



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SRP26-10

Cassella Subdivision a Replat of Lot 2 Bonds & Main Subdivision

July 9, 2026

Subject Property Information

Planning District: 12
Zoning: RA, Rural Agriculture
Location: County Road 68 - 1.3 miles west of Baldwin Beach Express
Parcel Numbers: 05-41-03-08-0-000-012.001
PIN: 6194000
Lead Staff: Elizabeth Wilson, Planning Technician
Applicant/Owner: *Robert Cassella*
Engineer/Surveyor: *William Luker, Speaks and Associates 251-666-4646*
Online Case #: SRP26-000010

Subdivision Proposal

Request: Relocate the lot line between an existing lot in the recorded subdivision and an adjacent parcel outside of the recorded subdivision.
Number of Lots: 1
Linear ft of streets: N/A
Lot setbacks: 40' Front, 40' Rear, 15' sides
Total acreage: 13 acres

Staff Analysis and Comments

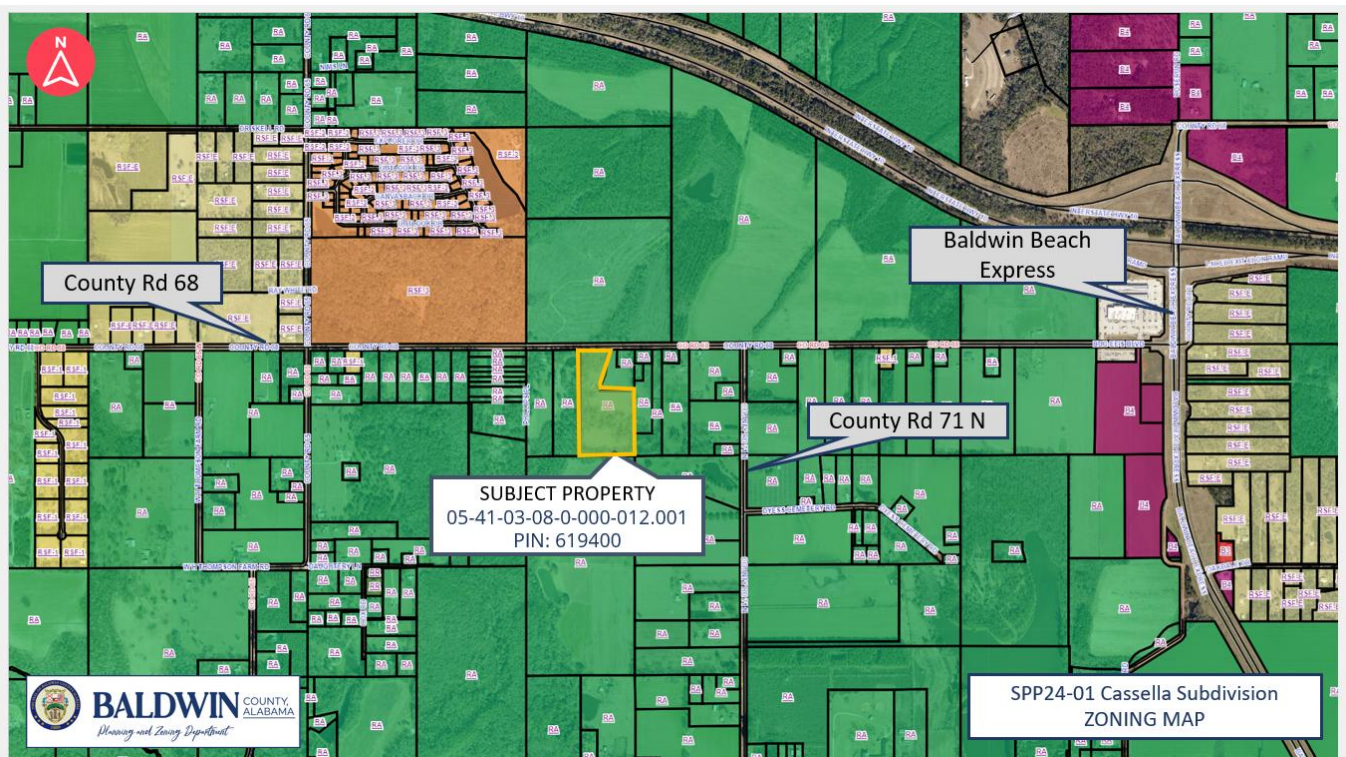
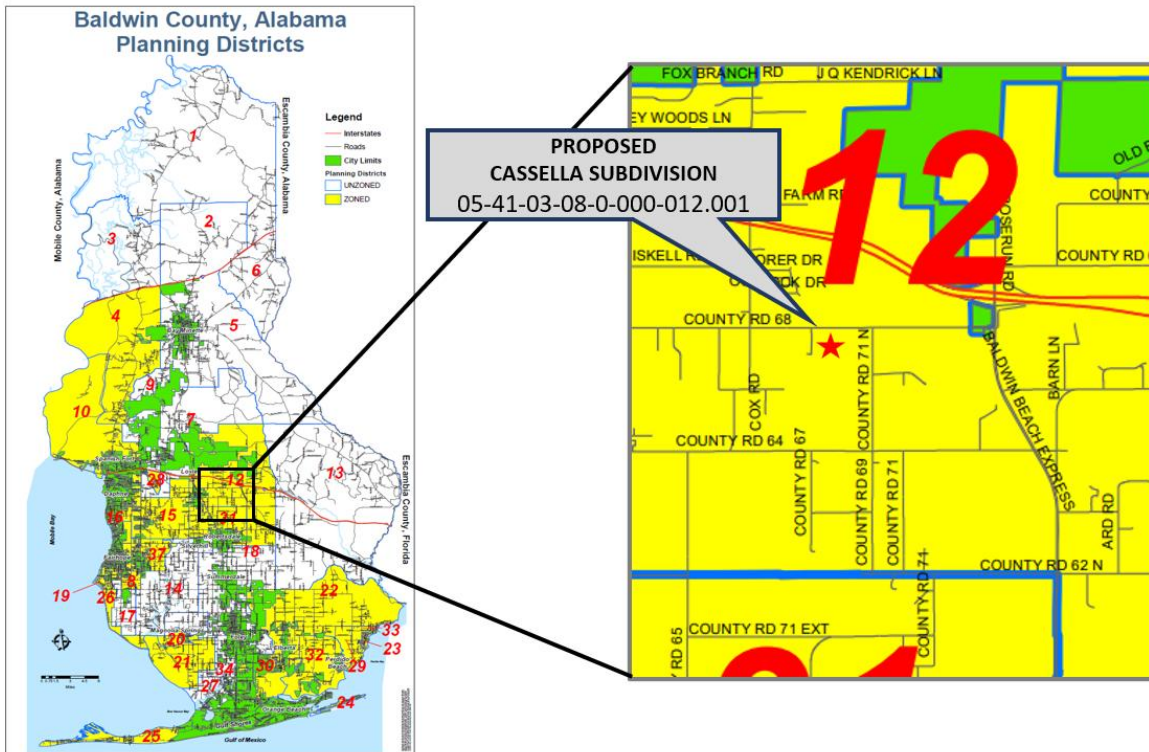
This parcel was originally created in 2022 as Lot 2 of the two lot subdivision Bonds & Main, recorded on Slide 2874-A. Mr. Cassella requested a 4-lot subdivision to further divide Lot 2 in 2024. That request has been presented to and approved by the Planning Commission, but a final plat was never recorded. Mr. Cassella has decided to not move forward with the 4-lot subdivision. Today's request is to revise the recorded Lot 2 parcel. An adjacent property owner is going to complete a *Common Lot Line Exemption* to bring a part of Lot 2 Bonds & Main into their existing parcel. This constitutes a major change as defined in Section 4.8 of the Subdivision Regulations. The Planning Commission must approve the outer boundary change of the existing recorded plat. Upon approval, an exemption request will be submitted to complete the common lot line move, and a replat of Lot 2 of Bonds & Main Subdivision will be recorded.

Staff Recommendation:

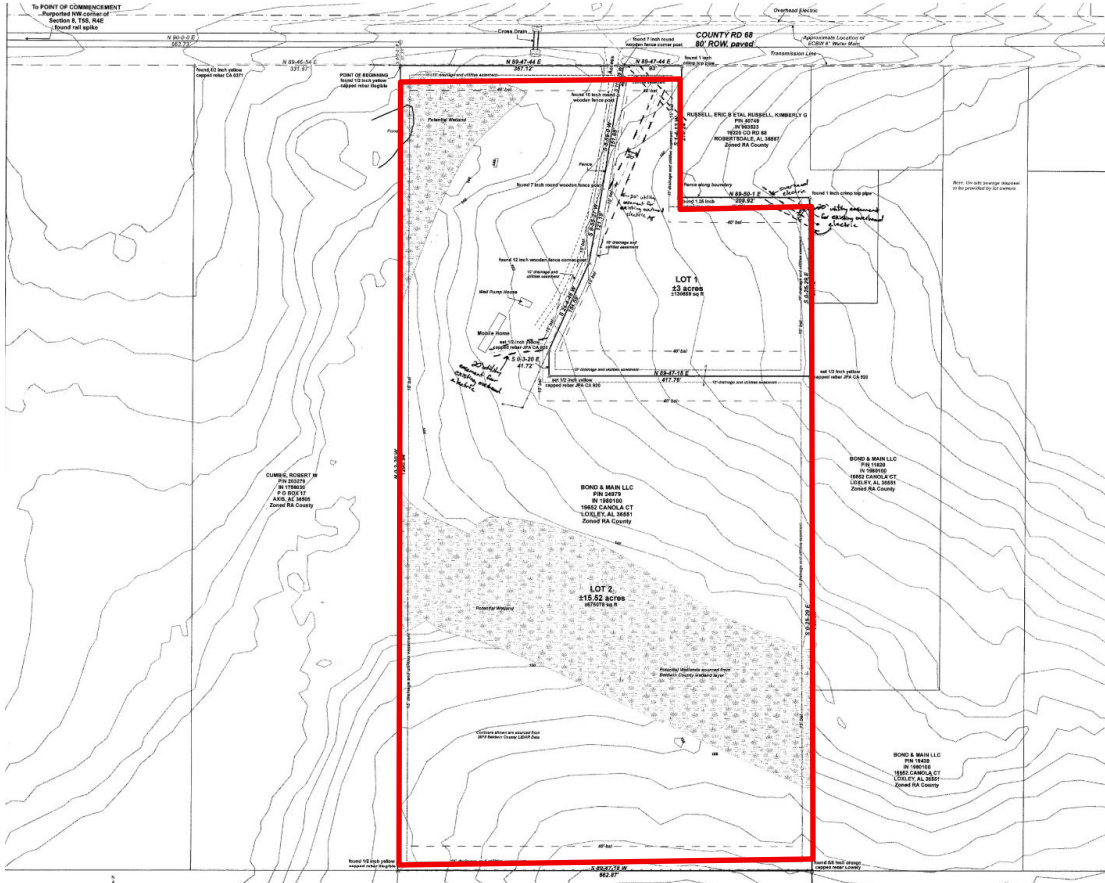
Staff recommends that the REVISED PRELIMINARY PLAT for Case No. SRP26-10 Replat of Lot 2 of Bonds & Main Subdivision be **Approved**.

General Conditions: Record the approved Replat within 90 days of Planning Commission approval.

Locator Maps



Original Recorded Plat of Bonds & Main Subdivision



SPP24-01 to create 4 Additional Lots

