REGIONAL, HISTORICAL AND ENVIRONMENTAL SETTING

GOAL

Provide long-term stewardship of natural resources that ensures the Alabama Outstanding Water Designation for the waterways adjacent to the town limits, and provide for ongoing opportunities to explore, learn about, and enjoy the natural beauty of the area.

Regional Setting

Perdido Beach is located on the northern shore of Perdido Bay, between Soldier Creek and Palmetto Creek in Baldwin County, Alabama, United States. See Figure 1.

Figure 1
Regional Location of Perdido Beach

Source: Auburn Design Studio
The first decade of settlement at Perdido Beach was strongly affected by the existing modes of transportation. Travel by land was over trails on horseback or wagon. Travel by water was much easier. The daily mail boat from Millview, Florida made trips to Perdido Beach carrying passengers and cargo as well as mail. Upstate families had reasonable access to vacation homes traveling via Pensacola, Florida.

Local people of the area were the first to buy and build homes at Perdido Beach. Later, vacation cottages were built facing Perdido Bay, and some around the wide part of Soldier Creek called Crystal Lake. By 1907, a schoolhouse was built to serve local children as well as children from Josephine. Soon there was a general store, a fish market, and a post office on the west bank of Soldier Creek pass, an ice plant which later became a bottling works, a sawmill and a shingle factory. Occupations included contractors, boat builders, loggers, farmers and commercial fishermen. The first church, Saint Andrews by the Sea, was built by community effort.

As is today, boating and fishing were the major recreation, although the boats were quite different and the fish far more plentiful. The daily arrival of mail became an occasion for people to gather, exchange gossip, and for some, play a little pinochle. Children would look forward to a bottled drink and hopefully, a Baby Ruth candy bar. By 1912 there were 30 buildings standing in Perdido Beach. Of these, 25 structures are still standing although few are visible from the road. Modest as the Perdido Beach buildings are, they represent a building technology and a way of life at the turn of the 20th century.2

1936 – 2012

During the early years, arriving to or leaving from the Perdido Beach community was no easy task. Children attended school in the community, goods were sold and exchanged and with the help and cooperation of friends and family, the residents were able to sustain their everyday lives in close proximity to their homes and neighbors. As modes of travel improved and people were free to travel to and from the community, the overall nature and appearance of the community evolved from residential/industrial to mostly residential. The logging industry disappeared, the school closed and children went to school in Elberta and Foley, the hotel and Randolph's store burned and the post office closed. Later added and existing today are the Volunteer Fire Department, a second church and various subdivisions.

In 2012 the appearance of the Town is mostly residential but one still finds the enduring spirit of self-reliance passed down from earlier generations, which is notable in the various home occupations and water related activities still present in the community. In contrast to the homes in the community is the Town’s one remaining industry, Resmondo Boat Works, established in 1956 and known nationwide for their custom built U.S. Coast Guard approved, Multi-passenger Sport Fishing Boats, see Figure 2. As in the past, families, friends and neighbors find mutual support as valued members of a caring and nurturing community.

2 Condensed from article by James A. Prestridge – Source: Once and Again One Hundred Years of Perdido Beach Memories 1901-2001
Figure 3
Historic Images from Perdido Beach

GENERAL STORES
- Randolph's Store
- General Store & Post Office

ACTIVITIES
- Union Apostolic Church
- Community Center

INDUSTRY
- Silk and Ginnery

Source: Auburn Design Studio
Climate

Perdido Beach has a humid, nearly subtropical climate, with no dry seasons. The summers are long and fairly hot, but the heat is tempered by breezes from the Gulf of Mexico. The winters are short and mild, with occasional short periods of subfreezing temperatures accompanied by killing frost. Temperatures tend to vary, with average temperatures ranging from 65 degrees during the winter months to 90 degrees during the summer months. However, temperatures can dip significantly at times during the months of December, January and February, occasionally below freezing. Annual precipitation averages 61 inches. Dry or wet periods can last long enough during the growing and harvesting seasons to injure crops and cause losses. Hurricanes in late summer and early fall damage crops and property. Hurricanes have adversely affected Perdido Beach and Baldwin County over the recent years. Snowfall is rare.

Topography

Topography is the precise detailed study of the surface features of a place or region. The topography of Perdido Beach, like most of southern Baldwin County, is subdued in comparison to the hilly terrain of the northern part of the County. Perdido Beach is characterized by low rounded hills with relatively large expanses of nearly level terrain. Very little of the land is limited in development due to slope. Figure 5 is a generalized topography map of Perdido Beach, illustrating 10 foot contour lines, as defined by the U.S. Geological Survey (USGS). More information regarding elevation, landscape and topography can be found on the USGS website at: www.usgs.gov.

Natural Resources

Natural resources are abundant in Perdido Beach. Natural features adjacent to the Town include Soldier Creek, Palmetto Creek, Perdido Bay and wetlands. These natural features provide drinking water, breathable air, wildlife habitats and agricultural opportunities as well as a sense of peace and prosperity.

The natural features are an important resource for residents and visitors. Conservation and preservation of the unique lands, stream corridors and other significant natural features are important to the viability of Perdido Beach.
Wetlands

Wetlands are vitally important features. Wetlands serve as stormwater storage; erosion control; water purification; sediment trapping; nutrient removal; groundwater discharge and recharge; and animal and plant habitats. They should be protected and conserved as they provide economic and recreational opportunities for humans and protective barriers against flood damage. The locations of these wetlands are identified in the Wetlands map, see Figure 6.

The wetlands in the planning area of Perdido Beach are classified primarily as “riverine”. These wetlands occur in floodplains and riparian corridors associated with stream channels. This ecological community is characterized by relatively high productivity and supports a wide variety of habitat and wildlife. Dominant water sources are overbank flow from the channel or subsurface hydrologic connections between the stream channel and adjacent wetlands. These areas serve a valuable function in water storage and flood control. Other wetland areas are classified as “depressional”. Depressional wetlands occur in topographic indentions and are often isolated from waterways and other wetlands. These wetlands are often referred to locally as “Grady Ponds”. Even though these types of wetlands are isolated, they are critical natural resources because of their contribution to wildlife habitat, storm water retention and groundwater recharge. Their dominant water sources include rainfall, groundwater discharge and overland storm water runoff from adjacent uplands. Elevation contours are closed thus allowing for rainfall and runoff water accumulation. Finally, there are limited areas characterized as “flat” wetlands. These wetlands occur in areas where the main source of water is precipitation and a secondary source is groundwater discharge. They occur on areas with little or no topographic gradient.\(^3\)

A buffer of 30 feet is required to protect the wetlands. It is recommended that only native plants be allowed in the buffer areas. More information on wetland descriptions, regulations and classification systems can be found on the U.S. Fish and Wildlife Service, National Wetland Inventory website at: www.fws.gov/wetlands.

\(^3\) U.S. Department of the Interior, Fish and Wildlife Service, Office of Biological Services, Washington, D.C.
Estuary

Estuaries are partially enclosed bodies of water along the coast where freshwater from streams and rivers meets and mixes with salt water from the gulf. Estuarine environments are among the most productive on earth. Both estuaries and wetlands are valuable resources due to their vegetation and habitat and the role they play in recharging the underground aquifers.

It is important that the estuarine ecosystems are protected and conserved because they serve as an essential habitat to threatened and endangered species as well as other wildlife. The Perdido Bay Estuarine System provides vital resources and enhances the natural resources of the Town of Perdido Beach. Perdido Bay is a relatively shallow estuary. It is approximately 17 miles long and 2 to 4 miles wide. The bay covers 28 square miles and averages 7 feet in depth. The estuarine ecosystem benefits Perdido Beach as well as surrounding areas because it provides feeding and resting for migratory birds in addition to providing habitat for local wildlife such as coastal birds, bottle nose dolphin, fish, crabs, shrimp and sea turtles.

Coastal and Waterfront Areas

Coastal and waterfront communities like Perdido Beach have a natural boundary – the water – that makes efficient land use critical. Not only is development physically limited within this boundary, but proximity to the water is often of highest value and at greatest risk from natural hazards, requiring an approach to community and building designs that provide high structural integrity and the greatest benefit on the least amount of land.

Riparian Areas

Riparian zones or riparian areas are the interface between land and rivers and streams and are important to the health of the ecosystem. When the areas are well vegetated and have limited human-related impacts they can be ecologically diverse and can contribute to the health of other aquatic ecosystems by filtering out pollutants, reducing damage caused by flooding and preventing erosion. They aid in the protection of stream banks and shorelines. The vegetation including trees, shrubs and groundcover within riparian zones filter sediments and help keep the water clean. Also, the trees and other vegetation growing in riparian zones and overhanging the water provide cool, shady habitats for fish such as trout and redfish while they trap sediment and other pollutants that damage critical habitats. The destruction of riparian areas can result in damage to natural habitats, increased water pollution, flooding and erosion.

It is important to be mindful of the activities that take place in the riparian buffer area because activities that damage or destroy riparian areas damage and destroy riparian functions. It is also important to recognize that some riparian areas above mean high tide are privately owned and by
Living shorelines increase ecological functions within coastal and marine environments. Some benefits relating to living shorelines include: water quality improvements, sediment movement, aquatic habitats, and plant communities. Living shorelines are a better alternative than bulkheads for Perdido Beach because bulkheads generally increase the rate of coastal erosion whereas living shorelines will not. Living shorelines provide a natural bank for long-term protection as opposed to bulkheads, revetment, and concrete seawalls. This approach uses plants, sand and rock to provide shoreline protection and maintain valuable habitat. This can be very beneficial to Perdido Beach because it will protect the surrounding riparian and intertidal environment. Through restoration efforts of highly productive ecosystems such as: oyster reefs, emergent saltmarsh, and submerged aquatic vegetation, benefits can be substantial to Perdido Bay’s aquatic productivity and the overall health of the aquatic ecosystem.

Water Quality

Clean Water Act Regulations are administered by the Alabama Department of Environmental Management (ADEM). However, the Town can plan for uses of the water in regard to access to the water. The Town should encourage uses which maximize human access to the water while minimizing the impacts on the environment. The Town must recognize there are many groups competing for access to the water, but only a limited amount of shoreline. Waterfront homeowners, commercial fishermen, seafood industry owners, commercial business owners, and recreational users all require access to the water. These same users have the ability to negatively impact the water to which they are attracted. The Master Plan recognizes that human access to the water can have many negative impacts on the environment. Construction of boat ramps and piers can result in the disrupting of wetlands, the clearing of shoreline vegetation and alteration of the existing shoreline. Dredging required for maintaining access to navigable channels can result in the stirring up of pollutants settled on the water bottom, as well as loss of submerged aquatic vegetation. Boat wakes may result in an increase in shoreline erosion. Lastly, boating activity can result in water pollution from toxic hull paints, engine fluids and improper disposal of human waste. In addition to ADEM, these issues and activities are also regulated by the following agencies: US Army Corps of Engineers (COE), Alabama Department of Conservation and Natural Resources (ADCNR) Submerged Lands Programs (SLD), with most administered jointly by COE, ADEM and ADCNR.

The Town should investigate ways to minimize results of human impacts to the water. Alternatives should be developed that can satisfy access demands within the area, while ensuring continued protection of the Town’s unique waterfront environment. Coordination is needed with the regulatory agencies listed above in developing educational materials that explain and identify shoreline usage within the Town’s limits, as well as define each agency’s role and responsibility in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Furthermore, the Town should consider partnering with the Weeks Bay Reserve Training Program.

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6 Alabama Administrative Code 335-6-11 and the criteria found in 335-6-10
are the Alabama Department of Conservation and Natural Resources (ADCNR) and the MS/AL Sea Grant Coastal Storms Program.

Soils

Information regarding the characteristics of soil is useful in planning the development of a community. Understanding the complexities and composite of the soil profile is a necessary tool used for a variety of planning purposes including land use and watershed management planning.

Soil details can provide insight so that growth and development occurs in ways that are compatible with the environment, adjacent land uses and municipal development intentions. Most of the soils in Baldwin County have a sandy surface. Soils are grouped according to common characteristics such as formation, parent material, slope and degree of erosion. There are three soil associations present in the Perdido Beach planning area. There are 15 types of soils in these 3 soil associations. The soil associations are listed below.7

Norfolk-Kleji-Goldsboro Association

This association occupies the broad, nearly level or very gently sloping areas. It is gently sloping soils of the uplands and associated bottom lands. It is found in the southern and southeastern parts of Baldwin County. Various soil classifications within Norfolk-Kleji-Goldsboro Association consist of unconsolidated, sandy-clayey sedimentary rock. These associations contain 3-10 percent, by weight; clay particles with diameters less than 0.005 mm. Loam also found in this association is a rich soil that is composed of sand, silt, clay and organic matter in evenly mixed particles. This association is the second most important agricultural area in the county. It is highly developed for agriculture.

Lakeland-Plummer Association

This association consists of deep, excessively drained soils that are strongly acid. This association is nearly level soils of bottom lands and nearly level to moderately steep soils of uplands. Loam is also found within the Lakeland-Plummer Association which is composed of mixtures of rich soils composed of sand, silt and clay.

Tidal Marshes Association

This association consists of areas of fresh water and salt water tidal marsh. This association is found to be the smallest in the county. The land in tidal marshes generally supports no trees, but there are a few willows and a dense cover of marsh cane, marsh grass and rushes. This association is used only for range, wildlife and recreation. The land types in the association have no potential for row crops, nor are they suitable for improved pasture unless they are reclaimed.

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7 *Regional Land Development and Policies Plan, SARPC*
Figure 7
Generalized Soils Map
Perdido Beach
12. Develop Memorandum of Agreements/Memorandum of Understandings (MOA's/MOU's) with the Baldwin County Commission to use or convey rights-of-way for public access sites adjacent to the Town.

13. Create educational materials for use within the limits of the Town that identify regulatory agencies and their roles and responsibilities in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Recommended partners are US Army Corp of Engineers, ADEM, ADCNR State Lands Division, SARPC and Weeks Bay Reserve.

14. Create a training program for Town staff and appointed volunteer board—committee members through the Weeks Bay Reserve Training Program, which offers training on regulatory and compliance basics.

15. Routinely complete the Coastal Resilience Index Community Assessment to update progress and identify new challenges.

16. Coordinate with Baldwin County EMA to develop a hazard mitigation schedule and seek funding from the Hazard Mitigation Grant Program for the plan.

Note: Renumbering will occur.
COMMUNITY SERVICES AND FACILITIES

GOAL

Provide appropriate community services and facilities for the citizens of Perdido Beach.

The Community Services and Facilities Section of the Plan presents a brief inventory and analysis of existing public facilities and makes recommendations regarding the number and location of public facilities and services that will serve the permanent and seasonal residents of Perdido Beach.

COMMUNITY SERVICES

OBJECTIVES

1. Construct and maintain governmental facilities in a central location.
2. Provide adequate police protection. Ensure there is adequate law enforcement.
3. Continue to provide adequate fire protection.
4. Establish a zip code and construct a postal facility.
5. Construct a community center in a central location to serve as a gathering place and storm shelter.

Analysis

General Government

The Perdido Beach Town Hall is located at 9212 County Road 97, at the corner of Riggs Street and County Road 97. It is a 1,600 square foot brick building that was previously used as a home, see Figure 21. The offices are located on the south end with an open meeting room located on the north end.

The Town of Perdido Beach incorporated on June 10, 2009. The governmental structure of Perdido Beach consists of a mayor and five council members elected at large. The Mayor is responsible for overseeing the day-to-day operations of the Town with the support of the Town staff. The nature, powers, and functions
Table 48
Alabama Uniform Crime Report Data
Perdido Beach
2005-2011

<table>
<thead>
<tr>
<th>Crime Type</th>
<th>2005</th>
<th>2006</th>
<th>2007</th>
<th>2008</th>
<th>2009</th>
<th>2010</th>
<th>2011</th>
</tr>
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<tbody>
<tr>
<td>Murder</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Rape</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Robbery</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assault</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Burglary</td>
<td>0</td>
<td>2</td>
<td>2</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>3</td>
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<tr>
<td>Theft</td>
<td>3</td>
<td>4</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Vehicle Theft</td>
<td>0</td>
<td>1</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>3</td>
<td>8</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>3</td>
<td>5</td>
</tr>
</tbody>
</table>

Source: Baldwin County Sheriff’s Department

Overall, the uniform crime index for Perdido Beach is extremely low compared to other communities. However, the current service capacity of the Baldwin County Sheriff’s Office should be assessed to determine if the current staff can adequately service the population of Perdido Beach, or if new officers, patrol units, or other equipment is needed.

The Town may want to consider providing office space to the Baldwin County Sheriff’s Office to encourage more of a presence in Perdido Beach. Additionally, the Town may want to initiate a “Community Watch” Program for the protection of the citizens or to contract with the Baldwin County Sheriff’s Office for law enforcement exclusive to the Town of Perdido Beach.

Municipal Court

Perdido Beach currently uses the services of the Baldwin County Sheriff’s Office Corrections Command Center for arrests and court sentences. The men and women of the Corrections Command of the Baldwin County Sheriff’s Office are assigned the duty of safely and securely operating the Sheriff’s Corrections Center. The Corrections Center, formerly known as the County Jail, is located in Bay Minette, Alabama, see Figure 23. The facility can house approximately 700 inmates at full capacity.

An appointed official, the Commander of Corrections, is the senior Corrections Officer on site and is responsible for all daily happenings in
### Table 19
**Perdido Beach Volunteer Fire Department Fleet**
**2012**

<table>
<thead>
<tr>
<th>EQUIPMENT</th>
<th>YEAR</th>
<th>PURPOSE</th>
<th>FEATURES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 - Toyne Class A Pumpers</td>
<td>2005</td>
<td>Firefighting/EMS/MVAs</td>
<td>1500 GPM Pump</td>
</tr>
<tr>
<td>2 - Brush Trucks</td>
<td>2000</td>
<td>Brush Fires</td>
<td>300 Gal Tank - Diesel Skid Unit</td>
</tr>
<tr>
<td>1989 Brush Fires</td>
<td></td>
<td>Brush Fires</td>
<td>200 Gal Tank - Gas Skid Unit</td>
</tr>
<tr>
<td>Rescue / Medical Truck</td>
<td>2011</td>
<td>Medical Emergencies</td>
<td>BLS Medical Equipment / AED  4 Wheel Drive / Winch  Saws, Generator, Air Packs, Cutting Tools</td>
</tr>
<tr>
<td>Service Truck</td>
<td>1984</td>
<td>Carries other fire equipment</td>
<td>Rapid Response for Fire and EMS Calis, 9600 LB Winch, BLS Medical Equipment</td>
</tr>
<tr>
<td>Ford Expedition EL 4 x 4</td>
<td>2012</td>
<td>Command vehicle</td>
<td>12000 LB Winch  BLS Medical Equipment</td>
</tr>
<tr>
<td>Ford F-350 4 x 4 Crew Cab</td>
<td>2012</td>
<td>Command / Utility vehicle</td>
<td>BLS Medical Equipment</td>
</tr>
<tr>
<td>19' Carolina Skiff Rescue Boat</td>
<td>2010</td>
<td>Water Emergencies / Fire</td>
<td>Firefighting Equipment</td>
</tr>
<tr>
<td>Kawasaki Mule ATV</td>
<td></td>
<td>Brush Fires / Search &amp; Rescue</td>
<td>Absorbent Boom and Pads</td>
</tr>
<tr>
<td>Fuel &amp; Oil Clean Up Equipment</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Source: Perdido Beach Volunteer Fire Department*

**Performance**

The Perdido Beach Volunteer Fire Department responds to emergencies on land and water through a page system distributed by the Baldwin County Central 911 Emergency System. Volunteers
Elberta Elementary School

Serving grades K-3, Elberta Elementary School has thirty-five certified teachers and eighteen instructional aides and staff members. The enrollment for the 2011-2012 school year is 387 students. The school is located at 25820 US Highway 98 and is approximately 10 miles from Perdido Beach. It is among the few public elementary schools in Alabama to receive a distinguished Great Schools Rating of 8 out of 10. The school has a cafeteria and a media center.

Elberta Middle School

The Elberta Middle School serves grades 4-8 and is located at 13355 Main Street. It is approximately 10 miles from Perdido Beach. The enrollment for the 2011-2012 school year is 600. The school has thirty-nine certified teachers and nineteen instructional aides and staff members.

Foley High School

Foley High School is located at 1 Pride Place in Foley, Alabama and is located approximately 18 miles from Perdido Beach. Serving grades 9-12, the 2011-2012 enrollment is 1,500 students. It employees 96 certified teachers and twenty-two instructional aides and staff members. In addition to 65 classrooms, the building houses a media center, four computer labs, a technology lab, a special education suite, a gym and a cafeteria. Since its opening in 1990, outside areas have been expanded, including a wetland for scientific study, a field house, baseball and softball fields and a track. In 1998 the entire school was networked to accommodate for additional technology and expansion of technology in the future.

In 2005, due to extensive expansion of students and facilities, six portable learning cottages were added to the grounds of Foley High School. An additional 14 portable cottages were added in 2006 to accommodate the increase in student enrollments. The school constructed a new wing to provide for the rapid growth, however, overcrowding still exists. The Town of Perdido Beach should consider working with the Baldwin County Commission and local communities to provide a High School for the area children residing on the east side of U.S. Highway 59. This would decrease the large enrollment of Foley High School and lessen the commute times the children have to ride the school bus, which in turn would save money for the school district.

Hospital and Health Services

There is no hospital located in the Town of Perdido Beach. The closest hospital facilities are located in the neighboring cities of Foley and Fairhope, Alabama and Pensacola, Florida. All health facilities and services are located in adjacent municipalities. See Figure 25 for map.
Currently there is no post office in Perdido Beach. The Town should consider building or leasing a structure and contracting postal services to supply the Town’s postal needs.

COMMUNITY FACILITIES

OBJECTIVES

1. Establish a plan to provide appropriate sewage disposal and potable water to meet the existing and projected demands identified in this Master Plan.

2. Provide storm water management to ensure protection to Alabama’s Outstanding Water Designation for all appropriate waterways.

3. Reduce the generation of solid waste by reuse and recycling.

Public Works

The Town of Perdido Beach Public Works Committee is made up of Town Council members and local volunteers. Presently, the roads and rights-of-way of the Town are under the control of the Town of Perdido Beach. The Committee is responsible for road and drainage maintenance as well as landscaping and mowing. Serving as a go between for the Town’s needs, the Committee makes recommendations to the Town Council to enter into contracts with applicable businesses to provide services to the Town.

Perdido Beach currently has a contract agreement with Baldwin County Solid Waste Department, naming them the utility company that provides services such as garbage and debris pick up. The Town also provides a recycling program to the citizens, which is operated by the utility. A container for recyclables is stationed at the Perdido Beach Volunteer Fire Department and picked up by Baldwin County Solid Waste Department as needed.

The Town may want to consider purchasing the necessary equipment needed for the Public Works Committee instead of contracting the work to outside sources.

Electric utility service is provided by Riviera Utilities under the Utilities Board of the City of Foley.

Water System

Service Area

Water services for Perdido Beach are provided by Perdido Bay Water District located at 28171 Freshwater Lane in Elberta, Alabama. It is a non-profit organization that was incorporated in August of 1973 for the purpose of delivering a clean, safe drinking water to the rural communities of Baldwin County, Alabama, including the Town of Perdido Beach.
Localized street flooding does occur, but the open ditch and drainage system have minimized and/or eliminated home and yard flooding during periods of heavy rain. It is evident however, that as development occurs, a more structured drainage system will be required due to the topography of the land. The southern portion of the Town presently lies within the ten foot contour line, creating an ongoing threat of flooding and erosion. The need exists for the Town of Perdido Beach to undertake a long-range master drainage plan to identify current and future needs to prevent additional damage to the environment and to create effective solutions that will sustain future development and mitigate storm events. The Town should explore options to protect the surrounding waters, wetlands and other natural resources as a means to manage development and maintain the fragile ecosystem, as recommended by Auburn Design Studio.

Building Inspection Department

The Town of Perdido Beach utilizes the Baldwin County Building Inspection Department located at 201 East Section Street in Foley, Alabama to administer all building permits for the Town. The Building Inspection Department is responsible for issuing building permits, determining permit fees, reviewing all plans for compliance with all applicable codes, performing inspections, issuing certificates of occupancies, interpreting the Land Use and Zoning Ordinance and applying as needed. Additional responsibilities include receiving and reviewing applications for subdivisions, site plans and zoning amendments and working with the Town’s Planning Commission and other governmental departments and agencies as needed.

Recreation

Parks and recreation areas foster and promote community involvement and interaction as well as provide a place for the community to gather. Promoting community involvement from all groups is crucial to sustain a healthy community. Recreational facilities should be equally distributed throughout the Town with easy and adequate access. Not all recreation is active and Perdido Beach should provide opportunity for the passive enjoyment of nature by all of its citizens.

Parks

Consideration should be given to creating a well-designed and well maintained park area that serves the community, promotes civic pride and provides appropriate uses of public areas. See Figure 26 for an example of a park pavilion design, as recommended by Auburn Design Studio. Included in a park design could be a gazebo or pavilion to be housed at the park along with picnic tables, swings and playground equipment.
Local CO-OP

The need exists for Perdido Beach to provide local goods and services to the citizens and for the Town to develop commercial opportunities. The community would benefit from a Commercial Cooperative (CO-OP) to be used as a general store, supplying essential needs and services, while keeping a traditional small town atmosphere. Additional services provided could be bike and canoe/kayak rentals, bait and tackle supplies and a Farmer’s Market.

Museum

Perdido Beach is rich in history and the need exists for the Town to provide a museum to showcase historical artifacts of the Town and to educate the public concerning the history of Perdido Beach. The Town has an opportunity to create a unique setting for the citizens and visitors by constructing a museum that replicates a structure similar to the Randolph Store from the early 1900’s, accenting all the historical details and showcasing a part of Perdido Beach’s history. This would create a special place to visit and gather complete with all the character and charm that one can only find in Perdido Beach, Alabama.

Canoe & Kayak Launch

Coordination is needed with The Coastal Zone Management Program to make repairs and improvements to the small scale public kayak/canoe launches in the town. Existing water access points are well distributed throughout the Town at various locations for the residents to utilize and enjoy. See Figure 29 in the Community Development section of this plan for a detailed map showing all the water access points.

Historic Homes & Trail System

Perdido Beach is home to numerous historic structures, some that show signs of needing maintenance or preservation. See Figure 4 in the Regional, Historical and Environmental Settings section of this plan for locations. The Town should consider establishing a Historic Board to encourage the protection and restoration of each structure. The Board should coordinate with the Alabama Historical Commission and investigate funding opportunities to create a historic district and trail system for the Town. Historic markers for each structure, identifying the year built and the significance of the structure, should also be provided. The Town should also consider creating a Historic Walking Trail System that would connect all of the historic structures.

Festivals

Current Festivals

The Town currently has a Halloween Festival, an Easter Egg Hunt, and a Christmas Festival which are held at the Volunteer Fire Department.
Movie in the Park

Movies in the park could be a regularly scheduled event.

Recommendations

1. Ensure that there is sufficient police protection—law enforcement—and schedule routine police patrols.
2. Initiate a contract with Baldwin County to Perdido Beach for exclusive police service.
3. Implement a “Community Watch” program and install signage for the program.
4. Provide office space to the Baldwin County Sheriff’s Office and display the official seal to create a visual presence of adequate police protection.
5. Research new septic tank installation technology that is not intrusive to the natural environment to ensure proper protection of the water quality.
6. Create a franchise fee agreement for sewer services to protect the citizens of the Town from unregulated utility charges, including rate ceiling.
7. Identify an alternative ground water source to ensure the adequate water supply for existing and future populations.
8. Work with engineers to identify future needs for drainage and create a long-range master drainage plan.
9. Require all citizens to have an account with a Solid Waste Company to eliminate the threat of dumping.
10. Purchase necessary equipment for the public works department.
11. Seek funding to obtain property to construct a public library and coordinate with the Baldwin County Libraries Cooperative (BCLC) in assessing supply needs and priorities.
12. Coordinate with Baldwin County Commissioner to build a centralized school that would better service the communities on the east side of U.S. Highway 59 as well as alleviate the overcrowding pressures of Foley High School and eliminate long bus commute times.
13. Develop commercial opportunity for the Town, such as a Commercial Cooperative (CO-OP), bait shop, general store, etc., providing supplies and services to the citizens to create access to traditional small town amenities and day-to-day services.
14. Explore ideas to serve as the general store and post office, while protecting Perdido Beach’s small-town character and charm.
15. Designate an existing property or construct a building to be used as the Town’s Post Office and contract for postal services to the Town.
16. Ensure that various types of recreational opportunities are available to the residents of Perdido Beach by providing adequate parks and facilities, such as a canoe/kayak launch and community bike trails, as suggested by Auburn Design Studio.
17. Obtain property to build a Community Center and storm shelter to create a centralized location to be used as a community gathering area and to include pavilions or gazebos, walking paths and open green spaces, as recommended by Auburn Design Studio.
18. Seek funding from ADECA Parks and Trails Program to improve access to the Town’s beach area.
19. Create a linear park/trail plan that can connect with other proposed Greenway Trails.
COMMUNITY DEVELOPMENT

GOAL

To preserve the small town heritage by protecting the Town’s natural resources and environment while maintaining the historical and rural characteristics.

OBJECTIVES

1. Protect the small town character and charm of Perdido Beach.

2. Protect waterways, wetlands and the distinct coastal assets.

3. Ensure that public water access is available for the entire community.

4. Foster and promote community involvement and interaction.

5. Expand access to traditional small town amenities and day-to-day services.

Zoning Analysis

The inventory and analysis of the existing zoning patterns were used as part of the community planning process. The Town of Perdido Beach has a land area of 650.75 total acres.

Inventory of Zoning

The following is an analysis of the use of current zoning categories.

RA- Rural Agricultural District

This category includes all land used primarily for agricultural purposes though there may be structures which are incidental to its function. This district provides for large, open, non-subdivided land which is vacant or is being used for agricultural, forest or other rural purposes. There are 103.88 acres in this zoning category.

CR-Conservation Resource District

This zoning district provides for open, non-subdivided land which is environmentally constrained and which is vacant or is being used for agricultural, forest or other rural purposes. There are no acres in this zoning category.
Table 20 displays the acreage and percentage of total land in the corporate areas of Perdido Beach by each zoning category.

**TABLE 20**
**ZONING DISTRICTS**
**ACRES & PERCENT OF TOTAL LAND**
**2012**

<table>
<thead>
<tr>
<th>Zoning Category</th>
<th>Acres</th>
<th>Percent of Total Land</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporate Area</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rural Agricultural (RA)</td>
<td>103.88</td>
<td>15.96</td>
</tr>
<tr>
<td>Conservation Resource (CR)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Single Family Estate Residential (ER)</td>
<td>74.46</td>
<td>11.44</td>
</tr>
<tr>
<td>Single Family (R-1)</td>
<td>328.93</td>
<td>50.54</td>
</tr>
<tr>
<td>Single Family (R-2)</td>
<td>121.71</td>
<td>18.70</td>
</tr>
<tr>
<td>Professional Business (B-1)</td>
<td>1.20</td>
<td>.18</td>
</tr>
<tr>
<td>Local Business (B-2)</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Outdoor Recreation (OR)</td>
<td>14.49</td>
<td>2.23</td>
</tr>
<tr>
<td>Marine Recreation (MR)</td>
<td>1.50</td>
<td>.24</td>
</tr>
<tr>
<td>Light Industrial (M-1)</td>
<td>4.58</td>
<td>.71</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>650.75</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

*Source: Baldwin County & SARPC Calculations*

Figure 28 is the current Zoning Map of Perdido Beach.
Future Plan

*Figure 29* illustrates the existing and proposed future plan of Perdido Beach, developed in large part by Auburn Design Studio. Amend Map.

*Figure 29*
Existing and Proposed Plan
2012

Volunteer Fire Department/Municipal Park to replace Proposed Municipal Complex in Legend.

Source: Auburn Design Studio/SARPC
Figure 3.2 is a drawing by Auburn Design Studio that shows the existing Public Beach Areas in Perdido Beach.

Figure 3.2
Existing Public Beach Areas
Perdido Beach
2012

Source: Auburn Design Studio

Recommendations

1. Purchase property to enlarge existing public beach.
2. Purchase or secure property for additional water access points.
4. Reuse current Town Hall as other Community Building.
5. Develop attractive gateways into the Town of Perdido Beach that will represent the entry into the Town and the Town’s Municipal Complex center.
6. Provide opportunities for alternative transportation, such as walking and bicycling.
7. Revise the Zoning Ordinance and Subdivision Regulations as necessary to accomplish the desired development plans and future goals of the Town of Perdido Beach.