



Seaglade at St. Andrews Bay

Fort Morgan, Alabama – Baldwin County

Goodwyn Mills Cawood

10/20/25

2039 Main Street | Daphne,
AL 36526



Seaglade at St. Andrews Bay

A Planned Residential Development in Fort Morgan, Baldwin County, Alabama.

1. Introduction

This application seeks approval of a Planned Residential Development (PRD) to allow for the development of a 27-lot single-family subdivision in south Baldwin County, Alabama. The development is to be known as "Seaglade at St. Andrews Bay" (SEAGLADE). Seaglade has a total site area of 10.53 acres and is situated near the western end of the Fort Morgan peninsula. The site contains multiple adjoining parcels, including three large parcels (PIN 74574, 34184, & 48981) and all platted lots and common areas within the unbuilt Palm Tree Penthouses subdivision (Map Book 12, Page 17). It is located on the south side of Fort Morgan Road (State Highway No. 180) between Pontoon Lane and Triple Tail Lane (see Figures 1 & 2).



Figure 1: Location Map of proposed PRD on the western end of the Fort Morgan peninsula in Baldwin County, Alabama. Source: Google Maps.

Existing Conditions

The current land use is open and undeveloped as seen in Figure 2 below and in the street view image on the cover page of this document. The general drainage pattern is toward the surrounding roadways and a wetland area located on the southeasterly portion of the site. The



Seaglade site is primarily sandy grassland and uneven terrain, with a few undulations forming small mounds here and there rising above the adjacent land in typical heights of three (3) to four (4) feet. This is characteristic of lands containing secondary dunes, which develop inland of the primary dune line and are a primary element of Alabama Beach Mouse (ABM) habitat, a USFWS-listed endangered species. Field studies confirmed the presence of ABM and a Low Effect Habitat Conservation Plan (HCP) was prepared by Wetland Sciences, Inc., which is discussed in more detail in later sections. Refer to Appendix E for a map showing the Habitat Conservation Plan.

Existing development patterns surrounding Seaglade include single-family homes built on pilings lying south of Fort Morgan Road and along the Gulf of Mexico. The area on the north side of Fort Morgan Road is undeveloped, federally-owned land in its natural state of salt water marsh and coastal vegetation. Triple Tail Lane (on the east) and Pontoon Lane (on the west) are paved, two-lane roads approximately twenty (20)-feet in width within sixty (60)-foot rights-of-way. State Highway 180 (Fort Morgan Road) is classified as a Major Collector and is a two-lane road containing paved shoulders on each side within a 330' wide state-owned right-of-way, thus placing the roadway pavement approximately 150-feet north of the site boundary.

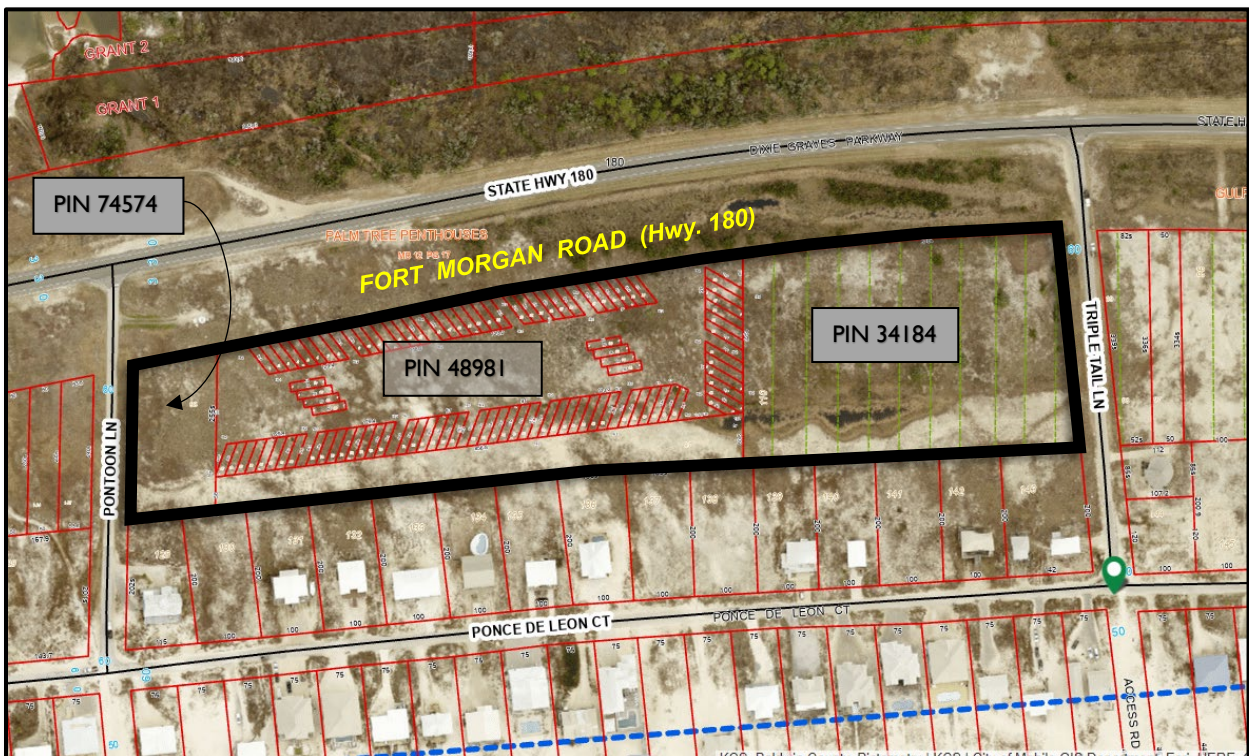


Figure 2: Aerial image of the proposed PRD located on the south side of Fort Morgan Road between Triple Tail Lane and Pontoon Lane. Surrounding land uses contain elevated, multiple story cottage homes situated above the natural vegetation. Source: Base image, Baldwin County Parcel Viewer.



The property contains two zoning designations: the eastern parcel (PIN 34184, approximately 4.1 acres) is zoned RSF-1 Single Family District and the remainder of the site (approximately 6.5 acres) is zoned RSF-4 Single Family District (see Figure 3 below). Both zoning districts are intended for single family residential development with RSF-1 aimed at low density and RSF-4 designated as moderate density. Seaglade is also within Fort Morgan Planning District 25, in which the Baldwin County Zoning Ordinance specifically encourages the “clustering of development through Planned developments.” This is a foundational tenet to the current request for a Planned Residential Development on this site.



Figure 3: Current Zoning Map of the proposed PRD with surrounding zoning designations. Existing zoning of the site is Zone RSF-4 (west) and RSF-1 (east). Orange = RSF-4, Yellow = RSF-1, Dark Orange = RMF-6, Light Orange with crosshatch = RTF-4. Source: Baldwin County Parcel Viewer.

Two wetland areas totaling 0.35 acres are located on the site as delineated by Wetland Sciences, Inc. and shown in a report dated October 7, 2025 (see Figure 4). The wetlands are primarily confined to the southeast portion of the site (0.35 acres). A second wetland area located mostly



within the adjacent Fort Morgan Road right-of-way contains a very small area (197.66 square feet) dipping down into the northeast corner of the site. These wetlands are summarized as follows:

Table 1: On-site Wetlands Summary

Location	Wetlands	Sq. Ft.
1 - South	0.35 ac.	15,208
2- Northeast	0.00 ac.	198
Total	0.35 ac.	15,406



Figure 4: Aerial image of the proposed PRD viewed from the Gulf of Mexico and looking north, showing the surrounding existing homes and undeveloped federal lands. Source: Google Earth, base map.

A second wetland delineation was performed by Goodwyn Mills Cawood (dated 11/14/2025) as requested by Baldwin County. The same two wetland areas were identified with nearly identical total area (0.01 acre and 0.34 acre). The two delineations are shown on the Conceptual Master Plan with a hybrid 30-foot Natural Buffer adjacent to the more restrictive of the two delineations along each segment of wetland. The total of the “hybridized” wetland area on-site is 18,957 square feet (0.44 acre).



The Seaglade site contains three FEMA designated flood zones, AE (base elevations of 12' and 13') and VE (base elevation of 13'), as shown below in Figure 5. Zone AE (El. 12) is the dominant flood zone and comprises the majority of the site, with the southernmost portion of the site lying in AE (El. 13). Approximately 1.0 acre on the east side of the site is within zone VE (El. 13) as scaled from the Baldwin County Parcel Viewer Map.

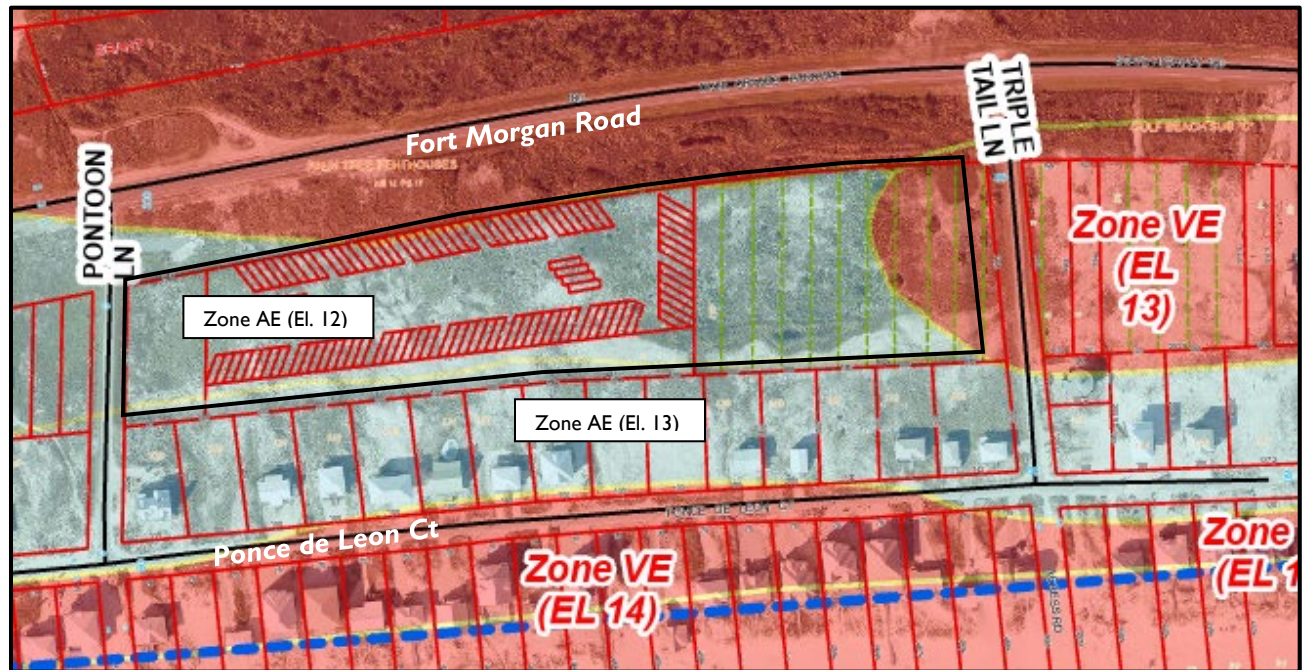


Figure 5: Proposed PRD with existing flood zone designations. The site contains Zone AE (base elevation 12' and 13') and VE (base elevation 13'). Red Shaded = VE, Green Shaded = AE, Yellow Line = zone/base elevation boundary.
Source: Baldwin County Parcel Viewer.

2. Application Description

The 10.53-acre Seaglade PRD proposes twenty-seven (27) lots for the construction of single-family homes to be built on pilings above the corresponding base flood elevation. Please see the Master Plan in Appendix A for the proposed layout and site uses. The proposed density is 2.56 dwelling units per acre. PIN 34184 contains ten (10) previously platted lots of record and the remaining portion of the site contains an individual lot and the Palm Tree Penthouses subdivision, which includes 97 previously platted lots. Thus, the proposed PRD represents a substantial reduction from the 108 existing lots available for development and the existing density.

The maximum building height allowed in the underlying zoning districts is 35-feet; however, Planning District 25 sets the maximum height at two habitable stories with an allowance to exceed requirements by no more than 10-feet or one (1)-story. It is further noted that the previous



Seaglade PRD Site Plan received approval for a maximum height of two and one-half (2-1/2) stories (see Resolution 2019-053).

Proposed development is limited to the lots and access road located on the north half of the site. The remainder of the site is left undisturbed and protected within a 4.43-acre Common Area. The PRD's proposed 27 lots will not impact the area's existing traffic or utility services in any substantial way, and in fact is a substantial decrease to the one-hundred plus existing platted lots contained within the site. A traffic impact study is required for subdivisions containing 50 lots or more per Section 5.5.14 of the Baldwin County Subdivision Regulations. The 27 proposed lots are below this threshold, and therefore, a traffic impact study is not required with this submission.

Design Considerations

Preserving wetlands, ABM habitat, and existing features are important design considerations for the Seaglade PRD. This is reflected in the careful clustering of lots, the access road, and proposed utilities on the north half of the site to minimize impacts to environmentally sensitive areas. Homes in Seaglade will be served by a 30' wide private, shared access road located along the northerly property line that connects on the west to Pontoon Lane and on the east to Triple Tail Lane. No new connection to Fort Morgan Road is proposed. Fort Morgan Road requires a 75'-wide Highway Construction Setback (measured from the center-line of the right-of-way) due to its classification as a collector road. However, because of its extremely wide width, this setback falls entirely within the limits of the existing right-of-way. The small portions of the new access road within the rights-of-way of Pontoon Lane and Triple Tail Lane shall comply with the Baldwin County construction standards for subdivision roads.

Homes in the proposed development will connect to readily available utilities for water, sewer, internet/telephone, electrical power, and trash removal. Individual services for each home will be provided via connections to new water and sewer mains installed within the private access road that are looped to existing utilities within the Fort Morgan Road right-of-way. Applicable Willingness to Serve and Capacity Letters have been obtained from Gulf Shores Utilities (water and sewer), Baldwin EMC (electric), and Brightspeed (internet/cable) and are included with this submittal.

In accordance with Baldwin County requirements, an Incidental Taking Permit (ITP) was submitted to and approved by the U.S. Fish and Wildlife Service (dated 11/19/2020) and is attached herewith. This permit stipulates that the property owner eventually transfer titles and control of the Project to a Property Owners Association. Special restrictions within ABM habitat areas addressed by the restrictive covenants shall specify details pertaining to lighting, trash receptacles, landscaping, restrictions on cats, and the intrusiveness of construction. The common area will primarily remain in its current state to comply with federal ABM habitat restrictions as described above. In accordance with the approved ITP, landscaping of individual lots outside of the developed area, if desired, is restricted to the use of specified dune vegetation native to coastal Alabama.



The PRD proposes more than 42 percent of the site preserved in open space as conservation area, which exceeds the minimum requirement of 20 percent for PRD developments. Future homeowners will be restricted from further development through covenants and restrictions to be adopted with the subdivision in conjunction with those outlined by the ITP. These documents thoroughly articulate the limits of development and responsibility for the maintenance of private roads, ABM habitat, and common areas. The homeowners' association will enforce the ABM restrictive covenants and will be responsible for the maintenance of all common areas and the private access road located within Seaglade.

Target Market

Homes in the Seaglade PRD will be offered for sale on individual lots. A review of the tax assessor's records of nearby homes indicates that a large majority of property owners' addresses differ from the physical property address. Therefore, it is assumed that the target market for the Seaglade PRD will be primarily investment buyers for either second home/vacation properties, or for rental/income properties. The larger surrounding area is a draw for tourists visiting the beaches and coastal areas of South Baldwin County including the popular cities of Gulf Shores and Orange Beach, along with the less developed Fort Morgan Peninsula. Most visitors to Gulf Shores and Orange Beach – well over 90% – are from a regional drive-in market topped by visitors from the Southeast, followed by the Midwest (Gulf Shores & Orange Beach Tourism, 2023). The area's tourist draw has a strong family-focus. The historic Fort Morgan site is another popular destination and desirable birding location. The peak tourist season is summer with increasing numbers of "snowbirds" escaping the cold from northern states and Canada in winter months.

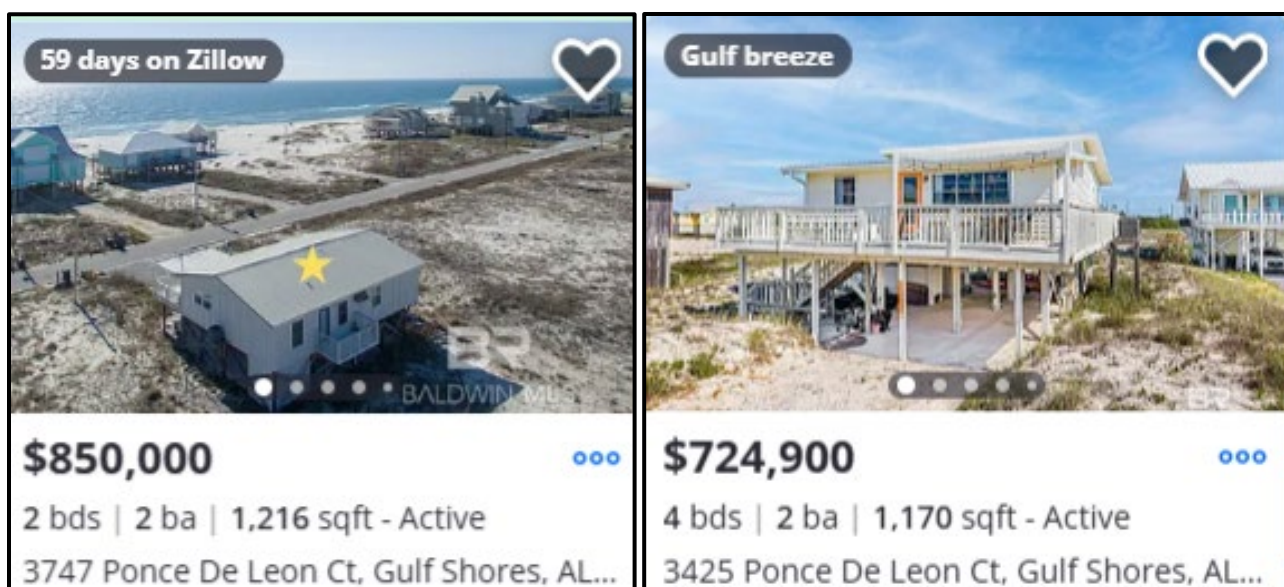


Figure 6: Representative homes listed for sale near the proposed Seaglade PRD (active as of 09/12/2025). Homes are in move-in condition with modern features and updated interiors. Source: Zillow.com.



The average list price of nearby homes for sale at the time of this writing is \$885,257 based on seven listings and not including homes located on the Gulf of Mexico. Prices range from a low of \$550,000 to the highest at \$1,695,000. These for-sale homes may be similar to those to be built in Seaglade featuring an elevated cottage design on pilings. Thus, an anticipated sales price of homes in Seaglade is upward of \$800,000. It should be noted that future home prices will be dictated by market conditions at the time of completion, and the information provided herein is for reference purposes only. See Figure 6 above for two representative listings obtained from the real estate website Zillow.com.

3. PRD Deviation Requests

In accordance with the Baldwin County Planned Development Ordinance, the developers of Seaglade at St. Andrews Bay request a PRD overlay to allow for “flexible and creative concepts of site planning; [to] preserve the natural amenities of the land by encouraging scenic and functional open areas; [and to] accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances.” In fact, the previously referenced HCP prepared by Wetland Sciences, Inc. also notes the environmental merits of Seaglade’s cluster design:

[the proposed PRD] will allow substantial contiguous natural areas to remain while at the time allowing consolidated development consistent with habitat protection and conservation goals. This proposed combined use of the parcels will provide a less intensive development pattern, as well as provide for a contiguous development footprint which allows for large areas of habitat to remain post development. (p. 4)

Thus, specific deviations to the RSF-1 and RSF-4 minimum requirements and other zoning and subdivision regulations are as follows.



Table 2: Deviation Request Summary

Baldwin County Zoning Ordinance (Amended May 20, 2025):

Section	Section Title Summary	Regulation Requirement	Deviation and Reason
2.3.25.3(e)	Local Provisions for Planning District 25	The maximum height of single family and two-family structures shall be limited to two (2) habitable stories.	Maximum height of single-family homes is 2-1/2 stories. Provide flexibility in design.
4.2.5 RSF-1	Area and dimensional ordinances	Min. Front Yard = 30' Min. Lot Area = 30,000 sf Min. Lot Width = 100' Max. Ground Coverage Ratio = .35	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Max. Ground Coverage Ratio = .5 Minimize ABM disturbance.
4.5.5 RSF-4	Area and dimensional ordinances	Min. Front Yard = 30' Min. Lot Area = 7,500 sf Min. Lot Width = 60' Max. Ground Coverage Ratio = .35	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Max. Ground Coverage Ratio = .5 Minimize ABM disturbance.
9.3.3(c) PRD	Design	Neighborhoods should be oriented around an activity center(s).	No activity centers required. Minimize ABM disturbance.
10.4.4 10.4.6	Permit requirements. Subdivisions in Wetland Protection Overlay District.	Min. 30' natural buffer to jurisdictional wetlands.	Wetland buffers can be reduced to 10' on Lot 27. Previously permitted by USACOE.
13.11	Stormwater Management	All stormwater management plans shall comply with Section 5.11 and Section 5.12 of the Subdivision Regulations to the extent applicable.	The PRD is exempt from Section 13.11 and all references to said section. Stormwater management shall be in compliance with U.S. FWS stipulations contained in the ITP (Incidental Taking Permit). Minimize ABM disturbance.
Article 17	Open Space, Landscaping and Buffers		PRD is exempt from all sections of, and references to, Article 17. Minimize ABM disturbance.



Baldwin County Subdivision Regulations (January 7, 2025):

Section	Section Title Summary	Regulation Requirement	Deviation and Reason
5.2.2(d)	Display of Wetlands and Existing Stormwater Management Areas on Plat or Site Plan	Min. 30' natural buffer to jurisdictional wetlands.	Wetland buffers can be reduced to 10' on Lot 27. Previously permitted by USACOE.
5.2.5(e)	Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities as required by the utility providers and/or the Baldwin County Planning Commission.	No easements shall be provided along lot lines or boundaries of the PRD. Prohibited by FWS.
5.4(a)	Lots	The minimum lot size and lot width for non-exempt subdivisions shall be as provided in Table 5.1 in Section 5.1.1.	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Minimize ABM disturbance.
5.5.1	Privately Maintained Streets	They are constructed according to the standards of these regulations;	No curb & gutter or sidewalks shall be required. Private road shall be 30' Right-of-Way, 18' wide paved road, 2' shoulders. Minimize ABM disturbance.
5.11 & 5.12	Stormwater Management Stormwater Management Facilities	The responsible Design Engineer shall not submit any plat of a subdivision which does not make provision for stormwater runoff as required by these regulations.	The PRD is exempt from Sections 5.11 and 5.12 and all references to said sections. Stormwater management shall be in compliance with U.S. FWS stipulations contained in the ITP (Incidental Taking Permit). Minimize ABM disturbance.
Article 6	Open Space, Landscaping and Buffers		PRD is exempt from all sections of, and references to, Article 6. Minimize ABM disturbance.

The road proposed for the development is a private road within a 30-foot-wide right-of-way meant to serve the lots within the PRD only (residential local road classification with low design speed). It will be owned and maintained by homeowners in the development with an 18-foot-wide, two-way asphalt paved drive and 2-foot-wide grass shoulder on each side. The road and utilities to serve the lots will be contained within the 30-foot-wide private right-of-way. No curbs or sidewalks are required within the subdivision. Please see Appendix D for a typical roadway section.



General Drainage Summary:

Pre-development drainage patterns on the subject property are irregular but generally flow from north to south. There are no known water quality issues present, nor any known existing drainage issues downstream of the site. An existing natural pond within the on-site wetland described area above will remain undisturbed by development. The pond will be protected following construction within the boundaries of the common area. The Seaglade PRD was previously approved by Baldwin County on July 3, 2019, with accepted conditions of the U.S. Fish and Wildlife Service prohibiting the construction of a detention pond as it would disturb endangered ABM habitat. Baldwin County agreed that post-development stormwater flows shall be directed to the sandy areas surrounding the proposed road and future residential structures. Due to the U.S. Fish and Wildlife Service ruling and the subsequent approval by Baldwin County, hydrologic modeling or calculations are not required for the site. Therefore, there is no proposed stormwater infrastructure on the site and no utilization of any downstream existing drainage infrastructure.

The proposed road shall be crowned and constructed above the existing grade to allow unimpeded drainage of post-development runoff into the open areas along the roadway. The runoff produced by future residential structures and driveways shall be drained via overland flow and infiltration. All residential structures shall have a roof gutter system installed including downspouts and splash blocks. The natural areas between and behind the residential structures and along the proposed roadway will be drained via overland flow and infiltration, as occurring in the predevelopment conditions. Please refer to the drainage plan and report submitted herewith for additional details.

4. Planned Development Statement

Ownership for the Seaglade at St. Andrews Bay planned development is held initially by the property owners who will obtain permits and construct improvements. A prescriptive management program and stormwater agreement will be put in place to require that future owners are responsible for the maintenance of all common areas and the private road located within the development, including long-term management of the secondary dune habitat located on the subject property. A property owners association will be formed and become the responsible entity for the PRD. Documents to assure the maintenance and continued protection of the PRD, amenities, private drives, and open space will be recorded with governing articles. These measures will ensure that the property is protected in perpetuity and that any future owners of the PRD are aware of and comply with the conditions outlined in the HCP and ITP.

The site design submitted with this application may be modified slightly if deemed necessary through the County's approval process, but will not deviate substantially from the approved plan. Such minor modifications may include, for example, shifts in lot lines, small adjustments to the private roads, home sites and configurations, or location of amenities.



References

- Baldwin County Planning and Zoning Department. (2023, July 18). *Baldwin County Zoning Ordinance*. Retrieved from <https://baldwincountyal.gov>: https://baldwincountyal.gov/docs/default-source/plannin-zoning/ordinances-and-regulations/full-zoning-ordinance---july-19-2022-with-d8-and-d37-additions.pdf?sfvrsn=f5d918bd_13
- Gulf Shores & Orange Beach Tourism. (2023, October 19). *Destination Overview. Gulf Shores & Orange Beach*. Retrieved from <https://www.gulfshores.com>: <https://www.gulfshores.com/media/media-kit/destination-overview/>

Submitted to:

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Appendix B – Site Data Table

TOTAL PROPERTY AREA:	459,231 S.F. (10.53 AC.±)
EXISTING ZONING:	RSF-1 & RSF-4
PLANNING DISTRICT:	25 (FORT MORGAN)
EXISTING USE:	UNDEVELOPED
FLOOD ZONE:	AE (EL. 12 & 13) & VE (EL. 13)
<u>UTILITY PROVIDERS:</u>	
WATER	GULF SHORES UTILITIES
SEWER	GULF SHORES UTILITIES
POWER	BALDWIN EMC
TELEPHONE/INTERNET	BRIGHTSPEED
<u>PROPOSED DEVELOPMENT:</u>	
TOTAL NUMBER OF LOTS PROPOSED:	27 SINGLE FAMILY RES.
SMALLEST LOT (Lot 18):	7,243 S.F.
LINEAR FEET OF STREET PROPOSED:	1,514 (PRIVATE ROAD)
PROPOSED DENSITY:	2.56 UNITS/ACRE
PROPOSED ZONING:	PRD
PROPOSED BUILDING SETBACKS (PRD):	20-FEET FRONT 30-FEET REAR 10-FEET SIDE
IMPERVIOUS AREA (HOUSE, DRIVE, ROADWAY):	109,694 S.F. (2.52 AC.)
COMMON AREA OPEN SPACE PROVIDED:	192,964 S.F. (4.43 AC.) – 42.1%
OPEN AREA LOTS 1-27:	141,535 S.F. (3.25 AC.)
OPEN AREA LOTS AND PARCELS:	335,820 S.F. (7.71 AC.)



Appendix D – Typical Roadway Section

