



Town of Perdido Beach Town Council

Case No. PBZ-17001

Town of Perdido Beach Property

Rezone R-1, Single Family District to OR, Outdoor Recreation District

July 20, 2017

Public Hearing: July 20, 2017 - Pending

Planning Commission Meeting: June 7, 2017 – Recommended Approval of the Proposed Rezoning

Staff Report Prepared by: Linda Lee, Planner – Baldwin County

Enclosures: Letters from Concerned Citizens
Planning Commission Minutes – June 7, 2017 - Draft

BACKGROUND:

In accordance with the Town of Perdido Beach Land Use and Zoning Ordinance, at the April 20, 2017 meeting the Town Council voted to authorize the initiation of the rezoning process for parcel number 05-63-04-18-0-001-001.000.

	Adjacent Land Use	Adjacent Zoning
North	Vacant	OR, Outdoor Recreation
South	Residential	R-1, Single Family District
East	Soldier's Creek	N/A
West	Residential	R-2, Single Family District

Summary

The subject property is currently zoned R-1, Single Family District, and is unoccupied. The requested designation is OR, Outdoor Recreation District. According to the submitted information, the purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

Current Zoning Requirements

Section 4.2 R-1 Single Family District

4.2.1 *Generally.* This zoning district provides for medium density residential development consisting of single family dwellings on medium size lots.

4.2.2 *Permitted uses.* The uses and structures identified with a “P” on the Table of Permitted Uses attached to this ordinance.

4.2.3 *Conditional uses.* The uses and structures identified with a “C” on the Table of Permitted Uses attached to this ordinance.

4.2.4 *Special exception.* The uses and structures identified with an “S” on the Table of Permitted Uses attached to this ordinance.

4.2.5 *Area and dimensional values.* In addition to the requirements of *Article XII General Requirements* and except as allowed by *Section 18.6 Variances*, and *Article XX Nonconformities*, the area and dimensional values set forth below shall be observed

Maximum Building Height of Structure in Feet	34.75-Feet
Maximum Height of Structure in Habitable Stories	2
Minimum Front Yard Set Back	30-Feet
Minimum Rear Yard Set Back	30-Feet
Minimum Side Yards Set Back	10-Feet
Maximum Density	1 Dwelling Unit per lot
Minimum Lot Area per Dwelling Unit	30,000 Square Feet
Minimum Lot Width at Street Line	60-Feet

Proposed Zoning Requirements

Section 6.1 OR - Outdoor Recreation District

6.1.1 *Generally.* This zoning district is intended to provide for outdoor recreation activities.
(Defined in Article XXII)

6.1.2 *Permitted uses.* The uses and structures identified with a “P” on the Table of Permitted Uses attached to this ordinance.

6.1.3 *Conditional use.* The uses and structures identified with a “C” on the Table of Permitted Uses attached to this ordinance.

6.1.4 *Special exception.* The uses and structures identified with an “S” on the Table of Permitted Uses attached to this ordinance.

6.1.5 *Area and dimensional values.* In addition to the requirements of *Article XII General Requirements* and except as allowed by *Section 18.6 Variances*, and *Article XX Nonconformities*, the area and dimensional values set forth below shall be observed.

Maximum Building Height of Structure in Feet	34.75
Maximum Height of Structure in Habitable Stories	2
Minimum Front Yard Set Back	40-Feet
Minimum Rear Yard Set Back	40-Feet
Minimum Side Yards Set Back	20-Feet
Minimum Lot Area	3 Acres
Maximum Impervious Surface Ratio	30%
Minimum Lot Width at Street Line	No Minimum

Article XVII Landscaping and Buffers for Lots other than Single-Family Residential Lots

Section 17.1

The purpose of this section is to ensure the harmonious development of lots other than those used for single family residences and to ensure the protection of the residential neighborhoods of Perdido Beach.

17.1.1 Lots shall be of sufficient size

Lots shall be of sufficient size to be used for the purpose intended, to provide adequate parking and loading facilities and to otherwise comply with the provisions of the ordinance.

17.1.2 Where a lot used for other than single-family residence abuts or is across a roadway from any part of a single-family residential lot, a buffer zone shall be required.

Where a business district abuts any part of a residential district, a buffer zone ten (10) feet wide shall be required on the business lot and/or where an industrial district abuts any part of a residential or business zone, a buffer zone of twenty (20) feet shall be required on the industrial lot.

A buffer zone shall be part of the yard requirements and shall be screened according to the following regulations:

(a) *Wall or Fence.* If a wall or fence is provided as a screen, it shall be six (6) feet high and of a construction and a design approved by the Planning Commission. Said wall or fence shall be maintained in good repair by the owners of the property.

(b) *Screen Planting Strip.* If a planting strip is provided as a screen, it shall be at least ten (10) feet in width, shall be planted with materials in sufficient density and of sufficient height [but in no case less than six (6) feet high at the time of planting] to afford protection to the residential or business district from the glare of lights, from blowing papers, dust and debris, from visual encroachment, and to effectively reduce the transmission of noise. Screen planting shall be maintained in a clean and neat condition and in such manner as to continuously accomplish its purpose. The use of existing native species of plant material is strongly encouraged in landscaped buffers. Existing natural ground cover should be retained where possible by avoiding scraping, grading and sodding within the landscaped buffer. Where the planting requirements of this section require additional trees or shrubs to be installed in an existing natural area, it should be done in a manner which minimizes disturbances to native species.

(c) No primary entrances or exits shall direct traffic into adjacent residential districts. Adequate space for service and supply vehicles to get in and out or turn around shall be provided.

(d) Noise, air pollutants (including but not limited to dust emissions), and surface runoff shall not exceed background levels by more than 10%.

Staff Analysis and Findings

The following factors for reviewing amendments are found in Section 19A.3 of the *Town of Perdido Beach Land Use and Zoning Ordinance*.

(a) Is the requested change compatible with the existing development pattern and the zoning of nearby properties?

The adjacent property to the north is currently zoned OR, Outdoor Recreation District. The adjacent properties to the west and south are residential.

- (b) Has there been a change in the conditions upon which the original zoning designation was based? Have land uses or conditions in the near vicinity affected by the proposed action changed since the zoning was established or last amended?

The Town of Perdido Beach was incorporated in 2009. The Land Use and Zoning Ordinance was adopted in 2011. The Town purchased this property with the intent to provide a public boat launch and public pier with parking. The land uses in the near vicinity have been residential since prior to the establishment of the town.

- (c) Does the proposed zoning improve conformity of land use to the Town's Master Plan?

The town's Master Plan 2030 Future Plan map shows a land use of residential for the subject property. Please see Master Plan comments and recommendations for water accesses and boat launches.

- (d) Will the proposed change conflict with existing or planned public improvements?

No conflicts

- (e) Will the proposed change adversely affect traffic patterns or congestion?

The effect of a rezoning to a recreation designation is difficult to ascertain due to the fact that the ultimate impact is determined by the use of the property. The proposed uses could generate a higher degree of traffic entering and exiting the local roads. However, given the location of the property it is unlikely that an increase in traffic, if any, will be significant.

- (f) Is the proposed amendment consistent with the development patterns in the area and appropriate for orderly development of the community? The cost of land or other economic considerations pertaining to the applicant shall not be a consideration in reviewing the request.

The primary surrounding land uses in that area are residential. The properties to the north are zoned outdoor recreation and currently has a private boat launch, properties west and south are zoned single family.

- (g) Is the proposed amendment the logical expansion of adjacent zoning districts?

See response to item (f) which is listed above.

- (h) Is the timing of the request appropriate given the development trends in the area?

Not applicable.

- (i) Will the proposed change adversely impact the environmental conditions of the vicinity or the desirable historic resources or nature of the Town?

The wetlands have been delineated and the proposed activity should not impact the wetlands.

- (j) Will the proposed change adversely affect the health, safety or welfare of the Town?

Staff does not anticipate any adverse impacts.

- (k) Other matters which may be appropriate.

Please see comments from local citizens at the end of this staff report.

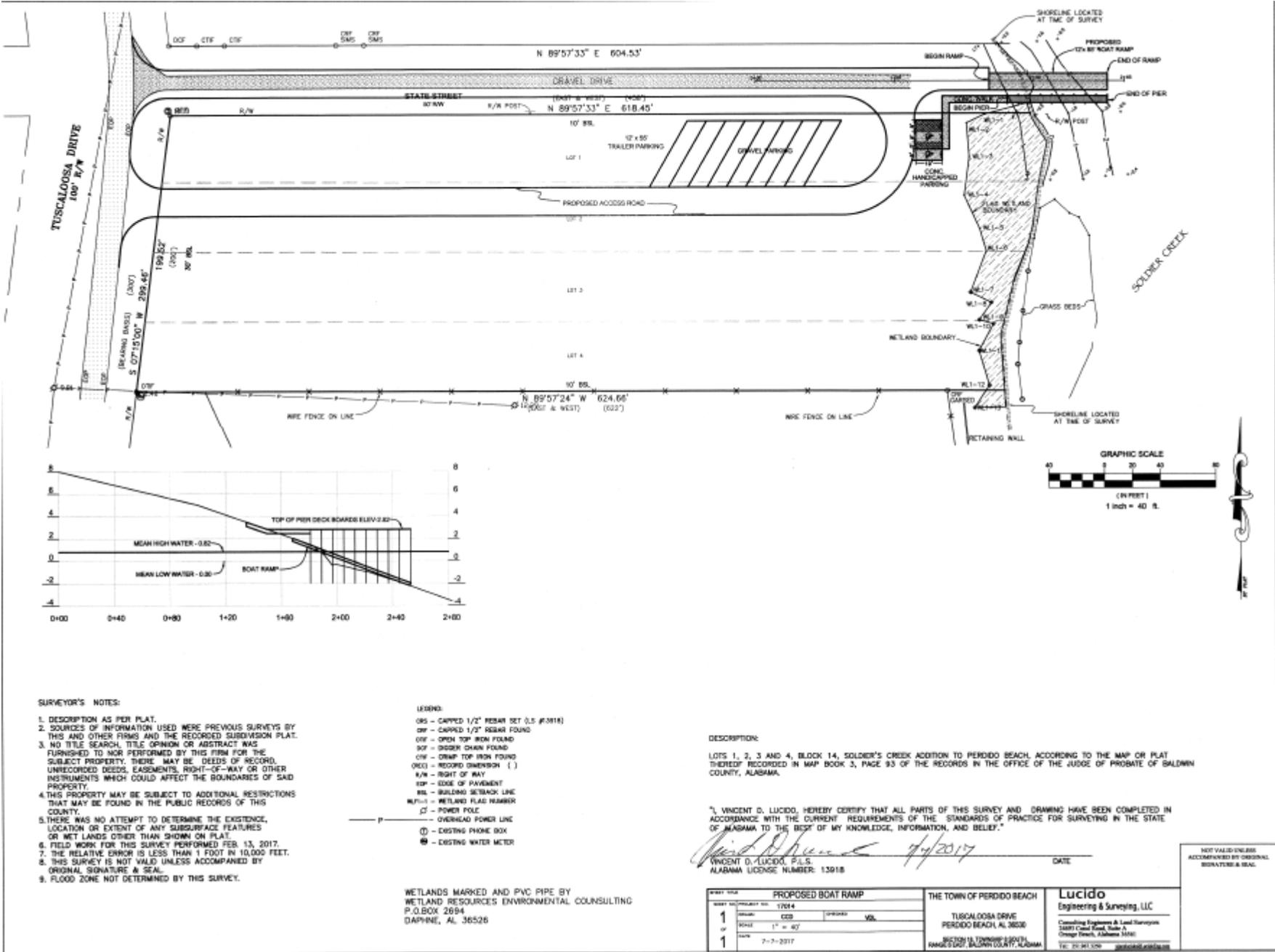
Staff Comments and Recommendation

As stated previously, the subject property is currently zoned R-1, Single Family District, and is unoccupied. The requested designation is OR, Outdoor Recreation District. According to the submitted information, the purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

The Town of Perdido Planning Commission considered this request at its June 7, 2017 meeting and voted to recommend APPROVAL to the Town Council.

**On rezoning applications, the Town Council will have the final decision.*

PROPOSED SITE PLAN



SURVEYOR'S NOTES:

1. DESCRIPTION AS PER PLAT.
2. SOURCES OF INFORMATION USED WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS AND THE RECORDED SUBDIVISION PLAT.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS FURNISHED TO NOR PERFORMED BY THIS FIRM FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAY OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTY.
4. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION OR EXTENT OF ANY SUBSURFACE FEATURES OR WETLANDS OTHER THAN SHOWN ON PLAT.
6. FIELD WORK FOR THIS SURVEY PERFORMED FEB. 13, 2017.
7. THE RELATIVE ERROR IS LESS THAN 1 FOOT IN 10,000 FEET.
8. THIS SURVEY IS NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL.
9. FLOOD ZONE NOT DETERMINED BY THIS SURVEY.

- LEGEND:**
- CRS - CAPRED 1/2" REBAR SET (3.5 #3018)
 - CRF - CAPRED 1/2" REBAR FOUND
 - OPF - OPEN TOP IRON FOUND
 - SOI - SOLDER CHAIN FOUND
 - CRIF - CRIMP TOP IRON FOUND
 - ORCD - RECORDED DIMENSION ()
 - R/W - RIGHT OF WAY
 - SP - EDGE OF PAVEMENT
 - BSL - BUILDING SETBACK LINE
 - WFLHS - WETLAND FLAG NUMBER
 - PF - POWER POLE
 - OP - OVERHEAD POWER LINE
 - Ⓛ - EXISTING PHONE BOX
 - Ⓜ - EXISTING WATER METER

WETLANDS MARKED AND PVC PIPE BY
WETLAND RESOURCES ENVIRONMENTAL CONSULTING
P.O. BOX 2694
DAPHNE, AL 36526

DESCRIPTION:

LOTS 1, 2, 3 AND 4, BLOCK 14, SOLDIER'S CREEK ADDITION TO PERDIDO BEACH, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN MAP BOOK 3, PAGE 93 OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA.

"I, VINCENT D. LUCIDO, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF."

Vincent D. Lucido 7/7/2017
VINCENT D. LUCIDO, P.L.S.
ALABAMA LICENSE NUMBER: 13918

DATE: _____
NOT VALID UNLESS ACCOMPANIED BY ORIGINAL SIGNATURE & SEAL

PROPOSED BOAT RAMP 1 of 1 SHEET 1" = 40' DATE: 7-7-2017		THE TOWN OF PERDIDO BEACH TUSCALOOSA DRIVE PERDIDO BEACH, AL 36526 SECTION 13, TOWNSHIP 10 NORTH RANGE 6 EAST, BALDWIN COUNTY, ALABAMA	Lucido Engineering & Surveying, LLC Consulting Engineers & Land Surveyors 28871 Canal Street, Suite 3 Orange Beach, Alabama 36561 TEL: 251-941-5100 FAX: 251-941-5101
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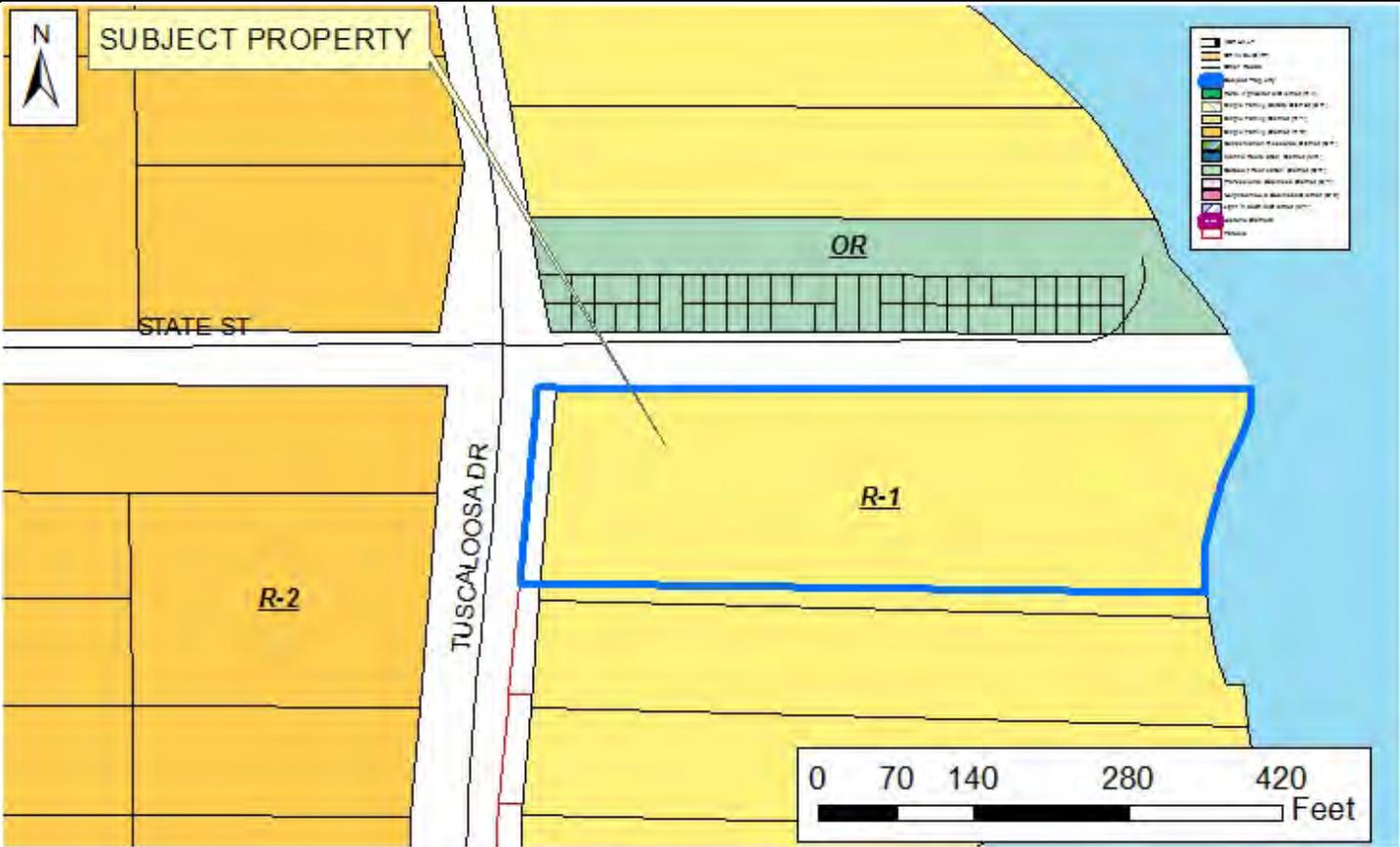
Property Images

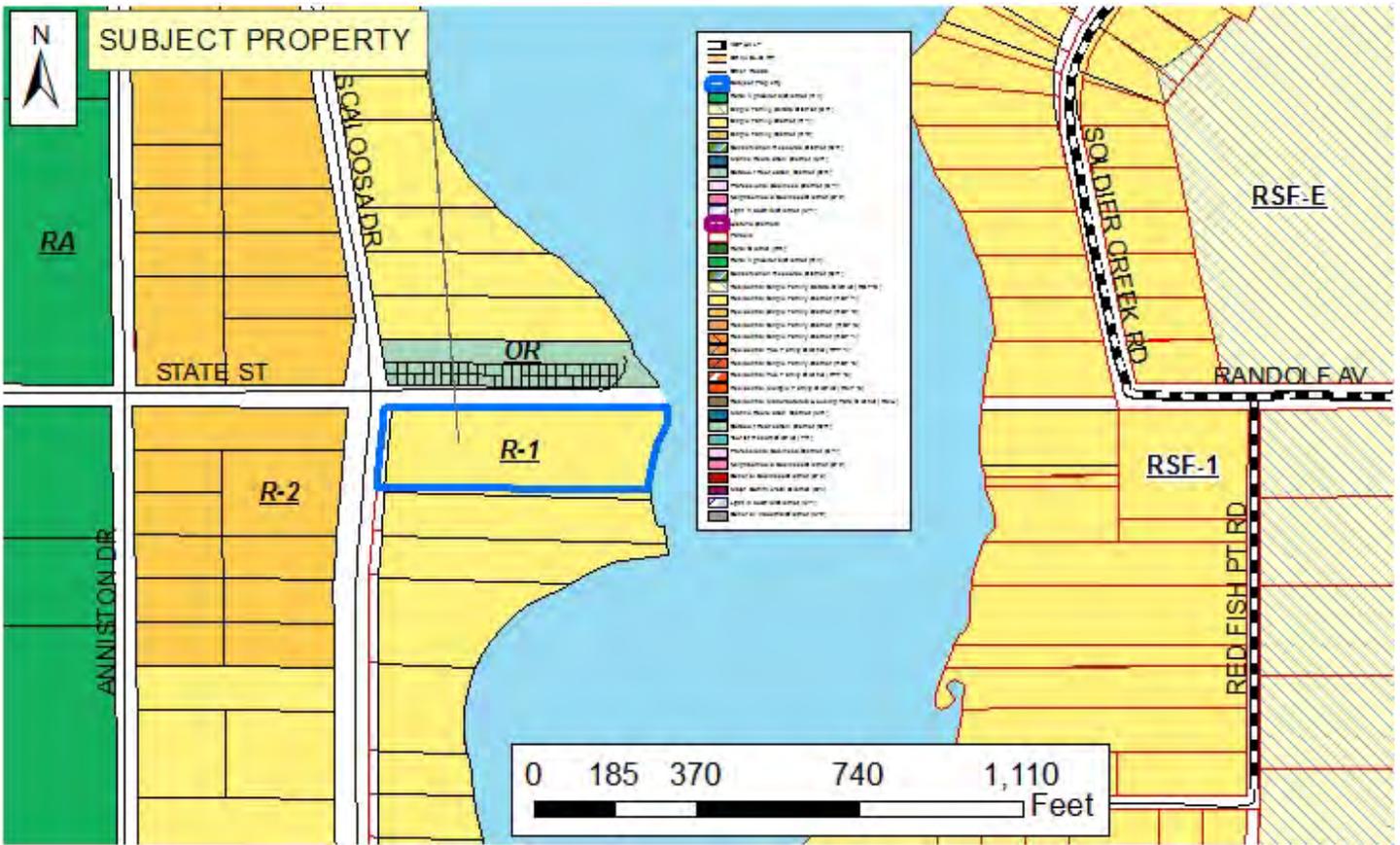






Locator Maps





Site Map

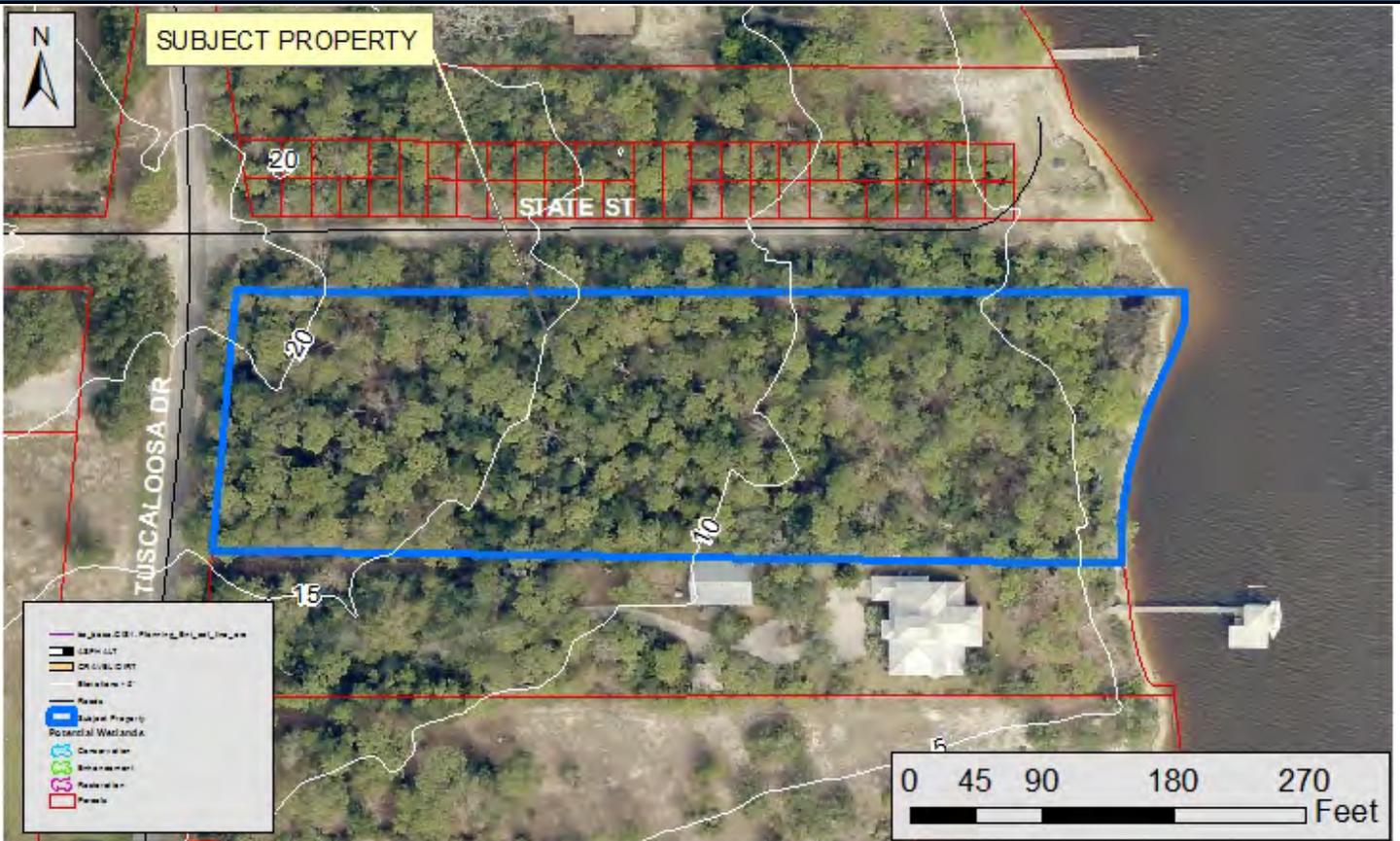


Table of Permitted Uses

Town of Perdido Beach Land Use and Zoning Ordinance

	RA	CR	E-R	R-1	R-2	B-1	B-2	MR	OR	I
Restaurant, drive-in							C			P
Restaurant, fast food							C			P
Restaurant sales and supplies										P
Rug and/or drapery cleaning service										C
Seafood store							C	C		C
Stone monument sales										P
Taxidermy										C
OUTDOOR RECREATION USES										
Ball fields									C	
Conservation easement	P	P	P							
Golf course									C	
Park, playground, public park, public pier, public boat launch and other outdoor recreational uses.(see definition)									C	
Riding academy									C	
Swimming pool (outdoor)									C	
Tennis court (outdoor)									C	
Wildlife sanctuary	C	C	C						C	
MARINE RECREATION USES										
Bait store							P	P		P
Boat sales and service								P		P
Marina								P		P
Marine store and supplies							C	P		P

Master Plan Comments and Recommendations

Communities must consider the public's right to access the water when making development decisions. The *Public Trust Doctrine* establishes that all navigable and historically navigable waters, including beneath the mean high tide and resources within, are held in trust by the state for the public benefit and use. The doctrine protects a range of uses, including commerce, navigation and fishing. This doctrine is a key factor affecting coastal and waterfront development and must be considered in all land use decisions involving the waterfront.

Water Quality

Clean Water Act Regulations are administered by the Alabama Department of Environmental Management (ADEM).⁶ However, the Town can plan for uses of the water in regard to access to the water. The Town should encourage uses which maximize human access to the water while minimizing the impacts on the environment. The Town must recognize there are many groups competing for access to the water, but only a limited amount of shoreline. Waterfront homeowners, commercial fishermen, seafood industry owners, commercial business owners, and recreational users all require access to the water. These same users have the ability to negatively impact the water to which they are attracted. The Master Plan recognizes that human access to the water can have many negative impacts on the environment. Construction of boat ramps and piers can result in the disrupting of wetlands, the clearing of shoreline vegetation and alteration of the existing shoreline. Dredging required for maintaining access to navigable channels can result in the stirring up of pollutants settled on the water bottom, as well as loss of submerged aquatic vegetation. Boat wakes may result in an increase in shoreline erosion. Lastly, boating activity can result in water pollution from toxic hull paints, engine fluids and improper disposal of human waste. In addition to ADEM, these issues and activities are also regulated by the following agencies: US Army Corps of Engineers (COE), Alabama Department of Conservation and Natural Resources (ADCNR) Submerged Lands Programs (SLD), with most administered jointly by COE, ADEM and ADCNR.

The Town should investigate ways to minimize results of human impacts to the water. Alternatives should be developed that can satisfy access demands within the area, while ensuring continued protection of the Town's unique waterfront environment. Coordination is needed with the regulatory agencies listed above in developing educational materials that explain and identify shoreline usage within the Town's limits, as well as define each agency's role and responsibility in overseeing water quality, shoreline usage, state-owned water bottoms and wetlands. Furthermore, the Town should consider partnering with the Weeks Bay Reserve Training Program, which would offer needed training programs to Town staff and volunteers on regulatory jurisdictions and basic compliance issues.

Existing water accesses are identified in Chapter 6 of the Master Plan, see *Figure 29*. Feasible recommendations concerning public and private access to waterfront areas in Town should be documented in a Waterfront Inventory Access Study. Additionally, the Town should develop Memorandums of Agreement/Understanding (MOA/MOU) with the Baldwin County Commission to determine use of rights-of-way and other public access sites adjacent to the Town.

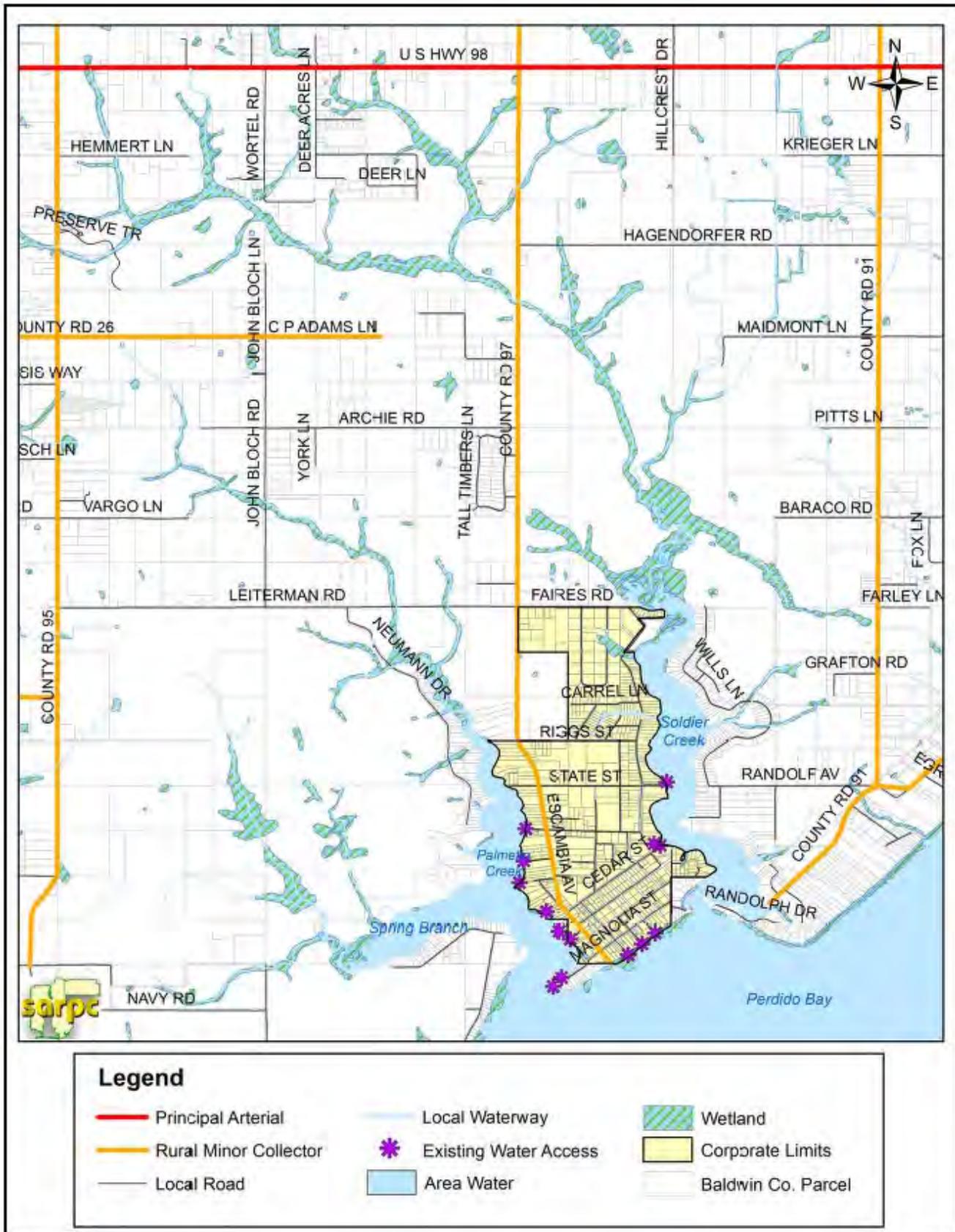


20. Research funding opportunities from the Coastal Impact Assistance Program (CIAP) and the Gulf of Mexico Energy Security Act (GoMESA), which award funds for conservation, protection and preservation of the Town's distinct coastal assets.
21. Explore ideas to accommodate the younger population and the seasonal residents of Perdido Beach.
22. Seek funding from Coastal Zone Management grants to construct small scale public boat launches.
23. Define buffer areas by planting natural borders such as native vegetation that will withstand storm events and sustain the elements.
24. Relocate Town Hall to the public property near Cedar Street and Escambia Avenue. This location is in close proximity to the Fire Department and will create a centralized "Hub" area for the Town.
25. Support current festivals and provide seasonal festivals such as wooden boat festivals, arts and crafts fairs and Fourth of July celebrations for the Town's residents.
26. Establish a Historic Board to identify the Town's historic structures and coordinate with the Alabama Historical Commission to create a Historic District and Trail System.
27. Establish a Town Museum to showcase the rich heritage of Perdido Beach.

Recommendations

1. Purchase property to enlarge existing public beach.
2. Purchase or secure property for additional water access points.
3. Move Town Hall to Municipal Complex location.
4. Reuse current Town Hall as other Community Building.
5. Develop attractive gateways into the Town of Perdido Beach that will represent the entry into the Town and the Town's Municipal Complex center.
6. Provide opportunities for alternative transportation, such as walking and bicycling.
7. Revise the Zoning Ordinance and Subdivision Regulations as necessary to accomplish the desired development plans and future goals of the Town of Perdido Beach.

Figure 19
Town of Perdido Beach Planning Area
Existing Transportation Functional Classifications
2012



Future Plan

Figure 29 illustrates the existing and proposed future plan of Perdido Beach, developed in large part by Auburn Design Studio.

*Figure 29
Existing and Proposed Plan
2012*



Source: Auburn Design Studio/SARPC

Town of Perdido Beach

Planning Commission Meeting/Public Hearing

Perdido Beach Volunteer Fire Department – 8450 Escambia Avenue

June 7, 2017 – 6:30 pm

The Planning Commission of the Town of Perdido Beach held a public hearing to hear public comments in favor or against a request by Mayor Kae Hamilton on behalf of the Town of Perdido Beach, owner of property located at Lots 1,2,3,4, Block 14, Repartition of Blocks 14 and 15 in Soldier's Creek Addition to Perdido Beach. The applicant is requesting approval to rezone 2.62+- acres from R-1, Single Family District to OR, Outdoor Recreation District. Per Parcel Identification Number is 05-63-04-18-0-001-001.000

Call to Order: 6:31 pm

Members Present: Commissioners: Chairman John Dobbs, Mayor Kae Hamilton, Council Member Andrew Stewart, Secretary Glenna Hutchings Smith, Jerry Reagan, Lynn Thompson, and Chris Head.

Members Absent: Commissioners: Bob Gross, and Christi Koehle.

Others Present: Linda Lee, Planner, Baldwin County Planning & Zoning Department and members of the public

Invocation and Pledge of Allegiance: Chairman, John Dobbs

Hearing of Applications:

Linda Lee, Planner, Baldwin County Planning & Zoning Department gave the following information on Case Number PBZ-17001 Town of Perdido Beach Property:

The subject property is located at the southeast corner of Tuscaloosa Drive and State Street.

The applicant is requesting to rezone the property from R-1, Single Family District to OR, Outdoor Recreation District. This is an area of approximately 2.6 acres. The purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

The subject property is currently undeveloped.

- ❖ The subject property consists of four lots of record and can be rezoned without meeting the minimum lot size requirement for the requested zoning designation
- ❖ The adjacent property to the north is zoned OR
- ❖ The Town of Perdido Beach Master Plan, 2030, shows a land use designation of residential for the subject property. Except for the proposed municipal complex, all of the existing property appears to have a designation consistent with its current use.
- ❖ The Master Plan calls for:

The Town to investigate ways to minimize results of human impacts to the water.

The Town to document feasible recommendations concerning public and private access to waterfront areas in a Waterfront Inventory Access Study.

Seek funding from Coastal Zone Management grants to construct small scale public boat launches

Purchase or secure property for additional water access points.

- ❖ A 10-foot buffer will be required between the adjacent property to the south.
- ❖ The wetlands have been delineated and the proposed activity should not impact the wetlands.
- ❖ Staff has received numerous letters and emails both in support and in opposition to the proposed boat ramp. Some comments reference the actual rezoning of the property however most commented on the proposed boat ramp.

The Planning Commission should make a recommendation based on information obtained at this public hearing.

Open Public Comments: 6:38 pm

All forms requesting to speak at this meeting are on file at the Perdido Beach Town Hall.

Closed Public Comments: 8:11

Open Planning Commission Comments:

Discussion from the Planning Commissioners concerning public comments on rezoning of said property.

Linda Lee, Planner, Baldwin County Planning and Zoning Department stated that the Commission was required to take a vote concerning the rezoning before dismissal of this meeting.

Motion was made by Mayor Kae Hamilton and second by Commissioner Glenna Hutchings Smith.

Motion: The Planning Commission is requesting to rezone the property from R-1, Single Family District to OR, Outdoor Recreation District. This is an area of approximately 2.6 acres. The purpose of this request is to allow for a public pier with parking and to provide access to a proposed public boat launch at the end of the State Street right of way.

Motion carried with a vote of 6 in favor and 1 opposed.

This action by the Planning Commission will go the Town of Perdido Beach Council for consideration.

Closed Planning Commission Comments:

Motion to dismiss was made by Chairman John Dobbs and a second by Mayor Kae Hamilton.

Meeting Adjourned: 8:35 pm

All Agenda business that was not completed will be placed on the July Planning Commission Agenda.

ATTEST:

Mr. John Dobbs, Chairman

Glenna Hutchings Smith, Secretary

From: Ed Morrow
To: Mark.rainey@adem.alabama.gov
Cc: Mayor@baldwincountyal.gov; rcink@baldwincounty.gov; Joy.B.Earp@usace.army.mil; [Linda Lee](#)
Subject: I AM OPPOSED TO THE BOAT RAMP PROJECT!!!
Date: Tuesday, May 09, 2017 6:40:02 PM

From: EDWARD MORROW
9436 Soldier Creek Rd.
Lillian, AL 36549

To Who It May Concern:

I live on Soldier Creek Rd in Lillian, Alabama. I am VERY concerned about a public boat launch THAT IS TO BE BUILT on Soldiers Creek, off of CR-97.

I am OPPOSED to this PROJECT FOR SO MANY DIFFERENT REASONS!!!!
FIRST OF ALL WE HAVE A BOAT RAMP IN LILLIAN THAT IS SELDOM USED. ANOTHER MAJOR CONCERN OF MINE IS THE HEAVY TRAFFIC IN OUR CREEK WITH ALL THE ALCOHOL ABUSE THAT WILL TAKE PLACE. FOR THE SAFETY OF MY FAMILY I AM NOT FOR THIS RAMP BEING BUILT IN OUR COMMUNITY. Please....Please stop the boat ramp!!! You will be ruining the Place where we live.

Sincerely,
EDWARD MORROW

From: Kari-Jo Morrow
To: Mark.rainey@adem.alabama.gov; Mayor@baldwincountyal.gov; rcink@baldwincounty.gov; Joy.B.Farp@usace.army.mil; [Linda Lee](#)
Subject: I OPPOSE THE BOAT RAMP..PLEASE DO NOT BUILD IT!!!!
Date: Tuesday, May 09, 2017 6:12:26 PM

From: KARI-JO MORROW
9436 Soldier Creek Rd.
Lillian, AL 36549

To Who It May Concern:

I live on Soldier Creek Rd in Lillian, Alabama. I am VERY concerned about a public boat launch THAT IS TO BE BUILT on Soldiers Creek, off of CR-97.

I am OPPOSED to this PROJECT FOR SO MANY DIFFERENT REASONS!!!! FIRST OF ALL WE HAVE A BOAT RAMP IN LILLIAN THAT IS SELDOM USED. ANOTHER MAJOR CONCERN OF MINE IS THE HEAVY TRAFFIC IN OUR CREEK WITH ALL THE ALCOHOL ABUSE THAT WILL TAKE PLACE. FOR THE SAFETY OF MY FAMILY I AM NOT FOR THIS RAMP BEING BUILT IN OUR COMMUNITY. Please....Please stop the boat ramp!!! You will be ruining the Place where I live.

Sincerely,
KARI-JO MORROW

From: Charley Lineberry
To: Joy.B.Earp@usace.army.mil; Mark.rainey@adem.alabama.gov; Mayor@townofperdidobeach.org; [Linda Lee](#); [Ronald Cink](#)
Subject: Perdido Beach water access
Date: Tuesday, May 09, 2017 3:58:19 AM

I am a resident who lives on Tuscaloosa Street and I am very much against the public beach access project at the end of State Street. We already have some noisy people who use that area. There is no law enforcement to monitor the late night activities. There is no one to clean up the trash that is left from the people who use this area already. I personally think that improving the water access area on Palmetto Creek would be better use of time and money.

From: Williamamewill Floyd
To: Mark.rainey@adem.alabama.gov; Mayor@baldwincountyal.gov; rcink@baldwincounty.gov; Joy.B.Farp@usace.army.mil; [Linda Lee](#)
Subject: PLEASE STOP the BOAT RAMP PROJECT
Date: Tuesday, May 09, 2017 5:55:04 PM

From: William A. Floyd
9436 Soldier Creek Rd.
Lillian, AL 36549
To Who It May Concern:

I live on Soldier Creek Rd in Lillian, Alabama. I am deeply concerned about a public boat launch to be built on Soldiers Creek, off of CR-97.

I am opposed to this project for many reasons. Please....Please stop the boat ramp!!! You will be ruining the Place where I live.

Sincerely,
William A. Floyd

From: [Ronald Cink](#)
To: [Linda Lee](#); [Vince Jackson](#)
Subject: Fwd: Proposed Public Ramp on Soldier Creek
Date: Thursday, May 11, 2017 9:12:33 AM

Received this morning.

Ron Cink
Baldwin County Administrator/Budget Director
Sent from my iPhone
251.580.2550 Office
251.802.5700 Cell

Begin forwarded message:

From: "Harvey Clapp" <clapp_h@bellsouth.net>
Date: May 11, 2017 at 08:47:31 CDT
To: <rcink@baldwincountyal.gov>
Subject: Proposed Public Ramp on Soldier Creek

I found your email address on your website and hope you are the correct contact for this.

I realize there is always need for more access to Perdido Bay as our county population grows. Due to its small size and unique protection from the wind and waves, Soldier Creek has always been the place where many boaters on Perdido Bay come to tube and ski. However, I live on Crystal Lake at the mouth of the creek and, even now, I cannot pull my grandkids on tubes or skis on weekends or on many weekdays in middle of summer due to heavy boat traffic and the fear of another boat hitting them or running over them should they fall. Its already dangerous. Adding to this would be irresponsible by our county.

A safer and more responsible decision would be to add ramps on the bay proper so congestion can be avoided. Please do not do this in Soldier Creek.

Harvey N Clapp
8561 Ponderose Dr
Lillian, AL 36549
334-412-7877

15-MAY-2017

Ms. Joy B. Earp, US Corps of Engineers

joy.b.earp@usace.army.mil

Mr. Mark Rainey

Mark.Rainey@adem.alabama.gov

Mayor Kae Hamilton

Mayor@townofperdidobeach.org

Ms. Linda Lee

llee@baldwincountyal.gov

Mr. Ronald Cink, City Administrator

rcink@baldwincountyal.gov

Re: Proposed Public Boat Launch – Soldier Creek

Dear Ladies and Gentlemen,

I own half of Lot 1, The Cove at Crystal Lake and part of the property located at 8423 Ponderose Drive, Lillian, AL. Both properties are located on Soldier Creek. My family has owned property on Soldier Creek since the late 1950s and our families have been enjoying that area for more than 55 years.

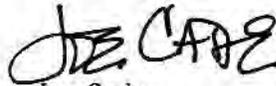
As you know, Soldier Creek is unlike any other protected estuary in the Perdido Bay ecosystem. Your plans to construct a public boat launch on Soldier Creek will cause the following serious problems:

- **Children:** Soldier Creek is the only safe place in the Perdido Bay ecosystem for children to learn how to ski, swim, fish and drive a boat. You will be putting the safety of children at stake.
- **Ecosystem:** You will effectively destroy this pristine ecosystem. The onslaught of boats will release substantially more gasoline, oil and other pollutants into this ecosystem, kill grass beds and erode shorelines.
- **Pollution:** Your new boaters will litter the public boat launch and will throw beer cans and beer bottles in the water as well as fast food bags, wrappers and cigarette butts. This is not only a litter problem, but also a safety hazard for people who ski and go boating there.
- **Noise:** The property owners of Soldier Creek honor the peace and tranquility of our neighbors. We respect each other's right to privacy and desire for reasonable noise levels at appropriate times of the day and night. Your new boaters will have no connection to that area and will not only ignore the tranquility of the area, but also antagonize the property owners of Soldier Creek.
- **Safety:** You will increase the number of boats in this area to a very large degree. These new boaters will drink excessively and take drugs putting many people in harm's way. They will fly through that area and ignore No Wake zones.

- Crime: You will bring crime to the area. Current residents experience virtually no crime because we all know each other. Your new boaters will have no ties to the area and will steal equipment, boats and tackle.
- Inability to Police: It is impossible to police these problems. We rarely see a Water Patrol boat in the area and when we call for help due to drunken boaters who wreak havoc on our families, the law either does not show up or is so late getting there that the drunks and bullies are able to easily get away. So, please do not harbor any thoughts that you can police any of this. The only way to prevent it is to abandon this proposed public boat launch.
- Property Values: Your new public boat launch will destroy property values on Soldier Creek. I personally have over \$500,000 invested in property on Soldier Creek. I anticipate that my property values will drop by approximately 50% if you move forward with your proposed public boat launch. How would you like for that to happen to your property?
- Other Options: If you stand back and look at the difference between Soldier Creek and, for example, an alternate location near a marina or other high traffic area, you can see that you have an abundance of other more appropriate options to construct a public boat launch. As an example, the public boat launch at Lillian Bridge is a perfect place for this. It is a large boat launch that is sufficient for the upper Perdido Bay/Soldier Creek area. There is a private boat launch at Pirate's Cove that is virtually public. I have launched boats there many times for a modest fee.

Please consider the points made above and vote **NO** on this proposed public boat launch.

Sincerely,



Joe Cade

112 Aleta Drive

Belleair Beach, FL 33786

Joe.Cade@BICWorld.com

From: Chris Chandler
To: [Linda Lee](#)
Subject: Soldier Creek public launch
Date: Tuesday, May 16, 2017 3:18:42 PM

Hi

My Name is Chris Chandler

My small town of Perdido Beach, AL (actually a neighborhood masquerading as a town) is quietly slipping in a public water access to Soldier Creek which is a pristine small creek located in Baldwin County the fastest growing county in AL using BP spill funds.

This seems similar to the misuse of funds here.

<http://earthjustice.org/news/press/2016/federal-court-prohibits-use-of-bp-oil-spill-restoration-funds-to-build-beach-hotel-0>

This is a proposed public water access not a "town water access" as is being stated to town residents. A town with gravel roads, poor drainage, and no businesses to support it buys a \$600,000 piece of waterfront property with BP settlement money and invites everyone on vacation and within driving distance to use it at the town resident's expense. They have zero plans in place to deal with the explosive use this access will experience.

When asked, the mayor of the town said she had not considered the effects of increased traffic on the towns roads or water ways and the possible irreversible harm to be done to environmentally sensitive shorelines.

There will be an increase in crime in the local area to water front docks as well as on land due to the increased presence of non-residents with no skin in the game. There is no police force. The last knowledge I have is that the county has turned over policing activity to the town and the town says they can not afford law enforcement...

Anticipated more trash in the boat ramp area and creek with no sanitation department to clean it up. Potential for vehicle oils and fluids flowing into the creek from the parking lot as well as from the unprecedented quantity of boats that will now have direct access to Soldier Creek

An increase in boat traffic beyond what the the creek can sustain. Other public access points are into area bays not small creeks. The pass out of Soldier Creek is only 1 boat wide and was dredged by the local residents pooling together last year.

Noise complaints...

Entire Creek will possibly be needed to be made into a no wake zone.

Increase of traffic with heavy trucks and trailers will cause more damage to neighborhood roads this is a public access proposed right in the middle of a residential community.

Perdido beach was originally planned it out with three types of water access. They are are waterfront property lots, then for people on the opposite side of the street from the water there are owners groups of 50 lots in which each property owner has an individual deeded plot and

then together with the other 49 owners share one deeded water access common area, and for residents with no deeded water access there are 4 to 5 streets in the town that end at the waterline for ingress and egress only. This was an intentional plan to avoid overwhelming the local town/neighborhood waterways. These public accesses have no ramp facilities. There public accesses in Lillian and at Wolf Bay that are currently extremely crowded.

What is the plan for overflow parking ask Pirates Cove... probably my front yard.

I am devastated to learn of this project and have real concerns of it changing the creek forever and irreversibly.

I appreciate any advice or action on your part put a halt to this disaster in the making.

Thanks
Chris Chandler
251-327-8316

8950 Tuscaloosa Drive
Perdido Beach, Ala 36530, May 15, 2017
251-961-7829

4BCC
VJ
LL
KC

Dear Mr. Ronald J. Cink;

This is to inform you that I strongly oppose the Town of Perdido Beach plan to build a public boat launch on the property next door to me by changing the zoning on the property and using BP money. This action was started at a town council meeting in January when no residents were present. Why are we just finding out about it now in May? Shouldn't the town have notified me and my neighbors before purchasing the two lots next door? The Mayor and Town Councillors have been secretive in all of this.

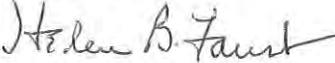
My husband and I bought this lot in 1986 with the plan of retiring to the peace and quiet of coastal living in our old age. Coastal property costs three times more than non-waterfront lots. It took us several years to pay off the note. We immediately built a temporary bath house and slept on our boat. In 1988 we completed a garage apartment. We were part-time residents from the time we purchased the property. We retired and moved here in 2003. In 2007 we finished building our lovely two story home. We pay substantial property taxes. If the next door properties had been zoned anything but residential, we would never have spent our hard earned money here.

If this plan goes through, we can forget peace and tranquility. Outsiders will come dragging their boats with little consideration for the town residents. Walking and jogging will become hazardous. They will park everywhere on the streets and the launch property. The property will become a trash littered mud hole. Nothing will be safe in my yard. Perdido Beach has no police and little money for the maintenance that will be required. Outsiders pay no taxes to Perdido Beach.

Our creek (bayou) has already been adversely affected by boaters coming into our water from other areas with fast boats and skiers. When we bought our lot there were two beautiful cypress trees on our bank. The wash from these boats and skiers washed the soil away from our trees and they fell into the water. The grasses (that help refresh the water and are home to minnows ,tadpoles, clams and oysters) that used to grow along the shore are mostly gone. Our water cannot tolerate more traffic. It will create irreversible harm to our waterway. This of course goes against the purpose of the BP money which is to restore our waterways and coastal area.

The people pushing for this do not live on the water. They want another nearby place to launch their boats. (There are seven boat launches here for residents. They are not properly maintained). Undesirable activity goes on at night. These people did not pay for a coastal lot and they do not pay the taxes that waterfront property owners pay. There are better locations for PUBLIC boat launches than in a tiny town like Perdido Beach. Please do not let these short sighted people trash my lovely home and the quiet neighborhood where I live.

Please help me and do what you can to stop these short-sighted and selfish people from destroying the Town of Perdido Beach and especially trashing my home.

Sincerely,

Helen B. Faust

Thank you for whatever you can do to
stop this folly!

From: Jan Ahrens
To: [Linda Lee](#)
Cc: [Chuck Ahrens](#); [Astra Ahrens](#); [Orion Ahrens](#)
Subject: Perdido Beach Rezoning Comments
Date: Thursday, May 18, 2017 11:52:15 AM

Parcel 05-63-04-18-0-001-001.000

Traffic on the roads surrounding proposed property.

I live 2 lots away from this property and have since 1992, my grandchildren who live close by ride their bicycles on the roads that will be utilized for access to this boat ramp. Many people walk on these roads.

Baldwin St and Tuscaloosa are not wide enough now when two cars are next to each other. State St is not even paved. Riggs is the only street that could possibly accommodate big trucks and boats and that is a stretch.

Property values

Property values will decrease in the neighborhood and especially the lots close to the boat ramp if the property is not kept clean and secure.

Security

Perdido Beach does not have a police department that will handle crime and threats to the individuals. Friends that live across from the County boat ramp in Josephine have been threatened with bodily harm when they asked someone not to park in their front yard. If there are not parking spaces available they will park in the road in this small quiet neighborhood. If it is reported we risk retribution.

Private vs. Public

I would be okay if it could be private access just for residents of Perdido Beach but it seems this is going to have to be public. Why not put in a private road on the property for a boat ramp for the use of only Perdido Beach residents instead of using a public road. Or is there another reason this can't be private.

Town finances

Town will be responsible for upkeep to the roads, the pier after storms, boat ramp and dredging at times. Not to mention security and clean up. Where will this money come from.

Thanks for your time,
Jan and Chuck Ahrens
8911 Tuscaloosa Dr
Perdido Beach

May 19, 2017

VIA EMAIL: llee@baldwincountyal.gov

Baldwin County Planning Commission
22251 Palmer Street
Robertsdale, Alabama 36567

Re: Boat Launch Proposal, State Street, Perdido Beach, Alabama

Dear Commissioners:

It is my understanding that a proposal has been made to re-zone a tract of land located off of State Street, on Soldier Creek, to a public boat ramp and dock. The residents of Soldier Creek are largely against this proposal for a litany of reasons the substance of which I intend to examine in this letter. We ask that each of you vote against this attempt to re-zone for the reasons listed below:

1. **Soldier Creek has no other commercial operations and has never had any commercial operations.** For those of you who are not familiar with Soldier Creek, one end of Soldier Creek opens into Perdido Bay and the other end continues into a more narrow, less navigable area of Soldier Creek that extends northward into Baldwin County. Therefore, the creek is not an appropriate location for heavy boat traffic.
2. **The infrastructure of Soldier Creek will not support the proposed operation** which includes parking, necessary appurtenances, sewage, and the likelihood of both noise and chemical pollution from boat, vehicle, and the related activity.
3. **A public boat ramp will create a dangerous condition for both creek residents, swimmers, and recreational boaters.** The creek has been dredged a number of times in the past, to ensure that it is navigable. Most significantly, creek access to the bay is via a narrow channel, which is barely large enough for two skilled vessel operators to pass. I have included in my email a link to the Google Satellite image of the pass, to substantiate this reality. Further, there is a very limited police presence, of both marine and land based units in this area. This is almost exclusively due to the remote and sparsely populated nature of this area. There would be an increased need for police presence, both from a marine

and vehicle prospective, in order to facilitate this project, the substance of which would create a burden on Baldwin County taxpayers.

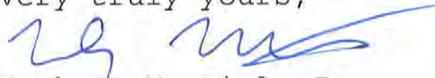
4. **There is no legitimate community need for this boat ramp.**
Currently, there are already three public boat ramps in the area, including access at the Lillian Bridge, the Lillian Boat Launch, and one on Yupon Street at Palmetto Creek. All of these boat ramps serve as both sufficient access to public waterway and more appropriate accesses, based upon the physical reality of the waterways and the surrounding areas. The Yupon Street launch is only a few miles away from the proposed site.
5. **The environmental impact of introducing commercial activity to a protected water shed with clear erosion issues, would be detrimental to the area.** As previously discussed, dredging has already been implemented in the past to ensure a safe and navigable waterway; however, increased boat traffic would increase the necessity of dredging, which has been a wholly private endeavor thus far. Further, marine life would likely be disturbed, as the creek has long been an estuary for both mammals and a variety of fish species. There would likely be at least some impact of pollution with increased boating, parking, and sewage in the area. These factors are heightened when those using the waterway and its adjacent properties, are not stakeholders in same. Currently, all access to the creek is via boat and/or landowner access. This creates an incentive for those individuals to care for the creek, as they are stakeholders in same. Those accessing the creek simply to launch boats, would not have the same stake in preserving its serenity and beauty.
6. **The boat launch would serve as a public and private nuisance, based upon the increased traffic, parking considerations, noise, boating traffic, and the environmental impact of the project.** All of these factors would serve to decrease the property value of those who already own property on the creek, and would subject the project to likely litigation.

All things considered, this project is unnecessarily burdensome to the area, when considering the lack of a genuine need for the project. If boating access is an issue, I suspect that infrastructure surrounding the three existing boat ramps in the area would better serve that goal, rather than the creation of a

pubic boat ramp in an otherwise non-commercial area, upon which the waterway will not safely support the amount of increased traffic that would be expected from same.

I would appreciate the opportunity to speak with each of you regarding this letter.

Very truly yours,



Mark G. Montiel, Jr.
Lucile Rutland Fleming
Helen Frazier Rutland
Beverly Owens Winter
Virginia Rutland Farmer
Christopher Neal Farmer
Lucile Frazier Pilkerton
Jonathan Andrew Pilkerton
Elizabeth Rutland Weigle
Reed Gardiner Weigle

May 15,
2017

SALLY BREEDLOVE

My Family owns a lot on Soldice
Creek directly across from the
proposed public boat launch.

Case # PBZ-17001 that is
before the Baldwin County Planning
Commission. We have 12 grandchildren
as does my brother who love to
hike, kayak, ski & swim in that
small body of water. It is a
safe haven for children, a quiet
place for adults. It is not
suitable for a public boat ramp.

Please deny this request.
for the "Sunshine Property"
of Lucy J. Bricker

704 GREENWOOD ROAD
CHAPEL HILL, NC 27514

919-604-3060
SALLY@SALLYBREEDLOVE.COM

Thank you -
Sally Breedlove

May 22, 2017

Ms. Linda Lee, Planner

Baldwin County Planning & Zoning Department

201 East Section Avenue

Foley, Alabama 36535

RE: Proposed Public Boat Launch on State Street, Perdido Beach

Dear Ms. Lee:

My wife and I own property at 8730 Tuscaloosa Drive, a few blocks South of the proposed site. We are building our home now, seeking the quiet enjoyment of our home and lot. We knew nothing of these plans before we closed on our lot in April of 2016. We learned of this project approximately 2 weeks ago. The first point I made to the Mayor and Town Council via email was to slow it down and give people a chance to learn about it, and speak up if they wished to. (Something the Mayor and Town Council should have done before they ever bought the land). I stated this again verbally in the planning meeting: what is your rush? The first 10 people I called with property in the area or on Tuscaloosa Drive, knew absolutely nothing about it.....Including my next door neighbor Ralph Gard, who has lived on Tuscaloosa Drive since 1951. I am quoting Mr. Gard from the same meeting: " I don't want it, and I don't like the way it has been handled."

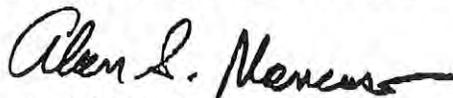
My wife and I are opposed to having a public launch on our street, and resent the manner in which this whole affair has been handled. We oppose it because:

1. The land around the site is predominantly, if not all, R-1 Residential. It is a neighborhood. The launch site is residential land that has no business becoming recreational in nature.
2. The public launch in Josephine Park is a nuisance disaster in terms of noise at all hours, parking, traffic, trash, poor (obscene) behavior from the offenders when confronted, lack of police patrols. WE DO NOT WANT THIS IN OUR NEIGHBORHOOD. We had a home in Josephine for nearly 20 years; what we know is what we saw firsthand.
3. On Wednesday night of two weeks ago, the Mayor admitted to all that neither she nor the Town Council had studied traffic; and, that they had not studied boat traffic, either. Soldier Creek does not need any more boat traffic. It is a beautiful place, and should be preserved.

4. No one wants to see Soldier Creek become a great big NO WAKE ZONE.
5. The Lillian Bridge launch is precisely 8 miles from the Perdido Beach Town Hall. It is lighted, has ample parking, and a rest room. It is far better to use this facility than to ruin peoples' property and lives in Perdido Beach.

I bought my first boat in Mobile in 1978, a Stauter. I have used public launches for years and years. They are a necessity. They just don't belong in the middle of a neighborhood.....

Thank you for your time. Call if I can assist you in any way.



Alan S. Mancuso

3721 Montrose Road

Birmingham, Alabama 35213

aman@mcgriff.com

205 581 9402 w

205 837 4402 c

Mallory and Martha Reeves
8785 Redfish Point Road
Lillian, AL36549
Parcel #63-04-17-0-000-013.000

Ms Linda Lee, Planner
Baldwin County Planning and Zoning Commission
201 E. Section Ave.
Foley, AL 36535
Attention: Case #PBZ 17001

Dear Ms Lee,

We are writing this letter to express our alarm about your rezoning proposal #PBZ 17001. We are 100% against this proposal and wish this letter to be recorded in opposition if we are not able to attend the June 7th meeting in Perdido Beach, AL.

We have been owners of this property since August 2001 and have enjoyed immensely the natural beauty, solitude and neighbors of this small part of Baldwin County we call home. We love it so much that my wife's brother, my brother-in-law, at our suggestion, purchased a home ten plus years ago on Perdido Vista Road on the west side of Soldier Creek. Our home on Red Fish Point Road is diagonally across Soldier Creek from your State Street zoning proposal.

For the above reasons and more, we wish to keep this small area of God's beautiful creation preserved. This will not happen if you rezone the proposed property and enlarge the boat ramp area. Our opposition is grounded on this fact that your proposal will lead to enlargement of the ramp and recreational area. Subsequently, more people, more noise, more trash, more pollution, more boats, more vehicles, more danger will lead to destruction of this small beautiful area. No amount of your policing or clean up can protect this from occurring. Please just improve the ramp and leave everything else as is.

Thank you for your consideration of our opposition to proposal #PBZ 17001.

Sincerely yours,



Mallory and Martha Reeves

**IRBY THOMPSON
210 FELDER AVENUE
MONTGOMERY, AL 36104
334-320-7293**

May 16, 2017

Linda Lee
Baldwin County Zoning and a Planning
201 East Section Ave
Foley, AL 36535

RE: Case # Pbz-17001, construction of a public boat ramp on the west shore of Soldier Creek

Dear Sir/ Madam,

I am writing to oppose the construction of the boat ramp. I am a property owner almost directly across Soldier Creek. I have been a use of Soldier Creek for 58 years, as well as the waters of Perdido Bay, the Gulf, etc.

The waters immediately in front of the ramp are used extensively by families enjoying water sports such as skiing and tubing. Boat congestion in the creek is manageable, but require careful operation. The ramp will increase boat traffic, decrease the enjoyment currently provided by the creek, and heighten the danger to all.

Please cancel this project and either sell the property or put it to some other use.

Yours truly,



Irby Thompson

From: swaechter@comcast.net
To: Mayor@townofperdidobeach.org; [Joy B Earp](#); [Linda Lee](#); [Ronald Cink](#); Mark.rainey@adem.alabama.gov
Subject: NO Boat Ramp Soldier Creek
Date: Wednesday, May 24, 2017 10:35:45 AM

Dear Interested Parties,

I am adamantly opposed to the proposed boat ramp on Soldier Creek. According to the Town of Perdido website, the area was incorporated to "preserve our unhampered lifestyle". The proposed boat ramp would greatly jeopardize this mission.

These are some of my concerns:

1. Liability- what is going to happen if/when there is a serious accident or drowning? The town website also advertises that "Perdido Beach is not just a place but a state of mind". As much time as I spend on the water, I know that many boaters are in an alcohol induced state of mind. The boat ramp is sure to directly result in increased traffic, DUI's and BUI's. I have personally served on a Boating Under the Influence jury-you do not want to invite this into the community.

2. Environmental Concerns-increased gas/oil sheen, drainage issues, trash, fish carcasses and harm to wildlife

3. Increased Boat Traffic-leads to theft, boat accidents (as a child I had a friend die in a water ski accident)

4. Overflow Parking- every summer my husband and I rent a house for six weeks off Spring Branch Rd in Josephine. I regularly see the overflow of trucks and trailers on private property. I have also witnessed contentious confrontations amongst boaters attempting to put in, pull out and park.

5. Upkeep/Enforcement-who is going to maintain the property, empty trash and enforce probable issues of parking, DUI, BUI, increased traffic and theft?

6. Potential No Wake Zones-I urge you to look at maps through the years of Ole River, Terry Cove and all waterways in the Orange Beach vicinity. What once were recreational waters have become long stretches of no wake zones, likely out of recreational use for eternity. With developments such as OWA in Foley, it is only a matter of time before the overflow of housing needs and developers encroach closer to Soldier Creek. NOW is the time to fiercely protect one of the last bastions of the "unhampered" lifestyle.

In the 1970's and 1980's I loved our family trips to the swimming/diving hole at Soldier Creek. This is now a protected area. Currently, I love bringing my twelve year old son and fourteen year old daughter to the Creek to ski, swim, and enjoy the wildlife. I implore you to say NO the proposed ramp and protect the one and only Soldier Creek "state of mind"!

Sincerely,
Shea Waechter

From: Tom Clements
To: [Linda Lee](#)
Cc: [Ronald Cink](#); [Vince Jackson](#)
Subject: RE: Public Boat Ramp
Date: Wednesday, May 24, 2017 3:00:01 PM

Ms. Lee

Thank you for the rapid response to my inquiry. I plan to oppose this project. We purchased our property to avoid congestion and traffic, and supported the formation of the town to avoid becoming part of Orange Beach. In addition, Soldier Creek already has excessive boat traffic.

Sincerely, Tom Clements

From: Linda Lee [mailto:LLee@baldwincountyal.gov]
Sent: Wednesday, May 24, 2017 2:48 PM
To: Tom Clements <tom.clements@westrock.com>
Cc: Ronald Cink <RCink@baldwincountyal.gov>; Vince Jackson <VJACKSON@baldwincountyal.gov>
Subject: Public Boat Ramp

Mr. Clements,

The town is proposing to install a public boat launch at the end of the State Street right of way. In connection with this proposed public boat launch the town is requesting to rezone the property at the southeast corner of Tuscaloosa Drive and State Street from R-1, Single Family District to OR, Outdoor Recreation District to allow for a public pier with parking and an access road for the proposed boat launch.

Attached is the proposed site plan, rezoning application and public notice. There will be two public hearings. The first hearing is June 7th with the Town of Perdido Beach Planning Commission who will make a recommendation to the Town Council. I'm not sure of the date of the Town Council meeting but it will probably be July 20th. If the Perdido Beach Town Council ultimately decides to approve the rezoning request they will then have to go back to the Planning Commission for Conditional Use approval of the proposed public pier.

Please let me know if you have any other questions or comments.

Thank you,

Linda Lee
Planner

From: Brandon Lineberry
To: mayor@townofperdidobeach.org
Cc: [Linda Lee](#); mark.rainey@adem.alabama.gov
Subject: Opposition for public ramp and pier
Date: Wednesday, May 24, 2017 3:49:37 PM

I oppose your plan to make a public boat ramp and recreation area on State Street.

I do not desire more boat traffic, trash, cans, bottles, noise, and on and on.

I recently purchased a lot on Anniston Drive because of this sweet quiet community, and would like to keep it this way.

Respectfully,
Brandon Lineberry

Sent from my iPhone

RE. PBZ 1700-1

I live at 30583 Baldwin St.
and I do want Boat Landing.
Thanks -

Dette Caldwell
251) 986 8373

MEMO

from the desk of Jane Barber

05-27-17

Jane Barber
19895 Hildreth Dr
Perdido Beach, AL 36530

I am in favor of a boat ramp in Perdido Beach, AL as it is needed for our town very much.

Jane Barber

To have access to water and not be able to utilize it seems wrong being most people here have boats and purchased a home at Perdido Beach for the purpose of use of the surrounding water.

Scott + Lisa
Barker

Teresa Brennan
30678 Forgotten Lane
Perdido Beach, AL 36530

Linda lee
Baldwin Co. Planning & Zoning
201 E. Section Ave.
Foley, AL 36535

Dear Linda:

I am writing this letter because I am a resident of Perdido Beach, and in favor of A boat launch on State Street. I would also be in favor of a dock to facilitate launching.

I own a boat, and plan to stay where I am. I am retired and own my property here, and use my boat often. At this point, I am forced to use the Josephine boat Launch, which is crowded, or the Lillian launch, which is too shallow, wasting a lot of good fishing time. I would much rather launch right here.

Sincerely



Teri Brennan

From: Margaret Craddock
To: [Linda Lee](#)
Subject: proposed Soldier Creek Boat Ramp
Date: Wednesday, May 31, 2017 10:28:27 AM

Ms. Lee, I am a property owner in the Soldier Creek area and like many, many others my family and I are very opposed to the proposed boat ramp on Soldier Creek. I understand the the Baldwin County Planning Commission is also opposed to this, but the town of Perdido Beach is proceeding anyway. There are so many reasons this is a bad project not the least of which is reckless disregard of the professional opinion of planners who are concerned with smart development of the County which sometimes means no development. I am unable to attend the meeting 6-7 so I hope that my comments to you will be helpful. Thank you

Margaret Craddock
1749 Harbert Avenue
Memphis, TN. 38104

(901) 276-0639 (H)
(901) 258-7641 (C)
margaretcaddock@me.com

5-25-17

To Whom It May Concern,

I am in favor of re-zoning Lots 1, 2, 3 & 4, Block 14, Repartition of Blocks 14 and 15. I have been a resident of Perdido Beach for the last 23 years. One of the reasons I moved here was because of the beautiful water. However, some of us residents do not have a close water access. I appreciate what the town is trying to do to improve the town. I am very much in favor of this action.

Sincerely,
Beverly Currie
8931 Tuscaloosa Dr.
Perdido Beach, Al. 36530

Linda Lee
Baldwin Co. Planning and Zoning Dept.
201 E Section Ave.
Foley, AL, 36535

Dear Ms. Lee,

As a long time resident of Perdido Beach I would like to express my heartfelt support for the community boat ramp we are planning to build soon on State St.

For most of the time I have lived here (close to 20 yrs.) we, the people of Perdido Beach, have wanted and needed this. It will be an enhancement to life in this little town much like the Park in Foley, the Pier in FAIRhope, any community place in a town that allows people to enjoy the beautiful natural world that surrounds us.

We are a small community and this will be a small boat launch for small boats. It's Perfect. I look forward to its completion.

Thanks for your time and consideration.

Regards,

Lucy Hunnicutt

30448 Orange Street

Perdido Beach, AL, 36530

Linda Lee -

I wish the county would reconsider and repair upon boat ramp as well as we would like to see the boat ramp on Soldiers Creek happen. However it needs to be for a few more than ^{one} boat to park.

Thank you

Karen Kane

9946 County Road 97
Elverta, AL 36530

May 25th, 2017

Dear Linda Lee, It would be great to have a boat launch here in Perdido Beach. We have been driving down to Josephine or over to Dogtrack road in Florida to launch our boat. The boat launch in Lillian is too shallow and not protected from wind so having a boat launch here in Perdido Beach would be super! I would gladly volunteer my time to help build a launch if needed,

Thank you

Daniel Lawless
630-383-8769

My name is Deborah K Love
8852 Escambia Ave
Perdido Beach, AL 36530

I approve of the boat ramp
going in on State St. in
Perdido Beach!

Mr. and Mrs. J.W. McCoy
5 Chittamwood Dr.
Huntsville, AL 35802

Linda Lee, Planner
Baldwin County Planning and Zoning Department
201 east Section Avenue
Foley, AL 36535

May 20, 2017

Dear Ms. Lee,

As life time residents on Perdido Bay and Soldier Creek, we would like to object to the request to rezone parcel identification number 05-63-04-18-0-001-001.000 from Single Family district to Outdoor Recreation District. This is a parcel of 2.62 acres from R-1.

Soldier Creek has always been a location for single family home sites. Families enjoy the peace and quiet of little boat traffic. There is room to enjoy water skiing and other recreational boating as long as boat drivers are careful and responsive to other boats, particularly with skiers, tubers, etc.

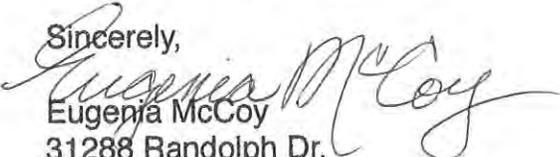
Opening up Crystal Lake and Soldier Creek to public access would create a potential safety problem. We already have many boats who come from Ono Island and other areas along the Gulf Coast who create congestion and safety problems for swimmers as well as boaters, not to mention invasion of private beaches and private properties. More boats also will cause erosion to the shore line. We can only see it getting worse if you start designating Creek property as Public.

Please consider our request and help us keep Soldier Creek a quiet, safe and lovely place to raise our families. Our family has owned property and has been enjoying this area for 6 generations. Our home faces Perdido Bay on the South and Crystal Lake/Soldier Creek on the North. We would hate to see the safety, beauty and peacefulness compromised.

Please keep the properties restricted to single family homes.

Thank you for your attention to our request.

Sincerely,


Eugenia McCoy

31288 Randolph Dr.

Lillian, AL, 36530

ggmccoy@comcast.net

256-651-4865

may 31, 2017

Dear Linda Lee, Planner

I Dale L Meier appose the Rezoning
of 2.62± Acres from R-1 Single Family
District to OR, Outdoor Recreation District.

I am against the proposed Rezoning.

Thanky You

Dale L Meier

Print Name: DALE L MEIER

Parcels Owned: 63-03-07-0-000 (-120.000) BLK12 LOT 25 1/52
-167.401 BLK13 LOT 13 PLOT 9

Email: _____

Phone # (voluntary): 989 828 5544

Signature: Dale L Meier

Date: JUNE 1, 2017

Julie Stanhope and Michael Morelock
8841 Redfish Point Rd.
Lillian, AL 36549

Ms Linda Lee, Planner
Baldwin County Planning and Zoning Commission
201 Section Ave.
Foley, AL 36535
Attn: PBZ 17001

Soldier Creek Proposed Boat Ramp Complaint

As listed on <http://townofperdidobeach.org> the property is located at Lots 1, 2, 3 and 4, Block 14, Repartition of Blocks 14 and 15 in Soldier's Creek Addition to Perdido Beach, Parcel Identification Number is 05-63-04-18-0-001-001.000

We are filing a complaint regarding the proposed rezoning of the above property for Public Boat Ramp and Pier on Soldier Creek to State Street in Perdido Beach off CR 97. We have been permanent residents and home owners at 8841 Redfish Pt. Lillian, AL since 1987. All properties in our surrounding area have been zoned residential since we have lived here.

We are not in support of proposed boat launch and pier proposal on Soldiers Creek. Soldiers Creek will not be able to support the volume of traffic (car or boat) that this proposed ramp and pier would impact on the area. Local residents of Lillian and Perdido Beach have access to the Lillian Boat Ramp on Perdido Bay which is a large body of water that supports our local residents. We personally utilize Lillian boat launch facility and have no complaints. The Lillian boat ramp is 7 miles from our home and 8 miles from the Perdido Beach Fire Department, 7 or 8 miles is an acceptable distance for a pleasure boat.

There was a previous boat ramp proposal attempted a few years back on a property south from current proposed area. At that time, former County Commissioner George Price personally toured Soldiers Creek and concluded that this area is a true estuary supporting and producing marine life for our Gulf Coast ecosystem. He emphasized our necessity to be stewards of these unique and natural resources. The proposed attempt at the time was denied, please review historical data for this request. It's important for us to preserve our natural resources for our community and future generations.

Regards/

A handwritten signature in blue ink, appearing to read "Julie Stanhope" followed by a second signature, likely "Michael Morelock".

Julie Stanhope and Michael Morelock

To Whom this may

Concern:

5/26/17

My name is Krystal and I would love for us to have a boat ramp/launch for Perdido Beach Town Community. It will be great for bringing our family, friends & neighbors together to create & share some forever memories.

Yours Sincerely,

Krystal Diane
Raulerson

8478 Pensacola Avenue
Perdido Beach, AL 36530

Mrs Lee

in Regards to the boat Ramp in
the town of Perdido Beach,

I have been living in Perdido Beach
for thirty three years and can only say
a good boat Ramp is long past due!

To think that I won't have to drive
twenty minutes to launch my Boat is
great, also my annual fee at Wolf Bay Lodge
of Eighty Five dollars will save me money

if I launch at Lillian or Wolf Bay it
takes me about forty five minutes to
get back to Soldiers Creek or Palmetto Creek
at time and fuel it takes a Bite out
of our day

I am all for the new Boat Ramp
and you can't build it fast enough.

I have been waiting for thirty three years

thanks
Gay L. Redus

9351 Bohling Street

Perdido Beach, AL 36530

Good Morning,

I have read the Town of Perdido Beach Boat Ramp Update and I am in favor of the proposed boat ramp on State Street. It will provide the greatest benefit for the greatest number of people and will make marine response by the PBVFD much faster to Soldier Creek.

Regards

Richard Sumlin

8245 Mobile Avenue

From: Libby
To: [Linda Lee](#)
Subject: Soldier Creek Rezoning
Date: Wednesday, May 31, 2017 10:43:53 AM

My husband and I are opposed to the rezoning of the two lots on Soldier Creek for the purpose of a public boat ramp.

We have several concerns:

Safety is our primary concern - with increased people, cars, boats, etc. and no increase in public reinforcement of police, etc..... We already own a house in perdido beach that has been broken in to. With more people, more visibility, will come more theft.

Upkeep - who will insure the property is clean, and that it is safe to walk around. This is already a problem at the end of State St - How will regular maintenance of this property be handled? Trash, broken bottles, etc.....

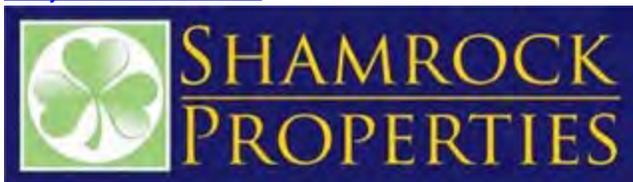
Property Value: We are about to build on our lot and have serious concerns about how this will effect our property value. I am a real estate agent and it is clear that values are on the rise and that people are renovating and making houses in the area something to be proud of - both on and off of the water.

Marine Police and Sheriff - with additional boats, and cars, we need additional reinforcement of our laws. This MUST be addressed prior to any zoning changes. I would love to see the public safety plan in place PRIOR to any consideration of rezoning.

Thanks so much for your support in this matter.

Libby and Lee Thompson
[9070 Tuscaloosa Drive](#)

Libby Thompson
Sales Agent, Shamrock Properties
251-610-9977
Libby.shamrock@att.net



Perdido Beach AL 36530
May 23, 2017

Linda Lee, Planner
Ball Co. Planning & Zoning Dept.
201 East Section Avenue
Foley, AL 36535

Re: Certified Letter 7016-2070-0000-7215-3683 PBZ-17001

Dear Ms. Lee,

My name is Carol Jindal and I live on the corner of State St. and Tuscaloosa Drive in Perdido Beach, AL. I am in favor of the proposed re-zoning of the property across from me to be made into a park. I already have water access through our private community park that comes with our lots. We have a boat launch and pier and have never had any trouble down there. Our park adjoins the proposed park on State Street.

I understand that it will be paid for with ("B.P.") money and I can't think of a better way to spend it to help all the residents of Perdido Beach.

To me the right to the water is like a right to drive on a road. We have families here who can not get to the water.

I knew Lucy Christraught Suarez and Don Pedro Suarez who sold these lots in the 1950's and 1960's. They were adamant about everyone having a right to get to the water.

I think the park would be an asset to our little community.

Sincerely,

Carol Jindal
9009 Tuscaloosa Dr.
Perdido Beach, AL 36530

Linda Lee I am for the
~~neighbourhood~~ neighbourhood
boat Ramp. I live
at 30757 Riggst
Edberta AL 36536

Crystal Toibert

May 25, 2017

To Whom It May Concern;
Re PBZ-1700-1

As residents of Perdido Beach, we
are in favor of the Boat Landing
on Soldier's Creek.

We do not approve of residents on the
east side of Soldier's Creek to should
have any say in this at all.

Whatever has happened to "Love
Thy Neighbor as Thyself." They have
boat ramps they can use but seem
to have enough hate for their
neighbors that they can not have
the same privilege.

Isn't there enough hate against
one another already? Must we
have even more?

Thank You

Alex Zellingier

Ann Zellingier

3057 Baldwin St
Perdido Beach.

From: rs1u@aol.com
To: [Linda Lee](#); [Ronald Cink](#)
Subject: Perdido Beach Boat Launch
Date: Saturday, May 27, 2017 2:00:13 PM

I am writing to voice my opposition to a proposed public boat ramp and pier on State Street off CR 97 in the town of Perdido Beach, AL. Soldier Creek cannot accommodate more boat traffic, the boats now are so numerous there is significant risk of accident and injury. There is no sanitation department in Perdido Beach to clean up the trash in the boat ramp and pier area. The increase in boat traffic also increases the risk of crime on existing boat docks, this is an ever increasing problem. There is already a boat launch in Perdido Beach, as well as in Lillian and Pirates Cove. This small area does not need another boat launch. I ask that you not approve this project.

Robert E. Stuart
9195 Soldier Creek Road
Lillian

mayor

From: jerome <jerome@moorecompanyrealty.com>
Sent: Wednesday, May 10, 2017 9:24 PM
To: mayor@townofperdidobeach.org
Subject: Soldiers Creek Ramp

Dear Mayor Hamilton,

As a resident in Soldier's Creed since 1970 I have seen a lot. One of the things I have noticed is that as boat traffic has increased manners have decreased. Debauchery, trash, noise pollution, dangerous drivers, and angry encounters have increased. This Creek is an extremely environmentally sensitive area with porpoises returning annually to raise their young which are currently having to dodge Hoards of boats that are already on the water. Last year I was personally accosted swimming across from my dock to the point by a couple of drunk men. I urge you to reconsider opening a boat ramp when there is already one on Palmetto Creek and Pirate's Cove giving full access to the Bay. This ramp will do nothing more than create a more dangerous boating area probably lead to a deadly accident all before soldiers Creek is shut down from recreation with no wake zones. Sometimes creating better access for everyone improves the area for no one. I have already witnessed the destruction of Orange Beach, please don't bring their problems to our quiet creek. Sincerely Jerome Moore Juniper Street (where you put up a stop sign after a car crashed into our driveway!)

Sent from my Verizon, Samsung Galaxy smartphone



Virus-free. www.avg.com

Lillian

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

5-11-17

6:30

Perdido Beach Town Hall

(Specify)

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.

2 Verbal comments and interruption from the floor will not be allowed.

Print name: MICHAEL W. FISHER

Address: 8241 RED GULL F RD

Phone: 251 979-1627

SUBJECT YOU WISH TO ADDRESS:

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

Commented on trash in Soldiers Creek & wild parties at the end of State Street.

Lillian

Town of Perdido Beach

WORKSHOP COUNCIL MEETING OTHER

(Specify)

5-11-17 Perdido Beach Town Hall
DATE TIME PLACE

- 1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
- 2 Verbal comments and interruption from the floor will not be allowed.

Print name: LARRY SUAREZ
 Address: 9520 Co. Rd. 91 LILLIAN, AL
 Phone: (251) 979-7563

SUBJECT YOU WISH TO ADDRESS: PARK/PIER & BOATRAMP.

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

ADDITIONAL BOAT TRAFFIC, DEBRIS, CONTROL OF SITE "POLICING", LIMIT ACCESS TIME "SECURITY", PARKING ISSUES, DEVALUE PROPERTY ADJACENT TO PROPOSED PROJECT AND ACROSS CREEK. RESIDENTIAL PROPERTY ZONED FOR SINGLE FAMILY IN MASTER PLAN BEING CHANGED TO ACCOMMODATE THIS PROJECT.

Lillian

mayor

From: BDavis8199@aol.com
Sent: Friday, May 12, 2017 1:55 PM
To: mayor@townofperdidobeach.org
Subject: Solder's Creek Boat Launch and Pier

We are contacting you to vice our **STRONG OPPOSITION** to the proposed construction of an boat ramp and pier accessing Solders Creek. My wife and I have a residence on Perdido Bay less than a 800 yards from the entrance to Solders Creek. My concerns are mostly for the safety of our neighbors and their children and grand children who, boat, fish and swim in the area. Over the years there had been a steady rise in the number of people using Solders Creek. Especially during the summer months the Creek is pushed to it's maximum safe recreational capacity. Additional boat traffic through the proposed boat launch will exacerbate and growing safety concern from already existing crowding conditions on Solders Creek. More traffic equals more crowding, more marine police monitoring, more noise, more encroachment on to private property, and more crime in our area. We respectfully request you **NOT PROCEED** with the proposed Solders Creek boat launch.

Respectfully

Lynne and Burnley Davis
61630 Randolph Drive
Lillian, Al 36549



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Patsy W. Parker, Mayor
9212 County Road 97
Perdido Beach, Al. 36530
251-962-2201
mayor@townofperdidobeach.org

Lillian

clerk@townofperdidobeach.org

From: Greg Reardon [gregkerry@charter.net]
Sent: Saturday, May 13, 2017 7:11 AM
To: clerk@townofperdidobeach.org
Subject: E-News Signup Form

E-News Signup Form

A confirmation reply has been sent to the sender of this e-news sign-up form.

If the sender will not be added to the mail list for some reason, (i.e. doesn't live or own property in PB, failed to give a complete address etc.), a manual reply to the sender may be appropriate.

First and Last Name: Greg Reardon
Perdido Beach Street Address: 9207 Soldiers Creek Road, Lillian Alabama
Email Address (Enter carefully): gregkerry@charter.net
Phone Number (optional):
This is a revised street address, email address or both: 0
Are you a Town of Perdido Beach resident or property owner: No
:
I Understand that by signing up for E-News delivery, I will receive E-News in place of U.S. Postal mailed information.: 0

Comments: I am concerned over the preservation and safety issues involving Soldier's Creek.

mayor

From: Jan Ahrens <jantahrens@gmail.com>
Sent: Monday, May 08, 2017 3:37 PM
To: mayor@townofperdidobeach.org
Subject: State Street Boat Launch

Mayor Hamilton,

Concerning our total opposition to the boat launch to be built on State Street. Please respond with answers to questions below.

I am a resident of 8911 Tuscaloosa Dr. and the proposed boat launch will be approximately 200 feet north of my house. I have lived here since 1993 and it has been a lovely quiet place to live for my family. My daughter and grandson live on Baldwin St and my son, daughter in-law, and grandson live off Cedar St. My grandchildren ride their bikes to my house.

We are very concerned about the boat launch being built in my neighborhood. I do not live on the water and understand we need a boat launch for the residents of Perdido Beach but it needs to be somewhere that the traffic will not be driving into a residential area. This will cause major disruptions to our lifestyle and our property values as well as to the Soldier Creek environment.

I have a friend that lives across the street from the boat launch in Josephine. When she asked a man not to park and leave his boat in her front yard all day she was threatened with bodily harm. This was very frightening to her as well it should have. Anyone would worry about reporting it in case they come back to take revenge.

I am wondering if the site proposed will have to be rezoned as the property at the end of Escambia is zoned MR.

Why is that property not being used for the boat launch?

Has the town already purchased that lot?

How will we curtail people from parking on the street when there is not enough room for their trucks and boats?

Who will handle threats to private property owners?

Who will be picking up the garbage on a daily basis?

Why can't it be a private boat ramp just for the use of Perdido Beach residents?

What about the wear and tear to State St, Baldwin St and Riggs Dr? It took a long time for Riggs to be repaired after the flood 3 years ago.

What about environmental issues to Soldier Creek and surrounding land?

In closing, this is not a good decision by our City Council. The noise and traffic will ruin our beautiful neighborhood. It will be financially devastating for our property values. I will be afraid for my grand children to

Patsy W. Parker, Mayor
9212 County Road 97
Perdido Beach, AL 36530
251-962-2201
mayor@townofperdidobeach.org

1

ride their bikes. Who knows who will be coming into our neighborhood. I know that some of you on the council live on Tuscaloosa and State St. **Why are you not as concerned about this as I am?**

Jan Ahrens
251-979-2310
jantahrens@gmail.com



Virus-free. www.avg.com

Patsy W. Parker, Mayor
9212 County Road 97
Perdido Beach, Al. 36530
251-962-2201
mayor@townofperdidobeach.org

mayor

From: mayor <mayor@townofperdidobeach.org>
Sent: Friday, May 05, 2017 2:14 PM
To: 'rdavis davis-fields.com'
Subject: RE: Public boat launch - Perdido Beach

Mr. Davis,

1. The following regulatory agencies have been on site: Corp of Engineers, ADEM and Wetlands Resources have all been to the site.
2. Only forestry mowing was done and ADEM has checked the site.
3. Permitting in progress.
4. We will be seeking proposals for design and construction.
5. It is being funded by BP money.
6. The Town Council approved a motion to initiate a rezoning.

I hope this answers some of your concerns.

Kae

Kae Hamilton, Mayor
Town of Perdido Beach
9212 County Road 97
Perdido Beach, AL 36530
251-962-2201
mayor@townofperdidobeach.org

From: rdavis davis-fields.com [<mailto:rdavis@davis-fields.com>]
Sent: Friday, May 05, 2017 1:32 PM
To: mayor@townofperdidobeach.org; clerk@townofperdidobeach.org
Subject: RE: Public boat launch - Perdido Beach

Dear Mayor:

I am following up on my below email of yesterday morning. Of course, we are concerned about safety resulting from increased road and water traffic, sufficiency and maintenance of entry roads, lighting, runoff of contaminants, and security. However, as a real estate development lawyer, I know better than to oppose or support a project until I know the project details. Therefore, at this point, I am simply trying to understand the Town's plans for permitting, construction, funding, operations, regulation of use, rezoning, etc. I wasn't able to locate any of this on the Town's website (maybe I should have dug deeper in the minutes), and I don't think the Town has applied for permitting from the Corps so I can't use the Corps' website for specific information. I would appreciate direction as to how I can access the details.

Patsy W. Parker, Mayor
9212 County Road 97
Perdido Beach, AL 36530
251-962-2201
mayor@townofperdidobeach.org

1

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5/18/17

6:30

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
- 2 Verbal comments and interruption from the floor will not be allowed.

Print name: Barry Froling

Address: 9103 TUSCALOOSA DR

Phone: 251-215-9819

SUBJECT YOU WISH TO ADDRESS: _____

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

BOAT RAMP

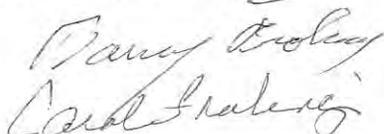
With 14 water access routes in the Perdido Beach area, it seems reasonable to me there could be, at least, one with an adequate boat ramp for the convenience of the local residents and for use of our water rescue boat. I believe the residents expressed their wishes for water access use in voting for the present city officials.

Also, I believe the city officials recognize the need to control traffic due to any impact and have the ingenuity to handle these situations as they arise.

A boat ramp should be a great asset for Peridio Beach residents.

Thank you in advance for the new boat ramp.

Barry & Carol Froling



Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5/11/17

7pm

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
2. Verbal comments and interruption from the floor will not be allowed.

Print name: Richard Davis

Address: POB 2925, Daphne AL 36526 / 9154 TVSCA/OXSA

Phone: 251-610-3031

SUBJECT YOU WISH TO ADDRESS: Boat Launch

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

- need sketch plan/conceptual

- consider sufficiency of streets

- maintenance of streets

- danger on streets and in creek

- lighting

- security

- environmental impact on creek

please post regular updates on
TOWN website

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5-11-17

7:20 PM

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
2. Verbal comments and interruption from the floor will not be allowed.

✓ Print name: EARL R. GARD JR

✓ Address: 8720 TUSCANY DR

✓ Phone: 904-7599

✓ SUBJECT YOU WISH TO ADDRESS: _____

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

Opposed to ramp.
Concerned about boat traffic
What about permitting

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5-11-17

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
2. Verbal comments and interruption from the floor will not be allowed.

Print name: PAM DOUGLAS

Address: 9650 Hildreth Dr. E.

Phone: 961-7672

SUBJECT YOU WISH TO ADDRESS:

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

I believe it would benefit the town to have a boat ramp on State St. Residents would then have access to the water. State St has a gentle slope to the water and it is deep enough to launch.

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5-11-17

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
- 2 Verbal comments and interruption from the floor will not be allowed.

Print name: Harry Douglass

Address: 9650 Hildreth Dr

Phone: 251 961 7672

SUBJECT YOU WISH TO ADDRESS: _____

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

I approve of The boat ramp on State St because
There is already a boat ramp next door. The area has a good slope
for launching boats.

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

5/11/17

6:30

Perdido Beach Town Hall

(Specify)

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
2. Verbal comments and interruption from the floor will not be allowed.

Print name: John Brooks

Address: 30865 Howes Ln 36530

Phone: 251-604-6714

SUBJECT YOU WISH TO ADDRESS: Boat Launch

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

Does the Town have a plan or vision for what
they intend to put at the end of State Street.

How can we keep informed?

Will there be public comment opportunities on the plan?

Town of Perdido Beach

WORKSHOP

COUNCIL MEETING

OTHER

(Specify)

5-11-17

6:30^{PM}

Perdido Beach Town Hall

DATE

TIME

PLACE

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
- 2 Verbal comments and interruption from the floor will not be allowed.

Print name: John Labrone

Address: 8122 Escambia Ave.

Phone: 251-550-7721

SUBJECT YOU WISH TO ADDRESS: Boat launch

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

I think the boat launch would be a great asset. Along with a future picnic area would benefit Perdido Beach as a whole. With the Tupacast launch being not usable. The Town needs a "Public Launch". One that the whole town can use. On coastal clean up we only get half a trash bag of trash from the creek. I do not see a litter problem. There will always be a few who will litter though. As far as law enforcement!!! while my truck was parked on State Street ~~to~~ for putting in my kayak. Some one called law enforcement to have my truck checked out.

From: Steve Love [slove@townofperdidobeach.org]
Sent: Monday, May 15, 2017 6:44 AM
To: Town Clerk
Subject: Fwd: Re: Boat Launch

Even though my personal responses to people are in no way official town responses, I wanted you to have a copy of this in case someone says I said something I did not.

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

Subject:Re: Boat Launch

Date:Sun, 14 May 2017 21:41:39 -0500

From:Steve Love <slove@townofperdidobeach.org>

To:John H Brooks III <jbrooks3rd@icloud.com>

Please remember my personnel view at this point means no more than your view. We are in the infancy of planning and once we have ideas they will be turned over to whichever engineering firm gets the job and they will come up with a preliminary plan for us to begin with. I personally would like a one lane ramp that has approximately 6 parking places for vehicles and trailers with 3-6 parking spaces for vehicles without trailers. I would have no parking on State and Tuscaloosa and parking by permit only at the ramp. I think this can be done with all citizens and property owners receiving a decal from town hall to park (no Charge) . Non residents from Baldwin County could purchase an annual pass for \$100 and non resident out of county persons could purchase an annual permit for \$200. Remember this is my view only and there are 5 other people to work with. It will be a process, and numerous steps have to be taken. As I said the other night we have to listen to all concerns and hopefully listen to some solutions to those concerns.

On 5/14/2017 2:01 PM, John H Brooks III wrote:

> Mr. Love,

>

> Please describe your personal vision of what you would like to see the property at State and Tuscaloosa become.

>

> John Brooks

> 30865 Howes Ln

> 251-604-6714

>

>

> Sent from my iPad

From: TOPB Admin [NOReply@townofperdidobeach.org]
Sent: Monday, May 15, 2017 10:42 AM
To: clerk@townofperdidobeach.org
Subject: Contact Us Form

Website Contact Form Results

This form was sent from the Town of Perdido Beach Website

First and Last Name: Pat Booker
Email: patric_booker@hotmail.com

My comments are related to: (Click all Boat Launch,Zoning that apply):

Comments: I will not be in town on June 7th so just wanted you to know I am in favor of rezoning for the boat ramp. I do have some reservations because it is close to my home, but am counting on regulations being put into place by the town for use of the boat ramp and parking, and the citizens helping to enforce them.

From: TOPB Admin [NOReply@townofperdidobeach.org]
Sent: Monday, May 15, 2017 12:10 PM
To: clerk@townofperdidobeach.org
Subject: Contact Us Form

Website Contact Form Results

This form was sent from the Town of Perdido Beach Website

First and Last Name: Lisa Dunlap
Email: ldunlap@clarkpartington.com
My comments are related to: (Click all that apply): Boat Launch

Comments:

I am not opposed to the boat launch. I do have concerns though after speaking to those who live on Josephine Dr. as it relates to that boat launch. They note that during the summer months the traffic is disruptive at all hours of the night and early morning. Additionally, they noted the extreme over flow parking onto the road shoulders. They have been informed that AL law only provides for warnings to be issued unless the officer sees the violator in or exiting the offending vehicle. I love the idea of a boat launch for Perdido Beach property owners or those willing to pay an annual parking fee for the use of the launch. There is a perfect boat launch in Lillian any the others can utilize. I hope the board will spend some time at the Josephine boat launch on the weekends, early morning and late afternoon on and following Memorial Day weekend to see what procedures need to be implemented to ensure a positive experience if we are to move forward with the boat launch. Thank you. Lisa Dunlap (850) 206-6314

5/8/17

Town government,

I have just received notice of the public boat launch on State Street. We should have all been broadly informed before the town brought the property for this. I am vehemently opposed to this project as I have seen the consequences of the public launch in Josephine.

Why would you want to turn this lovely quiet community over to the public.

Jan Black

9558 Perdido Vista

From: Karen Gross
To: [Linda Lee](#)
Subject: Opposition to the proposed re-zoning in Perdido Beach
Date: Wednesday, May 31, 2017 1:09:36 PM

Dear Ms. Lee,

I am writing this to voice my **opposition** to the proposed re-zoning for a general public boat launch adjacent to east State Street in Perdido Beach. Some of my concerns include: no security measures in place for increased traffic in our little town (no town police department), no studies to gauge impact on our streets and no funds to pave/re-pave streets in the future due to increased traffic, increased boat traffic on our creeks, no infrastructure to support ongoing maintenance and future repairs. There has been a lack of consideration by Town officials, and no specific/personal communication with adjacent property owners; many of whom have expressed deep concerns about the proposal.

I have always wanted a **community boat launch**, for the citizens of our town, one that would be privately held for the people of Perdido Beach! However: **I am adamantly opposed to a general public launch** in our community.

Thank you for accepting my email in the consideration of your recommendation to the Perdido Beach Planning and Zoning Commission on June 7th.

Karen Nall Gross
cell phone number 610-772-1040
Escambia Avenue,
Perdido Beach, AL

From: James B. Newman
To: [Linda Lee](#)
Subject: Town of Perdido Beach Parcel 05-63-04-18-0-001-001.000 (Rezoning Application)
Date: Wednesday, May 31, 2017 1:13:33 PM

Dear Ms. Lee:

Please accept these comments in connection with the rezoning application.

My wife, mother-in-law, Iris Wright, and I have a house across the creek from the referenced property. We bring the following to your attention:

- 1) The water traffic on the creek is already congested. This will add traffic and will be a safety hazard.
- 2) Noise carries efficiently over water. Noise pollution, at all hours, is a serious issue here.
- 3) This property is zoned single family. A boat ramp with a parking lot will drastically change the character of the area and be unsightly
- 4) The grant funding this did not anticipate a public launch. It was to be for scientific evaluation of water quality.
- 5) Traffic will be a problem. Parking on the street will be a problem. I refer you to the conditions at other small launches.
- 6) Trash and debris will accumulate as at any launch. The town has no paid employees.
- 7) There is no available law enforcement. The town has no police. It is naive to think that there will not be a need for law enforcement.
- 8) Congestion, traffic, destruction of the character of the area and the loss of aesthetics will adversely affect property values.
- 9) Public safety will suffer from congestion, blocking of roads, water traffic, and lack of law enforcement.

Jim Newman

From: priscilla condon
To: [Linda Lee](#)
Subject: oppositoin to rezoning in Perdido Beach
Date: Wednesday, May 31, 2017 2:54:57 PM

Dear Ms Lee. I am writing in opposition to the rezoning of the lots on State street in Perdido Beach. I have several concerns with the biggest being that the town to date has not made any plans available to the public outlining exactly what they plan to do with the property. I know that they have spoken with the Corp of Engineers but I could not find evidence of any permit application concerning the use of the property for a boat launch. I have not seen any environment impact studies done. Presently, the town of Perdido Beach has very limited law enforcement presence. Sheriff Mack came to a town council meeting and said that he had serious concerns with the towns ability to police any area designated as a public boat launch and public park. As it is now there is public water access along the bay front and there are constant security problems including the public using private property for bathroom purposes, drunk and disorderly conduct, sexual acts in public just to name a few. My concern is that with a publicly designated park and boat launch the same problems will occur but to an even greater extent. The town has no plans for maintenance of the property for controlling parking along a very narrow street and no plans for limiting the increase in pollution to the pristine waters of Soldier Creek. Citizens have said that if only a few parking places are available the public will not use the facility. I am attaching pictures taken at the Josephine boat launch where it is obvious, the public has totally disregard for the parking restrictions. I am hoping that you will consider not recommending approval by the Planning and Zoning commission on June 7th. Unfortunately, I am in Colorado helping my daughter after the birth of her son so will not be able to attend the meeting. I know that by far the majority of property owners in Perdido Beach and adjacent communities strongly oppose this rezoning and the placing of a public boat launch in the town. . Thank you for you work on behalf of our town. Sincerely Priscilla Condon 8140 Pensacola Ave Perdido Beach





From: Pam Kitchens
To: [Linda Lee](#)
Subject: Town of Perdido Beach Proposed Re-zoning
Date: Thursday, June 01, 2017 9:56:44 AM

Good morning Ms. Lee,

I am sending this email to express a strong concern about what the Town Mayor and Council propose in purchasing residential property with the intent of re-zoning it commercial so they can build a public boat launch. This project/effort is supported by an extremely few individuals and not by the majority of the residents/property owners.

There has been NO due diligence in looking at the environmental and infrastructure impact that this will have on this small community. Nor do they have a formal plan with estimated costs for continued maintenance and support of this endeavor. We find it most disheartening that a small community with virtually NO commercial zoning is attempting to re-zone these residential properties to commercial. It is also known that they did not speak to the adjacent property owner to inform them of the proposed effort. In fact, the final purchase was intentionally kept secret.

I would strongly recommend that Baldwin County Commission take exception to this re-zoning to commercial properties. One of the current Town Council members has published a letter that indicates they are providing "what the town wants" by way of "desired controlled growth" in Perdido Beach. Given that there is only ONE business in the entire community, I'm not clear on how he believes they are going to bring businesses to the dead end County Road 97! And, I can assure you that those of us who understand business demographics understand that no business could be sufficiently supported in this small community.

A very concerned citizen,
Pam Kitchens

From: Thomas Bloxham
To: [Linda Lee](#); [Kae Hamilton](#)
Subject: Perdido Beach boat launch
Date: Thursday, June 01, 2017 10:14:44 AM

Hello Linda,

I want you to know that I support having a town boat launch at the end of State Street.

Although I live on Soldiers Creek, I support this for those residents who don't have water access.

The rezoning of (The Parcel Identification Number is 05-63-04-18-0-001-001.000.)

Thanks for your help,

Tom Bloxham
9200 Tuscaloosa Dr
Perdido Beach, AL 36530
251-824-0799

From: steveluv@gulftel.com
To: [Linda Lee](#)
Subject: <No Subject>
Date: Thursday, June 01, 2017 10:15:25 AM

I am definitely in favor of the boat ramp in Perdido Beach

Sent from my Verizon, Samsung Galaxy smartphone

June 1, 2017

My name is Tommy Resmondo
and I have lived at Perdido Beach, AL
most of my life. I support the
boat ramp and property at the end
of State St. at Soldier Creek.

~~Tommy Resmondo~~
Tommy Resmondo
30549 Baldwin St.
Perdido Beach, AL 36530

June 1st, 2017

My name is Pessie Helton Carnel, I am a lifelong resident of Perdido Beach, Al. I am in favor of a boat ramp on State Street.

Pessie Helton Carnel
8534 Escambia Ave.
Perdido Beach. Al
30530

(251) 979-8890

From: Celeste Hadley Champion
To: Joy.B.Earp@usace.army.mil; mark.rainey@adem.alabama.gov; mayor@townofperdidobeach.org; [Linda Lee; Ronald Cink](#)
Subject: Opposition to Proposed Boat Launch into Soldier Creek
Date: Friday, June 02, 2017 5:07:30 PM

Good day,

I am writing to express my concerns over the proposed public boat launch off County Road 97 into Soldier Creek from Perdido Beach.

The launch would increase traffic in Soldier Creek to unsafe levels. During weekends in the summer, there is a great deal of boat traffic coming in from other launches in the area. People run their jet skis, inner tubes, kayaks, sailboats, and other pleasure craft 4-6 vehicles across. There is a near miss everyday. There is very little oversight by a land or water based authority.

The amount of wake kicked up by the traffic is taking an undue toll on our docks and seawalls at the current levels of traffic.

The people who use the structure that is already in place are not always conscious of their noise level. They tend to leave radios on long after sundown. I am sure you are aware how well sound carries on the water. There is also trash left all over the ground; we can see it from our dock come Monday mornings.

There are plenty of areas for launching watercraft all over Baldwin County, including a launch on Co Rd 97 that fronts into Palmetto Creek. There is no need for an additional launch into Soldier Creek.

Thank you,
Celeste Champion,
Concerned Homeowner on Soldier Creek Alabama

June 2, 2017

Baldwin County Planning Commission
22251 Palmer Street
Robertsdale, AL 36567

Attn: Ms. Linda Lee, Planner

Re: Re-zoning of Lots 1,2,3,4 of Block 14, Repartition of Blocks 14 and 15 Soldier's Creek Addition to Perdido Beach

Dear Ms. Lee and Commissioners,

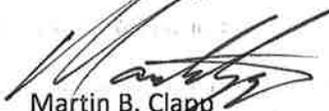
I appreciate the opportunity to make my voice heard in this matter. I write you today representing my wife, our children and myself. I am my family strongly oppose the proposed re-zoning of the above property. Our reason for opposition is the intention that a public boat launch will be built on this property.

The boat launch is simply unnecessary as there are numerous public launches already nearby. In addition, the launch will increase congestion in a relatively narrow waterway, creating a dangerous situation for swimmers and boaters in the area. Not to mention an increase in litter, pollution, and erosion.

From my understanding, the funds for this project are supplied by the "town" of Perdido Beach, consisting of BP funds obtained from the oil spill. I suspect there is less of a true demand for this launch than there is simply money looking for a way to be spent.

Due to obligations at work, I will not be able to attend the June 7 hearing. Please consider mine and my family's opposition during this hearing. I am available for discussion at any time via any of the means below.

Most sincerely,



Martin B. Clapp
Sidney W. Clapp
Margaret Clapp
Lucy Clapp
Alice Clapp

205-838-0787 (o)

205-492-6497 (m)

mclapp@woodfruitticher.com

8810 Redfish Point Road

Lillian, AL 36549

From: david clarkson
To: [Linda Lee](#)
Subject: re proposed boat trailer launch facility near Tuscaloosa on Soldier Creek. I am opposed
Date: Thursday, June 01, 2017 4:37:41 PM

I live at 9128 Tuscaloosa and am opposed to the construction of a public boat trailer launch facility at the proposed location. My reasons for opposition have to do with the inevitable line of vehicles, empty trailers, and river traffic which will invade our residential neighborhood and the lack of a local police force to deal with the inevitable trespassing which will occur. You would not want this facility on your street I am sure.

Sincerely,

David R. Clarkson, MD

From: Helen Faust
To: [Linda Lee](#)
Subject: Zoning # PBZ - 17001
Date: Sunday, June 04, 2017 2:24:43 PM

Dear Linda Lee,

I am the one who stands to suffer the most if this zoning change goes through. There are three of us who are widows living alone. We are the closest to the ramp property. I am next door. My house is two story with a cupola on top. Look out my windows and see a mud hole junky place. The ramp must and will be listed publicly for all to see. People will come from miles away even other states. All kinds of people will be coming and going 24 hours a day. Some will be unsavory characters. They will see the vulnerable single women next door and across the street. They will steal from our property, dig up our shrubbery and possibly break into our homes putting our lives in jeopardy. It will not be safe for us. I have been informed that Sheriff Hoss Mack has told Mayor Hamilton and Councilors that his department is already stretched past the limits with the two public ramps in the south of the county . He does not have the people or resources to give time to Perdido Beach. We will be insecure in our own homes. Our quality of life as well as our property value will tumble.

Mayor and Councilors should ask themselves, "What is the highest and best use for the property in question to serve Perdido Beach?" The answer is obvious. The highest and best use would be two very nice homes that fit into the already established area and bring in property tax money. No sensible person would want to bring in a garish boat ramp destroying peace, tranquility.

For goodness sake, Ms. Lee, how can you with good conscious support this erroneous change in where we live? Would you want a public boat ramp across the street or next door to you? Please do the right thing and oppose this wrongful action.

Sincerely,
Helen B. Faust
8950 Tuscaloosa Drive
Perdido Beach, Al 36530

PS: Please see the previous letter that I sent to you.

From: palmettodental@gulftel.com
To: [Linda Lee](#)
Cc: [Pam Kitchens](#)
Subject: Case PBZ=17001
Date: Friday, June 02, 2017 10:09:56 AM

Dear Linda; i'm Dr.Gary Fishbein former council member Town of PerdidoBeach for six years. I wish to formally complain against the "public" boat launch planned for Soldier's Creek. The reasons are so obvious and i know you know what they are. The Mayor and council totally have disregarded the privacy and property rights and values of nearby property owners. Rest assured if the proposed launch and pier were next to their home it would not happen. The adverse impact on the aquatic environment is obvious along with shoreline erosion from high speed boat traffic. The increase in crime is inevitable. Encroachment on private property with boat trailers is unacceptable. The hidden agenda is so the VFD has another launch to use. As you know the mayor is a long time VFD member. Even Sheriff Mack stated small town public water access increases crime. Our town has no police force. Please do whatever you can to help us stop this unfair and inappropriate project.
Dr. Gary Fishbein, Lt. Colonel, USAR (Ret), Vietnam Veteran

June 1, 2017

VIA EMAIL: llee@baldwincountyal.gov
Baldwin County Planning Commission
22251 Palmer Street
Robertsdale, AL 36567

Attention: Linda Lee, Planner

Re: Re-Zoning of Lots 1,2,3 and 4 of Block 14, Repartition of Blocks 14 and 15 Soldier's Creek Addition to Perdido Beach

Dear Commissioners:

I, along with my family, wish to express our **strong opposition** to the re-zoning proposed regarding the above property from R-1 Single Family District to OR, Outdoor Recreation District. It is my understanding this proposed change is to establish a public boat launch.

I can determine no positive advantage to this proposal to any of the residents in the area. I understand this property and the surrounding properties are all zoned for single family residences and the change would be in opposition to that planning. It is a strikingly different use of the property and would seem to be subject to a successful challenge in court.

However, despite the issue of the legality of the proposed change the public boat launch is not needed as other launches in the area are available to the public. I am sure the commission is aware of those launches. The one at Lillian Bridge was recently established, is large, has a pier and will accommodate numerous vehicles and boats. There is a launch in Palmetto Creek which is very close to the site in Soldier Creek. Other boat launches are in the area, both in Alabama and Florida.

Furthermore, and perhaps most importantly, such a boat launch would dramatically increase vehicle, boat and other traffic in the area which is already overused. Noise, water pollution, litter, beach erosion, water safety danger, and a host of other damaging issues could arise. The potential for additional accidents causing injury or even deaths is increased. Soldier Creek has no commercial activity and its capacity to accommodate even the present traffic is greatly strained.

My family has owned and lived on property in the Perdido area since 1907. I have spent my entire life enjoying the waters of Perdido Bay and Soldier Creek. I realize it has changed over the years, but it remains my "bit of paradise" on earth. I know it is that way for the numerous persons who own residential houses on Soldier Creek and Perdido Bay.

There are many other reasons to not re-zone the property in question. I have seen numerous letters and other correspondence from people affected which raise valid and real concerns. I believe this information has been sent to the Commission.

Unfortunately, I will not be able to attend the hearing on June 7, 2017. However, should any of the Commissioners or anyone else involved wish to call or contact me to discuss my opinions and concerns, I will be glad to respond. Although I will not be able to attend please add my and my family's opposition to the proposed change.

Very Truly Yours,

A handwritten signature in black ink that reads "William J. Gamble". The signature is written in a cursive style with a large, stylized initial "W".

William J. Gamble

Jean S. Gamble

Kate Gamble Courtney

Mary Gamble Yancey

William ("Will") J. Gamble, Jr.

Contact Information for William J. Gamble:

Work (334-875-7810)

Cell (334-412-6997)

Home (334-872-1334)

Home Address: 329 Mabry Street, Selma, AL 36701

e-mail: wjg@gamblelaw.com

Ms. Linda Lee

Truly any improvement to our community is an improvement to property value for everyone. Anyone can only look at the negatives of a project, of which will only add to a bad attitude, but just the opposite will aide to brite and beautiful future for the whole township. Moving ahead is not always easy, but with everyone helping and supporting, things can only advance the common good of all concerned. I support the efforts of our city council and pray for boating rights for all, and reopening of the property that will aide in an increase of value, not only for home owners, but for the apperance of our community to visitors also. Lets grow together for the greater good.

Oliver R. Hoffman

From: Cindy Hadley
To: Joy.B.Farp@usace.army.mil; mark.rainey@adem.alabama.gov; mayor@townofperdidobeach.org; [Linda Lee](#); [Ronald Cink](#)
Subject: Opposition to Proposed Boat Launch
Date: Friday, June 02, 2017 5:16:46 PM

Good day,

I am writing to express my concerns over the proposed public boat launch off County Road 97 into Soldier Creek from Perdido Beach.

The launch would increase traffic in Soldier Creek to unsafe levels. During weekends in the summer, there is a great deal of boat traffic coming in from other launches in the area. People run their jet skis, inner tubes, kayaks, sailboats, and other pleasure craft 4-6 vehicles across. There is a near miss everyday. There is very little oversight by a land or water based authority.

The amount of wake kicked up by the traffic is taking an undue toll on our docks and seawalls at the current levels of traffic. This is an estuary area; our sea grasses are just starting to come back. Many types of aquatic species use the waters of Soldiers Creek for their breeding grounds.

The people who use the structure that is already in place are not always conscious of their noise level. They tend to leave radios on long after sundown. I am sure you are aware how well sound carries on the water. There is also trash left all over the ground; we can see it from our dock come Monday mornings.

There is very little oversight by the Coast Guard or the Marine Police to keep people safe. They usually only appear after there has been an accident.

People are leaving their anchors in the middle of the creek now. I shudder to think how many more obstacles are going to be in the waterway if you approve this boat launch.

There are plenty of areas for launching watercraft all over Baldwin County, including a launch on Co Rd 97 that fronts into Palmetto Creek. There is no need for an additional launch into Soldier Creek.

Thank you,
Cindy Hadley,
Concerned Homeowner on Soldier Creek Alabama

[Reply Reply to All Forward Yahoo - login](#)



Yahoo - login

From: MK HARLESS
To: [Linda Lee](#)
Subject: Boat Ramp Tuscaloosa Dr Perdido Beach
Date: Monday, June 05, 2017 12:38:06 PM

Dear Mrs. Lee,

I live at 9100 Tuscaloosa drive Perdido Beach Al. I am completely opposed to having a public boat ramp two houses down from me. This would be life changing for us and would devastate our property value. Please dont zone the lots on soldiers creek for a boat ramp!

Obviously the streets were never meant to handle that kind of traffic or to handle 40 and 50 foot long vehicles at all hours of the night and day in a town with no police force to protect us. This just doesnt seem like a good ideal.

I am begging and pleading with you not to rezone those properties and leave it as it has always been ZONED, RESIDENTIAL and stop this madness.

Sincerely,

MK Harless

251-422-0555

From: kurtis kiefer
To: [Linda Lee](#)
Subject: Rezoning Parcel ID 05-63-04-18-0-001-001.000 Perdido Beach
Date: Thursday, June 01, 2017 10:01:36 PM

Mrs. Lee

I'm in support of changing this parcel from R-1 to Outdoor Recreation. The Town purchased this property to put in a launching ramp on State St. and also a pier on the property.

The Town has been searching for property to do this for awhile with the funds from the BP oil spill.

Some concerns of the citizens were increased traffic, noise problems, parking issues along with other concerns. The Town has looked into these and others and has plans to address all of them.

I strongly believe the citizens of this Town deserve a place where they can launch their boat and enjoy the water that surrounds them on three sides.

My parents purchased property next to this parcel in the mid fifties and I have lived here since 1969. I have never experienced any disturbances where I felt uncomfortable with people using the access.

Gary Kiefer
9018 Tuscaloosa Dr.
Perdido Beach, Al. 36530

From: Margaret McLean
To: [Linda Lee](#)
Subject: Fwd: Case PBZ-17001
Date: Friday, June 02, 2017 7:24:28 AM

Sent from my iPhone

Begin forwarded message:

From: Margaret McLean <mcmadm@comcast.net>
Date: June 2, 2017 at 7:21:25 AM CDT
Subject: Case PBZ-17001

Ms. Lee,

I am writing to voice my strong opposition to the proposed boat launch at Soldiers Creek. I spend a fair amount of time up in the creek taking my children fishing, skiing, and tubing. I have noticed quite a lot of increased boat traffic over the past few years. Building another public boat launch would only add to this problem. More boats in this small body of water would add to both environmental and physical danger risks. I know there are plenty of other public launches nearby - please consider not building another.

Perdido beach is a quiet residential area. I don't think the residents could afford to maintain the upkeep expenses associated with a public launch - not to mention any environmental damage that would occur with increased boat activity - especially if there is no way to regulate and police the size of boats that could be launched.

Please please reconsider using the BP funds for another purpose.

Respectfully,

Margaret McLean
Sent from my iPhone

From: Caine O'Rear
To: [Linda Lee](#)
Subject: Case #PBZ-17001 Boat launch/park
Date: Friday, June 02, 2017 6:54:49 PM

Dear Ms. Lee:

My wife and I have a residence on the west side of Soldier Creek at 9420 Perdido Vista Drive, just a few blocks north of the proposed boat launch and park. We are opposed to the launch and rezoning to OR for a number of reasons. First, the launch will only increase boat traffic on the creek which is already too crowded to the point of being unsafe on the water during peak times like weekends and holidays. There is no policing of the waterway and too much reckless operation of boats and jet skis. There is also a lot of underage drinking in boats at the upper end of the creek in the no wake zone. I'm afraid that adding boat traffic from the general public without any police presence will unduly aggravate an already dangerous situation.

Second, I'm concerned that having a park and parking for the general public will be a disaster from the standpoint of littering and unruly conduct. Again, we have no police protection in Perdido Beach. (It is my understanding that the Sheriff's Dept. will not patrol without being paid since we are incorporated.) In my judgment, it is malpractice for a municipality to create a public area without any ability, funds or resources to police, protect or maintain it or to protect the residents and property owners from improper activities.

Third, the reason Perdido Beach incorporated in the first place was to protect its traditions, beauty and property values – not to destroy it. We incorporated to having zoning districts that would be protected from inappropriate development and activity. Unfortunately, it has turned out that the Town itself has been the biggest threat to zoning protection and preserving property uses and values. This property is zoned R-1 for a reason. The reason is that all surrounding property is R-1 and that the only appropriate use is R-1, not Outdoor Recreation. If the property was appropriate for OR it would have been zoned that way when the property was originally zoned just a few short years ago. The residents have relied on this zoning protection, and new houses have been built in this immediate area relying on that protection as well. Nothing has changed since the R-1 zoning was adopted except that the Town received the BP money, and it's burning a hole in the Council's pocket to spend it. It is a breach of faith and public responsibility for the Town itself to be the driving force behind the destruction of those zoning protections. If that happens, we don't even need to call ourselves a town, and we should dissolve immediately because the Council is doing more harm than good.

Thanks for your consideration of these points. Yours truly, Caine O'Rear

HAND  ARENDALL
LLC • LAWYERS

Caine O'Rear

251-694-6308 Direct Dial
251-544-1628 Fax

corear@handarendall.com

RSA Tower
11 North Water Street
Suite 30200
Mobile, Alabama 36602
www.handarendall.com
[vCard](#) | [Map](#)

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From: Hamilton Palmer
To: [Linda Lee](#)
Subject: soldiers creek
Date: Saturday, June 03, 2017 8:51:40 PM

Ms. Lee and members of the Planning Commission,

I am a former resident of Baldwin County and spent time growing up on Soldiers Creek. I fondly remember those days and look forward to returning to the area soon- I currently live in Virginia. I am concerned about the impacts the proposed public boat launch facility will have and read a portion of your land use ordinances relative to the proposed use. I understand thus rezoning requires a Conditional Use Permit for the boat launch.

Section 23.4 Conditional Uses

Uses in the table of permitted uses identified by "C" are permitted upon conditional use approval by the Planning Commission as to location and the site plan appropriate with regard to transportation, access, water supply, waste disposal, fire, police protection and other public facilities; as not causing undue traffic congestion or creating a traffic hazard; and in harmony with the orderly and appropriate development of the district in which the development is to occur.

PROPOSED NEW RECREATIONAL USE FOR PUBLIC BOAT LAUNCH -IN RESIDENTIAL NEIGHBORHOOD

Seems to me that you have a potential use that is not in harmony with the surrounding single family residential use. I can understand a boat ramp within the proposed site for use of the community, but not for use by those outside of the community. And, especially, when the area is mostly developed with many of the homes being there for decades and along comes a new intense use.

I understand that the waters, creeks, bays, and oceans are for everyone's use and the public should have access to same. In this proposed instance, the public use would not be similar to the surrounding uses and would be out of character with the neighborhood and maybe the community as a whole. If you want to put in a public boat launch, then put it where the launch has little or no impact on the neighbors or use the construction funds to fix up/repair the other boat ramp that is not being maintained.. Poor planning on your predecessor's part does not make it ok to propose this intense use on an orderly residential neighborhood.

The right thing to do is to vote to recommend to deny the rezoning of this property for the above reasons.

Thank you and the members of the Planning Commission for your community service,

Hamilton Palmer

From: Patsy Parker
To: [Linda Lee](#)
Cc: mayor@townofperdidobeach.org; clerk@townofperdidobeach.org
Subject: Rezoning
Date: Saturday, June 03, 2017 5:01:10 PM
Attachments: [image002.png](#)
[image003.png](#)

Dear Ms. Lee,

I am writing in support of the rezoning referenced in the below PB ENews. I believe the rezoning is in compliance with the Town's Land Use and Zoning Ordinance and the 2030 Master Plan. It also is related to advancements which satisfy a need of inland property owners who do not have the same privileges to a boat launch facility as do most waterfront property owners and some inland property owners who have access to a common private boat launch. I do not believe property values will suffer as some have contended – on the contrary, I believe it will contribute to the desirability of property in Perdido Beach. I also believe any related over activity or abuse can easily be controlled should the need arise (I call attention to the summer of 2016 when the Town secured the employ of a security officer to monitor water accesses Escambia, Mobile, Pensacola, Montgomery and State, which proved to be highly successful in maintaining a family friendly atmosphere, with very manageable numbers visiting on a regular basis).

Consistency with the Land Use Ordinance:

1. This request is compatible with the existing development pattern and the zoning of nearby property as it lies directly adjacent to property already zoned Outdoor Recreation where a boat launch and pier already exist.
2. This request improves conformity of land use to the Town's Master Plan:
 - a. P. 30 #1 Provide services and facilities that are appropriate for the residents of Perdido Beach. #2 Amend...Land Use and Zoning Ordinance to insure healthy growth that will complement and benefit the Town and citizens of Perdido Beach.
 - b. P. 35 #2 Improve and create the small town atmosphere by providing improved pedestrian access to neighborhoods, parks...
 - c. P. 55 Recreation facilities should be equally distributed throughout the Town with easy and adequate access.
 - d. P. 59 #16 Insure that various types of recreational opportunities are available to the residents. #18 Improve access to the Town's beach area(s). #22 Construct small scale boat launches.
 - e. P. 61 #3 Insure that public water access is available for the entire community.
3. The proposed change will not conflict with existing or planned public improvements.
4. The proposed amendment is a logical expansion of adjacent zoning districts as it is directly adjacent to a water access already used for outdoor recreation.
5. The timing of the request is appropriate, and overdue, consistent with the pleas of inland property owners, some newcomers to the community.

6. The proposed change will not adversely affect the health, safety or welfare of the Town, contrarily it will contribute to equal treatment and provision for all the citizens.

In closing, because I own waterfront property and a boat launch have no personal need for a boat launch or park area but I feel VERY STRONGLY that there are citizens in our Town who are being served unfairly by their lack of these privileges. There is no justifiable reason for them to be denied the same rights as others in the Town – the funds are available and the property is available. No negative issue that may come about as a result of this request is unsolvable. I have every confidence that the Town administration will address any negatives in a timely and appropriate manner and implement an appropriate solution.

Very Sincerely,
Former Mayor and
Citizen of the Town of Perdido Beach
Patsy Parker

From: PB News Group [mailto:news@townofperdidobeach.org]
Sent: Wednesday, May 17, 2017 10:52 AM
To: clerk@townofperdidobeach.org
Subject: FW: Town of Perdido Beach ENews



E-News from the Town of Perdido Beach, AL

TOWN OF PERDIDO BEACH PLANNING COMMISSION NOTICE OF PUBLIC HEARING Wednesday, June 7, 2017

Notice is hereby given that a Public Hearing will be held by the Town of Perdido Beach Planning Commission on Wednesday, June 7, 2017 beginning at 6:30 p.m. at the Town of Perdido Beach Volunteer Fire Department, 8450 Escambia Avenue, Perdido Beach, Alabama. The Planning Commission will conduct a public hearing concerning a request submitted by Mayor Kae Hamilton on

behalf of the Town of Perdido Beach, owner of property located at Lots 1, 2, 3 and 4, Block 14, Repartition of Blocks 14 and 15 in Soldier's Creek Addition to Perdido Beach. The applicant is requesting approval to rezone 2.62± acres from R-1, Single Family District to OR, Outdoor Recreation District. The Parcel Identification Number is 05-63-04-18-0-001-001.000.

The public is invited to attend this public hearing to voice an opinion for or against the proposed rezoning. Written comments should be addressed as follows:

**Linda Lee, Planner
Baldwin County Planning & Zoning Department
201 East Section Avenue
Foley, Alabama 36535**

You may fax your comments to Planning & Zoning Department at (251)972-8520. If you desire to address the Planning Commission in person about this application please attend the public hearing at the time and location listed above.

If you have any questions, please contact Mrs. Lee at 251.972.8523 ext. 2833.

Town of Perdido Beach Boat Ramp Update

The Town Council appointed a Property Search Ad Hoc committee in 2012, charged with locating property for a boat ramp for the town. In January the current council gave the Mayor the authority to purchase property on the corner of Tuscaloosa and State Street if all criteria were met. Phase 1 is now complete property has been acquired. Phase 2 is the design phase and will require engineering and construction plans.

- Plans are not available since the design phase has not begun.
- The Yupon Street boat ramp belongs to the county and they will not repair it.
- Plans will be for a small community boat ramp with parking for approximately 6 vehicles and trailers and maximum of 6 car spaces.
- Trash, traffic, no wake zone, and all environmental issues will have to be addressed in the

design phase.

- The possibility of a ramp for residents with a fee for non-residents will be explored.
- The rezoning process has begun.
- The Town Council shares all the concerns that have been brought to our attention and will work with the citizens and design engineer to minimize them. We welcome all positive solutions to the concerns presented and they will be considered.
- This Council was elected with 4 major campaign promises and providing a boat ramp for our citizens is one of them.
- This project is not funded by your tax money but with BP money set aside specifically to improve public access to water.
- Corp of Engineers, ADEM, and Wetlands Resources have all been to the site.
- Purchase was contingent on clear title, state certified appraisal, Level 1 Environmental study, and a Grass Bed study

[Want to know the date and time for the next council or committee meeting ?](#)

[View the Town of Perdido Beach Web Calendar \[HERE\]\(#\).](#)

[ENews](#)

This ENews mailing is intended for Perdido Beach residents and/or property owners. ENews will also be posted on our website.

[Future U.S. Postal mailings may be limited or discontinued.](#)



Encourage your Perdido Beach friends and neighbors to sign up for ENews !

For more information or to make comments, contact:

Town of Perdido Beach
Attn: Lynn Thompson, Town Clerk
9212 CO RD 97
Perdido Beach, AL 36530
[\(251\) 962-2200](tel:(251)962-2200)
clerk@townofperdidobeach.org

From: tomgporter@aol.com
To: [Linda Lee](#)
Subject: Proposed Boat Launch - NO
Date: Saturday, June 03, 2017 9:26:27 PM

Linda,

My wife and family are local property owners who pay taxes to Baldwin County and who are boat owners on Soldier Creek.

We appreciate your leadership to research, analyze and make recommendations for the boat launch proposed on Soldier Creek. Please share my serious concerns for the development of a boat launch on a small body of water for the stated purpose of access to Perdido Bay and the Gulf of Mexico when there is no natural access from Soldier Creek to Perdido Bay and/or the Gulf of Mexico. Soldier Creek only has access through a narrow man-made CHANNEL that has been maintained by individuals with personal donations and/or by individuals who have made contributions through one of two private non-profit associations who have paid for consultants, dredging, labor and other costs combined with the costs of volunteers' time and money to ensure proper compliance to and through regulatory agencies as required by law.

I will be speaking to at the Public Hearing on Wednesday night and I appreciate that you will be the messenger to the leadership of all the potential risks both financial and legal that are associated with moving forward with a project located in an environment without natural access to Perdido Bay and the Gulf of Mexico. My understanding is that the boat launch will be limited to only six spaces, but unlimited boats can be launched at the site. This is a dangerous and I consider a reckless approach to a development which will need limitations and enforcement in addition to the provisions stated above regarding no access. There has been, to my knowledge, no reference made to the limitations of the size of boats which is a necessary variable due to the lack of a natural access for relatively deeper reaching vessels.

Please stress the importance of thinking this project through prior to execution with the obvious legal and financial risks that lie ahead. BP intended for their "guilt money" to have a positive impact and be used wisely. There are smarter places to develop a community access to Perdido Bay IF there is a boat launch included in the plan. The leadership cannot in good conscious move forward IF they are now aware that there is no natural access from Soldier Creek except by the man-made CHANNEL which The Town of Perdido Bay would have to be 100% responsible for if they move forward.

We are residents, boat owners and private non-profit associations will not take any responsibility in the future if a boat launch continues to be a part of any plan for the community development. We will do all we can to help either move the proposed development or change the nature of the project.

Be well and we look forward to hearing all the open discussion Wednesday evening.

Perhaps we will hear new information that will cause us to see another perspective.

Tom Porter

From: happyman318@aol.com
To: [Linda Lee](#)
Subject: Case# PBZ-17001
Date: Saturday, June 03, 2017 4:44:17 PM

Good afternoon,

I am sure that you have received many comments regarding the proposed proposed public boat launch and pier. I am writing to voice my opposition to the zoning request for many reasons:

- 1) It does not meet the minimum requirements for land size in the OR zoning specifications.
- 2) The OR public zoning does not match all of the surrounding properties which are zoned R-1.
- 3) Our roads cannot handle the increased traffic and width of the larger boats.
- 4) State Street is a (1) lane road and cannot handle the truck and trailer traffic.

Thanks for your time and consideration,

Robert Palmer
happyman318@aol.com

From: Andrew Stewart
To: [Linda Lee](#); [mayor](#); [town clerk](#)
Subject: Rezoning of R1 to OR for Purpose of Building a Public Boat Launch and Park
Date: Sunday, June 04, 2017 12:32:22 PM

Greetings Ms. Lee!

I suppose it would be a simple matter for me to just state my support in favor of this rezoning request and end this letter, but there is so much misinformation and purposeful misdirection being presented by the opposition that I feel I must say more.

It has been argued, by some, that the current Town Council “snuck” this property purchase in without sufficiently contacting citizens or property owners. The truth is a search for a public water access park and boat ramp has been ongoing since at least 2011 (much further back if you go to before incorporation of the town) and just because a few only recently learned of this does not mean they were kept in the dark, it rather suggests they were not staying abreast of what this town has been trying to do for several years now. Their ignorance does not nullify the many efforts Perdido Beach has made to reach out and communicate this whole affair.

Some also suggest a new boat ramp would bring *more* crime, *more* drugs, *more* trash, and basically *more of the sky falling in* [those last few words are mine]. Well my first reaction to these derisive comments is their use of the word *more*. It seems to me they are suggesting that crime, drugs and trash are already a problem with all the existing boat launches around Soldier Creek, so why wouldn't they prefer they all get closed down now? Why do they see some crime, some drugs, and some trash as okay, but more as not acceptable?

Some talk of more road traffic and vehicles with trailers parked up and down the rights of way. One even went so far as to post pictures of vehicles parked along a roadway somewhere with the NO PARKING signs prevalent in the foreground. Why didn't that person who took the photo call for those vehicles to be towed away? I think if more folks would do just that then these boaters would move on to other areas to launch so as to avoid the cost of recovering their towed vehicles. I have also seen firsthand the several residents around town who open their private launches to friends and family and their trucks and trailers park regularly on the rights of way already. Their driveways obviously are not large enough to accommodate the extra traffic, but at least our town council is planning on building a parking area specifically to keep vehicles off the rights of way.

I have heard it mentioned at council meeting that there are several state and county websites that advertise the locations of the several public water access points around the state, and that this information will invite people from all over to use our boat launch. Well I visited those

websites and found they do not even yet show the Lillian boat launch that was built a few years ago, so if the information is not up-to-date about that I am comfortable that our boat launch will not see as much activity from outside our town as some folks predict.

When I ran for Town Council last year and won a seat one of the consistent concerns I heard from our inland residents was that they did not have safe public access to the water here in town and would have to drive many miles out of their way just to launch their boats. I found that disturbing since they actually live here in town and pay the property taxes that keep it running. I campaigned that I would make sure our public water accesses would become safe and available for all to enjoy. This rezoning must be approved for this to happen and so I am completely in favor of it.

Sincerely,

Andrew Stewart

30500 Carrel Lane

Perdido Beach, AL 36530

LARRY SUAREZ
31172 RANDOLF AVE
LILLIAN, AL. 36549

LINDA LEE, PLANNER
BALDWIN COUNTY PLANNING AND ZONING DEPT.
201 EAST SECTION AVE.
FOLEY, AL.

RE: CASE PBZ-17001

MRS. LINDA LEE,

AS PROPERTY OWNERS DIRECTLY ACROSS SOLDIER CREEK (31172 RANDOLF AVE. ZONING DISTRICT 29) FROM PROPOSED REZONING REQUEST OF PARCEL 05-63-04-18-0-001-001.000. WE OPPOSE AND REQUEST COUNTY ASSISTANCE TO HELP RETAIN OUR SINGLE FAMILY ZONING IN THIS AREA. DEVELOPING A PARK, PIER AND BOATRAMP OPEN TO THE PUBLIC ISN'T CONSISTANT WITH SINGLE FAMILY NEIGHBORHOODS. OUR PROPERTY HAS A THIRTY FEET WIDE UTILITY EASEMENT ON NORTH SIDE FOR WATER AND TELEPHONE SYSTEM THAT RUN UNDER THE CREEK TO STATE STREET. DID BALDWIN COUNTY HIGHWAY DEPARTMENT ALSO GIVE UTILITY EASEMENT ON STATE STREET (MID 1970'S)? PUBLIC ACCESS OF SOLDIER CREEK AT STATE STREET HAS PRODUCED AT TIMES LOUD MUSIC, FOUL LANGUAGE, AND USERS MIGRATING ONTO PRIVATE PROPERTY DIRECTLY NORTH OF STATE STREET BY WAY OF WATER TO AVOID THE FENCE, GATE AND PRIVATE PROPERTY SIGNS.

PLEASE PROTECT YOUR PROPERTY OWNERS IN DISTRICT 29 BY OPPOSING PBZ-17001 REQUEST FOR ZONING CHANGE.

RESPECTFULLY,

LARRY SUAREZ

From: Linda Ellis
To: [Linda Lee](#)
Subject: Soldier Creek boat ramp
Date: Monday, June 05, 2017 4:31:46 PM

June 5, 17

Dear Ms. Lee,

I have recently been advised of a public boat ramp and pier to State Street off CR97 that has been planned and the purchase of the adjoining lots. As a resident of Soldier Creek I am adamantly opposed to this. I am concerned about the increase in boat traffic, noise, trash and possible accidents. Soldier Creek is already very busy with numerous skiers and people tubing on the weekends. We have already had an increase in crime on our boat docks. This is certainly a disservice to the residents here as this lowers our property value especially for those that are right next to the boat ramp.

Soldier Creek is a beautiful, pristine and environmentally sensitive creek especially as you travel north up the creek. We have already seen trash left behind by boaters, as this is a favorite activity to travel 'up the creek'. This area is filled with marsh, and wildlife. The increase in traffic, oil, gas would do damage to an environmentally beautiful and sensitive area.

I urge you to reconsider and stop what is about to happen. Thank you for your consideration.

Linda A Ellis

9897 Soldier Creek Road

Town of Perdido Beach

WORKSHOP COUNCIL MEETING OTHER Planning Commission

(Specify)

Wednesday, June 7, 2017 6:30 p.m. ~~Perdido Beach Town Hall~~ Volunteer Fire Department,

DATE

TIME

PLACE

8450 Escambia Avenue,
Perdido Beach, Alabama

1. If you wish to speak during public comment please fill this form out and return it to the Mayor before the meeting starts.
2. Verbal comments and interruption from the floor will not be allowed.

Print name: Doug Hale

Address: 8950 Tuscaloosa Drive

Phone: 205-595-3684

SUBJECT YOU WISH TO ADDRESS: rezoning from R-1 to OR

PLEASE WRITE YOUR COMMENTS AS YOU WISH THEM TO BE RECORDED.

NOTE: YOUR COMMENTS WILL BE ATTACHED TO THE MINUTES AS PART OF THE RECORD.

- 1) ~~Zoning decisions must be made on sound land use proposals such as the Master Plan; not on any campaign promises as stated in the Town's web site.~~
- 2) ~~The "minimum lot size" (section 6.1) for conditional uses in OR districts is 3 acres; this site doesn't qualify.~~
- 3) ~~What is the rational for the change from the from Residential Land Use as recommended in the Master Plan? See zoning ordinance Section 19A.3. There is no change in condition, it does not improve conformity with the Master Plan, it adversely affects traffic and congestion and it adversely affects environmental conditions.~~
- 4) ~~The uses proposed cannot be approved without an "accurate site plan drawn to scale" (Section 18.11.3) showing: shape, dimensions, proposed parking, ingress & egress etc. and include landscaping, erosion control, storm water management. Evidence must be provided that the plans comply with regulations from Army Corps of Engineering, ADEM, Alabama Coastal Area Mgn. Program, Baldwin county Health Department.~~
- 5) ~~Alabama State Code Section 11-52-11 states that municipal governments with adopted municipal plans must have ALL public improvements approved by the Planning Commission as to the "location, character and extent" of the proposal public facility. What are the details of this site development? Will the facility have a pier, parking for vehicles and boat trailers, bathhouse, any other park facilities?~~
- 6) ~~How will the site comply with screening requirements in Section 17.1?~~
- 7) ~~Section 18.11.4, standards for Approval, a) harmonious wth goals and objective of the Master Plan; b) not unduly decrease value of neighboring property; c) not have substantial negative impact on surrounding or adjacent uses.~~

From: Leslie Lerner
To: [Linda Lee](#)
Subject: Parcel #05-63-04-18-0-001.000, Rezoning Application from R-1 to OR, Lots 1, 2, 3, 4, Block 14 Reparation of Blocks 14 & 15 in Soldier's Creek Addition to Perdido Beach
Date: Tuesday, June 06, 2017 10:11:35 AM

June 6, 2017

TO: Linda Lee

FROM: Robert Lerner, MD & Leslie Lerner

SUBJECT: Parcel #05-63-04-18-0-001.000
Rezoning application from R-1, Single Family District to OR
Lots 1, 2, 3, 4, Block 14, Reparation of Blocks 14 & 15 in Soldier's Creek Addition to Perdido Beach

Ms. Lee,

We own a house on Soldier's Creek (9111 Soldier's Creek Road) and would like to express our opposition to the building of a public boat launch on lots 1, 2, 3, and 4 in Soldier's Creek.

We are concerned about the increase in boating traffic and the housing/property values declining due to this new development. Who will police this proposed public boat launch in Perdido Beach? In addition, who will pay to maintain or pay to provide police protection to this Public boat launch area?

Now, private boats use the launch area and we are subjected to loud music, trash in the waterway, and irresponsible use of alcohol by many of the boaters are already taking place. We cannot imagine the increase in negative behavior if the rezoning application is approved for an Outdoor Recreation District.

We DO NOT want this rezoning application from R-1, single family district to outdoor recreation district to be granted!

Regards,

Robert Lerner, MD & Leslie Lerner
9111 Soldier Creek Road
Lillian, Alabama
(251) 454-6854

From: Jerome Moore
To: [Linda Lee](#)
Subject: Boat Ramp - Perdido
Date: Monday, June 05, 2017 6:07:42 PM

Linda,

Thank you for your service! I am sure you have heard from many on the boat ramp, but I want to offer a suggestion:

One thing I have learned as a developer/broker/and on the planning commission in our capital city, is that when you try to build or enhance communities, you need things that bring people together and slow down traffic. **One of the most impactful things you can provide which also happens to be environmentally sustainable is create walk/run/cart paths, with landscaping, exercise stations, and gathering pavilions.** If you can bury the power that beautifies the area and helps keep the power on during storms. The paths naturally slow down traffic, **AND THE BEST THING OF ALL! THEY ADD VALUE TO ALL LOTS!! Not just inland lots, not just waterfront lots. They create value in themselves and drive more people to want to locate to your community.**

Boat ramps have the opposite effect, almost like a cancer. Things around them lose value. Noise goes up, crime goes up, pollution goes up.

I know resources in a small town are limited, but it does not mean you can't copy success from other areas. I would look at the values of lots in Alice Beach vs. Orange Beach, then look at their development plan if you want to drive value to this community.

The poor people who live next to public places like boat ramps go from dreams of having neighbors who can look after each other, with each neighbor knowing that their property values depend on their neighbors investments to having to "batten down the hatches," because they now have a public gathering spot in a residential area with different people from anywhere showing up day or night with whatever attitude they bring good or bad, and no vested interest in the cleanliness, noise or otherwise which they may bring with them.

If you all truly want to explore other opportunities, I will be happy to help.

With kind regards, I am,

Jerome T. Moore III [President]
Moore Company Realty, Inc.
312 Catoma Street, Suite 200, Montgomery, AL 36104
(o) 334-262-1958 | (f) 334-262-1960
www.mcri1.com

"We make investment properties profitable!"



NOTICE: This communication is intended only for the person or entity to whom it is addressed and

From: clerk@townofperdidobeach.org
To: [Linda Lee](#)
Cc: "mayor"
Subject: FW: Contact Us Form
Date: Tuesday, June 06, 2017 10:55:14 AM

From: TOPB Admin [mailto:NOREply@townofperdidobeach.org]
Sent: Tuesday, June 06, 2017 9:39 AM
To: clerk@townofperdidobeach.org
Subject: Contact Us Form

Website Contact Form Results

This form was sent from the Town of Perdido Beach Website

First and
Last Name: Jerome Moore
Email: Jtmoore@ccim.net

My
comments
are related
to: (Click
all that
apply): Boat Launch

When do the needs of many supplant those of a few? 1. Public Health 2. Public Safety 3. Protecting the Environmental conditions which lead to the above. Soldiers Creek has been a respite for those citizens interested in preserving a quiet sustainable, peaceful atmosphere. It is one of the few old school, laid back places left. Neighbors know one another and they look out for the marine life which frequents the creek and each other. We are insulated from the 40 foot party boats steaming around the bay chasing dolphins. We are not a hang out for the hordes of partiers because there's no place for them to park. Unfortunately we have recently been discovered by a jet ski rental operators who are issuing maps to these noisy little nuisances blasting through this sensitive water way. But i digress...As a fisherman I have traveled widely with a boat in tow. I know what boat ramps become. They are paramount to gas stations. No planner would intentionally locate them between two residences unless the whole area was ready for change. As a developer and city planner, I know this will be a problem and should be rethought.

From: Joseph Thetford
To: [Linda Lee](#)
Cc: [Allan](#); [Dennis Barnes](#)
Subject: Perdido Beach Rezoning Application
Date: Monday, June 05, 2017 1:02:47 PM
Attachments: [20170605125839834.pdf](#)
[20170605125847988.pdf](#)

Ms. Lee,

I have attached here a spreadsheet from my client, Dennis Barnes, with names of individuals who have signed the petition in opposition to a public boat ramp at Perdido Beach on the www.noboatlaunch.com website. I have also attached a sample of one of the Petitions. The others would be substantially similar except for signatures. I hope that you will include these in your report on the Town of Perdido Beach's rezoning application. Please let me know if you have any questions.

Joseph D. Thetford, Jr.
Chason & Chason, P.C.
P. O. Box 100
300 D'Olive Street
Bay Minette, Alabama 36507
251-937-2191

Unless otherwise indicated or obvious from the nature of the message, the information contained in this e-mail message is attorney privileged and confidential information intended for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by telephone and return the original message to us at the above address, via U. S. Postal Service, at our expense.

From: Tyler Traficanti
To: [Linda Lee](#)
Subject: Boat Ramp in Perdido Beach, AL
Date: Monday, June 05, 2017 11:56:46 PM

Linda,

I am writing to you to express my concern about the rezoning of the newly acquired lot in Perdido Beach. I am opposed to this rezoning. If you look into what happens when boat ramps go in, you will see an increase in crime, noise and they become a public gathering spot. Our little town does NOT have a police force and will NOT have the capacity to deal with the aftermath of a new boat launch. Please consider keeping our town safe and voting NO on rezoning.

Thank you so much for your time,
Tyler Traficanti

3/27/17

From:

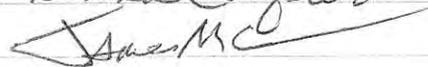
Downa and Mike Caulfield
9927 Hildreth Dr
Perdido Bch, AL 36530

Re: Boat Ramp in Perdido Bch

Mike and I would love to have this
boat ramp built and maintained.
We bought a boat upon moving
here and have to put in at Josephine
Park boat ramp.

We would love to have water access on
Soldier Creek as soon as possible.
We vote YES for this new ramp.

Thank you,

Downa Caulfield


Darrell & Mary Crase do agree
with the building of the ramp; for
town people only.

Thank you.

May 30,2017

Ms. Lee,

My husband and I have residents of Perdido Beach for 14 years. As a boat owner we have had always had to drive to another community to launch our boat.

This town is a peninsula with public water access in several areas. But not access for a boat launch.

Please help us to get this resolved; we need a boat ramp in "our Town".

Sincerely,

Freda and Steve Fleming

A handwritten signature in blue ink that reads "Freda Fleming". The signature is written in a cursive style with a large initial 'F'.

June 2, 2017

I believe that there is a great need for a functional Boat ramp for those in the community who are not fortunate enough to own waterfront Property but do own a boat.

I also think that the town should enforce and maintain strict rules on the use of the Boat ramp such as:

- ① issue pass permit for fee \$
- ② Post and maintain ramp use rules
- ③ enforce limited Parking
- ④ maintain good buffer zone with adjoining neighbors.
- ⑤ No open containers (Alcohol) Strictly Prohibited

Joey B. Resmondo

30662 FAIRES Rd.
Pendidobench, AL 36530

Dear Mrs. Lee

5/31/17

I just wanted to take a quick moment to send a note with my support of the new boat ramp in the town of Perdido Beach.

I feel the addition of this boat ramp & pier would be a great asset to the community. The members of the town should all have the opportunity to enjoy the beauty of nature that comes with ~~be~~ living in a place surrounded by the water.

Thank you for providing a way for all of the members of the community to have their voices heard.

Sincerely

Kyleigh Kiefer

Parcel ID # 05-63-04-18-D-001-001.000

Dear Linda

May 28, 2017

I would like to have a boat ramp on Soilder creek at State street. Even a bait shop and deli for buying snacks would be nice. Also a sectioned off place for kids to splash would be nice.

Phone -251-923-6805

Cubrey Mitchell Sr.
30641 CARREL LANE
PERDIDO BEACH AL.
36530

June 01, 2017

Dear Linda Lee

My Name is David Poppell
& my wife is Pam we
are both in favor of the
boat launch to be put
in Perdido Beach AL.

We have a 21 foot Boat
& two canoes, we love
spending time together on
the water around us. It
would be very nice to
be able to put the boats in
water close to me,

Thanks

David Poppell
8544 Pensacola Ave
Perdido Beach, AL
36530

June 1, 2017

Paul Pugh
8544 Pensacola Ave
Perdido Beach, AL 36530

Linda Lee,

I Am in favor of having a boat launch in the community. I stay on the property with my sister and brother in law. It would help not to go out of the community to have to launch a 21ft boat. It also would be nice to help fire Department to make faster calls in water access. It would give the community an area to sit and watch the water, or have a picnic. I feel it would add value to this area.

I plan to attend the meeting to see the outcome of these plans.

Thanks
Paul Pugh

6-2-2017

TO MRS LINDA LEE
BALD CO PLANNING & ZONING DEPT
201 EAST SECTION AVE
FOLEY AL 36535

Ronald L. Resmondo
810 ESCAMBOLE AVE
PERDIDO BEACH, AL 36530

MRS. LEE MY NAME IS RONALD L RESMONDO. I AM 57 YEARS OLD AND HAVE BEEN IN PERDIDO BEACH, AL. MY WHOLE LIFE. MY BROTHER AND I OPERATE A BOAT YARD HERE IN PERDIDO BEACH THAT MY FATHER STARTED IN 1956.

I AM SURE YOU KNOW ABOUT THE OLD BOAT RAMP THAT WAS ON YOUNG ST. BACK IN EARLY 70'S. IT HAS NEVER BEEN MAINTAINED AS FAR AS THE PART IN THE WATER - HAS NEVER HAD ANY DEPTH TO BE A TRULY FUNCTIONAL BOAT RAMP. THE BALDWIN COUNTY COMMISSION HAS HAD MONEY FOR THAT RAMP IN PAST, BUT HAVE NOT SPENT ANYTHING ON IT TO MAKE IT SAFE OR USER FRIENDLY. I BELIEVE THAT IS DUE TO BEING AFRAID OF BEING SUED BY THE ADJACENT LAND OWNERS BECAUSE THEY RETAINED CERTAIN RIPARIAN RIGHTS DO TO THE ROADS DEDICATION BACK IN LATE 1920'S.

WE AS CITIZENS HAVE TRIED HARD OVER YEARS TO GET SOMETHING DONE TO YOUNG ST. BUT NEVER SUCCEEDED. WITH THE PURCHASE OF THIS NEW PROPERTY BY THE TOWN OF PERDIDO BEACH - I BELIEVE THIS IS AN OPPORTUNITY TO FINALLY HAVE A SAFE FUNCTIONAL BOAT RAMP IN OUR COMMUNITY THAT IS VERY MUCH NEEDED. I DO WANT THE DESIGN PLANS TO BE MINDFUL OF ADJACENT LANDOWNERS. SINCERELY

Ronald L. Resmondo

Regarding: Planning Commission Public
Hearing - Town of Perdido Beach, AL.

Re-Zoning of Parcel 05-63-04-18-0-001-001.000
from R-1 to OR.

I am in favor of this request
to re-zone this property.

I am, also, in favor of putting
in a boat launch.

Thank you -

Ruth Blayhram
9200 Tuscaloosa Dr.
Perdido Beach, AL 36530

May 30, 2017

Linda Lee, Planner
Baldwin County Planning & Zoning Department
201 East Section Avenue
Foley, Alabama 36535

Dear Ms. Lee:

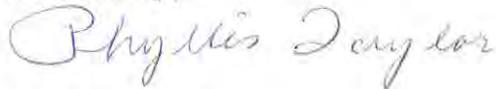
I am expressing my objection and opposition to the proposed rezoning of property on State Street, Town of Perdido Beach, Parcel Identification Number 05-63-04-18-0-001-001.000, for a public boat ramp and pier.

I own property on the corner of State Street and Tuscaloosa Drive, across the street from the property that is being considered for this rezoning request from R-1, Single Family District to OR, Outdoor Recreation District.

I am not in residence during the summer months and fear that my property would be used for parking. Also, in all likelihood, it would subject my home to the increased threat of burglary and vandalism.

Our neighborhood needs to stay a quiet family area and should not be subjected to increased traffic, noise and congestion that this rezoning would cause.

Sincerely,



Phyllis Taylor
6638 S. River Road
Brimley, MI 497155
Phone 906/248-5440

June 4, 2017.

I am for a Boat Ramp for the residence of Perdido Beach who are not fortunate to own water front property or have a community water access to go to.

I think it needs to be controlled, have a annual dues pass for Residence. This will help maintain the Ramp.

Its so sad to say that there are Residence that are totally not for it. Thats not thinking about others in the community.

Imar Resmendo

30662 FAIRES Rd,
Perdido Beach, AL 36530

Wow Great , Hip Hip Huray !

Finally after all this time a Ramp , we can all use .

After breaking a prop on the ~~Yapon~~ Rd. ramp , I never tried it again . Seems that one, should be fixed also .

Why is it the folks on the water want all of us folks that live on the interior to not have use of the water . A little selfish don't you think ?

The chosen location is perfect next to a public access and a group boat ramp lot .

This is a long awaited project that should have been done years ago . !!

Great Use of the B.P. Funds!

Robert Walder

Luner Walden

Roxanne Mellertias

Cornel Lare

From: clerk@townofperdidobeach.org
To: [Linda Lee](#)
Cc: "mayor"
Subject: FW: Contact Us Form
Date: Wednesday, June 07, 2017 8:52:13 AM

From: TOPB Admin [mailto:NOREply@townofperdidobeach.org]
Sent: Tuesday, June 06, 2017 9:25 PM
To: clerk@townofperdidobeach.org
Subject: Contact Us Form

Website Contact Form Results

This form was sent from the Town of Perdido Beach Website

First and
Last Name: Barbara Flynn
Email: bflynn@gulftel.com

My
comments
are related Boat Launch
to: (Click all
that apply):

Comments: My two cents worth regarding the planned new boat ramp: I live on Soldier Creek and in my opinion, there are already enough boat ramps in this area. More boat traffic and the resulting pollution (not to mention noise pollution) on Soldier Creek is not viewed favorably by most people who live on Soldier Creek.

From: Joseph Thetford
To: [Linda Lee](#)
Cc: [Allan](#); [Dennis Barnes](#)
Subject: Perdido Beach Rezoning Application
Date: Monday, June 05, 2017 1:02:47 PM
Attachments: [20170605125839834.pdf](#)
[20170605125847988.pdf](#)

Ms. Lee,

I have attached here a spreadsheet from my client, Dennis Barnes, with names of individuals who have signed the petition in opposition to a public boat ramp at Perdido Beach on the www.noboatlaunch.com website. I have also attached a sample of one of the Petitions. The others would be substantially similar except for signatures. I hope that you will include these in your report on the Town of Perdido Beach's rezoning application. Please let me know if you have any questions.

Joseph D. Thetford, Jr.
Chason & Chason, P.C.
P. O. Box 100
300 D'Olive Street
Bay Minette, Alabama 36507
251-937-2191

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3342621958 <http://noboatlaunch.com/news/5/22/2017>
2516040315 <http://noboatlaunch.com/news/5/22/2017>

As many of you are aware, the Town of Perdido Beach is in the process of proposing a PUBLIC boat ramp and pier on/adjacent to State Street, funded from Restore BP Funds (\$550,000).

This proposed PUBLIC ramp will negatively affect our property for a variety of reasons.

We need your support to stop it now!

Please fill out the petition

Print Name (required)

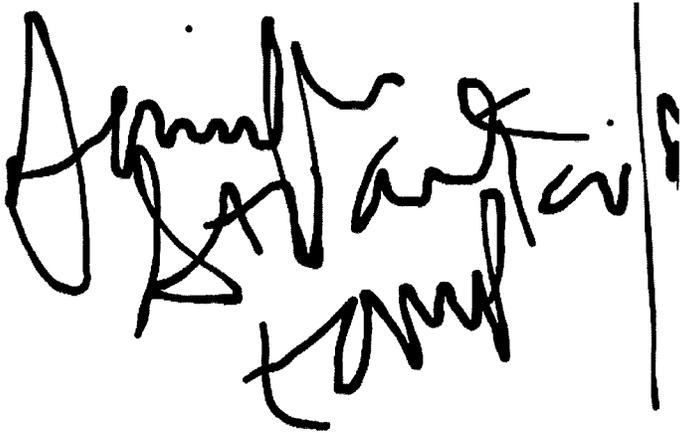
Jennifer Stuart Tompkins

Email (required)

jkstuart83@gmail.com

Phone # (voluntary)

Signature (required)

A handwritten signature in black ink, appearing to read "Jennifer Stuart Tompkins". The signature is written in a cursive, somewhat stylized font. The name "Jennifer" is on the top line, "Stuart" is on the second line, and "Tompkins" is on the third line. A vertical line is drawn to the right of the signature, possibly as a separator or a checkmark.

Date YYYY-MM-DD (required)

2017-05-27

I just signed the petition.

June 6, 2017

I support the rezoning of
State Street at Soldier Creek
for the purpose of a boat ramp
to be placed there.

Gloria Resmundo
Gloria Resmundo
30549 Baldwin St
Perdido Beach, AL
36530

NO PUBLIC BOAT LAUNCH FOR SOLDIER CREEK

Property Owners United Against Poor Town Planning

251-972-8520



SIGN THE PETITION

As many of you are aware, the Town of Perdido Beach is in the process of proposing a **PUBLIC** boat ramp and pier on/adjacent to State Street, funded from Restore BP Funds (\$550,000).

This proposed **PUBLIC** ramp will negatively affect our property for a variety of reasons.

We need your support to stop it now!!

Please fill out the petition

Print Name (required)

Jerome T Moore Jr

Email (required)

more00@aol.com

Phone # (voluntary)

*Do you have an environmental impact study
(Do NOT proceed without one.)*

Signature (required)

*Jerome T Moore Jr
7106117*