



SMALL TOWN, BIG BEACH™

**TO:** Mayor Craft & Members of the City Council

**FROM:** Andy Bauer, Director of Planning & Zoning

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**SUBJECT:** Platinum Air Temporary Use and Structure Request

**DATE:** July 18, 2016

**ISSUE:** Platinum Air seeks City Council approval for a temporary sign structure to be located at their site within the Business and Aviation Park.

**RECOMMENDATION:** Staff recommends the City Council approve a temporary sign for Platinum Air. The temporary sign shall be removed and placed on the permanent FBO facility upon completion of construction.

**BACKGROUND:** Mr. Arve Henriksen, Jr., representing Platinum Air, seeks City Council approval for a 27 foot tall, 477 square foot sign at Platinum's temporary facility located within the Business and Aviation Park. The sign is adjacent to the airport runway, is double sided and will face east and west so as to be viewable to the air traffic at Jack Edwards Airport. Upon completion of the permanent FBO facility for Platinum Air the sign will be removed and placed on the permanent building.

On August 25, 2015 the City Council by Resolution 5561-15 approved the lease of land to Platinum Air and authorized the placement of temporary structures on the property for a time period not to exceed two years (2) during the construction of a permanent FBO facility.

A letter is included in your package from Scott Fuller, Airport Manager, and the Federal Aviation Administration approving the proposed sign.

Article 6-7 A. 1. of the Zoning Ordinance requires the City Council to grant special temporary permits for temporary uses and structures.

**PREVIOUS COUNCIL ACTION:** Resolution 5561-15 Platinum Air Lease and Temporary Structure Approval

**BUDGET IMPLICATIONS:** Not Applicable

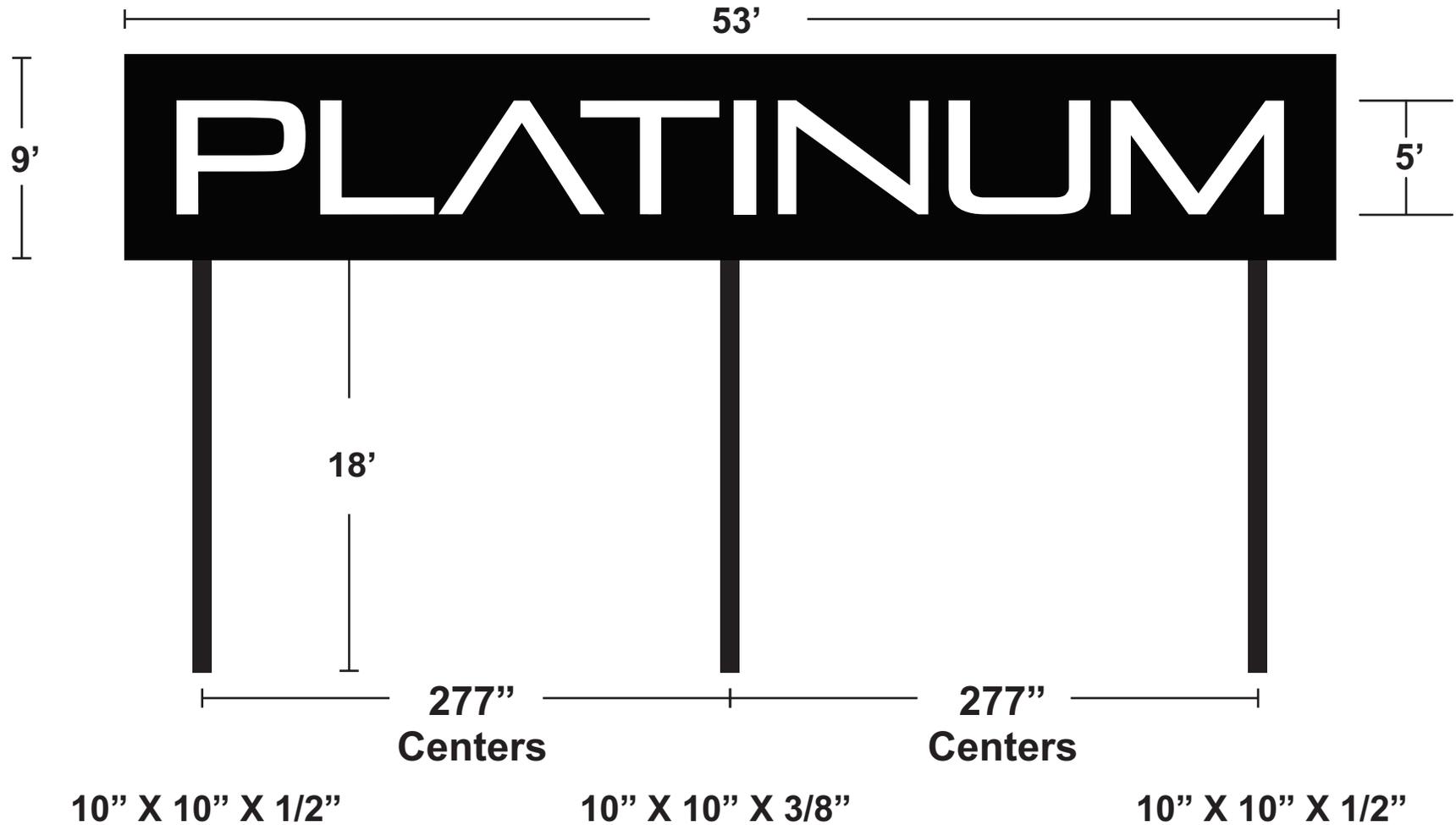
**ATTACHMENTS:** Site Plan identifying proposed sign location, Proposed Sign Elevation, Jack Edwards Airport Approval Letter, Federal Aviation Administration Approval Letter

**1 QTY Double sided Aluminum Cabinet with LED Channel Letters  
on steel poles in a concrete foundation.**

**Colors:**

**Cabinet and Poles Black**

**Letters Silver with White Acrylic Faces**



Date: 04/26/16 Rev #: Final

Drawing by: S. Sonnier

File Name: Platinum Air Center

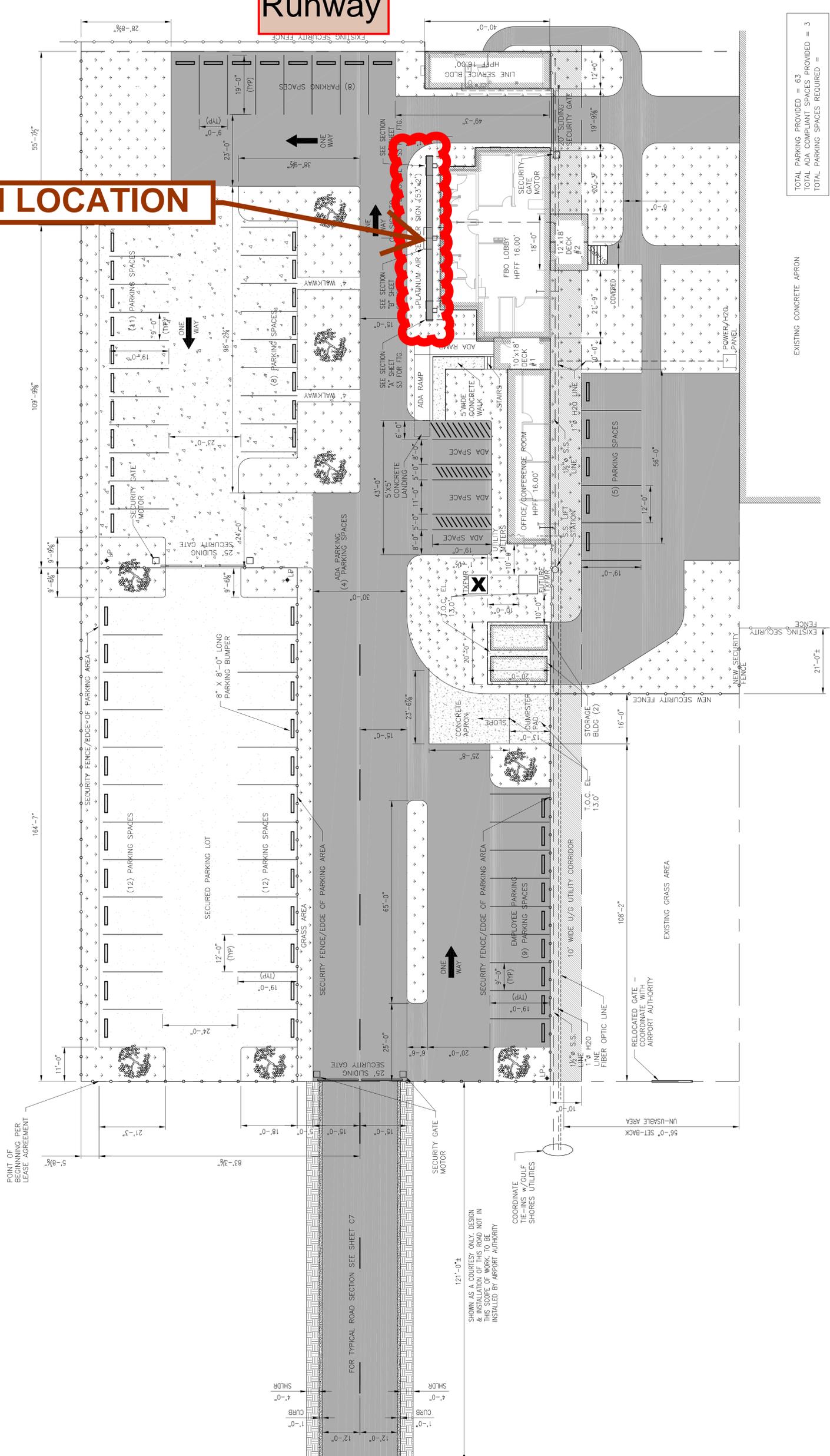
Approved By: \_\_\_\_\_ Date: \_\_\_\_\_

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COMMERCE DRIVE



TOTAL PARKING PROVIDED = 63  
 TOTAL ADA COMPLIANT SPACES PROVIDED = 3  
 TOTAL PARKING SPACES REQUIRED =

**SITE PLAN (Option 1)**

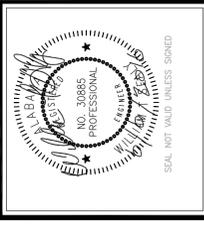
SCALE: 1/8" = 1'-0"

REV	DATE	REVISIONS	BY	ENG	APP
A	3-14-16	PRELIMINARY	WTS	WTS	
0	4-26-16	FOR CONSTRUCTION	JMM	WTS	
1	5-10-16	REVISED PER CITY COMMENTS	JMM	WTS	
2	6-6-16	FOR CONSTRUCTION	JMM	WTS	

PLATINUM AIR  
 FBO FACILITY  
 GULF SHORES, AL  
 SITE PLAN



1000 HILLCREST ROAD, STE 110  
 MOBILE, AL 36685  
 (251) 219-6089



SCALE: 1/8" = 1'-0"
FILE: 2016
DATE: 2016
SHEET: C1
SITE PLAN

# JACK EDWARDS

NATIONAL AIRPORT

3190 Airport Drive  
Gulf Shores, Alabama 36542  
P.O. Box 919  
Gulf Shores, Alabama 36547  
Phone: 251.967.3968  
Fax: 251.967.4403  
mmontgomery@jka.us.com

March 23, 2016

Mr. Arve Henriksen, Jr., Managing Member  
Platinum Air Center- JKA, LLC  
P. O. Box 850453  
Mobile, AL 36685

Re: Approval of Site Plan and Sign Construction

Dear Mr. Henriksen:

We yesterday sent you FAA approval of your requested sign and building construction pursuant to your plan submittal, the latest dated February 23, 2016.

Please be advised that the Authority hereby approves your plans for submittal to building permits, and for construction as permitted.

Should you have any question, please call.

Sincerely,



Scott B. Fuller, Airport Authority Manager



**Federal Aviation Administration**  
 100 West Cross Street, Suite B  
 Jackson, MS 39208-2307

Airports District Office

March 22, 2016

TO: BWSC  
 Attn: Keith Shippey  
 604 South Main Street  
 Dothan, AL 36301  
 dkshippey@bwsc.net

CC: GULF SHORES AIRPORT  
 AUTHORITY  
 PO BOX 919  
 GULF SHORES, AL 36547  
 sfuller@jka.us.com

RE: (See attached Table 1 for referenced case(s))  
**\*\*FINAL DETERMINATION\*\***

Table 1 - Letter Referenced Case(s)

ASN	Prior ASN	Location	Latitude (NAD83)	Longitude (NAD83)	AGL (Feet)	AMSL (Feet)
2016-ASO-206-NRA		GULF SHORES, AL	30-17-17.58N	87-40-21.77W	27	40

Description: This proposal is for the installation of a new sign. The tallest point on the sign is recorded as the structure height above, and the closest point of the sign to the centerline of the runway is recorded as the latitude/longitude above.

We do not object to the construction described in this proposal provided:

You comply with the requirements set forth in FAA Advisory Circular 150/5370-2, "Operational Safety on Airports During Construction."

A separate notice to the FAA is required for any construction equipment, such as temporary cranes, whose working limits would exceed the height and lateral dimensions of your proposal.

This determination does not constitute FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

In making this determination, the FAA has considered matters such as the effects the proposal would have on existing or planned traffic patterns of neighboring airports, the effects it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA), and known natural objects within the affected area would have on the airport proposal.

If you have any questions concerning this determination contact Kevin L. Morgan (601) 664-9891  
kevin.l.morgan@faa.gov.

A handwritten signature in dark ink, appearing to read "Kevin L. Morgan". The signature is written in a cursive style and is positioned above the typed name.

Kevin L. Morgan

ADO

ALDOT, Jordan Garner

JKA Manager, Scott Fuller

RESOLUTION NO. 5561-15

A RESOLUTION APPROVING, CONFIRMING AND RATIFYING  
THE AIRPORT AUTHORITY'S EXECUTION OF A  
LEASE AND OPERATING AGREEMENT BETWEEN THE  
AUTHORITY AND PLATINUM AIR CENTER-JKA, LLC  
FOR A FULL FIXED BASE OPERATION  
AT JACK EDWARDS NATIONAL AIRPORT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA,  
WHILE IN REGULAR SESSION ON AUGUST 24, 2015, as follows:

**Section 1.** The Board of Directors of the Airport Authority of the City of Gulf Shores entered into a Lease and Operating Agreement with Platinum Air Center-JKA, LLC to develop and establish a full fixed base operation on Lot 47 of the Gulf Shores Business and Industrial Park; and

**Section 2.** Pursuant to the 2008 Amended and Restated Lease, Assignment and Operating Agreement between the City of Gulf Shores and the Airport Authority, **Article 1. Lease, Section 1.10. Assignment and Subletting**, the Authority must obtain written ratification by the City of any sublease authorized by the Authority; and

**Section 3.** The Authority and Platinum Air Center-JKA, LLC agree that an essential element of this Agreement is to establish and set forth terms for use of certain temporary structures and the construction of certain permanent structures and improvements upon the leased airport property necessary to facilitate the proper development and operation of a full FBO to be known collectively as "Hangar/Terminal facility;" and

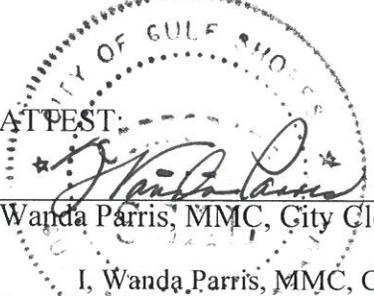
**Section 4.** Pursuant to the Lease and Operating Agreement between the Authority and Platinum Air Center-JKA, LLC all plans, specifications, intended uses, location, operation and duration of all temporary and permanent facilities necessary to operate a full FBO are subject to the rules, regulations and specifications of the Airport, the Authority, the City, the FAA, and any other governmental authority having jurisdiction of the leased airport property; and

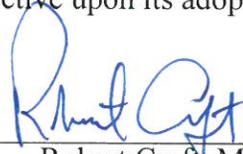
**Section 5.** That in accordance with the City's Zoning Ordinance, **Article 6, Section 6-7. Temporary Buildings and Uses** and the Lease and Operating Agreement, **Article 4, Section 4.01 – General Operating Standards for Full FBO, Item D** dated July 30, 2015, the City Council hereby authorizes placement of a temporary structure at a location to be determined on airport property for a term not to exceed two (2) years for the limited purpose of accommodating Platinum's construction of permanent structures and facilities on airport property necessary to operate a full FBO; and

**Section 6.** That the actions of the Authority approving and authorizing the execution of a Lease and Operating Agreement between the Authority and Platinum Air Center-JKA, LLC on land owned by the City and leased to the Authority including placement of a temporary structure for a limited time during construction of the permanent FBO facility be and it is hereby confirmed, ratified and approved in substantially the form presented to Council this date; and

**Section 7.** That this Resolution shall become effective upon its adoption.

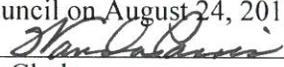
ADOPTED this 24th day of August, 2015.

ATTEST:  
  
Wanda Parris, MMC, City Clerk

  
Robert Craft, Mayor

CERTIFICATE

I, Wanda Parris, MMC, City Clerk of the City of Gulf Shores, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No.5561-15 (prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on August 24, 2015.

  
City Clerk