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FT MORGAN MASTER PLAN (DRAFT)

INTRODUCTION

The Ft Morgan Master Plan is intended to be a document that will give guidance to elected and appointed officials, staff and citizens in an effort to manage growth and development in unincorporated Ft Morgan with regards to land uses and zoning in particular, as well as the development of public improvements and infrastructure.

The local economy here is primarily driven by the tourism generated by our beautiful beaches.

Future growth will depend on solid reliable infrastructure to accommodate seasonal visitors, retirees and the work force necessary to support the auxiliary retail, food and entertainment industries that complement tourism.

The master plan with accompanying maps, plats, charts and descriptive material shall show the Planning and Zoning (P&Z) Advisory Committee's recommendations for the use and development of the unincorporated area of Ft Morgan . In fulfilling its responsibilities, the P&Z committee serves as a recommending body, with the authority for final adoption of the Master Plan being granted to the Ft Morgan Civic Association.

The Ft Morgan Master Plan is intended to be a living document. In order to be effective, it must be flexible, and it must be kept current. The text and maps should be amended in accordance with procedures set forth in the Baldwin County Master Plan. It should be reviewed annually in order to determine if revisions and amendments are warranted due to changing conditions.

PURPOSE

The general purpose of the Master Plan is to accomplish a coordinated, adjusted and harmonious development of the peninsula which will (in accordance with present and future needs) best promote the health, environment, safety, morale, order, convenience, prosperity and general welfare, as well as efficiency and economy in the process of development, and shall promote safety from fire, flood and other dangers and the healthful and convenient distribution of the population. The Master Plan includes text and the Official (2018) Zoning Map of Ft Morgan as well as a proposed zoning map for the future.

INTERGOVERNMENTAL RELATIONS

Generally The term "Intergovernmental Relations" is defined as the relationship occurring between two or more governments, divisions of a government or levels of government. This chapter provides objectives which Ft Morgan may wish to pursue in relation to adjoining municipalities, governmental units within the County, and state, regional and federal agencies.

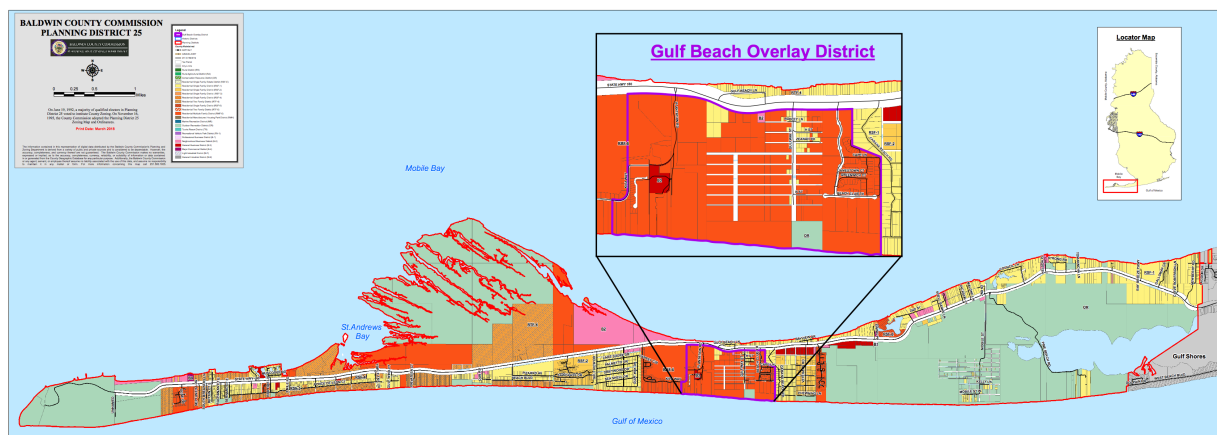
Objective 1: Seek to improve governmental efficiency and effectiveness through cooperation, communication and flexible relationships between Ft Morgan and all other forms of government which have issues potentially affecting our unincorporated area of the peninsula.

Objective 2: Coordinate and communicate the Ft Morgan Master Plan to relevant local and private sectors.

Objective 3: Attempt to ensure that impacts of developments are coordinated with adjacent municipalities and other relevant local governments, agencies, organizations and private businesses.

Objective 4: Coordinate the Ft Morgan Master Plan with the Baldwin County Planning and Zoning and with the plans and goals of the State's regulatory agencies, including but not limited to: Alabama Department of Economic and Community Affairs (ADECA), Alabama Department of Transportation (ALDOT), Alabama Department of Conservation and Natural Resources (DCNR) and Alabama Historical Commission (AHC).

Current (2018) Ft Morgan Zoning Map



The following contains summary descriptions of the zoning districts. (In the event of a conflict between these descriptions and the terms and conditions set forth in the Baldwin County Zoning Ordinance, the zoning ordinance shall govern.)

RR Rural District: The RR zoning district is provided to accommodate the rural areas of Baldwin County. This designation is primarily used for properties which include a mixture of residential and commercial uses which would serve a rural area. Under the RR district, the minimum lot size is 40,000 square feet with a dwelling unit density of approximately 1 unit per acre. According to the zoning ordinance, density is defined as the number of dwelling units per acre of land.

RA Rural Agricultural District: This zoning district provides for large, open, un-subdivided land that is vacant or is being used for agricultural, forest or other rural purposes. Agricultural uses, single family dwellings, outdoor recreation uses, churches and limited commercial activities are Baldwin County Master Plan, 2013 Page 6 among the uses allowed under this designation. The minimum lot size is three acres, and the density is one unit per three acres.

CR Conservation Resource District: The Conservation Resource zoning district provides for large, open, un-subdivided land which is environmentally constrained and which is vacant or is being used for agricultural, forest or other rural purposes. Allowable uses are the same as those provided by the RA designation. The minimum lot size is five acres. Dwelling unit density is one unit per five acres.

Single Family Districts: The Single Family districts are provided to afford the opportunity for the choice of differing residential options ranging from estate size lots to high density. The single family designations and their corresponding lots sizes and densities are listed as follows:

RSF-E: Minimum lot area-80,000 square feet, .54 dwelling units per acre

RSF-1: Minimum lot area-30,000 square feet, 1.45 dwelling units per acre

RSF-2: Minimum lot area-15,000 square feet, 2.9 dwelling units per acre

RSF-3: Minimum lot area-10,000 square feet, 4.36 dwelling units per acre

RSF-4: Minimum lot area-7,500 square feet, 5.8 dwelling units per acre

RSF-6: Minimum lot area-6,500 square feet, 6.7 dwelling units per acre

Two Family Districts: RTF-4 and RTF-6, Two Family Districts, are intended to provide the opportunity for two family (duplex) residential developments. Single family dwellings are also allowed. The designations and their lots sizes and densities are listed as follows:

RTF-4: Minimum lot area-7,500 square feet, 4 dwelling units per acre

RTF-6: Minimum lot area-6,500 square feet, 6 dwelling units per acre

RMF-6 Multiple Family District The intent of this zoning designation is to provide the

opportunity for multiple family residential development. Single family dwellings and two family dwellings are also permitted. The minimum lot size for multiple family development is 22,000 square feet with a density of six units per acre.

RMH Residential Manufactured Housing Park District : A manufactured housing park is defined as a parcel of land under single ownership that has been planned and Improved for the placement of five or more manufactured homes for dwelling purposes and for the production of income. Home sites within the Baldwin County Master Plan, 2013 Page 7 manufactured housing park are leased to individual homeowners. The intent of the RMH district is to provide the opportunity for manufactured housing parks. The minimum development area is one acre, and the maximum density is six sites per acre.

B-1 Professional Business District: The B-1, Professional Business District, is intended to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most B-1 commercial, professional and business office districts will be placed in close proximity to residential areas, and therefore serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will normally have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building.

B-2 Local Business District: The purpose and intent of the B-2 Neighborhood Business District, is to provide limited commercial convenience facilities, servicing nearby residential neighborhoods, planned and developed as an integral unit.

B-3 General Business District: The purpose of this district is to provide for a variety of retail uses and services in freestanding parcels or shopping centers to serve the community's general commercial needs. This district shall only be applied at appropriate locations: to conveniently meet these needs; in conformance with the goals, objectives and policies of the Master Plan; compatible with the surrounding land uses and zoning districts; where it will not adversely impact the facilities and services of the County; where it will not set a precedent for the introduction of inappropriate uses into an area; and so as not to encourage non-residential strip development along streets.

B-4 Major Commercial District: The B-4, Major Commercial District, is intended for business uses which require a location with access to an arterial or major collector road or which have close proximity to major intersections. Due to the nature of the businesses permitted within the B-4 district, this zoning designation should be limited to property fronting on principal arteri-

als, major arterials or minor arterials. Ingress and egress to a roadway should promote safe and smooth traffic flow for the general traveling public. It is also the intent Baldwin County Master Plan, 2013 Page S of this district to provide areas for businesses which, because of their intensity, outside storage areas, or large volumes of traffic, would have significant negative impacts on adjoining properties. These uses often have an actual or potential negative impact on surrounding properties due to late hours of operation, noise and or light.

Recreational Vehicle Park Districts: The purpose of the RV-1 and RV-2 districts is to establish a zoning designation for recreational vehicle parks which are defined as plots of land upon which one or more recreational vehicle sites are located, established, or maintained for occupancy by recreational vehicles of the general public as temporary living quarters for recreation or vacation purposes. The minimum land area for both designations is three acres, while the maximum density for RV-1 is 15 sites per acre, and the maximum density for RV-2 is six sites per acre.

MR Marine Recreation District: This zoning district is intended to provide for water related recreation activities including marinas, boat sales, boat servicing, boat storage, sale of fuel and supplies, and provision of lodging, food, beverages and entertainment. Single family dwellings and outdoor recreation uses are also permitted. The minimum lot area is 80,000 square feet, and no maximum density specified.

OR Outdoor Recreation District: Outdoor Recreation is defined as areas where outdoor recreational activities are the primary use such as public parks or other recreational areas whether public or private. Activities may include picnicking, jogging, cycling, arboretums, hiking, golf courses, play grounds, ball fields, outdoor ball courts, stables, outdoor swimming pools and water-related or water-dependent uses such as boat ramps, fishing docks and piers and similar outdoor recreational uses. Specifically excluded from this group of uses are amusement parks, firing ranges, marinas, miniature golf courses, golf driving ranges, race tracks and similar commercial or quasi-recreational activities inconsistent with the allowable outdoor recreation uses described. The minimum lot size for the OR district is three acres.

TR Tourist Resort District : This zoning district is intended to provide for tourist lodging facilities and associated resort and recreation activities. Permitted uses include hotels, motels, churches, country clubs, outdoor recreation uses and accessory uses which are conducted primarily for the convenience of visitors or patrons on the premises of a resort structure and which are contained within the principal building. The minimum lot area for the TR district is five acres.
Baldwin County Master Plan, 2013 Page 9

M-1 Light Industrial District: The purpose of the M-1 district is to provide a suitable protected environment for manufacturing, research and wholesale establishments which are clean, quiet and free of hazardous or objectionable emissions and which generate little industrial traffic.

M-2 General Industrial District: It is the intent of the M-2 zoning designation to provide opportunity for the location of industrial, manufacturing, processing, warehousing, or research and testing operations that, due to employment of heavy equipment or machinery or to the nature of the materials and processes employed, require special location and development safeguards to prevent pollution of the environment by noise, vibration, odors or other factors, and may also require extensive sites for storage and parking, may require extensive community facilities or generate heavy motor traffic.

PRO Planned Residential Development District /PID Planned Industrial Development District: Planned Residential and Industrial Developments are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of these ordinances; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas. Additional information pertaining to the above listed zoning designations may be found in the Baldwin County Zoning Ordinance.

LOCAL ORDINANCES

25. Planning District 25. (Adopted 10/15/19 by the Baldwin County Commission)

25.1. On June 19, 1992, a majority of qualified electors in Planning District 25 voted to institute County Zoning. On November 16, 1993, the County Commission adopted the Planning District 20 zoning Map and Ordinances.

25.2. District Boundaries A legal description of the boundaries for Planning District 25 may be found under Appendix A.

25.3. Local Provisions for Planning District 25

(a) Multiple family buildings in the “RMF-6, Multiple Family” district may be erected to a maximum height of seven (7) habitable stories. The required side yards shall be increased by 4-feet for each ad-

ditional story over two (2)habitable stories. The maximum impervious surface ratio shall not exceed.50.

(b) No PRD development is allowed to exceed maximum height requirements by more than10-feet or 1 story.

(c) Off-street Parking. As a supplement to Section 15.2,Parking Schedule, the following off-street parking requirements shall be applicable to single family dwellings and two- family dwellings: 1. Up to Four (4) Bedrooms: Two (2) spaces per dwelling unit. 2. Up to Six (6) Bedrooms: Three (3) spaces per dwelling unit. 3. Seven (7) Bedrooms and more: Four (4) spaces per dwelling unit, plus one(1) additional space per dwelling unit for every bedroomover eight (8).

(d) HDR, High Density Residential District, shall not be available in Planning District 25.

(e) The maximum height of single family and two family structures shall be limited to two (2) habitable stories.

(f) Dune Walkovers. 1. As usedin this section, the following definition shall apply:

Dune walkover. A raisedwalkway constructed for the purpose of protecting the beach and dune system betweenmean high tide and the construction control (CCL) line from damage that may result from anticipated-pedestrian traffic to the beach, and which is no more than six (6) feetin width for multiple family/commercial/public structures, no more thanfour (4) feet in width for single family/two family structures, constructedwithout roof or walls, elevated at least one (1) foot above the dune, andextends seaward of the seaward vegetation line. 2.

Land Use Certificate.

A. A landuse certificate which meets the requirements of Section 18.2, as well as thestandards found herein, shall be submitted to and approved by the ZoningAdministrator, or his/her designee, prior to the issuance of a building permit.

B. A recent survey showing the location, size and alignment of all proposed structures and the ADEM CCL and property lines shall be submitted along with the required land use certificate application. Said survey shall be prepared andstamped by a Professional Land Surveyor registered in the State of Alabama. 3. A dunewalkover shall be con-

structed to the following standards: A. There shall be no more than one (1) dunewalkover per parcel. B. Dune walkovers shall begin at the existing ground level elevation of the principal landward structure.

C. The maximum width of the dune walkover structure shall be no more than four (4) feet for single family/two family structures and no more than six (6) feet for multiple family/commercial/public structures. Maximum widths shall be applicable to all sections of the dune walkover structure, including but not limited to steps, ramps, landings and decks.

D. The minimum elevation from the bottom of floor joists of the dune walkover shall be no less than one (1) foot and no more than three (3) feet above the maximum elevation of the dune system being traversed.

E. No vertical or horizontal structures shall be allowed above thirty-eight (38) inches from the walking surface, i.e., roofs, walls, pergolas, etc.

F. Handrails, if any, shall be no higher than thirty-six (36) to thirty-eight (38) inches above the walking surface for Single and Two Family Dwellings.

G. The dune walkover shall terminate ten (10) feet seaward of the vegetative line of the dune.

H. The location and length of the dune walkover is to be coordinated through and approved by the delegated authority of the Alabama Department of Environmental Management (ADEM) and the U.S. Fish and Wildlife Service.

I. No lighting shall be utilized on a dune walkover.

J. No dune walkover construction shall occur during the sea turtle nesting season from May 1 through November 1.

(g) Planning and Zoning Considerations in the Coastal High Hazard Area and Flood Hazard Areas in Planning District 25 (Fort Morgan).

1. Purpose:

A. Fort Morgan contains areas of significant natural beauty, history and unique wildlife. With such assets comes unique vulnerabilities. These vulnerabilities include, but are not limited to, tropical storm damage, flooding, wetland habitat, protected or endangered species, Native American archeological sites and National Historic Landmarks. Further, Act 2015-411, which amends Act 91-719, requires "In performing its

functions related to planning and zoning, the Baldwin County Planning and Zoning Commission and the Baldwin County Commission shall specifically consider the historical nature of existing development within the Fort Morgan District, the historical and environmental character of the district, and the unique needs of the district related to hurricane safety and infrastructure for potential evacuation.”

B. The most imminent threat is to property and lives subject to tropical storm events. The Coastal High Hazard Area (CHHA) is an area particularly vulnerable to the effects of damage from tropical storm events. The CHHA contains the most vulnerable areas of Fort Morgan and thus protection and oversight is needed and justified to protect future populations and property.

2. Objectives of these considerations in the Coastal High Hazard Area (CHHA) and Flood Hazard Area (FHA) are to:

A. Limit the amount of infrastructure, both private and public in the Coastal High Hazard Area (CHHA)

B. Limit the magnitude of public loss and mitigation of private loss and investment

C. Increase the degree of protection to private property and lives of residents and visitors in storm events

D. Reduce the risk and exposure of lives and property during storm events

3. Coastal High-Hazard Area Defined:

The Coastal High-Hazard Area (CHHA) of Baldwin County is: “the area below the elevation of the Category 1 Storm Surge Line as established by a Sea, Lake, and Overland Surges from Hurricane (SLOSH) computerized storm surge model.” Baldwin County will use the CHHA Map, provided by National Oceanic and Atmospheric Administration (NOAA), as the delineation of the CHHA and will use the most current SLOSH model to maintain the map. Additionally, in the interest of public safety regarding ingress and egress from and through said hazard areas, any “enclaves” which are not located in either the flood zone or Category 1 storm surge areas, but are surrounded by such hazard areas, will be considered as part of the Coastal Hazard Area. The CHHA Map is attached herein as

attachment “A”. Because the boundaries of the CHHA are subject to change, site design and building typology in the CHHA will be based on the CHHA line in effect at the time of development. In addition to the CHHA, areas subject to this consideration also are V-Zones¹ and Coastal Barrier Resources System² (CBRS) areas as indicated on the FEMA Flood Map.

<https://alabamaflood.com/map>

4. Rezoning Considerations in the Coastal High Hazard Area of Fort Morgan:

According to FEMA and the National Flood Insurance Program, any building located in an A or V zone is considered to be in a Special Flood Hazard Area, and is lower than the Base Flood Elevation. V zones are the most hazardous of the Special Flood Hazard Areas. V zones generally include the first row of beachfront properties. The hazards in these areas are increased because of wave velocity - hence the V designation. Flood insurance is mandatory in V zone areas.

The Coastal Barrier Resources Act (CBRA) of 1982 established the John H. Chafee Coastal Barrier Resources System (CBRS), a defined set of coastal barrier units located along the Atlantic, Gulf of Mexico, Great Lakes, Puerto Rico, and U.S. Virgin Island coasts. These areas are delineated on a set of maps that are enacted into law by Congress and maintained by the Department of the Interior through the U.S. Fish and Wildlife Service (Service).

Most new Federal expenditures and financial assistance are prohibited within the CBRS. The prohibition that is most significant to homeowners and insurance agents is the denial of Federal flood insurance through the National Flood Insurance Program (NFIP) for new or substantially improved structures within the CBRS. CBRA does not prevent development, and it imposes no restrictions on development conducted with non-Federal funds. Congress enacted CBRA to minimize the loss of human

life, wasteful Federal expenditures, and the damage to natural resources associated with coastal barriers.

FUTURE LAND USE

Future land use categories represent the recommendations for the physical development of the unincorporated areas of Ft Morgan. These categories are intended for planning purposes only and do not represent the adoption of zoning designations for areas which have not voted their desire to come under the zoning authority of the Baldwin County Commission. Although not legally binding, they are evaluated in conjunction with criteria found in the Baldwin County Zoning Ordinance (Zoning Ordinance), the Baldwin County Subdivision Regulations, the Baldwin County Flood Damage Prevention Ordinance and any other ordinances and regulations which the County Commission may adopt.

Subdividing Properties: Subdividing requests by investors whom want to purchase, subdivide, sell off and leave the area are increasing. The next phase in Fort Morgan will be purchasing older homes, tearing them down and going larger (mostly up). Most lots on Fort Morgan are 75 to 100 feet in width. Out of town and local investors are chomping at the bit to purchase these lots and subdivide them into 50 foot lots, which will result in more impacts. If something is not addressed, Fort Morgan will not know what hit it. It will end up in a net density increase in Fort Morgan. Larger lots help preserve the character of Fort Morgan.

The future land use categories contained within the Master Plan are listed and described as follows:

Conservation: This district is intended to protect environmentally sensitive areas, and provides for large, open, un-subdivided land. Permitted uses include single family dwellings, agricultural uses, churches and outdoor recreation uses. Recreational vehicle parks and bed and breakfast establishments may be included in accordance with procedures set forth in the Zoning Ordinance. Zoning designations may include CR, RA and OR.

Residential: This category is provided for residential dwelling units including single family dwellings, two family (duplex) dwellings, multiple family dwellings, manufactured homes, manufactured housing parks and Planned Residential Developments. Institutional uses, recreational uses and limited neighborhood commercial uses may be included subject to the pro-

visions of the Zoning Ordinance. To the greatest extent possible, residential areas should be accessible to major thoroughfares connecting with work areas, shopping areas and recreational areas. Zoning designations may include RR, RA, CR, RSF-E, RSF-1, RSF-2, RSF-3, RSF-4, RSF-6, RTF-4, RTF-6, RMF-6, RMH and PRO.

Commercial: . The commercial category is provided for retail and wholesale trade facilities which offer convenience and other types of goods and services. Institutional uses, recreational uses, mixed-use developments and transportation, communication and utility uses may be included in accordance with the Zoning Ordinance. Multiple family developments may also be included. Commercial uses should be located on major streets so as to be accessible to the residential population. Zoning designations may include RR, B-1, B-2, B-3, B-4, MR and TR. Industrial Manufacturers of both durable and non-durable goods are included in this category. Institutional uses, commercial uses, recreational uses, and transportation, communication and utility uses, as permitted in the Zoning Ordinance, are also included. Zoning designations may include M-1, M-2 and PID. Baldwin County Master Plan, 2013 Page 11.

Public and Semi-Public: This category includes institutional uses, recreational uses and transportation, communication and utility uses. All zoning designations may be utilized under the Public and Semi-Public District depending upon specific requirements of the zoning ordinance.

COASTAL PROGRAMS OUTLOOK

Source: 5 year Beach Mouse Review 2009

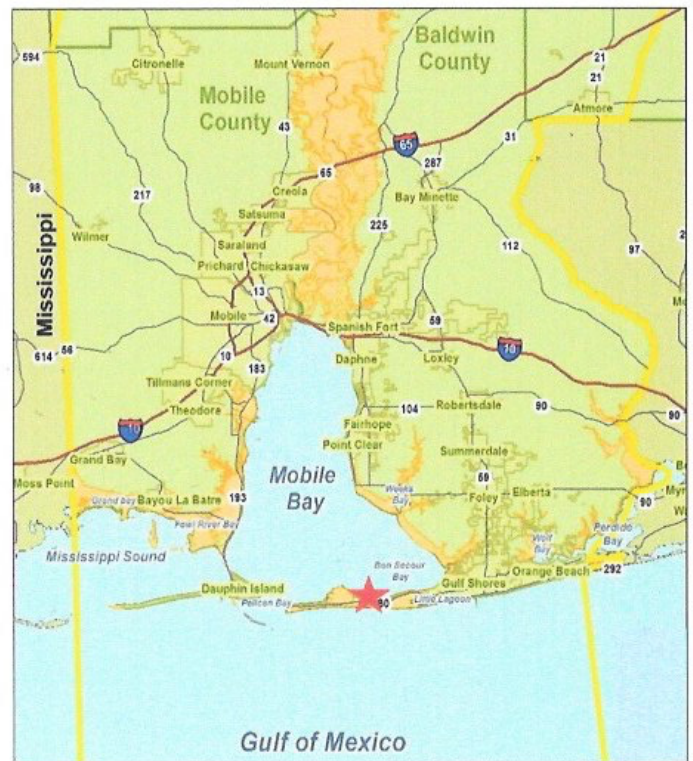
Areas from the Florida-Alabama state line west to Gulf Shores are more intensively developed than are areas of the Fort Morgan Peninsula, which extend westward from Gulf Shores for approximately 15 miles, terminating at Fort Morgan. Low to moderate-density single-family residences, many of which are rented to vacationers or seasonal residents, are still the dominant developmental feature of the Peninsula shoreline. Few large, undeveloped beachfront tracts in private hands remain on the Fort Morgan Peninsula. According to Baldwin County Planning and Zoning Department, the region of the Peninsula with the most development activity is the region between the Little Point Clear Unit and the Perdue Unit of BSNWR. The Coastal Programs Section of the Alabama Department of Conservation and Natural Resources contracted the SARPC to produce a document that, while not directly addressing area economics, included factors which impact the local economy of the Fort Morgan Peninsula (SARPC 2001). Based on capacity population projections, SARPC (2001) concluded that Ft. Morgan would “. . . likely be comparable to seasonal and permanent populations of the cities of Gulf Shores and Orange Beach. However, the opportunity still exists to manage the associated development to allow for the protection of the environment and the provision of public access to beaches.” SARPC suggested that, **only by undertaking a strategic planning process that includes projecting future conditions, could decision makers of today plan for providing essential services such as emergency response and environmental protection.**

PROJECTS PROPOSED FOR BUCKET 3 SLATE:

#359 - Fort Morgan Parkway Trail Extension (ADCNR, State Parks) - \$4,433,600

This project proposes to extend and ultimately complete the Fort Morgan Parkway Trail from Fort Morgan Historical Park to Gulf State Park and includes the construction of a midzone to provide parking, restroom facilities, and interpretive signage.

When completed, the Fort Morgan Parkway Trail will provide approximately 30 miles of recreation trail from Fort Morgan to Orange Beach and will connect with numerous trail spurs and loops along the way.



HISTORICAL PRESERVATION

Objective 1: Identify, protect and enhance the important historical and cultural resources of the Ft Morgan peninsula.

Objective 2: Maintain existing programs to identify the historic and archaeological resources of Ft Morgan; develop new identification programs including, but not limited to, a program to identify resources listed on the National Register of Historic Places; and make information available to the public and other public agencies.

Objective 3: Utilize the automated database regarding historically significant properties through the Baldwin County Planning and Zoning Department GIS system using parcel information.

Objective 4: Evaluate the historic and archaeological resources of Baldwin County according to adopted criteria for significance.

Objective 5: Recognize and protect historically significant sites and structures.

FORT MORGAN HISTORIC SITE

INPUT PENDING

HISTORIC MARKER LOCATIONS

INPUT PENDING

ALABAMA COASTAL BIRDING TRAIL

The coastal region offers an annual festival in October, (the Alabama Coastal Bird-Fest), and features activities that can be enjoyed by both the avid birder and the amateur seeking an outdoor weekend getaway. Looping around delta bottomlands, Mobile Bay, and the sandy terrain bordering the Gulf of Mexico, this trail highlights 50 of the most frequented birding spots. The trail region is an important stopover for Spring and Fall neotropical migrant birds.

RESTORE III FUNDING FOR LAND PURCHASE

BENEFITS OF LAND PURCHASE • Restoring the bay shoreline and dunes • Restoring natural habitat for wildlife • Creating educational opportunities • Enhancing sustainable recreation in the park • Creating new pedestrian friendly walking trails • Creating economic opportunities for the greater community • Providing construction jobs • Creating long-term employment opportunities for local residents

The goal is to help expand access to one of Ft Morgan's most ecologically rich treasures, bringing more visitors to the coast and helping them learn about the region's special ecosystems along St Andrew's Bay.

A proposed park would be home to great diversity of wildlife and an important rest stop for migrating birds and butterflies. Some of the animal species that call Ft Morgan home are not found in many other places. For example, the Alabama beach mouse that lives in the dunes is a federally endangered species. Dune restoration will help the park be an even better home for this sensitive creature.

The proposed park includes: • Evergreen Forests • Pine Savannas • Maritime Forests • Dune Ridges / Sand Scrub habitats • Fresh and Salt Marshes • Freshwater and Brackish Lakes • Coastal Swales • Dunes

EVERGREEN FOREST These pine flat-wood plant communities are characterized by an upper tree canopy of longleaf and slash pine with saw palmetto beneath. Slash pine Longleaf pine Live oak

MARITIME FOREST Maritime Forests are important rest stops for migrating birds on their annual journeys. These forests possess a mixture of pines and live oaks. Southern Magnolia is often present. The understory contains saw palmetto and bracken fern.

DUNE RIDGE / SAND SCRUB Coastal scrub habitats possess dry, sandy soils dominated by shrubs and small trees like myrtle oak, sand heath, and Florida Rosemary. Sand Pine and Sand Live Oaks are often present. These communities exist atop ancient dunes, and sand continues to move, blown by the wind.

FRESH + SALT MARSH Distinguished by permanently wet soils, marshes typically have plants like sawgrass and black needlerush. Marshes can be freshwater or brackish - a mixture of salt and fresh water. In both cases, they are fertile environments for plants and animals. Wild Olive Common Persimmon Live Oak Red fox Coralbean Yaupon Saw Palmetto Bracken Fern Large leafed jointweed Sand live oak Sand pine Saw palmetto Godfrey's golden aster Gulf coast frostweed Pinebarren flatsedge Purple sandgrass Slash pine Common buttonbush Marsh fern Scarlet hibiscus Sawgrass Black needlerush

PINE SAVANNA A close relative to the Evergreen Forest, but more open, Pine Savannas are highly diverse with a wide variety of orchids, asters, and sunflowers. Pitcher plants and other carnivorous plants are often in abundance. Historically maintained by frequent natural fire, savannas today are threatened by fire suppression, which allows more shrubs and trees to dominate the landscape.

OPEN WATER Coastal ponds are either freshwater or brackish, often alternating between the two. They serve as havens for large numbers of migratory birds and also are prime habitat for alligators and various fish.

COASTAL SWALE Coastal swales are dry or wet depressions in sandy soils, found within the dune system. They are dominated by grasses and provide important habitat for a variety of wildlife.

DUNES The coastal dunes are a highly dynamic system formed through complex processes including shoreline erosion, Gulf currents, and prevailing winds. Dunes defend against storm surge and flooding. Vegetation varies from grasses along the beach edge to shrubs and trees further inland.

BEACH + BAY These areas are the open sand beaches fronting the bay. They serve as important foraging and nesting habitats for shorebirds, gulls, and terns. Alabama beach mouse Piping plover Sea shore elder Seaside panicum Sea oats Large leafed jointweed Sand live oak Sand pine Red maple Common Buttonbush Atlantic St. John's-Wort Dahoon Holly Gulf bluestem Salt-meadow cordgrass Golden canna Bitter beachgrass Gulf bluestem Sea oats Great blue heron American alligator Brown pelican Bayou killifish Gull-billed tern Banded watersnake Narrow-mouth toad Least bittern

Alabama Department of Conservation & Natural Resources

Link to current projects: <https://www.alabamacoastalrestoration.org/Projects>

OTHER CONSIDERATIONS

Historic Markers

- in place
- under consideration

Public Beach Access Points

- handicap beach access

Public Beach Parking

- in place
- under consideration

Fishing Piers

Fire Stations

- station 1
- station 2
- training facility under consideration

- current hydrant locations
- additional hydrants under consideration

Nature Trails

- Existing
- Proposed

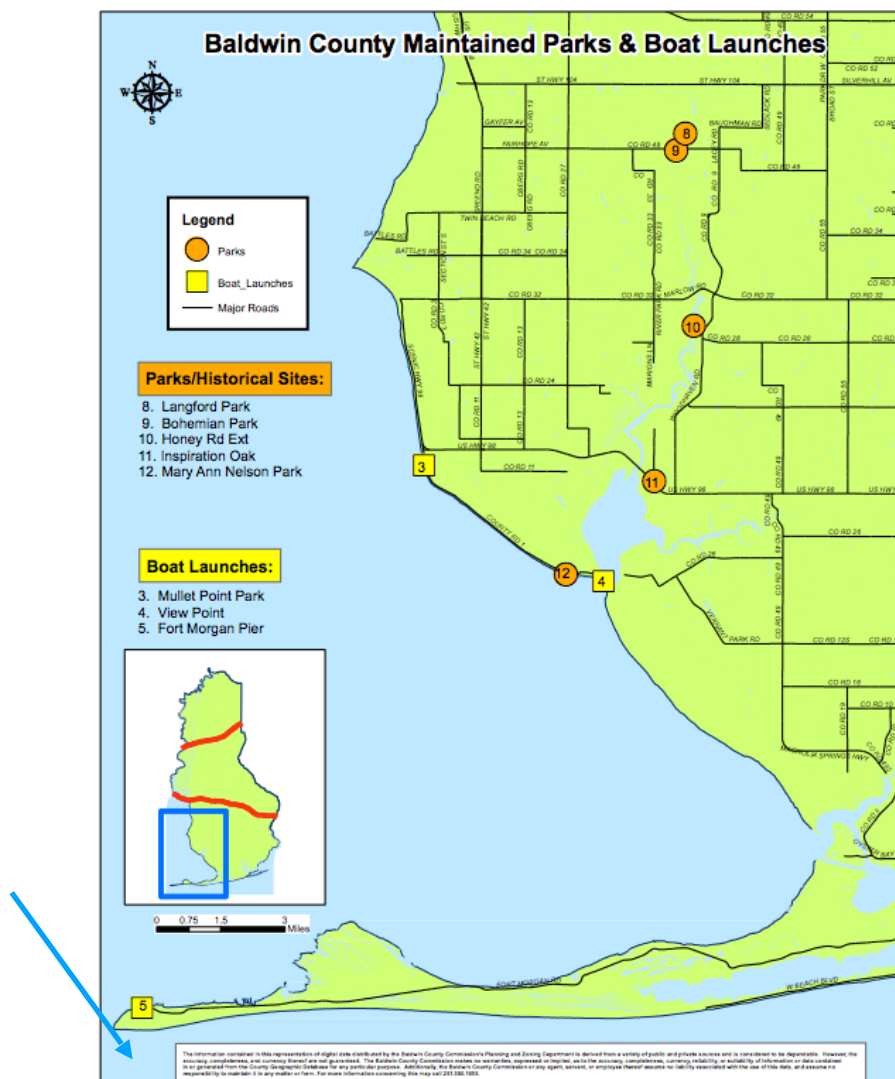
Boat Launches

Existing

Under consideration

Maps and Attachments

County Maintained Boat Launches on Ft Morgan



Ft Morgan Pier