



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SPP25-30 & SV26-01
Seaglade at Saint Andrew's Bay
March 5, 2026

Subject Property Information

Planning District: 25
Zoning: RSF4 & RSF-1 with PRD
Location: Located south of State Highway 180 and east of Pontoon Lane in Gulf Shores
Parcel Numbers:

Parcel ID No.		
05-69-08-01-0-002-008.001	05-69-08-01-0-002-008.033	05-69-08-01-0-002-008.064
05-69-08-01-0-002-008.000	05-69-08-01-0-002-008.034	05-69-08-01-0-002-008.065
05-69-08-01-0-002-008.098	05-69-08-01-0-002-008.035	05-69-08-01-0-002-008.066
05-69-08-01-0-002-008.002	05-69-08-01-0-002-008.096	05-69-08-01-0-002-008.067
05-69-08-01-0-002-008.003	05-69-08-01-0-002-008.025	05-69-08-01-0-002-008.068
05-69-08-01-0-002-008.004	05-69-08-01-0-002-008.036	05-69-08-01-0-002-008.069
05-69-08-01-0-002-008.005	05-69-08-01-0-002-008.037	05-69-08-01-0-002-008.070
05-69-08-01-0-002-008.006	05-69-08-01-0-002-008.038	05-69-08-01-0-002-008.071
05-69-08-01-0-002-008.007	05-69-08-01-0-002-008.039	05-69-08-01-0-002-008.072
05-69-08-01-0-002-008.008	05-69-08-01-0-002-008.040	05-69-08-01-0-002-008.073
05-69-08-01-0-002-008.009	05-69-08-01-0-002-008.041	05-69-08-01-0-002-008.074
05-69-08-01-0-002-008.010	05-69-08-01-0-002-008.042	05-69-08-01-0-002-008.075
05-69-08-01-0-002-008.011	05-69-08-01-0-002-008.043	05-69-08-01-0-002-008.076
05-69-08-01-0-002-008.012	05-69-08-01-0-002-008.044	05-69-08-01-0-002-008.077
05-69-08-01-0-002-008.013	05-69-08-01-0-002-008.045	05-69-08-01-0-002-008.078
05-69-08-01-0-002-008.014	05-69-08-01-0-002-008.046	05-69-08-01-0-002-008.079
05-69-08-01-0-002-008.015	05-69-08-01-0-002-008.047	05-69-08-01-0-002-008.080
05-69-08-01-0-002-008.016	05-69-08-01-0-002-008.048	05-69-08-01-0-002-008.081
05-69-08-01-0-002-008.017	05-69-08-01-0-002-008.049	05-69-08-01-0-002-008.082
05-69-08-01-0-002-008.018	05-69-08-01-0-002-008.050	05-69-08-01-0-002-008.083
05-69-08-01-0-002-008.019	05-69-08-01-0-002-008.051	05-69-08-01-0-002-008.084
05-69-08-01-0-002-008.020	05-69-08-01-0-002-008.052	05-69-08-01-0-002-008.085
05-69-08-01-0-002-008.021	05-69-08-01-0-002-008.053	05-69-08-01-0-002-008.086
05-69-08-01-0-002-008.022	05-69-08-01-0-002-008.054	05-69-08-01-0-002-008.087
05-69-08-01-0-002-008.023	05-69-08-01-0-002-008.055	05-69-08-01-0-002-008.095
05-69-08-01-0-002-008.024	05-69-08-01-0-002-008.056	05-69-08-01-0-002-008.094
05-69-08-01-0-002-008.026	05-69-08-01-0-002-008.057	05-69-08-01-0-002-008.093
05-69-08-01-0-002-008.027	05-69-08-01-0-002-008.058	05-69-08-01-0-002-008.088
05-69-08-01-0-002-008.028	05-69-08-01-0-002-008.059	05-69-08-01-0-002-008.089
05-69-08-01-0-002-008.029	05-69-08-01-0-002-008.060	05-69-08-01-0-002-008.090
05-69-08-01-0-002-008.030	05-69-08-01-0-002-008.061	05-69-08-01-0-002-008.091
05-69-08-01-0-002-008.031	05-69-08-01-0-002-008.062	05-69-08-01-0-002-008.097
05-69-08-01-0-002-008.032	05-69-08-01-0-002-008.063	

Lead Staff: Fabia Waters, Associate Planner
Applicant/Owner: Real Estate Inventories, LLC
Engineer/Surveyor: Goodwyn Mills Cawood, LLC
Online Case #: When searching online CitizenServe database, please use SPP25-000030 & SV26-000001
Attachments: *Within Report*

Subdivision Proposal

Request: The applicant is requesting preliminary plat approval for a residential subdivision & a subdivision variance from section 5.5.16 Streets Elevation.
Number of Lots: 27
Linear ft of streets: 1,518 LF of Private Streets that will not be accepted by Baldwin County for maintenance
Lot setbacks: Reduced with the approved PRD Site Plan

ZONING
BALDWIN COUNTY DISTRICT 25
RSF-1 & RSF-4, A PLANNED RESIDENTIAL DEVELOPMENT (PRD)
PRD ZONING REQUIREMENTS

- 20' FRONT SETBACK
- 30' REAR SETBACK
- 10' SIDE SETBACK
- 20' SIDE STREET SETBACK
- 48' MINIMUM LOT WIDTH
- 2-1/2 STORIES MAXIMUM HEIGHT REQUIREMENT
- 30' WETLAND NATURAL BUFFER EXCEPT FOR LOT 27 PER PRD

Total acreage: 10.54AC
Smallest lot size: 0.17 AC (7,243 SF)
Density: 2.53 U/A
Open space: Total required: 2.11 AC- 20%
Total provided: 4.43 AC- 42.07%
Total usable (50% of required): Usable open space was waived with the approved of the PRD Site plan per the requirements of minimal disturbance of the beach mouse habitat.

Public Utilities and Site Considerations

Public Utilities: Water & Sewer: Gulf Shores Utilities . Letter dated September 8, 2025
Electrical: Baldwin EMC . Letter dated May 14,2025
Broadband: Uniti Fiber . Letter dated September 23, 2025

Fire flow: 1,952 Gallons Per Minute (GPM) at 20 Pounds per Square Inch(PSI) adequate for the proposed reduced setbacks.

Traffic study: Not required due to a lot count

Flood zone: Zone AE & VE, a Floodplain Development Permit shall be obtained for development within the Flood prone Areas.

Drainage improve.: Drainage narrative prepared by Donald Stacey II, PE, Goodwyn Mills Cawood It was reviewed and accepted by the P&Z Permit Engineer.

Wetlands The applicant has provided a USACE Permit to fill 0.13 acres for the construction of a two-lane access drive with a 20-foot-wide driving surface. The eastern extent of the fill

footprint would be approximately 36' wide, and the western would be approximately 20' wide.

Staff Analysis and Comments

The Baldwin County Commission at December 16, 2025, meeting approved the PRD Final Site Plan associated with proposed preliminary plat. The development comprises approximately 10.53 acres within Planning District 25. The proposed development contain split zoning between RSF-1, Residential Single-Family District and RSF-4, Residential Single Family District. Residential Single Family (RSF-1) zoning permits a density of 1.4 units per acre, while Residential Single-Family (RSF-4) zoning allows for 5.8 units per acre. The applicant is requesting that the RSF-1 zoned area revert to the lots of record, each of which are 0.17 acres (7,405 SF) (aside from Lot 27, which is 0.23 acres). The overall development density is approximately 2.56 units per acre. Based on the existing RSF-1 and RSF-4 zoning, up to 42 lots could be accommodated; however, the applicant is proposing 27 lots. The PRD designation allows for flexibility in lot size, width, and setbacks, while maintaining the underlying density.

Subdivision Variance Request for SV26-01

The applicant is also requesting a subdivision variance from section 5.5.16 Streets Elevation for the proposed private street to match the existing grade of State Highway 180.

Section 8.1 – Conditions for variance approval

“Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes of these regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning Commission may approve variances to these Subdivision Regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations.”

Applicant’s Response to Variance Criteria

1. The purpose of this Variance is to allow:

Applicant’s response: *To build a road more than 2 feet below the elevation of the base flood elevation.*

2. Where it is found that extraordinary hardships or practical difficulties may result from strict compliance with the subdivision regulations and/or the purposes of the subdivision regulations may be served to a greater extent by an alternative proposal, the Baldwin County Planning and Zoning Commission may approve variances to these subdivision regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations. The variance, if approved, shall be noted on the Final Plat. A variance shall not be approved unless found to be appropriate under the factors below.

Applicant’s response: *The site has practical, topographical difficulties that preclude strict compliance with the subdivision regulation (5.5.16).*

3. Please explain how the granting of the variance will not be detrimental to the public safety, health, or welfare or injurious to other property.

Applicant's response: *The proposed road grades are matched to the existing roads that are being connected to (Pontoon Lane and Triple Tail Lane). The new road (Pink Sands Avenue) has been designed to be consistent with the surrounding road network and to mesh with their overall drainage patterns.*

4. Please explain how the conditions upon which the request for a variance is based are unique to the property for which the variance is sought.

Applicant's response: *The homes in this area are built on pilings with Finished Floor elevations set above the base flood elevation. It is impractical to build a road at this elevated position as homes are approximately 10 to 12 feet above the ground with the bottom level left open.*

5. Please explain how, because of the particular physical surroundings, shape, or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Applicant's response: *The existing roads establish the elevation at which new roads can connect. These topographic constraints make it impossible to build a road that is at an elevation 10' higher than the surrounding terrain.*

6. Please explain whether the variance will not in any manner vary the provisions of other adopted policies and regulations of the Baldwin County Commission.

Applicant's response: *Granting a variance to this regulation will not violate other policies or regulations of the Baldwin County Commission.*

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. SPP25-30 Seaglade at Saint Andrew's Bay be **Approved with conditions** subject to compliance with the Baldwin County Subdivision Regulations

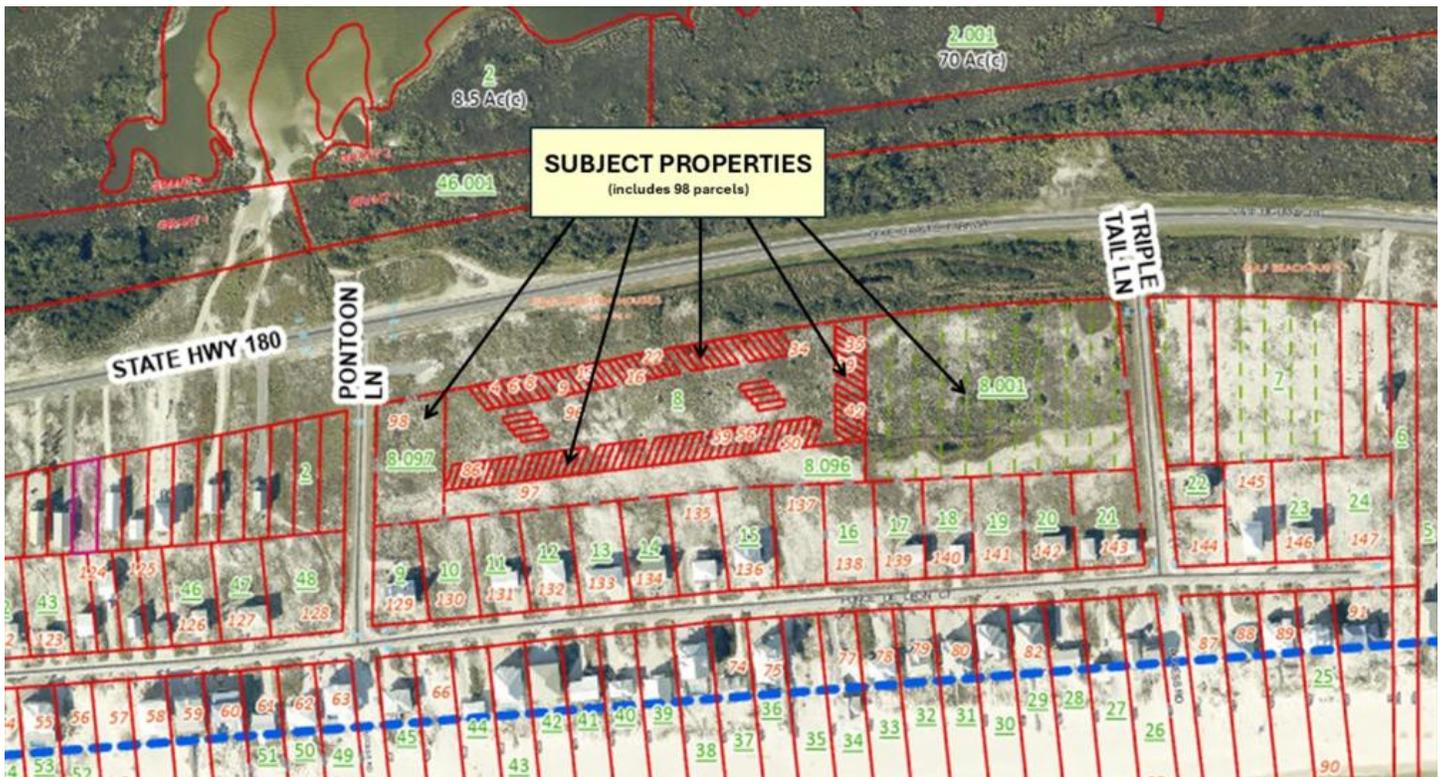
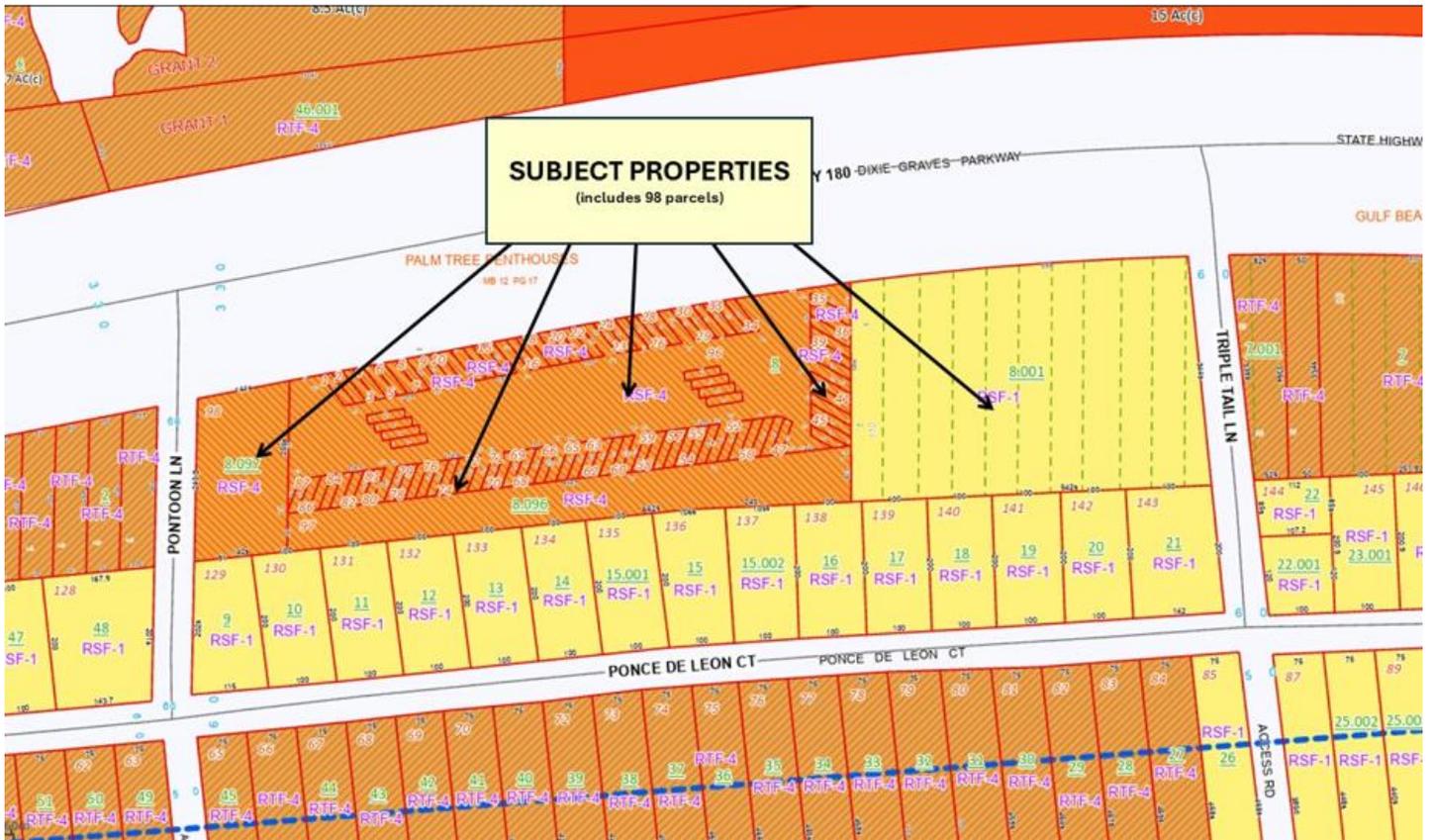
Specific conditions:

1. Approve subdivision variance SV26-000001.

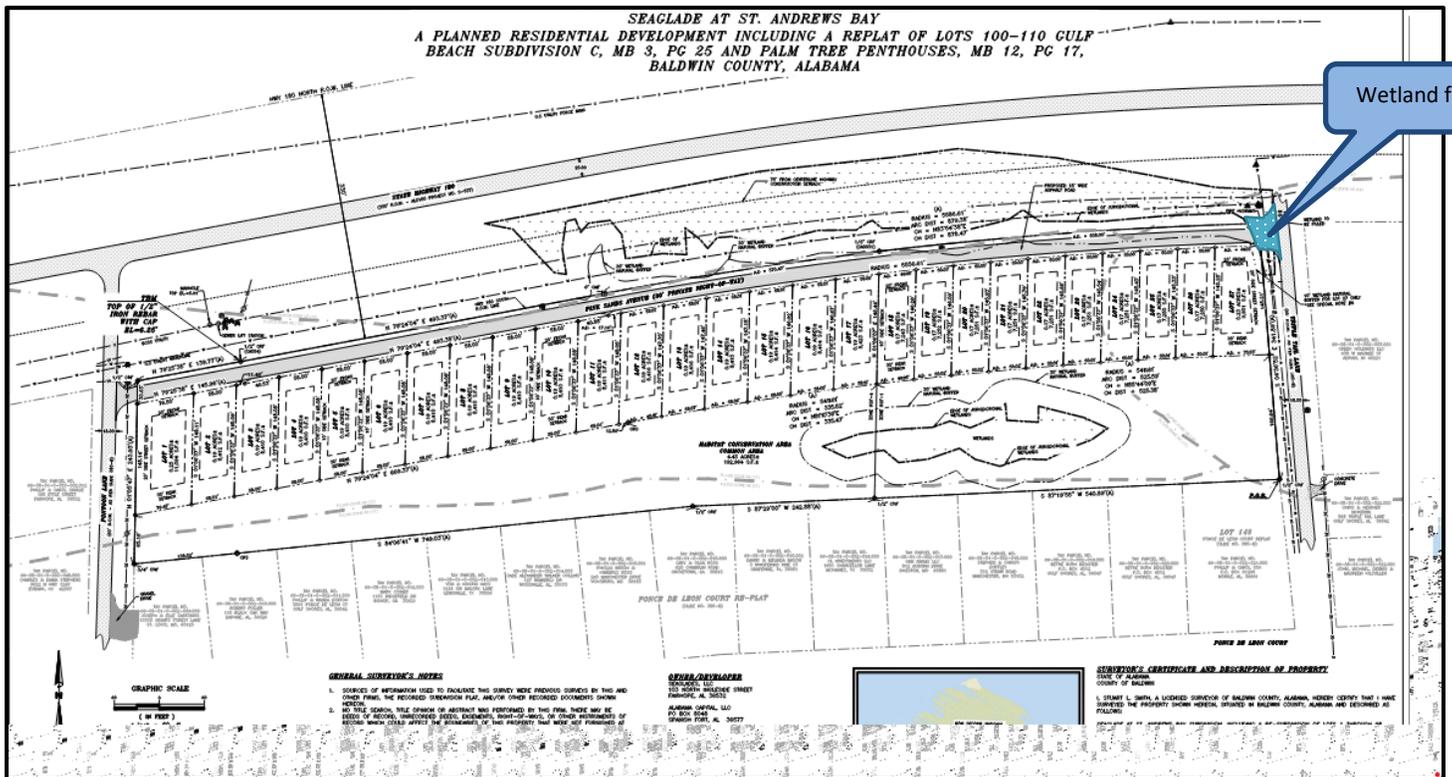
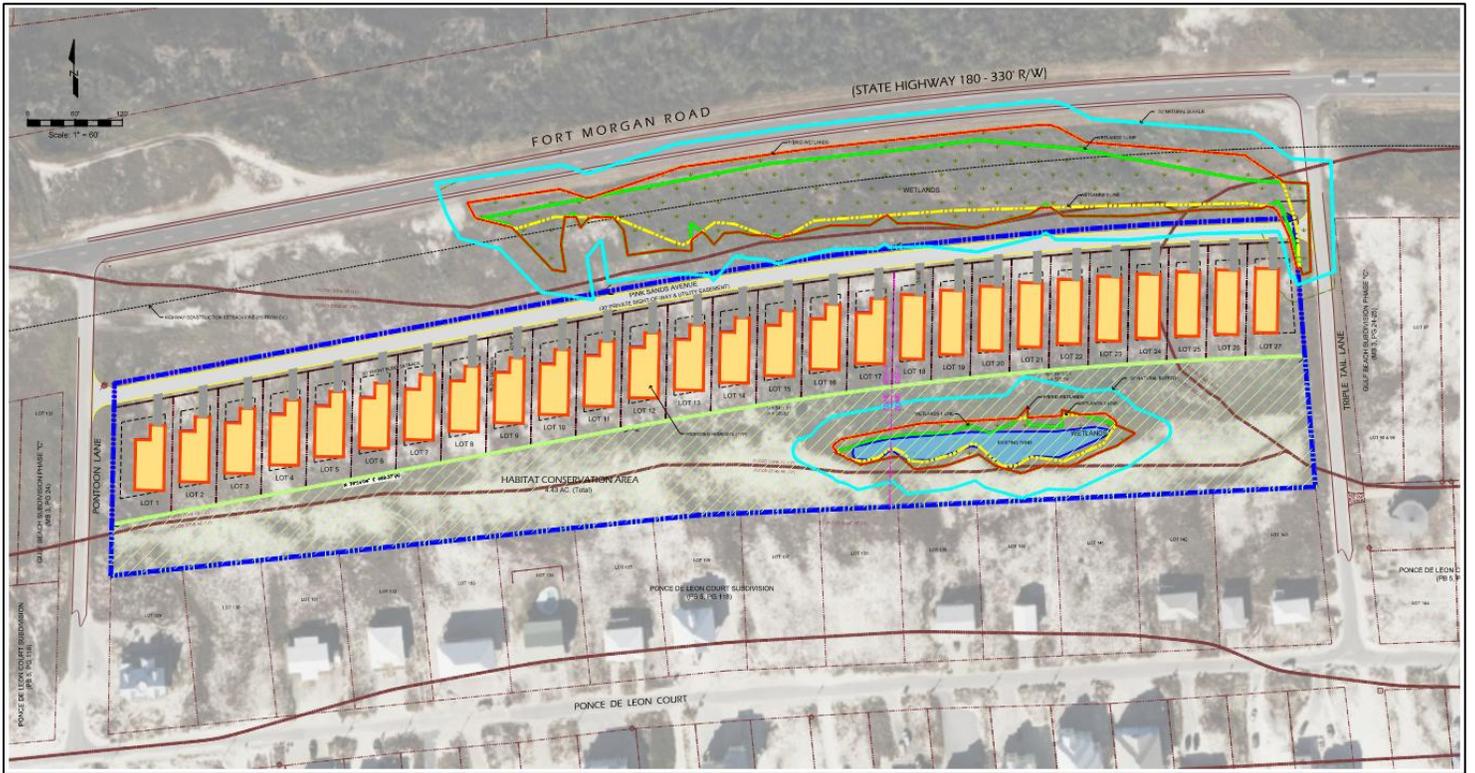
General Conditions:

1. Compliance with the Baldwin County Subdivision Regulations, including but not limited to submission of a Construction Plan Review and Commercial Turnout Permit to the Baldwin County Planning and Zoning Department for all improvements and system upgrades (including, but not limited to, water main, sewer, and traffic improvements) to be installed with the development.
2. As required by Sections 4.5.6 and 4.5.7, any and all local, state, and federal permits shall be submitted to the County Engineer and Planning and Zoning staff as a component of the construction plans submittal.
3. Effective period is 2 years from approval of the Preliminary Plat.

Locator Maps



Plat



Site Data

SITE DATA TABLE:

TOTAL SITE AREA: 459,231 S.F. (10.53 AC.±)

PROPOSED USE: 27 SINGLE FAMILY RESIDENTIAL LOTS

PROPOSED DENSITY: 2.56 UNITS/ACRE

SMALLEST LOT: 7,243 S.F. (LOT # 18)

TOTAL LENGTH OF ROAD: 1,514 LINEAR FT

ZONING: RSF-1 AND RSF-4 (EXISTING)
PRD (PROPOSED)

UTILITY PROVIDERS: WATER: GULF SHORES UTILITIES
SEWER: GULF SHORES UTILITIES
ELECTRIC: BALDWIN EMC
TELEPHONE/INTERNET: BRIGHTSPEED

BUILDING SETBACKS PRD: 20-FEET FRONT
30-FEET REAR
10-FEET SIDE

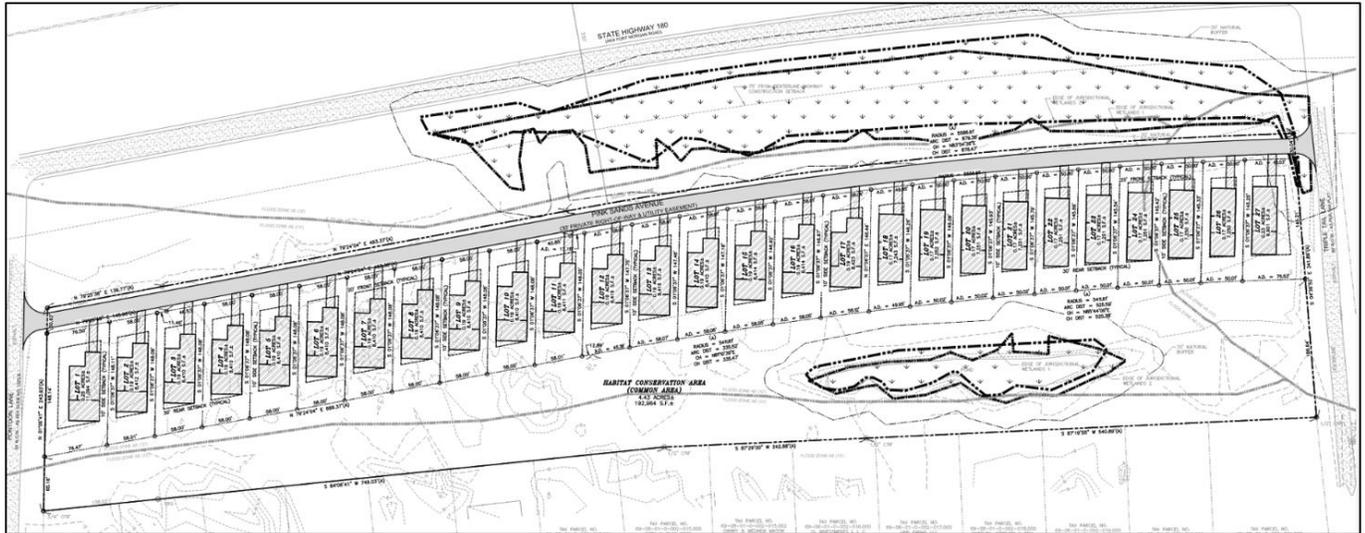
OPEN SPACE SUMMARY: 20% REQUIRED (91,846 SF / 2.1 AC.)
42.1% PROVIDED (192,964 SF / 4.43 AC.)

TOTAL IMPERVIOUS AREA: 109,694 SF

PARKING SPACES: 2 PER LOT = 54

WETLANDS NATURAL BUFFER: 30 FEET

Habitat Conservation Plan



IMPACT SUMMARY:	
	IMPACTED SUITABLE ABM HABITAT FOR HOMES ± 70,454 S.F. ± 1.62 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR ACCESS ROAD ± 28,743 S.F. ± 0.66 ACRES
	IMPACTED SUITABLE ABM HABITAT FOR DRIVEWAYS ± 10,497 S.F. ± 0.24 ACRES
	REMAINING SUITABLE ABM HABITAT ± 349,537 S.F. ± 8.02 ACRES
	EXISTING WETLANDS ± 18,957 S.F. (ON-SITE) ± 0.44 ACRES
TOTAL IMPACTS: 109,694 S.F. (2.52 AC ±)	

PRD Deviation Summary

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

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

Baldwin County Subdivision Regulations (January 7, 2025):

Section	Section Title Summary	Regulation Requirement	Deviation and Reason
5.2.2(d)	Display of Wetlands and Existing Stormwater Management Areas on Plat or Site Plan	Min. 30' natural buffer to jurisdictional wetlands.	Wetland buffers can be reduced to 10' on Lot 27. Previously permitted by USACOE.
5.2.5(e)	Easements	An easement, a minimum of 15 feet wide on the external rear and/or side lot lines and 10 feet wide on the interior rear and/or side lot lines shall be provided for utilities as required by the utility providers and/or the Baldwin County Planning Commission.	No easements shall be provided along lot lines or boundaries of the PRD. Prohibited by FWS.
5.4(a)	Lots	The minimum lot size and lot width for non-exempt subdivisions shall be as provided in Table 5.1 in Section 5.2.1.	Min. Front Yard = 20' No Min. Lot Area Min. Lot Width = 48' Minimize ABM disturbance.
5.5.1	Privately Maintained Streets	They are constructed according to the standards of these regulations;	No curb & gutter or sidewalks shall be required. Private road shall be 30' Right-of-Way, 18' wide paved road, 2' shoulders. Minimize ABM disturbance.
5.11 & 5.12	Stormwater Management Stormwater Management Facilities	The responsible Design Engineer shall not submit any plat of a subdivision which does not make provision for stormwater runoff as required by these regulations.	The PRD is exempt from Sections 5.11 and 5.12 and all references to said sections. Stormwater management shall be in compliance with U.S. FWS stipulations contained in the ITP (Incidental Taking Permit). Minimize ABM disturbance.
Article 6	Open Space, Landscaping and Buffers		PRD is exempt from all sections of, and references to, Article 6. Minimize ABM disturbance.