



Baldwin County Planning & Zoning Department

Baldwin County Planning Commission Staff Report

Case No. SC25-38
Resubdivision of Lot 3, North Royal Estates
September 4, 2025

Subject Property Information

Planning District: 32
Zoning: RSF-1
Location: Subject Property is located on the corner of County Road 97 and Royal Lane in the Elberta Community Area.
Parcel Numbers: 05-52-09-31-0-000-008.014 **PIN:** 304522
Lead Staff: Jenny Mosley, Planning Tech I
Applicant/Owner: PAZ KATHERINE DEL PILAR AND FERNANDEZ SIMONE AND VERGARA JOSE MANUEL
Engineer/Surveyor: J Pierce and Associates LLC, Matthew Burkett / Michael Smith, ALCO Engineering Services LLC
Online Case #: When searching online CitizenServe database, please use SC25-000038
Attachments: *Within Report*

Subdivision Proposal

Request: Resubdivision of Lot 3 of North Royal Estates
Number of Lots: 2 lots
Linear ft of streets: N/A
Total acreage: 3.32 +/- Acres
Smallest lot size: 1.33 +/- Acres
Lot setbacks: 30' Front, 30' Rear and 10' Side

Public Utilities and Site Considerations

Public Utilities: Water: Perdido Bay Water, S&FPD
Electrical: Riviera Utilities
Sewer: Individual Septic Tanks
Fire Protection: N/A All lots are greater than 40,000sf
Traffic study: Less than 50 lots requested so not required per Section 5.5.14

Drainage improve.: Drainage narrative prepared and stamped by Michael Smith, P.E. reviewed and approved by P&Z Permit Engineer “Existing runoff flows from north to south to an existing drainage ditch along County Road 97 and will not be altered at this time. Existing ditch flows to the east eventually discharging into the Soldiers Creek which is part of Perdido Bay Watershed Baldwin County, Alabama. Preconstruction flow calculations for the other required events are included in attached run-off calculations. As a result, there will be no increase in run-off from this development at this time and no additional drainage infrastructure needed.”

Wetlands No potential wetlands were identified on the subject property

Flood zones: X Flood zone, no special requirements

Staff Analysis and Comments

Subject Property is located on the corner of County Road 97 and Royal Lane in the Elberta Community Area. The proposed is a Resubdivision of lot 3 of the North Royal Estates. The Resubdivision will create 2 residential lots, Lot 3 & Lot 3A.

Staff Recommendation:

Staff recommends that the PRELIMINARY PLAT for Case No. **SC25-38 Resubdivision of Lot 3, North Royal Estates**, be **Approved with Conditions** subject to compliance with the Baldwin County Subdivision Regulations

Specific conditions:

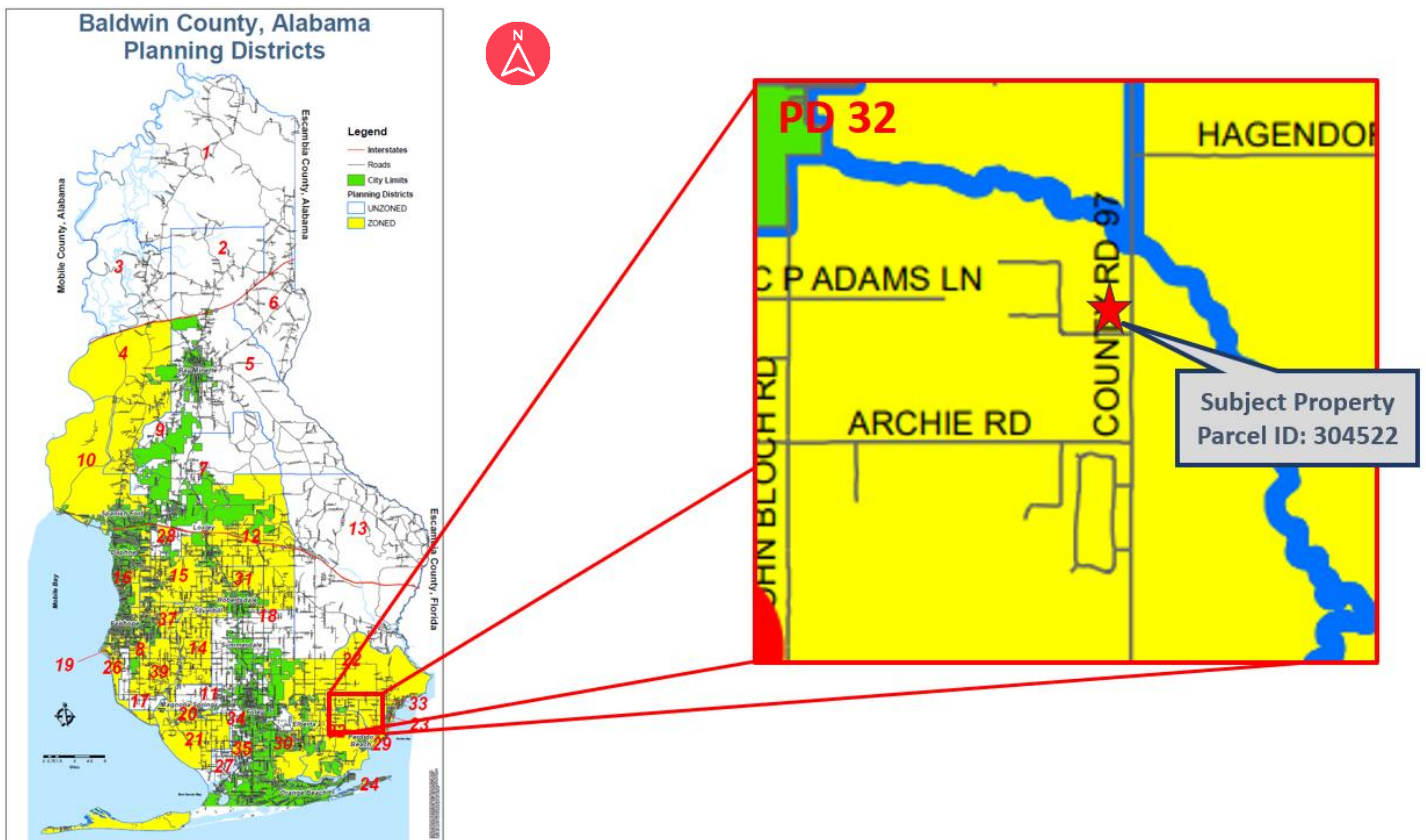
1. Any future development of the subject properties will need to adhere to Baldwin County Access Management Policy and procedures.

General Conditions:

1. All conditions shall be met and the final plat shall be circulated for signatures and recorded within 90 days of Planning Commission approval.

To view maps/plats in higher resolution and public comments received related to this case, please visit the “Upcoming Items” Planning and Zoning webpage : <https://baldwincountyal.gov/departments/planning-zoning/meeting-agenda>

Locator Maps



[illegible]



Plat Enlarged to Show Details



- Site Data**
- 1. Total Acres: 43.23 acres
 - 2. Subdivided Lot Size: 11.23 acres
 - 3. Total Number of Lots: 2
 - 4. Lower Floor in Streets: 0'
 - 5. Front Building Setbacks: 30'
 - 6. Side Building Setbacks: 10'
 - 7. Rear Building Setbacks: 30'
 - 8. Zoned: RS-1 & in Planning District 22
 - 9. Density: 1.87 avg lots per acre

FEHRA Flood Hazard Area Information

The flood map for the selected area is 010000000000, effective on 01/05/2019

FEHRA Flood Hazard Area Information

FEHRA Flood Hazard Area Information is a product of FEMA's Digital Flood Insurance Rate Map (DFIRM) project. The DFIRM is a digital map that shows the flood hazard areas for the United States. The DFIRM is used to determine the flood insurance rates for properties located in flood hazard areas. The DFIRM is updated regularly to reflect changes in the flood hazard areas.

Utility Providers

Water: Fucido Bay Water, SAFP0
Electric: Power Utilities
Sewer: On-Site Septic

- Developer & Owners**
- Katherine Del Pilar Paz,
Shirone Fernandez, and Jose Manuel Vergara
2271 Clubhouse Dr
Lithia, AL 36885
1. The portion of the common driveway, water bodies, and drainage easements outside the public right-of-way as shown hereon is private and will not be maintained by the County.
 2. Other easements disposed to be provided by lot owners.
 3. The highway construction setback along Highway RD 97 is 50' from centerline of right of way at the time of recording.
 4. The highway construction setback along Royal Ln is 40' from centerline of right of way at the time of recording.
 5. Contours shown are sourced from 2018 Baldwin County LIDAR Data

