

Town of Perdido Beach

"Not just a place-but a state of mind"

Master Plan 2030



Adopted January 2, 2013





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This Plan's mission, vision, and goals were developed by the 2012 Town of Perdido Beach Planning Commission with assistance provided from the South Alabama Regional Planning Commission.

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MISSION STATEMENT

To embrace and enhance the coastal, historic and rural nature of Perdido Beach while ensuring the highest quality of life for each resident; preserving and protecting small town family values; and protecting the natural resources, historical environments and scenic beauty.

PURPOSE

As required by Alabama State Code, this plan is made with the general purpose of guiding the coordinated and harmonious development of Perdido Beach and its environs which will, in accordance with present and future needs, best promote health, safety, morals, order, convenience, prosperity, and general welfare, including adequate provision for traffic, the promotion of safety from fire and other dangers, adequate provisions for light and air, the promotion of good civic design and arrangement, wise and efficient expenditure of public funds and the adequate provision of public utilities and other public requirements.

PLAN IMPLEMENTATION

It shall be the responsibility of the Planning Commission to assign a priority to each recommendation found in this Plan. The priority guidelines are below.

- Priority 1: Short-term projects, 2013 - 2015, are projects which are needed to remedy conditions dangerous to the health, safety and welfare of the public. Projects in this category generally benefit the entire community. Included here are projects which are already beyond the detailed planning stage and to which funds have been pledged, or those which possibly and realistically can be funded during the time frame indicated.
- Priority 2: Mid-term projects, 2016 - 2020, are projects which contribute to the convenience and comfort of the community or which enhance the community's social values. Included here are projects which may require further study or additional financial consideration prior to implementation.
- Priority 3: Long-term projects, 2021 – 2030, are projects which are needed but are not absolutely required until the latter part of the planning period. Projects in this category are generally desirable but are not essential to the immediate development of the community.

The priority listing will be reviewed in May of each year by the Planning Commission and presented for consideration to the Perdido Beach Town Council.



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REGIONAL, HISTORICAL AND ENVIRONMENTAL SETTING

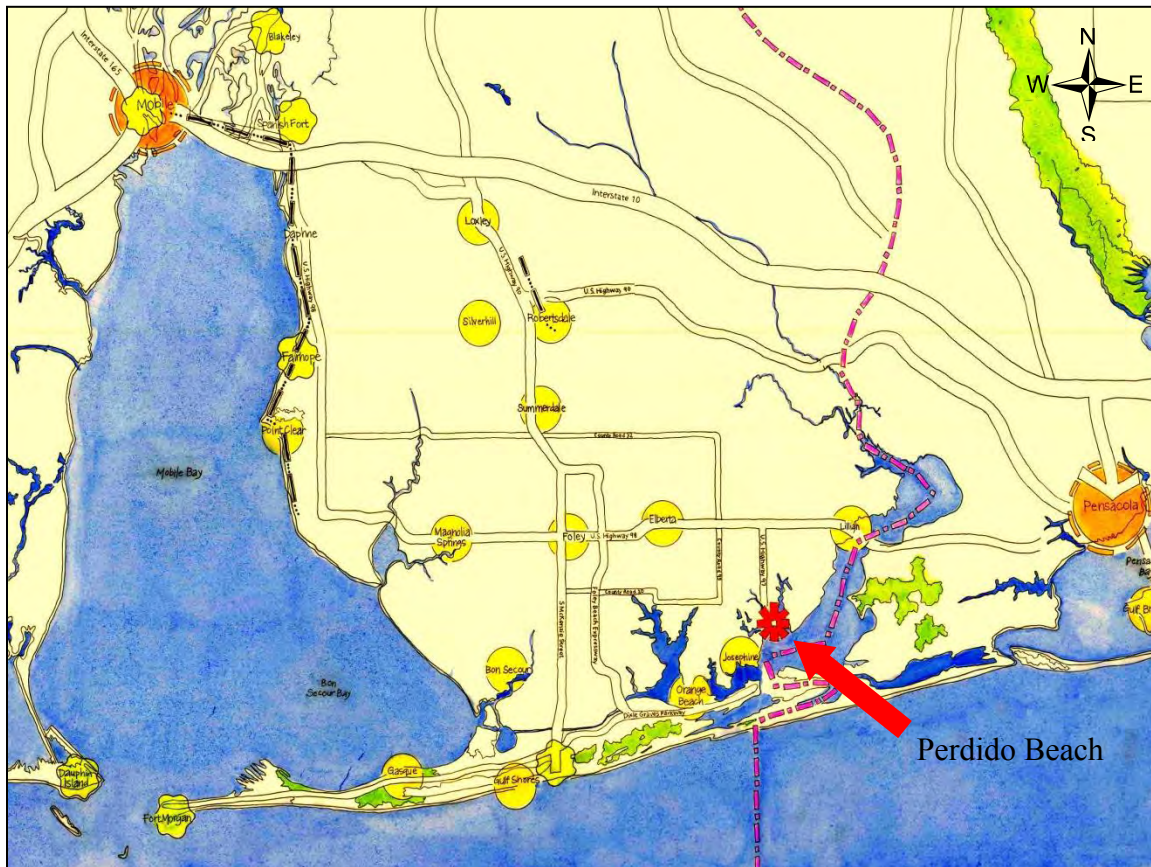
GOAL

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



Historic Overview

Perdido Beach is a close knit community and has over 100 years of recorded history. Many years ago, Perdido Bay was rendezvous for Pirates. Old Spanish coins have been found, also old guns, and it is reported that at least one pirate treasure has been found. It is certain that in the early days, smugglers sailed up Perdido Bay into Perdido River to the American, Mississippi and Alabama territory to escape the Spanish custom duty.¹

Evidence of Paleo and Archaic Native American tribes has been discovered near Perdido Beach that date back to 1500 BC. Shell middens and earthen mounds that are at least 12,000 years old have been found scattered along the banks of the Alabama Gulf Coast, including Perdido Bay. Skeletons, earthen pottery, tools and other rare artifacts have been excavated from mounds near Bear Point in Orange Beach, Alabama, by noted archaeologist Clarence Bloomfield Moore that date back to 1250 AD. The sub-tropical environment of southern Alabama and the countless number of waterways that branch off the Gulf of Mexico provided an abundance of food for the Native Americans, as indicated by the discovery of numerous shell middens found along these shorelines. Other mounds have been discovered along the banks of Perdido Bay near Josephine, Alabama.

Perdido Beach in Spanish means “Lost” Beach.

1900 - 1936

In December 1900, Col. L.B. Hatch acquired a portion of land on the west bank of Soldier Creek, thus leading to the initial development of Perdido Beach with lot sales beginning in 1901. A number of towns were formed in South Baldwin County at the turn of the 20th century, platted as “cross-roads” towns to act as “service centers” for surrounding farm operations. In contrast, Perdido Beach was planned to exploit its waterfront amenities. The Perdido Beach plan shows some sophistication with its reservation of public right-of-way and the varying size and location of lots so as to appeal to a variety of potential buyers.

By reserving all beach frontage, (save for 3 lots) as public right-of-way, all 280 lots in the community would have access to the beaches, thus enhancing the appeal of interior lots for buyers interested in beach recreation. Seven larger lots would have an appeal to buyers interested in gardening or livestock and three large lots with direct water access to Palmetto Creek were suitable for marine commerce or industry that needed direct water access. A public park was reserved in a central location with three adjacent lots suitable for institutional or business use. Thus the plan for Perdido Beach not only provided an attractive place to live, but was so structured as to accommodate a variety of urban services and activities characteristic of a self-contained town of that day.

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

¹ *The American Riviera Review*. G. Randolph Suarez



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.

On April 21, 2009, residents voted in favor of incorporation. On June 10, 2009 Baldwin County Probate Judge issued an order declaring the Town of Perdido Beach incorporated, making it

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



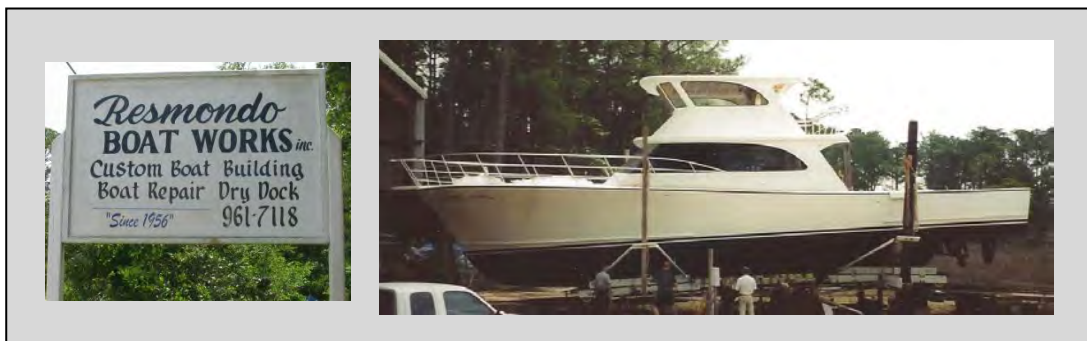
Baldwin County's fourteenth municipality. The first administration was elected without opposition and began its work after inauguration on August 20, 2009. There are many stories of success and challenge. Among the successes, the first administration passes on to the incoming administration the governing of a debt free municipality. The greatest challenge, without a doubt, to the Town and its residents, has been the managing of the physical, emotional and economic impacts on the community as a result of the Deep Water Horizon Incident.

Many of the early families are now in their fifth, sixth or seventh generation and most have descendants living full time or part time in the community. Other residents have made their homes in Perdido Beach, moving from various parts of the country to join in community with the early family members. Whether full time or part time, old family or newly arrived, the residents have developed a special relationship of togetherness rooted in a common bond of intense appreciation for the place so dear to all, Perdido "Lost" Beach.

An extensive collection of writings and photographs representative of Perdido Beach history is located at the Perdido Beach Town Hall.

See *Figures 3 and 4* for illustrations and locations of historic buildings.

Figure 2
Present Day Boat Works Industry in Perdido Beach
2012



Source: Town of Perdido Beach/SARPC



Figure 3
Historic Images from Perdido Beach

GENERAL STORES



Randolph's Store



General Store & Post Office



ACTIVITIES



Lodging: Perdido Hotel



Church: St. Andrews



Community: Camp Glory

INDUSTRY



Abbot Sugar Cane



Ice and Bottling Plant

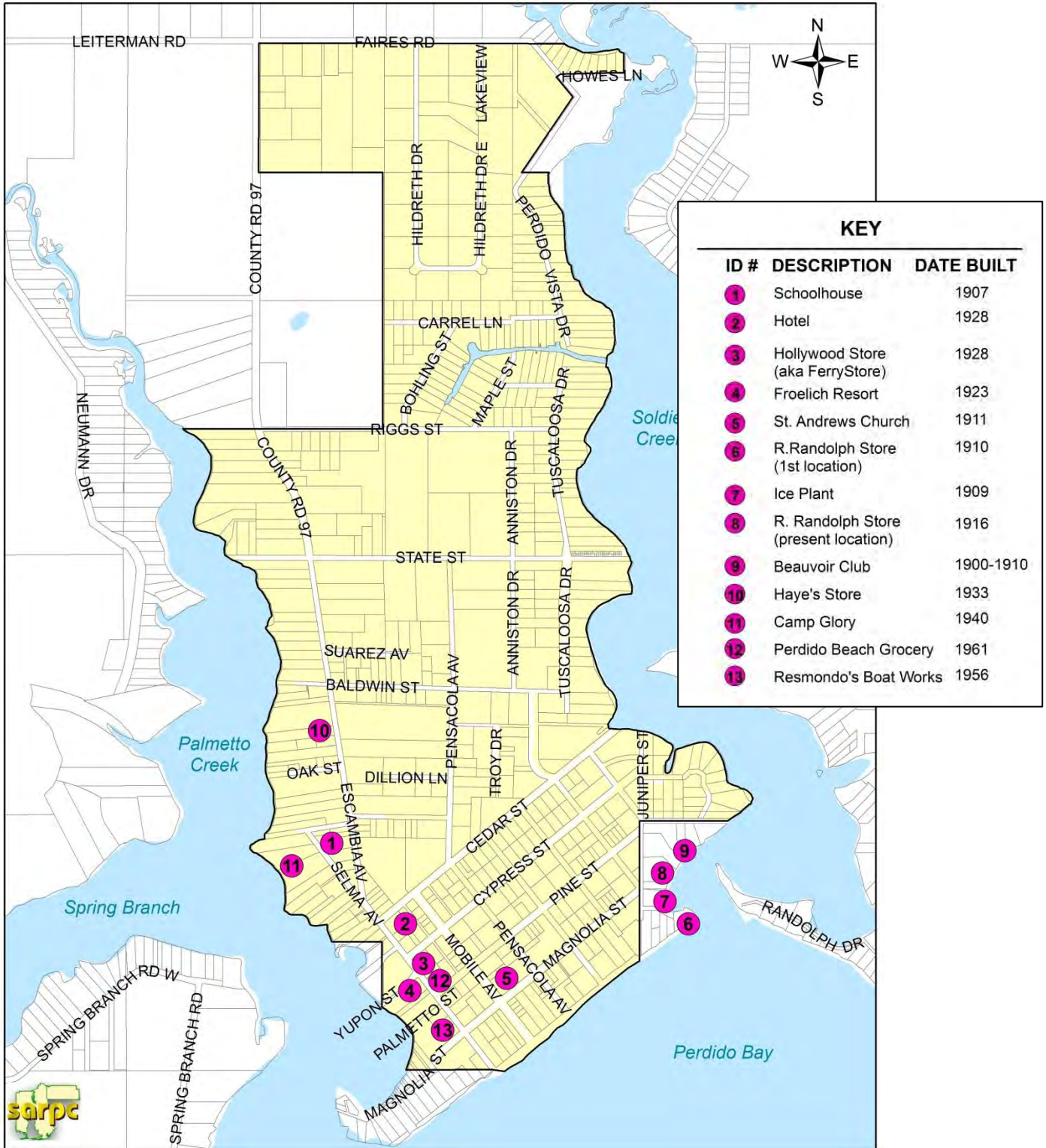


Saw Mill

Source: Auburn Design Studio



Figure 4
Historic Locations in Perdido Beach



Source: Town of Perdido Beach/SARPC



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.

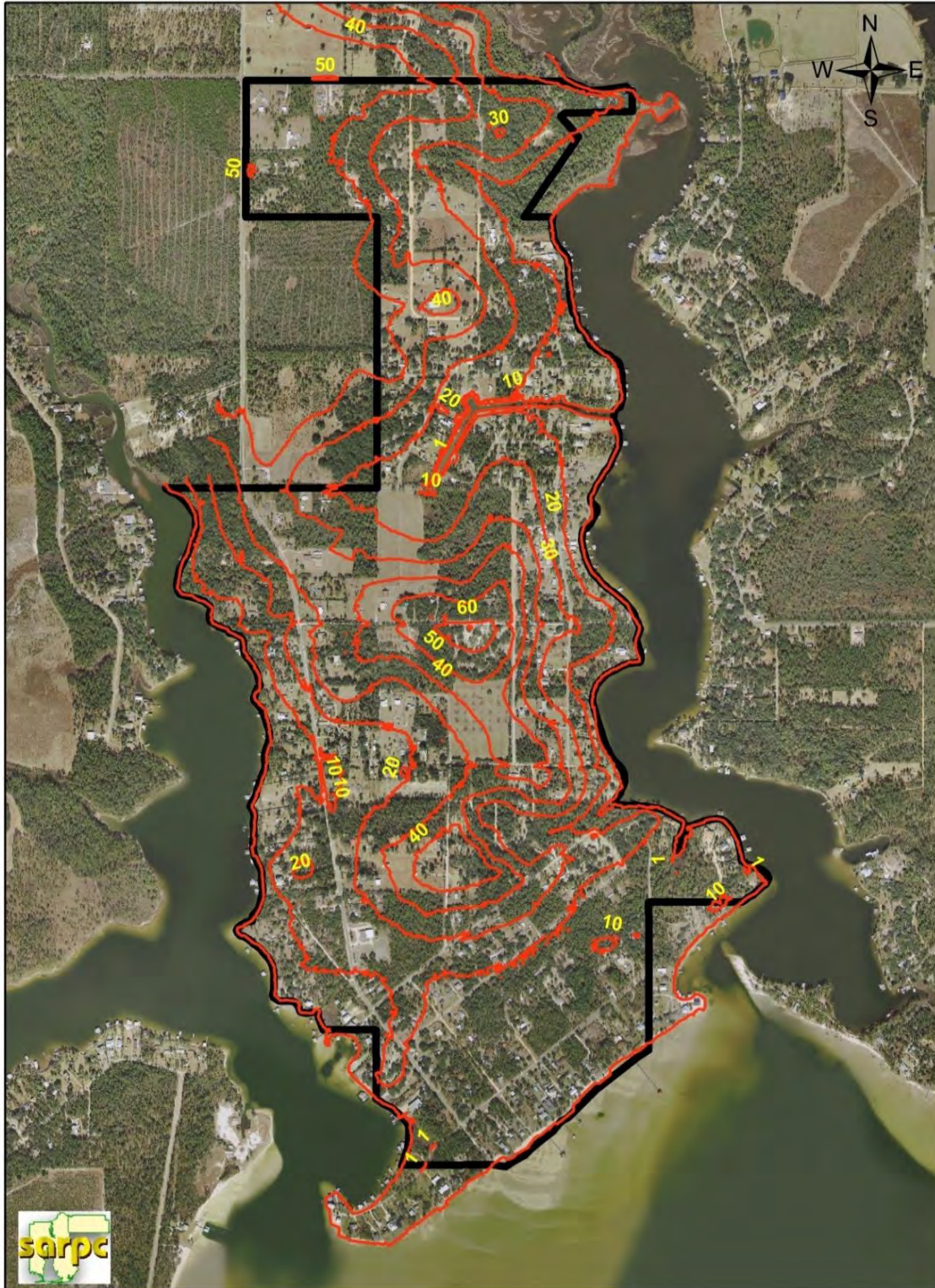
Natural Resources

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.



Figure 5
Generalized Topography Map Showing 10 Foot Contour Lines
Perdido Beach



Source: U.S. Geological Survey (USGS)/SARPC



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*.

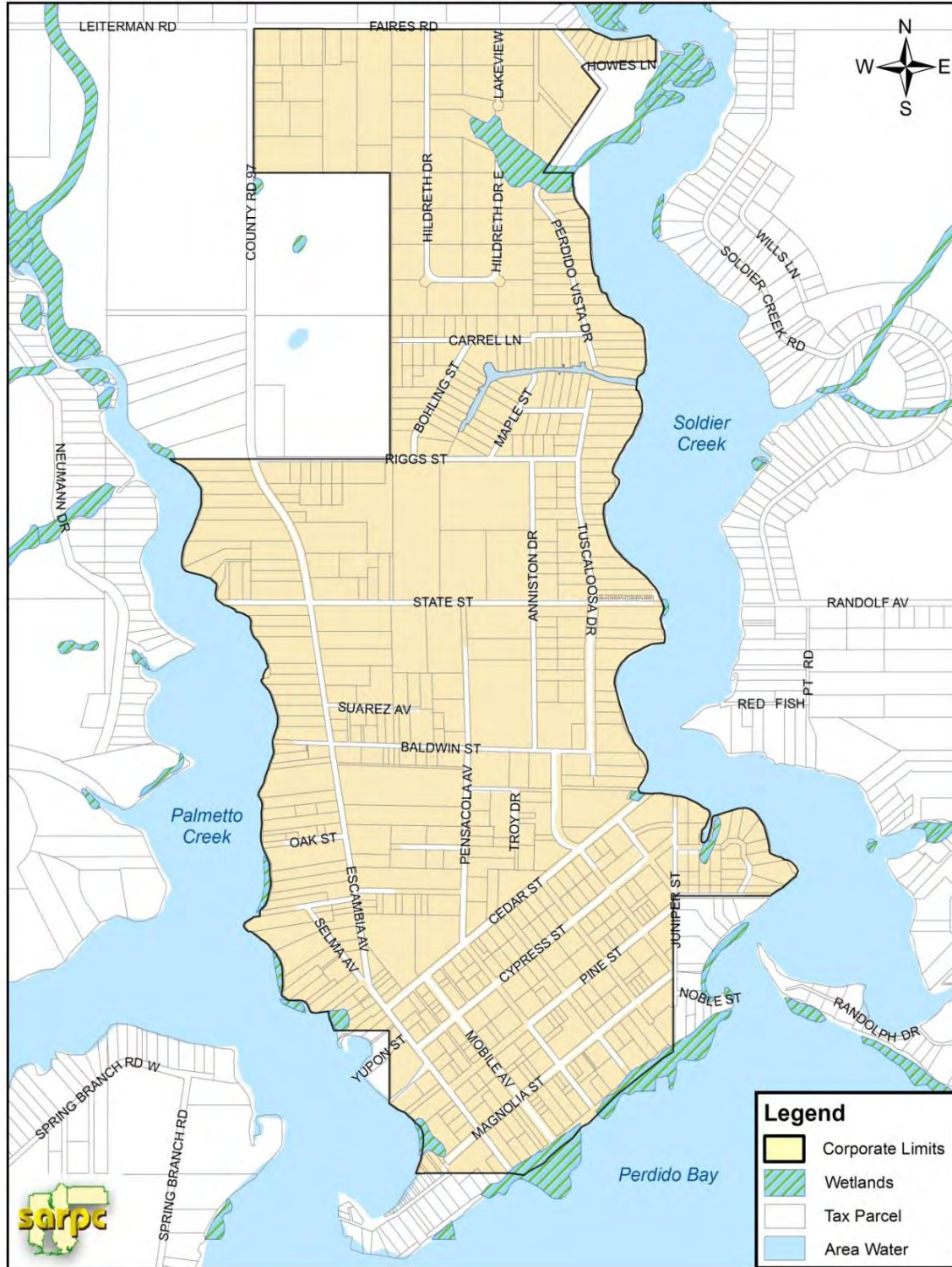
The wetlands in the planning area of Perdido Beach are classified primarily as “riverine”. These wetlands occur in floodplains and riparian corridors associated with stream channels. This ecological community is characterized by relatively high productivity and supports a wide variety of habitat and 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.*



Figure 6
Generalized Wetlands Map
Perdido Beach



Source: U.S. Fish & Wildlife Service, National Wetland Inventory 2001/SARPC



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 definition belong to the private land owner. Buffer zones and other planning tools such as overlay districts can be used to ensure the protection of these areas.⁴

⁴ Alabama Code Section 11-52-8 Adoption of Master Plan For Physical Development of Municipality By Commission



The Town of Perdido Beach is fortunate to have an abundance of water resources. These resources provide habitat for many plant species and wildlife. As an effort to protect these resources, low impact development practices should be encouraged. Some of these practices could include constructed storm water wetlands, permeable surfaces and limited use of red clay for fill and construction.

Riparian Rights in Waterfront Areas

Riparian rights by definition are rights of a landowner to the water on or bordering his or her property, including the right to make use of such waters and to prevent diversion or misuse of upstream water. Riparian rights vary by county, state, and or by body of water. Generally, owners have exclusive rights to their bottomland from the mean high tide out into the water, including sections off their beach that are below the mean high tide. This includes their right to build piers and the use of the water bottoms for anchoring docks or rafts, but not to the water itself. The owner cannot infringe upon the rights of other riparian owners or the public to make reasonable use of the water. It is important that while property owners may have legal riparian rights, they should ensure the protection of the view shed of surrounding property owners by use of appropriate setbacks and by limiting the size of boathouses and piers in accordance with regulations set by the Alabama Department of Environmental Management and the Alabama Department of Conservation and Natural Resources.⁵

Communities must consider the public's right to access the water when making development decisions. The *Public Trust Doctrine* establishes that all navigable and historically navigable waters, including beneath the mean high tide and resources within, are held in trust by the state for the public benefit and use. The doctrine protects a range of uses, including commerce, navigation and fishing. This doctrine is a key factor affecting coastal and waterfront development and must be considered in all land use decisions involving the waterfront.

Living Shorelines

The coastal communities in Alabama suffered habitat degradation through the loss of coastal wetlands and associated sea grasses as a result of the Deepwater Horizon Oil Spill which occurred on April 20, 2010. The intent of a proposed multi-faceted habitat restoration project is to enhance coastal aquatic resources through the implementation of a 14 acre living shoreline within the waters adjacent to the Perdido Bay shore and near to the Town's public access points. 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

⁵ Alabama Administrative Code r. 220-4-.09, "Placement And Configuration Of Piers And Other Improvements On State Submerged Lands"



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. The proposed project offers direct benefits to both residents and Perdido Bay.

Water Quality

Clean Water Act Regulations are administered by the Alabama Department of Environmental Management (ADEM).⁶ 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, which would offer needed training programs to Town staff and volunteers on regulatory jurisdictions and basic compliance issues.

Existing water accesses are identified in Chapter 6 of the Master Plan, see *Figure 29*. Feasible recommendations concerning public and private access to waterfront areas in Town should be documented in a Waterfront Inventory Access Study. Additionally, the Town should develop Memorandums of Agreement/Understanding (MOA/MOU) with the Baldwin County Commission to determine use of rights-of-way and other public access sites adjacent to the Town.

⁶ Alabama Administrative Code 335-6-11 and the criteria found in 335-6-10



Coastal Hazards

Emergencies and disasters that cause death, or leave people injured or displaced, create significant damage to communities, businesses, public infrastructure and the environment, resulting in tremendous cost in terms of response, recovery and economic loss. Hazard mitigation can greatly reduce or eliminate losses of life and property. Following a disaster, repairs and reconstruction are often completed in such a way that simply restores to pre-disaster conditions. Such efforts expedite a return to normalcy; however, the replication of pre-disaster conditions results in a cycle of damage, reconstruction and repeated damage. Hazard mitigation ensures that such cycles are broken and that post-disaster repairs and reconstruction result in a reduction in hazard vulnerability.

While disasters cannot be prevented, their effects can be reduced or eliminated through a well-organized public education and awareness effort, preparedness and mitigation. For those hazards which cannot be fully mitigated, the community must be prepared to provide efficient and effective response and recovery.

As the cost of damages from natural disasters continues to increase, so does the importance of identifying effective ways to reduce vulnerability to disasters. The Town should consider implementing the following guidelines to establish a hazard mitigation schedule in order to be better prepared for such disasters.

- Participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) and Program.
- Develop a hazard mitigation plan with assistance from the Baldwin County Emergency Management Agency (EMA), Town of Perdido Beach Volunteer Fire Department and others.
- Continue Drainage System Maintenance Program with assistance from Baldwin County.
- Identify potential hazard mitigation projects which may be eligible for application to the Hazard Mitigation Grant Programs when funds become available.
- Adopt remedies to the challenges and other actions identified in the Coastal Resilience Index Community Assessment that was conducted in 2011. Routinely complete the Coastal Resilience Index Community Self-Assessment to update progress and identify emerging challenges as the Town expands jurisdictional boundaries, increases in population and develops both public and private infrastructure. Recommended partners 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.

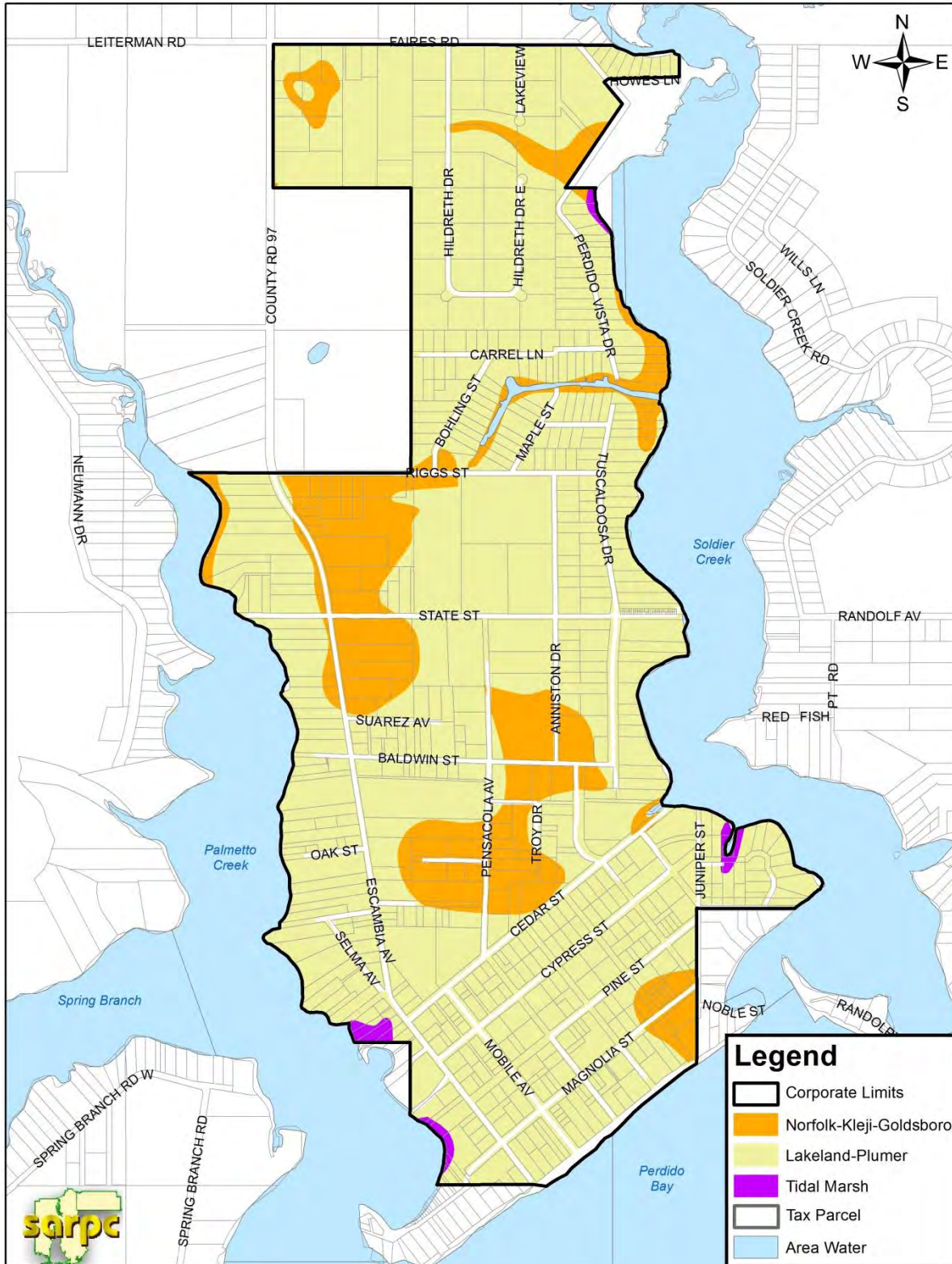
Soil associations are likely to differ from each other in some or many properties; however, each may share distinct patterns. Each association is named for the major soil series in it, but soils of other series may be present in some degree. Due to limitations of soil properties, rural types of development are encouraged. Limited use of red clay is recommended to protect the water quality of the area.

See *Figure 7* for general locations of soil associations, as defined by the *Regional Land Development and Policies Plan, SARPC*, throughout the Town of Perdido Beach.

⁷ *Regional Land Development and Policies Plan, SARPC*



Figure 7
Generalized Soils Map
Perdido Beach



Source: Baldwin County/SARPC



Tree Protection

The Town should consider creating a Tree Protection Ordinance. The purpose of a Tree Protection Ordinance is to: reduce the effects of noise and air pollution; protect and enhance the aesthetic qualities of the community; and prevent soil erosion of drainage improvements and waterways. The ordinance would also protect the existing live oaks and identify other species for protection. Mature trees enhance buffering, create privacy and protect the value of property. Trees stabilize the soil and control water pollution as well as provide natural habitats for wildlife. The benefits of trees in a community are subtle and often overlooked. This would also allow the Town to mitigate both tree loss and tree damage.

Recommendations

1. Obtain Alabama Outstanding Water designation for all appropriate waterways.
 - Request available water quality data from federal and state agencies including any trend station data obtained by the Alabama Department of Environmental Management.
 - Establish a volunteer water monitoring program in partnership with the Wolf Bay Watershed Watch and/or Alabama Water Watch. Obtain and review any data from existing monitoring sites within or upstream of the planning jurisdiction.
 - Conference with Alabama Department of Environmental Management personnel to establish an appropriate course of action to achieve desired water quality designation.
2. Continue to require a 30 foot buffer for all wetlands.
3. Encourage only native vegetation in wetland buffers and riparian zones/ area buffers.
4. Allow only limited use of red clay as fill material for new construction. Provide incentives for other fill materials, such as, reduced building permit fees. Create educational material for consumers and material providers identifying recommended fill material and potential harm to bay and stream health and recreational use caused by red clay.
5. Adopt Tree Protection Ordinance.
6. Adopt an ordinance approving the use within the planning jurisdiction of low impact development practices as established in the Alabama Low Impact Development Guidebook (2013).
7. Support the use of Living Shorelines techniques for shoreline protection in accordance with the US Army Corp of Engineers General Permit for Alabama, ALG10-2011. Recommend the use of Living Shorelines techniques where practicable for protection of any waterfront owned by the Town of Perdido Beach.
8. Conduct watersheds studies where appropriate to determine the need for additional regulations or ordinances to protect water quality.
9. Conduct sedimentation study on waterways within the planning jurisdiction to determine if degradation of water quality in local streams is being caused by erosion within or upstream of the planning jurisdiction. Recommended partner is Geological Survey of Alabama.
10. Conduct periodic review of local codes and ordinances for Watershed Protection.



11. Take advantages of compact community designs that enhance, preserve, and provide access to waterfront resources.
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 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.



POPULATION AND ECONOMY

GOAL

Promote a desirable rural residential environment and encourage development that is complementary to Perdido Beach.

POPULATION

OBJECTIVE

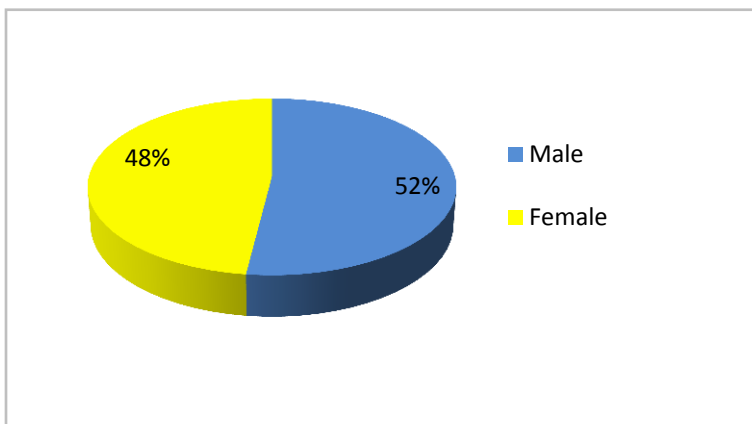
Preserve the established quality of life to ensure that the Town of Perdido Beach remains an attractive rural residential community and promote sound development.

The purpose of this section is to provide a current overview of the present and future population and economy in the Town of Perdido Beach.

The following information provides a profile of the socio-economic characteristics of the Town of Perdido Beach, Baldwin County and the State of Alabama. The characteristics include population by gender, age, population, race, housing characteristics, employment characteristics, income characteristics and educational attainment according to the 2010 U.S. Census.

According to the 2010 U.S. Census, the Town of Perdido Beach has a total population of 581 persons. There are 19 more males that live in Perdido Beach than females. *Figure 8* displays the percentage of males to females.

Figure 8
Perdido Beach Gender Ratio
2010

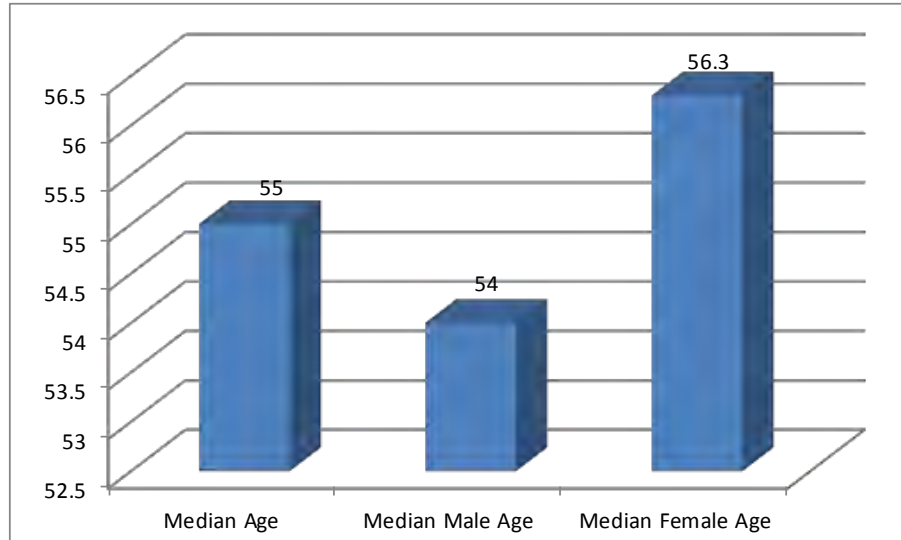


According to the 2010 U.S. Census statistics, the highest percent of individuals that reside in Perdido Beach are between the ages of 45-64. The female median age is 1.3% higher and the male median age is 1% lower than the median age. *Figure 9* displays the overall median age in Perdido Beach.

Source: U.S Census Bureau



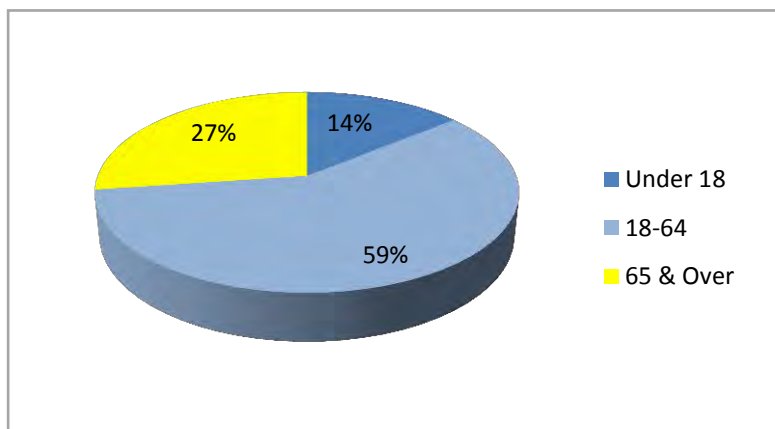
Figure 9
Median Age in Perdido Beach
2010



Source: U.S. Census Bureau

Perdido Beach has a total population of 581 persons. *Figure 10* displays the age groups in which residents are categorized.

Figure 10
Population by Age
2010



Source: U.S. Census Bureau

Perdido Beach has the highest percent of residents between the ages of 55 and 59 in comparison to both the county and the state. Perdido Beach also has the lowest percent



of residents between the ages 25 and 29 in comparison to both Baldwin county and the State of Alabama. However, while Baldwin County and the State of Alabama have almost 2% of residents 85 and older, Perdido Beach has 3.3%. See *Table 1* for the breakdown.

Table 1
Age Distribution of Population for Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County	State of Alabama
	Total Population	Percent of Total Population	Percent of Total Population	Percent of Total Population
Under 5	17	2.9	6.1	6.4
5-9	24	4.1	6.4	6.4
10-14	27	4.6	6.5	6.7
15-19	21	3.6	6.4	7.2
20-24	19	3.3	5.2	7.0
25-29	14	2.4	5.6	6.5
30-34	28	4.8	5.9	6.2
35-39	21	3.6	6.3	6.5
40-44	30	5.2	6.6	6.5
45-49	35	6.0	7.4	7.2
50-54	55	9.5	7.4	7.3
55-59	69	11.9	6.9	6.5
60-64	63	10.8	6.6	5.8
65-69	42	7.2	5.6	4.4
70-74	44	7.6	4.2	3.4
75-79	28	4.8	3.1	2.6
80-84	25	4.3	2.2	1.9
85+	19	3.3	1.8	1.6
Median Age	55	(X)	41.1	37.9

Source: U.S. Census Bureau, American Community Survey. (X)= estimate not applicable/available

Both *Table 2* and *Figure 11* provide a more detailed profile of racial composition of households in the area, county, and state. According to the U.S. Census, the majority of the population is comprised of white residents with 2.9% percent being of two or more races. This is consistent with the rest of the data retrieved for the general population within Baldwin County and the State of Alabama.

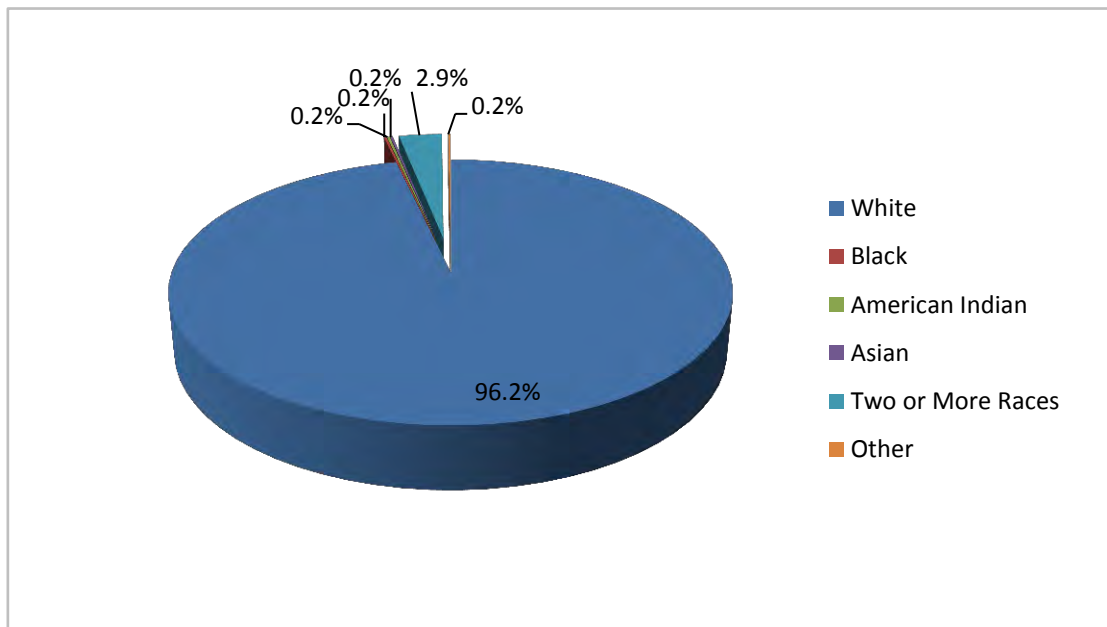


Table 2
General Population Characteristics by Race
2010

	Perdido Beach		Baldwin County	State of Alabama
	Total #	Total %	Total %	Total %
White	559	96.2	85.7	68.5
Black	1	0.2	9.4	26.2
American Indian	1	0.2	0.7	0.6
Asian	1	0.2	0.7	1.1
Two or More Races	17	2.9	1.5	1.5
Other	1	0.2	2.0	2.0

Source: U.S. Census Bureau

Figure 11
Perdido Beach Racial Composition
2010



Source: U.S. Census Bureau



Table 3 shows that Perdido Beach averages about the same in comparison to Baldwin County and the State of Alabama for having a high percentage of family households. Also according to the 2006-2010 American Community Survey, Perdido Beach has the highest percentage of “Non Family Households” with 30.8% in comparison to Baldwin County with 1.7 and the State of Alabama with 1.9. That is an approximate 28% difference in the non-family household.

Table 3
Households by Type, Persons and Percent in Perdido Beach,
Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County	State of Alabama
	Persons	Percent of Household	Percent of Household	Percent of Household
Total Households	273	100	69,476	1,821,210
Family Households	189	69.2	72.2	68.1
With Own Children Under 18	42	15.4	28.9	29.3
Married Couple Families	154	56.4	58.4	49.2
With Own Children Under 18	30	11.0	20.9	19.1
Female Householder, No Husband	18	6.6	10.3	14.7
With Own Children Under 18	3	1.1	6.3	8.3
Male Householder, No Wife	17	6.2	3.5	4.2
Non Family Households	84	30.8	1.7	1.9
Householder Living Alone	74	27.1	23.3	27.8
Households w/ Persons under 18	49	17.9	32.0	8.3
Households w/ Persons 65+	18	6.6	29.5	9.9

Source: U.S. Census Bureau

Table 4 displays the relationship of population by households for Perdido Beach, Baldwin County and the State of Alabama. The highest percentage of relationship of population in households in Perdido Beach is children.



Table 4
Relationship of Population in Households for Perdido Beach,
Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County		State of Alabama	
	2010		2010		2010	
	Persons	% Total Pop.	Persons	% Total Pop.	Persons	% Total Pop.
Total Pop. In Household	581	100	179,958	98.7	4,663,920	100
Householder	273	47.0	73,180	40.2	1,883,791	40.4
Spouse	154	26.5	39,913	21.9	902,556	19.4
Child	111	19.1	48,777	26.8	1,345,625	28.9
Other Relatives	24	4.1	10,157	5.6	91,386	2.0
Non-Relatives	19	3.3	7,931	4.4	205,474	4.4
Unmarried Partner	14	2.4	3,686	2.0	88,753	1.9

Source: U. S. Census

Population Projections

Baldwin County showed a growth rate of 7.7 percent between the years of 2000 and 2010. Using that same growth rate for Perdido Beach it is estimated that Perdido Beach’s population will be 626 in 2020 and 674 in 2030. Also, an analysis of the Town’s housing stock indicates that twenty-five percent of the housing stock is categorized by the U.S. Census as seasonal housing. Using the number of persons per household, 2.12, and multiplying the seasonal housing units it is estimated that there are 145 additional persons seasonally.

ECONOMY

OBJECTIVE

Encourage development to be compatible with and complementary to the rural residential nature of the town and sensitive to natural and historic resources.

The labor force of an area is, by definition, 16 years old and older who are employed or actively seeking employment. *Table 5* shows that Perdido Beach ranks higher with 61.5% in comparison to Baldwin County and the State of Alabama with the highest percent of residents employed and in the labor force. According to the 2006-2010 American Community Survey, Perdido Beach has an unemployment rate of 0% which is 3.9% less than Baldwin County and 5.2% less than the State of Alabama.



Table 5
Employment Status for Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County	State of Alabama
	Number	Percent	Percent	Percent
Population 16 years and over	545	100	100	100
In Labor Force	335	61.5	60.3	60.5
Civilian Labor Force	335	61.5	60.1	60.1
Employed	335	61.5	56.2	54.8
Unemployed	0	0	3.9	5.2
Armed Forces	0	0	0.2	0.4
Not in Labor Force	210	38.5	39.7	39.5

Source: U.S. Census Bureau, American Community Survey

Table 6 illustrates commuter patterns for Perdido Beach, Baldwin County and the State of Alabama.

Table 6
Commuting to Work for Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach	Baldwin County	State of Alabama
Workers Over 16+	322	77,184	2,000,289
Car, Truck, Van-Drive Alone	262	64,459	1,672,185
Carpooled	41	8,111	222,349
Public Transportation	0	241	9,062
Walk	0	1,111	25,007
Other Means	0	766	21,128
Work at Home	19	2,496	50,558

Source: U.S. Census Bureau, American Community Survey

Occupation profiles of a community identify the occupations of the population and can influence what type of commercial and industrial development occur within a community. Table 7 illustrates the occupation of the employed population in Perdido Beach, Baldwin County and the State of Alabama. Baldwin County has a slightly higher percentage of individuals in Management and Business compared to the State of Alabama



and Perdido Beach. However, Perdido Beach has a much higher percent of individuals in Construction and Maintenance, almost tripling the percentage of individuals in Baldwin County and the State of Alabama. Production, Transportation and Material Moving ranked the lowest for Perdido Beach and Baldwin County, while Construction and Maintenance has the lowest percentage for the State of Alabama.

According to the American Community Survey this table exhibits that Construction and Maintenance occupations as well as Sales and Office are ideal occupations of persons living in Perdido Beach.

Table 7
Occupation of Employed Population for Perdido Beach,
Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County	State of Alabama
	Number	Percent	Percent	Percent
Management and Business	77	23.0	31.5	31.2
Service	38	11.3	17.6	15.8
Sales and Office	80	23.9	26.9	25.3
Construction and Maintenance	126	37.6	13.5	11.5
Production, Transportation, and Material Moving	14	4.2	10.6	16.1

Source: U.S. Census Bureau, American Community Survey

Table 8 depicts family income for Perdido Beach, Baldwin County and the State of Alabama. According to the American Community Survey, there are 202 family households in Perdido Beach. Forty-six percent of these household incomes fall between \$50,000-\$74,999 which represents the highest percentile of family incomes. The highest percent of family incomes in Baldwin County and the State of Alabama also falls between \$50,000-\$74,999. Statistically Perdido Beach has the highest median family income consisting of \$68,233 compared to Baldwin County which has a median family income of \$58,429 and the State of Alabama which has a median family income of \$52,863.



Table 8
Family Income for Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County		State of Alabama	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	0	0	1,875	3.7	77,266	6.2
\$10,000-\$14,999	0	0	1,685	3.4	51,661	4.2
\$15,000-\$24,999	11	5.4	4,093	8.2	134,411	10.8
\$25,000-\$34,999	0	0	5,034	10.0	135,455	10.9
\$35,000-\$49,999	50	24.8	7,897	15.7	186,628	15.0
\$50,000-\$74,999	93	46	11,232	22.4	250,511	20.2
\$75,000-\$99,999	17	8.4	7,016	14.0	166,186	13.4
\$100,000-\$149,999	31	15.3	6,892	13.7	153,299	12.4
\$150,000-\$199,999	0	0	2,262	4.5	46,689	3.8
\$200,000 or more	0	0	2,209	4.4	38,397	3.1
Median Family Income (\$)	68,233	(X)	58,429	(X)	52,863	(X)
Mean Family Income(\$)	68,516	(X)	75,451	(X)	68,275	(X)

Source: U.S. Census Bureau, American Community Survey. (X)= estimate not applicable or available

Table 9 illustrates household incomes for Perdido Beach, Baldwin County and the State of Alabama. The household income range that represents the largest percentage of individuals for Perdido Beach, Baldwin County and the State of Alabama is \$50,000-\$74,999. Perdido Beach leads both Baldwin County and the State of Alabama with the largest percentage of household incomes within that range with 46.2. It may be concluded that a vast majority of household incomes in Perdido Beach are representative of middle and upper class residents, whereas in Baldwin County and the State of Alabama, household income is dispersed throughout the other income categories. Table 9 also displays that Perdido Beach has no household incomes that fall below \$15,000.



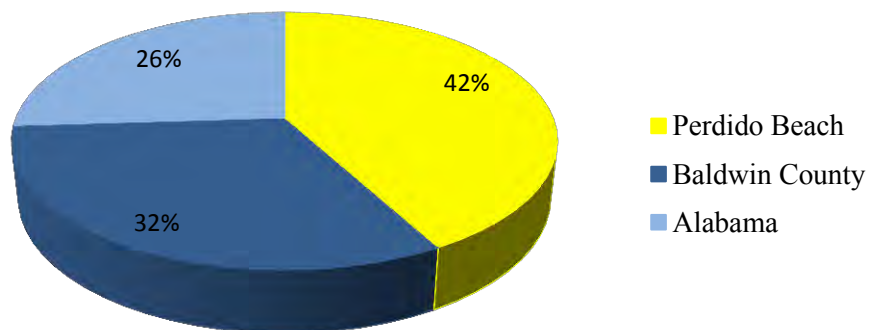
Table 9
Household Income for Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County		State of Alabama	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	0	0	4,146	6	186,689	10.3
\$10,000-\$14,999	0	0	3,353	4.8	130,766	7.2
\$15,000-\$24,999	11	4.7	8,252	11.9	242,846	13.3
\$25,000-\$34,999	17	7.3	7,651	11	213,143	11.7
\$35,000-\$49,999	50	21.4	11,213	16.1	268,333	14.7
\$50,000-\$74,999	108	46.2	13,848	19.9	321,908	17.7
\$75,000-\$99,999	17	7.3	8,521	12.3	192,900	10.6
\$100,000-\$149,999	31	13.2	7,618	11	170,962	9.4
\$150,000-\$199,999	0	0	2,442	3.5	51,342	2.8
\$200,000 or more	0	0	2,432	3.5	42,321	2.3

Source: U.S. Census Bureau, American Community Survey

The median household income average for Perdido Beach is higher than that of Baldwin County and the State of Alabama, see *Figure 12* and *Table 10* for details.

Figure 12
Median Household Income Average by Percent for Area, County and State
2010



Source: U.S. Census Bureau, American Community Survey



Table 10
Median Household Income for Perdido Beach,
Baldwin County and Alabama
2010

	Median Household Income
Perdido Beach	\$67,700
Baldwin County	\$50,147
State of Alabama	\$42,081

Source: U.S. Census Bureau, American Community Survey

The median family income for Perdido Beach is significantly higher than both Baldwin County and the State of Alabama. *Table 11* provides a more detailed assessment of the median family income for Perdido Beach, Baldwin County and the State of Alabama.

Table 11
Median Family Income for Perdido Beach,
Baldwin County and Alabama
2010

	Median Family Income
Perdido Beach	\$68,233
Baldwin County	\$58,429
State of Alabama	\$52,863

Source: U.S. Census Bureau, American Community Survey

Per capita income is used as an economic indicator of a community's standard of living and wealth. According to the 2006-2010 American Community Survey, Baldwin County's per capita income is significantly higher than Perdido Beach and the State of Alabama. Baldwin County's per capita income is \$5,665 (dollars) more than Perdido Beach and \$3,485 (dollars) more than the State of Alabama. Among the three study areas Baldwin County has the largest per capita income, see *Table 12*.

Table 12
Per Capita Income for Perdido Beach, Baldwin County, and Alabama
2010

	Per Capita Income
Perdido Beach	\$20,804
Baldwin County	\$26,469
State of Alabama	\$22,984

Source: U.S. Census Bureau, American Community Survey



The educational attainment of residents can influence the city’s economy and affect the income and type of employment opportunities within the community. *Table 13* illustrates the type of educational attainment for persons 25 years and older in Perdido Beach, Baldwin County and the State of Alabama.

Table 13
Educational Attainment of Population 25 Years and Older for
Perdido Beach, Baldwin County and Alabama
2010

	Perdido Beach		Baldwin County		State of Alabama	
	Number	Percent	Number	Percent	Number	Percent
Population 25 Years and Older	510	100	121,560	100	3,108,132	100
Less than 9th Grade	10	2.0	4,715	3.9	195,799	6.3
9th-12th Grade, No Diploma	76	14.9	10,388	8.5	383,038	12.3
High School Graduate	244	47.8	36,340	29.9	987,491	31.8
Some College, No Degree	48	9.4	28,248	23.2	653,096	21
Associate Degree	50	9.8	9,264	7.6	213,632	6.9
Bachelor’s Degree	82	16.1	22,040	18.1	430,068	13.8
Graduate or Professional Degree	*20	*(X)	10,565	8.7	245,008	7.9
% High School Graduate or Higher	(X)	83.1	(X)	87.6	(X)	81.4
% Bachelor’s Degree or Higher	(X)	16.1	(X)	26.8	(X)	21.7

Source: U.S. Census Bureau, American Community Survey/ * SARPC adjustment 2012

An '(X)' means that the estimate is not applicable or not available

Recommendations

1. Provide services and facilities that are age appropriate for the residents of Perdido Beach.
2. Amend Subdivision Regulations and Land Use and Zoning Ordinance to ensure healthy growth that will complement and benefit the Town and citizens of Perdido Beach.
3. Review and amend density and lot area criteria for planning jurisdiction if appropriate.
4. Encourage and support local businesses that enhance the quality of life for the residents of Perdido Beach.



HOUSING

GOAL

Encourage the availability of an adequate supply of housing to meet all residential needs for the Town of Perdido Beach.

OBJECTIVES

1. Encourage the private sector to provide safe and affordable single family units through 2030 to meet the housing needs for the projected population of the Town of Perdido Beach.
2. Consider a code enforcement program to eliminate substandard housing conditions and establish criteria for making structural and aesthetic improvements to existing housing and neighborhoods.
3. Create standards that encourage the conservation and enhancement of the existing housing stock and provide the impetus for continuing neighborhood quality.

Inventory

The Age of Housing Stock

The 2006-2010 American Community Survey, along with records from the Baldwin County Building Department, show that there are 325 housing units in the Town of Perdido Beach. The data demonstrates that of the existing housing units, 32.1 percent were built prior to 1939 and 62.6 percent were built between 1970 and 1999. *Table 14* shows the age of housing in Perdido Beach. The majority of the housing structures are older homes, which could possibly affect homeowner's insurance rates.

Table 14
Age of Housing Structures
Perdido Beach
2010

Year Structure Built	Percentage of Structures
2000 to present	*13.8
1980 to 1999	27.7
1960 to 1979	26.2
1940 to 1959	4.6
1939 or earlier	27.7
Total	100

*Source: U.S. Census, American Community Survey, *Town of Perdido Beach*



Type of Dwelling Units

Of the Town’s housing stock, 78.2 percent is single family, detached units and 21.8 percent is classified as mobile homes/manufactured homes.

Table 15 shows the types of dwelling units located in Perdido Beach.

Table 15
Type of Dwelling Units
Perdido Beach
2010

Type of Dwelling Units	Percentage of Units
Single family units, detached	78.2
Mobile home/ Manufactured home	21.8
Other*	0.0
Total	100.0

Source: U.S. Census Bureau, American Community Survey, Baldwin County Building Department

Owner-Occupied and Renter-Occupied Dwelling Units

Data shows that in Perdido Beach, 87.2 percent of the dwelling units are owner occupied and 12.8 percent are renter occupied, see Table 16.

Table 16
Housing Tenure
Perdido Beach
2010

Occupied Housing Units	Percentage of Units
Owner-occupied housing units	87.2
Renter-occupied housing units	12.8
Total	100.0

Source: U.S. Census Bureau

According to the 2010 U.S. Census the Town has a significant percentage of seasonal, recreational or occasional use housing, representing 25.4 percent of the occupied housing.



Value of Owner-Occupied Housing

According to the 2010 American Community Survey, the median value of owner-occupied housing units in Perdido Beach is \$228,200. Approximately 64 percent of the owner-occupied dwellings fall within the \$150,000 to \$299,999 range. This data does not include single family units built from 2000-present.

Current Housing Costs

Homes that are located by water are generally more expensive than those that are not. According to the Baldwin County Association of Realtors, the housing cost for a 5 bedroom, 2 and one-half bath home with an average square footage of 3,000 square feet is \$575,000 which is approximately \$191.60 per square foot. A 4 bedroom, 4 and one-half bath with an average square footage of 4,500 square feet is \$950,000 which is approximately \$211 per square foot. Waterfront property is very desirable and usually the cost is much higher than other homes. This information was collected February 2012 and is time sensitive and market driven.

Monthly Cash Rent

The median gross cash rent for renter-occupied housing units in Perdido Beach is \$748, as reported in the 2006-2010 American Community Survey. Of the rental units, 52 percent fall between the category \$500-\$749 and 48 percent fall between the category \$750-\$999.

Analysis

Projected Population Growth

Population projections found in the Population and Economy Section of this Master Plan, show the projected population for the year 2030 as 674 persons. These figures are estimates and could change if population growth rates significantly change.

Projected Household Growth

Based on the projected population for 2020 and 2030, it is expected that the average household size (2.12 persons) will continue to remain the same or possibly decline due to; lower birth rates, increased longevity of the elderly, single-oriented lifestyle or late-married lifestyle.

Projected Housing Needs

Projected Future Housing Needs

By 2020 the Town will need 17 additional housing units. By 2030 twenty-five additional units will be needed to house the expected population. In all, a sum total of 42 homes will be needed to accommodate future residents through 2030. Currently Perdido Beach has housing to accommodate the 2030 population if the seasonal housing stock is included. Seasonal housing

currently makes up 25% of the total housing units. (The 42 additional homes include a 9% vacancy rate, which is Perdido Beach's current vacancy rate. This vacancy rate is necessary for the real-estate market to function properly.)

Adequate Housing for Existing and Future Populations

Adequate Housing

Population projections show that the Town is expected to increase to 674 individuals by the year 2030. Providing housing for the expected growth is left to the private sector though it will require strategic planning by the Town to encourage and accommodate the new housing construction while maintaining the rural nature of the town.

Elimination of Substandard Housing

Action Areas

There have been no areas found within the Town that have been identified as needing rehabilitation or having substandard housing.

Recommendations

1. Amend Zoning Ordinance:
 - To identify appropriate residential density requirements ensuring that new developments provide appropriate open space to maintain the rural nature of the Town.
 - Include opportunities for Pocket Neighborhoods, which are by definition: A housing option that generally consists of a dozen or so single family houses that share common or green space. See *Figure 13* for an illustration.

Figure 13
Pocket Neighborhood





TRANSPORTATION

GOAL

Provide for safe and efficient, motorized and non-motorized, transportation systems of various types for the citizens of Perdido Beach.

OBJECTIVES

1. Coordinate the Town of Perdido Beach’s traffic circulation system with the Future Land Use Plan.
2. Improve and create the small town atmosphere by providing improved pedestrian access to neighborhoods, parks and future shopping areas.
3. Prioritize improvements which enhance and maximize the efficiency of the existing transportation system.
4. Require developers to bear the cost burden for transportation improvements necessary as a result of new developments.
5. Pursue and acquire rights-of-way for future transportation improvements.
6. Develop policies that will ensure the safe and effective movement of bicycles and pedestrians.
7. Develop policies that encourage developments to improve accessibility options for pedestrians, cyclists and motorists while providing interconnectivity of neighborhoods with open space, walking trails and parks.
8. Investigate the opportunity for golf carts to be allowed on public roadways.
9. Incorporate “Traffic Calming” techniques.

Analysis

The existing transportation network for the Town of Perdido Beach provides an adequate means of transportation and linkage throughout the town and to adjacent communities. The classes of roadways that make up the Town’s network are comprised of a paved Rural Minor Collector, County Road 97 (Escambia Avenue), with several local roads intersecting. The local roads are primarily unpaved gravel roads. However, several roads are paved and well drained, see *Figure 14*. U.S. Highway 98 (Principal Arterial), located approximately 3 miles north of the town limits, is the closest Arterial Highway to the Town. It serves as a high capacity urban road and provides easy access to neighboring communities in the county.

Approximately 200 of the Town's full time residents utilize Highway 98 daily as an east-west bound commuter route to and from Pensacola, Florida, Baldwin County, Alabama and Mobile, Alabama. In addition to the large volumes of daily commuter traffic, Highway 98 becomes even more congested during the times of year when the Perdido Beach seasonal population is residing in the Town.

The intersection of CR 97 and U.S. Highway 98 is beginning to show signs of stress and congestion during peak commuter times. The Town should consider coordinating with Baldwin County to construct a west bound turning lane on CR 97 at the Highway 98 intersection. The Town should also coordinate with Baldwin County and the Alabama Department of Transportation (ALDOT) to construct a middle turning lane on Highway 98 and CR 97 intersection as well as an acceleration lane on the south side of Highway 98, east of CR97.

Figure 14
Local Unpaved Road



Source: Auburn Design Studio

Functional Classifications

The functional classification system separates, divides, and groups streets by a hierarchical system based on street function. The classification system is used to balance traffic movement and accessibility on different roadways.

- Arterial Highways – ALDOT defines these roads as the most important in the state. They are designed to carry significant high-speed long-distance traffic. When improvements are necessary substantial federal funding is usually available.
- Collector Highways/County Roads – These are defined by ALDOT as roadways that collect and distribute traffic to the arterial roads. Generally, they serve places of lower population density.
- Local Roads – These are defined by ALDOT as all roads not in the first two categories. They generally carry low volumes of traffic and serve local needs.

Average Daily Traffic Volumes

The most recent traffic counts were obtained from Alabama Department of Transportation (ALDOT) and were taken during 2010, see *Table 17*. These numbers represent average daily traffic at particular locations as shown in *Figure 15*. The Level of Service (LOS) section pertains to only North American highway LOS standards and it uses the letters A through F, with A being the best and F being the worst. It should be noted that the Level of Service (LOS) ratings shown



in *Table 17* were determined using only traffic counts and does not take into account driver perception. Perception of a driver is a critical factor in determining whether or not a roadway is functioning properly. If a driver perceives that there are unnecessary delays or that a roadway is overcrowded, then that roadway is not operating at an adequate Level of Service. The maximum roadway capacities were determined using the Mobile Area Transportation Study’s model of roadway capacities by functional classification. It was determined that the Town’s transportation corridors are currently operating at a LOS of A.

Table 17
Historical Average Daily Traffic Counts on State and U.S.
Roadways in the Town of Perdido Beach from 2002 – 2010

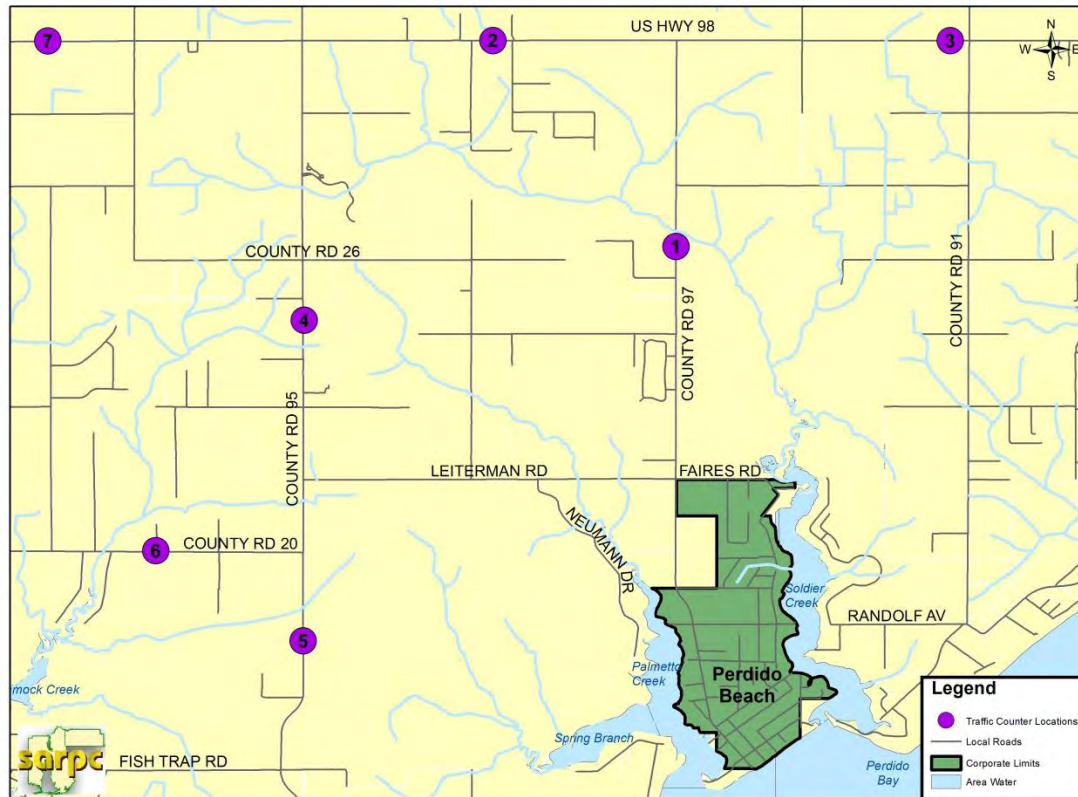
	Location of Traffic Counter	2002	2004	2006	2008	2010	%Increase 2002 to 2010	LOS
1	On CR 97, 1.8 miles north of Leiterman/Fairies Rd.	N/A	N/A	N/A	1,110	1,130	1.8%	A
2	On Hwy 98, 0.8 miles west of CR97	8,790	9,650	9,780	8,310	8,520	-3.1%	A
3	On Hwy 98, 2 miles east of CR97	N/A	N/A	9,650	8,490	8,700	-9.8%	A
4	On CR95, 1.5 miles north of Leiterman/Fairies Rd., 4.3 miles northwest of city limits	N/A	N/A	N/A	1,990	2,030	2.0%	A
5	On CR95, 1 mile south of Leiterman/Fairies Rd., 3.8 miles northwest of city limits	N/A	N/A	N/A	1,450	1,480	2.1%	A
6	On CR 20, 1.1 miles west of CR 95	N/A	N/A	N/A	2,350	2,400	2.1%	A
7	On Hwy 98, 1.7 miles east of Elberta	9,150	10,050	10,190	8,910	9,130	-0.2%	A

Source: Alabama Department of Transportation (ALDOT)

Comparing maximum roadway capacities with actual volumes did not identify any current problems, however, commuter traffic from Perdido Beach to U.S Highway 98 may cause some traffic congestion. Consideration for east and west bound turning lanes at the County Road 97 and Highway 98 intersection may be warranted.



Figure 15
Traffic Count Locations
Town of Perdido Beach
2010



Source: ALDOT and SARPC

Summary and Recommendations

Principal Arterial

U.S. Highway 98

U.S. Highway 98 is a principal arterial running east-west and is currently operating at a Level of Service A. This indicates that it currently accommodates the increased volume. However, due to the commuter traffic from Perdido Beach, improvements may be necessary at its intersection with County Road 97.



Minor Collector

Baldwin County Highways 95 and 97

County Roads 95 and 97 are identified as Minor Collector Roads. County Road 97 is a north-south collector road running directly through Perdido Beach. The roadway is currently undivided and lined with residential and agricultural land uses. Current traffic volume on County Road 97 does not necessitate expansion. County Highway 95 runs north and south as well, and is located to the west of Perdido Beach. It is an undivided highway similar to County Highway 97 with residential and agricultural land uses, however, data collected from Alabama Department of Transportation (ALDOT) traffic counters show that this road is more heavily used than County Road 97. This may be due to increased traffic volumes during peak commuter times at the intersection of CR 97 and Highway 98, resulting in travelers utilizing CR 95, via Leiterman Road, to avoid the congested area at the CR 97 and Highway 98 corridor.

Local Roads

The majority of the local streets located in the Town of Perdido Beach are classified as Local Roads, see *Figure 16*. They run north-south and east-west. Escambia Avenue (County Road 97) is the main route that runs directly through the center of town. It connects with Magnolia Street at the south end of the town limits, which runs the length of the Town from east to west. Due to the amount of pedestrian traffic, it is recommended that a trail or sidewalk be installed along CR 97 (Escambia Avenue), Magnolia Street, Cedar Street and Riggs Street.

Figure 16
Local Paved Road



Source: Auburn Design Studio

Local roads serve residential areas and vary in conditions ranging from paved and well-drained to unpaved and lacking drainage ditches. To maintain the rustic nature of the historic neighborhoods, the Town should consider keeping some of the roads unpaved and use alternative, environmentally friendly materials to cover dirt and red clay drives. Materials such as limestone, white rock and oyster shell will maintain the character of the Town as well as provide an essential filter for surface water run-off. These same materials should also be considered when constructing a sidewalk system for the Town as an alternative to concrete, which would create a foot path type structure, verses a paved sidewalk.

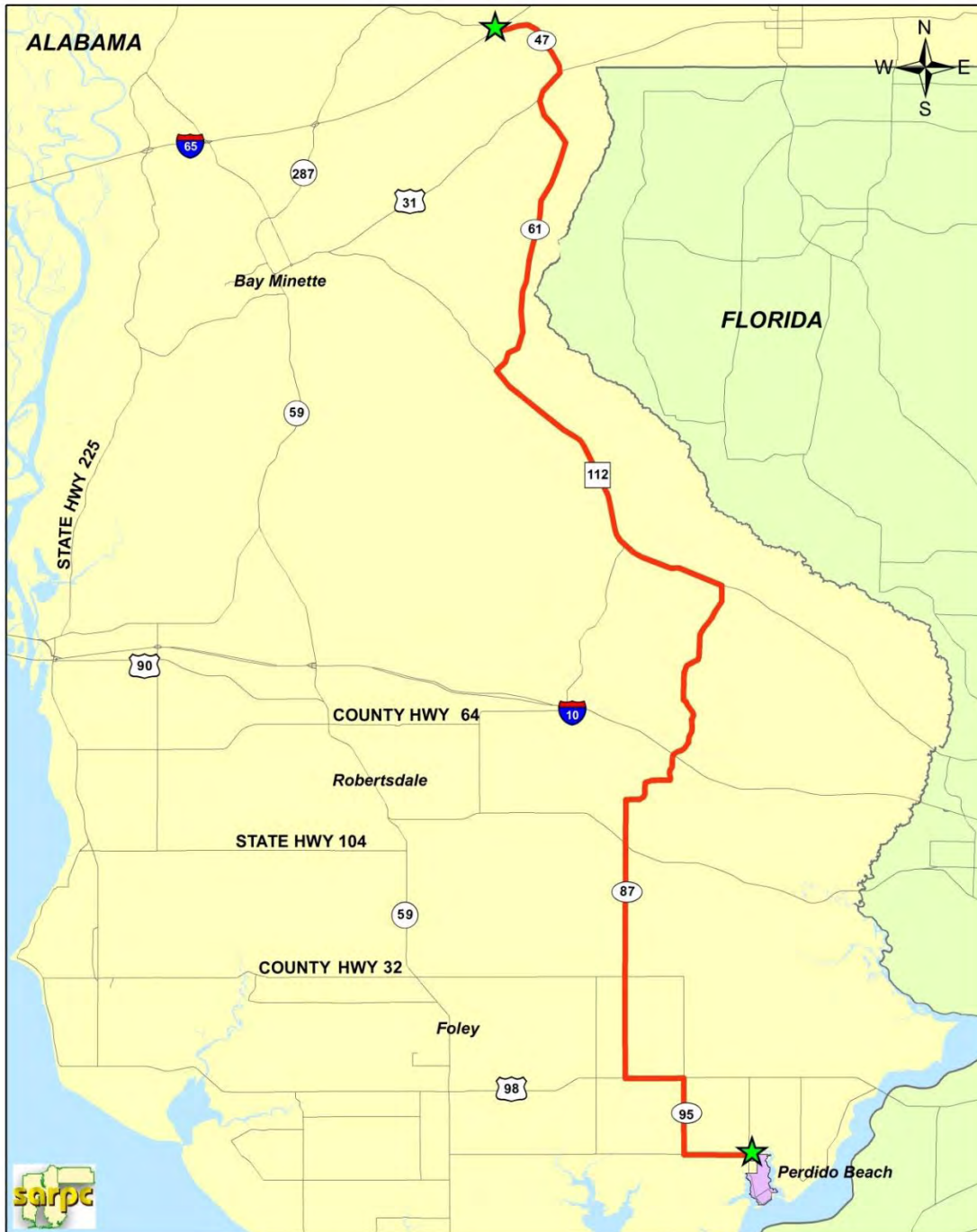
Evacuation Route

The Town's Safety Committee continually works with Baldwin County Emergency Management Agency (BCEMA) to implement a plan for Hurricane alerts. The evacuation route that has been established for Perdido Beach is currently identified as Leiterman Road west to County Road 95 north to U.S. Highway 98 west to County Road 87 north to State Route 112 north (Old Pensacola



Road) to County Road 61 north (Phillipsville Rd.) to U.S. Highway 31 north to County Road 47 north to Interstate 65. See *Figure 17* for evacuation route map. For additional information and shelter locations, visit Baldwin County's website at www.co.baldwin.al.us.

Figure 17
Evacuation Route Map for Perdido Beach Area
2012



Source: Town of Perdido Beach/SARPC



Sidewalks/Foot Paths

The Subdivision Regulations of the Town of Perdido Beach currently address the construction standards and conditions for installing a sidewalk or walking path. The Town should work to improve and add to its pedestrian facilities. The Town should also review policies and standards regarding sidewalks and walking paths in order to enhance safety and assure that sidewalk designs minimize potential conflicts between pedestrians and vehicles. The Town should consider constructing a low-impact, foot path using alternative materials that provide a pervious surface.

Bike Paths

There are currently no provisions for bike paths or walking trails in the Town's Zoning Ordinance or Subdivision Regulations. Consideration should be given to the construction of a community bike trail. The Town should also consider looking into possibilities of expanding the proposed bike path to connect with any future state or federal trails.

Gateways

Gateways are structures placed at key locations that provide a sense of welcome and community. Perdido Beach currently has an ideal gateway structure, which is the Town's welcome sign located on the lawn of Town Hall, see *Figure 18*. The Town should consider the construction of additional signage as needed.

Figure 18
Example of a Gateway Structure

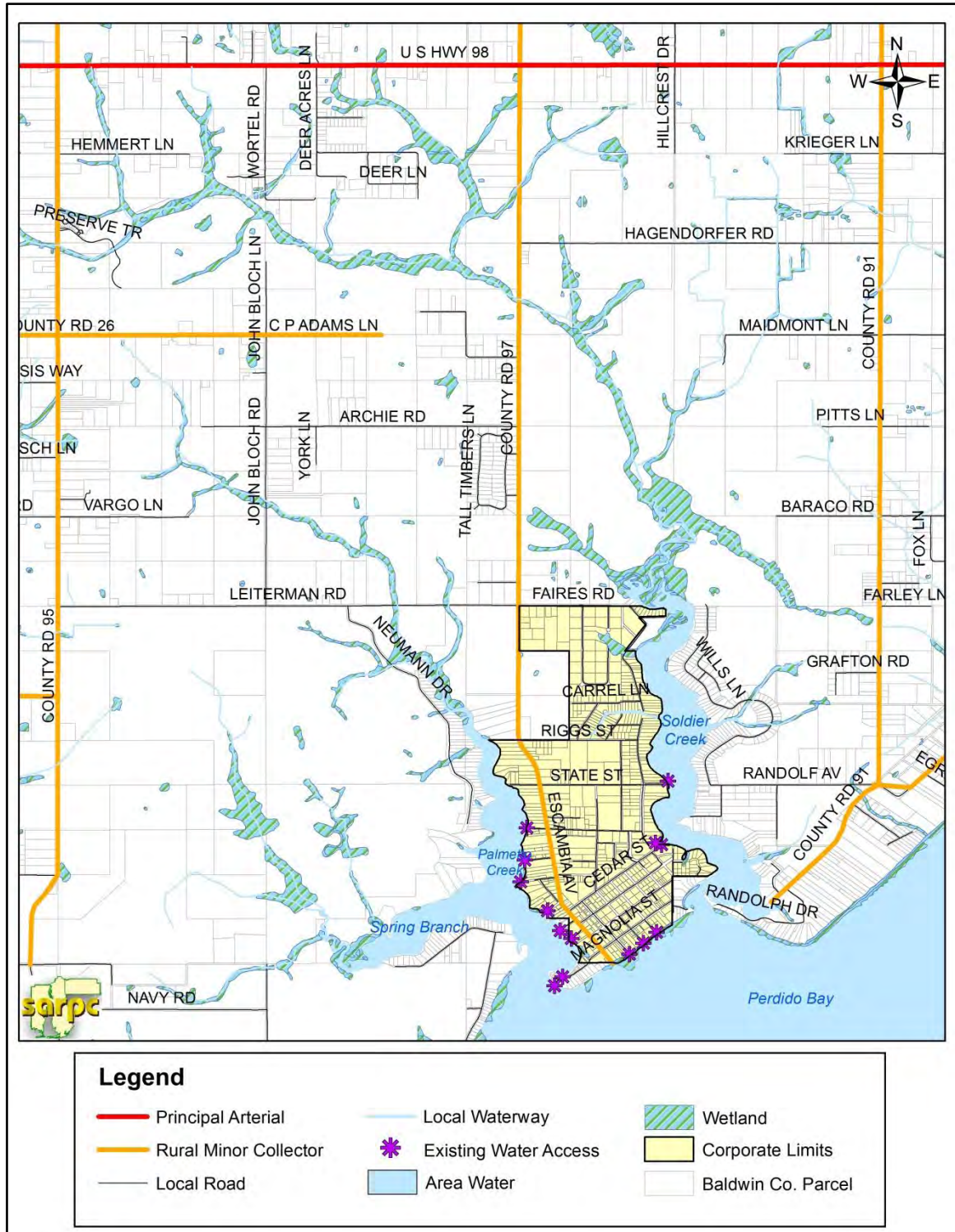


Source: Town of Perdido Beach

See *Figures 19 and 20* for maps of the Existing Transportation Functional Classifications and Proposed Transportation Functional Classifications for the Town of Perdido Beach.



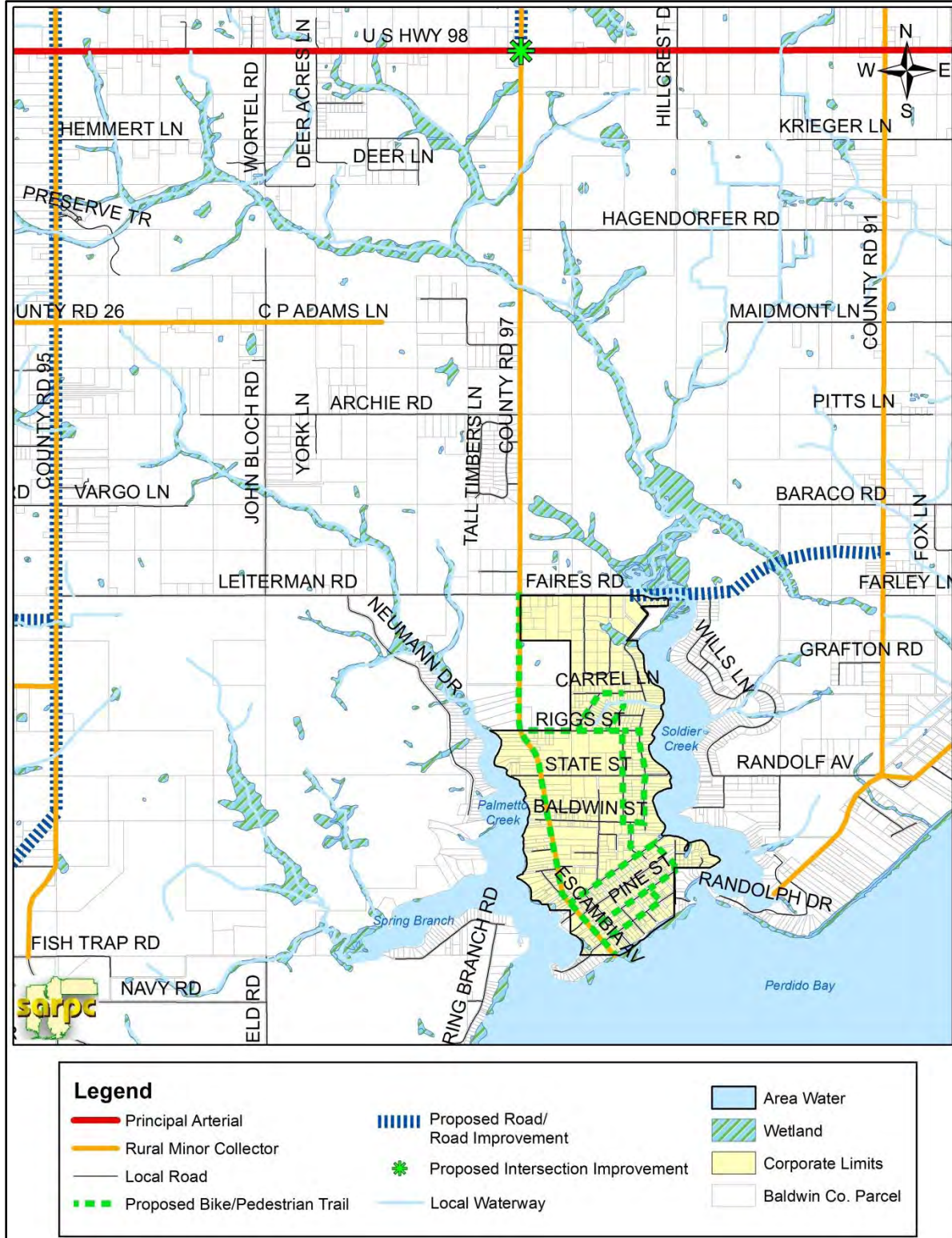
**Figure 19
Town of Perdido Beach Planning Area
Existing Transportation Functional Classifications
2012**



Source: SARPC



Figure 20
Town of Perdido Beach Planning Area
Proposed Transportation Functional Classifications
2012



Source: SARPC



Recommendations

1. Amend Subdivision Regulations to:
 - Improve pedestrian facilities.
 - Require sidewalks on both sides of the streets, as recommended by Auburn Design Studio.
 - Work with Baldwin County and the State to ensure that transportation improvements support the greatest potential for motorized and non-motorized mobility and connectivity.
 - Incorporate future interconnectivity to neighborhoods, open space and parks.
 - Connect proposed trails to any future state or federal trails.
2. Coordinate with Baldwin County and State of Alabama to provide a west bound turn lane on CR 97 at the intersection of County Road 97 and U.S. Highway 98.
3. Coordinate with Baldwin County and State of Alabama to construct a turning lane on U.S. Highway 98 at the CR 97 intersection to avoid traffic congestion during peak commuter times.
4. Coordinate with Baldwin County and Alabama Department of Transportation (ALDOT) to construct an acceleration lane on the south side of U.S. Highway 98, east of CR 97 to aid drivers in merging on to U.S. Highway 98.
5. Seek funds from ALDOT Transportation Enhancement grant program and the Alabama Trails Program to provide low level lighting on County Road 97, Escambia Avenue and Magnolia Avenue to provide alternatives to car trips and increase public safety along primary routes.
6. Construct multi-modal paths on Escambia Avenue and Magnolia Street.
7. Develop an overall Pedestrian Walking Trail Plan.
8. Seek funding to construct gateways, sidewalks and bike paths.
9. Identify locations for additional welcome signs.
10. Develop standards that ensure that streets and roadways are repaired when damaged by utility companies when installing utilities.
11. Evaluate traffic impacts for all future developments.



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.
3. Continue to provide adequate fire protection.
4. Provide a Master library program.
5. Establish a zip code and construct a postal facility.
6. 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

Figure 21
Perdido Beach Town Hall



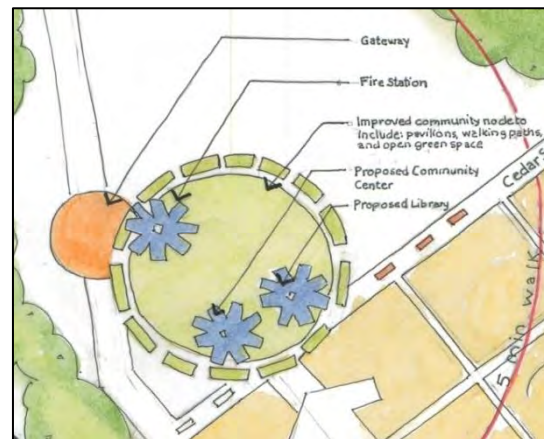
Source: Town of Perdido Beach

the Town staff. The nature, powers, and functions of this governing body are explicitly covered in the Town's charter. The Town Council meets once a month on the third Tuesday at 5:00pm for workshop and 6:30pm for council meeting. The Perdido Beach Planning Commission meets once a month on the first Wednesday at 6:30pm. The Zoning Board of Adjustment meets quarterly and as needed. The meetings are held at Town Hall and are open to the public.

The Town of Perdido Beach operates under the Code of Alabama of 1975, Title 11, Chapter 41, which applies to the operation of municipal governments.

The Town should consider moving the location of Town Hall near to the Perdido Beach Volunteer Fire Department, in the vicinity of Cedar Street and Escambia Avenue. This location would ensure that Town services are provided at a central location in addition to creating a community "Hub." See *Figure 22* for an illustration of the proposed location as recommended by Auburn Design Studio. Other community facilities could be housed at this location as well, including a Community Center, storm shelter and Library, creating a centralized Town Complex. Additionally, the Town should consider adding a sign to the Town Hall building, identifying it as such.

Figure 22
Proposed Location of Town Hall



Source: Auburn Design Studio

Public Safety

Police Protection

Law enforcement services are provided to the Town by the Uniform Services Command of the Baldwin County Sheriff's Department located in Robertsdale, Alabama. The Uniform Services Command of the Baldwin County Sheriff's Office currently consists of 50 deputy sheriff's positions. The majority of these positions are assigned to Patrol where deputies provide law enforcement services throughout the county. Deputies are deployed to one of four 12 hour rotating shifts and rotate assignments within 8 zoned areas totaling 2,027 square miles. Each squad is supervised by a sergeant and two corporals. Their primary mission is to answer calls for service from citizens and to protect the public from criminal activity through pro-active patrol operations. They are also responsible for criminal processes such as arrest warrants and subpoenas, which are generated by the Baldwin County Court System. The Command is responsible for patrolling the Town of Perdido Beach in marked vehicles, as well as responding to calls.

Table 18 illustrates the Uniform Crime Report Data for Perdido Beach from 2005 to 2011. This data is used by federal and state funding entities when determining a community's eligibility for



law enforcement and community safety funding. This data can also be used to identify crime rates in police jurisdictions and the overall safety of communities.

Table 18
Alabama Uniform Crime Report Data
Perdido Beach
2005-2011

Crime Type	2005	2006	2007	2008	2009	2010	2011
Murder	0	0	0	0	0	0	0
Rape	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0
Assault	0	1	0	0	0	0	0
Burglary	0	2	2	0	1	1	3
Theft	3	4	0	1	0	2	2
Vehicle Theft	0	1	1	0	0	0	0
TOTAL	3	8	3	1	1	3	5

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.

Figure 23
Baldwin County Corrections
Command Center



Source: Baldwin County Sheriff's Office



An appointed official, the Commander of Corrections, is the senior Corrections Officer on site and is responsible for all daily happenings in the Sheriff's Correction Center. This official is assisted by three senior Corrections Officers, one Captain, two Lieutenants and one senior civilian, a Registered Nurse.

Fire Protection

The goal of the Perdido Beach Volunteer Fire Department is to protect and safeguard properties, save lives and provide service to anyone in need. The mission statement of the Perdido Beach Volunteer Fire Department reads:

To operate and maintain a volunteer fire department to protect residents of Perdido Beach and any additional coverage area as adopted by Perdido Beach Volunteer Fire Department Incorporated and to offer mutual aid to the adjacent departments.

The department's objective shall include but not be limited to the following objectives; To prevent or suppress all fires in the corporation's coverage area, to save lives, to aid in disasters, to administer first aid, to promote public safety services as are deemed reasonable and practical by its members.

Facilities, Personnel, and Equipment

The Firehouse in Perdido Beach is located at 8450 Escambia Avenue, see *Figure 24*. The Firehouse was completed and dedicated in April of 1970 with the help of the citizens and many fundraising efforts. They became a Class 9 Fire Department in 1983. The Firehouse houses an on-site generator to ensure that the building remains fully functional in the event of an emergency. The Fire Department maintains an on-site fuel supply as well.

Figure 24
Perdido Beach Fire Department



Source: SARPC

The Department currently has fifteen volunteer firefighters and a Fire District that covers approximately twenty square miles. The volunteers participate in weekly drills to train for different situations that may occur in the field. They have certified CPR and First Aid Instructors, offering free training to anyone 18 and older to become firefighters, first-responders or EMT's. Volunteers also attend classes such as Fire Fighter I and Fire Fighter II to receive the skills and knowledge to better assist the community.

Table 19 lists the Perdido Beach Volunteer Fire Department's fleet. The vehicles and vessels are equipped with the newest technology, allowing communication with numerous area agencies in the event of a disaster. Currently, the vehicles and equipment are adequate and in good condition.



Table 19
Perdido Beach Volunteer Fire Department Fleet
2012

EQUIPMENT	YEAR	PURPOSE	FEATURES
2 - Toyne Class A Pumpers	2005	Firefighting/ EMS/MVAs	1500 GPM Pump 1000 Gal. Water Tank 20 Gal. Foam
1 - 2000 Gal Tanker	2011	Accident Extrication Water Supply	Hydraulic Rescue Tools 750 GPM Pump 2000 Portable Drop Tank
1- 2000 Gal Tanker	2007	Water Supply	500 GPM Pump 2000 Portable Drop Tank
2 - Brush Trucks	2000	Brush Fires	300 Gal Tank - Diesel Skid Unit
	1989	Brush Fires	200 Gal Tank - Gas Skid Unit
Rescue / Medical Truck	2011	Medical Emergencies	BLS Medical Equipment / AED 4 Wheel Drive / Winch
Service Truck	1984	Carries other fire equipment	Saws, Generator, Air Packs, Cutting Tools
Ford Expedition EL 4 x 4	2012	Command vehicle	Rapid Response for Fire and EMS Calls, 9600 LB Winch, BLS Medical Equipment
Ford F-350 4 x 4 Crew Cab	2012	Command / Utility vehicle	12000 LB Winch BLS Medical Equipment
19' Carolina Skiff Rescue Boat	2010	Water Emergencies / Fire	BLS Medical Equipment Firefighting Equipment
Kawasaki Mule ATV		Brush Fires / Search & Rescue	
Fuel & Oil Clean Up Equipment			Absorbent Boom and Pads

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 respond to structural fires, motor vehicle fires, wood fires, search and rescue and motor vehicle accidents. They also provide assistance with emergency ambulance service when needed and assist with CPR calls until further medical assistance arrives. The average response time for Perdido Beach Volunteer Fire Department is six to eight minutes.

Currently, there is a need for boat launches in the community for added public safety and use. The Town should consider constructing boat launches on Palmetto Creek and Soldier Creek to provide water access to First Responder Units and for public use. A parking area is needed as well to accommodate boat trailers and vehicles.

Fire Rating

The Perdido Beach Volunteer Fire Department was reviewed by the ISO in 2006 and received an ISO Class four (4) rating for all within five miles of the station. A facility's Fire Rating is determined by performance standards and criteria, such as the number and placement of fire hydrants, the number and staffing of firehouses, and the number and type of fire protection such as public alarm systems. In case of a large emergency the Volunteer Fire Department has mutual aid agreements with neighboring areas/municipalities.

Library

Currently there is no library in the Town, however, routine visits by the Baldwin County Libraries Cooperative (BCLC) Bookmobile are provided to the citizens. The Bookmobile is stationed at the Perdido Beach Volunteer Fire Department every two weeks. The program offers over 3,000 items, including books, books on tape and videos. There are two public libraries in the nearby communities of Foley and Lillian, Alabama. The need exists for the Town to create a long-range library plan to provide library services to the citizens. The Town should consider building a library within the town limits of Perdido Beach and also should consider providing a scheduled shuttle service to the neighboring libraries.

Schools

Inventory

There are no schools located in the Town of Perdido Beach. Local children attend school in the nearby communities of Elberta and Foley. The school systems provide bus transportation for the students, with commute distances ranging from 10 to 20 miles.

The Town of Elberta has two public schools, Elberta Elementary School serving grades K-3 and Elberta Middle School serving grades 4-8. Upon completion of Middle School, students continue on to Foley High School, which serves grades 9-12, located in Foley, Alabama, with the exception of those who attend the International Baccalaureate (IB) Program in Fairhope, Alabama.



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 employs 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.

Figure 25
Area Hospitals Near Perdido Beach
2012



Source: SARPC

Emergency Medical Services

Emergency calls are received by the Perdido Beach Volunteer Fire Department through a page system distributed by the Baldwin County Central 911 Emergency System and serviced by the Perdido Beach Volunteer Fire Department. A duplicate page is dispatched simultaneously to Medstar Emergency Medical Services, which has ambulances stationed and ready at various locations near Perdido Beach. The average response time is 10-20 minutes. The Perdido Beach Volunteer Fire Department is the designated Basic Life Support (BLS) First Responder, with an average response time of 6 minutes. Additionally, a helipad for emergency transportation is located at the Perdido Beach Volunteer Fire Department. See *Table 19* of this section for a list of the Emergency Medical Equipment owned by the Fire Department.



Post Office

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.

Distribution System

The water system is capable of delivering 1,000,000 gallons of water per day and has constructed a 500,000 gallon elevated water storage tank. At this time the district has three wells with a pumping capacity of 2,520,000 gallons of water per day and a storage capacity of 1,000,000 gallons. The District is governed, managed and operated by a 5 member Board of Directors and a staff of nine employees.

Performance

In April of 2009, the Perdido Bay Water District received national recognition by being awarded the Gold Medal Award for “Best Tasting Drinking Water” in the country at the 10th annual Great American Water Taste Test in Washington, D.C. This was the first time in Alabama history that a water system had ever won the taste test at the national level.

Future Improvements

An engineering study is needed to determine the location of an alternative underground water source to ensure an adequate water supply.

Sanitary Sewer

Distribution System

The Town of Perdido Beach receives wastewater services from Baldwin County Sewer Service, LLC (BCSS). The facility is located at 14747 Underwood Road in Summerdale, Alabama and presently services approximately 14,000 customers. The facility provides sanitary sewer services to rural areas not serviced by public sewer, including environmentally sensitive waterfront areas of Baldwin County. BCSS, LLC operates three wastewater treatment plants (WWTP), 147 lift stations and a total of 2.5 million linear feet of sewer force mains spanning over 450 square miles. The utility has franchise agreements with four municipalities in Baldwin County.

The Town should investigate septic tank installation technology that is not intrusive to the natural environment to ensure protection to the water quality. The Town should also investigate the possibility of entering into a franchise fee agreement for sewer service to protect the citizens of the Town. The town should establish minimum standards for sewer services installation.

Drainage

The drainage system serving the Town of Perdido Beach is quite basic and consists of open ditches with culverts serving roads and driveways. Storm water can build rapidly in the low lying areas of Town. The open ditches that exist have been the preferred method to handle storm



water runoff, however, efforts should be implemented to improve the drainage of the area to prevent flooding and other detrimental effects to the environment.

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

Figure 26
Proposed Park Pavilion



Source: Auburn Design Studio

could be a gazebo or pavilion to be housed at the park along with picnic tables, swings and playground equipment.

Pedestrian Trails

The Town should consider creating a linear park and trail system. Attention should be given to the construction of a multi-modal bike and pedestrian trail that travels along Escambia Avenue and Magnolia Street and includes Riggs, Anniston and Cedar Streets, see Transportation section of the Master Plan for a detailed drawing. Funding opportunities could be greater if the Town works with other planned projects within the county.

Community Center

The Town is in need of a Community Center to serve as a centralized gathering place for the citizens. Consideration should be given to obtaining property for the construction of such a place, where community events and other gatherings could be held. The location of the Center should be in an area of Town that provides an inviting and comfortable atmosphere, possibly near Cedar Street and Escambia Avenue to be in close proximity to the Perdido Beach Fire Department, as suggested by Auburn Design Studio, see *Figure 27*.

The Town may want to consider including a pavilion or gazebo, picnic tables and other facilities to accommodate families with young children. Native vegetation that can withstand storm events and sustain the elements should be used as natural borders to define buffer areas.

Figure 27
Proposed Community Center and Library Locations, Picnic Areas and Green Spaces in Perdido Beach, Alabama



Source: Auburn Design Studio



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.



Recommended Festivals

Wooden Boat Festival

The art of boat building is at the heart of Perdido Beach in a very non-intrusive way. As a celebration of the boat building industry, the Town should consider hosting a wooden boat festival once a year that highlights and showcases the boat building history of Perdido Beach.

Tour of Historic Homes Festival

The Town should consider hosting a Historic Homes and Buildings Tour to celebrate those who built the community and the diverse industry of the Town. The event would create awareness of Perdido Beach's rich history and educate present and future generations in a tangible and meaningful way about past events that shaped the community.

Coastal Heritage Days Festival

One of the greatest assets of Perdido Beach is its storm-protected location in Perdido Bay and its excellent proximity to the Gulf of Mexico. The Town should consider holding a festival that showcases the Town's unique location and celebrates the local natural resources and coastal assets.

Canoe and Kayak Paddle/Coastal Clean-Up

Another consideration would be to offer a canoe and kayak event that could serve as a shoreline clean-up event for the Town as well.

Fourth of July Celebration and Veteran's Day

Consider hosting an annual Independence Day and Veteran's Day celebration at the Town's public beach area. Food and entertainment could be provided throughout the day and a fireworks show on the beach could be scheduled at night. Celebrations like these could help Perdido Beach gain a sense of place and community and provide an opportunity to involve all of the Town's citizens.

Birding Festival

The Town's unspoiled environment and prime location make it an ideal location for an annual bird festival, showcasing the area's coastal wading birds and the many other species of water fowl.

Additional festivals should be encouraged. The Town has an interesting street pattern with historic structures with enough space at the Fire Station to accommodate a festival.



Movie in the Park

Movies in the park could be a regularly scheduled event.

Recommendations

1. Ensure that there is sufficient police protection 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.



20. Research funding opportunities from the Coastal Impact Assistance Program (CIAP) and the Gulf of Mexico Energy Security Act (GoMESA), which award funds for conservation, protection and preservation of the Town's distinct coastal assets.
21. Explore ideas to accommodate the younger population and the seasonal residents of Perdido Beach.
22. Seek funding from Coastal Zone Management grants to construct small scale public boat launches.
23. Define buffer areas by planting natural borders such as native vegetation that will withstand storm events and sustain the elements.
24. Relocate Town Hall to the public property near Cedar Street and Escambia Avenue. This location is in close proximity to the Fire Department and will create a centralized "Hub" area for the Town.
25. Support current festivals and provide seasonal festivals such as wooden boat festivals, arts and crafts fairs and Fourth of July celebrations for the Town's residents.
26. Establish a Historic Board to identify the Town's historic structures and coordinate with the Alabama Historical Commission to create a Historic District and Trail System.
27. Establish a Town Museum to showcase the rich heritage of Perdido Beach.



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.



ER-Single Family Estate Residential District

This zoning district provides for low density residential development consisting of single family dwellings on large size lots. There are 74.46 acres in this zoning category.

R-1 Single Family District

This zoning district provides for medium density residential development consisting of single dwellings on medium size lots. There are 328.93 acres in this zoning category.

R-2 Single Family District

This zoning district provides for high density residential development consisting of single family dwellings on small size lots. There are 121.71 acres in this zoning category.

B-1 Professional Business District

The purpose and intent of the B-1 Professional Business District is to provide for office and personal service type buildings; associated retail sales; land uses with low traffic volumes anticipated throughout the day with limited peak traffic conditions in the morning and evening; and land uses which are most compatible with and located near residential areas. There are 1.20 acres in this zoning category.

B-2 Local Business District

The purpose and intent of the B-2 Local Business District is to provide for all uses allowed in Zoning District B-1 and for limited retail convenience goods and personal service establishments servicing nearby residential neighborhoods. There are no acres in this zoning category.

OR - Outdoor Recreation District

This zoning district is intended to provide for outdoor recreation activities. There are 14.49 acres in this zoning category.

MR-Marine Recreation District

This zoning district is intended to provide for water related recreation activities. There are 1.50 acres in this zoning category.

M-1 Light Industrial

This zoning district includes all parcels with light industrial uses. There are 4.58 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

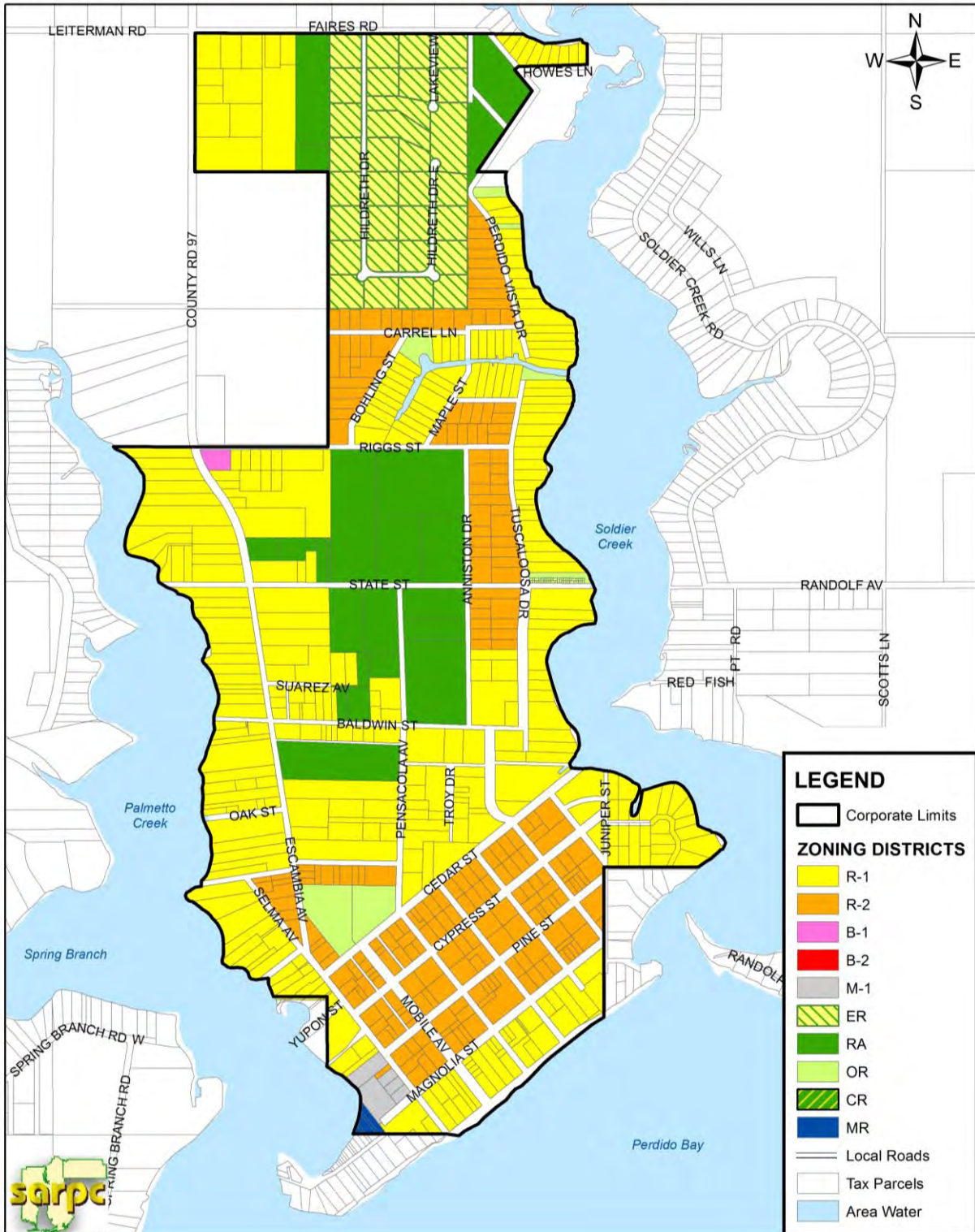
Zoning Category	Acres	Percent of Total Land
	Corporate Area	Corporate Area
Rural Agricultural (RA)	103.88	15.96
Conservation Resource (CR)	0	0
Single Family Estate Residential (ER)	74.46	11.44
Single Family (R-1)	328.93	50.54
Single Family (R-2)	121.71	18.70
Professional Business (B-1)	1.20	.18
Local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

Source: Baldwin County & SARPC Calculations

Figure 28 is the current Zoning Map of Perdido Beach.



Figure 28
Perdido Beach Zoning Map
2012



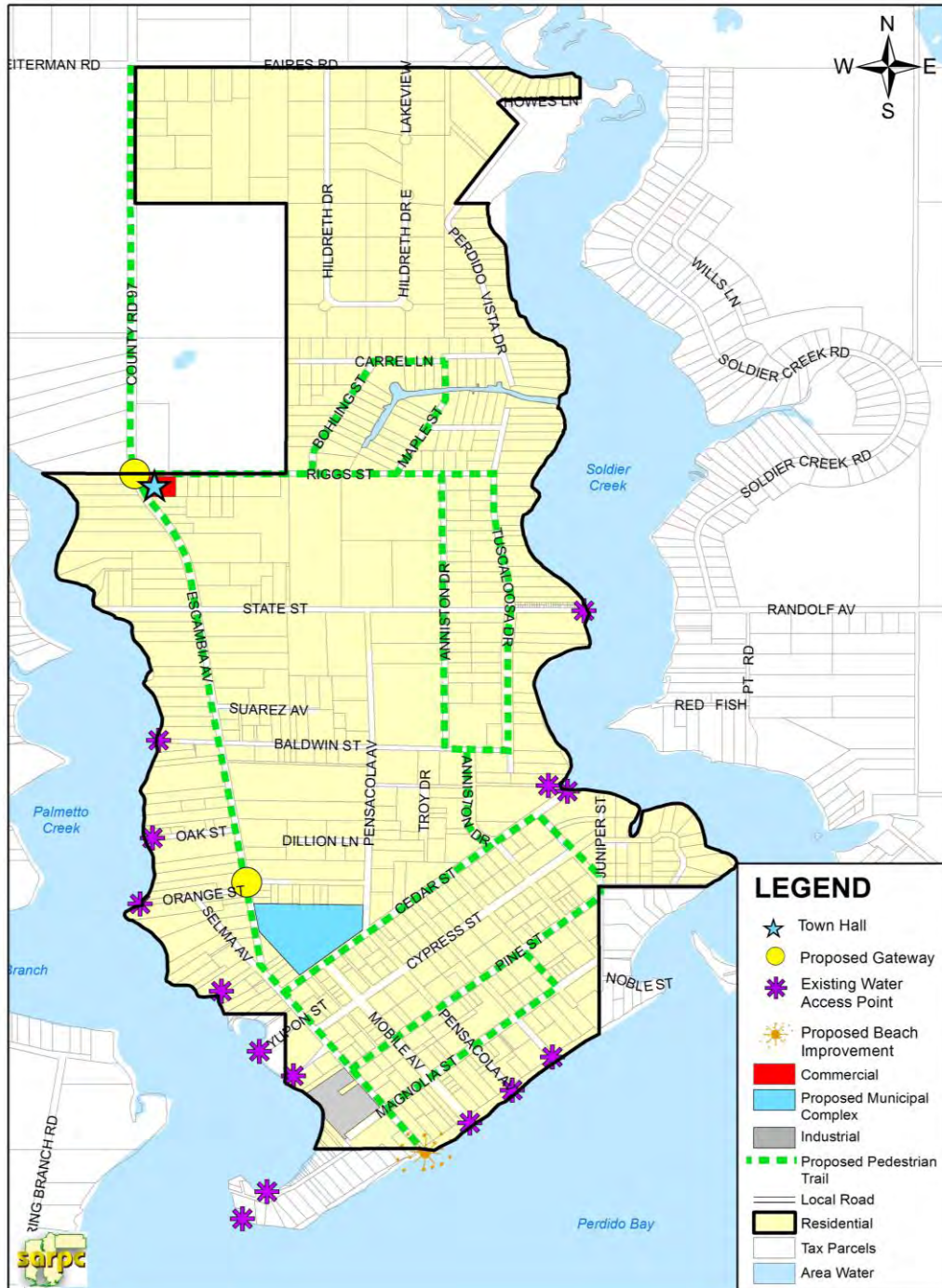
Source: Baldwin County and SARPC



Future Plan

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

Figure 29
Existing and Proposed Plan
2012



Source: Auburn Design Studio/SARPC

Figure 30 is a drawing developed by Auburn Design Studio of a proposed Park Pavilion, Library and Community Center. It is suggested by Auburn Design Studio that these buildings, along with a new Town Hall, should be located together to create a centralized municipal complex to provide community services.

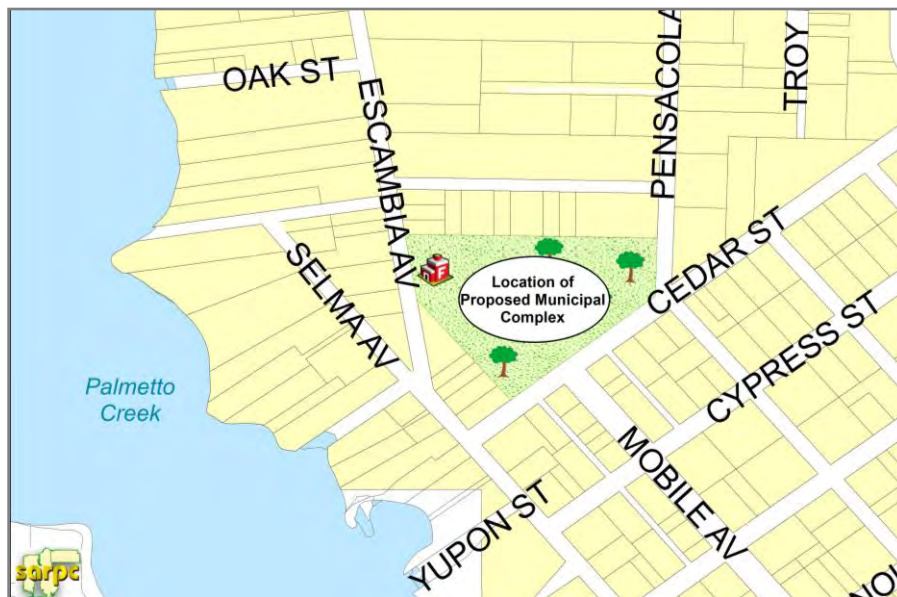
Figure 30
Proposed Park Pavilion, Library and Community Center
Perdido Beach
2012



Source: Auburn Design Studio

Figure 31 illustrates the proposed location of the Municipal Complex in Perdido Beach.

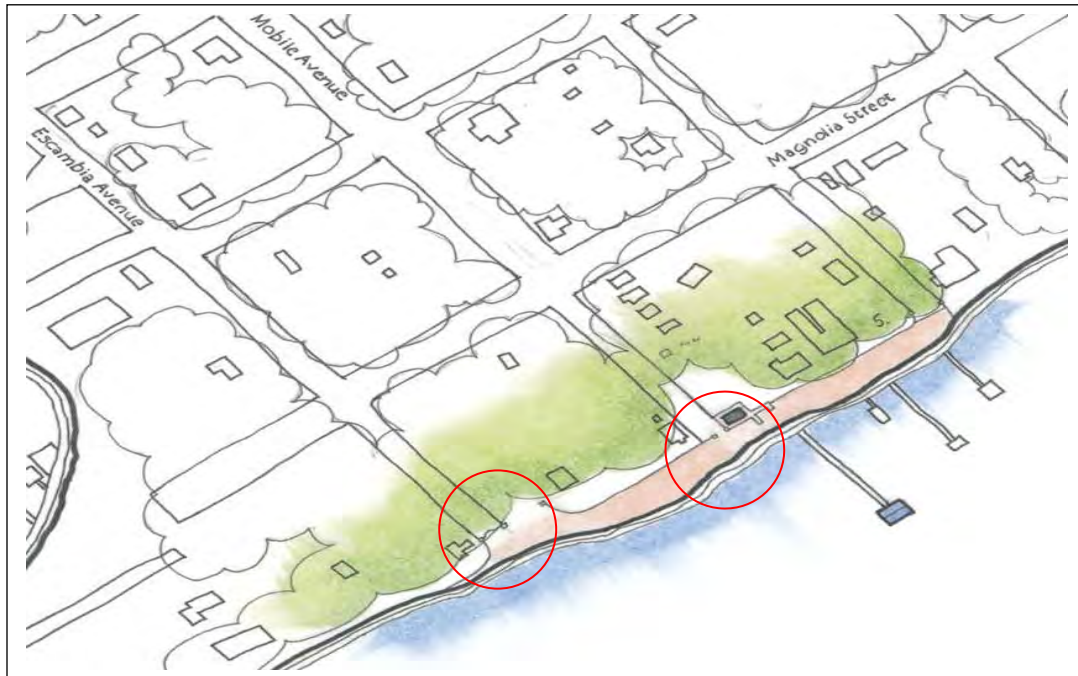
Figure 31
Proposed Municipal Complex Location
Perdido Beach
2012



Source: SARPC

Figure 32 is a drawing by Auburn Design Studio that shows the existing Public Beach Areas in Perdido Beach.

Figure 32
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.
3. Move Town Hall to Municipal Complex location.
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.



End Notes

1. Amended July 2, 2014 – Changed the wording from “Comprehensive Plan” to “Master Plan”