

Text Amendments

In Favor

1. Fort Morgan Volunteer Fire Department
2. Carol Kendrick
3. Linda ford
4. Elaine Beacham
5. Judy Newcomb
6. Andy Openshaw
7. Judith Thompson
8. Mike, Linda & Melissa Kehart
9. Craig Harrington
10. John Scruggs
11. Capt. Joe Emerson
12. Paul Stanton
13. Don & Cindy Ward
14. G C Strong III
15. Diedra & Mack Bell
16. Royce Massey
17. Carla Kapeskas
18. Wayne Zeek
19. Laura & Linwood Snell
20. Steve Salter
21. Pat & Ellen Ryan
22. Greg & Jamie Strategier
23. Barbara & Richard Pounds, Jr.
24. Debbie Harbin

Opposed

1. Bill Jones
2. Scott Lewis
3. Trice Huling
4. Leo Hastings
5. Caleb Hastings
6. Robert Isakson
7. Susan W Harrell, Philip Properties, LLC, two letters included
8. Michael Audemar
9. Jeff Valentine, two letters included
10. Fawzy Sedrak
11. Peter Sedrak
12. Daniel Humphries
13. Tom Martin

LETTERS IN FAVOR

Wayne Dyess
County Administrator
Baldwin County Administration Building
County Commission Office
322 Courthouse Square
Bay Minette, Alabama 36507

July 9, 2019

The Ft Morgan Volunteer Fire Department strongly encourages the Planning and Zoning Department to establish in District 25 a 2 story limit on residential construction vice the suggested 2 1/2 story proposal discussed at our recent joint planning and zoning meeting.

Despite the proposed caveat to limit habitability in the additional 1/2 story, our experience is that people who rent out their homes will go to virtually any length to maximize bedroom count and sleeping numbers. We have seen cots on top of cots in hallways, bunk beds in rooms the size of a closet and narrow stairs leading to attics filled with similar bedding. There are homes here where reasonable emergency access to attic areas and third stories is virtually impossible. A spiral staircase to an upstairs area causes unnecessary limitations on emergency responders who are there to potentially save lives.

Standard 2 story construction is more likely to adhere to traditional stairway width - not the more narrow stairways we encounter when third stories are used as sleeping areas, or when attics are used for habitation.

A 2 story limit may not solve all the problems but will at least make firefighting and medical rescues less problematic. We have a ladder capability to second stories but not to greater heights. And parking along narrow roadways limits the ability of first responders to reasonably access homes that need our help. Your stacking initiative will help alleviate some of the parking situations we encounter - we agree that needs to be implemented here in District 25.

Other concerns we have in the fire department:

Is there a fire code review/enforcement as part of the building permit process?

Can a reasonable occupancy limit be established for residential rental properties?

As homeowners maximize habitability there is a coincidental negative influence on infrastructure (from sewer to water to garbage collection) as well as on evacuation during hurricanes. Road congestion becomes nightmarish. Even

Gulf Shores Mayor Craft has stated his concerns about Ft Morgan traffic merging onto highway 59. Nightmares can soon become reality if growth and density are not better controlled. A 2 story limit would help considerably.

Signage is becoming a safety issue. People are putting up signs within the highway centerline right of way and line of sight in areas is severely limited. We know this is a contributing factor to motor vehicle accidents.

Ancillary issues we would like addressed but not necessarily in your purview have to do with driveway construction. Since owners have to abide by US Fish and Wildlife footprint limitations, we notice driveways narrower than many of our fire apparatus' can traverse. As a result, we would have to lay a line from highway 180 all the way up the driveway to fight the fire directly, or lay line to feed hydrant water to a smaller truck with smaller hoses to battle a blaze. Certainly not an ideal scenario.

Evacuation from FHA and CHHA locales is critical during weather events. The additional people (and vehicles) who would be here if a habitable 1/2 story were permitted only exacerbates challenges we are facing to achieve an orderly evacuation.

The bottom line is: a 2 story residential limitation reasonably ameliorates both controlled growth and reduced density.

Ernie Church
President, Board of Directors
Ft Morgan Volunteer Fire Department

D Hart

From: Vince Jackson
Sent: Tuesday, September 3, 2019 11:40 AM
To: D Hart
Subject: FW: <EXTERNAL> Proposed ordinances for Fort Morgan district 25

Not sure if I sent this or not.

-----Original Message-----

From: Carol Kendrick [mailto:cbkendrick@gmail.com]
Sent: Thursday, August 29, 2019 12:42 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Cc: Austin Cook <austinkendrickcook@gmail.com>
Subject: <EXTERNAL> Proposed ordinances for Fort Morgan district 25

Mr. Jackson,

I own property in Fort Morgan and I am very much in favor the proposed ordinances for Fort Morgan. These ordinances will benefit Fort Morgan and help protect our community by limiting new construction to two stories, limit the size of dune walkover's and help keep the population density of Fort Morgan in line with the current zoning map. These proposals will also help protect the habitat for our unique and sensitive wildlife as well as promote public safety in areas that have excess problems for first responders.

Sincerely,

Carol Kendrick

Sent from my iPad

D Hart

From: Vince Jackson
Sent: Tuesday, September 3, 2019 5:19 PM
To: D Hart
Subject: FW: <EXTERNAL> Ft. Morgan

-----Original Message-----

From: lksford@gmail.com [mailto:lksford@gmail.com]
Sent: Thursday, August 29, 2019 7:48 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Ft. Morgan

I am a property owner in Ft. Morgan and am completely in favor of limiting size of construction, population density, and any other ordinances which will protect our sensitive environment and wildlife, and secure the quality of life on this peninsula.

Linda Ford
5889 Pizarro Ave
Ft. Morgan
334-538-5781

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Wednesday, September 4, 2019 11:14 PM
To: D Hart
Subject: Fwd: <EXTERNAL> proposed ordinances for Ft Morgan District 25

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "elaine t. beacham" <beacham.elaine@gmail.com>
Date: 9/4/19 8:41 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> proposed ordinances for Ft Morgan District 25

I wish to add my support for the proposed ordinances for Ft Morgan Elaine T. Beacham

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 10:31 AM
To: D Hart
Subject: Fwd: <EXTERNAL> Fort Morgan Ordinance

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Judy Newcomb <judynewcomb@aol.com>
Date: 9/5/19 10:29 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fort Morgan Ordinance

I wanted to let the planning and zoning commission know that I, a Baldwin County Fort Morgan resident, support the proposed ordinance regarding the restrictions for building in Fort Morgan that is on tonight's agenda. Unfortunately I am unable to attend the meeting.

Judy Newcomb

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 1:44 PM
To: D Hart
Subject: Fwd: <EXTERNAL> District 25 zoning regulations

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Andy Openshaw <waopenshaw@gmail.com>
Date: 9/5/19 1:40 PM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> District 25 zoning regulations

Mr. Jackson

I was at the last FMCA planning and zoning meeting where the proposed changes for District 25 were presented. I will not be able to attend tonight's meeting in Robertsedale but I would like you to know that my wife and I are in favor of these changes and any other changes or exemptions that would limit the density and unattended growth in the Fort Morgan area.

Thank You

Andy Openshaw
8882 Dolphin Lane
Gulf Shores, AL 36542

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 11:04 AM
To: D Hart
Subject: Fwd: <EXTERNAL> District 25 Ordanance

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Judith Thompson <jthompson2001@yahoo.com>
Date: 9/5/19 10:42 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> District 25 Ordanance

Dear Mr Jackson: I have a home in Ft Morgan, but I
Am not in Ft Morgan at this time! I will not be at the meeting, but I am for the ordnance you are meeting on at this time .
Thanks for looking out for the owners in Ft Morgan.I feel lots of things go on down there with owners like me are in the dark until it
is too late, an example is the garbage issue ! Thank for listening!
Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 7:44 AM
To: D Hart
Subject: Fwd: <EXTERNAL> County Zoning

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Linda Kehart <lkehart@midwest.net>
Date: 9/5/19 7:35 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> County Zoning

M. Jackson: The Kehart family owning property at 562 Our Road wishes to support the zoning changes as suggested for discussion at the zoning committee meeting this evening. Over six years ago we began the search for a home where our chronically ill daughter could find peace in a quiet neighborhood. Within six months of our purchase construction began on a series of houses. Not one holiday or any day of the week is without hammering or tossing of lumber. Our experience has been challenging and certainly curtailed the use of the home. We do not rent. Houses were built on areas where turtle nests had existed. (We have pictures and actually observed with other Our Rd neighbors the hatching of the turtles.) Noise is constant with no building hours, often for 15 hours per day seven days a week. Our Rd is unique in its curvature and length ending at a dune at a dead end. Contractors frequently closed the road for our exit, piled supplies in the street restricting traffic, parked in resident driveways, used water from homes in the area, put their debris in neighbors' garbage cans, let trash blow throughout the area, destroyed a long established sand dune, built nine bedroom homes and secured logging permits for events that at times included over 50 cars for entire weekends. The effects on all of this uncontrolled building was devastating to us. We kindly asked the contractors to consider their activities and, generally, were laughed at or sworn at. Residents were unable to return to their homes with equipment closures. One woman was brought home from the hospital and could not reach the residence. We were aware of the fear of seeking care for our family was always at risk. We were vocal, visiting the Baldwin County offices in Foley, joining the Ft. Morgan Civic Association, and helping with neighborhood cleanups, etc.

The zoning board has the opportunity to maintain Ft. Morgan in the manner that owners originally made purchase and frequently comment on websites the joy of the "peace" of the area. Recently more than 80% of the owners at the time of our purchase have sold and left the area. One owner, in tears, told me she just could not handle the stress of the building, the contractor neglect and the vigilance now required to have a safe and joyful experience.

We cannot express more fully our support for the zoning changes. We are aware that we are just one family with special needs, but we are a caring, giving family who knows the value of a neighborhood that shares our values. Please consider carefully the future you will be building for this unique area.

Thank you.

Mike, Linda and Melissa Kehart
lkehart@midwest.net

217-433-1890
93 Allen Bend Drive
Decatur, Illinois 62521
562 Our Rd
Gulf Shores, Al

D Hart

From: Vince Jackson
Sent: Tuesday, September 3, 2019 5:20 PM
To: D Hart
Subject: FW: <EXTERNAL> Fw: Correction for Proposed Ordinances for Ft Morgan District 25

From: Craig Harrington [mailto:craigharrington@att.net]
Sent: Thursday, August 29, 2019 1:02 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fw: Correction for Proposed Ordinances for Ft Morgan District 25

Hello Vince just wanted you to know that I agree with the proposed Amended Ordinances in District 25 ... as attached hereto.

Craig Harrington
5601 State Hwy 180, Unit 1000, Gulf Shores, AL 36542
e-mail: craigharrington@att.net
phone: (251) 967-1622

----- Forwarded Message -----

From: Fort Morgan <fortmorgancivic@gmail.com>
To: "fortmorgancivic@gmail.com" <fortmorgancivic@gmail.com>
Sent: Thursday, August 29, 2019, 10:03:02 AM CDT
Subject: Correction for Proposed Ordinances for Ft Morgan District 25

Dear Fort Morgan Civic Association Members

I must apologize for a mistake. There was typo in the email (see attached below). **Vince Jackson's CORRECT email address is: vjackson@baldwincountyal.gov**

If you already sent Vince an email, then please resend it to the CORRECT email address.

You are also invited to show your support in-person during the Baldwin County Planning & Zoning Commission meeting next Thursday, September 5, 2019 @ 6pm.

Baldwin County Central Annex Building
22251 Palmer Street
Robertsdale, AL 36567

Sincerely,
Greg Strategier

Dear Fort Morgan Civic Association Members

Over the past years the FMCA, Fort Morgan Planning and Zoning Committee and Baldwin County have been working toward some much needed changes to Baldwin County Zoning Ordinances in order to protect the Fort Morgan

JOHN E. and JOAN G. SCRUGGS

40 Melody Ridge
Covington, GA 30014
Phone: 770-787-1975 Fax: 800-232-5957

August 29, 2019

Via Email: VJACKSON@baldwincountyal.gov

Baldwin County Planning & Zoning
Attn: Vince Jackson, Director

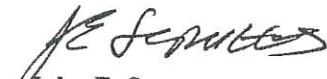
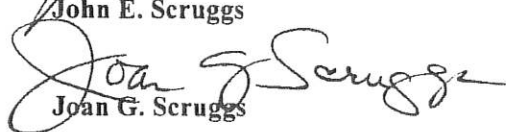
Re: Property owned at 8933 Pompano Way, Ft. Morgan, AL

Dear Mr. Jackson:

This letter is to advise that as property owners in Ft. Morgan, Al., we support the proposed ordinances to Planning District 25 to be presented to the Planning & Zoning Board on September 5, 2019.

Thank you for your consideration of the above.

Sincerely,


John E. Scruggs

Joan G. Scruggs

D Hart

From: Vince Jackson
Sent: Wednesday, August 28, 2019 4:37 PM
To: D Hart
Subject: FW: <EXTERNAL> Ordinance Changes

Support for the proposed PD 25 zoning text amendments.

From: Joseph Emerson [mailto:captjoesells@gmail.com]
Sent: Wednesday, August 28, 2019 1:30 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Ordinance Changes

Vince

Thank you for your hard work on the proposed ordinance changes. Please relay this message to the County Planning and Zoning members.

To the Baldwin County Planning and Zoning Commission

I would like to request your approval of the proposed ordinance changes for Fort Morgan/District 25 coming before the commission for vote. The proposed ordinances will, if properly enforced, help to protect the environmental and historical sensitivity of the Fort Morgan peninsula while also supporting public safety of both residents and visitors alike.

Thank you for your service and dedication to the District 25 community and thank you for your consideration.



Capt Joe Emerson
Exit Realty Gulf Shores
251.550.9021

"Navigating you through the sea of Real Estate"

D Hart

From: Vince Jackson
Sent: Wednesday, August 28, 2019 10:39 PM
To: D Hart
Subject: FW: <EXTERNAL> Proposed Amended Ordinances in District 25

From: Paul Stanton [mailto:paul.stanton@electrolux.com]
Sent: Wednesday, August 28, 2019 6:04 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Amended Ordinances in District 25

Vince
My wife and I own a house at 3487 Ponce De Leon Court (Fort Morgan.)

We have witnessed firsthand what is currently going on in Ft. Morgan with the construction of Easy Breezy a 3 story 18 bedroom house which sleeps 44 people (hotel with no parking) in 2017.

During the summer it is very difficult to drive on Ponce De Leon Court because of all the vehicles on the street because there isn't enough parking at Easy Breezy.

I have seen the raw sewage over flowing from the grinder pump.

As you know, construction has started on another house just like Easy Breezy on the west side of Easy Breezy. Where does this stop with developers putting small hotels on residential lots.

I fully support the proposed Amended Ordinances in District 25 to be presented to the Baldwin County Planning and Zoning board for a vote during the September 5, 2019 meeting.

Sincerely,
Paul Stanton

Paul Stanton
District Sales Manager - Gulf Coast – Contract Sales
(251) 295.5255 - Cell
Electrolux / Frigidaire Major Appliances North America
30082 D'Olive Ridge
Spanish Fort, AL 36527
www.frigidaire.com
www.electroluxappliances.com



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=====

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 12:35 PM
To: D Hart
Subject: FW: <EXTERNAL> Proposed Amended Ordinances in District 25

From: windward2 [mailto:windward2@bellsouth.net]
Sent: Thursday, August 29, 2019 12:00 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Amended Ordinances in District 25

Vince

My wife and I own a house on Buchanan Court W. We purchased this house in January 2018. Prior to that we owned a house at 3480 State Hwy 180 for 20 years (1998 to 2018). We saw first hand what is currently going on in Ft. Morgan with the construction of Easy Breezy a 3 story 18 bedroom house which sleeps 44 people (hotel with no parking) in 2017. During the summer it is very difficult to drive on Ponce De Leon Court due to of all the vehicles on the street because there isn't enough parking at Easy Breezy for 44 people. I have seen the raw sewage over flowing from the grinder pump when walking to the beach. Also it is my understanding that the Ft. Morgan VFD doesn't have ladders to reach 3 stories which is a huge safety problem. I believe construction has started on another house (hotel) just like Easy Breezy on the west side of Easy Breezy. Where does this stop with developers putting small hotels on residential lots.

Cindy and I fully support the proposed Amended Ordinances in District 25 to be presented to the Baldwin County Planning and Zoning board for a vote during the September 5, 2019 meeting.

Sincerely,
Don and Cindy Ward
331 Buchanan Court W.
Gulf Shores, AL
251-363-8576

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 8:12 AM
To: D Hart
Subject: FW: <EXTERNAL> Proposed Amendment

From: Strong, Gillard [mailto:StrongG@bv.com]
Sent: Thursday, August 29, 2019 8:06 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Amendment

Sirs,

I would like to voice my support for the proposed amendment to the zoning for district 25. We need much lower density than what we have now. I am a fifth generation Fort Morgan resident . I grew up there and my house is at 11321 St. Hwy. 180 (2nd St.) also I own four other lots as well as another house and my home. I have seen the state of the environment go downhill driven by the greed of real estate developers. This has to stop. We large four stories houses with four to six units in each one that are built for tax write offs by people who could care less about the local environment or the people. It is pass time that Baldwin county support the people who live here and not out of area investors. I look forward to your support on this matter. Thank you.

G.C. Strong III
Commissioning Manager
NFE CHP Project
+1-876-402-2372 Jamaica
+1-913-458-6175, office
+1-251-978-6960, mobile
strongg@bv.com

D Hart

From: Vince Jackson
Sent: Wednesday, August 28, 2019 10:40 PM
To: D Hart
Subject: FW: <EXTERNAL> Proposed ordinances for District 25

From: mac_deidra [mailto:mac_deidra@bellsouth.net]
Sent: Wednesday, August 28, 2019 9:15 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed ordinances for District 25

Mr. Jackson,

We want to voice our support for the proposed ordinances in District 25 limiting single and 2 family construction to 2 stories and also limiting the size of dune walkovers.

Being Fort Morgan homeowners for 21 years, we are committed to preserving our very special habitat here for generations to come. We thank you in advance for supporting these new proposed provisions that will certainly make a difference in the preservation of Fort Morgan.

Sincerely,

Deidra and Mack Bell
3437 Ponce de Leon Court
Gulf Shores, AL 36542

Sent from my Verizon, Samsung Galaxy smartphone

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 8:47 AM
To: D Hart
Subject: FW: <EXTERNAL> Support for the Proposed Ordinances for Ft Morgan District 25

From: rtravel man [mailto:rtravelman123@gmail.com]
Sent: Thursday, August 29, 2019 8:49 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Support for the Proposed Ordinances for Ft Morgan District 25

Dear Mr. Jackson,

I own a home at 3457 Ponce DeLeon Ct. Ft. Morgan. I have reviewed the proposed Ordinances and totally agree that they will protect our community from over building, poor or no appropriate planning for new construction. Thank you for your support the proper development of our community.

Sincerely,
Royce D. Massey
3457 Ponce DeLeon Ct
Ft. Morgan, AL



Virus-free. www.avast.com

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 6:34 AM
To: D Hart
Subject: Fwd: <EXTERNAL> Fwd: Fort Morgan ordinance

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: carla kapeskas <crkapeskas@gmail.com>
Date: 8/29/19 6:18 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fwd: Fort Morgan ordinance

Sent from my iPhone

Begin forwarded message:

From: carla kapeskas <crkapeskas@gmail.com>
Date: August 29, 2019 at 7:17:56 AM EDT
To: VHACKSON@baldwincountyal.gov
Subject: Fort Morgan ordinance

I am a property owner in Fort Morgan and I support the new ordinance limiting building heights and board walks.

Please help us keep Fort Morgan from real estate exploitation.

Help protect our wild life.

Carla Kapeskas

Sent from my iPhone

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 7:53 AM
To: D Hart
Subject: Fwd: <EXTERNAL> Proposed Ordinances for Ft Morgan District 25

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Wayne Zeek <dwzeek@bellsouth.net>
Date: 8/29/19 7:48 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Ordinances for Ft Morgan District 25

As a member of the FMCA and a property owner at the Rookery I & II, I fully support the proposed changes to the Ordinances as described the FMCA Executive Board's email.

Further in my capacity as President of the Rookery Condominium Owner's Association, I have sent the Board's email to all of the Rookery I & II Owners also requesting their support.

Sincerely,
Wayne Zeek, President
Rookery COA
205-534-0753

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 6:33 AM
To: D Hart
Subject: Fwd: <EXTERNAL> Proposed Ordinances

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: LINWOOD H JR SNELL <woodysnell@bellsouth.net>
Date: 8/29/19 5:01 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Ordinances

As Fort Morgan homeowners, we fully support the proposed ordinances to be considered at the Sep 5 meeting.

Laura and Linwood Snell
5571 Pizarro Ave
Gulf Shores (Ft Morgan), AL

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 6:33 AM
To: D Hart
Subject: Fwd: <EXTERNAL> SALTER----VOTE OF SUPPORT FOR PROPOSED ORDINANCES !! Fwd: Proposed Ordinances for Ft Morgan District 25
Attachments: Planning District 25 Proposed Text Amendments to Local Provisions 2019 Revised.pdf

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "J. Stephen Salter" <umstakwit@aol.com>
Date: 8/29/19 5:02 AM (GMT-06:00)
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> SALTER----VOTE OF SUPPORT FOR PROPOSED ORDINANCES !! Fwd: Proposed Ordinances for Ft Morgan District 25

Law Office of J. Stephen Salter
Fellow, ABCL Life Member, NACDL
8975 Pompano Way
Gulf Shores, Alabama 36542-8123
Telephone: 205-585-1776
Email: umstakwit@aol.com

PLEASE KNOW THAT I SUPPORT THE PROPOSED ORDINANCES FOR OUR AREA !

THANK YOU FOR YOUR THOUGHTFUL PROPOSAL !

STEVE

-----Original Message-----

From: ERNIE CHURCH <ecaces4@bellsouth.net>
To: Ernie Church <ecaces4@gmail.com>
Cc: Ernest Church <ecaces4@bellsouth.net>
Sent: Wed, Aug 28, 2019 12:22 pm
Subject: Proposed Ordinances for Ft Morgan District 25

Dear Fort Morgan Civic Association Members
Over the past years the FMCA, Fort Morgan Planning and Zoning Committee and Baldwin County have been working toward some much needed changes to Baldwin County Zoning

Ordinances in order to protect the Fort Morgan community as a whole. Vince Jackson, Baldwin County Planning & Zoning Director, has been working with the County Administrator, Wayne Dyess, to get these proposed changes in front of the Baldwin County Planning and Zoning board for a vote during the September 5, 2019 meeting. If these Ordinances are approved by Planning & Zoning, then the Baldwin County Commissioners will be voting on the Ordinances during October, 2019 for final approval and implementation.

These ordinances will benefit Fort Morgan and help protect our community by limiting new construction to 2 stories, limit the size of dune walkovers and help keep the population density of Fort Morgan in line with the current zoning map. These proposals will also help protect the habitat for our unique and sensitive wildlife as well as promote public safety in areas that have access problems for first responders.

The FMCA Board would like to encourage Fort Morgan residents & property owners to review the proposed ordinances for District 25 (attached below). We also request that you send your support of these ordinances to Baldwin County Planning & Zoning Director, Vince Jackson prior to September 1, 2019. Please Email your support to

: VHACKSON@baldwincountyal.gov

We appreciate you forwarding this email to other residents & homeowners in our Fort Morgan Community and request their support, too.

Please feel free to contact us if you have any questions related to the proposed Amended Ordinances in District 25.

Sincerely
FMCA Executive Board

D Hart

From: Vince Jackson
Sent: Thursday, August 29, 2019 11:37 AM
To: D Hart
Subject: FW: <EXTERNAL> Proposed Baldwin County Zoning Ordinances

From: Pat Ryan [mailto:wgipatryan@aol.com]
Sent: Thursday, August 29, 2019 10:08 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Baldwin County Zoning Ordinances

Dear Mr. Jackson:

As a property owners in Fort Morgan, we would like to voice our support for the proposed changes to Baldwin County Zoning Ordinances in order to protect the Fort Morgan community as a whole.

We appreciate your support in this matter.

Regards
Pat and Ellen Ryan
8839 Dolphin Lane
Cabana Beach Subdivision

D Hart

From: Vince Jackson
Sent: Friday, September 27, 2019 7:21 AM
To: D Hart
Subject: FW: <EXTERNAL> Baldwin County P&Z Text Amendments District 25
Attachments: attachment 1.xlsx; ATT00001.htm

From: Greg & Jamie Strategier [mailto:samsplace41805@gmail.com]
Sent: Monday, September 16, 2019 8:52 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>; Wayne Dyess <Wayne.Dyess@baldwincountyal.gov>
Cc: Joe Emerson <captjoesells@gmail.com>; Paul Staton <paul.stanton@electrolux.com>
Subject: <EXTERNAL> Baldwin County P&Z Text Amendments District 25

Hi Vince & Wayne ~

First, thank you so much for all your long hours, Hard work, and your personal diligence and your staff's research in preparing and recommending the text amendments for District 25. Unfortunately I had an accident and was unable to attend the Planning Commission meeting, but my husband, Greg, stayed until the end along with about 30 other FM Residents to address the Planning Commission. We are all very pleased with the Unanimous Vote to approve your recommendations by Baldwin County Planning Commission!

Can u please confirm what date the text amendments for District 25 will Be on the agenda for the Commissioners Meeting in October? I tried to pull Up agenda online but it must be too far out for the October agendas. I see they have a meeting set on October 1.

You already know all of our valid safety concerns for the 2 story limit in residential neighborhoods in District 25.

I have been hearing a lot of push back about the 2 story limit from "the developers" of these Large Big BUISNESS Developments. I can honestly say their concerns are only of greed!

Below are Publicly Advertised Documented Examples:

- With a 2 story duplex "Big Breezy" located: 3604 Ponce de Leon Court (approx 10 rooms plus 2 bunk rooms sleeps 22) there is sufficient annual rental income for the developers. If rented 100% the projected annual rental income would be \$348,300.00

~ Versus ~

- With a 3 story duplex for example "Easy Breezy" located: 3468 Ponce de Leon (18 rooms plus 4 bunk rooms sleeps 44 plus) there is an over abundance of annual rental income. If rented 100% the projected annual rental income would be \$650,400.00.

These numbers come directly from their advertisement with Prickett Properties (See links below). Of course, this rental income also equates to a higher resale value for this COMMERCIAL property which Easy Breezy is listed for sale at \$3.5 Million Dollars on Zillow (as of this date).

<https://www.prickettproperties.com/vacation-rentals/349/Easy-Breezy/Gulf-Shores/AL/West>

Easy Breezy Rates 9/4/19
Per Website

	Dates	Rate for all 10 bedrooms	Rate	Weeks	Two Units 100%
Labor Day	Aug 29, 2019 - Sep 02, 2019	1,200/nt, 6,000/wk, 3 nts min	\$ 6,000	1	\$ 6,000
Early Fall	Sep 02, 2019 - Sept 6 2019	500/nt, 3,500/wk, 600/wk end nt, 3 nts min	\$ 3,500	1	\$ 3,500
Early Fall	Sep 07, 2019 - Oct 4 2019	500/nt, 4,200/wk, 700/wk end nt, 2 nts min	\$ 4,200	4	\$ 16,800
Fall	Oct 05, 2019 - Oct 18, 2019	600/nt, 4,200/wk, 800/wk end nt, 7 nts min	\$ 4,200	2	\$ 8,400
Late Fall	Oct 19, 2019 - Oct 31, 2019	600/nt, 4,200/wk, 700/wk end nt, 3 nts min	\$ 4,200	2	\$ 8,400
Winter	Nov 01, 2019 - Feb 29, 2020	500/nt, 3,500/wk, \$700 weekend, 2 nts min	\$ 3,500	14	\$ 49,000
Thanksgiving	Nov 23, 2019 - Nov 29, 2019	1,000/nt 7,000/wk, 7 nts min,	\$ 7,000	1	\$ 7,000
Holidays	Dec 21, 2019 - Jan 01, 2020	800/nt, 5,600/wk, 7 nts min	\$ 5,600	2	\$ 11,200
Spring	Feb 29, 2020 - May 08, 2020	1,000/nt, 7,000/wk, 7 nts min	\$ 7,000	9	\$ 63,000
Spring	May 09, 2020 - May 22, 2020	1,000/nt, 7,000/wk, 7 nts min	\$ 7,000	3	\$ 21,000
Early Summer	May 23, 2020 - Jun 05, 2020	1,600/nt, 9,100/wk, 7 nts min	\$ 11,200	2	\$ 22,400
Summer	Jun 06, 2020 - Aug 15, 2020	1,700/nt, 11,900/wk, 7 nts min	\$ 11,900	10	\$ 119,000
July 4th	Jul 04, 2020 - Jul 11, 2020	1,800/nt, 12,600/wk, 7 nts min	\$ 12,600	1	\$ 12,600
				52	\$ 348,300

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:08 PM
To: D Hart
Subject: FW: <EXTERNAL> Support of District 25 Proposed Amended Ordinances

From: bppounds [mailto:bppounds@yahoo.com]
Sent: Thursday, September 05, 2019 3:42 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Support of District 25 Proposed Amended Ordinances

To: Vince Jackson
Baldwin County Planning & Zoning Director

From: Barbara P. And Richard H. Pounds, Jr.

Date: September 5, 2019

We are writing to join other Fort Morgan residents in support of the proposed District 25 ordinance changes, drafted by our Fort Morgan Planning and Zoning Committee. Instead of addressing each change, item by item, we simply want to tell you how we feel about the ordinances overall.

We are deeply convinced that these ordinance changes are necessary to ensure continued quality of life in our community. Any future over building of high-density developments will adversely affect the very character of this unique and historic area. This character is something that we want to know will still be around for our grandchildren to enjoy.

In addition, approval of the amended ordinances will at least keep existing traffic levels on State Highway 180 of local residents as well as visitors from exploding into both unbearable day to day travel and unsafe conditions during hurricane evacuations. Living here since the late 1980s, we have experienced several evacuations, and know that higher density will only exacerbate the problem. Since there is one exit north on Highway 59, we already are merging with the heavy traffic from Gulf Shores and some from Orange Beach.

Increased density will also mean that the pleasure of enjoying our less-crowded beaches, a major draw for vacationers, will become just a memory. Our peninsula supports an incredible amount of wildlife habitat beyond the Bon Secour National Wildlife Refuge borders. This is another quality of this district which makes it so desirable. Thousands of birds migrate through our yards year after year. Overbuilding will only lead to diminished numbers.

Some in opposition to amending the ordinances will argue that restrictions will result in lower property values, that investors and buyers will be too cautious to buy gulf front properties here. We truly believe that the very attributes mentioned above will continue to make this a very attractive place to visit or live fulltime. Visitors are almost constantly remarking on facebook how they love this place for the peace and quiet vs bustling crowds in our neighboring towns to the east.

We just want to emphasize what a wonderful existence we have living here, not only because of its remote, quiet, and uncrowded location but because of the people and the small town feel. It is our opinion that it is paramount that we take steps now to preserve the natural beauty, the historic and quaint character, and above all, the public safety of our home town. We hope you will seriously consider the positive impact that the proposed ordinance changes will have on life in Fort Morgan District 25.

Sent from my Samsung device

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:07 PM
To: D Hart
Subject: FW: <EXTERNAL> Fort Morgan

From: fmseaturtles [mailto:fmseaturtles@gmail.com]
Sent: Thursday, September 05, 2019 2:54 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fort Morgan

Mr. Jackson,
I am a team leader for Fort Morgan Share the Beach team.
I support the new ordinances pertaining the dune walk overs and height of new builds.
Some of the current dune walk overs make it impossible to get around on our UTV that we use for morning patrol and to deliver equipment to nests at times.
We appreciate your support of the concerns of our program.
Debbie Harbin
251-391-8333

Sent via the Samsung Galaxy S7, an AT&T 4G LTE smartphone

Comes off
1st Floor of

the building

15
feet



Dune Walkover
In compliance with
the proposed dune walkover
regs



LETTERS IN OPPOSITION

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 2:16 PM
To: D Hart
Subject: FW: <EXTERNAL> Fw: Correction for Proposed Ordinances for Ft Morgan District

From: Bill Jones [mailto:joneswh@bellsouth.net]
Sent: Thursday, August 29, 2019 9:14 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fw: Correction for Proposed Ordinances for Ft Morgan District

Vince:

As I read the proposals for dune walkovers I am caused to ask why these, now? Are existing structures grandfathered in?

I ask because of the stated "concern" for environmental reasons; but on the other hand gulf front property (rental and otherwise) without any dune walkover structures of any size or make, daily allow total destruction of the vegetation, and dunes. So how is regulation of walkovers going to benefit anyone? Really, am I missing something here?

How does the bureaucratic dictation of handrail height protect or make any better the "environment"? You can't dictate the height of the sand beneath a dune walkover as it changes in large measure by season and wind. Why would solar lights be prohibited on the walkover for the aged and infirm?

I make these few remarks because while I support most of what appears on page one the remainder is hardly science based but just some arbitrary crap dreamed up by some do-gooder.

The bottom line is most of the water front of Ft. Morgan is privately owned. There is little room for much development period, unless the public and renters gain greater rights to trespass and and trample.

The good people of Ft. Morgan should start notifying tourists and 2nd tier renters that there is not much public beach available but the laws of trespass in Alabama still exist.

As well intended as this may be you just create more fodder for lawyers.

Thanks

Bill

LAW OFFICE OF
WILLIAM HAROLD JONES
849 U.S. HWY 11
PETAL, MS 39465
PH: 601-545-8324
FX: 601-545-8389
whjoneslawoffice@bellsouth.net
joneswh@bellsouth.net

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----- Forwarded Message -----

From: Fort Morgan <fortmorgancivic@gmail.com>
To: "fortmorgancivic@gmail.com" <fortmorgancivic@gmail.com>
Sent: Wednesday, August 28, 2019, 10:03:31 PM CDT
Subject: Correction for Proposed Ordinances for Ft Morgan District

Dear Fort Morgan Civic Association Members

I must apologize for a mistake. There was typo in the email (see attached below). **Vince Jackson's CORRECT email address is:** vjackson@baldwincountyal.gov

If you already sent Vince an email, then please resend it to the CORRECT email address.

You are also invited to show your support in-person during the Baldwin County Planning & Zoning Commission meeting next Thursday, September 5, 2019 @ 6pm.

Baldwin County Central Annex Building
22251 Palmer Street
Robertsdale, AL 36567

Sincerely,
Greg Strategier

Dear Fort Morgan Civic Association Members

Over the past years the FMCA, Fort Morgan Planning and Zoning Committee and Baldwin County have been working toward some much needed changes to Baldwin County Zoning Ordinances in order to protect the Fort Morgan community as a whole. Vince Jackson, Baldwin County Planning & Zoning Director, has been working with the County Administrator, Wayne Dyess, to get these proposed changes in front of the Baldwin County Planning and Zoning board for a vote during the September 5, 2019 meeting. If these Ordinances are approved by Planning & Zoning, then the

Baldwin County Commissioners will be voting on the Ordinances during October, 2019 for final approval and implementation.

These ordinances will benefit Fort Morgan and help protect our community by limiting new construction to 2 stories, limit the size of dune walkovers and help keep the population density of Fort Morgan in line with the current zoning map. These proposals will also help protect the habitat for our unique and sensitive wildlife as well as promote public safety in areas that have access problems for first responders.

The FMCA Board would like to encourage Fort Morgan residents & property owners to review the proposed ordinances for District 25 (attached below). We also request that you send your support of these ordinances to Baldwin County Planning & Zoning Director, Vince Jackson prior to September 1, 2019. Please Email your support to : VJACKSON@baldwincountyal.gov

We appreciate you forwarding this email to other residents & homeowners in our Fort Morgan Community and request their support, too.

Please feel free to contact us if you have any questions related to the proposed Amended Ordinances in District 25.

Sincerely
FMCA Executive Board

--
Fort Morgan Civic Association

President
Joe Emerson
captioesells@gmail.com

Vice President
Ernie Church
ecaces4@gmail.com

Treasurer
Greg Strategier
samsplace41805@gmail.com

Secretary
Carol Kittrell
ckittrell@southalabama.edu



D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 2:11 PM
To: D Hart
Subject: FW: <EXTERNAL> Proposed Fort Morgan Zoning Ordinances

Opposition

From: Scott Lewis [mailto:scottl@ncms-inc.com]
Sent: Thursday, September 05, 2019 12:49 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed Fort Morgan Zoning Ordinances

Mr Jackson,

My name is Scott Lewis and I'm the President of CL Investments, LLC. an Alabama company. I own multiple homes down in Fort Morgan and am currently constructing another one. All my properties are luxury properties that attract renters that spend a tremendous amount hence provide much needed tax revenue for the area. It has been brought to my attention that the minority, the full time residents that live in Fort Morgan, are driving an agenda that is on the surface claiming to be driven for safety reasons but in reality they are doing it to greatly reduce development of the area so they can keep it the way they want.

3 story houses:

I'm told the reason they want to restrict the building of 3 story houses is for fire safety reasons. They say the Fort Morgan Fire Department (FMFD) has an issue with being able to save people from the 3rd story if it catches fire. Currently you have the Beach Club, the Dunes and many other 3 story houses that the FMFD is serving. They don't have an issue serving those homes why not more homes? Also if one of these larger structures catches fire the FMFD gets assistance from the GSFD to fight these fires. The real reason they want to restrict these homes from being built isn't because of safety it's because of how many renters stay in the homes and the view it blocks. These two reasons have been echoed over and over by the individuals driving this campaign. With the President of the Fort Morgan Civic Association being the son of the ex fire Chief he's using the scare tactic of horrific fires to get his point across. How many 2 and story homes have burned down in Fort Morgan over the last 30 years? How many deaths have occurred? My research although limited shows that not one death has occurred in Fort Morgan in the last 30 years due to fire. House fires are extremely rare too. Yes I know we had two burn down this 4th of July, but that was an anomaly for the area.

Solution: An easy way to solve this problem is requiring sprinkler systems for any 3 story or higher structure just like Gulf Shores does. I would even be okay if we did it for 2 story or above houses. Not only does this solve the problem but it helps the FMFD even more when putting fighting fires.

12ft Driveway's instead of 10ft:

I'm told this is needed for the fire trucks to get to the houses. Over the years the fire trucks in the area have not got wider so why is this needed? On a 50 ft lot if you expand the driveway by 2 feet in width you barely

have enough square feet to build a decent house based on the calculation Bill Lynn at Fish and Wildlife uses. However once again the President of the FMCA is using fire safety as a way to push their agenda

Solution: Require a firm material for the driveway. Cement, asphalt or packed rock. By doing this it makes for a more stable base so you don't have to worry about the truck being stopped.

Limit Parking:

Apparently the FMCA wants to limit how many cars can park under the house or in the driveway. Again they are using fire safety as a reason and scare tactic. First of all if there is a fire at one of my houses on Ponce de Leon NO fire truck is pulling into the driveway, the truck will be parked in the road for two reasons. One access to the hydrant and two they will not put the truck within 50-100 feet of an active fire! I have confirmed this with two different fire departments. Why does the FMCA want this change? By doing this it limits the amount of travelers cars that can be on property hence making it more difficult to get renters. I've heard rumors that the County will tow cars off PRIVATE PROPERTY if this is enforced. Good luck with that going on private property to tow cars. Someone will get hurt doing that. Additionally how are you going to know what houses are grandfathered in? Whose going to police this? Whose going to tow cars? I'm sure this little group called the FMCA will be more than happy to, but I surely wouldn't recommend that.

Solution: Nothing. Private property owners have a right to park how many cars they want in their driveway. With that being said there is a real safety concern for parking in the street so I'm ok with restricting that.

Dune Walk:

Apparently the new ordinance will state that dune walks are mandatory and can only be 2 feet about the highest dune? The highest dune when? Before a hurricane, after a hurricane, in the middle of winter etc? Dunes constantly change. If you require this after a storm where the dunes are washed away then within a year that 2 ft high beach walk will be buried and now you will have to bring out equipment to uncover it. Once you do that you are disturbing the dunes around that area which Bill Lynn is NOT going to go for. Also having dune walks only two feet high is going to cause more debris being launched airborne or being swept into the Gulf or on the beaches after every storm. This doesn't even have to be a hurricane. Many times we get surges with un-named storms that come about during a full moon at high tide that batter the dunes

Solution: I think we should be going the opposite way with this. Dune walks should be a minimum of 6 feet about the highest dune not to exceed 10 feet. Dune walks should be mandatory for all new builds.

I am asking that all these measures be tabled tonight. The minority and their agenda of keeping Fort Morgan from growing is what is driving this. None of the absentee property owners had any idea this was happening in the shadows. Growth is a way of live. Growth generates tax revenue for everyone to benefit. You cannot pass ordinances that are only being presented to stop growth and make a small amount of residents happy. I've invested millions of dollars in the area, have beautiful houses, construct habitat for endangered species, donate nice sums of money to the FMFD and have assisted the Baldwin County Sheriff on multiple times to apprehend criminals in the area by providing surveillance footage and allowing them to use my houses as lookout points for their sting operations. Even though I don't live there I am a very active participant in the area and do a lot to make it better.

You do not have to respond other then letting me know you are read my arguments.

Thank you for all you do,
Scott Lewis
President
CL Investments, LLC
214-673-9100

D Hart

From: Vince Jackson
Sent: Wednesday, September 4, 2019 4:04 PM
To: D Hart
Subject: FW: <EXTERNAL> New Planning and Zoning Draft

This is a letter of objection to the zoning text amendments. I've received a couple of others today, which I will forward.

I know your busy, but when you have a chance could you send me a list of what I've sent you for the text amendments? I'm not sure if I've sent everything.

From: triceyricee@aol.com [mailto:triceyricee@aol.com]
Sent: Wednesday, September 04, 2019 3:55 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> New Planning and Zoning Draft

Mr. Jackson,

As a property owner in the Fort Morgan area, I would like to voice my objection to the new draft for changing the structure size from 3 stories to 2 stories. I feel that with the limitations that Fish & Wildlife has placed on the property owners in Fort Morgan to further limit the number of stories is not for the better good of the area. Taking District 25 out of the overall planning and zoning height regulations seems unreasonable. If there continues to be 3 story houses that can be constructed that falls under the same fire department they are just in a Planned Unit Development, then I feel this is discriminating toward other property owners.

Also, not sure how Fish & Wildlife is going to allow additional parking area so that there will be no stacking of cars without taking the square footage out of the house size.

Thank you for noting my objection.

Trice Hulling, Lazy Shores LLC
Managing Member
Lot C Brandt Lane

D Hart

From: Vince Jackson
Sent: Wednesday, September 4, 2019 4:05 PM
To: D Hart
Subject: FW: <EXTERNAL> Changes on ft Morgan

Opposition to the Fort Morgan amendments.

From: Caleb Hastings [mailto:kanineproperties@gmail.com]
Sent: Wednesday, September 04, 2019 1:09 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Changes on ft Morgan

As an owner and sometime builder I object to changing from 3 story to 2 story and don't understand since the height remains at 35ft(which it should). Leo Hastings

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 2:12 PM
To: D Hart
Subject: FW: <EXTERNAL> District 25

From: Caleb Hastings [mailto:calebwhastings@gmail.com]
Sent: Wednesday, September 04, 2019 9:41 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> District 25

Good Morning Mr. Jackson,

I am writing in regards to the building code changes that are proposed in District 25 of Baldwin County - specifically the parking limits and the limit on the number of stories that can be built.

I grew up vacationing to Fort Morgan every summer. My parents eventually moved to Fort Morgan and my father practices veterinarian medicine in Loxley while living in Oyster Bay Village on Fort Morgan. I have owned several properties over the past several years and am in the process of building on Chewing Lane on Fort Morgan. I say all this because I want to impress that I truly value this area - its a part of my childhood and now a part of my life (I've been fortunate to purchase and remodel some of the properties I grew up spending the summers in). I'm concerned that these changes don't improve "safety" at all and are in fact proposed for the purpose of slowing down development on Fort Morgan.

1) How can the limit on the number of stories improve safety when the height restriction of 35' is still the same? Instead this is a proposed change that will limit the number of bedrooms and in effect the number of people vacationing to those homes

2) How does the number of parking spots (not stacked vehicles) improve safety? Again I propose that its a restriction to limit the number of bedrooms built on smaller lots.

3) I'm sure you understand the finances much better than I do with tax revenue, but it doesn't seem like a good business model to restrict the size of a home that can be built. Lowering the values and therefore the tax revenue. Also lowering the number of vacationers to the area and the out-of-state revenue.

I value the preservation of Fort Morgan and have always met with regulations to keep that preservation. I've had meetings at various times and sometimes at the same time with US Fish and Wildlife, Corp of Engineers, ADEM, P&Z, etc.to assure that I meet those regulations. I care about the area, but I understand that growth is vital to helping maintain what we have. I'm in favor of regulations that help preserve this beautiful area and keep it and the residents safer. However I object to the proposed changes to District 25 because I don't believe they accomplish either one. I believe they are proposed to restrict growth and I object.

I didn't mean to write such a long email. I've never lived on Fort Morgan, but because men a long time ago were in favor of development and growth I've been able to enjoy it each year for over 30 years.

I appreciate and value your time. So thank you.

Caleb Hastings
270-792-5015

D Hart

From: Vince Jackson
Sent: Thursday, September 5, 2019 9:07 AM
To: D Hart
Subject: FW: <EXTERNAL> Ft. Morgan Zoning - Gulf Subdivision C

Another letter.

From: Robert J. Isakson, Sr. [mailto:risaksonsr@lafayetteland.com]
Sent: Thursday, September 05, 2019 9:03 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>; Baldwin Co. - Wayne Dyess, County Administrator <wayne.dyess@baldwin.countyal.gov>
Cc: Reed, Mark B. <mbr13151@aol.com>; Miller, Greg <gregmillerfm@gmail.com>
Subject: <EXTERNAL> Ft. Morgan Zoning - Gulf Subdivision C

Gentlemen,

My partners and I appreciate the time you spent with us yesterday and the effort you made to understand our dilemma's. Some have been living this nightmare for many years, and unfortunately came into the meeting with a feeling of dispare. We appreciate more than you know, your restraint and understanding.

I think we have come down to two issues:

1. The stacked parking being not applicable to us. Gulf Subdivision C consists of, I think, 56 lots that run from Ft. Morgan Road to the beach, each being some 50 feet wide and 800 lf to 1,000 lf long. With the requirements for the drive, etc. the stacking prohibition would be devastating to our remaining developments. As we discussed yesterday, we don't believe that we are the subject of the parking complaints. We understand the parking dilemma occurring elsewhere and your attempts to rectify that. However, if it could be possible to exclude our subdivision from these parking regulations, it would help us tremendously; while not exacerbating your parking dilemma.
2. Two story height. With our 50 ft. lot, the lowering of the stories from 3 to 2 (while passing the previously established 2.5 stories) is debilitating. I believe that this was an act specifically requested by the Fire Dept. but is not required by the other zoning districts. I understand that this does not have to do with the fire suppression equipment, but rather with the theory that the volunteers in Ft. Morgan are older than other volunteer firefighters in the county and may have more difficulty removing victims from the second and one half floors of burning buildings. Perhaps, as an alternative to this punishing restriction you could add that if someone wanted to build a 2.5 story home in Ft. Morgan, then they are required to sprinkler the entire

residence. I believe that this would be a fair compromise to the needs of the fire department but still allow the owners to build to where it is economically feasible.

Again, I appreciate the professionalism that you exhibited yesterday and your willingness to receive us and hear our concerns. Anything that you might be able to do to assist would be most appreciated. Bob

Robert J. Isakson, Sr.
Lafayette Land Company
Phone: 1-251-340-6505 x 101
Cellular: 1-251-423-1160



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September 27, 2019

Hon. Charles F. "Skip" Gruber
County Commissioner - District 4 (South Baldwin County)
Baldwin County Administration Building (County Seat)
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507
Phone: 251.937.0264
cgruber@baldwincountyal.gov

Vince Jackson, Planning Director
Planning and Zoning Department
22251 Palmer Street
Robertsdale, AL 36567
Phone: 251.972.8523
vjackson@baldwincoal.gov

Gentlemen,

I am the Managing Member of a family partnership which has owned property in Fort Morgan, AL since the early 1970's. Recently, my family learned of some activity by the County Commission and the Planning and Zoning Department/Commission impacting District 25 which is causing us great concern.

We were advised that at the Regular Meeting of the Planning and Zoning Commission on September 5th there was a vote to approve of changes to the current zoning of properties in District 25/Fort Morgan. The material and substantive changes that were approved included new restrictions on maximum building height, dune walkovers, and parking. Specifically, the changes were identified on the Agenda as "Text Amendments" to:

- a.) TA-19001, Article 2, Section 2.3.25 Local Provisions for Planning District 25.
- b.) TA-19002, Article 4, Residential District as it pertains to maximum height and
- c.) TA-19003, Article 22, Definitions as it pertains to the definition of half-story

Our specific concerns:

1. We did not receive any notification of the proposed changes that directly impact the value of our property and, therefore, we were not provided with any opportunity to be heard in opposition to these proposed changes.

2. It appears from the Agenda available online that Mr. Ernie Church, Vice President of the Fort Morgan Civic Association, provided notice to the members of the Fort Morgan Civic Association via email of August 28, 2019. Not all owners of property in Fort Morgan are members of this association.

3. Some persons owning property in Fort Morgan were provided with notice and an opportunity to submit their opinions in writing, all of which supported the proposed changes. Specifically, there were twelve (12) letters from the following persons that were submitted prior to the meeting as they were attached to the Agenda: Mr. Massey, Mr. Strong, Mr. Zeek, Ms. Kapeskas, Mr. Salter, Mr. and Mrs. Snell, Diedre and Mack Bell, Paul Stanton, Joe Emerson, John and Joan Scruggs, Pat and Ellen Ryan, and Don and Cindy Ward.

4. It appears that the new changes to the zoning in Fort Morgan will not impact existing developments such as Martinique, The Dunes, and Kiva Dunes. It disproportionately impacts private, single-family property owners.

5. All of the changes approved without notice to all owners of land located in Planning District 25 will directly and negatively impact the value of property in that District. We strenuously object to these changes and we believe that if appropriate notice was provided, the Commission could be provided with substantive evidence supporting objections that should be considered before approving and implementing such changes to zoning in that District.

We would appreciate your responses to the following questions at your earliest convenience:

1. On what date will the meeting minutes be available from both the August 1 and September 6 Planning and Zoning Commission Meetings?

2. Based on the limited information on the website at this time, it appears that the next regular meeting of this Commission will be October 3, 2019. Assuming this is true, does the Commission intend to provide written notice to all property owners in District 25/Fort Morgan prior to that meeting regarding the changes to District 25 that were approved at the meeting on September 6, 2019?

Sincerely,

Susan W. Harrell

Susan W. Harrell
Managing Member
Philip Properties, LLC
2621 Paradise Point Drive
Pensacola, FL 32503
Swharrell56@gmail.com
s.w.harrell@cox.net
(850) 450-5688

September 27, 2019

Mr. Vince Jackson
Planning Director
Planning and Zoning Department
22251 Palmer Street
Robertsdale, Alabama 36567
Phone: 251.972.8523
vjackson@baldwinncountyal.gov

Mr. Jackson,

Thank you for taking the time to speak with us via telephone on September 20, 2019. As property owners in District 25, we have some concerns with the proposed TA-19001 Text Amendment to the Baldwin County Zoning Ordinance Article 2, Section 2.3.25.

Our family has owned property in Fort Morgan (District 25) since the 1970's. We grew up fishing and enjoying the beaches in the area with our parents who were both lifelong northwest Florida residents. We know firsthand the beauty of that stretch of land at Ft. Morgan and embrace the efforts to prevent the peninsula from becoming overbuilt with high-density developments. However, the current changes being proposed (TA-19001) in combination with Fish & Wildlife (F&W) restrictions for protection of the Alabama Beach Mouse will specifically and primarily impact the owners of property in District 25 who wish to build single family houses or sell to those who wish to do the same.

It is our understanding that the proposed text amendments specifically exclude existing high-density properties in Ft. Morgan including Kiva Dunes, The Dunes, Heritage Point, and Martinique. If the proposed text amendments are a matter of safety, then these HDPs should also be required to meet the requirements that are proposed. At the very least, the fire department should have insisted that existing buildings in District 25 which exceed the height limit be required to install sprinkler systems in order to address the safety issues. As a reminder, during our phone conversation, you offered to send us a copy of the letter from the Fire Department outlining the safety concerns the Department had about being able to service properties over 2.5 stories. We would appreciate it if you could send this to us.

The value of currently undeveloped properties in District 25 will be greatly reduced if the changes proposed in TA-19001 are approved. We were advised by our real estate agent that a prospective buyer of our property had recently attempted to secure a “mouse permit” and was told that these proposed text amendments would prohibit him from building a 3-story house (3 habitable floors). We are unsure if a “mouse permit” is another label for the “land use permit.” This prospective buyer has nine children and, therefore, would need to build a 3-story house in order to accommodate eleven people (nine children and two adults). This information has kept the prospective buyer from making an offer to purchase our property. We do not believe that an ordinance which prevents a large family from building in District 25 is consistent with the intent of the proponents of this proposal.

F&W already restricts the building footprint of single-family housing to 0.1 acre (including the driveway, parking, deck, and house). Someone wishing to build a home for a large family would need to build more stories in order to accommodate all the bedrooms needed. Our lots are ~340 feet deep and although F&W does make some exceptions in the 0.1-acre restriction for deep lots, the enforcement of the parking requirements would further reduce the habitable square footage someone could build and, thus again reducing the value of the property.

Although the stacked parking ordinance was adopted two years ago, it has not heretofore been enforced. The enforcement of stacked parking further puts current undeveloped property owners at a disadvantage to other property owners who have existing homes since the enforcement will prevent approval of building permits without taking more property for parking away from the footprint of the home.

Text Amendment TA-19001 is not directed at the high-density developers who have already built on Ft. Morgan. In fact, the current high-density developments are specifically excluded. They are not directed at the property owners who built prior to implementation of the more stringent ordinances. The persons to be directly and negatively impacted are the property owners of currently undeveloped property who want to preserve the beauty of Ft. Morgan but who instead are seeing their investment continue to be devalued.

We feel that the proposed TA-19001 goes beyond a simple text amendment. This proposal creates material and substantive changes that negatively impact the value and marketability of currently undeveloped properties at Ft. Morgan. We sincerely hope that you consider our concerns and the impact that this proposal will have upon property in District 25. We respectfully request that TA-19001 be removed from consideration by the County Commission.

Sincerely,

Susan W. Harrell
Managing Member on behalf of
Philip Properties, LLC
2621 Paradise Point Drive
Pensacola, FL 32503
(850) 450-4688
s.w.harrell@cox.net

Cc:

Hon. Charles F. "Skip" Gruber
County Commissioner-District 4 (South Baldwin County)
Baldwin County Administration Building
312 Courthouse Square, Suite 12
Bay Minette, Alabama 36507
Phone: 251.937-0264
cfruber@baldwinncountyal.gov

D Hart

From: Vince Jackson
Sent: Friday, September 27, 2019 7:16 AM
To: D Hart
Subject: FW: <EXTERNAL> Proposed rule change

From: Michael Audemar [mailto:maudemar@yahoo.com]
Sent: Monday, September 09, 2019 11:09 AM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>; Wayne Dyess <Wayne.Dyess@baldwincountyal.gov>
Subject: <EXTERNAL> Proposed rule change

Hello

I am a lot owner in fort morgan and was heard through the grapevine about a proposed rule change to limit new construction to 2 stories.

This comes as a shock to me. I was not informed that this was even in discussion. I'm sure none of the other property owners were informed either.

I feel like this was done secretly and in a disingenuous manner. Most of the lot owners in fort morgan live out of town. To not contact us beforehand is dishonest and illegal.

I hope the members of the board have insurance and lawyers because we will be primarily suing you individually for your actions, in addition to the city.

M

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:06 PM
To: D Hart
Subject: FW: <EXTERNAL> Fw: Planning district 25 Fort Morgan

From: Jeff Valentine [mailto:jvbeach@yahoo.com]
Sent: Thursday, September 05, 2019 2:34 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Fw: Planning district 25 Fort Morgan

Mr. Jackson,

It's come to my attention that some drastic changes to new construction of beach houses in district 25 have been proposed. I'm writing to express opposition to most of these proposals. I own dozens of properties in Baldwin county and many of them are lots at the beach that haven't been built on. These new changes are going to decrease the value of these properties. (The tax and lodging revenues to the county will also be lessened)

I've heard that the fire department is concerned with being able to handle fires in 3 story houses. How are they planning on servicing existing 3 story houses and condos? I think getting them the proper equipment is a better idea. I expect property owners would rather chip in to help buy the equipment.

I think the current 35 ft height restriction is enough to keep houses to a reasonable size.

I'm told there will no longer be "stacking" of cars under the house and parking pad. Fish and Wildlife request that we use narrower driveways on these sites. No stacking will lead to driveways as wide as possible (detracting from Beach Mouse habitat). Typically we park cars behind the cars under the house. People staying at these houses have access to be able to move the cars if needed.

If the asphalt roads were restored to their original width, vehicles would be able to pass more easily.

It's a dangerous precedent to allow a few voices to encroach on the property rights of many others in Fort Morgan. These voices understood that houses would eventually be built on the beach lots in front of them.

Many of us have owned these lots for years with the plans to develop them.

I ask you to give some additional thought to the negative impacts these changes will bring.

Sincerely,

Jeff Valentine
15946 Keeney dr.
Fairhope, Al. 36532
251-581-3932

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:13 PM
To: D Hart
Subject: FW: <EXTERNAL> District 25 Planning

From: Jeff Valentine [mailto:jvbeach@yahoo.com]
Sent: Friday, September 06, 2019 4:00 PM
To: Charles F. Gruber <CGRUBER@baldwincountyal.gov>
Cc: Vince Jackson <VJACKSON@baldwincountyal.gov>; Wayne Dyess <Wayne.Dyess@baldwincountyal.gov>; Jeb Ball <Jeb.Ball@baldwincountyal.gov>; Joe Davis <Joe.Davis@baldwincountyal.gov>; Billie Jo Underwood <BUnderwood@baldwincountyal.gov>; Teddy J. Faust <TFAUST@baldwincountyal.gov>
Subject: <EXTERNAL> District 25 Planning

Baldwin County planning & Zoning Commission members and staff,

I'm writing about last night's meeting about District 25 Text amendments. I was in attendance and am opposed to the proposed changes.

There are many district 25 land owners (who live and vote elsewhere in Baldwin County) that weren't aware of last night's agenda.

I realize it was about 9 pm when these issues were taken up and everyone looked ready to get home.

Surprisingly not one board member asked a single question about the opposition concerns.

I'd like to recap a few points of contention.

1. The main reason given for limiting houses to 2 stories was the fire department's inability to rescue anyone above floor 2.

What are we to do about the hundreds of 2.5 - 3 story houses and condos that already exist? Are they just out of luck if they have a fire? Shouldn't we just buy a ladder truck to access these structures?

Vince Jackson mentioned he's been working on these issues for years. How has this detail been overlooked by everyone involved?

He stated that parking issues were tabled for a future amendment. I would like to point out that the asphalt roads along the beach haven't been maintained for years. Many of them are now 12 ft wide, when originally constructed at 20 ft. This would alleviate most of the concerns for emergency vehicles having access on the roads. Most of the parking issues are at the beach access points. These cars are not associated with the houses on the beach. Maybe parallel parking expansion in the ROW near those points?

We are Not trying to build "Condos" as was contested. There is a demand for large beach houses for extended families who want to enjoy the beach in a more private setting. I have an 8 bedroom project currently in the planning stage that has 2.5 stories that I am now unable to move forward with.

I hope you can appreciate that Fish and Wildlife mandate the smallest footprint possible for the house, parking, and decks (to preserve beach mouse habitat). This is another reason a 3rd story is sometimes necessary.

I understand that people who already have houses in this district want to limit others from accessing this beautiful area. Did they think these lots would never be built on? I view these proposals as an infringement on the property rights of lot owners and visitors who hope to enjoy the area in the future.

I know other voters in Baldwin county that own beach lots with plans to build some day. I expect you will hear their concerns when they learn of the new restrictions.

Have we thought about the lower property values and tax revenues this will create? Have we gotten feedback from Teddy Faust on this? If this passes, every beach lot that's not built on should be reassessed at a lower value.

I hope the Baldwin County Commission will take a deeper look than was done last night when they take this matter up.

Anyone receiving this letter has permission to forward it to any interested parties.

Sincerely,

Jeff Valentine
15946 Keeney dr.
Fairhope, Al. 36532
251-581-3932

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:10 PM
To: D Hart
Subject: FW: <EXTERNAL> Code Meetings

-----Original Message-----

From: Fawzy Sedrak [mailto:arlingtongoldandsilver@yahoo.com]
Sent: Thursday, September 05, 2019 4:45 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Code Meetings

To whom this concerns,

I was just informed by my realtor that there is a meeting tonight about proposed building changes. I own several lots on Fort Morgan and this will negatively affect the value of them. I feel this is illegal as I was not notified. I have not seen any signs on Fort Morgan stating a meeting regarding proposed building changes nor have I received any notification of any kind via mail, email, etc. (as they do with variances, etc.). Also, I feel there needs to be some clarification on the parking amendment 15.3.1. The amendment states "a driveway which affords unobstructed ingress and egress to each space". This makes no mention of each car needing ingress and egress but we are getting told that we can not stack parking now even with a driveway that provides unobstructed ingress and egress as called for in the amendment. What systems are going to be put in to place to patrol and see if cars are parked correctly? Most of the parking on the street occurs where the perpendicular roads hit Ponce De Leon at the beach access points. I know this was done to promote more parking but it does the opposite by eliminating spaces where people can park. Please table this until everyone who will be affected can be notified. I have already contacted a large law firm in Washington D.C. and they are looking into this matter, and I have contacted other property owners to join. I plan on pursuing this and this will cost the city many funds. Owners are suppose to receive certified letters informing them of city meetings that will affect their property with new code changes. I did not receive any advance notice and neither did multiple land owners that I have spoken to.

Regards

Fawzy Sedrak

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:10 PM
To: D Hart
Subject: FW: <EXTERNAL> Meeting tonight

From: peter sedrak [mailto:petesedrak26.2@gmail.com]
Sent: Thursday, September 05, 2019 4:13 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>; Wayne Dyess <Wayne.Dyess@baldwincountyal.gov>
Subject: <EXTERNAL> Meeting tonight

Hello my name is Peter Sedrak, me and my family own several lots on Fort Morgan.

I was just informed that there was a meeting tonight regarding proposed parking regulations. Me nor anybody else in my family was informed of this proposed change or this meeting.

Before any rash decisions are made, I would like to discuss this further and really vet this out. This proposed change if I understand it correctly would truly hinder rental income, and therefore property values. This ultimately would lead to decreased local tax revenues, both for rental taxes and property taxes.

Please table this topic for now until all involved parties are notified and a consensus can be reached.

Thanks and please contact me at any time.

Peter Sedrak
817 975 6722

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:09 PM
To: D Hart
Subject: FW: <EXTERNAL> Building Amendments

From: Daniel Humphries [mailto:danielphumphries@gmail.com]
Sent: Thursday, September 05, 2019 3:58 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> Building Amendments

I was eating lunch today and overheard a group of people talking about possible zoning changes that would affect Fort Morgan and that there is a meeting tonight regarding the proposed zoning changes. As someone who owns a property on Fort Morgan and lives full time on Fort Morgan, it was a little disturbing since I was not made aware of any proposed changes. I have not seen any zoning notice signs. I have not seen any information or advertisement of it in any form. I fully believe that all owners of property on Fort Morgan should be notified as the proposed changes can and will affect us all. This situation seems like it was done as quietly as possible in hopes that people were not made aware. I have been in real estate for 9 years in the area and have sold a lot of clients property in Fort Morgan and I know for a fact none of them know about the proposals. I can only hope that this can get tabled until more property owners are made aware. Open discussion and dialogue should be welcomed.

Respectfully,

Daniel Humphries

D Hart

From: Vince Jackson
Sent: Thursday, September 26, 2019 3:09 PM
To: D Hart
Subject: FW: <EXTERNAL> new restrictions

From: Tom Martin [mailto:martinhomebuilders@gmail.com]
Sent: Thursday, September 05, 2019 3:56 PM
To: Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: <EXTERNAL> new restrictions

Mr Jackson

just got the letter to look at of the counties intentions.

according to the ibc and irc codes there is no half story

orange beach counts the ground level under the first habitable floor as a story with two floors above they require fire sprinkler systems

gulf shores does not count the under side of the first raised floor but requires fire sprinkler system if the house has three habitable floors above

the county has yet to require fire sprinklers on two or three habitable floors

houses with three habitable floors have been built as far back as 2000

fws has restricted the footprint damaging property values the only way to utilize your land is to go up three habitable floors

if this passes property values for those who have 3 floors will go up but property values will go down

as far as parking most all jurisdictions allow stacking but require so many cars per bedroom

again fws has severely limited parking without stacking

what if cars are stacked regardless of the size of the house how will that be monitored,enforced

so by changing the zoning the way it is you change the status of many homes to nonconforming which could be devastating to future repairs and value

so by not allowing stacking what about existing structures with stacking going on

so by changing the zoning is this a form of taking property rights to have what others have been enjoying for twenty plus years

require fire sprinkler systems in 3 stories (habitable)

leave zoning the way it is or get the fws to loosen up on restrictions of 4356 sq ft from edge of pavement of impacted are

with a drive over 100 sq ft 3450 sq ft of impact for dwelling decks pools stairs parking pad (not much)

the right of way access on fort morgan rd can be as much as 140 ft of state park that the owner has to pay fws 2.3 dollars per sq ft in order to use their own property another taking

thanks for letting me give my opinion as a land owner in fort morgan and an active licensed home builder along the alabama coast

fws has the dune walk under control

Tom Martin

reference irc 2015 pg 18 pg 24