

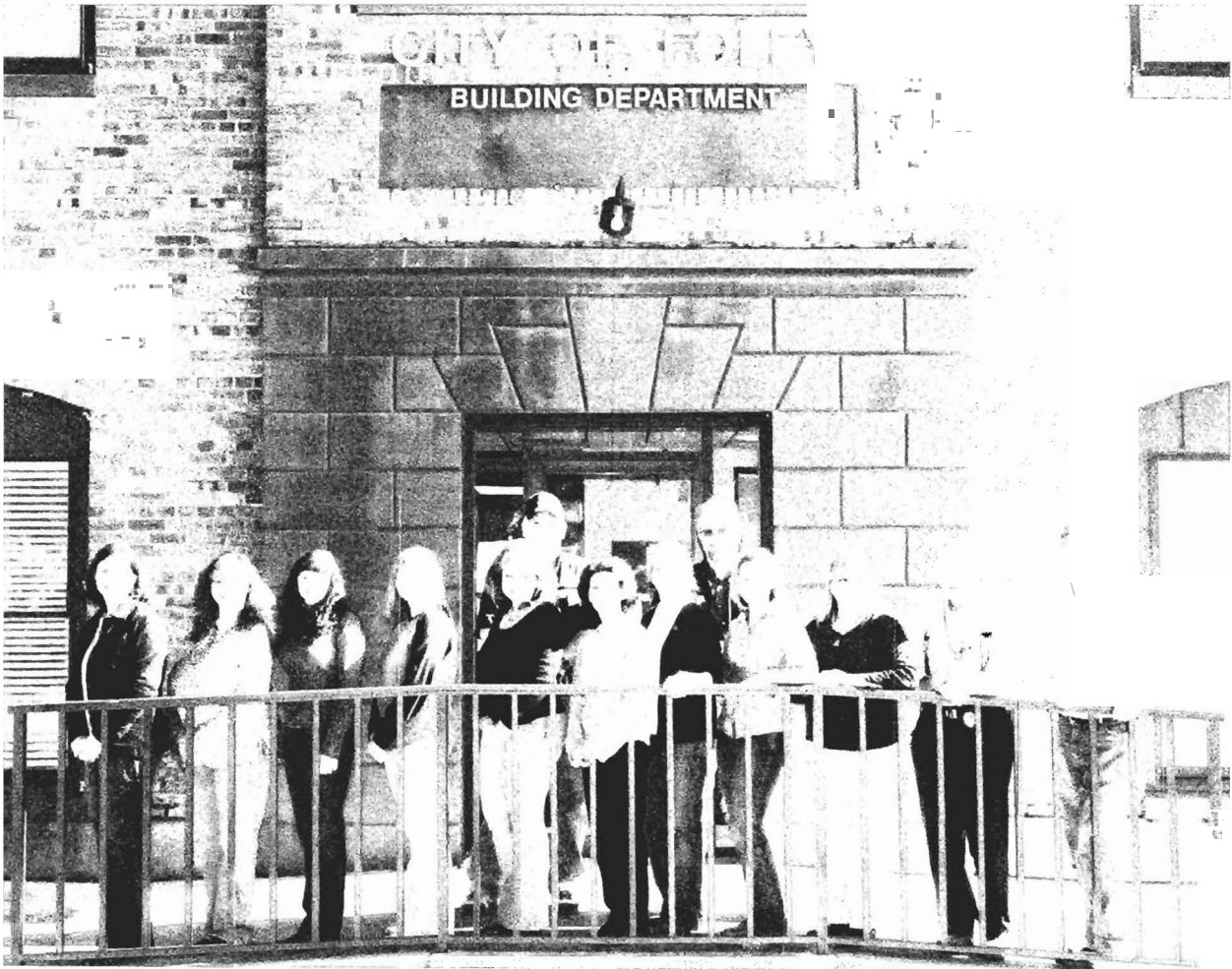
2008 Annual Report

City of Foley

Community Development Department

Planning, Zoning, GIS,

Environmental & Inspections



Left to Right: Melissa Ringler, Patsy Benton, Leslie Lassitter, Martha Smith, Connie Elliott, Chuck Lay, Gwen Thomas, Judy Schneider, Doug Hayes, Karen Childress, Miriam Boutwell, Paul Hamblin and Roger Prewett

Community Development Department

2008 Annual Report (January - December)

Planning, Zoning, GIS, Environmental & Inspections

The Community Development Team:

eDD Department Head/Planner

Miriam Boutwell

Planning & Zoning:

Planning & Zoning Coordinator

Judy Schneider

Planning & Zoning Assistant

Gwen Thomas

Geographic Information System:

GIS Specialist

Karen Childress

Environmental:

Environmental Manager

Leslie Lassitter

Code Enforcement Officer

Martha Smith

Inspections:

Building Official

Roger Prewett

Inspector

Paul Hamblin

Inspector

Chuck Lay

Inspector

Doug Hayes

Permit Clerk

Patsy Benton

Secretary/Office Assistant

Melissa Ringler

Receptionist

Connie Elliott

INSPECTIONS
5-YEAR COMPARISON
& 2008 SUMMARY

NEW RESIDENTIAL PERMITS:	Year	Number
Single-Family	2004	438
	2005	553
	2006	344
	2007	215
	2008	77
		Units
Duplex	2004	6
	2005	18
	2006	10
	2007	6
	2008	2
Multi-Family	2004	11
	2005	184
	2006	162
	2007	72
	2008	40
<u>2008:</u>		
NEW COMMERCIAL PERMITS:		13
TOTAL PERMITS ISSUED		1,301
VALUATION		\$37,202,128
INSPECTIONS PERFORMED		5,997
Erosion & Sediment Control Contracts		90

CITY OF FOLEY

2003 - 2008

YEAR	VALUATIONS:	FEEES COLLECTED:	PERMITS:	INSPECTIONS:
2003	\$66,179,404.75	\$419,731.50	2,759	10,472
*2004	\$73,099,668.55	\$499,056.00	3,188	14,047
2005	\$112,904,388.60	\$670,972.50	3,437	17,246
2006	\$94,761,939.73	\$981,366.00	3,091	14,946
2007	\$83,432,277.23	\$822,584.75	2,239	10,110
2008	\$37,398,602.66	\$442,789.00	1,328	5,997

*PERMITTING JURISDICTION GIVEN BACK TO BALDWIN COUNTY ON DECEMBER 6, 2004

COMPILED BY: PATSY BENTON

CITY OF FOLEY
NUMBER OF RESIDENTIAL UNITS PERMITTED
2003 - 2008

YEAR:	SINGLE FAMILY:	DUPLEX:	MULTI FAMILY:	TOTAL:
2003	293	12	93	398
*2004	438	6	11	455
2005	553	18	184	755
2006	344	10	162	516
2007	215	6	72	293
2008	77	2	40	119
TOTAL:	1920	54	562	2,536

*PERMITTING JURISDIC'

COMPILED BY: PATSY BENTON

PLANNING COMMISSION
5-YEAR COMPARISON &
2008 SUMMARY

SUBDIVISIONS:

Residential Subdivisions:	Year	Acres	Lots
Preliminary Approval	2004	109	291
	2005	537	1,193
	2006	723	2,227
	2007	315	499
	2008	0	0

Final Approval	2004	174	301
	2005	445	706
	2006	951	1,754
	2007	352	910
	2008	233	219

Commercial Subdivisions:	Year	Acres	Lots
Preliminary Approval	2008	204	8

(*There were typically no preliminary only approvals in the past. Most commercial either got preliminary & final at the same time or built quickly.)

Final Approval	2004	7	2
	2005	113	13
	2006	282	62
	2007	70	33
	2008	34	4

PLANNING COMMISSION
5-YEAR COMPARISON &
2008 SUMMARY

ANNEXATION/INITIAL ZONING:

Annexation/Initial Zoning	Year	Acres
	2004	2,797
	2005	1,150
	2006	803
	2007	220
	2008	30

Rezoning	Year	Acres
	2004	327
	2005	500
	2006	142
	2007	72
	2008	360

BOARD OF ADJUSTMENT & APPEALS
2008 SUMMARY

BOARD OF ADJUSTMENT & APPEALS:

Variance Request	23
Uses Permitted on Appeal Request	<u>13</u>
Total	36

PLANNING & ZONING
2008 SUMMARY

MISCELLANEOUS:

Zoning Plan Reviews	273
Zoning Permit Reviews	335

PLANNING & ZONING
2008 TRAINING, CERTIFICATIONS, etc.

Miriam Boutwell:

Committees:

Weeks Bay Citizens Advisory Committee, elected Chairman
Smart Coast Walkable Communities
Coastal Connection Scenic Byway
Region 8 Econ Development Task Force, AL Rural Action Commission
Baldwin County School Advisory Council
Baldwin Housing Alliance Team
Baldwin County Storm Water Working Group

Training:

AL GulfCoast Chapter ICC Conference (IBC Non-structural Provisions)
American Institute of Certified Planners (AICP - Passed exam)

Meetings/Conferences:

Green Coast Conference
GIS Hurricane Preparedness
Gulf of Mexico Alliance AL Resiliency Workshop
Area IV Soil & Water Conservation Supervisors Annual Meeting
Envision Coastal AL
Coastal Economy Outlook

City Projects:

Comprehensive Plan IFuture Land Use Map
Historic Commission IG-uidelines
ALDOT Grant Application- Cedar 8t Sidewalks
ALDOT Grant Application - Safe Routes to School

Judy Schneider:

InCode Software Training

Sign Regulation & Manufactured Housing in Your Community

Certified Alabama Planning and Zoning Official

UNA GIS Certification - Maps and Image Analysis (A)

Gwen Thomas:

InCode Software Training

Sign Regulation & Manufactured Housing in Your Community

Certified Alabama Planning and Zoning Official

*Environmental Division
2008 Miscellaneous*

<i>Erosion & Sediment Control Plan Permits/Reviews</i>	23
<i>Tree Survey Permits/Reviews</i>	9
<i>Heritage Tree Permits</i>	7
<i>Riparian Permits</i>	1
<i>Outlai/Inspections</i>	43
<i>Ordinances</i>	8
<i>Grants</i>	2

Projects:

Household Hazardous Waste Amnesty Day

Mills Community Cleanup Day

Sign Brochure Education - brochure development and distribution of changes to zoning ordinance

Historic District Brochure Education - brochure development and distribution of new historic district

Community Enhancement Task Force - established for citizen's concerns regarding nuisances

Outfall Survey - inspections and documentation of drainage outfalls for upcoming MS4 program

Graham Creek Nature Preserve:

The Graham Creek Nature Preserve Conceptual Master Plan was completed. The plan was reviewed and presented to various public groups, including Wolf Bay Watershed Watch Decade Celebration and the Baldwin County Environmental Advisory Board.

A plant inventory of the preserve was conducted. The Environmental Division assisted throughout the inventory. The inventory discovered four plants imperiled in the state.

The Environmental Division applied and received a 306A Coastal Access Grant from ADCNR to construct a canoe launch and parking area at the preserve. This

endeavor included application for a US Army Corps of Engineers permit and an archeological assessment of the area.

A pine tree planting was coordinated by the Environmental Division on December 3, 2008. Students from Fairhope High School and volunteers from the Grasses in Classes Program planted one thousand pine trees at the preserve. The Environmental Division documented the plantings and is monitoring the survival rate of the trees.

The Alabama Forestry Commission has worked with the Environmental Division to prepare for a control burn of about 175 acres of pine savanna at the preserve. The burn should occur between January and February of 2009.

The Environmental Manager is preparing a management plan for the preserve to include future plans and existing conditions, as well as rules and goals of the preserve.

Environmental Education:

Foley United Methodist Church Senior Group

Beulah Heights Community

Wolf Bay Watershed Watch

Coastal Kids Quiz

Alabama Water Environment

Baldwin County Water Festival

Environmental Division
2008 Code Enforcement & Citizens Complaints

January:

Citizen Complaints 5
 Code Enforcement 71

July:

Citizen Complaints 24
 Code Enforcement 96

February:

Citizen Complaints 8
 Code Enforcement 72

August:

Citizen Complaints 19
 Code Enforcement 31

March:

Citizen Complaints 9
 Code Enforcement 25

September:

Citizen Complaints 13
 Code Enforcement 49

April:

Citizen Complaints 14
 Code Enforcement 26

October:

Citizen Complaints 23
 Code Enforcement 47

May:

Citizen Complaints 28
 Code Enforcement 40

November:

Citizen Complaints 11
 Code Enforcement 27

June:

Citizen Complaints 12
 Code Enforcement 55

December:

Citizen Complaints 7
 Code Enforcement 76

Total:

2008
 Citizen Complaints 173
 Code Enforcement 615

2007
 Citizen Complaints 137

*Please note: Code Enforcement numbers consist of enforcement actions, inspections, and public education.

*Environmental Division
2008 Training*

January:

Baldwin County New Subdivision Regulations
Non Point Source Conference

February:

IECA - Erosion Control Conference

April:

Riparian Workshop
Municipality Conference ADEM
Stormwater Retrofitting

May:

ADEM Regulatory Conference
Auburn MS4 Training

June:

Soil and Water Conservation Society Conference
Assessing Your Municipal Stormwater Program

July:

Stormwater 101

August:

AL Trails Planning
ICC IBC Fundamentals Nonstructural Provisions
ICC IFC Fire Protection Systems

September:

Water Resources Conference

October:

Environmental Workshop
Bays and Bayous Symposium
Managing Emotions Under Pressure

November:

Stormwater Management Post Construction
Dealing with Difficult People
ADEM/Thompson Engineering Qualified Credentialed Inspector Refresher

Environmental Division

Organizations/Certifications

Organizations:

Alabama Gulf Coast Chapter ICC
Alabama Soil & Water Conservation Society
American Water Resources Association
Baldwin County Environmental Advisory Board
Baldwin County Stormwater Authority Committee
Certified Professional in Erosion & Sediment Control Association
Clean Water Partnership
International Erosion Control Association
Wolf Bay Watershed Watch

Certifications:

Certified Professional in Erosion & Sediment Control
Certified Wetland Delineator
ICC Property Maintenance & Housing Inspector
Qualified Certified Inspector in Erosion & Sediment Control
Certificate in Geographic Information Systems

Environmental Division

2009 Proposed & Ongoing Projects

Ordinances:

- o Investigate & resolve citizen complaints
- o Continued Inspection and Enforcement of Erosion and Sediment Control Ordinance, Heritage Tree Ordinance, Smoking Ordinance, Shoreline/Riparian Ordinance, Grass Ordinance, & Zoning Ordinance (to include sign brochure distribution)
- o New Ordinances: Public Nuisance **Abatement**, Litter **Ordinance**, Lot Maintenance Ordinance, Dilapidated Buildings and Structures Ordinance & Historic District (to include brochure development and distribution)

Permit Monitoring:

- o Scrap Tire Permit at Public Works
- o Special Event Registration
- o Erosion & Sediment Control
- o Tree Survey
- o Heritage Tree Removal
- o Shoreline/Riparian
- o Capital Improvement Projects - ADEM NPDES Permits
 - County Road 20 Phase II Widening
 - Sportsplex
 - Airport Drive Extension
 - Any other upcoming capital project disturbing over 1 acre of land

Major Projects:

- o Outfall Survey - Approved by Council to document all drainage outfalls to City rights-of-way which includes detention ponds, swales, and underground drainage
- o Household Hazardous Waste Amnesty Day - February 2009
- o Community Clean Up Days - Proposed Beulah Heights and Mills Communities for 2009
- o Community Enhancement Task Force - Coordinate with Police Dept. to enforce Nuisance Ordinances and work to up our City

- o Stormwater Working Group - Education Committee for upcoming legislation concerning Countywide Stormwater Utility
- o Assist Sanitation Dept. in development of City offices recycling program and business cardboard recycling program
- o MS4-
 - Establish sampling points for outfalls and waterways to include coordination with the County, Wolf Bay Watershed Watch, Magnolia Springs, and Riviera Utilities.
 - The program will develop a plan for determining pollutant levels and a program for minimization of pollutants from the City.
 - Investigation for illicit discharges into City drainage ways
 - Document education and presentations provided
 - Document erosion and sediment control program and perform turbidity sampling on projects impacting waters
- o Graham Creek Nature Preserve -
 - Complete Preserve Management Plan
 - Establish Preserve Rules and Security Measures
 - Begin Prescribed Burning Plan with Forestry Commission
 - Manage grant requirements for ADCNR 306A public access grant
 - Manage construction of canoe launch, roads, pavilion, and signage
 - Design and establish trails on north side of Graham Creek
 - Manage use of preserve to include scheduling of classes, visitors and research groups
 - Prepare for opening of preserve for use north of Graham Creek by January 2010

GEOGRAPHIC INFORMATION SYSTEM 2008 PROJECTS

Redistricting

- Used building permits to pinpoint new growth within the city
- Used new growth trends to estimate the current population of the city at 13,429
- Used census blocks to re-distribute the city's population into new voter's districts
- Performed QA/QC work on 2004 Voter's Districts and corrected errors to allocate blocks that were split between two districts
- Added annexations that occurred after 2004 as "District 6" to ensure they were able to vote in at large elections
- Put procedures into place to collect and maintain this data on a day to day basis to drastically reduce the preparation time for the next re-districting project

Voter's Registrar

- Provided a list to the Voter's Registrar of valid city addresses by Voter's District to enable them to update their records of eligible voters
- Provided a list of addresses that were annexed into the city after the 2004 Voter's Districts were approved by the Justice Department to ensure those citizens could vote in at large elections but could not vote for a Councilman
- Researched addresses as provided by the Voter's Registrar that appeared to them to be ineligible or questionable addresses for voting in the city election
- Provided support to Voter's Registrar staff on election day to research addresses as questions arose at the polling site

Census Bureau

- Standardized in-house GIS addresses to be compatible with Census data
- Participated in the 2010 Census Project by providing the Census Bureau with 2745 new addresses and 834 address corrections to the 2000 Census base data

- Submitted approximately 75 annexations and 40 corrections to the city *limits* as a part of *the* Census Bureau's annual Boundary and Annexation Survey (BAS)
- Submitted approximately 150 new/missing streets and deleted approximately 75 streets that no longer exist as a part of the annual BAS project
- Validated the January 21, 2008 population estimate of 13,429 when the Census Bureau's 2007 Population Estimates (as of July) were released at 13,383

Incode GIS

- Used point addresses to create monthly polygon files that would be compatible with the new Incode software used for permitting
- Tied approximately 15,000 permits to GIS to be in compliance with the SARPC grant in which the Incode software was obtained
- Installed the GIS module of Incode on PCs, setup the GIS functionality and trained employees to use the software

Brick Mailboxes

- Collected photos of 333 brick mailboxes in the city limits
- Created GIS database of 333 brick mailboxes
- Created SharePoint site for City Hall to organize and store documents and photos for each mailbox as well as to provide a tracking mechanism to keep up with the progress of each vacated right-of-way for compliance with Resolution 2878-06

Database Management

- Designed new GIS database *structure*, transformed the city's GIS base data into SQL format, added the functionality of subtypes to ensure data integrity, setup topologies to help guarantee valid data, and created metadata for all base data to ensure compliance with Federal Geographic Data Committee (FGDC) standards
- Maintained city limits and zoning GIS layers throughout the year
- Added approximately 2,500 addresses to the City's addressing database and added new attributes such as the type of address (residential/commercial) and the status of the address (open

permit/completed structure/vacant *lot*) to aid in projects such as re-districting and the 2010 Census participation

- Procedures have been put into place to maintain the City's base data in an efficient manner
- Continued to obtain monthly updates from Baldwin County including parcels, owner information and centerlines

Annexations

- Used coordinate geometry (COGO) methods to verify legal descriptions for annexations throughout the year
- Created a PDF of each annexation for advertising purposes
- Put procedures into place to organize and maintain this data on a day to day basis to ensure quick turn around for Justice Department submittals in the future

Police Department

- Installed ArcView software at PD headquarters
- Provided GIS training and support to PD staff to enable them to carry out monthly crime analysis and crime mapping
- Troubleshoot issues concerning data incompatibilities and setup GIS database structure and baseline procedures
- Provided monthly updates of GIS base data including addresses, parcels, centerlines and city limits

SharePoint Sites

- Created SharePoint sites to organize, track and store information for:
 - Brick Mailboxes (City Hall)
 - Map Requests (GIS)
 - Data Requests (GIS)
 - Memorandum of Understanding (GIS)
 - Storm Water Outfalls (Environmental)
- Began collecting information concerning the annexation process to setup a SharePoint site to help organize and track the workflow between City Hall and Community Development

IT Projects

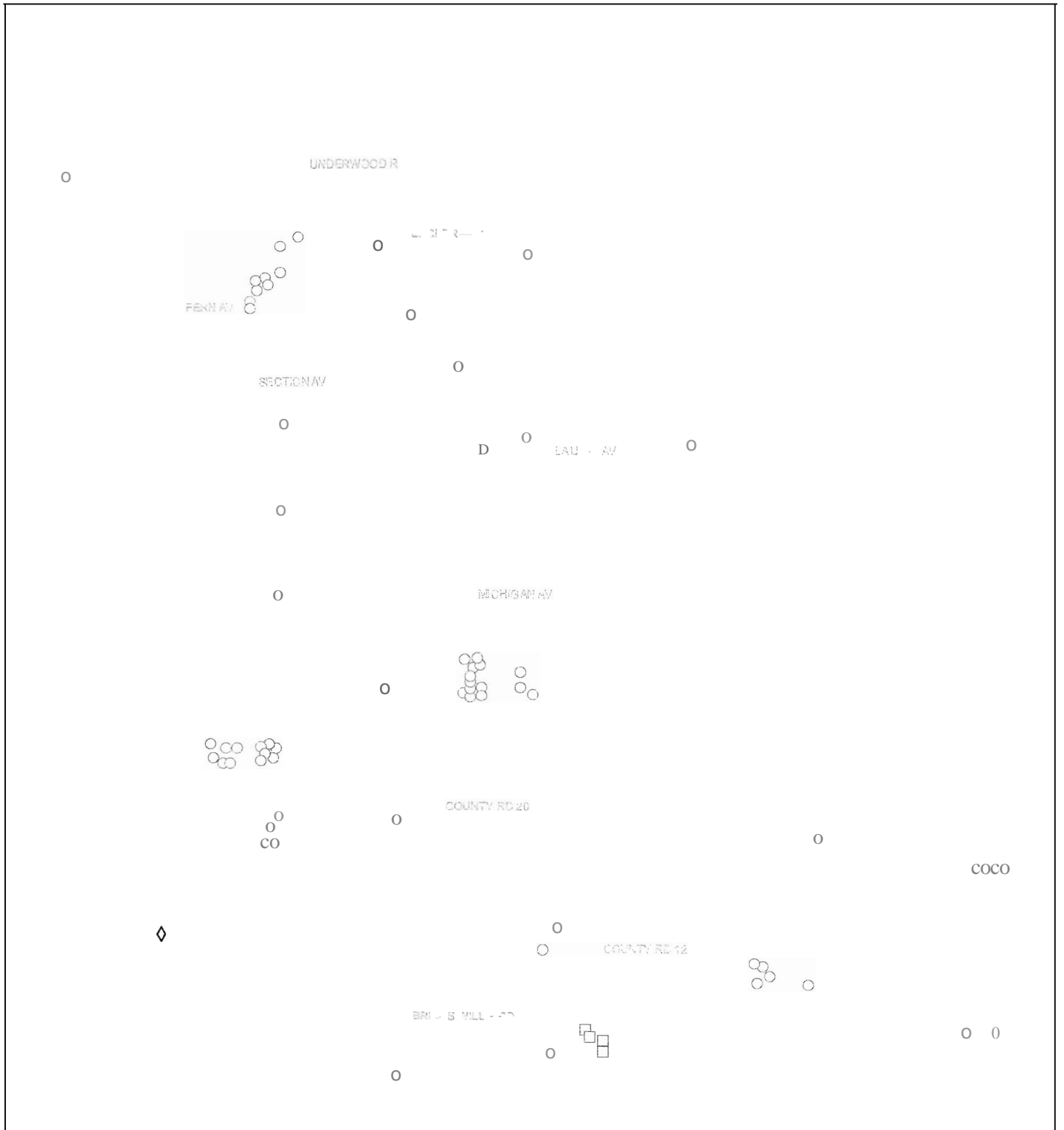
- Installed all GIS software/ upgrades/ applications/ patches and service packs throughout the year
- Troubleshot various software/ internet/ server and hardware questions throughout the year

KAREN CHILDRESS - GIS SPECIALIST

2008 Training

- Attended a census workshop to understand demographic analysis and how to fully utilize census data which was an essential part of the re-districting project
- learned how to create and edit features in the new SQL format that the data has been converted into
- Completed a tutorial on setting up domains and subtypes within the SQL environment in order to ensure data integrity
- learned how to use CAD data in ArcGIS to be able to work with the Engineering Department more effectively

New Structures Permitted in 2008



LEGEND

PERMIT TYPE

- COMMERCIAL (13)
- ◇ DUPLEX (1 PERMIT - 2 UNITS)
- △ MULTI-FAMILY (6 PERMITS - 40 UNITS)
- SINGLE RESIDENCE (77)

CITY OF FOLEY
CORPORATE LIMITS
2008 YEARLY REPORT

RESIDENTIAL

<u>NEW RESIDENTIAL:</u>	<u>SUBDIVISION:</u>	<u>PERMITS:</u>	<u>VALUATIONS:</u>
SINGLE FAMILY:	ABBEY RIDGE	2	\$263,550.00
	ARBOR WALK	4	\$515,820.00
	ASHFORD PARK	6	\$627,475.00
	CAMBRIDGE PARKE	4	\$602,875.00
	COTTAGES ON THE GREENE	2	\$370,000.00
	CROWN WALK	3	\$335,680.00
	FULTON PLACE	4	\$307,670.00
	GLEN LAKES	1	\$200,000.00
	GRAHAM CREEK	2	\$476,640.00
	HEATHER TERRACE	6	\$551,360.00
	HICKORY BEND	1	\$107,100.00
	IBERVILLE SQUARE	4	\$401,375.00
	LEISURE LAKE	1	\$135,000.00
	LIVE OAK	1	\$165,000.00
	MCSWAIN	4	\$330,000.00
	MEADOW RUN	5	\$672,850.00
	MIFLIN MANOR	4	\$668,525.00
	MYRTLEWOOD	1	\$126,000.00
	PARISH LAKES	10	\$1,556,500.00
	PEBBLE CREEK	6	\$977,000.00
	ROOSTERS PLACE	1	\$54,500.00
	WATERFORD	1	\$208,000.00
	201 N. PECAN STREET	1	\$504,500.00
	617W. MAGNOLIA AVENUE	1	\$52,000.00
	704 W. MICHIGAN AVENUE	1	\$109,200.00
	811 WOODLAND DRIVE LOT 2	1	<u>\$251,000.00</u>
TOTAL SINGLE FAMILY:		77	\$10,569,620.00
DUPLEX:	THE VILLAGES AT ARBOR WALK	1	<u>\$241,980.00</u>
TOTAL DUPLEX:	(TOTAL 2 UNITS)	1	\$241,980.00
MANUFACTURED HOMES:		3	
MULTI-FAMILY:	PROVIDENCE PLACE (4 UNITS)	1	\$250,000.00
	REGENCY POINTE APARTMENTS- (12 UNITS)	1	\$420,000.00
	SHADOW LAKES (24 UNITS)	<u>4</u>	<u>\$1,914,400.00</u>
TOTAL MULTI-FAMILY:	(TOTAL 40 UNITS)	6	\$2,584,400.00
RESIDENTIAL MISCELLANEOUS:		125	\$1,320,627.40
GRAND TOTAL RESIDENTIAL:	(TOTAL 122 UNITS)	212	\$14,716,627.40

COMMERCIAL

NEW COMMERCIAL:

	PERMITS:	VALUATIONS:
BELLA TERRA-(BATH/LAUNDRY BUILDINGS)	2	\$160,000.00
BELLA TERRA-(CLUBHOUSE)	1	\$490,000.00
BELLA TERRA-(SALES OFFICE)	1	\$197,000.00
FMC FOLEY DIALYSIS	1	\$1,527,000.00
GULF COAST LONGEVITY CENTER	1	\$231,000.00
GULF COAST MED SPA	1	\$400,000.00
MID POINTE PLAZA SOUTH-(1 BUILDING WITH 15 UNITS)	1	\$1,085,000.00
MILO'S	1	\$700,000.00
MURPHY OIL USA	1	\$77,000.00
SOUTH ALABAMA COMMERCIAL LAUNDRY	1	\$3,000,000.00
THE WAY THE TRUTH AND THE LIFE HOLINESS CHURCH	1	\$200,000.00
WAFFLE HOUSE	1	\$200,000.00
TOTAL NEW COMMERCIAL:	13	\$8,267,000.00

COMMERCIAL ADDITIONS & REMODELS:

ABC LIQUOR STORE	1	\$13,445.00
ALABAMA I-HEARING & BALANCE ASSOCIATES	1	\$30,000.00
ATOZGYRO	1	\$22,000.00
BARRY FOUNDRY COMPLEX	1	\$4,200.00
BEACH WAVES HAIR STUDIO	1	\$1,000.00
BUNGALOWS	1	\$9,100.00
BURGER KING	1	\$118,915.00
CAPSTONE PROPERTIES	1	\$15,000.00
CENTRO TAQUERIA	1	\$7,000.00
CLASSIC CRITTERS	1	\$685.00
CLOTHES CLOSET & WHITE BOX	1	\$5,000.00
COLORZ SALON	1	\$20,000.00
CORNERSTONE LODGE	1	\$3,000.00
COUNTRY CORNER CAFÉ	1	\$12,000.00
CUTTING LOOSE	1	\$1,500.00
DESIGN FINE FURNITURE	1	\$1,000.00
DR. CHARLES BUCKMASTERS	1	\$4,000.00
DR. GLEN GLASS	1	\$130,000.00
DR. SAMUEL TOWNSLEY	2	\$346,233.00
DR. TERRY PAMPEL	1	\$50,000.00
EASY STOP	1	\$48,000.00
EMILLA CARRILLA	1	\$200.00
FOLEY UNITED METHODIST CHURCH	1	\$1,600.00
GIGGLING GROUPER	1	\$1,600.00
GOOD MORNING MATTRESS	2	\$82,913.57
GOODRICH	1	\$99,000.00
GSN CORPORATION-(WHITE BOX)	1	\$17,500.00
GULF PUBLISHING	1	\$250,000.00
HOOD'S DISCOUNT HOME CENTER	1	\$50,000.00
INTERNATIONAL BAKERY OF FOLEY-(2 UNITS)	1	\$6,000.00
JIM OWEN-(1 BUILDING WITH 2 UNITS)	1	\$1,000.00
KRYSTAL	1	\$4,500.00

COMMERCIAL ADDITIONS & REMODELS:

MAGNOLIA COURT	5	\$627,000.00
MCKENZIE CENTER, LLC	1	\$19,087.00
MJRL ENTERPRISES	1	\$2,000.00
NEW LIFE IN JESUS CHURCH	1	\$14,000.00
NORTHSIDE SQUARE-(1 BUILDING WITH 5 UNITS)	2	\$30,000.00
PALM CENTER-(1 BUILDING WITH 5 UNITS)	1	\$145,000.00
QUALITY PLUMBING	1	\$3,000.00
RIVIERA DENTAL CARE	1	\$20,000.00
ROIY POLY & SMOOTHIE KING	1	\$55,000.00
SALVATION ARMY	1	\$245,000.00
SAND CASTLE REALTY	1	\$15,000.00
SNOOK FOUNDATION MUSEUM	1	\$30,000.00
SOUTH BALDWIN REGIONAL MEDICAL CENTER	2	\$3,046,983.00
SOUTH BALDWIN SHOPPING CENTER-(1 BUILDING WITH 8 UNITS)	1	\$79,000.00
SUN SHACK	1	\$15,000.00
THE OFFICE LOUNGE	1	\$25,000.00
THE OUTDOOR CENTER	1	\$1,500.00
TRAWICK BUILDERS, INC.	1	\$66,480.00
VULCAN	1	\$100,000.00
WAFFLE HOUSE	1	\$11,800.00
WALMART	1	\$489,123.00
WEIGHT WATCHERS	1	\$35,000.00
WOERNER SUPPLY	1	\$8,026.00
WOMEN'S WELLNESS CENTER	1	\$79,000.00
WRIGHT DRUGS	1	\$9,000.00
YMCA OF SOUTH ALABAMA, INC.	1	\$46,336.00
<u>TANGER OUTLET CENTER:</u>		
COACH	1	\$345,000.00
CROC'S	1	\$90,000.00
DICKIES	1	\$130,000.00
JOURNEYS KIDS	1	\$142,600.00
KAY JEWELERS	1	\$150,000.00
PRIVATE GALLERY, INC.	1	\$12,000.00
TOMMY BAHAMA	1	\$200,000.00
TANGER OUTLET CENTER -(REMODELS, TOWERS, WHITE BOX)	<u>11</u>	<u>\$1,235,370.50</u>
TOTAL COMMERCIAL ADDITIONS & REMODELS:	84	\$8,878,697.07
 COMMERCIAL MISCELLANEOUS:	 74	 \$2,677,276.58
 SIGNS:	 96	 \$607,233.51
 GRAND TOTAL COMMERCIAL:	 267	 \$20,430,207.16
 ELECTRICAL, MECHANICAL & PLUMBING PERMITS:	 822	 \$2,055,293.10
 *GRAND TOTAL COMMERCIAL & RESIDENTIAL:	 1,301	 \$37,202,127.66

*DOES NOT INCLUDE VOIDED PERMITS

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

ATOZGYRO	2851 S. PINE STREET
ALABAMA HEARING AND BALANCE ASSOCIATES	113 E. FERN AVENUE
ALIGN CHIROPRACTIC	117 W. ORANGE AVENUE
AUTO MARKET, LLC	1315 S. COMMERCIAL DRIVE SUITE 103-8
BEACH WAVES HAIR STUDIO	201 E. MICHIGAN AVENUE SUITE 104
B & W PERFORMANCE	218 MCKENZIE STREET
CAPSTONE PROPERTIES	8158 STATE HIGHWAY 59 SUITE 105
CENTRO AMERICANO	106 E. ORANGE AVENUE
CENTRO TAQUERIA	1508 S. MCKENZIE STREET SUITE C
CLOTHES CLOSET	105 W. BERRY AVENUE
COLORZ SALON	110 S. ALSTON STREET
CORNERSTONE LIFE CHURCH	12342 FOLEY BEACH EXPRESS SUITE 105
COUNTRY CORNER	8950 STATE HIGHWAY 59
COURTYARD	105 & 107-0 W. ORANGE AVENUE
CWB CAULKING & WATERPROOFING, LLC	299 9TH AVENUE
DR. CHARLES BUCKMASTERS	2839 S. PINE STREET
DR. GLENN GLASS	12342 FOLEY BEACH EXPRESS SUITE 117
DR. TERRY PAMPEL	1350 N. MCKENZIE STREET
EL RODEO WESTERN WEAR	724 W. LAUREL AVENUE
ELSOL	246 W. LAUREL AVENUE
ENTERPRISE FLOORING	8388 STATE HIGHWAY 59 SUITE 3
FMC FOLEY DIALYSIS	230 E. FERN AVENUE
FOLEY LEARNING CENTER	505 S. JUNIPER STREET
FOLEY PERFORMING ARTS ASSOCIATION	116 W. LAUREL AVENUE
GATEWAY PET GROOMING	1917 S. MCKENZIE STREET
GOOD MORNING MATTRESS	121 S. MCKENZIE STREET
GULF AUTO MAX	3765 S. MCKENZIE STREET
GULF COAST LONGEVITY CENTER	1721 N. BUNNER STREET
GULF COAST MARTIAL ARTS	113 W. LAUREL AVENUE
GULF COAST MED SPA	619 E. LAUREL AVENUE
GULF PUBLISHING	300 N. ALSTON STREET
HUTCHINSON & ASSOCIATES	111 W. MYRTLE AVENUE UNIT 5
INTERNATIONAL BAKERY OF FOLEY	201 E. MICHIGAN AVENUE SUITES 101 & 102
KARMA TATTOO	1111-8 N MCKENZIE STREET
LINCARE	212 S. ALSTON STREET
L.R. AUTOMOTIVE-(AUTO DETAILING)	273 NINTH AVENUE
LUCID VIEWS GALLERY & BEACON OF LIFE MINISTRIES	1331 S. COMMERCIAL DRIVE SUITE 3
MILO'S	3031 S. MCKENZIE STREET
NEW BEGINNINGS LEARNING CENTER	307 E. MYRTLE AVENUE
NEW LIFE IN JESUS CHURCH	21318 U.S. HIGHWAY 98
PELUQUERIA GEOVER	728 W. LAUREL AVENUE
PHASE III MOBILITY	3800 S. MCKENZIE STREET SUITE 1
POLKADOT	201 S. MCKENZIE STREET

NAME:

LOCATION:

NEW TENANT/EXISTING BUILDINGS:

RBCBANK	1101 N. MCKENZIE STREET
ROIY POLY & SMOOTHIE KING	2656 S. MCKENZIE STREET
ROUNDBACK SANDWICH SHOP	107-8 W. ORANGE AVENUE
SACRED HEART MEDICAL GROUP	1851 N. MCKENZIE STREET SUITE 203
SANCHEZ AUTO SALES	500 N. MCKENZIE STREET
SAND CASTLE REALTY	20078 BRINKS WILLIS ROAD
SEASIDE FLORIST	2855 S. PINE STREET
SHED EXPRESS & MORE	8437 STATE HIGHWAY 59
SNOOK FOUNDATION MUSEUM	2425 N. MCKENZIE STREET
SOUTH ALABAMA COMMERCIAL LAUNDRY	940 N. POPLAR STREET
STUDIO BRONZE	201 E. MICHIGAN AVENUE SUITE 103
SUN SHACK	201 E. MICHIGAN AVENUE SUITE 103
THE OFFICE LOUNGE	3828 & 3832 S. MCKENZIE STREET
THE SMOKEHOUSE	1705 S. MCKENZIE STREET SUITE 3
TRIPLE B AUTOS DOWNTOWN	500 N. MCKENZIE STREET
TY'S AUTO SALES, INC.	3501-A S. MCKENZIE STREET
VISION OF HOPE	1331 S. COMMERCIAL DRIVE UNIT 7
WAFFLE HOUSE	12615 FOLEY BEACH EXPRESS
WEIGHT WATCHERS	1518 N. MCKENZIE STREET SUITE 404
WING FINGERS OF FOLEY, INC.	2935 S. MCKENZIE STREET
WOMEN'S WELLNESS CENTER	1518 N. MCKENZIE STREET SUITE 412
YESTERDAY'S COFFEE HOUSE	200 W. ORANGE AVENUE
TANGER OUTLET CENTER:	
CROC'S	2601 S. MCKENZIE STREET SUITE 238
DESIGNER BOUTIQUE	2601 S. MCKENZIE STREET SUITE 262
DICKIES	2601 S. MCKENZIE STREET SUITE 264
JOURNEY KIDZ	2601 S. MCKENZIE STREET SUITE 172
KAY JEWELERS	2601 S. MCKENZIE STREET SUITE 102
TECHTRONIC INDUSTRIES FACTORY	2601 S. MCKENZIE STREET SUITE 224
OUTLETS,	
TOMMY BAHAMA	2601 S. MCKENZIE STREET SUITE 458

TOTAL NEW TENANTS: 72

COMPILED BY: PATSY BENTON

CITY OF FOLEY

2008 YEARLY REPORT

	VALUATIONS	FEES COLLECTED	PERMITS	INSPECTIONS
JANUARY	\$2,413,908.96	\$36,529.50	131	607
FEBRUARY	\$4,481,200.77	\$95,533.50	154	599
MARCH	\$10,615,467.00	\$84,220.50	138	632
APRIL	\$2,656,591.00	\$31,846.50	119	592
MAY	\$2,778,141.30	\$30,543.50	106	498
JUNE	\$2,408,442.29	\$26,936.50	111	470
JULY	\$2,872,955.50	\$31,761.50	139	538
AUGUST	\$1,762,933.00	\$26,522.50	95	399
SEPTEMBER	\$3,074,808.00	\$35,607.00	110	448
OCTOBER	\$786,284.84	\$16,272.50	113	499
NOVEMBER	\$2,669,620.00	\$18,202.00	46	359
DECEMBER	\$878,250.00	\$8,813.50	66	356
TOTAL:	\$37,398,602.66	\$442,789.00	1,328	5,997

COMPILED BY: PATSY BENTON

Extensions Granted-Commercial by Planning Commission

<i>Date by Month</i>	<i>.Date Nallle ofSubdivision</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY PJ</i>	<i>Preli11</i>	<i>EXTENSIO</i>
<i>March 2007</i>	03/21/2007 Spring Lake Commercial Subdivision	10.01	24		03/21/2007	02/20/2008
<i>September 2007</i>	09/15/2007 Foley Plantation Commercial Park - Resub of Lot 3 & 4	20	14		09/19/2007	08/15/2008
<i>Grand Total</i>		<i>30.01</i>	<i>38</i>			

***Residential Subdivisions receiving Preliminary Approval Only
Planning Commission 01/01/08 to 12/31/08***

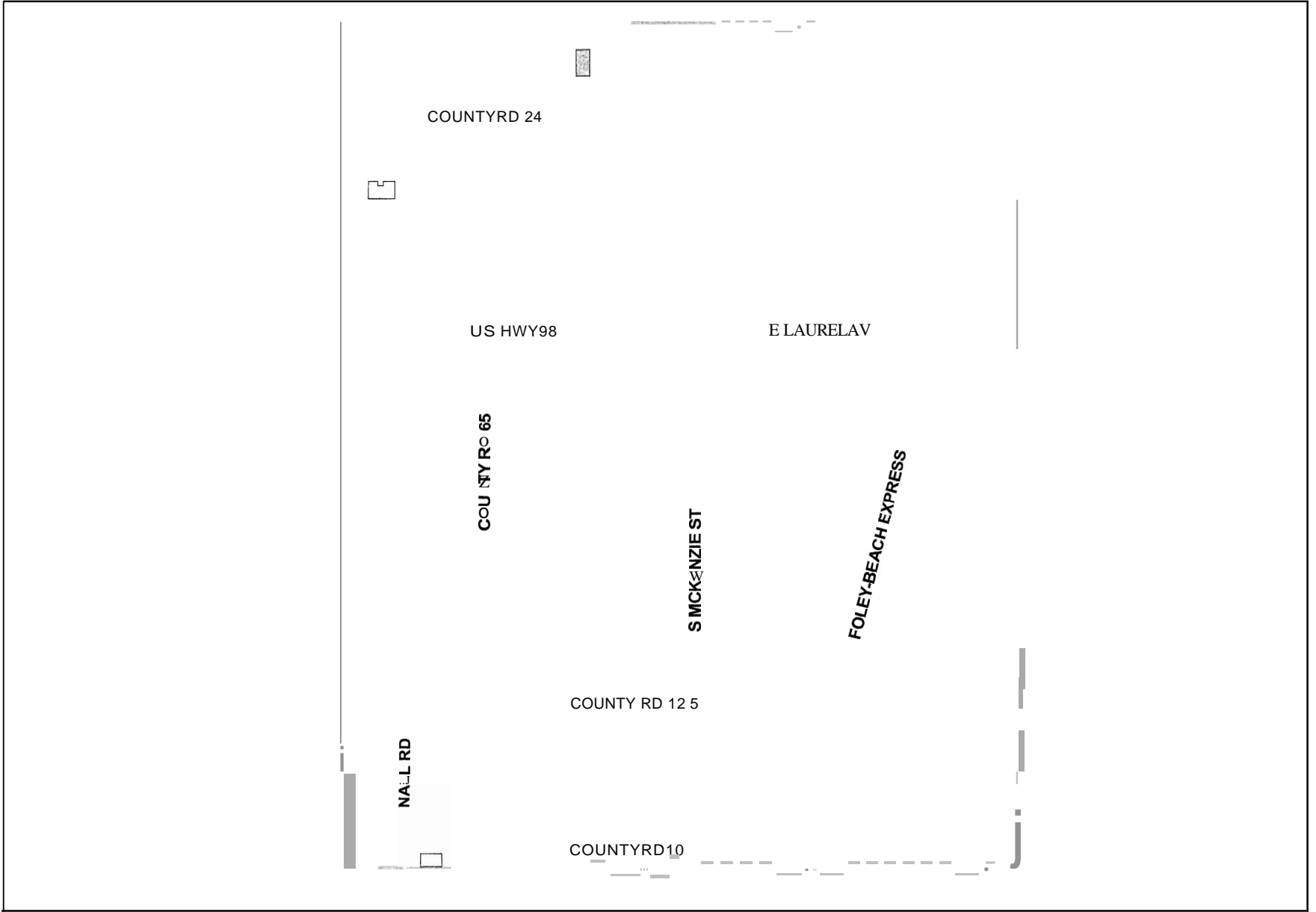
Date by Month Date Name of Subdivision ACRES LOTS CTY PJ Prelbitl

Grand Total

Residential Subdivisions with Final Approval by Planning Commission 01/01/08 thru 12/31/08

<i>Year by Month of Application</i>	<i>Date</i>	<i>Name of Subdivision</i>	<i>ACRES</i>	<i>L. (J/S</i>	<i>CTY</i>	<i>PJ</i>	<i>Final</i>
<i>May 2006</i>	05/30/2006	Magnolia Pines Phase I	25.06	60	0	<input checked="" type="checkbox"/>	05/21/2008
<i>June 2006</i>	06/21/2006	Whispering Oaks Phase I	17.36	58	0	<input checked="" type="checkbox"/>	10/15/2008
<i>February 2007</i>	02/21/2007	Woodman! (phase II)	32.74	96	0	<input checked="" type="checkbox"/>	02/20/2008
<i>February 2008</i>	02/20/2008	Dobbs Subdivision	5.68	2	0	<input checked="" type="checkbox"/>	02/20/2008
<i>July 2008</i>	07/16/2008	Givens Subdivision	152	3	0	<input checked="" type="checkbox"/>	07/16/2008
Grand Total			232.84	219			

Residential Subdivision Granted Final Approval 2008



- Legend**
- Magnolia Pines Phs I
 - Whispering Oak Phs I
 - Givens Subdivision
 - Dobbs Subdivision
 - Woodmont Phs If
 - planning jurisdiction
 - road_centerline
 - foley_city_limits

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***Preliminary Approval Only-Commercial
Planning Commission 01/01/08 through 12/31/08***

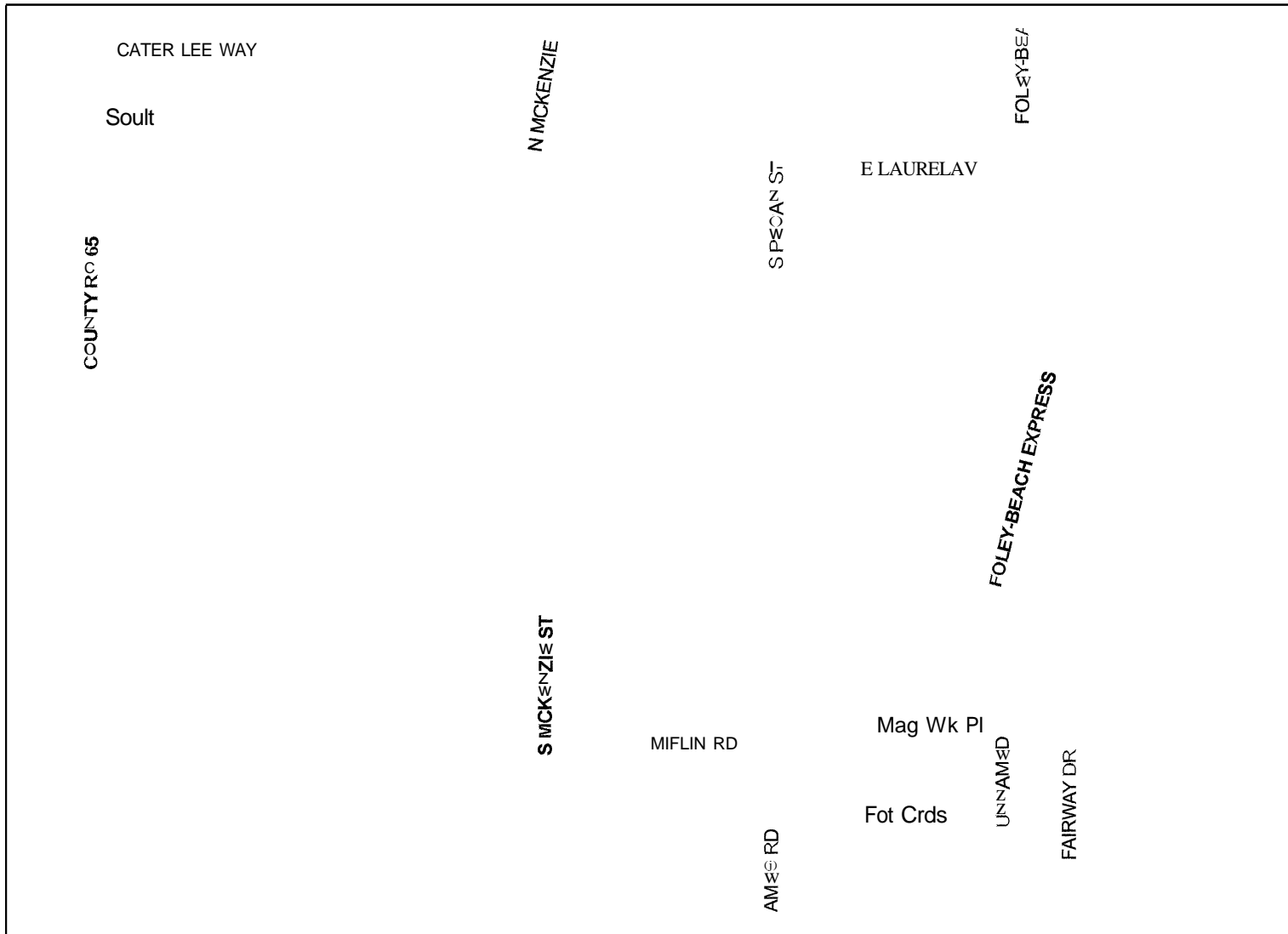
<i>Date by Month</i>	<i>Date</i>	<i>Name ofSubdivision</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY</i>	<i>PJ</i>	<i>Prelim</i>	<i>Action</i>
<i>March 2008</i>								
	03/10/2008	Magnolia Walk Phase I	39.52	4	<input checked="" type="checkbox"/>	0	03/19/2008	Passed
<i>April 2008</i>								
	04/16/2008	Foley Crossroads Phase I	158.22	2	<input checked="" type="checkbox"/>		04/16/2008	Passed
<i>September 2008</i>								
	09/17/2008	Soulant Subdivision	5.79	2	0	<input checked="" type="checkbox"/>	10/15/2008	Passed
<i>Grand Total</i>			203.53	<u>8</u>				



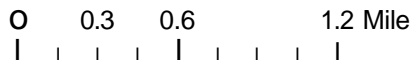
Commercial Subdivision Granted Preliminary Approval 2008

Legend

- Soulant Subdivision
- Foley Crossroads Phs I
- Magnolia Walk Phase I
- City Limits



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 Judy Schneider
 December 2008





***Final Approval-Commercial by Planning Commission
01/01/08 to 12/31/08***

<i>Date by Month</i>	<i>Date</i>	<i>Name of Subdivision</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY</i>	<i>PJ</i>	<i>Final</i>
<i>April 2008</i>							
	04/16/2008	Springsteen Commercial Park	12.5	2 <input checked="" type="checkbox"/>	0		04/16/2008
<i>May 2008</i>							
	05/21/2008	Fern Commercial Park	21	2 <input checked="" type="checkbox"/>	0		05/21/2008
<i>Grand Total</i>			<u>33.51</u>	<u>4</u>			

Extensions Granted-Residential by Planning Commission 2008

<i>Date by Month</i>	<i>Date</i>	<i>Name ofSubdivisio/l</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY PJ</i>	<i>Prelim</i>	<i>EXTENSION</i>
<i>January 2006</i>	01/18/2006	Greystone Village	36.12	110		01/18/2006	01/18/2008
<i>March 2006</i>	03/22/2006	Riverside at Arbor Walk III	32.81	77		04/19/2006	03/21/2009
<i>April 2006</i>	04/19/2006	Riverside At Arbor Walk IV	54.4	74		04/19/2006	03/21/2009
<i>May 2006</i>	05/30/2006	Magnolia Pines Phase II	42.22	160		06/21/2006	05/21/2008
<i>June 2006</i>	06/01/2006	Spring Branch Resub lot 3	3.6	8		06/21/2006	05/21/2008
	06/21/2006	Whispering Oaks Phase II	18.1	64		06/21/2006	12/17/2008
<i>July 2006</i>	07/19/2006	Raven Ridge	19.6	77		07/19/2006	07/16/2008
	07/19/2006	River's Edge	60.37	120		07/19/2006	06/18/2008
<i>September 2006</i>	09/20/2006	Villages of Creekstone Phase I	69	124		10/19/2005	04/17/2009
	09/20/2006	Shadow Lake	50.33	168		09/20/2006	03/20/2009
<i>October 2006</i>	10/18/2006	Heritage Farms Sub	33.2	147		10/18/2006	09/15/2008

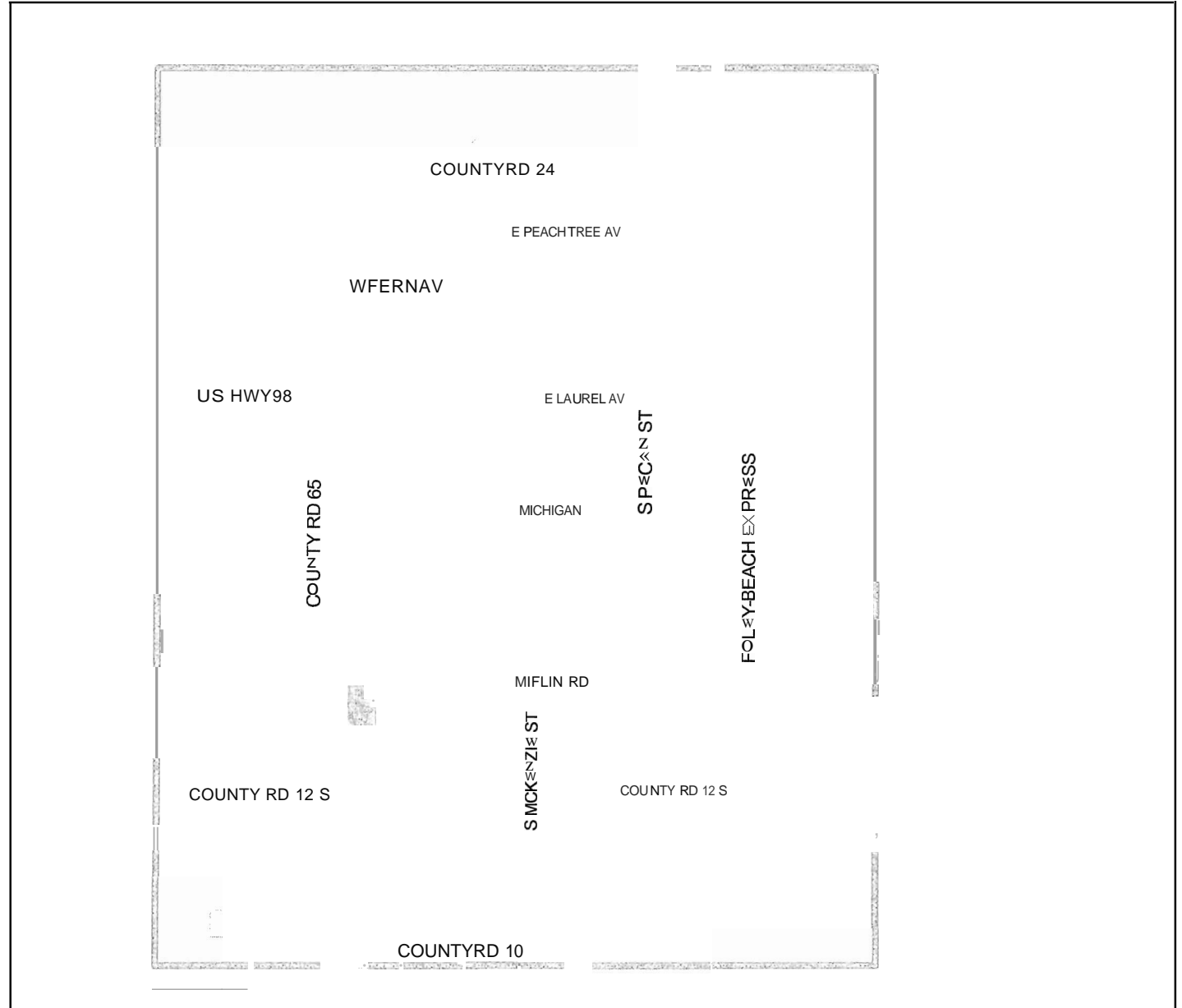
<i>Dale by Month</i>	<i>Date</i>	<i>Name ofSubdivision</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY</i>	<i>PJ</i>	<i>Prelim</i>	<i>EXTENSION</i>
	11/15/2006	Spring Lake at Juniper	29.11	175	<input checked="" type="checkbox"/>	0	11/15/2006	10/15/2008
<i>January 2007</i>								
	01/05/2007	Danfield	4.88	18	0	<input checked="" type="checkbox"/>	01/17/2007	01/17/2009
<i>February 2007</i>								
	02/01/2007	Creekview Subdivision	14.55	36	0	<input checked="" type="checkbox"/>	02/21/2007	02/21/2009
	02/21/2007	Southwynd, Phase I	33.94	79	<input checked="" type="checkbox"/>	0	02/21/2007	02/21/2009
<i>March 2007</i>								
	03/21/2007	Resub of Lot 1 - Foley Crossroads	145.45	5	<input checked="" type="checkbox"/>	0	03/21/2007	02/20/2008
<i>April 2007</i>								
	04/01/2007	Breckner Village	39.847	195	<input checked="" type="checkbox"/>	<input type="checkbox"/>	04/18/2007	02/20/2008
<i>May 2007</i>								
	05/16/2007	Ledgewick	67.4	149	<input checked="" type="checkbox"/>	0	05/16/2007	04/16/2008
<i>June 2007</i>								
	06/20/2007	Hidden Lakes Phs 2 A & B	34	138	D	<input checked="" type="checkbox"/>	09/20/2006	08/20/2008
<i>February 2008</i>								
	02/20/2008	Blue Heron Gardens	44.23	82	D	<input checked="" type="checkbox"/>	02/15/2006	08/15/2008
<i>March 2008</i>								
	03/28/2008	Cypress Gates Phase 1B	8	58	<input checked="" type="checkbox"/>	D	10/19/2005	04/19/2009
Grand Total			823,057,	2000				

Residential Subdivisions Extended 2008

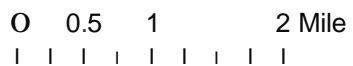


Legend

- Greystone
-  Riverside @ Arborwalk 3
-  Riverside @ Arborwalk 4
-  Magnolia Pines Phs II
-  Spring Branch Resub
-  Whispering Oaks Ps 2
-  RavenRidge
-  Rivers Edge
-  Villages @ Creekstone
-  ShadowLake
-  Heritage Farms
-  Springlake @ Juniper
-  Danfield
-  Creekview
-  Southwynd Phs I
-  Resub of Foley Crossroads
-  Breckner Village
-  Ledgewick
-  Hidden Lakes Phase II, A & B
-  Blue Heron
-  Cypress Gates IB



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Judy Stone





Extensions Granted-Commercial by Planning Commission

<i>Date by Month</i>	<i>Date Name of Subdivision</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY PJ</i>	<i>Prelim</i>	<i>EXTENSION</i>
<i>March 2007</i>						
	03/21/2007 Spring Lake Commercial Subdivision	10.01	24	<input checked="" type="checkbox"/> 0	03/21/2007	02/20/2008
<i>September 2007</i>						
	09/15/2007 Foley Plantation Commercial Park - Resub of Lo	20	14	0 <input checked="" type="checkbox"/>	09/19/2007	08/15/2008
<i>Grand Total</i>		<u>30.01</u>	<u>38</u>			



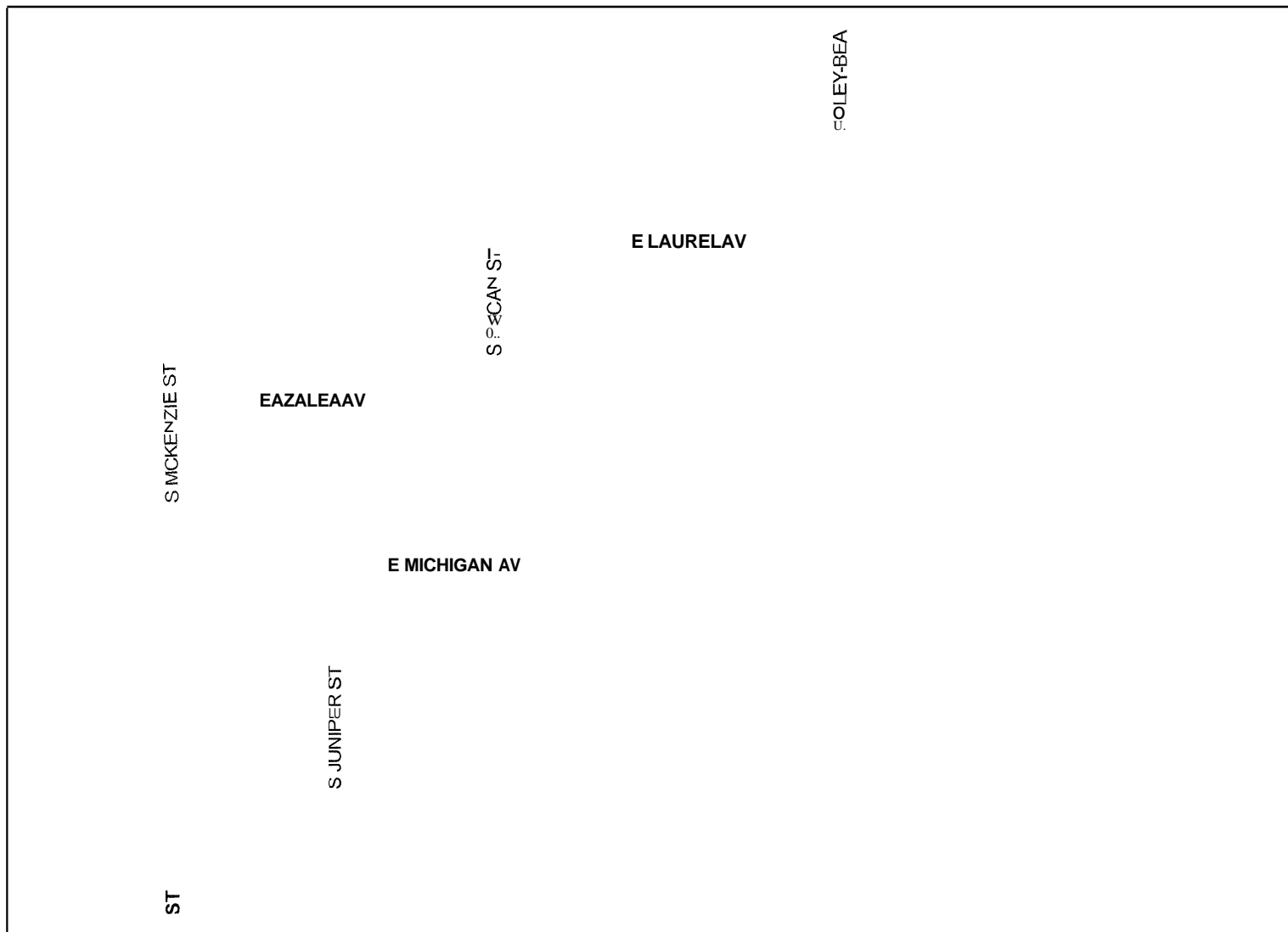
Extensions Granted - Commercial 2008

Legend

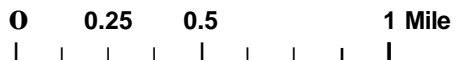
Foley Plantation Commercial Park

Spring Lake Commercial Park

City Limits



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 Judy Schneider
 December 2008



Exempt Subdivisions Granted by Planning Commission

<i>Date by Month</i>	<i>Name of Subdivision</i>	<i>Resid</i>	<i>Comm</i>	<i>1 x Sp</i>	<i>ACRES</i>	<i>LOTS</i>	<i>CTY</i>	<i>PJ</i>
<i>January 2008</i>								
01/16/2008	Benson, Norma Jean	<input checked="" type="checkbox"/>	0	0	0.48	2	<input checked="" type="checkbox"/>	0
01/17/2008	Manley	<input checked="" type="checkbox"/>	0	0	18.7	2	0	<input checked="" type="checkbox"/>
<i>February 2008</i>								
02/20/2008	Solomon, Polly	<input checked="" type="checkbox"/>	0	<input checked="" type="checkbox"/>	1.54	2	<input checked="" type="checkbox"/>	0
<i>March 2008</i>								
03/19/2008	Stallworth, Randolph	<input checked="" type="checkbox"/>	0	<input checked="" type="checkbox"/>	2	3	<input checked="" type="checkbox"/>	0
<i>May 2008</i>								
05/21/2008	Sarah Spivey	<input checked="" type="checkbox"/>	0	<input checked="" type="checkbox"/>	79.58	2	0	<input checked="" type="checkbox"/>
05/21/2008	Goldsmith estate split	<input checked="" type="checkbox"/>	0	0	10	2	<input checked="" type="checkbox"/>	0
<i>July 2008</i>								
07/16/2008	Krupinski Family Split	<input checked="" type="checkbox"/>		0	2	1	0	<input checked="" type="checkbox"/>
07/16/2008	Jay Hunnemeyer	<input checked="" type="checkbox"/>	0	D	0.6	2	<input checked="" type="checkbox"/>	0
Grand Total					114.9	16		

Expired Subdivisions Rpt

<i>Date</i>	<i>Name o.fSubdivision</i>	<i>Re</i>	<i>Com</i>	<i>Location</i>	<i>Prelim Granted</i>	<i>Prelim Expired</i>
04/20/2005	KendaliBrook II	<input checked="" type="checkbox"/>	D	South Side CR 12 East of Hwy 59, west of James Rd	04/20/2005	11/19/2008
07/13/2005	Greystone Farms Subdivision- Unit Two	<input checked="" type="checkbox"/>	D	Southeast corner of CR 19 and CR 12	08/17/2005	09/17/2008
06/21/2006	Fishhook Estates	<input checked="" type="checkbox"/>	D	N side of CR 16, E of Nail	06/21/2006	09/30/2008
07/19/2006	Central Park Sub	<input checked="" type="checkbox"/>	D	SE corner of James rd and CR 12	07/19/2006	09/29/2008
10/18/2006	Carnoustie Place	<input checked="" type="checkbox"/>	D	N side of CR 12, west of Clark Ridge Rd	12/21/2005	12/17/2008
12/18/2007	Deerfield At Bon Secour - PHASE 1	<input checked="" type="checkbox"/>	D	East side of CR 65, 1/4 mile north of CR 10.	12/18/2007	12/18/2008

Acres Zoned in 2008

B-1A = Extended Central Business District

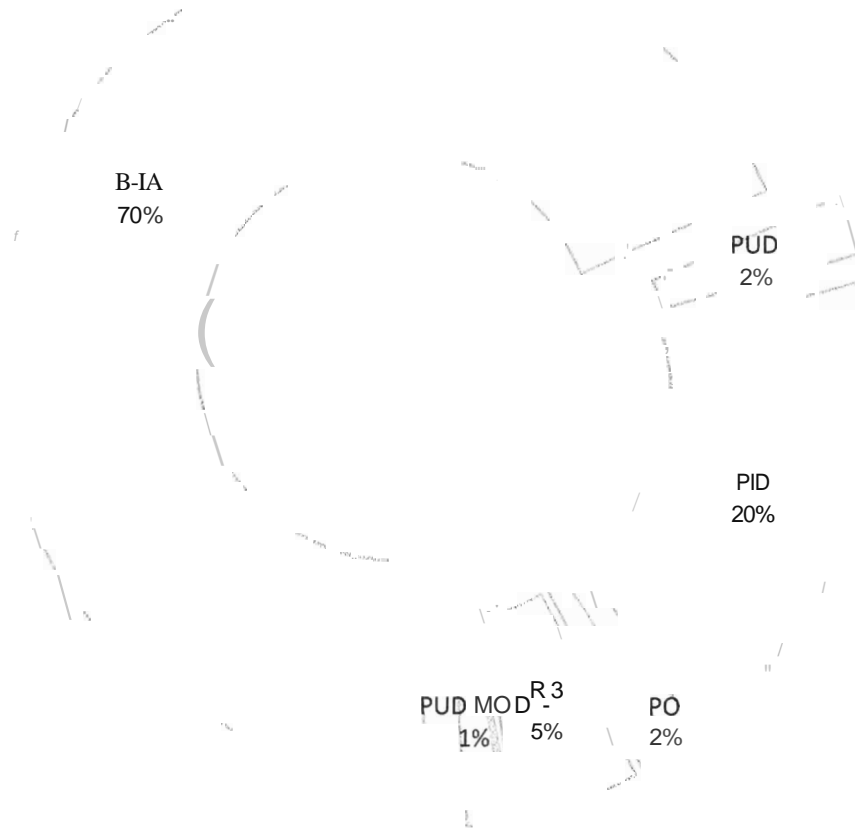
PUD =Planned Unit Development

PID =Planned Industrial District

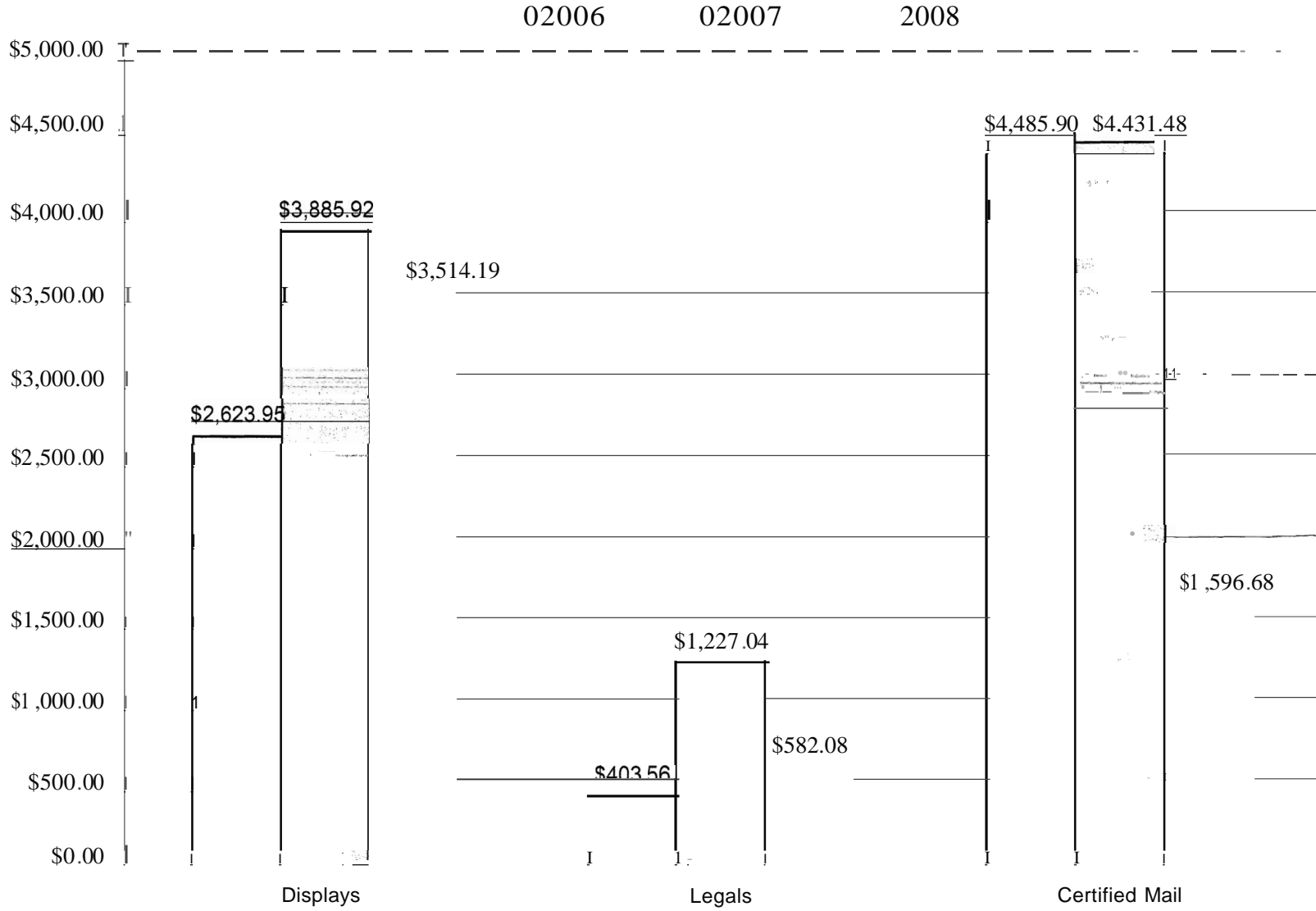
PO =Professional Office

R-3 = Residential Multi-family

PUD MOD =Planned Unit Development
Modification



ADVERTISING COST FOR PC



**Display/Legal Ad
Expense Report**

12/01/2008

		Planning Commission				
2008	Displays		Legals		Certified Mail	
	Count	Cost	Count	Cost	Count	Cost
	2	\$661.52			29	\$134.56
	2	\$139.28	2	\$57.84	36	\$167.04
	2	\$81.28	2	\$81.28	20	\$92.80
	1	\$330.76	2	\$57.36	27	\$125.28
	1	\$330.76	2	\$54.72	17	\$78.88
	2	\$625.52	0		97	\$450.08
	0		3	\$120.96	24	\$111.36
	1	\$330.75	2	\$61.92	15	\$69.60
	2	\$683.56	1	\$37.12	42	\$223.44
	1		1	\$26.16	13	\$69.16
	0		2	\$58.80	7	\$37.24
	1	\$330.76	1	\$25.92	7	\$37.24
YTO TOTAL	15	\$3,514.19	18	\$582.08	334	\$1,596.68

