

EXHIBIT OF PROPOSED AMENDMENT TO CURRENT PUD GULF SHORES GOLF CLUB CAMPUS

SITUATED IN SECTION 7,
TOWNSHIP 9 SOUTH, RANGE 4 EAST,
BALDWIN COUNTY, ALABAMA

CONCEPTUAL LAND USE PLAN

CITY OF GULF SHORES — BALDWIN COUNTY, ALA.



GULF SHORES GOLF CLUB (JAN. 5, 2026)

520 CLUBHOUSE DR. GULF SHORES, AL. 36542
TAX # 05-66-02-07-4-000-005-000 PIN# 65928

OWNER: MR. TIM DUNLAP, REGENT GOLF
520 CLUBHOUSE DR. GULF SHORES, AL. 36542
Email: tdunlap@regentgolf.com (678) 333-7910

APPLICANT: DENNIS G. DREWYER, REG. L.A.
23456 ABERDEEN CT. FOLEY, AL. 36525
Email: dennisdrewyer@gmail.com (770) 328-3222
... LAND PLANNER, LANDSCAPE ARCHITECT, ENTITLEMENTS...

DESCRIPTION OF A PROPOSED AMENDMENT TO CURRENT PUD GULF SHORES GOLF CLUB CAMPUS:
A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 9 SOUTH, RANGE 4 EAST, BALDWIN COUNTY, ALABAMA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF LOT 1, GOLF VIEW ESTATES AS RECORDED ON SLIDE 1220-A IN THE PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE ALONG THE NORTH LINE OF FAIRWAY CONDOMINIUM, RUN SOUTH 84°08'24" WEST A DISTANCE OF 462.78 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID FAIRWAY CONDOMINIUM, RUN SOUTH 32°26'55" WEST A DISTANCE OF 730.00 FEET TO A POINT; THENCE RUN NORTH 57°31'05" WEST A DISTANCE OF 385.00 FEET TO A POINT; THENCE RUN NORTH 32°28'05" EAST A DISTANCE OF 120.00 FEET TO A POINT; THENCE RUN SOUTH 57°31'05" EAST A DISTANCE OF 265.00 FEET TO A POINT; THENCE RUN NORTH 32°28'55" EAST A DISTANCE OF 423.00 FEET TO A POINT; THENCE RUN NORTH 78°17'40" WEST A DISTANCE OF 290.00 FEET TO A POINT; THENCE RUN NORTH 63°24'02" WEST A DISTANCE OF 140.00 FEET TO A POINT; THENCE RUN NORTH 41°51'42" WEST A DISTANCE OF 350.00 FEET TO A POINT; THENCE RUN NORTH 28°25'14" EAST A DISTANCE OF 420.00 FEET TO A POINT; THENCE RUN SOUTH 70°43'29" EAST A DISTANCE OF 210.00 FEET TO A POINT; THENCE RUN SOUTH 83°28'04" EAST A DISTANCE OF 190.00 FEET TO A POINT; THENCE RUN SOUTH 11°48'33" WEST A DISTANCE OF 190.00 FEET TO A POINT; THENCE RUN NORTH 84°08'14" WEST A DISTANCE OF 180.00 FEET TO A POINT; THENCE RUN SOUTH 23°48'43" WEST A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN SOUTH 63°43'23" EAST A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN SOUTH 77°55'27" EAST A DISTANCE OF 350.00 FEET TO A POINT; THENCE RUN SOUTH 32°12'25" EAST A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

SAID PROPOSED AMENDMENT CONTAINING 376,447 SF OR 8.64 ACRES MORE OR LESS

GOLF "COASTAL COTTAGES"

(GULF SHORES GOLF CLUB CAMPUS)

- CURRENT ZONING - PUD (R1-A)
- REQUEST AMENDMENT OF CONDITIONS PROPOSED PLAN & LAND USE:
- TOTAL DISTURBED AREA: 8.64 ACS.
- DEEDED GOLF GREENSPACE + 15.36 ACS.
- TOTAL SITE PROPOSED: 24.00 ACS.

- REQUEST: PUD (COTTAGE DISTRICT)
- SINGLE-FAMILY DETACHED HOMES
- COASTAL COTTAGES/ON FILINGS
- 72 LOTS ON 24 ACS. 3 UNITS/ACRE
- 17% COMMON AREA (DEVELOPED AREA)
- ±16.82 AC. TOTAL GREENSPACE (±70%)
- ON SITE MANAGEMENT/MAINTENANCE AND H.O.A. BY REGENT GOLF OWNER!
- LESS AREA DISTURBED/MORE PROTECTION OF ENVIRONMENT & AREA HOME VALUES...

SITE/LOT DATA:

- REQUEST 72 LOTS (MIN. 35'x55')
- 2-STORY ABOVE PARKING (3-4 SPACES)
- 1,500-2,000 sq ft w/ 3-4 BR - 3-4 BA
- COASTAL COLORS, WINDOWS, LIGHTING
- ARCH. CONTROLS W/ METAL ROOF, WINDOWS
- HARDI-BOARD SIDING, DETAILS, SCREENING
- LOWER LEVEL SCREENED ELEVATOR OPT.
- TWO ENTRANCES, FIRE & PUBLIC SAFETY
- ±2,680 LIN. FT. ROADS 34' WIDE (W/CURB)
- PAVEMENT PAVING W/ PAVERS UNDER
- PRIVATE ROADS W/ NO PARKING OR RV'S
- APPROX. 1/2 RUN OFF OF PREVIOUS PLAN!
- 3+ TIMES MARKET VALUE PROPERTY TAX.



Land plans, inc.
Land Planning & Entitlements
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DATE	12/19/2025
REVISIONS	1. TAKE SHEET BY BOUNDARIES & LEGAL (E-STATES) DGD 12/19/2025 2. LAND USE PLAN - REVISED (7/2/25) DGD 12/19/2025
DRAWN BY	NG
CHECKED BY	MAJ
PROJECT NO.	F DREW001
DATE	DECEMBER 18, 2025
SCALE	1" = 100'
PROJECT	GULF SHORES GOLF CLUB COTTAGES
TITLE	EXHIBIT OF AN AMENDMENT TO THE PUD FOR GULF SHORES GOLF CLUB COTTAGES
1000 E LAUREL AVENUE FOLEY, AL 36535	
EDG	
ENGINEERING DESIGN GROUP, LLC CIVIL ENGINEERING & LAND SURVEYING LIC. 405-2905	
SHEET NO.	1 OF 1