



SMALL TOWN, BIG BEACH®

TO: Mayor Craft & Members of the City Council

FROM: Andy Bauer, Director of Planning & Zoning

SUBJECT: ZA2015-05 – Zoning Text Amendment – Article 6-6 G. Pier Structures

DATE: February 22, 2016

UPDATE: On Thursday February 18, 2016 Steve Griffin and I met with Mr. Barney Gass and Mr. Dennis Hatfield representing the Little Lagoon Preservation Society and they asked the City Council to consider their concerns and proposed compromise when the pier structure zoning amendment is reconsidered.

ATTACHMENTS: Little Lagoon Preservation Society Memo

LLPS Original Position:

- Proposed increase OK with large lots
- Try to limit shoreline clutter/visual pollution
- Tier approach suggested

1) Limit the "width" (dimension parallel to water front) to 40% of linear waterfront footage, with maximum total structure under roof as follows:

- a) <50' linear waterfront footage max covered deck sq footage= 300 sq ft
- b) 50-60' linear waterfront footage max covered deck sq footage= 400 sq ft
- c) 60-80' linear waterfront footage max covered deck sq footage= 600 sq ft
- d) 80' and up linear waterfront footage max covered deck sq footage= 800 sq ft

2) Limit the total height of the structure to 20 feet above mean high tide mark.

Rationalization:

- 1) 40% of linear waterfront footage limit means at least 60% of waterfront view not obstructed.
- 2) "Tiered" limits on total sq ft allowed effectively limits the perpendicular to shoreline dimension of the covered deck.
- 3) 800 sq ft max is effectively the size of a small house, big enough
- 4) 20' max height restriction limits monstrosities/blocking views in the vertical dimension

Council Comments at Public Hearing:

- 1) 300 sq ft max for <50' lots would make regulations stricter than before. **We would be ok with 400 sq ft limit on small lots**
- 2) LLPS did not engage in the process. **Misperception, we engaged from the first notification/request for input and asked for consideration of a tiered approach to limit visual pollution/waterfront clutter**
- 3) Even with increase to 800 sq ft, Gulf Shores is still stricter than OB, Ono, Magnolia Springs. **We are not OB, Ono, Magnolia Springs. We are better. Lets address the small lot issue so we don't look like the OB Cotton Bayou "marina" or the canals on Ono.**

LLPS Proposed Compromise:

1) Limit the width (dimension parallel to water front) to 40% of linear waterfront footage with maximum total structure under roof as follows:

- a) <60' linear waterfront footage max covered deck sq footage= 400 sq ft

- b) ≥60' linear waterfront footage max covered deck sq footage= 800 sq ft

2) Limit the total height of the structure to 20 feet above pier deck

Rationalization: 1) 40% of linear waterfront footage limit means at least 60% of waterfront view not obstructed.

- 2) "Tiered" limits on total sq footage effectively limits the perpendicular to shoreline dimension of the covered deck

- 3) 800 sq ft is effectively the size of a small house, big enough

- 4) 20' max height limits monstrosities/blocking views in the vertical dimension