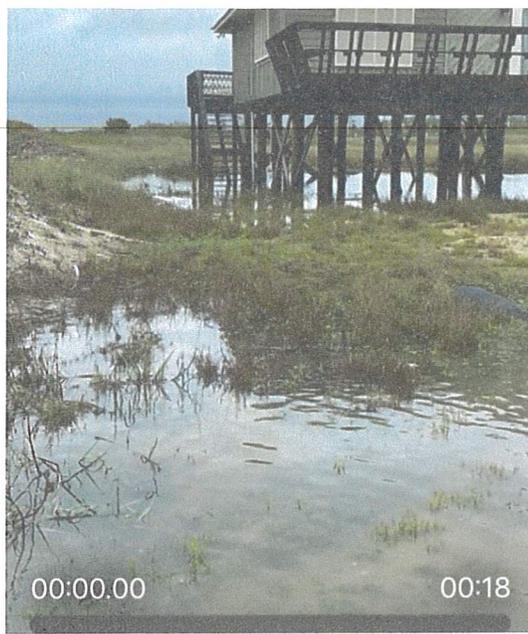


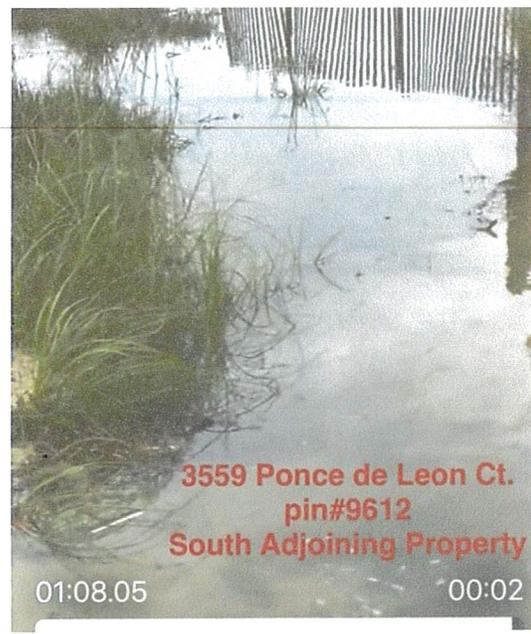
**Dortch Property
3591 Ponce de Leon Ct.
Pin# 4771
South Adjoining Property**



00:00.00

00:18

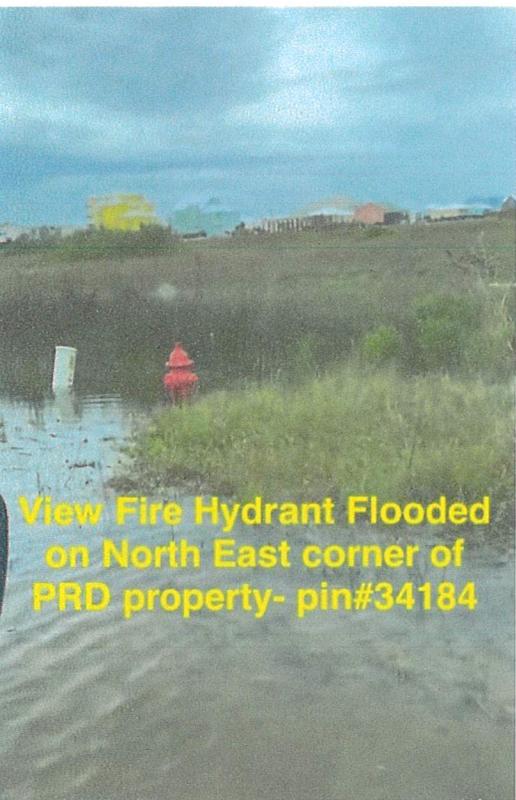
April 10, 2021 12:47 PM



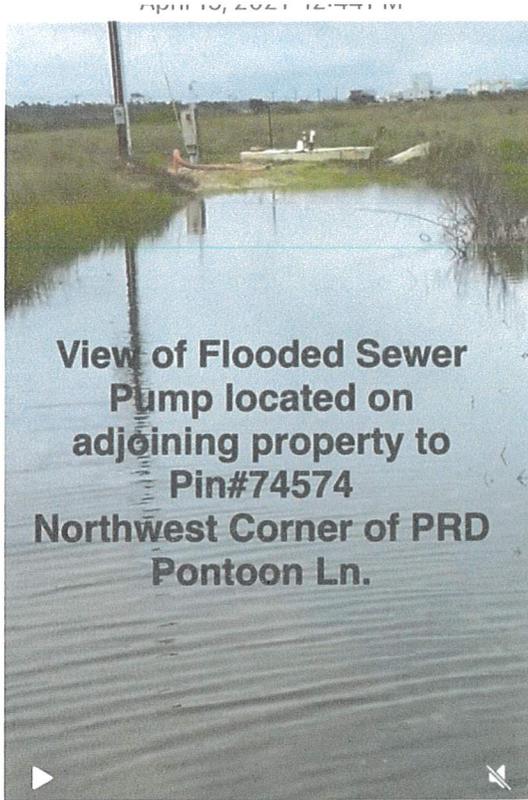
**3559 Ponce de Leon Ct.
pin#9612
South Adjoining Property**

01:08.05

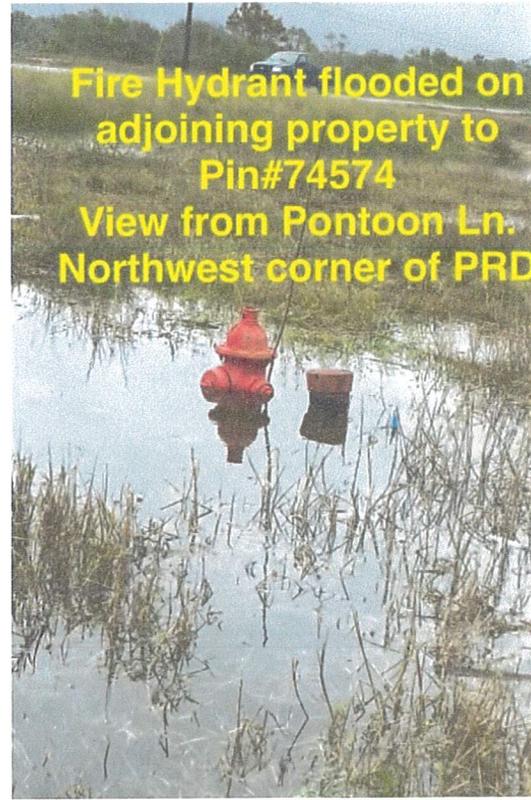
00:02



**View Fire Hydrant Flooded
on North East corner of
PRD property- pin#34184**

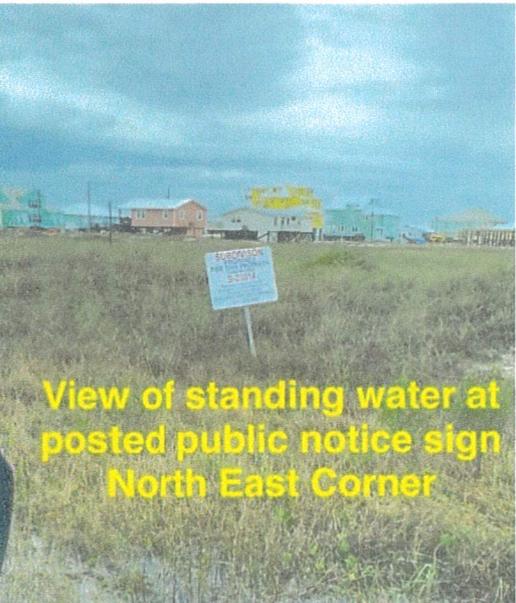


**View of Flooded Sewer
Pump located on
adjoining property to
Pin#74574
Northwest Corner of PRD
Pontoon Ln.**

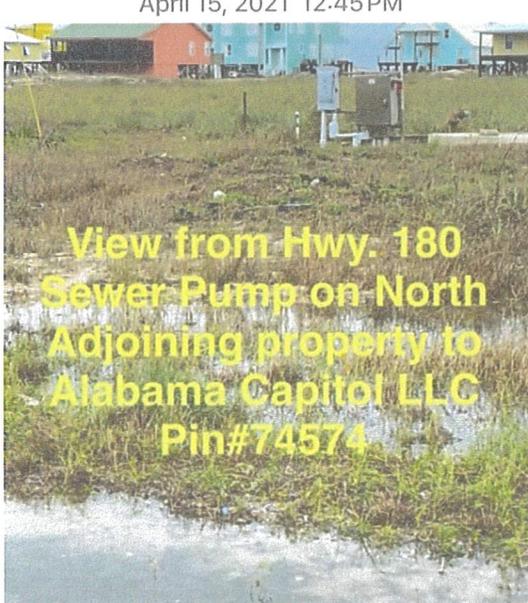


**Fire Hydrant flooded on
adjoining property to
Pin#74574
View from Pontoon Ln.
Northwest corner of PRD**

April 10, 2021 12:50 PM

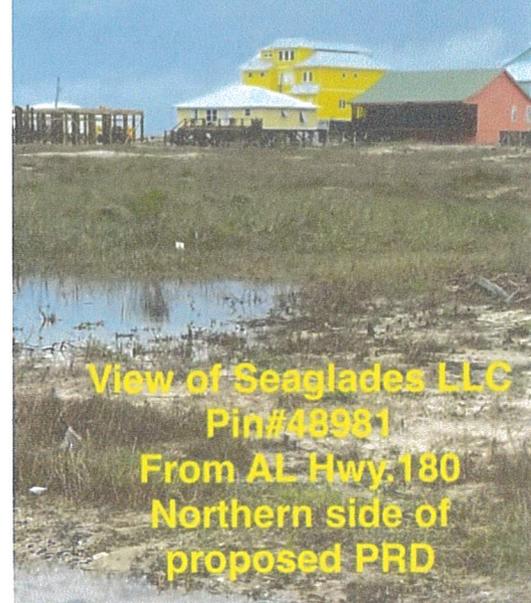


**View of standing water at
posted public notice sign
North East Corner**



April 15, 2021 12:45 PM

**View from Hwy. 180
Sewer Pump on North
Adjoining property to
Alabama Capitol LLC
Pin#74574**



**View of Seaglades LLC
Pin#48981
From AL Hwy.180
Northern side of
proposed PRD**

**Re: Case PRD25-06 – Seaglade at St. Andrews Bay
Abutter Statement – 3767 Ponce de Leon Ct, Fort Morgan**

Dear County Commissioners,

Thank you for the opportunity to speak regarding Case PRD25-06. My husband and I are homeowners and direct abutters at **3767 Ponce de Leon Court**, and my comments are offered from the perspective of an existing resident who relies daily on the **shared infrastructure and beach access serving this block**.

I am not opposed to responsible development. My concern is that the proposed 27-lot Planned Residential Development introduces **material impacts that are not evaluated in the staff report**, particularly as they relate to shared beach access, peak-season congestion, parking overflow, pedestrian safety, and emergency access for existing homeowners.

The staff report acknowledges that the **target market for this development is primarily investment buyers**, including second homes and rental properties. This distinction matters. Short-term and seasonal occupancy significantly increases peak-time intensity—weekends, holidays, and summer months—precisely when beach access, roads, and public safety resources are already strained in Fort Morgan.

While the proposal evaluates zoning compliance, wetlands buffers, and internal road design, it **does not evaluate the capacity of the shared beach access** relied upon by surrounding properties. This access is **not exclusive to the proposed development**, yet no analysis is provided regarding cumulative usage, pedestrian safety, or congestion impacts created by 27 additional homes designed primarily for rental or vacation use.

Similarly, while on-site parking is proposed, the plan assumes residential norms rather than vacation-rental realities. Overflow parking, increased foot traffic, golf carts, wagons, and bicycles inevitably affect neighboring streets and public rights-of-way. These impacts fall on existing homeowners and are not mitigated by the proposal.

Emergency access and evacuation capacity are also critical considerations in a coastal community located within flood-prone zones. Once density is approved, these impacts are permanent. The absence of analysis addressing emergency movement during peak occupancy or storm events is concerning.

I respectfully request that approval of this PRD be **conditioned upon further evaluation**, including but not limited to:

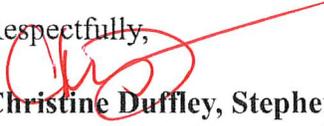
- A beach access capacity and impact analysis
- Consideration of peak-season parking and pedestrian safety impacts
- Evaluation of emergency access and evacuation implications for surrounding properties
- Additional valid concerns presented to the committee from other Fort Morgan homeowners

These requests are not intended to prevent development, but to ensure that growth occurs in a manner that is fair, compatible, and responsible to those who already live here.

Once approved, the impacts of this development cannot be undone. I ask the Commission to ensure that shared resources and existing homeowners are fully considered before increasing density on this block.

Thank you for your time and consideration.

Respectfully,



Christine Duffley, Stephen Duffley (co-owner)
Homeowner, 3767 Ponce de Leon Ct
Fort Morgan, Alabama