

STATE OF ALABAMA

COUNTY OF BALDWIN

RESOLUTION #2019-053

DETERMINATION OF THE BALDWIN COUNTY COMMISSION, REGARDING **Case No. Z-19009, Seaglade at St. Andrews Bay Planned Residential Development (PRD) Site Plan**, SUCH DETERMINATION AS AUTHORIZED PURSUANT TO ACT NO. 91-719, AS AMENDED.

WHEREAS, Hutchinson, Moore & Rauch, LLC (Doug Bailey), on behalf of Ralph E. Capouya, Alabama Capital LLC and Real Estate Inventories, LLC, has petitioned the Baldwin County Commission to approve a Planned Residential Development (PRD) Site Plan, in Planning (Zoning) District No. 25, for property identified herein and described as follows:

LOT 1 THROUGH LOT 98, PALMTREE PENTHOUSES, AS RECORDED IN MAP BOOK 12 PAGE 17, AND ON SLIDE 1023-B, IN THE RECORDS OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

PARCEL "A"

AS RECORDED IN REAL PRPERTY BOOK 689, PAGE 60.

LOTS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109 AND 110, OF GULF BEACH SUBDIVISION "C" ACCORDING TO THE MAP OR PLAT THEROF RECORDED IN MAP BOOK 3, PAGES 24 AND 25, LESS AND EXCEPT THAT PORTION OF SAID LOTS WHICH WAS SUBDIVIDED INTO PONCE DE LEON COURT ACCORDING OT THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 5, PAGE 118, PROBATE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY.

Said property consisting of 10.53 acres, more or less.

Otherwise known parcel numbers **05-69-08-01-0-002-008.000, 8.001, 8.002, 8.003, 8.004, 8.005, 8.006, 8.007, 8.008, 8.009, 8.010, 8.011, 8.012, 8.013, 8.014, 8.015, 8.016, 8.017, 8.018, 8.019, 8.020, 8.021, 8.022, 8.023, 8.024, 8.025, 8.026, 8.027, 8.028, 8.029, 8.030, 8.031, 8.032, 8.033, 8.034, 8.035, 8.036, 8.037, 8.038, 8.039, 8.040, 8.041, 8.042, 8.043, 8.044, 8.045, 8.046, 8.047, 8.048, 8.049, 8.050, 8.051, 8.052, 8.053, 8.054, 8.055, 8.056, 8.057, 8.058, 8.059, 8.060, 8.061, 8.062, 8.063, 8.064, 8.065, 8.066, 8.067, 8.068, 8.069, 8.070, 8.071, 8.072, 8.073, 8.074, 8.075, 8.076, 8.077, 8.078, 8.079, 8.080, 8.081, 8.082, 8.083, 8.084, 8.085, 8.086, 8.087, 8.088, 8.089, 8.090, 8.091, 8.092, 8.093, 8.094, 8.095, 8.096, 8.097 and 8.098**, 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 Seaglade at St. Andrews Bay; and

WHEREAS, the Baldwin County Planning and Zoning Commission held a public hearing on February 7, 2019, and voted to recommend **APPROVAL**, with the exclusion of the originally proposed gravel road, to the Baldwin County Commission; and

WHEREAS, the Baldwin County Commission held a public hearing on May 7, 2019; 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) District No. 25 Official Map, have been met; now therefore

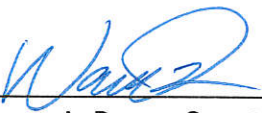
BE IT RESOLVED, BY THE BALDWIN COUNTY COMMISSION, IN REGULAR SESSION ASSEMBLED, That the petitioner's request for Planned Residential Development (PRD) Site Plan Approval (Case No. Z-19009, Seaglade at St. Andrews Bay) as herein identified and described and as found within the confines of Planning (Zoning) District No. 25, which amends the Planning (Zoning) Districts Boundary designations of the Planning (Zoning) District No. 25 Official Map, is hereby **APPROVED, with the conditions that the access road be paved with either asphalt or concrete as required by the US Fish and Wildlife Service, and that the building height in terms of number of stories not exceed 2 ½ stories.**

DONE, Under the Seal of the County Commission of Baldwin County, Alabama, on this the 7th day of May 2019.



Honorable Charles F. Gruber, Chairman

ATTEST:



Wayne A. Dyess, County Administrator

