDINE-(2 UNITS)	1	\$14,480.00
TITLE LOAN	1	\$8,500.00
TOM FLOWERS-MEYERS WAREHOUSE	1	\$127,450.00
TRADITIONAL VALUES CLEANING SERVICES	1	\$24,500.00
TRUSTMARK BANK	1	\$26,629.00
VOLUNTEERS OF AMERICA SOUTH	1	\$9,400.00
VULCAN, INC.	2	\$376,200.00
WALMART	1	\$926,759.96
WARREN AVERT	1	\$83,000.00
WAYNE TRAWICK	1	\$16,256.00
WOERNER COMPANIES	1	\$44,890.00
WOMENS IMAGING SPECIALIST	1	\$150,000.00
WYLD PALMS CONDO ASSOCIATION-(CLUBHOUSE)	1	\$9,800.00
YABBA SNACK SHACK	1	\$16,500.00
YMCA OF SOUTH ALABAMA, INC.	1	\$1,208,408.00
SUBTOTAL:	140	\$14,053,801.91

TANGER OUTLET CENTER:

AERIE	1	\$392,000.00
REEBOK	1	\$50,000.00
STARBUCKS	1	\$175,108.00
TANGER OUTLET CENTER	11	\$2,816,600.00

TORRID	<u>1</u>	<u>\$150,000.00</u>
TANGER OUTLET CENTER SUBTOTAL:	15	\$3,583,708.00
<u>GRAND TOTAL COMMERCIAL ADDITIONS & REMODELS:</u>	155	\$17,637,509.91
<u>COMMERCIAL MISCELLANEOUS:</u>	60	\$311,350.00
<u>TANGER OUTLET CENTER-COMMERCIAL MISCELLANEOUS:</u>	<u>6</u>	
<u>GRAND TOTAL COMMERCIAL MISCELLANEOUS:</u>	66	\$311,350.00
<u>SIGNS:</u>	56	\$511,397.04
<u>TANGER OUTLET CENTER-SIGNS:</u>	<u>5</u>	<u>\$20,527.00</u>
<u>GRAND TOTAL SIGNS:</u>	61	\$531,924.04
<u>GRAND TOTAL COMMERCIAL:</u>	285	\$21,820,783.95

PUBLIC PROJECTS

	PERMITS:	VALUATIONS:
<u>COMMERCIAL ADDITIONS & REMODELS-(PUBLIC PROJECTS):</u>		
FOLEY AIRPORT-(OFFICE)	1	\$2,800.00
GRAND TOTAL COMMERCIAL-(PUBLIC PROJECTS)	1	\$2,800.00
GRAND TOTAL COMMERCIAL & PUBLIC PROJECTS:	286	\$21,823,583.95
ELECTRICAL, MECHANICAL & PLUMBING PERMITS:	2,875	\$6,640,915.33
ELECTRICAL, MECHANICAL & PLUMBING PERMITS- (PUBLIC PROJECTS):	<u>1</u>	
GRAND TOTAL-ELECTRICAL, MECHANICAL & PLUMBING PERMITS-	2,876	\$6,640,915.33
GRAND TOTAL COMMERCIAL & RESIDENTIAL & PUBLIC PROJECTS:	5,291	\$189,613,106.95

NAME:	LOCATION:
NEW TENANT/EXISTING BUILDINGS:	
AGAPE JUICES, LLC	3782 S. MCKENZIE STREET
ALABAMAS ORIGINAL BLUE LINE BBQ, LLC	22394 MIFLIN ROAD SUITES 306, 307, 308
ALDI	130 E. PRIDE BOULEVARD
A & R LAUNDRY FACILITY	811 S. MCKENZIE STREET

ASPEN CONTRACTING, INC.	8097 STATE HIGHWAY 59 SUITE C
BALDWIN PRINTS, LLC	3840 S. MCKENZIE STREET
BALDWIN PRINTS, LLC	213 9TH AVENUE
BONWORTH	1190 S. MCKENZIE STREET
CACTUS CANTINA	1605 S. MCKENZIE STREET
CAMELLIA DERMATOLOGY	1851 N. MCKENZIE STREET SUITE 104
CENTRAL BAIL BONDS OF ALABAMA	314 E. LAUREL AVENUE SUITE 4
CHARTER LANDING, INC.	15460 BUCOLIC LANE
COASTAL ALABAMA INFECTIOUS DISEASE	1851 N. MCKENZIE STREET SUITE 207
COCO'S	101-D S. OWA BOULEVARD
COLE REALTY	8158 STATE HIGHWAY 59 SUITE 103
COMMUNITY HOSPICE	1450 N. MCKENZIE STREET
CONSTANT ASPHALT	1021 N. HICKORY STREET
CUSTOM TRUCK, INC.	3420 S. MCKENZIE STREET
DAVID LATIN BARBERSHOP	3840 S. MCKENZIE STREET
DECKS & DOCKS LUMBER COMPANY, INC.	10062 TONY DRIVE
ED WADE PAINTING	22394 MIFLIN ROAD SUITE 102
EL AZADOR	740 W. LAUREL AVENUE
EL DIABLO, LLC	104-A S. OWA BOULEVARD
EL MARIACHI HONDURENO	201 E. MICHIGAN AVENUE SUITE 105
ELEGANCE BARBERSHOP, LLC	209 9TH AVENUE
EMERGINING MARKETS CONSULTING, LLC	640 N. MCKENZIE STREET SUITE 350
ENRG-IV	620 N. MCKENZIE STREET SUITE 200
FLORERIA ESTELLA DEL MAR	906 N. MCKENZIE STREET
FOLEY CIGAR COMPANY	1013 N. MCKENZIE STREET
FOLEY LIQUORS	3814 S. MCKENZIE STREET
FOLEY VAPES	15397 STATE HIGHWAY 59 SUITE 3-A
GULF COAST UPHOLSTERY & ALTERATIONS, LLC	8463 STATE HIGHWAY 59
GULF COAST WEIGHT LOSS & WELLNESS, LLC	105 W. CAMPHOR AVENUE SUITE B
GULF SHORES SLINGSHOT RENTALS	8605-A STATE HIGHWAY 59
HEALING HOUSE	350 N. ALSTON STREET
JERSEY MIKES SUBS	2070 S. MCKENZIE STREET
L & J BARBERSHOP MULTICULTURAL	1103 N. MCKENZIE STREET SUITE 1
LEGACY SPIRITS	2478 S. MCKENZIE STREET
LISA MILLER ORAL FACIAL SURGERY	301 W. LAUREL AVENUE
LOTUS LASHES	1313 S. COMMERCIAL DRIVE SUITE 204-A
MAMA BEARS BAKERY	116 W. LAUREL AVENUE
MURDER CREEK DISTILLERY	102-A S. OWA BOULEVARD
NATIVE TREASURES	200-D N. OWA BOULEVARD
OCEANIC VAPORS	3864 S. MCKENZIE STREET
PINKS INK TATTOO PARLOR	1917 S. MCKENZIE STREET
POKE BOWL SUSHI BURRITOS, LLC	2656 S. MCKENZIE STREET
REHABILITATION HEALTH	22394 MIFLIN ROAD SUITES 103, 104
RUM ISLAND	201 N. OWA BOULEVARD
SAVANT LEARNING SYSTEMS DBA VIRTUAL ACADEMY	7801 STATE HIGHWAY 59 SUITE E
SHEER ELEGANCE	724 W. LAUREL AVENUE
SLINGSHOT RENTAL	8605-A STATE HIGHWAY 59
SOUTH BALDWIN MEDICAL GROUP SPECIALISTS	1711 N. MCKENZIE STREET SUITE 102

STUDIO BLISS HAIR SALON
SUNFLOWER CREPES, LLC
THE COPPER KETTLE COTTAGE
THE GREAT S ELECTRICAL SERVICE, INC.
THE ORTHOPAEDIC GROUP, LLC
TITOS BARBERSHOP
TRES JOLIE SALON LOFTS
UNIK CABINETS
VIBRATIONS YOGA
WARRIOR FITNESS
WAVES ASSOCIATION MANAGEMENT
WOMENS IMAGING SPECIALIST

211 N. CEDAR STREET
2470 S. MCKENZIE STREET
202 W. MYRTLE AVENUE
224 W. LAUREL AVENUE
3790 S. MCKENZIE STREET
8388 STATE HIGHWAY 59 SUITE 2
8154 STATE HIGHWAY 59 SUITE 208
3786 S. MCKENZIE STREET
321 S. ALSTON STREET
640 N. MCKENZIE STREET SUITE 250
7801 STATE HIGHWAY 59 SUITE C
2508 S. MCKENZIE STREET

TANGER OUTLET CENTER:

ALL THE HYPE, LLC
BEACHLIFE FITNESS
BELLA GRACE GIFTS
BODY TUNE PLUS
POLKA DOT PONY
THE LOST MAGNOLIA, LLC
THE PEARL GALLERIA
THE UNIFORM OUTLET
TORRID
TREE OF LIFE WELLNESS, LLC
YOU & ME CLOTHING CO.

2601 S. MCKENZIE STREET SUITE 324
2601 S. MCKENZIE STREET SUITE 186
2601 S. MCKENZIE STREET SUITE 440
2601 S. MCKENZIE STREET SUITE 484
2601 S. MCKENZIE STREET SUITE 190
2601 S. MCKENZIE STREET SUITE 448
2601 S. MCKENZIE STREET SUITE 166
2601 S. MCKENZIE STREET SUITE 476
2601 S. MCKENZIE STREET SUITE 402
2601 S. MCKENZIE STREET SUITE 484
2601 S. MCKENZIE STREET SUITE 224

TOTAL NEW TENANTS: 75

COMPILED BY: PATSY BENTON

CITY OF FOLEY

NUMBER OF RESIDENTIAL UNITS PERMITTED

2020 FISCAL YEAR - (OCTOBER 1, 2019 - SEPTEMBER 30, 2020)

2021 FISCAL YEAR - (OCTOBER 1, 2020 - SEPTEMBER 30, 2021)

YEAR:	SINGLE FAMILY:	DUPLEX:	MULTI FAMILY:	TOTAL:
2020	571	2	60	633
2021	625	0	200	825

COMPILED BY: PATSY BENTON

CITY OF FOLEY FISCAL YEAR REPORT

2020 FISCAL YEAR - (OCTOBER 1, 2019 - SEPTEMBER 30, 2020)

2021 FISCAL YEAR - (OCTOBER 1, 2020 - SEPTEMBER 30, 2021)

	VALUATIONS		FEES COLLECTED		PERMITS		INSPECTIONS	
	2020	2021	2020	2021	2020	2021	2020	2021
OCTOBER	\$15,868,135.98	\$26,365,196.87	\$164,138.00	\$286,322.00	348	783	1,274	1,470
NOVEMBER	\$3,927,200.82	\$15,132,932.78	\$56,396.00	\$156,629.00	214	507	1,171	1,626
DECEMBER	\$11,538,090.21	\$17,950,289.30	\$119,507.00	\$188,543.50	257	592	1,142	1,570
JANUARY	\$13,888,131.06	\$12,441,689.23	\$129,679.00	\$139,127.00	292	442	1,445	1,556
FEBRUARY	\$10,499,435.72	\$17,298,346.48	\$99,214.50	\$173,887.00	292	519	1,298	1,720
MARCH	\$14,009,675.16	\$14,315,517.36	\$141,294.50	\$179,911.00	341	456	1,634	2,173
APRIL	\$16,860,262.57	\$24,467,440.92	\$176,403.00	\$192,948.00	334	458	1,517	1,834
MAY	\$15,094,538.97	\$10,519,059.26	\$119,653.00	\$126,380.00	328	321	1,265	1,634
JUNE	\$25,459,072.61	\$12,350,457.50	\$210,005.50	\$133,652.00	402	323	1,496	1,517
JULY	\$10,595,080.07	\$13,911,420.64	\$112,054.50	\$140,127.50	296	329	1,541	1,217
AUGUST	\$16,881,988.12	\$13,699,641.51	\$157,753.00	\$169,018.00	365	321	1,448	1,498
SEPTEMBER	\$5,301,883.47	\$11,161,115.10	\$69,384.50	\$97,732.00	242	240	753	1,351
TOTAL:	\$159,923,494.76	\$189,613,106.95	\$1,555,482.50	\$1,984,277.00	3,711	5,291	15,984	19,166

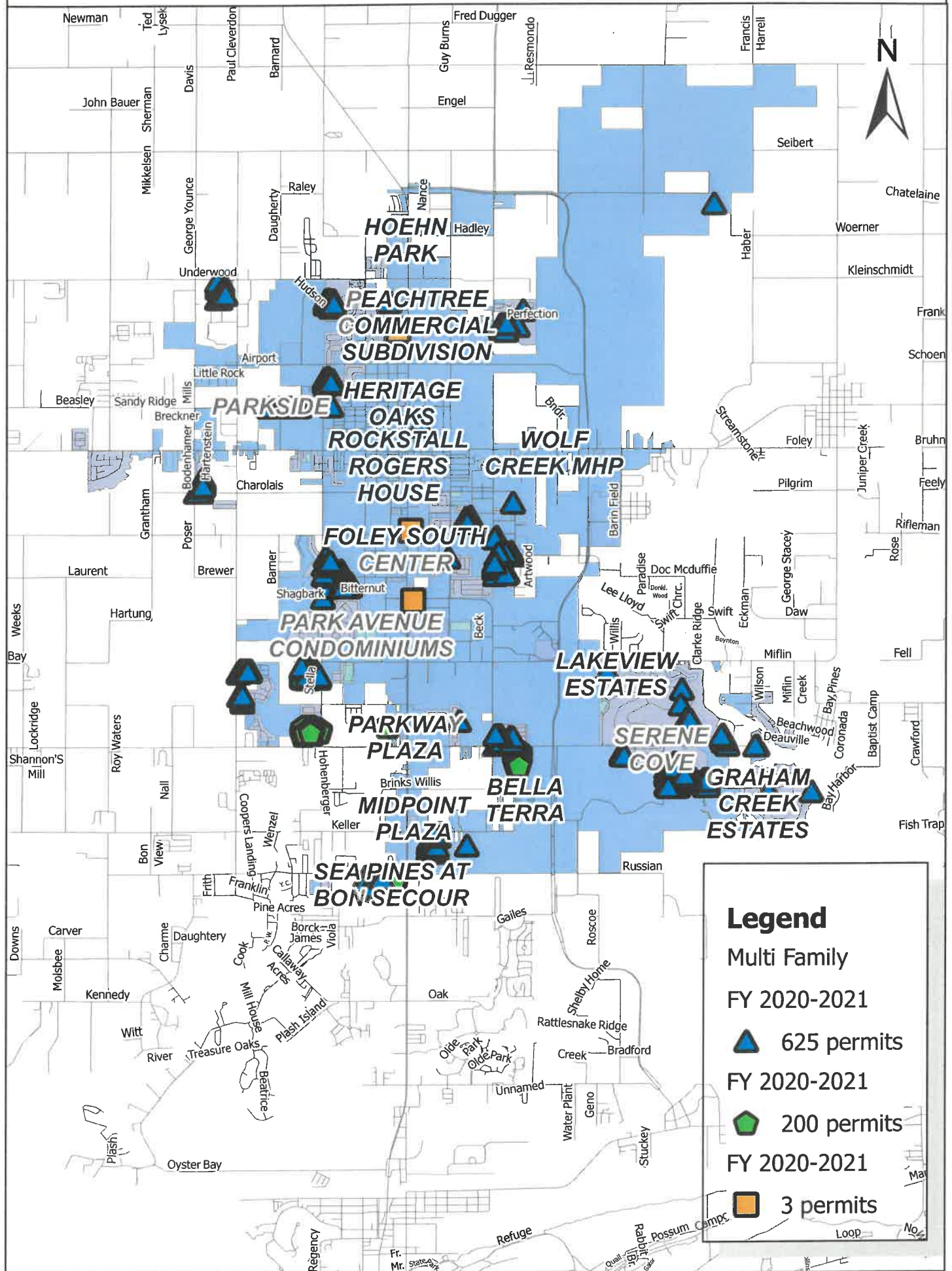
COMPILED BY: PATSY BENTON

CITY OF FOLEY

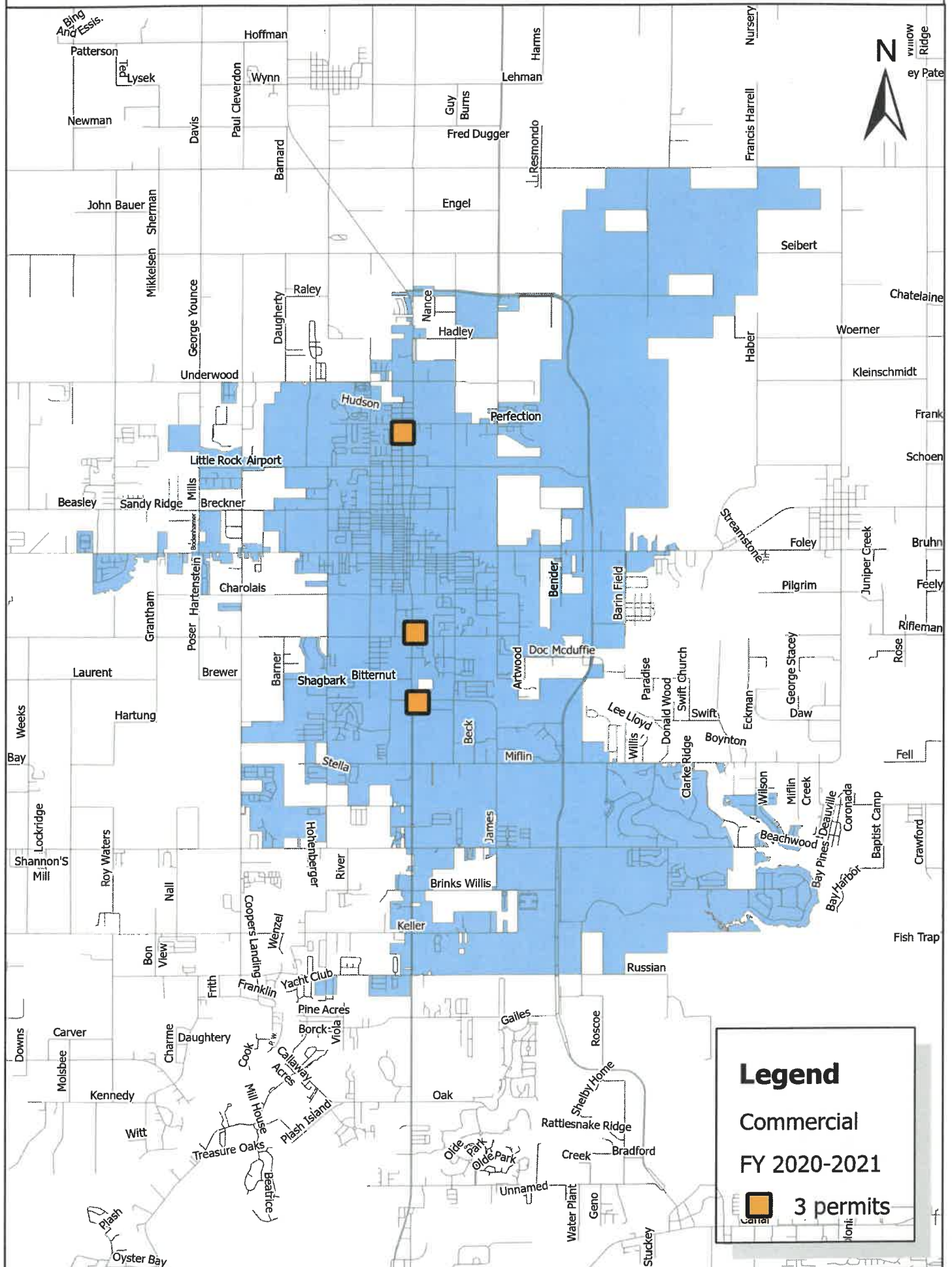
CDD 10 YEAR COMPARISON

<u>FISCAL YEAR</u>	<u>VALUATIONS</u>	<u>FEES COLLECTED</u>	<u>PERMITS</u>	<u>INSPECTIONS</u>	<u>SINGLE FAMILY RESIDENTIAL</u>
FY 2010_2011	\$15,284,817.00	\$179,813.00	877	2,827	55
FY 2011_2012	\$28,603,025.00	\$292,142.00	1,024	3,824	84
FY 2012_2013	\$34,429,227.00	\$373,505.00	1,441	5,296	150
FY 2013_2014	\$46,940,710.00	\$473,479.00	1,479	5,971	164
FY 2014_2015	\$39,732,939.00	\$387,325.00	1,433	6,322	148
FY 2015_2016	\$55,809,640.00	\$625,542.00	1,947	8,064	235
FY 2016_2017 (OWA)	\$150,572,520.00	\$1,187,789.00	2,402	10,137	261
FY 2017_2018	\$146,194,745.00	\$1,322,801.00	2,416	10,232	270
FY 2018_2019	\$109,379,355.00	\$1,080,855.00	2,406	10,565	256
FY 2019_2020	\$159,923,495.00	\$1,555,483.00	3,711	15,984	571
FY 2020_2021	\$189,613,107.00	\$1,984,277.00	5,291	19,166	625

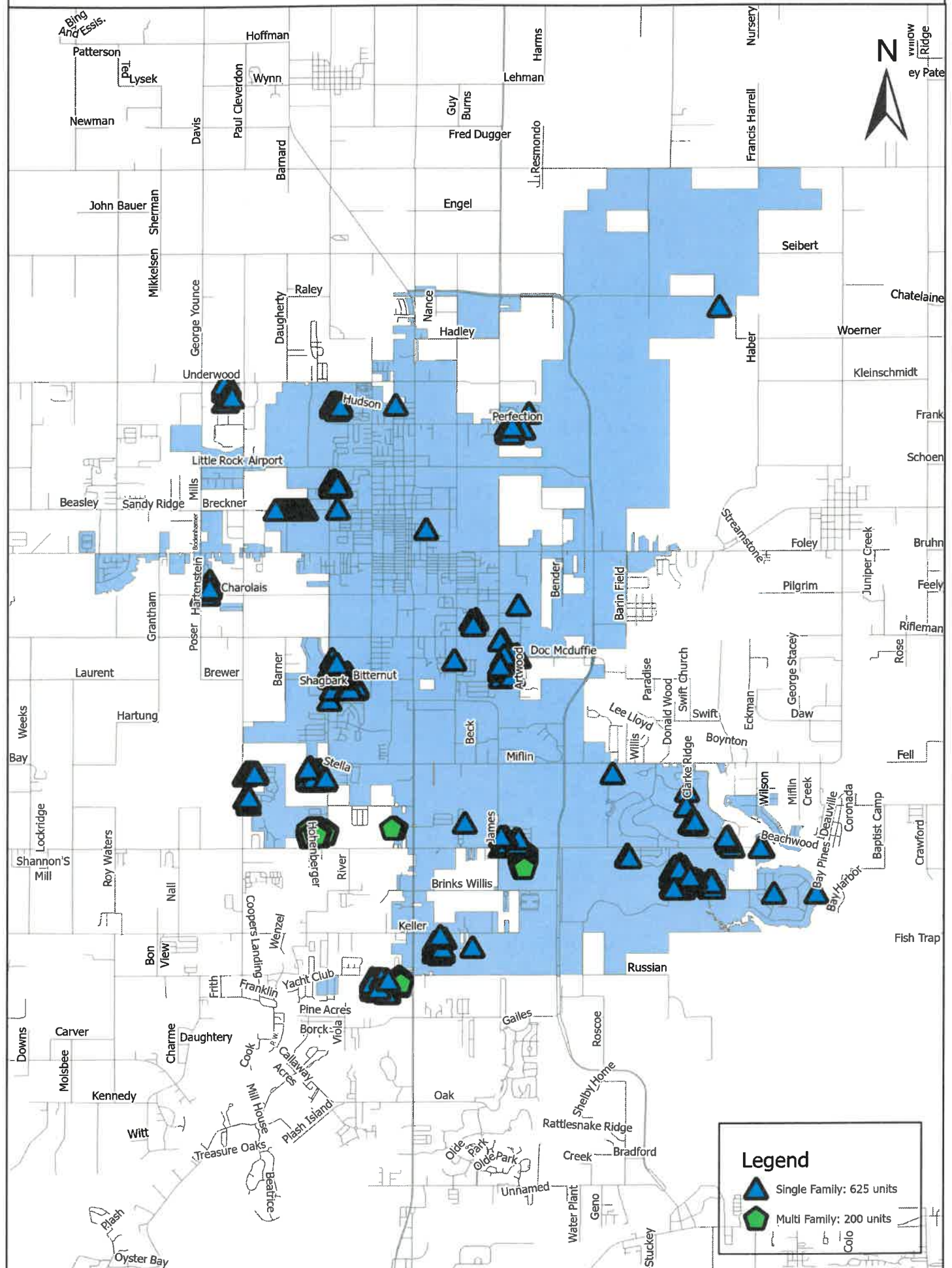
New Structures Permitted in FY 2020-2021



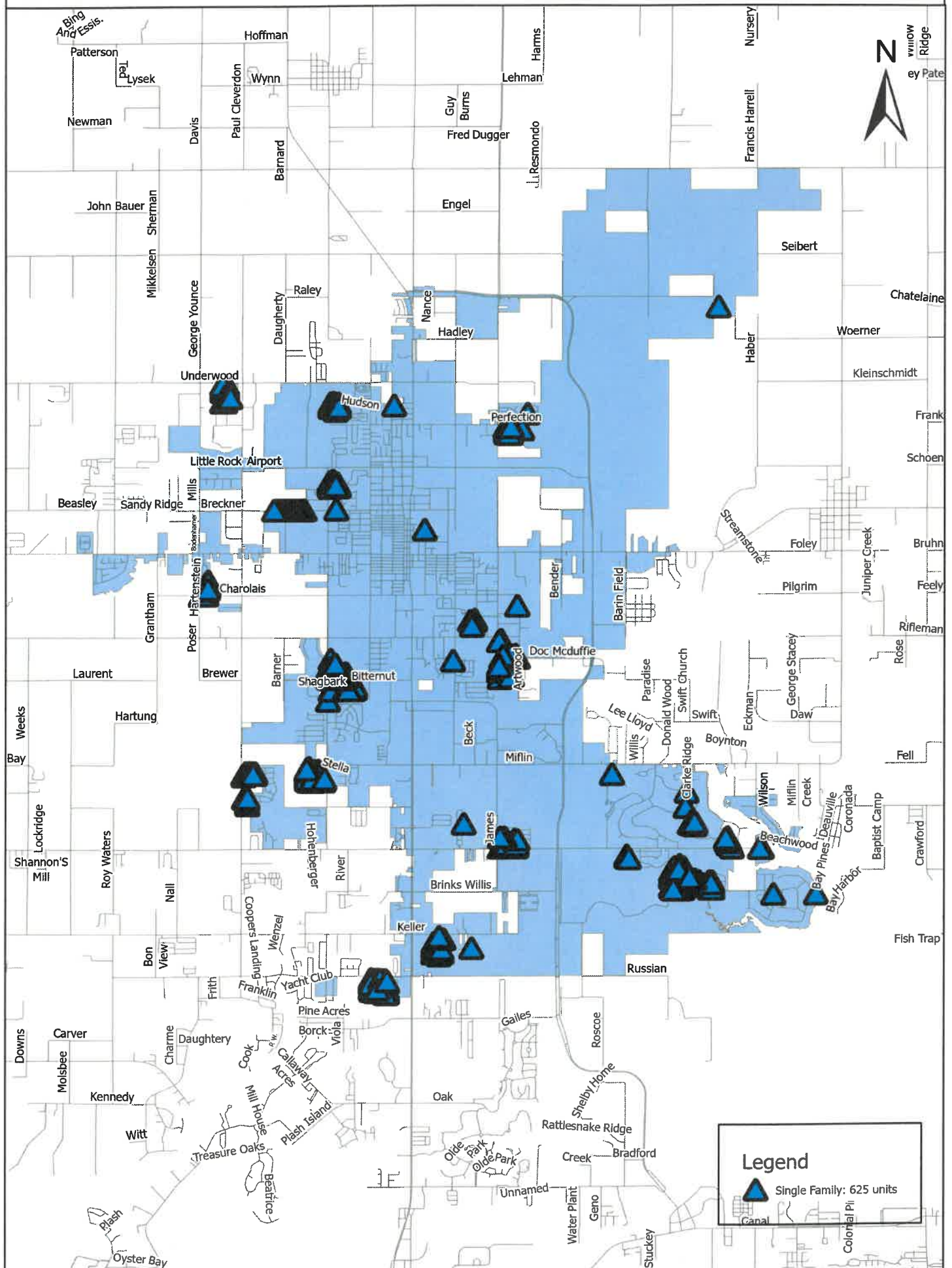
New Commercial Structures Permitted in FY 2020-2021



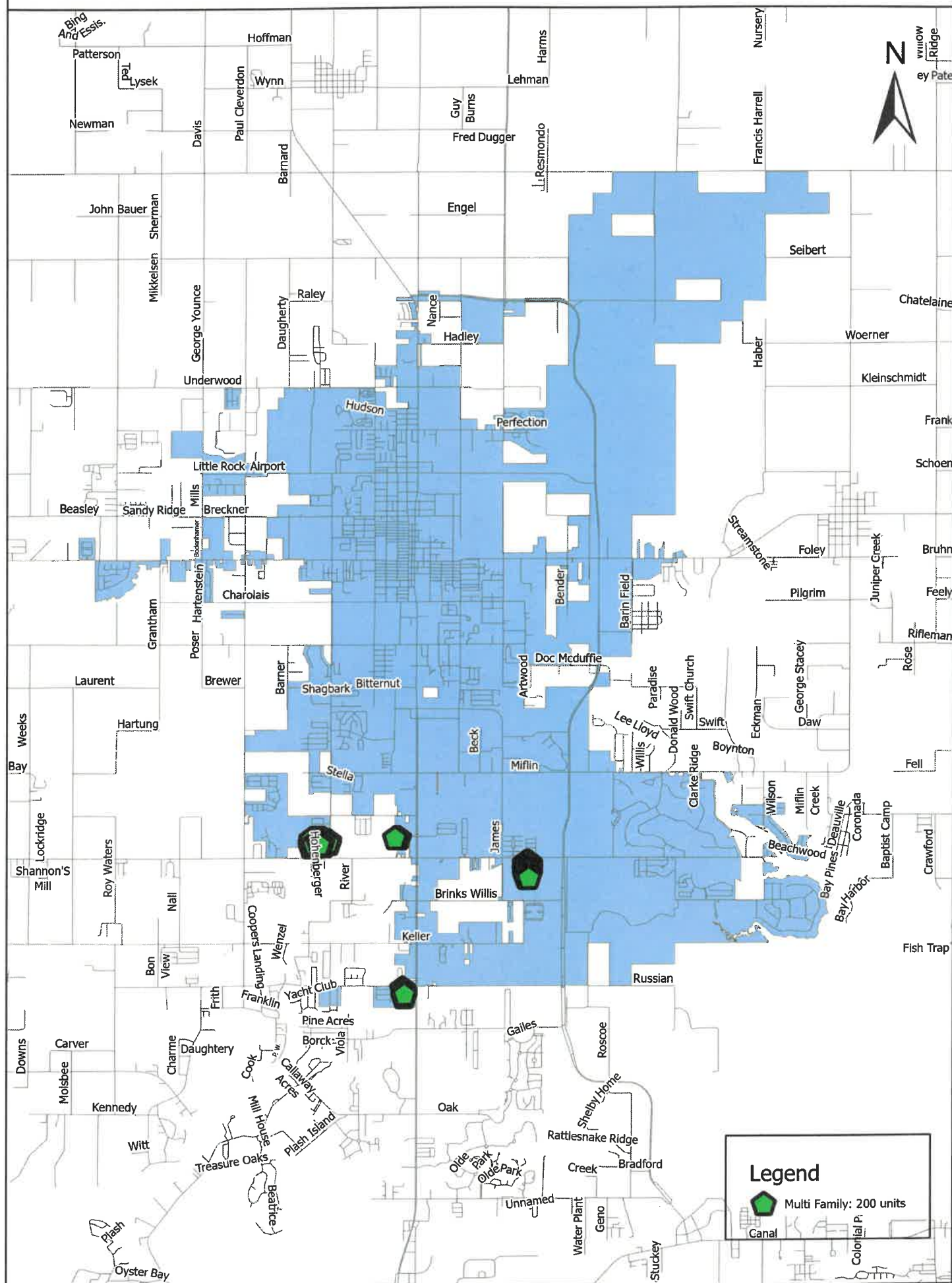
New Residential Structures Permitted in FY 2020-2021



New Single Family Structures Permitted in FY 2020-2021



New Multi Family Structures Permitted in FY 2020-2021



FY

October 2020-September 2021

	<u>INSPECTIONS:</u>	<u>CITY PROJECTS:</u>	<u>GRAND TOTAL:</u>
CHUCK:	554	0	554
DOUG:	3,780	0	3,780
NATHAN:	4,542	0	4,542
CONNIE:	1,002	0	1,002
TRAVIS:	4,622	0	4,622
CLAUDE:	2,533	0	2,533
GENE:	2,085	0	2,085
THIRD PARTY:	48	0	48
TOTAL:	19,166	0	19,166

<u>PLAN REVIEWS:</u>	<u>COMMERCIAL</u>	<u>RESIDENTIAL</u>	<u>CITY PROJECT</u>
CHUCK:	16	6	0
DOUG:	9	89	0
NATHAN:	4	118	0
CONNIE:	4	33	0
TRAVIS:	0	129	0
CLAUDE:	26	166	0
GENE:	0	61	0

	<u>PERMIT ISSUED:</u>	<u>CITY PROJECTS:</u>
CHUCK:	623	2
DOUG:	606	0
DEBORAH:	4	0
ERIC:	4	0
NATHAN:	801	0
CONNIE:	344	0
TRAVIS:	605	0
CLAUDE:	698	0
GENE:	187	0
MIRIAM/PATSY:	1,313	0

2020/2021 FISCAL YEAR ANNUAL REPORT
COMMUNITY DEVELOPMENT DEPARTMENT

TRAINING:

- AL Association of Floodplain Managers Fall Conference - Chuck, Doug & Miriam
- The New FEMA BRIC Program & Building Codes Webinar - Miriam
- Hazard Mitigation Assistance Cost Share Webinar – Miriam
- SW Quad Comp Plan Update Steering Committee Meeting - Melissa & Miriam
- Fairhope Historic Preservation Presentation - Miriam
- SDE Tool Workshop - Nathan, Travis & Chuck
- Scoping Meeting with EMA - Chuck
- AL/MS Annual Planning Conference (Virtual) - Miriam
- 2020 Sector Mobile Area Committee Meeting - Travis & Chuck
- AAFM Conference Call - Chuck
- Gulf TREE - Miriam
- ALAPA Executive Committee Meeting (Miriam – Gulf Coast Section Rep)
- ALAPA Virtual Luncheon – The Singing River Trail (Miriam – Gulf Coast Section Rep)
- Magnolia School Career Day Presentation (Miriam)
- SW Quad Comp Plan Committee Meeting (Melissa & Miriam)
- How to Quantify Flood Risk: an Open Source Hazus Walkthrough Webinar (Miriam)
- CRS Webinar – Chuck
- NENA Standards: Address Points & Boundaries – Miriam
- AAFM Spring Conference – Chuck & Doug
- Implementing Statewide NG9-1-1 GIS: The Alabama Approach – Miriam
- Understanding the Impacts of a 3-Business Day Turnaround for NG9-1-1 - Miriam
- NENA Standards: Address Points & Boundaries - Miriam
- The Alabama Gulf Coast Chapter of ICC – Code Official Round Table – Chuck & Inspectors
- Assessing the Impacts of FORTIFIED Standards on Coastal Resilience – Miriam, Chuck, Inspectors
- Gulf Housing Committee Meeting - Miriam
- PLAN Meeting – TOPIC – Floodwise – Melissa, Amanda & Miriam
- FEMAs New Disaster Recovery Grant Program Webinar - Chuck
- SW Quad Comp Plan Update Open House – Miriam
- Lunch & Learn Webinar with Your Town – Miriam
- ACE Greening Your Community Workshop – Miriam
- Foley Flood Disaster Plan Meeting – Chuck & Miriam
- Active & Passive Flood-proofing for Non-Residential Buildings in Special Flood Hazard Areas - Chuck

- ALAPA Executive Committee 2nd Quarter Virtual Meeting – Miriam
- Economic Impact of Expanding Passenger Rail – Miriam
- PLAN Meeting – TOPIC – Baldwin County 911: GIS/Addressing Technology – Melissa, Amanda & Miriam
- Main Street Downtown Design Boot Camp – Miriam
- Main Street Downtown Design Boot Camp – Miriam
- NE Quad Comp Plan Update Committee Meeting – Melissa & Miriam
- Main Street Downtown Design Boot Camp – Miriam
- Risk Rating 2.0: Equity in Action - Miriam
- PLAN Meeting – TOPIC – Baldwin County - Update on SB107 / Act 2021-297 & Subdivision Regulation Amendments – Melissa, Amanda & Miriam
- NE Quad Comp Plan Update Committee Meeting – Melissa & Miriam
- NE Quad Comp Plan Open House
- PLAN Meeting – TOPIC – Baldwin County – Master Plan – Melissa, Amanda & Miriam
- FP04 - Floodplain Design, Construction, and Impacts on Flood Insurance - Chuck

MEETINGS:

Meetings with Developers, Engineers, etc. on Various Projects = 98

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.

GRANTS:

AL Historical Commission – CLG Grant – Discovering Downtown Booklet / Distrix App

AL Department of Conservation & Natural Resources - SW Quad Comp Plan Update

AL Department of Conservation & Natural Resources - NE Quad Comp Plan Update

AL Historical Commission – CLG Grant – Staffing

AL Department of Conservation & Natural Resources - NW Quad Comp Plan Update

PLAN LOWER AL NOW (PLAN) Meetings FY 2020/21

(Meetings delayed due to COVID concerns)

JUNE 2021:

SPEAKER:

Teal Harrison – Adaptation International:

Floodwise Communities



Teal Harrison is a Climate Resilience Specialist specialized in coastal science, flood resilience and community engagement. An advocate for equitable climate change adaptation, she currently works with communities in the Gulf Coast Region to assess climate risk and proactively plan for future storms, floods, and coastal hazards. In past roles, Teal has worked in advocacy, outreach, and research capacities on nature-based flood mitigation, equitable disaster recovery, nonpoint source pollution, watershed stewardship, and coastal ecology. She is trained in both social and environmental science and holds a B.A. in Behavioral Biology from Johns Hopkins University and a M.S. in Ecology and Evolutionary Biology from the University of Michigan.

JULY 2021:

SPEAKER:

Scott Warner – Baldwin County 9-1-1: GIS/Addressing Technology

Scott Warner received his B.S. in Geography with a concentration in Geographic Information Systems (GIS) from Texas State University. He has been in the 9-1-1/Emergency Management and GIS fields for over 15 years and is a certified Geographic Information Systems Professional. He is also a certified Florida Professional Emergency Manager.

He started with Baldwin County 9-1-1 in January 2020. In this short time his staff and him have converted all the GIS data into the recommended NENA NexGen 9-1-1 schema. Moved the addressing process into a complete GIS based workflow while scanning in over 3,000 mylar maps and have added nearly 15,000 address points to the address point data.

Scott is a member of URISA, GISAA, NENA and the Alabama GIS Emergency Response Team and has worked multiple incidents from ice storms to hurricanes. Most notably Hurricanes Michael, Sally, Irma, Matthew, Flooding in Escambia County (FL), and the Deep Water Horizon Oil Spill.

AUGUST 2021:

PRESENTATION:

Baldwin County - Update on SB107 / Act 2021-297 & Subdivision Regulation Amendments

Matthew Brown Bio:

Matthew is an Alabama licensed attorney and professional engineer, and currently serves as the Planning Director for the Baldwin County Commission. While with the County Commission, Matthew has also served as the Preconstruction Manager (over highway design and ROW acquisition), Director of Transportation (over County public transit), and MPO Coordinator (supporting transportation planning). Prior to his work with the County, Matthew practiced law and engineering with private sector firms. Matthew previously represented South Alabama as a member on the Alabama State Board of Education. Matthew and his wife, Sarah, live in Fairhope with their five children. During his free time Matthew enjoys spending time with his family, serving in the church, working outdoors, and reading.

SEPTEMBER 2021:

PRESENTATION:

Baldwin County Master Plan

Matthew Brown Bio:

Matthew is an Alabama licensed attorney and professional engineer, and currently serves as the Planning Director for the Baldwin County Commission. While with the County Commission, Matthew has also served as the Preconstruction Manager (over highway design and ROW acquisition), Director of Transportation (over County public transit), and MPO Coordinator (supporting transportation planning). Prior to his work with the County, Matthew practiced law and engineering with private sector firms. Matthew previously represented South Alabama as a member on the Alabama State Board of Education. Matthew and his wife, Sarah, live in Fairhope with their five children. During his free time Matthew enjoys spending time with his family, serving in the church, working outdoors, and reading.

**Permits & Business License Pre Approvals
FY October 1, 2020 – September 30, 2021**

Permits- 361

Plan Reviews- 573

Exempt Permits- 107

Business License Pre Approvals- 147

Board of Adjustment and Appeals
October 1, 2020 to September 30, 2021

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Amy Carolyn Mauldin Urquhart	VAR	3420 S. McKenzie St.	10/12/2020	Approved	Front yard setback and off street commercial parking spaces in a B-1A zone
LaBaron Nichols	VAR	E. of S. Pecan St. and N. of E. Azalea Ave.	10/12/2020	Approved	Change a commercial duplex to a residential duplex and exceed density in a R-4 zone
J. Kent Trione	VAR	9265 Bay Point Dr.	10/12/2020	Approved	Accessory structures shall be at least 10' from any habitable structure in a R-1R zone
Daniel & Anna Hewitt	VAR	23292 Dundee Cir.	10/12/2020	Approved	Accessory structures shall be at least 10' from any habitable structure in a PUD zone
Aaron Daniels	VAR	217 E. Magnolia Ave.	10/12/2020	Approved	Front and side yard setback in a M-1 zone
Ashley Golden	VAR	501 S. Pecan St.	11/9/2020	Approved	Exceed the number of units per lot in a R-4 zone
Onwar Barnett	VAR	412 9th Ave.	11/9/2020	Approved	Minimum lot area and lot width in a R-1A zone
B. Craig Johnson	UPA	E. of S. McKenzie St. and S. of E. Sunflower Ave.	12/14/2020	Approved	Large Laundry in a B-1A zone
Geanette Brooks	UPA	702 S. Maple St.	12/14/2020	Approved	Accessory dwelling unit in a R-4 zone
Adria & Kenneth Roberson	VAR	9055 Eagle Ln.	12/14/2020	Approved	Accessory structures shall be at least 10' from any habitable structure in a PUD zone
Ron Bordelon/Murphy USA	VAR	2180 S. McKenzie St.	12/14/2020	Approved	Rear yard setback in a B-1A zone
Ryan Watt/ DR Horton	VAR	22927 Lieutenant Ave.	12/14/2020	Approved	Rear yard setback in a PUD zone.

Board of Adjustment and Appeals
October 1, 2020 to September 30, 2021

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Thomas Benson	VAR	510 N. Alston St.	1/11/2021	Denied	Accessory structure to be allowed on a separate lot from primary structure
Margaret Hoehn	VAR	14809 State Hwy. 59	1/11/2021	Approved	Mobile/manufactured dwelling in a B-1A zone
Mark Jones	VAR	1104 Longleaf St.	2/8/2021	Approved	8' fence height in rear yard
New Life in Christ Church	VAR	102 E. Berry Ave	3/8/2021	Approved	15' cross to be erected in a front yard in a B-1A zone
DSLH Homes	VAR	900 Dalton Cir	3/8/2021	Approved	Rear yard setback in a R-1C zone
David Milly	VAR	22219 US Hwy 98	3/8/2021	Approved	Multiple ground signs for a multi tenant development in a B-3 zone
South Point Homes LLC	VAR	165, 197, 217 Summerfield Dr.	3/8/2021	Approved	Rear and side yard setback in a R-1C zone
Mickey & Paula Mahon	VAR	990 Gibson Ct	4/12/2021	Approved	Accessory structures shall be at least 10' from any habitable structure in a PUD zone
Romero Gomez	UPA	SE corner of Breckner Rd. and Bodenhamer Rd.	4/12/2021	Approved	Mobile/manufactured dwelling in a AO zone
Romero Gomez	UPA	12896 & 12890 Bodenhamer Rd.	4/12/2021	Approved	Mobile/manufactured dwelling in a AO zone
Riviera Utilities	UPA	22271 County Rd. 12	5/10/2021	Approved	Water well, plant and storage facility for public utilities in a B-1A zone
Thomas & Martha Lampella	VAR	8557 Bronze Ln	5/10/2021	Approved	Rear yard setback in a PUD zone.

Board of Adjustment and Appeals
October 1, 2020 to September 30, 2021

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Anchor Point Church	VAR	20511 County Rd. 12	5/10/2021	Approved	Wall signs in a AO zone
DC Home Services	VAR	203 Myrtle Ct.	5/10/2021	Approved	8' fence, privacy screen, and accessory structure 5' from any habitable structure on the same lot
John & Sally Grace	VAR	207 W Rose Ave.	6/14/2021	Approved	Residential use in a PO zone
Ron Bordelon/Murphy's Oil	VAR	2180 S. McKenzie St.	6/14/2021	Approved	Front yard setback in a B-1A zone
David Kaiser	UPA	402 N. McKenzie St.	6/14/2021	Approved	Automobile Repair (minor) in a B-1 zone
LaBaron Nichols	VAR	721 S. Maple St.	6/14/2021	Carried Over	Class 3 Club or Lodge in a R-4 zone
Equality Builders/Randy McKinney	UPA & VAR	W of State Hwy. 59, S of Brinks Willis Rd.	6/14/2021	Approved	RV/Boat Storage & front yard setback in a B-1A zone
Henry Sobierajski	VAR	24135 Montesino Ln.	7/12/2021	Approved	Accessory structures shall be at least 10' from any habitable structure in a R-1R zone
Eddie Sue Winter	VAR & UPA	316 W. Orchid Ave.	7/12/2021	Approved	Accessory dwelling units shall be atleast 10' from all lot lines and allowing an accessory dwelling unit in a R-1C zone
U-Haul Co.	UPA	S. of Brinks Willis Rd. and E. of State Hwy. 59	7/12/2021	Approved	Self-storage warehouse in a B-1A zone
LaBaron Nichols	VAR	721 S. Maple St.	6/14/2021	Approved	Variance for a Class 3 Club or Lodge in a R-4 zone
Thomas Bullard	VAR	823 E. Azalea Ave.	8/9/2021	Approved	Minimum lot area and width at building line in a R-1A zone

Board of Adjustment and Appeals
October 1, 2020 to September 30, 2021

APPLICANT	TYPE	LOCATION	DATE	ACTION	REQUEST
Brenda Harrison	VAR & UPA	916 W. Section Ave.	8/9/2021	Carried Over	Accessory dwelling unit and for to exceed the 60% size of principal residence in a R-1B zone
Rick Hampton	VAR	21480 US Hwy. 98	8/9/2021	Denied	Towing company in a B-1A zone
Gavin Killam	VAR	2530 W. Ashford Park Dr.	9/13/2021	Approved	Accessory structures shall be at least 10' from any habitable structure in a PUD zone
Brenda Harrison	UPA	916 W. Section Ave.	9/13/2021	Approved	Accessory dwelling unit in a R-1B zone
Kevin Wise	VAR	2538 Ocala Dr.	9/13/2021	Approved	Accessory structures shall be at least 10' from any habitable structure in a R-1C zone
Sonya Bush	VAR & UPA	310 W. Marigold Ave.	9/13/2021	Carried Over	Accessory dwelling unit and shall be atleast 10' from all lot lines in a R-1A zone
South Baldwin Healthcare Authority	VAR	1613 N. McKenzie St.	9/13/2021	Approved	Maximum building height and area in a PO zone
Total Variances	35				
Total Use Permitted on Appeal	12		Approved	40	
Special Exception	0		Carry Over	5	
Total Administrative Review	0		Withdrawn	0	
TOTAL	47		Denied	2	

ZONING ACTIONS
FY October 1, 2020 - September 30, 2021

DATE	NAME	LOCATION	ORIGINAL ZONE	REQUESTED ZONE	DECISION
10/21/2020	Grand Riviera	S of County Rd. 20 and W of James Rd.	PUD	PUD modification	Approved
10/21/2020	William Gordon	SE corner of County Rd. 12 S and Foley Beach Express	None	PUD	Recommended
10/21/2020	William Gordon	SE corner of County Rd. 12 S and Foley Beach Express	AO	PUD	Recommended
11/10/2020	Primland	S of County Rd. 12 S and N of Wolf Bay Dr.	PUD	PUD Modification	Approved
11/10/2020	Cotton Bayou Development, LLC	E of County Rd. 65 and S. of Dairy Ln.	None	R-1D	Withdrawn
2/17/2020	Brinda & Thomas Martin	22956 Carnoustie Dr.	PUD	PUD Modification	Approved
3/17/2021	Grand Riviera	S of County Rd. 20 and W of James Rd.	PUD	PUD Modification	Approved
4/21/2021	Norman & Marjorie Moore	S of Underwood Rd. and W of County Rd. 65		R-1C	Recommended
4/21/2021	MTSC Land Development	S of County Rd. 20 and W of Pine St.	R-3	TH-1	Recommended
4/21/2021	Betty Sue Hinton Hartzog	S of US Hwy. 98 and E of Foley Beach Express	B-3	RV	Carried Over
5/19/2021	Riebling "T" Family Limited	S of E. Michigan Ave. and W of S. Pecan St.	R-1D	TH-1	Recommended
5/19/2021	Breland Homes Coastal, LLC	E of S. Hickory St. and N of County Rd. 20 S		PUD	Recommended
5/19/2021	MTSC Land Development	E of S. Hickory St and N of County Rd. 20 S	R-3	PUD	Recommended
6/16/2021	Gary Bullard	N of Keller Rd. and E of State Hwy. 59	AO	RV	Recommended
6/16/2021	Schlichting Family LLC	12476 Robert Ln.	AO	B-1A	Recommended
8/18/2021	South Baldwin Healthcare Authority	W of N. McKenzie St. and S of Peachtree Ave.	PUD, R-1A & B-1A	PO	Recommended
9/15/2021	Janet Smith	S of County Rd. 20 and W of Foley Beach Express	B-1A & R-4	RV	Recommended
					Recommended 11
		Pre-Zoning 2			Denied 0
		Initial Zoning 2			Withdrawn 1
		Re-zoning 9			Carried Over 1
		Modifications 4			Approved 4
		Total 17			

SUBDIVISIONS
OCT. 1, 2020 - Sept. 30, 2021

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	EXEMPT	CITY	ETJ	ACTION	EXTENSION
Heritage Landing	SE corner of S. Juniper St. and E. Michigan Ave.	115	R-1D	32.35	10/21/2020			X		Approved	
Aaronville Community	E. of Oak St., along 6th and 8th Ave.	3	PUD	7.9		10/21/2020		X		Approved	
Primland Phase 1B	SE corner of County Rd. 12 & Wolf Bay Dr.	51	PUD	31.43	11/15/2017			X			1 year 10/16/2019 6 month 10/21/2020
Turnberry Crossing Phase 4	S. of County Rd. 20 S. and E. of Hickory St. S.	37		19.04	9/19/2018				X		1 year 10/21/2020
Onwar Barnett	412 W. 9th Ave.	2	R-1A	0.425			11/17/2020	X		Approved	
Paul Smith	16150 Beasley Rd.	2		34			12/1/2020		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	
Rosewood	S. of County Rd. 20 and E. of County Rd. 65	112	R-1D	64.32	1/16/2019			X			1 year 12/09/2020
Quail Landing Phase 2, 3 & 4	E. of Pecan St and N. of Lay Ln	82	R-1D	39.65	1/16/2019			X			1 year 12/09/2020
Sherwood Phase 3	W. of Hickory St. and S. of Michigan Ave.	32	R-1C	27	12/12/2018			X		Approved	1 year 12/09/2020
Ricky Hill & Sherry McLain	12189 County Rd. 65	2		1.5			1/8/2020		X	Approved	
Resubdivision of Lot A, Foley Square	1255 S. McKenzie St.	2	B-1A	7.46		1/20/2020		X		Approved	
Cheryl Greene	S. of Keller Rd. and W. of State Hwy. 59	2		0.79			1/28/2021		X	Approved	
Don Gaubetz	Hance Ln.	1		4.017			2/22/2021		X	Approved	
Primland North	E. of Wolf Bay Dr. and S. of County Rd. 12 S.	8	PUD	7.07	2/17/2021			X		Approved	
Summerlyn Subdivision	S. of County Rd. 24 and W. of County Rd. 65	4		2.87		3/17/2021			X	Approved	
Longhorn Lake Phase 2	S. of Beasley Rd. and W. of County Rd. 55	4		34		3/17/2021			X	Approved	
Westfield Phase 1	S. of County Rd 12 S and E. of Nall Rd.	17		15.15	3/17/2021				X	Approved	
Resub of lot 4-B of the Resub of Lot 4 Little Woerner	S. of County Rd . 20 and W. of James Rd.	2	PUD	4		3/17/2021		X		Approved	
Primland Phase 2	SE corner of County Rd. 12 and Wolf Bay Dr.	57	PUD	19.05	2/20/2019			X		Approved	1 year 03/17/2021

SUBDIVISIONS
OCT. 1, 2020 - Sept. 30, 2021

SUBDIVISION	LOCATION	LOTS	ZONE	ACRES	PRELIMINARY	MINOR	EXEMPT	CITY	ETJ	ACTION	EXTENSION
Primland Phase 3	SE corner of County Rd. 12 and Wolf Bay Dr.	50	PUD	23.65	3/20/2019			X		Approved	1 year 03/17/2021
Peachtree Subdivision	N. of Peachtree Ave. and E. of State Hwy. 59	53	R-1B	24	3/17/2018			X		Approved	6 month 08/19/2020 6 month 03/17/2021
Riverside at Arbor Walk Phase 3	N. of Pembroke Way and E. of County Rd. 65	38	R-1D	46.83	3/20/2019			X		Approved	1 year 03/17/2021
Lakeview Gardens	S. of County Rd. 20 and E. of Fairway Dr.	64	PUD	50.75	6/21/2015			X		Approved	1 year 04/17/2019 1 year 04/15/2020
John Keith Dillon	11275 Barner Rd.	2		52.4			4/13/2021		X	Approved	
Primland Phase 1B	SE corner of Co Rd 12 and Wolf Bay Dr.	51	PUD	31.43	11/15/2017			X			6 month 10/21/2020 6 month 04/21/2021
Roy Waters Industrial Park	8355 Roy Waters Rd.	3		39.95		4/21/2021			X	Approved	
Southwood at Arbor Walk Ph 1	E. of County Rd. 65 and N. of County Rd. 12 S	66	R-1D	77.82	4/21/2021			X		Approved	
Southwood at Arbor Walk Ph 2	E. of County Rd. 65 and N. of County Rd. 12 S	66	R-1D	77.82	4/21/2021			X		Approved	
Southwood at Arborwalk Ph 3	E. of County Rd. 65 and N. of County Rd. 12 S	57	R-1D	77.82	4/21/2021			X		Approved	
Roberts Cove	SE corner of County Rd. 12 and Foley Beach Express	567	PUD	242	4/21/2021			X		Approved	
Ramiro Gomez	Breckner Rd	4	AO	4			5/10/2021	X		Approved	
Marlin Place	S. of Michigan Ave. and W. of Hickory St.	30	R-1C	38.82	6/19/2019			X		Approved	1 year 5/19/2021
Glen Lakes Unit One Phase 3	N. of County Rd. 12 and W. of Clarke Ridge Rd.	83	PUD	45.32	6/19/2019			X		Approved	1 year 05/19/2021
River Oaks Phase 1	NE corner of Hickory St. and 9th Ave.	26	PUD	71.65	5/15/2019			X		Approved	6 month 05/19/2021
Borden Subdivision	7635 Riverwood Dr.	2		0.4		6/16/2021			X	Approved	
Francia Wiggins & Robert Rowland	18900 County Rd. 12 S	1		1.73			7/7/2021		X	Approved	
Paxton Farms Phase 1	Sw corner of County Rd. 12 and County Rd. 65	50		20.34	7/21/2021				X	Approved	
of Summit Addition to Foley Subdvision	SW corner of E. Berry Ave. and N. Juniper St.	2	M-1	3.48		7/21/2021		X		Approved	
Robert Smith/Glass Inc	Foley Beach Express and Industrial Parkway	2	M-1	4.92			7/30/2021	X		Approved	

SUBDIVISIONS
OCT. 1, 2020 - Sept. 30, 2021

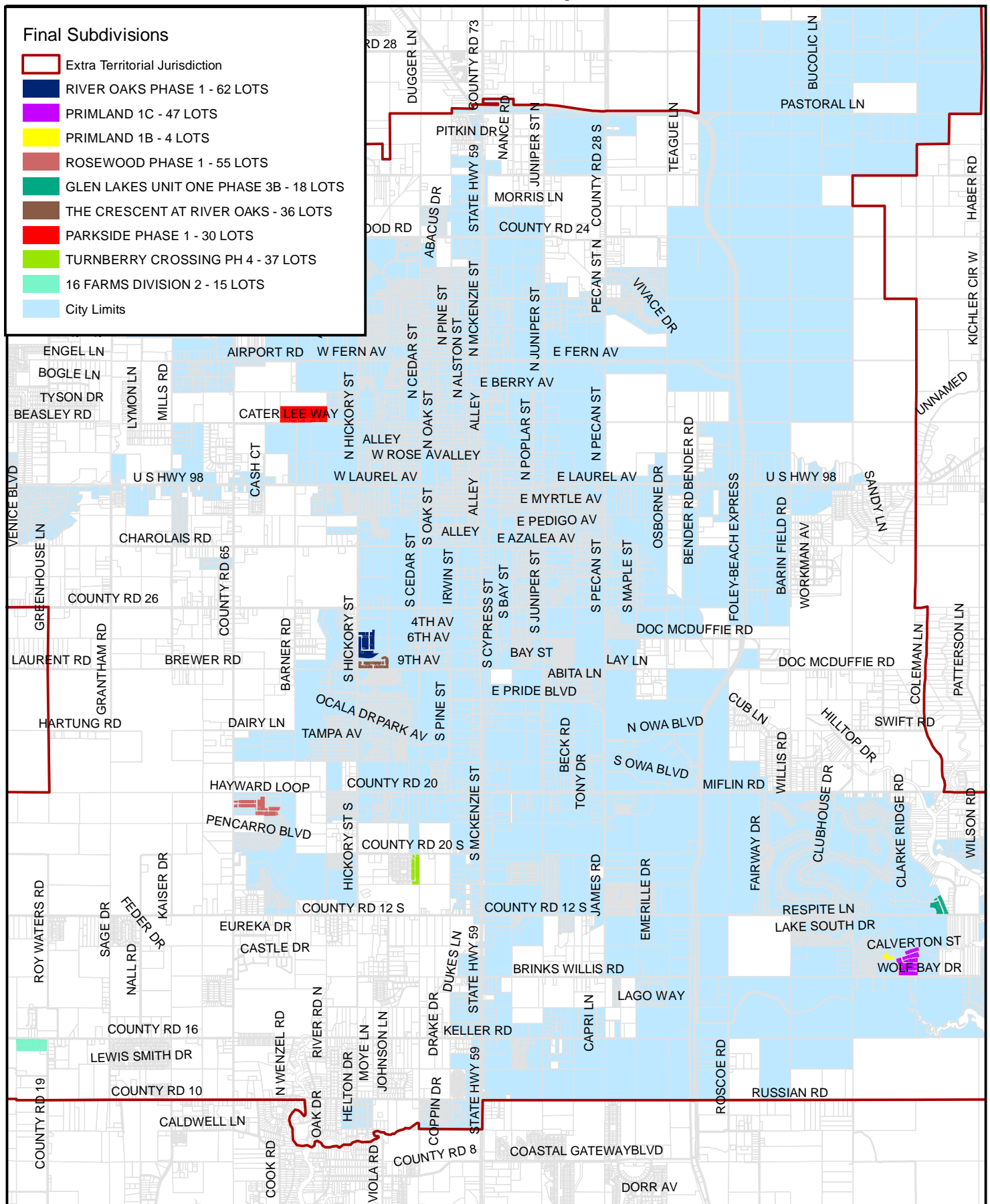
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SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
10/21/2020	299906	Heritage Landing	115	x	
12/9/2020	69228 & 99180	Magnolia Pines Phase 2 & 3	159		x
2/17/2021	379797	Primland North	8	x	
3/17/2021	32815	Westfield Phase 1	17		x
4/21/2021	36357, 69307	Roberts Cove	567	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	66	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 2	66	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 3	57	x	
7/21/2021	68612	Paxton Farms Phase 1	50		x
9/15/2021	237510, 231324, 382055	River Oaks Phase II	100	x	
9/15/2021	67668	Bay Street Village Phase 1	27	x	
9/15/2021	67668	Bay Street Village Phase 2	50	x	
9/15/2021	48909	RV Park at OWA	1	x	
		Total Lots		1057 City	226 ETJ Lots

SUBDIVISION FINALS

Final Date	PIN	Subdivision Name	Total # of Lots Approved	Total # of Vacant Lots	City	ETJ
10/21/2020	32817	16 Farms Division 2	15	ETJ		x
12/8/2020	64577	Turnberry Crossing Phase 4	37	ETJ		x
2/2/2021	369788	Parkside Phase 1	30	1	x	
3/4/2021	218911, 231324, 237510, 000739	The Crescent at River Oaks	36	17	x	
4/15/2021	244567	Glen Lakes Unit One Phase 3B	18	3	x	
4/16/2021	66267, 378444, 378445, 50007	Rosewood Phase 1	55	42	x	
5/21/2021	37845	Primland Phase 1B	4	0	x	
5/21/2021	37845	Primland Phase 1C	47	44	x	
7/30/2021	218911, 231324, 237510, 000739	River Oaks Phase 1	62	57	x	
				164 Total # of vacant lots	252 Total # of lots approved & finalized in the City	52 Total # of lots approved & finalized in ETJ



Historical Commission Report
October 1, 2020 - September 30, 2021

Date	Applicant Name	Business	Address	Request	Status	Reviewed By
10/13/2020	Frances Holk Jones	Frances Holk Jones	113 W. Laurel Ave.	Request to remove paint from front portion of building	Approved	Commission
10/13/2020	Lori McElroy	Soul Bowlz	119 S. McKenzie St.	Install blade signage	Approved	Staff
11/10/2020	La Trinidad	La Trinidad	106 N. Alston St.	Request to install wall signage	Approved	Staff
2/9/2021	Tom Wilborne	Floor Coverings International of the Gulf	106 E. Orange Ave.	Request to install roll-up door	Approved	Staff
2/9/2021	Joanna Mayes	Healing House	358 N. Alston St.	Request to replace windows and siding	Approved	Staff
3/9/2021	City of Foley Beautification Board		203/211 N. McKenzie St.	Request to paint mural on privacy fence	Approved	Staff
3/9/2021	Johnny McElroy	Soul Bowlz	119 S. McKenzie St.	Request to repaint doors	Approved	Staff
3/9/2021	Marsha Kaiser	L.A. Computers	114 S. McKenzie St.	Request to replace awning	Approved	Staff
3/9/2021	Kathleen Baskin Dubaway	Katy's Catering	515 N. McKenzie St.	Request to repaint exterior, arbor, fence and install new signage	Approved	Staff
3/9/2021	Dr. Lisa Miller	Dr. Lisa Miller	301 W. Laurel Ave.	Request to paint exterior of building, add awnings, wheel chair ramp, ADA rails, landscape and signage	(siding instead of painting)	Commission
4/4/2021	City of Foley Beautification Board		Parking lot between 203 S. McKenzie St. & 219 S. McKenzie St.	Request to install a 100' flagpole	Approved	Commission

Historical Commission Report
October 1, 2020 - September 30, 2021

Date	Applicant Name	Business	Address	Request	Status	Reviewed By
4/4/2021	Tabitha Pedalino	Mama Bear's Bakery	116 W. Laurel Ave.	Request to install awning	Approved	Staff
4/4/2021	Vivian Knisley	Le Marche'	108 E. Laurel Ave.	Request to repaint exterior, uncover transom windows. Move and paint address numbers and paint store name above door	Approved	Staff
4/4/2021	Dirk Dixon		209 S. Alston St.	Request to install additions for restrooms and outdoor seating area onto building	(restroom addition only)	Commission
6/1/2021	Mike McConnell	Mkie McConnell Homes	213 S. Alston St.	Request to replace shingles with metal roof	Approved	Staff
6/1/2021	Marsha Kaiser	Warren Averett	112 W. Laurel Ave.	Request to repaint exterior of building	Approved	Staff
6/1/2021	Dirk Dixon		209 1/2 S. Alston St.	Request to replace shingles with metal roof	Approved	Staff
6/1/2021	Vivian Knisley	Le Marche'	108 E. Laurel Ave.	Request to repaint exterior of building, uncover transom windows, move & paint address #'s, paint store name above door, paint mural of side of building	Approved (withdrew request for mural)	Commission
6/1/2021	Dirk Dixon		209 S. Alston St.	Request to add an addition onto the building	Approved	Commission
7/6/2021	David Kaiser	Kaiser Texaco	402 N. McKenzie St.	Request to add an addition and repaint exterior of building	Approved	Commission
	Withdrawn	0				
	Approved	20				
	Denied	0	Staff	13		
	TOTAL	20	Commission	7		

**Historical Façade Grant Recommendations
FY October 1, 2020 – September 30, 2021**

March 9, 2021

Marsha Kaiser/LA Computers
114 S. McKenzie St.

Kathleen Baskin Dunaway/Katy's Catering
515 N. McKenzie St.

June 1, 2021

Dirk Dixon
209 S. Alston St.

INCIDENT CODE: * - All

USER: * - All

DATES: 10/01/2020 THRU 9/30/2021

GROUP: * - All

PRIORITY: * - All

TYPE: Call Center

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	NEW INCIDENTS	CLOSED	VOIDED	ACTIVE AT 9/30/2021
INCIDENT CODE: BUILDING	31	23	0	8
INCIDENT CODE: ZONING	22	16	0	6
TOTALS	53	39	0	14

SELECTION CRITERIA-----
SEQUENCE

1ST SEQUENCE	Code
2ND SEQUENCE	None
DATES	10/01/2020 THRU 9/30/2021

INCIDENTS

INC CODE	* - All
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ASSIGN

USER	* - All
GROUP	* - All
PRIORITY	* - All
TYPES	Call Center

** END OF REPORT **

PLANNING COMMISSION MISCELLANEOUS

October

- Zoning Ordinance Amendments recommended to Mayor and Council

December

- Discussion of possible rezoning of property located at 1018 S. Pecan St.

January

- The Westlake Reserve Apartment site plan approval located S. of County Rd. 12 and W. of Foley Beach Express
- Roberts Brothers/Woerner approval of real estate signage located at the NE corner of Foley Beach Express and County Rd. 20
- Discussion of possible rezoning of property located S. of W. Peachtree Ave. and W. of Abbey Loop
- Discussion of Zoning Ordinance Amendments
- Discussion of Subdivision Regulations

February

- Discussion of Zoning Ordinance Amendments
- Zoning Ordinance Amendments recommended to Mayor and Council

March

- Discussion of possible rezoning of property located at the NW corner of James Rd. and Brinks Willis Rd.

April

- Public Projects recommended to Mayor and Council
- OWA Water Sports site plan approval
- Discussion of possible rezoning of property located at 3501 S. McKenzie St.
- Zoning Ordinance Amendments recommended to Mayor and Council

May

- Public Project recommended to Mayor and Council

June

- OWA temporary signage 6 month extension
- Island Air site plan approval located W. of James Rd. and S. of County Rd. 20
- Outpost Orchard site plan approval located W. of Pecan St. and S. of Michigan Ave.
- Arena Villas of Pecan Grove Apartments site plan approval located at the SW corner of Michigan Ave. and Pecan St.
- Discussion of Extra Territorial Jurisdiction
- Discussion of Charter Landing/Ken Montgomery subdivisions
- Discussion of possible rezoning a portion of the Foley Flea Market

July

- Discussion of Zoning Ordinance Amendments
- Extra Territorial/Planning Jurisdiction agreement recommended to Mayor and Council

August

- Discussion of possible rezoning of property located at 22401 US Hwy. 98
- South Baldwin Health Care Authority/South Baldwin Hospital Board site plan approval for expansion of hospital

September

- Foley Villas Apartments site plan approval located N. of US Hwy. 98 and E. of Bodenhamer Rd.
- Zoning Ordinance Amendments recommended to Mayor and Council

Historical Commission Miscellaneous

January

- Update on Hamburg Building

April

- Discussed Downtown Foley Street Signage
- Discussed 2021/2022 CLG Grant

August

- Discussed approval of 2021/2022 grant approval

SUBDIVISION PRELIMINARIES

Preliminary Date	PIN	Subdivision Name	# of Lots	City	ETJ
06/21/2015 1 year ext 04/18/2018 1 year ext 04/17/2019 1 year ext 04/15/2020 6 month ext 03/17/2021	105795	Lakeview Gardens Phase 2 & 3	64	x	
2/21/2018 6 month ext 02/19/2020 6 month ext 08/19/2020 6 month ext 03/17/2021	18303, 35209, 10876	Peachtree Subdivision	53	x	
12/12/2018 1 year ext on 12/09/2020	266105	Sherwood Phase 3	32	x	
1/16/2019 1 year ext 12/09/2020	35068	Quail Landing Ph 2, 3, 4	82	x	
1/16/2019 1 year ext on 12/09/2020	66267, 378444, 378445, 50007	Rosewood Subdivision	112	x	
2/20/2019 1 year ext 03/17/21	37845	Primland Phase 2	57	x	
3/20/2019 1 year ext 03/17/2021	274837 & 050007	Riverside at Arbor Walk Ph 3	38	x	
3/20/2019 1 year ext 03/17/21	37845	Primland Phase 3	50	x	
6/19/2019 1 year ext 05/21/2021	244567	Glen Lakes Unit One Phase 3	83	x	
6/19/2019 1 year ext 05/19/2021	259514	Marlin Place	30	x	
10/16/2019	369788	Parkside Ph 2	22	x	
4/15/2020	285848	Ledgewick Phase 3	49	x	
8/19/2020	300481	Kipling Meadows Subdivision	119		x
10/21/2020	299906	Heritage Landing	115	x	
12/9/2020	69228 & 99180	Magnolia Pines Phase 2 & 3	159		x
2/17/2021	379797	Primland North	8	x	
3/17/2021	32815	Westfield Ph 1	17		x
4/21/2021	36357, 69307	Roberts Cove	567	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	66	x	

4/21/2021	10453	Southwood at Arbor Walk Phase 1	66	x	
4/21/2021	10453	Southwood at Arbor Walk Phase 1	57	x	
7/14/2021	68612	Paxton Farms Phase 1	50		x
9/15/2021	237510, 231324, 382055	River Oaks Phase II	100	x	
9/15/2021	67668	Bay Street Village Phase 1	27	x	
9/15/2021	67668	Bay Street Village Phase 1	50	x	
9/15/2021	48909	RV Park at OWA	1	x	
		Total Lots		1729 City	345 ETJ Lots

SUBDIVISION FINALS

Final Date	PIN	Subdivision Name	Total # of Lots Approved	Total # of Vacant Lots	City	ETJ
11/15/2017	284365, 284366, 284367, 284368, 284369, 284371, 284372, 284373, 284374, 284376, 284377, 284378, 284379, 284380, 284387, 284388, 284396, 284397, 284398, 284399, 284400, 284401, 284402, 284403, 284404, 284405, 284406, 284408, 284409, 284410, 284411, 284412, 284413	Resub Villages at Arbor Walk	51	13	x	
1/17/2018	98741	Rivers Edge Phase 2	19	ETJ		x
3/14/2018	299918	Ethos Phase II	46	5	x	
4/8/2019	284391, 284392, 284393, 284394, 284389, 287878, 284395	Resub of lots 23-28 Villages at Arbor Walk	10	5	x	
5/9/2019	299536, 333357, 77200	Lafayette Place	52	11	x	
7/19/2019	44466	Hidden Lakes Phase II	135	ETJ		x
7/26/2019	105795	Lakeview Gardens Phase 1	30	1	x	
7/26/2019	41262	Cypress Gates Phase 2	39	4	x	
8/2/2019	273226, 256344	Greystone Village Phase 1	66	4	x	
10/4/2019	377484	Ledgewick Phase 2A	17	4	x	
10/9/2019	377474	Ledgewick Phase 2B	52	9	x	
11/5/2019	64577	Turnberry Crossing 3	38	ETJ		x
12/31/2019	114995, 37845	Primland 1A	122	2	x	
3/1/2020	35068	Quail Landing	26	2	x	
7/14/2020	68772	16 Farms Division 1	9	ETJ		x
7/16/2020	376873	Majestic Manor	110	43	x	
8/3/2020	341559	Kensington Place	116	2	x	
10/21/2020	32817	16 Farms Division 2	15	ETJ		x

12/8/2020	64577	Turnberry Crossing 4	37	ETJ		x
9/18/2019	369788	Parkside Phase 1	30	1		x
3/4/2021	218911, 231324, 237510, 000739	The Crescent at River Oaks	36	17		x
4/15/2021	244567	Glen Lakes Unit One Phase 3B	18	3		x
4/16/2021	66267, 378444, 378445, 50007	Rosewood Phase 1	55	42		x
5/21/2021	37845	Primland 1B	4	0		x
5/21/2021	37845	Primland 1C	47	44		x
7/30/2021	218911, 231324, 237510, 000739	River Oaks Phase 1	62	57		x
				269 Total # of vacant lots	989 Total # of lots approved & finalized in the City	253 Total # of lots approved & finalized in ETJ