

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION #2019-015

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **Case No. Z-18046, The Reserve at Daphne Planned Residential Development (PRD) Site Plan**, SUCH DETERMINATION AS AUTHORIZED PURSUANT TO ACT NO. 91-719, AS AMENDED.

WHEREAS, Dewberry Engineers, Inc. (Steven Pumphrey), on behalf of Tania Lazzari, Langdon B. Conaway, GCOF Reserve at Daphne, LLC, Joe Lazzari and Robin Bolar has petitioned the Baldwin County Commission to approve a Planned Residential Development (PRD) Site Plan, in Planning (Zoning) Districts No. 15, No. 28 and No. 7, for property identified herein and described as follows:

LEGAL DESCRIPTION OF PROPERTY IN PLANNING DISTRICT 15

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, A DISTANCE OF 664.08 FEET; THENCE RUN SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 241.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 682.59 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF 656.48 FEET; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 396.00 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF 284.27 FEET; THENCE RUN SOUTH 89 DEGREES 49 MINUTES 20 SECONDS WEST, A DISTANCE OF 1279.49 FEET TO A POINT ON THE EAST MARGIN OF BALDWIN COUNTY HIGHWAY 54; THENCE RUN NORTH 00 DEGREES 29 MINUTES 29 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 230.70 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 09 SECONDS EAST, A DISTANCE OF 202.97 FEET; THENCE RUN NORTH 00 DEGREES 08 MINUTES 30 SECONDS WEST, A DISTANCE OF 327.02 FEET; THENCE RUN NORTH 89 DEGREES 51 MINUTES 59 SECONDS WEST, A DISTANCE OF 201.60 FEET TO A POINT ON THE EAST MARGIN OF BALDWIN COUNTY HIGHWAY 54; THENCE RUN NORTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 31.91 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 28 SECONDS EAST, A DISTANCE OF 201.55 FEET; THENCE RUN NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST, A DISTANCE OF 359.95 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 18.61 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, A DISTANCE OF 2054.88 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.44 FEET TO A POINT ON THE EAST MARGIN OF BALDWIN COUNTY HIGHWAY 54 FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, A DISTANCE OF 1279.81 FEET; THENCE RUN SOUTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 594.98 FEET; THENCE RUN NORTH 89 DEGREES 53 MINUTES 47 SECONDS WEST, A DISTANCE OF 1280.07 FEET TO A POINT ON THE AFOREMENTIONED EAST MARGIN OF BALDWIN COUNTY HIGHWAY 54; THENCE RUN NORTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, ALONG SAID EAST MARGIN, A DISTANCE OF 588.78 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 17.39 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS WEST, A DISTANCE OF 2054.88 FEET; THENCE RUN NORTH 89 DEGREES 49 MINUTES 35 SECONDS EAST, A DISTANCE OF 40.44 FEET TO A POINT ON THE EAST MARGIN OF BALDWIN COUNTY HIGHWAY 54; THENCE CONTINUE NORTH 89

DEGREES 49 MINUTES 35 SECONDS EAST, A DISTANCE OF 1279.81 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00 DEGREES 14 MINUTES 00 SECONDS WEST, A DISTANCE OF 594.98 FEET; THENCE RUN SOUTH 89 DEGREES 53 MINUTES 47 SECONDS EAST, A DISTANCE OF 659.64 FEET; THENCE RUN NORTH 00 DEGREES 13 MINUTES 21 SECONDS EAST, A DISTANCE OF 1397.16 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST, A DISTANCE OF 890.51 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF 79.03 FEET; THENCE RUN SOUTH 89 DEGREES 47 MINUTES 43 SECONDS EAST, A DISTANCE OF 231.00 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 41 SECONDS WEST, A DISTANCE OF 284.27 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 440.16 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 21.58 ACRES, MORE OR LESS.

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 89 DEGREES 41 MINUTES 38 SECONDS EAST, A DISTANCE OF 1320.22 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 41 MINUTES 59 SECONDS EAST, A DISTANCE OF 659.77 FEET; THENCE RUN SOUTH 00 DEGREES 13 MINUTES 21 SECONDS WEST, A DISTANCE OF 1239.38 FEET; THENCE RUN NORTH 89 DEGREES 47 MINUTES 19 SECONDS WEST, A DISTANCE OF 890.51 FEET; THENCE RUN NORTH 00 DEGREES 13 MINUTES 41 SECONDS EAST, A DISTANCE OF 577.24 FEET; THENCE RUN SOUTH 89 DEGREES 43 MINUTES 20 SECONDS EAST, A DISTANCE OF 231.00 FEET; THENCE RUN NORTH 00 DEGREES 11 MINUTES 45 SECONDS EAST, A DISTANCE OF 663.43 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 21.83 ACRES, MORE OR LESS.

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST, A DISTANCE OF 878.53 FEET; THENCE RUN NORTH 66 DEGREES 54 MINUTES 56 SECONDS WEST, A DISTANCE OF 641.70 FEET; THENCE RUN SOUTH 64 DEGREES 28 MINUTES 22 SECONDS WEST, A DISTANCE OF 930.88 FEET; THENCE RUN WEST A DISTANCE OF 552.58 FEET; THENCE RUN NORTH 00 DEGREES 13 MINUTES 21 SECONDS EAST, A DISTANCE OF 1037.31 FEET; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 18 SECONDS EAST, A DISTANCE OF 660.83 FEET; THENCE RUN SOUTH 89 DEGREES 45 MINUTES 06 SECONDS EAST, A DISTANCE OF 620.64 FEET; THENCE RUN SOUTH 89 DEGREES 44 MINUTES 38 SECONDS EAST A DISTANCE OF 700.28 FEET TO THE POINT OF BEGINNING. TRACT CONTAINS 39.38 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PROPERTY IN PLANNING DISTRICT 28

BEGINNING AT THE NORTHEAST CORNER SECTION 12, TOWNSHIP 5 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND RUN WESTERLY, ALONG THE NORTH LINE OF SAID SECTION 12, THE FOLLOWING DESCRIBED COURSES: NORTH 89 DEGREES 50 MINUTES 00 SECONDS WEST, A DISTANCE OF 1341.23 FEET; NORTH 89 DEGREES 49 MINUTES 33 SECONDS WEST, A DISTANCE OF 638.35 FEET; NORTH 89 DEGREES 50 MINUTES 01 SECONDS WEST, A DISTANCE OF 1479.44 FEET; NORTH 89 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 232 FEET, MORE OR LESS, TO THE INTERSECTION OF TURKEY BRANCH; THENCE SOUTHEASTERLY, ALONG THE MEANDERINGS OF TURKEY BRANCH, A DISTANCE OF 3459 FEET, MORE OR LESS, TO A CAPPED REBAR FOUND ON THE HALF SECTION LINE OF SAID SECTION 12; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 825.29 FEET; TO A CAPPED REBAR; THENCE RUN SOUTH 89 DEGREES 42 MINUTES 42 SECONDS EAST, A DISTANCE OF 547 FEET, MORE OR LESS, TO THE INTERSECTION OF FISH RIVER; THENCE RUN NORTHEASTERLY, ALONG THE MEANDERINGS OF FISH RIVER, A DISTANCE OF 1929 FEET, MORE OR LESS, TO A POINT OF THE EAST LINE OF SECTION 12; THENCE RUN NORTH 00 DEGREES 17 MINUTES 09 SECONDS EAST, A DISTANCE OF 1010 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. TRACT CONTAINS 190 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PROPERTY IN PLANNING DISTRICT 7

EAST 1/2 OF THE NORTHEAST, SOUTHEAST, SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 12-5-2 (AFF OF HEIR) DB349, PG319. TRACT CONTAINS 25 CALCULATED ACRES, MORE OR LESS.

BEGINNING AT THE SW CORNER OF THE SE 1/4 OF SECTION 12 RUN THENCE NORTH 2656 FEET, THENCE EAST 496.4 FEET, THENCE SOUTH 2430.7 FEET, THENCE SOUTHEAST 257.9 FEET, THENCE WEST 621.1 FEET TO THE POINT OF BEGINNING. SECTION 12-T5S-R2E (ST WD). TRACT CONTAINS 31 ACRES, MORE OR LESS.

Otherwise known parcel numbers **05-43-06-13-0-000-002.000, 05-43-06-13-0-000-002.001, 05-43-06-13-0-00-002.005, 05-43-06-13-0-000-002.010, 05-43-06-13-0-000-006.000, 05-43-06-13-0-000-012.000, 05-43-01-12-0-000-001.000, 05-43-01-12-0-000-023.000 and 05-43-01-12-0-000-024.003**, as found in the office of the Revenue Commissioner of Baldwin County, Alabama; and

WHEREAS, the petitioner has requested Planned Residential Development (PRD) Site Plan Approval for a development to be known as The Reserve at Daphne; and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on October 4, 2018, and voted to recommend **APPROVAL** to the Baldwin County Commission; and

WHEREAS, the Baldwin County Commission held a public hearing on November 20, 2018; and

WHEREAS, the requirements of Act No. 91-719, as amended by Act No. 93-668, as amended by Act No. 98-665, as amended by Act No. 2006-609, and further amended by Act No. 2010-719, regarding procedures to consider this Planned Residential Development (PRD) Site Plan Approval request, which would affect the Planning (Zoning) Districts Boundary designations of the Planning (Zoning) Districts No. 15, No. 28 and No. 7 Official Maps, have been met; now therefore

BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, That the petitioner's request for Planned Residential Development (PRD) Site Plan Approval (Case No. Z-18046, The Reserve at Daphne Property) as herein identified and described and as found within the confines of Planning (Zoning) Districts No. 15, No. 28 and No.7, which amends the Planning (Zoning) Districts Boundary designations of the Planning (Zoning) Districts No. 15, No. 28 and No. 7 Official Maps, is hereby **APPROVED**.

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the **20th** day of **November, 2018**.

Honorable Charles F. Gruber, Chairman

ATTEST:

Ronald J. Cink, County Administrator/Budget Director