



Town of Perdido Beach Planning Commission

Case No. PBTA-18002

Proposed Amendment to the

Town of Perdido Beach Land Use and Zoning Ordinance

- 1. Pertaining to Article VI, Section 6.1.5**
Change minimum lot size from 3 acres to 1 acre.
- 2. Article XIX, Section 19A.11.1.**
Amend the time requirement for rezoning from one year to 6 months.
- 3. Article XXIII, Sections 23.2 Permitted Uses.**
In the table of permitted uses under "OR"- Outdoor Recreation Park, playground, public park, public pier boat launch and other, change use from "C" conditional use to "P" permitted use.

**April 4, 2018
Town Hall-6:30 pm**

Public Hearing: April 4, 2018– Pending

Staff Report Prepared by: Lynn Thompson, Town Clerk
Presented by: Steve Love-Mayor Pro Tempore

BACKGROUND:

In accordance with the Town of Perdido Beach Land Use and Zoning Ordinance, at the March 15, 2018 council meeting the Town Council voted unanimously to recommend the Planning Commission hold a public hearing to allow for input on proposed text amendments to the Town of Perdido Beach Land Use and Zoning Ordinance as they pertain to the following articles:

Article VI, Section 6.1.5

Change minimum lot size from 3 acres to 1 acre.

Article XIX, Section 19A.11.1.

Amend the time requirement for rezoning from one year to 6 months.

Article XXIII, Sections 23.2 Permitted Uses.

In the table of permitted uses under "OR"- Outdoor Recreation Park, playground, public park, public pier boat launch and other, change use from "C" conditional use to "P" permitted use.

The purpose of the proposed changes is to clarify some definitions and correct some discrepancies in the Zoning Ordinance.

Staff Analysis and Findings:

The following factors for reviewing amendments are found in Section 19A.3 of the *Town of Perdido Beach Land Use and Zoning Ordinance*.

- (a) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

Yes, all but one "OR" (Outdoor Recreation) designated property in Town does not meet the "OR" size requirements. The proposed requests are for clarification and correction of some discrepancies between the definitions and table of permitted uses. The requests at hand are not tied to a specific piece of property.

- (b) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions in the near vicinity affected by the proposed action changed since the zoning was established or last amended?

"No", explained in (a).

- (c) Does the proposed zoning improve conformity of land use to the Town's Master Plan?

Not applicable. This is not a rezoning

- (d) Will the proposed change conflict with existing or planned public improvements?

Not applicable.

- (e) Will the proposed change adversely affect traffic patterns or congestion?

Not applicable.

- (f) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

Not applicable.

- (g) Is the proposed amendment the logical expansion of adjacent zoning districts?

Not applicable.

- (h) Is the timing of the request appropriate given the development trends in the area?

Not applicable.

- (i) Will the proposed change adversely impact the environmental conditions of the vicinity or the desirable historic resources or nature of the Town?

Not applicable.

- (j) Will the proposed change adversely affect the health, safety or welfare of the Town?

Not applicable.

- (k) Other matters which may be appropriate.

STAFF RECOMMENDATION

1. Staff recommends that the *proposed text amendments to Article VI, Section 6.1.5, Article XIX, Section 19A.11.1, and Article XXIII, Sections 23.2 Permitted Uses* be recommended for **Approval**. * The Planning Commission will be making a recommendation to the Town Council regarding the proposed text amendments to the Land Use and Zoning Ordinance.

Town of Perdido Beach Land Use and Zoning Ordinance

Proposed Amendments Pertaining to

Article VI, Section 6.1.5

EXHIBIT A

Article VI Recreation Districts

Section 6.1 OR - Outdoor Recreation District

6.1.1 *Generally.* This zoning district is intended to provide for outdoor recreation activities.
(Defined in Article XXII)

6.1.2 *Permitted uses.* The uses and structures identified with a “P” on the Table of Permitted Uses attached to this ordinance.

6.1.3 *Conditional use.* The uses and structures identified with a “C” on the Table of Permitted Uses attached to this ordinance.

6.1.4 *Special exception.* The uses and structures identified with an “S” on the Table of Permitted Uses attached to this ordinance.

6.1.5 *Area and dimensional values.* In addition to the requirements of *Article XII General Requirements* and except as allowed by *Section 18.6 Variances*, and *Article XX Nonconformities*, the area and dimensional values set forth below shall be observed.

Maximum Building Height of Structure in Feet	34.75
Maximum Height of Structure in Habitable Stories	2
Minimum Front Yard Set Back	40-Feet
Minimum Rear Yard Set Back	40-Feet
Minimum Side Yards Set Back	20-Feet
Minimum Lot Area	1 Acre
Maximum Impervious Surface Ratio	30%
Minimum Lot Width at Street Line	No Minimum

Article XIX, Section 9A.11.1

EXHIBIT B

Section 19A.11 Limitations on Rezoning of Land

19A.11.1 Whenever the Town Council has amended the zoning map and changed a zoning classification of land, another application shall not then be considered for rezoning of any part or all of the same land for a period of **six (6) months** from the effective date of such amendment.

EXHIBIT C

Article XXIII Table of Permitted Uses, Section 23.2

Article XXIII, Section 23.2 Table of Permitted Uses

RA CR ER R1 R2 B1 MR OR I

OUTDOOR RECREATION USES	RA	CR	ER	R1	R2	B1	MR	OR	I
Ball fields								C	
Conservation easement	P	P	P						
Golf course								C	
Park, playground, public park, public pier, public boat launch and other outdoor recreational uses.(see definition)								P	
Riding academy								C	
Swimming pool (outdoor)								C	
Tennis court (outdoor)								C	
Wildlife sanctuary	C	C	C					C	

Nursery. Land, building, structure, or combination thereof for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for wholesale or retail sale on the premises including products used for gardening or landscaping.

Nursing home. (See *Convalescent or nursing home*).

Offices. Space or rooms used for professional, administrative, clerical, and similar uses.

Open space. An area open to the sky that is intended to provide light and air, and is designed for either environmental, scenic or recreation purposes. Open space may include, but is not limited to, lawns, landscaped areas, buffers, natural areas, wooded areas, unenclosed walkways, decks, patios, fountains and outdoor recreation uses. Streets, driveways, parking lots, buildings and structures that are roofed shall not be included as open space.

Open space, common. (see *Common open space*).

Outdoor recreation uses. This land use includes areas where outdoor recreational activities are the primary use such as public parks or other recreational areas whether public or private. Activities may include picnicking, jogging, cycling, arboretums, hiking, golf courses, play grounds, ball fields, outdoor ball courts, stables, outdoor swimming pools, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, and similar outdoor recreational uses. Specifically excluded from this group of uses are amusement parks, firing ranges, marinas, miniature golf courses, golf driving ranges, race tracks, and similar commercial or quasi-recreational activities inconsistent with the allowable outdoor recreation uses described.

Overlay district. A district that is superimposed over one or more zoning districts or parts of districts and that imposes specified requirements that are in addition to those otherwise applicable for the underlying zone.

Parcel. A unit of land within legally established property lines. If, however, the property lines are such as to defeat the purposes of these sign ordinances or lead to absurd results, a "parcel" may be designated for a particular site by the Zoning Administrator.

Parking garage. A building designed and used for the storage of automotive vehicles operated as a business enterprise with a service charge or fee being paid to the owner or operator for the parking or storage of privately owned vehicles.

Parking lot. An area not within a building where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

Section 6.2 OR, Outdoor Recreation District

6.2.1 *Generally.* This zoning district is intended to provide for outdoor recreation activities.

6.2.2 *Permitted uses.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, the following uses and structures designed for such uses shall be permitted:

- (a) The following general industrial uses: extraction or removal of natural resources on or under land.
- (b) The following transportation, communication, and utility uses: water well (public or private).
- (c) Outdoor recreation uses.
- (d) The following institutional uses: church or similar religious facility.
- (e) The following agricultural uses: Silviculture.
- (f) Accessory structures and uses.

6.2.3 *Area and dimensional ordinances.* Except as provided by *Section 2.3: Establishment of Zoning in Planning Districts*, *Section 12.4: Height Modifications*, *Section 12.5: Yard Requirements*, *Section 12.6: Coastal Areas*, *Section 12.8: Highway Construction Setbacks*, *Section 18.6 Variances*, and *Article 20: Nonconformities*, the area and dimensional ordinances set forth below shall be observed.

Maximum Height of Structure in Feet	35
Maximum Height of Structure in Habitable Stories	2½
Minimum Front Yard	40-Feet
Minimum Rear Yard	40-Feet
Minimum Side Yards	20-Feet
Minimum Lot Area	3 Acres
Maximum Impervious Surface Ratio	.80
Minimum Lot Width at Building Line	210-Feet
Minimum Lot Width at Street Line	No Minimum

Town of Perdido Beach Land Use and Zoning Ordinance

household items, and other goods commonly associated with the same and having a gross floor area of less than 2500 square feet. Neighborhood convenience stores shall not include fuel pumps or the selling of fuel for vehicles.

Nonconforming structure: A lawful structure occupying a site, existing at the effective date of this ordinance, or any amendment thereto, which does not conform with the standards of the zoning district in which it is located, including, but not limited to, structures which do not conform to front setback, side setbacks, rear setback, height, coverage, distances between structures and parking facilities.

Nonconforming use: The lawful use of a building, structure or lot, existing at the effective date of this ordinance, or any amendment thereto, which does not conform with the provisions of this ordinance, as amended, for the zoning district in which it is located.

Nursery: Land, building, structure, or combination thereof used or intended for the storage, cultivation, transplanting of live trees, shrubs, or plants offered for sale on or from the premises including, but not limited to, products used for gardening or landscaping.

Offices: Space or rooms used for professional, administrative, clerical, and similar uses.

Open space: An area of land not covered by parking areas, rights-of-way or buildings other than enumerated or recreational structures, open to the sky that, by its nature, provides light and air, and is intended for environmental, scenic or recreation purposes or for natural or scenic preservation. Open space may include, but is not limited to, lawns, landscaped areas, buffers, natural areas, wooded areas, unenclosed walkways or sidewalks, decks, patios, fountains and outdoor recreation structure. Streets, driveways, parking lots, buildings and structures that are roofed shall not be included as open space.

Open space, common: (see *Common open space*).

Outdoor Advertising: Any outdoor sign, display, drawing, message, billboard, or anything which is designed, intended or used to advertise or inform (other than a home-occupation sign or customary sized "for sale" or "for rent" sign) any part of which advertising or informational content is visible from any place on a street in the Town.

Outdoor recreation uses: This land use includes areas where outdoor recreational activities are the primary use such as public parks or other recreational areas whether public or private. Activities may include picnicking, jogging, cycling, arboretums, hiking, golf courses, play grounds, ball fields, outdoor ball courts, stables, outdoor swimming pools, and water-related or water-dependent uses such as boat ramps, fishing docks and piers, and similar outdoor recreational uses. Specifically excluded from this group of uses are amusement parks, firing ranges, marinas, miniature golf courses, golf driving ranges, race tracks, and similar commercial or quasi-recreational activities inconsistent with the allowable outdoor recreation uses described.

Overlay district: A district that is superimposed over one or more zoning districts or parts of districts and that imposes specified requirements that are in addition to those otherwise applicable for the underlying zone.

Parking lot: An area of land, not within a building, where motor vehicles may be stored for the purposes of temporary, daily, or overnight off-street parking.

meeting halls, pavilions, centers for cultural entertainment, music, drama, exhibitions and exhibits, amphitheatres, administrative or office buildings, and public accommodation facilities as hereinafter defined.

(6) PUBLIC ACCOMMODATION FACILITIES. Buildings, facilities, and improvements for the accommodation of visitors to any such public park, including without limitation of the foregoing, motels, restaurants, coffee shops, stores to provide groceries, drugs and other items, sports, gift and souvenir shops, boat service and storage facilities, and launderettes; provided, that nothing contained in this chapter is intended to authorize any such corporation itself to operate as a commercial enterprise any such shops, boat service and storage facilities, stores, motels, or restaurants. (Acts 1975, 3rd Ex. Sess., No. 139, § 2.)

§ 11-22-2. Intent of Legislature.

It is the intention of the Legislature by the passage of this chapter to promote the public health and general welfare by authorizing the incorporation in the several counties in this state of public corporations to acquire, enlarge, improve, expand, own, operate, lease, and dispose of properties to the end that such corporations may be able to promote public interest and participation in sports, athletics, and recreational activities and to provide or improve public parks in this state, including all buildings, facilities, and improvements incident thereto or useful in connection therewith. It is the further intent of the Legislature by the passage of this chapter to vest such public corporations with all powers that may be necessary to enable them to accomplish such purposes. This chapter shall be liberally construed in conformity with the said intention. (Acts 1975, 3rd Ex. Sess., No. 139, § 1.)

§ 11-22-3. Application for authority to incorporate; resolution of approval; incorporation of more than one corporation.

Whenever any number of natural persons, not less than three, shall file with the governing body of any county of this state an application in writing for authority to incorporate in such county a public corporation under the provisions of this chapter, and shall set forth in said application a brief description of the project to be acquired or improved by such corporation, and if it shall be made to appear to such governing body that each of said persons is a duly qualified elector of and owner of property in said county and if the governing body of said county shall adopt a resolution which shall be duly entered upon the minutes of such governing body wherein it shall be found and determined that there is a public need for the proposed project, that it is wise, expedient, necessary, or advisable that such a corporation be formed and that the persons filing said application shall be authorized to proceed to form such corporation, then said persons shall proceed to organize such corporation by executing, acknowledging, and filing a certificate of incorporation as herein provided. No corporation shall be formed unless the application provided for herein shall be made and unless the resolution provided for herein shall be adopted; provided, that the inadequacy of the description of the proposed project in the application for incorporation shall not affect the validity of the incorporation of such corporation. The granting of authority for the incorpo-

Private base on license
Delta Computer Systems
Perdido Vista



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 2/23/2018

Tax Year 2017

Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-03-07-0-000-037.000 **PPIN** 012762 **TAX DIST** 16
NAME LAKE FAIRES ESTATES PARK (MASTERCARD)
ADDRESS
DEED TYPE DB **BOOK** 0441 **PAGE** 0001571
PREVIOUS OWNER FAIRES ESTATES PARK
LAST DEED DATE / /0000

DESCRIPTION

"MASTERCARD" - 100' X 350' IRR - PARK AREA DEDICATED TO PROPERTY OWNERS OF LAKE FAIRES ESTATES SUB BEG 365'(S) NW'LY OF NW COR OF LOT 8 BLK 1 PERDIDO VISTA FOR POB, TH NW 100'(S), TH E 278'(D) 300'(S), TH S'LY ALG SOLDIERS CREEK 100'(S), TH W 350'(S) TO BEG SEC 7-T8S-R6E (AFF) DB441 PG571

PROPERTY INFORMATION

PROPERTY ADDRESS PERDIDO VISTA DR
NEIGHBORHOOD NORTHSHORE ELBERTA LILLIAN WATERFRONT
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 03PV **SUB DESC** PERDIDO VISTA
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 500 **CLASS 1:** **TOTAL ACRES:**
BUILDING: _____ **CLASS 2:** 500 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 500
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPr</u>	<u>MARKET VALUE</u>	<u>USE VALUE</u>
M	LAND	I	BV BS-500	X	7600-PARKS	2	N N 500	

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Perdido Vista



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 2/23/2018

Tax Year 2017

Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-03-07-0-000-044.000 **PPIN** 033439 **TAX DIST** 16
NAME PERDIDO VISTA SUB (MASTERCARD)
ADDRESS
DEED TYPE MB **BOOK** 0005 **PAGE** 0000002
PREVIOUS OWNER PERDIDO VISTA
LAST DEED DATE / /0000

DESCRIPTION

"MASTERCARD" - 54.4' X 281' IRR LOT 9 BLK 1 PERDIDO VISTA 1
PB6 PG164 SEC 7-T8S-R6E

PROPERTY INFORMATION

PROPERTY ADDRESS 9656 PERDIDO VISTA DR
NEIGHBORHOOD NORTHSHORE ELBERTA LILLIAN WATERFRONT
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 03PV **SUB DESC** PERDIDO VISTA
LOT 9 BLOCK 1
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 155400 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 13300 **CLASS 2:** 168700 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 168700
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pb</u>	<u>MARKET USE</u>	
							<u>VALUE</u>	<u>VALUE</u>
M	<u>LAND</u> 1	FF FF-2750	50 X 265	9990-MASTER CARD	2	N	N	155400
	<u>BLDG</u> 1	O 31 BDWD	PIER, WOOD	-	2	N	N	13300

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Perdido Vista Dr, Perdido Beac X

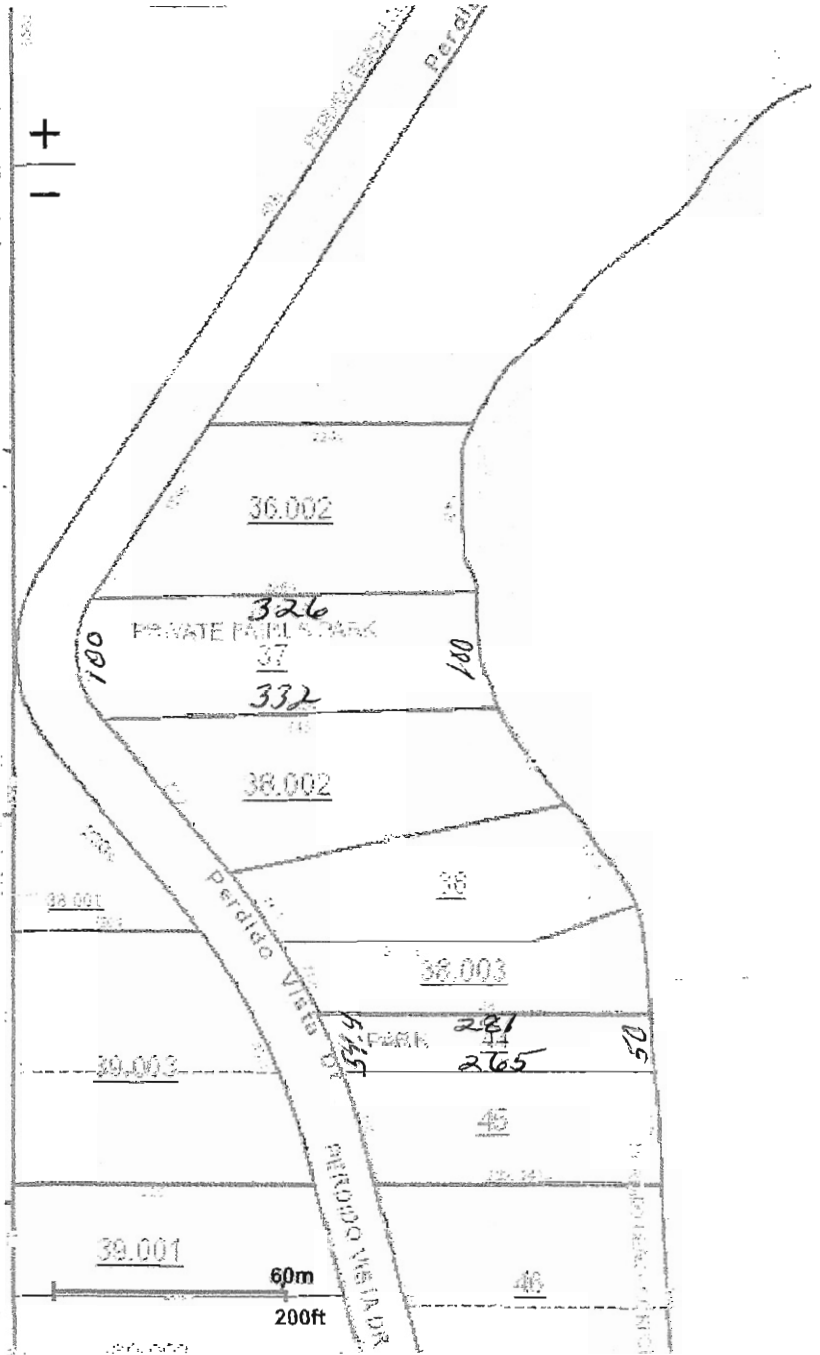
Search

By Attribute By Shape

Select A Layer:
Parcels

Owner Name: (at least 3 chars)
Enter the name Smith, John

Parcel Number: (at least 3 chars)
170515202700800



Private Task *Carrel* *Carrel & Betting*
Delta Computer Systems



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 2/23/2018

Tax Year 2017
Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-03-07-0-000-072.000 **PPIN** 003993 **TAX DIST** 16
NAME FIRST ADD PERDIDO BCH TERRACE
ADDRESS
DEED TYPE FE **BOOK** 0000 **PAGE** 0000000
PREVIOUS OWNER
LAST DEED DATE //0000

DESCRIPTION

230'X270' 1ST ADD TO PERDIDO BEACH TERRACE LOT 82-PARK FE
PB6 PG152

PROPERTY INFORMATION

PROPERTY ADDRESS CARREL LN
NEIGHBORHOOD NORTHSHORE **ELBERTA LILLIAN WATERFRONT**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 05PB **SUB DESC** PERDIDO BEACH TERRACE
LOT BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION 230X270 **ZONING**

PROPERTY VALUES

LAND: 115100 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 900 **CLASS 2:** 116000 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 116000
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

CODE	TYPE	REF METHOD	DESCRIPTION	LAND USE	TC	Hs	Pn	MARKET USE	
								VALUE	VALUE
M	LAND	1	FF FF-2750	155 X 270	9700-VAC WATERFRONT	2	N	N	115100
	BLDG	1	O 31 BDWD	PIER, WOOD	-	2	N	N	500
	BLDG	2	O 31 WDSWD	WOOD DECK, SOFTWOOD	-	2	N	N	400

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Find Address

Perdido Vista Dr, Perdido Beac X



Search

By Attribute By Shape

Select A Layer:

Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

170515202700800





**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 2/23/2018

Tax Year 2017

Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-03-07-0-000-181.000 **PPIN** 201661 **TAX DIST** 16
NAME SOLDIERS CREEK BLK 12 & 15 (MASTERCARD)
ADDRESS
DEED TYPE MB **BOOK** 0004 **PAGE** 0000102
PREVIOUS OWNER PROPERTY OWNERS PARKWAY & BEACH AREA FOR
LAST DEED DATE / /0000

DESCRIPTION

"MASTERCARD" - 50'(S) X 556' IRR PARKWAY & BEACH AREA FOR BLK 12 & 15 SOLDIERS CREEK ADDN MB4 PG102 CONTAINING .7 ACRES IN SE1/4 OF SE1/4 SEC 7-T8S-R6E

PROPERTY INFORMATION

PROPERTY ADDRESS STATE ST
NEIGHBORHOOD NORTHSHORE ELBERTA LILLIAN WATERFRONT
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 09SC **SUB DESC** SOLDIERS CREEK ADDN
LOT BEACH BLOCK PKWY&
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 236500 **CLASS 1:** **TOTAL ACRES:**
BUILDING: **CLASS 2:** 236500 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 236500
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET VALUE</u>	<u>USE VALUE</u>
M	LAND 1	FF FF-2750 100 X	9110-VAC RES	2	N N	236500	

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BALDWIN COUNTY, AL

Current Date 2/23/2018

Tax Year 2017
 Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL	63-04-18-0-001-001.000	PPIN 011210	TAX DIST 16
NAME	DOWNES FAMILY LIMITED PARTNERSHIP		
ADDRESS	P O BOX 155 HOLUALOA HI 96725		
DEED TYPE RP	BOOK 0712	PAGE 0001991	
PREVIOUS OWNER	DOWNES, GEORGE W & VALERIA L TRUST		
LAST DEED DATE	1/6/1996		

DESCRIPTION

200' X 650' SOLDIERS CREEK ADDN BLK 14 LOTS 1-4 PB3 PG93 SEC 18-T8S-R6E

PROPERTY INFORMATION

PROPERTY ADDRESS			
NEIGHBORHOOD	NORTHSHORE	ELBERTA LILLIAN WATERFRONT	
PROPERTY CLASS		SUB CLASS	
SUBDIVISION	09SC	SUB DESC	SOLDIERS CREEK ADDN
LOT BLOCK			
SECTION/TOWNSHIP/RANGE	00-00 -00		
LOT DIMENSION	200X650	ZONING	

PROPERTY VALUES

LAND:	443400	CLASS 1:		TOTAL ACRES:
BUILDING:		CLASS 2:	443400	TIMBER ACRES:
		CLASS 3:		
TOTAL PARCEL VALUE:	443400			
ESTIMATED TAX:	\$2,837.76			

DETAIL INFORMATION

<u>CODE TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>HsPn</u>	<u>MARKET USE</u>
						<u>VALUE</u> <u>VALUE</u>
M	<u>LAND</u> 1	FF FF-2750	215 X 636	9700-VAC WATERFRONT	2 N N	443400

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Perdido Vista Dr, Perdido Beac X

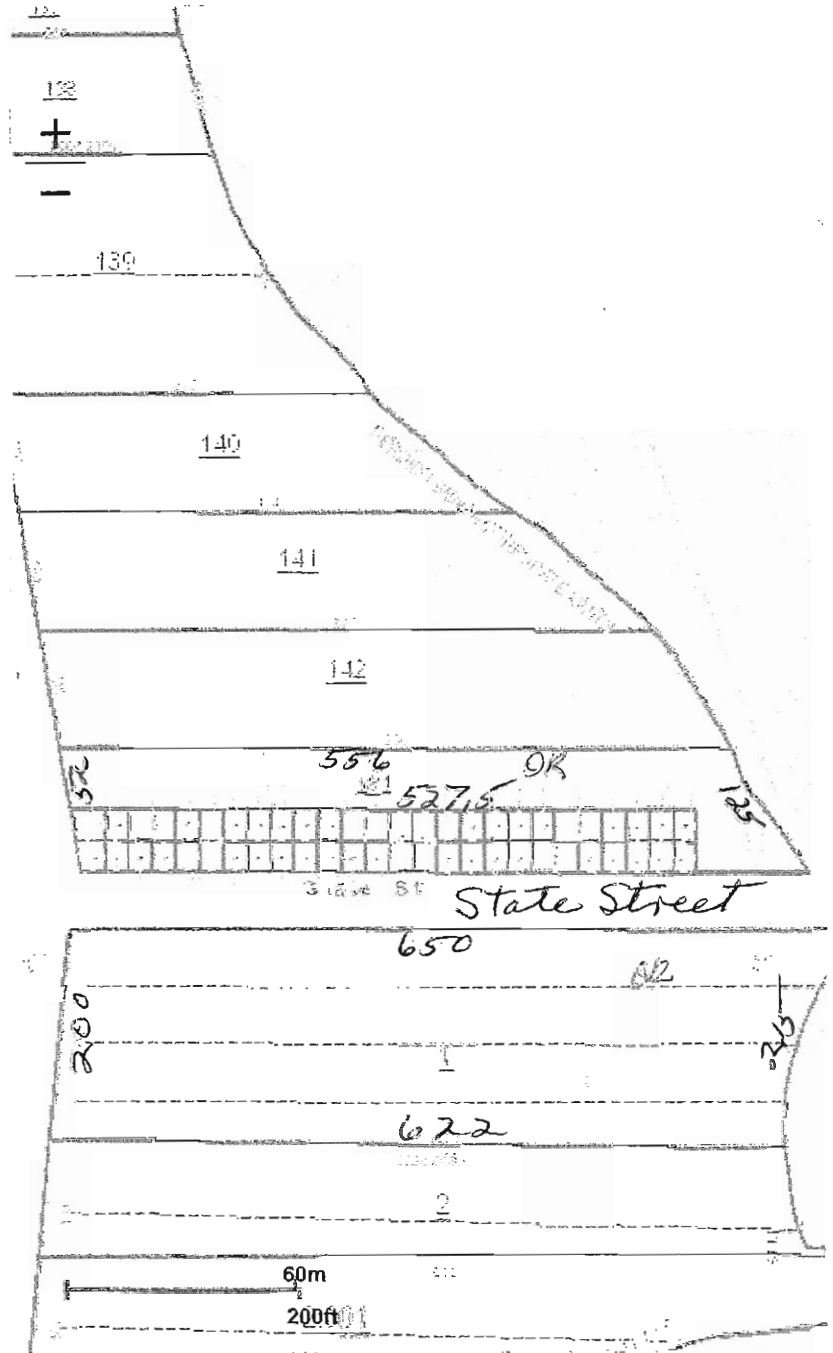
Search

By Attribute By Shape

Select A Layer:
Parcels

Owner Name: (at least 3 chars)
Enter the name Smith, John

Parcel Number: (at least 3 chars)
170515202700800



Private Bank 1001 N. ...
Private Bank North End of Tuscaloosa

Delta Computer Systems



Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 2/23/2018

Tax Year 2017
Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-03-07-0-000-054.001 **PPIN** 057529 **TAX DIST** 16
NAME PERDIDO BEACH TERRACE SUB (MASTERCARD)
ADDRESS
DEED TYPE MS **BOOK** 0019 **PAGE** 0000108
PREVIOUS OWNER PERDIDO BEACH TERRACE PROPERTY OWNERS PA
LAST DEED DATE //0000

DESCRIPTION

"MASTERCARD" 478'(S) X 413'(S) IRR LOT 9 PERDIDO BEACH TERRACE SEC 7-T8S-R6E VALUE OF PARK DIVIDED AMONG PROPERTY OWNERS

PROPERTY INFORMATION

PROPERTY ADDRESS 9370 TUSCALOOSA DR
NEIGHBORHOOD NORTHSHORE **ELBERTA LILLIAN WATERFRONT**
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 05PB **SUB DESC** PERDIDO BEACH TERRACE
LOT 9 BLOCK
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 326600 **CLASS 1:** **TOTAL ACRES:**
BUILDING: 9100 **CLASS 2:** 335700 **TIMBER ACRES:**
CLASS 3:
TOTAL PARCEL VALUE: 335700
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET VALUE</u>	<u>USE VALUE</u>
M	LAND	1	FF FF-2750	475 X 430	9990-MASTER CARD	2	N N	326600	
	BLDG	1	O 31 BDWSM	BOAT DOCK,WOOD W/SHT.MTL	-	2	N N	6600	
	BLDG	2	O 31 BDWD	PIER, WOOD	-	2	N N	700	
	BLDG	3	O 31 BDWD	PIER, WOOD	-	2	N N	1800	

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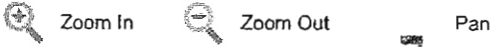
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Select A Layer:

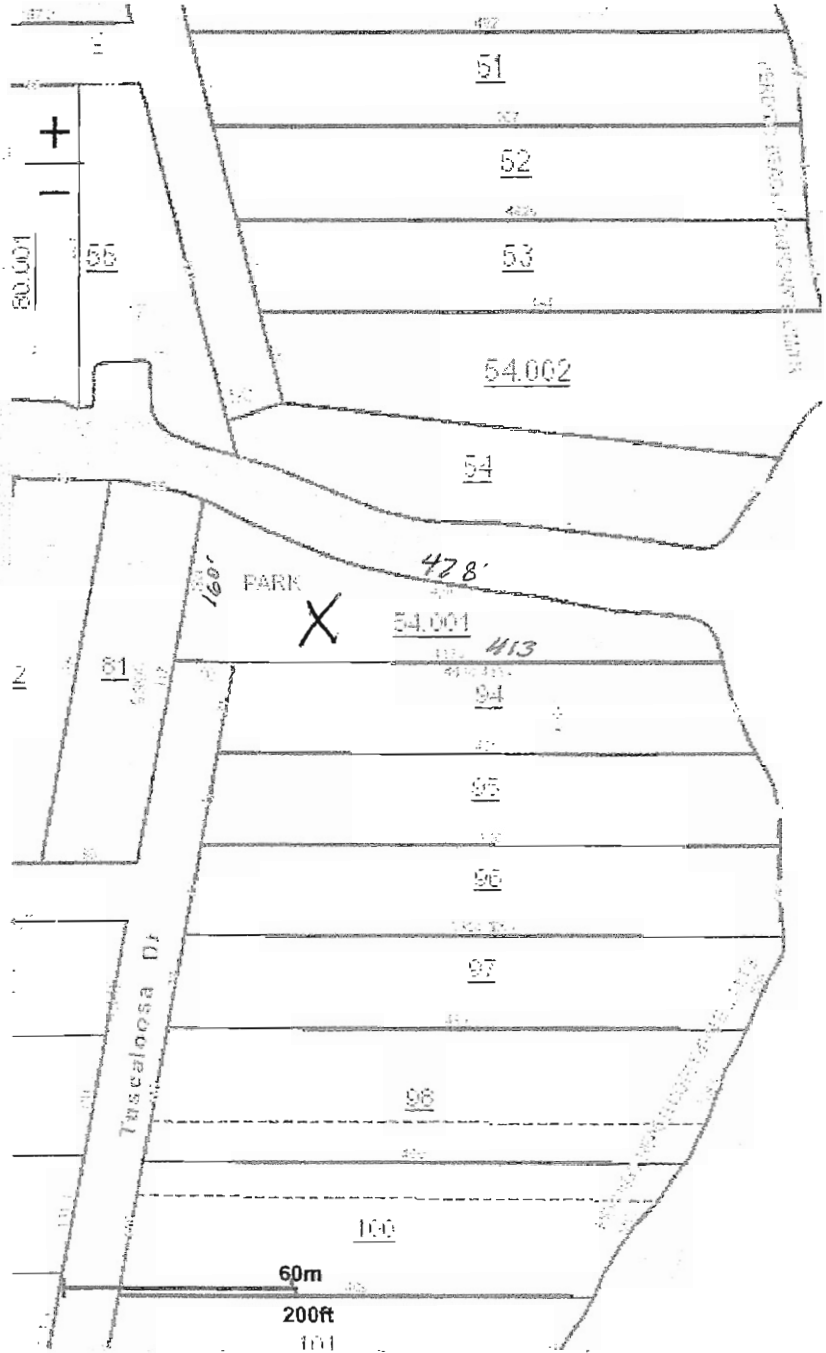
Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

170515202700800





Baldwin County Revenue Commissioner

Property Appraisal Link BALDWIN COUNTY, AL

Current Date 3/27/2018

Tax Year 2017

Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-04-18-0-001-062.000 PPIN 033434 TAX DIST 16
NAME TOWN OF PERDIDO BEACH ALABAMA
ADDRESS 9212 CO RD 97 PERDIDO BEACH AL 36530
DEED TYPE IN BOOK 0000 PAGE 1282526
PREVIOUS OWNER BALDWIN COUNTY
LAST DEED DATE 4/15/2011

DESCRIPTION

510'(S) X 265'(S) IRR PT OF PERDIDO BEACH BLK 34 PB1 PG63-64
DESC AS FM SE COR LOT 33 BLK 35 FOR POB, TH S ALG W R/W PEN
SACOLA AVE 265'(S), TH SW 510'(S), TH NW 50', TH N 531', TH
E 420'(S) TO BEG SEC 18-T8S-R6E (RESOLUTION #98-69) (QC D)

PROPERTY INFORMATION

PROPERTY ADDRESS 8450 ESCAMBIA AVE
NEIGHBORHOOD LILLIAN
PROPERTY CLASS SUB CLASS
SUBDIVISION 03PB SUB DESC PERDIDO BEACH
LOT BLOCK 34
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION ZONING

PROPERTY VALUES

LAND: 43000 CLASS 1: TOTAL ACRES: 4.30
BUILDING: CLASS 2: 43000 TIMBER ACRES:
CLASS 3:
TOTAL PARCEL VALUE: 43000
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

Table with columns: CODE TYPE, REF METHOD, DESCRIPTION, LAND USE, TC, Hs, Pn, MARKET USE VALUE, VALUE. Row 1: M, LAND 1, ST AC7, 4.30 acres, 9170-VAC GOVNT, 2, N N, 43000

View Tax Record

Back

Property PKVFD is on



**Baldwin County
Revenue Commissioner**

**Property Appraisal Link
BALDWIN COUNTY, AL**

Current Date 3/27/2018

Tax Year 2017
Valuation Date October 1, 2016

OWNER INFORMATION

PARCEL 63-04-18-0-001-062.001 **PPIN** 223673 **TAX DIST** 16
NAME TOWN OF PERDIDO BEACH ALABAMA
ADDRESS 9212 CO RD 97
 PERDIDO BEACH AL 36530
DEED TYPE IN **BOOK** 0000 **PAGE** 1282526
PREVIOUS OWNER BALDWIN COUNTY
LAST DEED DATE 4/15/2011

DESCRIPTION

6.2 AC(C) PT OF PERDIDO BEACH BLK 34 PB1 PG63-64 DESC AS FM
 SW COR LOT 20 BLK 35 FOR POB, TH E 519.4', TH S 531', TH SE
 50', TH SW 200', TH NW 560'(S), TH N'LY ALG E R/W 290'(S) TO
 BEG SEC 18-T8S-R6E RP852 PG325 (QC D)

PROPERTY INFORMATION

PROPERTY ADDRESS 8450 ESCAMBIA AVE
NEIGHBORHOOD LILLIANCO
PROPERTY CLASS **SUB CLASS**
SUBDIVISION 03PB **SUB DESC** PERDIDO BEACH
LOT BLOCK 34
SECTION/TOWNSHIP/RANGE 00-00 -00
LOT DIMENSION **ZONING**

PROPERTY VALUES

LAND: 49600 **CLASS 1:** **TOTAL ACRES:** 6.20
BUILDING: 231200 **CLASS 2:** 280800 **TIMBER ACRES:**
TOTAL PARCEL VALUE: 280800 **CLASS 3:**
ESTIMATED TAX: \$0.00

DETAIL INFORMATION

<u>CODE</u>	<u>TYPE</u>	<u>REF METHOD</u>	<u>DESCRIPTION</u>	<u>LAND USE</u>	<u>TC</u>	<u>Hs</u>	<u>Pn</u>	<u>MARKET USE</u>	<u>VALUE</u>	<u>VALUE</u>
M	LAND	1	ST AC7	6.20 acres	6750-GOVT BLDGS / UT	2	N	N	49600	
	BLDG	1	C 598	SERVICE/SHOP (HIGH PARTI	-	2	N	N	61900	
	BLDG	2	C 600	SERVICE/SHOP (LOW PARTIT	-	2	N	N	152800	
	BLDG	3	O 26 SAPF	UTILITY, STEELOR ALUM. P	-	2	N	N	2100	
	BLDG	4	O 26 WCC	UTILITY, WOOD OR C.B.	-	2	N	N	4200	
	BLDG	5	O 34 PCR04	PAVING, CONCRETE REINFOR	-	2	N	N	1400	
	BLDG	6	O 26 WCC	UTILITY, WOOD OR C.B.	-	2	N	N	8800	

Baldwin County Parcel Viewer

Find address or place



Navigation Tools

- Zoom In
- Zoom Out
- Pan

Layers

- Baldwin County Data
- Baldwin County Contours
- Baldwin County Imagery 2013
- US Topo
- Light Grey Canvas
- Dark Grey Canvas

Legend

Find Address

Escambia Ave, Perdido Beach, X



Search

By Attribute By Shape

Select A Layer:

Parcels

Owner Name: (at least 3 chars)

Enter the name Smith, John

Parcel Number: (at least 3 chars)

