

1. Call To Order

2. Roll Call

3. Approval Of Minutes:

February 24th Regular Planning Commission & March 12th Planning Commission Work Session Meeting Minutes

Documents:

[February Minutes.pdf](#)

[March 12 PC Work Session Minutes.pdf](#)

4. Public Hearing- 1

ZA26-000012: Anlee Minor Subdivision Final Plat

Documents:

[Staff Report.pdf](#)

[Survey.pdf](#)

5. Public Hearing- 2

ZA26-000003: ZA26-000003: Gulf Shores Golf Club PUD Amendment

Documents:

[Staff Report.pdf](#)

[Staff Report 2.Pdf](#)

[Public Notification Correspondence.pdf](#)

[Conceptual Drawing.pdf](#)

6. Hearing Of Persons Not Listed On The Formal Agenda:

7. Other Business

8. Communications From Staff/Planning Communication

9. Adjourn

10. Public Hearing- 4

11. Public Hearing 7

12. Public Hearing 8

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 24, 2026**

COMMISSION PRESENT:

Chairman Pete Vakakes, Commissioner Frank Malone, Commissioner Fallon Young, Commissioner Grant Brown, Commissioner Jason Holt, Commissioner Dr. Mary Edwards Long, Commissioner Ray Moore

COMMISSION ABSENT: Commissioner Harris, Commissioner Lamar

STAFF PRESENT:

Planning Director Scott Stephens; Zoning Administrator Andy Bauer; City Engineer Jenny Wolfshlag; Fire Marshal George Surry; Planner Jennifer Watkins; Commission Secretary Mell Davis.

CALL TO ORDER:

Chairman Vakakes called the meeting to order at 4:00 p.m.

ROLL CALL:

Secretary, Mell Davis, called the roll.

APPROVAL OF MINUTES: Regular Meeting of January 27, 2026

Commissioner Young made a motion to approve the minutes from January 27, 2026.
Commissioner Moore seconded; the motion was approved 7-0.

SITE PLANS:

A. ZA26-000002: Royal Standard Development Site Plan

Request: The applicant requests Site Plan approval to construct three 6,000 square feet commercial buildings and one 3,500 square feet warehouse building at 3769 Gulf Shores Parkway.

Commissioners discussed pedestrian access and questioned some of the architecture plans.

Commissioner Young made the motion to approve ZA26-000002, Royal Standard Development Site Plan with staff recommendations and including additional condition about the building facades. Commissioner Brown seconded. The motion was approved, with the following conditions, 7-0.

1. The applicant shall pay a \$19,510 fee-in-lieu of construction of an 8 feet sidewalk within the right-of-way of Gulf Shores Parkway prior to the issuance of a Building Permit.
2. Prior to the issuance of a Building Permit, the Royal Standard shall provide a recorded acknowledgment to the City agreeing to provide a cross-access easement at such time as the adjacent properties are required to provide cross access easements.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 24, 2026**

3. Architectural facades shall be placed on all buildings that face or front on State Highway 59.

PUBLIC HEARINGS:

A. ZA26-000020: Osprey Landing Subdivision Phase 4 Preliminary Plat Extension

Request: The applicant seeks a one-year Preliminary Plat Extension for Osprey Landing Phase 4 Subdivision. Osprey Landing Subdivision is located on the south side of Coastal Gateway Blvd.

Chairman Vakakes opened the Public Hearing.

Residents asked the developers to address repairs needed from damage occurred from construction of the recent phase.

Chairman Vakakes closed the Public Hearing.

Commissioner Malone made the motion to approve ZA26-000020 Osprey Landing Phase 4 Preliminary Plat Extension. Commissioner Brown seconded the motion. The motion was approved 6-0, with Commissioner Young Abstaining, and contingent on the following conditions:

1. \$4,500 application fee shall be paid prior to Final Subdivision Plat approval.
2. All concrete work and street striping within Osprey Landing Phase 4 performed after February 24, 2026, shall comply with the standards within Section 6-3 B. 10. of the Subdivision Regulations (4,000psi concrete and Class 2, Type A, thermoplastic).
3. Prior to Final Subdivision Plat approval, the following Engineering Department comments shall be addressed.
 - a. Remove midblock cross walk from Dawson Dr.
 - b. Stop/Sign Cross walk layout needs to abide by section 7C.04 of the MUTCD manual
 - c. Replace 4 inches of existing granular base with 4 inches of 825B or 301A-012 crushed aggregate compacted to 100% of the modified proctor.

B. ZA26-000007: Colonial Traditions Lot 7 Final Subdivision Plat

Request: The applicant seeks Final Subdivision Plat to subdivide Lot 7 into two lots. The property is located at Traditions Parkway and Traditions Way.

Chairman Vakakes opened the Public Hearing.

A resident of Traditions Apartments questioned the amount of proposed development and brought up existing issues with the Colonial Traditions development.

Chairman Vakakes closed the Public Hearing.

Commissioner Young made the motion to approve, ZA26-000007 Colonial Traditions Lot 7 Final Subdivision Plat. Commissioner Malone seconded the motion; it was approved 7-0.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 24, 2026**

C. ZA25-000062: Colonial Traditions Phase 3A Preliminary Plat

Request: The applicant seeks Preliminary Subdivision Plat approval for a 43-lot residential subdivision. The property is located at Traditions Parkway and Traditions Way.

Commissioners questioned the current sewer and water concerns presented by current residents of the development.

Chairman Vakakes opened the Public Hearing.

Several residents shared concerns about the quality of infrastructure and increase in traffic. One resident requested the Commission deny the request.

Chairman Vakakes closed the Public Hearing.

Commissioner Young made the motion to approve ZA25-000062 Colonial Traditions Phase 3A Preliminary Plat. Commissioner Holt seconded the motion; it was approved 7-0 with the following conditions.

1. As a condition of the issuance of a Land Disturbance Permit for Phase 3A, the applicant shall provide an access easement for a dedicated construction/emergency entrance along and including Settlers Way and extending to State Highway 59. The easement language shall be reviewed and approved by City staff and recorded before a Land Disturbance Permit is issued.
 - The construction/emergency entrance shall be engineered and built to the current adopted Fire Code and Fire Marshal's requirements. Details of the entrance shall be provided on revised civil plans.
 - The construction/emergency easement shall be a minimum 50 feet wide.
 - Traditions Parkway, Colonial Parkway, and Colony Circle south of Settlers Way shall be signed "No Construction Access" once the access is constructed and all construction traffic shall be directed to use the new access.
 - The construction/emergency entrance shall be completed before issuance of any Building Permits.
 - The construction/emergency entrance shall be maintained in good condition—if the conditions of the drive fall below Fire Code standards, no further building permits or certificates of occupancy will be issued until the drive is brought into compliance with required standards.

Prior to any approvals beyond Phase 3A, the construction/emergency entrance shall become a city street, constructed and dedicated to the City:

- Settlers Way shall be built to collector street standards as stipulated by the Subdivision Regulations and include all necessary utility infrastructure.
- The construction/emergency entrance shall always remain open during construction and shall not be blocked to hinder emergency access to the development.
- Future construction traffic is required to utilize the new entrance and shall refrain from using any streets accepted by the City.

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 24, 2026**

2. Prior to issuance of Certificates of Occupancy for any structure in Phase 3A, streets/infrastructure south of the new construction entrance shall be repaired and submitted for acceptance by the City.
3. Prior to Final Subdivision Plat approval, the applicant shall submit proposed housing styles and layouts so that city staff can confirm compliance with the housing styles established by the approved Land Development Handbook.
4. In accordance with Section 6-1, B. Preservation of Natural Features and Amenities, and Section 6-6, Open Space, Landscape, and Buffering, of the Subdivision Regulations and prior to the issuance of any future city permits Phase 3A shall be redesigned take into consideration the six Protected Oak Trees on lots 23 and 24 and show this area as open space as required by the Subdivision Regulations.
5. Per the condition of the 2016 PUD Re-activation approval, roadway infrastructure improvements/upgrades recommended in the traffic study shall be completed or a fee-in-lieu of construction shall be paid at the time the traffic impact of 150 single-family lots occurs. Required improvements are:
 - a. Construct southbound right turn lane on Hwy 59 to County Road 6 West. Minimal queue length will be 300', and final design to be approved by ALDOT & City.
 - b. Construct additional westbound lane on CR6 West from Hwy 59 to Colonial Parkway.
 - c. Construct additional eastbound lane on CR6 West from Colonial Parkway to Hwy 59.

OTHER BUSINESS:

COMMUNICATIONS FROM STAFF/PLANNING COMMISSION:

Scott Stephens, Director of Planning & Community Development, announced South Alabama Regional Planning Commission training at OWA on March 26th and encouraged Commissioners to attend. Mr. Stephens also announced upcoming Comprehensive Plan proposals and a Planning Commission work session on Subdivision Regulations to be held on March 12th.

Commissioner Grant Brown asked about the status of the turn lane and landscaping along Coastal Gateway Boulevard at Raley Farms Subdivision.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

ADJOURN: Chairman Vakakes adjourned the meeting at 5:55 p.m.

Chairman, Pete Vakakes

Secretary, Mell Davis

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 24, 2026**

Date

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
WORK SESSION OF MARCH 12, 2026**

COMMISSION PRESENT:

Chairman Pete Vakakes, Commissioner Frank Malone, Commissioner Philip Harris, Commissioner Richard Lamar, Commissioner Grant Brown, Commissioner Jason Holt, Commissioner Dr. Mary Edwards Long, Commissioner Ray Moore

COMMISSION ABSENT: Commissioner Fallon Young

STAFF PRESENT:

Planning Director Scott Stephens, Zoning Administrator Andy Bauer, City Engineer Jenny Wolfschlag, Planner Jennifer Watkins, Commission Secretary Mell Davis.

CALL TO ORDER: Chairman Vakakes called the meeting to order at 11:30 p.m.

The Commissioners and staff discussed changes to the City's Subdivision Regulations and took comments from the public.

ADJOURN: Chairman Vakakes adjourned the meeting at 1:30 p.m.

Pete Vakakes, Chairman

Mell Davis, Secretary

Date

Anhlee Subdivision - Final Plat

Staff Report: Andy Bauer
Application #:ZA26-000012

Planning Commission Meeting Date: March 24, 2026
Applicant: Weygand Wilson Surveying LLC
Property Location: 6951 Grund Lane

STAFF RECOMMENDATION: APPROVAL

SUMMARY OF REQUEST

The applicant seeks Final Subdivision Plat approval to split one lot into two lots.

LOCATION AND EXISTING CONDITIONS

The property is located at 6951 Grund Lane and is developed with a manufactured home and an accessory building. The property is currently zoned R-1-4.

- North – Unzoned Baldwin County/ Recreational Vehicles
- South – Unzoned Baldwin County / Vacant Property
- East – Unzoned Baldwin County / Wooded Property
- West – R-1-4 Residential/Medium-Density Single-family District / Single-family houses (Granite Cove Subdivision)

Zoning: The property is zoned R-1-4 Residential/Medium-Density Single-family District. This district exists for the protection of areas that are, or are planned to be, developed for medium-density single-family detached dwellings, together with associated accessory uses.

BACKGROUND

The property was annexed into the city limits of Gulf Shores on January 12, 2026.

PUBLIC NOTICE

The City sent notices to the property owners as required by the Subdivision Regulations. As of the writing of this report, the City has received no correspondence from the public.

PROPOSED SUBDIVISION

The subdivision is classified as a Minor Subdivision, because the subdivision does not require the installation of new streets, utilities or other public improvements. Specifics of the subdivision are as follows:

- Number of Proposed Lots: 2 lots
- Smallest Lot: 11,960sf (Lot 2)
- Largest Lot: 13,026sf (Lot 1)
- Building Setbacks (R-1-4 zoning standards):
 - 40' front yard setback
 - 10' side yard setbacks
 - 40' rear yard setback
- Lot Widths: 75' minimum: Proposed 104ft & 95ft

ANALYSIS

Subdivision Regulations: The subdivision meets the Minor Plat subdivision standards set forth in the Subdivision Regulations.

- Street Frontage, Access & Circulation – Both proposed lots have frontage on Grund Lane.

The Grund Lane right-of-way is currently 55ft wide. Grund Lane makes up the northern section of the West, North-South Connector and is listed as Project #14 in the City of Gulf Shores Major Street Plan. Grund Lane is intended to be a Collector Street in the future with a minimum right-of-way width of 80ft. In instances such as these, the Subdivision

Regulations require applicants to dedicate land as public right-of-way. Twenty-five feet of new public right-of-way is being platted with this Subdivision application. This provides an 80ft right-of-way for Grund Lane so in the future this road can serve as part of a future north/south connector road between Waterway West Boulevard and County Road 10.

The property dedication is valued at \$14,184 using the Baldwin County Tax Appraisal records. The property dedication is being accepted in lieu of requiring the applicant to pay a fee-in-lieu of construction a sidewalk within the Grund Lane right-of-way.

Zoning: The proposed subdivision complies with the minimum area and dimensional standards of the R-1-4 Zoning District. The lots exceed the minimum 11,000sf of lot size and both lots are greater than comply with the minimum 75ft lot width.

The existing house complies with the area and dimensional standards of the R-1-4 zoning district except for the required 40ft front setback, the dedication of 25ft of right-of-way causes the house to have a front setback of 30ft.

Department and Agency Reviews: The Fire Marshal and Engineering Department have reviewed and approved the plat.

RECOMMENDATION

Staff recommends approval of the Final Subdivision Plat.

MOTION FOR CONSIDERATION

I make a motion to approve Anhlee Subdivision.

ATTACHMENTS

Location Maps, Subdivision Plat, Draft Resolution

RESOLUTION ZA26-000012
ANHLEE SUBDIVISION
FINAL PLAT

THEREFORE, BE RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 24, 2026, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approved the request for the final plat to subdivide one lot into two lots.

This Resolution shall become effective upon its adoption.

ADOPTED this 24th day of March 2026.

Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission

GULF SHORES, BALDWIN COUNTY, ALABAMA
SECTION 37, TOWNSHIP 8 SOUTH, RANGE 4 EAST
DATE OF PLAT: MARCH 9, 2026

VIOLETTE RD

MARBLE CT

CAMPBELL

COUNTY ROAD R

MIGHTY DAZES DRIVE

SITE

Gulf Shores Golf Club – PUD Amendment

Staff Report: Andy Bauer
Application #: ZA26-000003

Planning Commission Meeting Date: March 24, 2024
Applicant: Dennis Drewyer
Property Location: 520 Clubhouse Drive

STAFF RECOMMENDATION: DENIAL

I. SUMMARY OF REQUEST

The applicant seeks approval of a Planned Unit Development (PUD) Amendment to allow 72 single-family lots on an 8.64-acre site with the ability to rent the houses short-term.

II. EXISTING CONDITIONS & SURROUNDING CONTEXT

The 8.64-acre site is located at the Gulf Shores Golf Club near the existing clubhouse. The property is zoned PUD Overlay with an underlying zoning of R-1-4 Residential/High-Density Single-family District. The property is currently developed with the Gulf Shores Golf Club. The following are the surrounding zoning districts and land uses:

- **North** – R-1-4 Residential /High-Density Single-family District / Single-family houses
- **South** – R-4 Residential/High-Density Multiple-family District / Regency Condominiums
- **East** – R-4 Residential/High-Density Multiple-family District / Fairway Condominiums
- **West** – R-1-4 Residential /High-Density Single-family District / Single-family houses

III. BACKGROUND

1. PUD History

- i. 2005 Rezoning. The property was rezoned from R-1A to R-1A/PUD. Parcel 1 (169.01 acres) the golf course was designated Open Recreational Space on the PUD Master Plan and parcel 2 (6.37 acres) was approved for multi-family development along with the golf course clubhouse.
- ii. 2006 PUD Amendment. The purpose of the PUD Amendment was to reduce the size of Parcel 1 to 164.59 acres and increased the size of Parcel 2 to 10.41 acres, reduce building heights and number of units, and add a maintenance facility to the golf course.
- iii. 2008 PUD Amendment. The PUD Amendment changed the land use for Parcel 2 from multi-family to a 42-lot single-family subdivision and reduced the size of Parcel 2 to 7.8 acres.
- iv. 2015 PUD Amendment. The purpose of the PUD Amendment was to decrease the number of lots from 42 to 36, require a minimum lot width of 40 feet and increase the size of Parcel 2 to 8.7 acres.

2. Public Notice

The City advertised and posted the property as required by Article 3-7, *Public Hearings and Notice*, of the Zoning Ordinance. Staff have received over 25 phone calls and emails regarding this application, 2 of which are in opposition to the application.

3. Existing Zoning

PUD Overlay/ R-1-4 Underlying Zoning. The existing PUD Master Plan designates 166 of the 175 acres as "Golf Course – Open Recreational Space" and 8.7 acres is approved for a 36 single-family lot subdivision.

4. Future Land Use Plan

The Land Use Plan designates the entire 175-acre property with Future Land Use of Open Space/Parks. Open Space/Parks shall be considered for purposes of protection, production, health and safety, parks and recreation and how these natural resource areas together form a

logical green infrastructure that may provide a framework or structuring system within which to organize, locate and interconnect development. Green infrastructure and open space needs and standards are to be considered in all land planning, design, and development actions and performed at the outset of the planning, design and review process.

IV. PUD AMENDMENT AND MASTER PLAN

1. Process

The applicant seeks to amend the PUD Master Plan. The proposed amendment is classified as a major amendment and requires City Council approval. The Commission must first prepare a preliminary report, hold a public hearing thereon, and submit a final report to the Council. The City Council may either (1) grant approval of the Master Plan as submitted, (2) grant approval subject to specified conditions not included in the Master Plan as submitted, or (3) deny approval to the plan.

2. Details of the Request

The proposed Master Plan for the PUD Amendment encompasses the entire 175-acre tract of land; 166-acres of land to remain designated Open Recreational Space (golf course), and 8.64 acres of land is proposed to be developed with a 72 single-family lot subdivision.

3. Submittal Requirements

- i. **Applicant Narrative.** The Zoning Ordinance requires an applicant to provide a written narrative describing fully the character and intended use of the PUD and setting forth the reasons why the PUD would be in the public interest and would be consistent with the City's statement of purposes of the PUD regulations. The narrative must also specifically call out all zoning relaxations being requested through the PUD.

The applicant's narrative states it is the intent to develop and build a 72-lot, single -family subdivision with the ability for short term rental use. The roads will be constructed of pervious pavers with no sidewalks to reduce environmental impacts. The houses will be designed like the cottages within West Beach Cottage Subdivision and be two stories over pilings. The elevated height of the cottages will allow views of the vistas and amenities of the totally restored golf course. A pool (632sf), bathroom, small parks and the golf course are offered as amenities to future residents.

Development standards, including but not limited to yards and setbacks, building design criteria, parking and loading requirements, trip generation factors, landscaping and buffer requirements, and thoroughfare standards, may be modified with approval of a PUD Master Plan. The Zoning relaxations requested by the applicant are as follows:

1. **Approved PUD Master Plan**
 - a. Modify developable areas to include areas previously designated as Open Recreational Space
 - b. Increase the number of units from 36 to 72 units
 - c. Increase density from 4 to 8 dwelling units per acre
 - d. Reduce the minimum lot size from 4,826sf to 1,925sf
 - e. Reduce the minimum lot width from 40ft to 35ft
 - f. Reduce the minimum front, rear and side yard setbacks
2. **Article 6-18 Vacation Rental Dwelling Units**
 - a. Allow the houses to be rented short term
3. **Table 7-1B: R-1-4 Area & Dimensional Regulations**
 - a. Reduce the maximum building coverage from 30% to 20%
 - b. Reduce the maximum impervious coverage from 50% to 25%

4. Article 15. Planned Unit Development.
 - a. Allow the streets to contain no on-street parking
 - b. Do not require street trees and planting strips or vegetated swales within the street right-of-way
 - c. Allow the development to have no sidewalks and bicycle facilities
5. Subdivision Regulations.
 - a. Allow a modification to the Minimum Street Construction Standards to allow for pervious brick paver streets
 - b. Allow for the streets to have no sidewalks
 - c. Allow the subdivision to not install street trees

- ii. PUD Master Plan. The Zoning Ordinance requires the submittal of a PUD Master Plan for review and approval. The PUD Master Plan shall consist of a master plan, preliminary landscape plan, building elevations, design guidelines, residential lot layout, open space plan, bicycle/pedestrian circulation plan, and other plans applicable to the project. The specific development standards shown on the master plan are as follows:

Proposed PUD Master Plan

- Proposed Uses: 72 single-family lots with allowance of short-term rental
 - Overall PUD: 175 acres
 - Proposed Developed Area: 8.64 acres
 - Minimum Lot Size: 1,925sf
 - Dwelling Units per Acre: 8.3 DU/Ac Max
 - Maximum Building Height: 2 Habitable Stories on pilings
 - Maximum Building Coverage: 20%
 - Maximum Impervious Surface: 25%
 - Open Space: 17% of developed area
 - Setbacks: Front 0', Side Yards 5', Rear 5'
 - Parking: 3-4 parking spaces under each house
 - Proposed Amenities: pool & bath house, two small parks, golf course & clubhouse
- iii. Preliminary Landscape Plan. The conceptual landscape plan shows trees planted within the proposed subdivision and a 25 feet landscape buffer adjacent to Fairway Condominiums. The applicant proposes to save the existing trees in the landscape buffer.
 - iv. Building Plans and Elevations & Design Guidelines. Floorplans and building elevations are provided for the single-family houses. The typical house plans and elevations submitted by the applicant utilize the plans from West Beach Cottage Subdivision (1592 West Beach Boulevard) and have the following features:
 - 2-story construction over pilings,
 - 1,500sf -2,000sf / 3 & 5 bedrooms / 3 & 4 bathrooms
 - painted in soft coastal colors
 - hardiboard siding metal accent roofs
 - Private brick paver streets
 - Home owners' association to be created and managed by Gulf Shores Golf Course
 - v. Residential Lot Layout. The PUD Master Plan indicates the lots will be a minimum 1,925 square feet (35ft x 55ft), have 0ft front setbacks, 5ft rear setbacks, and 10 feet will be provided between each house. Each lot is allowed a maximum of 20% building coverage and 25% impervious coverage.
 - vi. Open Space Plan. The Open Space Plan proposes 17% of the 8.64-acre site is to be common area. The components of the Open Space Plan include:

- Manicured grounds, raised vistas, of ponds, green fairways, canopy and flowering trees
- 15.36 acres of deed restricted open space (parts of the existing golf course holes #7, # 8 & 9)
- One pool and bathroom facility
- Two small parks

- vii. Circulation Plan. There is no proposed change to the access to Gulf Shores Golf Club PUD, it will be provided by the existing Clubhouse Drive. The interior streets are proposed to be 34 feet wide and constructed of pervious pavers within 40 feet wide private rights-of-way. The developer proposes extending the existing bike lane located along the north side of Clubhouse Drive approximately 200 feet to the entrance of the development. Developments that contain more than 30 dwelling units require a second entrance per the adopted Fire Codes. There is an exception that allows for one access if the dwellings are serviced by sprinkler systems. The applicant has agreed to install sprinkler systems within each dwelling unit.

V. ANALYSIS

The purpose of the PUD regulations is to:

- encourage flexibility in the design and development of land to promote its most appropriate use;
- implement the goals of the Land Use Plan;
- encourage Mixed-use developments; and
- facilitate the adequate and economical provision of streets, utilities and public spaces.

The Zoning Ordinance requires that the grant or denial of approval of a PUD shall be based on findings of fact related to the specific proposal, including a finding that the public and private benefits generated from the PUD, as proposed, equal or exceed the benefit granted to the applicant through any modifications or waivers of this Ordinance.

1. Does the PUD comply with the intensity and density allowed by the base R-1-4 zoning classification? No, the proposed PUD exceeds the density allowed by the base R-1-4 Zoning District.

In accordance with Article 15-2. B., *Intensity and Density*, of the PUD regulations, the City Council is not allowed to approve an increase in density in PUDs with a base R-1-4 zoning district. The underlying zoning of the Gulf Shores Golf Club PUD is R-1-4 and applicants request 72 units. The underlying R-1-4 allows 30 units.

2. Is the proposed PUD Master Plan Overlay consistent with the statement and purpose for PUDs? No, the PUD Master Plan is not consistent with the statement and purpose for PUDs.

The applicant is utilizing the PUD to increase density and deviate from the standard regulations of the Zoning Ordinance, previously approved PUD Master Plan and Subdivision Regulations. As noted above, the applicant is doubling the density, does not comply with the minimum street construction standards within the Subdivision Regulations and PUD regulations, and the proposed plan does not implement the bicycle and pedestrian improvement standards required by the PUD regulations.

The PUD Master Plan and narrative contain numerous discrepancies, and it is unclear if the proposal complies with the PUD regulations or is feasible.

- The minimum lot size (1,925sf) and maximum building coverage (20%) yield a building footprint of 385sf, the proposed houses have minimum building footprints of 800sf.
- The house plans show houses with 5 bedrooms/4½ bathrooms and can accommodate 6 parked vehicles; the master plan indicates the houses will be a maximum of 4 bedroom/4 bathrooms with the allowance of 3-4 vehicle parking spaces.
- The master plan indicates 15 acres of the existing golf course, holes #7, #8, and #9, will

be permanently dedicated as golf course green space. This area is already designated "Golf Course – Open Recreational Space" on the approved PUD Master Plan and cannot be developed unless the PUD is amended by the Planning Commission and City Council.

3. **Is the proposed PUD consistent with the goals of the Comprehensive Plan? The Gulf Shores Golf Club PUD Amendment is not consistent with the goals of the Comprehensive Plan.**

- *Land uses should look and feel as if they have been designed in accord with their scale, density, context and location within the city.* The surrounding area of the city is predominantly one and two stories, on grade, single-family houses and multi-family complexes which are used as owner occupied housing. The two-story houses on pilings, and short-term rental use proposed in the PUD Amendment are out of context with the surrounding neighborhood.
- *Design neighborhoods with safe, walkable, interconnected streets that accommodate the needs of all users.* The streets within Gulf Shores Golf Club do not have sidewalks nor do they provide accommodation for bicycles.
- *Require new subdivisions to connect to any off-site pedestrian and bicycle trails, multi-use paths, sidewalks, greenways or other open space areas.* The proposed PUD is only connected to one side of the existing bicycle lane on Clubhouse Drive.

4. **To what extent does the proposed PUD depart from zoning and subdivision regulations otherwise applicable to the subject property? The proposed PUD amendment significantly departs from the applicable zoning and subdivision regulations.**

The proposed PUD seeks increases in current intensity and density entitlements allowed on the property, does not comply with the area & dimensional regulations of the existing PUD or underlying R-1-4 regulations, and requests significant deviations from the required minimum street construction standards and pedestrian/bicycle improvements required by the PUD and Subdivision Regulations.

5. **Will the proposed PUD have a positive relationship with the neighborhood in which it is proposed to be established? The proposed PUD would not have a positive relationship with the surrounding neighborhood.**

The city has previously established areas that allow short-term rental use. The Gulf Shores Golf Course is in an area of the city which only allows owner-occupied and long-term rentals. Short-term rentals can cause significant neighborhood issues by creating noise, parking, and safety issues. They frequently alter the character of residential areas, replacing residents with transient guests, which can hurt community cohesion.

VI. **TRAFFIC IMPACT STUDY**

The applicant submitted a limited traffic study, performed by Hydraulic Consulting, identifying the impacts the 72-lot subdivision will have on the existing street network. Based on the ITE Trip Generation guidelines the proposed development will add up to 10 daily trips and 1.0 peak hour trips per dwelling, resulting in a projected total of 309 vehicles per hour, and 3,944 vehicles per day. The traffic study states Clubhouse Drive & Regency Road are classified as a Major Residential Collector Street and can accommodate maximum peak hour 2-way traffic volume of 400 vehicles per hour and maximum daily 2-way traffic volume of 4,000 vehicles per day. Based on the results of the traffic study, Hydraulic Consulting believes no additional improvements are required to the existing roadway system and a more detailed traffic study is unwarranted.

Upon review of the traffic study by City staff, Hydraulic Consulting uses only single-family housing trip generation rates and did not take into consideration the proposed short-term rental use of the houses. Short term rental uses have higher turnover, different peak hours (more tourist traffic), and larger weekend impacts, making them function more like commercial entities. The traffic study also uses only one week of existing vehicle counts and does not factor in seasonal use.

VII. DEPARTMENT AND AGENCY REVIEWS

The Fire Marshal and Engineering Department have reviewed the PUD Master Plan.

VIII. RECOMMENDATION

Staff recommend the Planning Commission deny the proposed PUD amendment for Gulf Shores Golf Course for the following reasons.

1. The zoning regulations prohibit the City Council from approving density increases in R-1-4/PUDs. Gulf Shores Golf Club more than doubles the density.
2. The amendment to Gulf Shores Golf Club PUD does not provide public and private benefits that equal or exceed the requested modifications or waivers from the required development standards.
3. The proposed use and housing styles/short term rental uses are not consistent with the neighborhood.
4. The development plan does not promote many of goals of the Land Use Plan.

MOTION FOR CONSIDERATION

I make a motion to deny the Gulf Shoes Golf Club PUD Amendment.

ATTACHMENTS

Location Maps, PUD Narrative & Plans, Draft Resolution

RESOLUTION ZA26-000003
GULF SHORES GOLF CLUB PUD
PUD AMENDMENT

The Zoning Ordinance requires that the grant or denial of approval of a PUD shall be based on findings of fact related to the specific proposal, including a finding that the public and private benefits generated from the PUD, as proposed, equal or exceed the benefit granted to the applicant through any modifications or waivers of this Ordinance.

Be it resolved by the Gulf Shores Planning Commission while in regular session on March 24, 2026, and by vote of 0-0, denies the PUD Amendment for Gulf Shores Golf Club Planned Unit Development based on the following Standards for Approval:

1. The proposed PUD exceeds the density allowed by the base R-1-4 Zoning District.
2. The PUD Master Plan is not consistent with the statement and purpose for PUDs.
3. The Gulf Shores Golf Club PUD Amendment is not consistent with the goals of the Comprehensive Plan.
4. The proposed PUD amendment significantly departs from the applicable zoning and subdivision regulations.
5. The proposed PUD would not have a positive relationship with the surrounding neighborhood.

And for additional reasons.

1. The zoning regulations prohibit the City Council from approving density increases in R-1-4/PUDs. Gulf Shores Golf Club more than doubles the density.
2. The amendment to Gulf Shores Golf Club PUD does not provide public and private benefits that equal or exceed the requested modifications or waivers from the required development standards.
3. The proposed use and housing styles/short term rental uses are not consistent with the neighborhood.
4. The development plan does not promote many of goals of the Land Use Plan.

This resolution shall become effective upon its adoption.

ADOPTED this 24th day of March 2026.

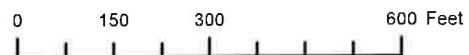
Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis
Secretary, Planning Commission



Gulf Shores Golf Club PUD Amendment
Overview Map
ZA26-000003 - February 24, 2026



Legend

- Parcels
- Subject Area
- Streets





Legend

Subject Area

Parcels

Zoning

PUD - - PLANNED UNIT DEVELOPMENT

R-1-4 - - RESIDENTIAL SINGLE FAMILY - MED DENSITY

R-4 - - RESIDENTIAL MULTIFAMILY HIGH DENSITY



APPLICANT PUD AMENDMENT DOCUMENTS

Gulf Shores Golf Club - "Coastal Cottage Village"

□ Character statement & intended use:

- Approx. 3.64 acres of disturbed area, currently zoned PUD/Planned Unit Development, with an R-1.4 underlying zoning guideline (Amendment: Conditions)
- It is our intent to develop and build up to 72 single-family residences, as Coastal Cottages on pilings, to take advantage of the vistas and amenities of our totally restored Golf Course complex & greenspace!
- These Cottages and Coastal characteristics, that have been so successful in BT districts and other PUD variations, will lend themselves to a hugely popular Golf and greenspace setting... in an "infill" location and established Golf condominium area (of attached units). It is anticipated that these detached homes, with hardi-board siding and metal roofs, gold-fortified, yet unique details and soft Coastal colors, will be marketed and sell in the \$650K range and upward (perhaps + 2-3 times the price points for the abutting R-4, attached units/with parking lots), sold separately!
- While increased property values will lift all properties, the public interest will be further served by environmental protections with all pervious pavement, private roads (no city cost or maintenance), higher tax revenue - but no added extension of existing City services/utilities!!

②

- As an "infill development" ... there will be no need for expansion of Public Safety, Fire, or Emergency services already covering this location; Sewer, water, power, and gas services are on site - to be updated and improved as timely/more efficient.
- Both traffic impact (immeasurable as per Traffic Impact Study) and G.S. School capacities are not of concern"/School official counts estimated as little as 12-18 students/over 12 grades. (Baldwin Schools' formula said "no students", less accurate!)
- Further public benefits... after bldg. permits & inspection fees; sewer taps, water meters, etc... continuing utility fees and sales taxes!
- Property taxes would go from zero to exceed neighboring unit tax levels by 3 times; they would then double for any Cottages to be rented for golf outings, youth tournaments, vacation stays (minimum 3 day term requested), or the attraction for snow-birds & seasonal guests!
- Likely to be mostly owners' and second home residences - they can all utilize electric Golf carts/permitted at this location (reduce traffic and emissions), to the Recreation Center or Publix Center/Churches! Golf Access!!
- Visually - a new generation of landscape and "down-lighting", plus no parking on the "paver" streets (3-4 car parking under each Cottage)!

□ Planned Unit Development (PUD):

- This request for an amendment to the underlying conditions of the existing zoning... demonstrates the purpose of a PUD to provide flexibility - for both the City and the applicant - in land-use design, density, circulation, and greenspace!
- PUD is intended to offer a variety of housing types, sizes, architecture and "lifestyle"... and in this case extraordinary amenities and shared open space! • Not only manicured grounds, raised vistas of ponds, greens, fairways, canopy and flowering trees... but golf privileges, lessons, youth groups, senior play, and Clubhouse/grill.

* Note: HOA, management, and maintenance by Golf Club!!

□ Improvement over Existing R-1.4 Application:

- As previously approved in 2007-2008, again to the current R-1.4 site plan in 2015, our proposed design is an exceptional improvement for the subject property, the neighboring property owners, the aesthetics and the environment!!
- A standard "subdivision plat" with 36 shot-gun lots on slabs, two-story front-loaded garage homes of undetermined style-colors (8.69 acs.)
- Most damaging and impactful: All impermeous surfaces (run-off) to include 32' wide road with 2' sidewalks, more concrete in the form of 20'w driveways, walkway, porch, rear patios for each lot; 15% common areas - mostly detention areas!

(Improvement over R-1.4 district. continued)

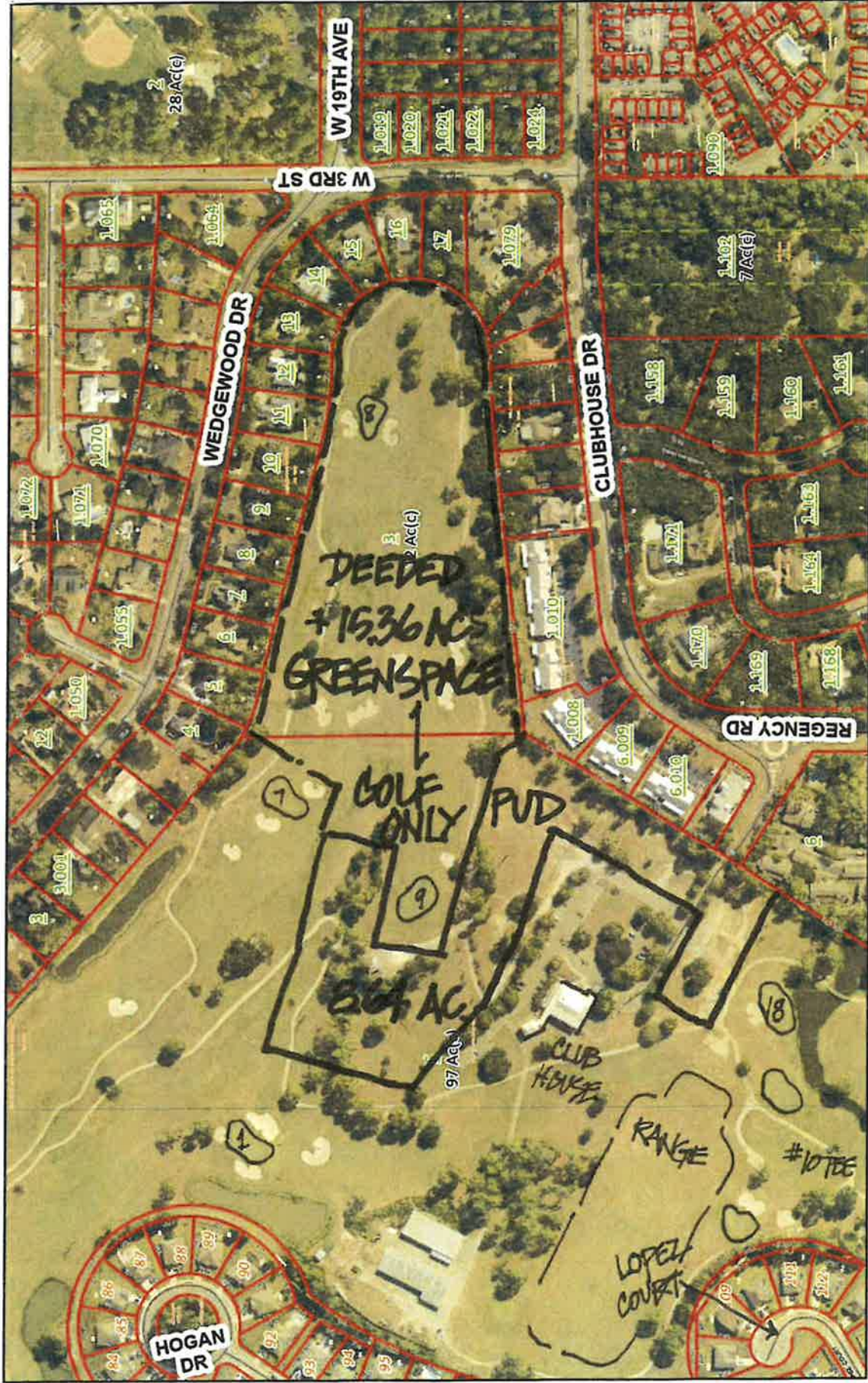
- Our proposed land-use plan for Coastal Cottages, raised on pilings for optimum golf vistas and hidden parking (for 3-4 vehicles)... requires less disturbed area (8.64 acres) and provides private roads of pervious paving (no City cost or future maintenance); less than $\frac{1}{3}$ "run-off" of the R-1.4 plan.
- Our disturbed area of development is to be further enhanced by an additional 15.36 acres of "open space" (parts of holes #7, #8, #9), fully deeded restricted from ever applying for development/assuring our contiguous neighbors that no future expansion of this village is possible! (or ever reversible by zoning!)
- Our proposed total of 72 units, is just over 8 units per acre... far less than the only zoning district we adjoin (R-4 district, for "Fairway Condominiums" and the "1701 Regency" units), which allow 20 units/acre.
- We do not adjoin any R-1.4 properties, or PUD for that matter, but with our 8.64 acres development site, plus the 15.36 acres deeded permanent green space... we would present 72 lots/24.0 acs (3 units/ac.).
- In summary, our design maximizes Coastal character, greenspace, property value, and the quality of life/environment! We believe it will enhance the Golf Course and the City asset that it represents (not to mention future city revenue and a sustainable open space activity for all)...
... avoiding the standard subdivision tract!!

- Fire Marshal Comments (Mr. Geo. Surry) • Two access points req'd. from public R/W... Two (2) access points are provided, one from Clubhouse Drive entrance and one from Golf Club parking area!

 - Applicant/owner proffers (voluntarily) a condition that all units shall provide interior sprinkler system to City Fire standards, thus waiving 2nd entrance.
 - Although private interior roads, development will provide public/dedicated/separate water hydrants.
 - Public utilities shall be provided all necessary & recorded easements, permanent & temporary, and shall not be req'd. to repair specialty paving surface!
 - Private roads shall provide approved turning radii and "hammer-head" turn arounds, as per City std!
- Traffic Impact Study has now been completed and submitted... with no road improvements implied.

 - Please see attached exhibit, proffering 200' feet of Bicycle/Pedestrian lane (5' wide) to be added, connecting Country Club Dr./Regency Road exist.
 - Architectural plans were submitted in January for "typical" (proposed) Coastal Cottage Type A (end!!).
 - Attached please find "typical" plans, elevations, paver details, landscape "treatments"... as adapted (with permission) from the Builder/Developers of "West Side Cottages" (1592 W. Beach Blvd.) our Model Units/reference; actual photos offered as well!

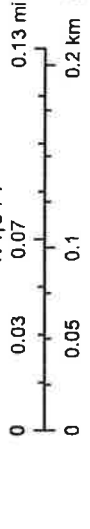
Exhibit Map



December 15, 2025

- County Boundary
- ConveyanceDivisions
- Lot Lines
- Centerlines
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Parcels
- COGO

1:4,514



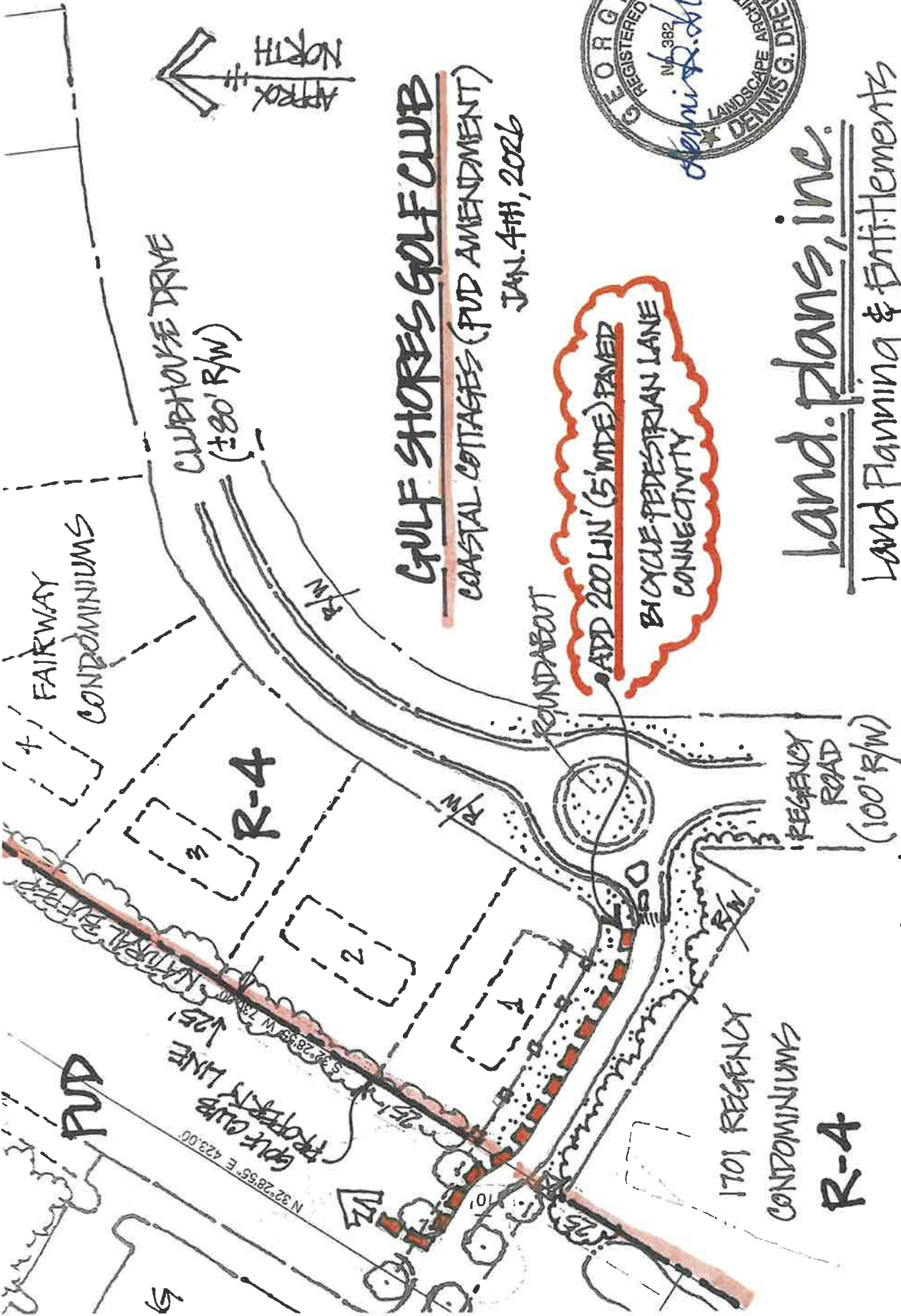
KCS, Pictometry

□ Narrative on Zoning Relaxations:

- Any comparison between our proposed Coastal Cottages (on pilings) must first point out that the existing R-1-4 plat (approved in October 2015) has been granted significant relaxations/as recorded:

Design Category	City Ordin. Std. R-1-4	(10.27.15) Exist. R-1-4	Proposed Cottage District
Max. Bldg. Hgt.	3-story	3-story	3-sty/park under
Min. Lot Size	11,000 sq. ft.	5,200 sq. ft.	1,925 sq. ft.
Max. Density	3.5 unit/ac.	4.14 lots/ac.	3.0 lots/ac. (24 acs)
Min Lot Width	75 ft.	40 ft. min.	35 ft.
Max. Bldg. Cover	30%	30%	20%
Max. Impervious	50%	55%	25%
Min. Front Yard	40 ft.	20 ft.	-0-
Min. Rear Yard	40 ft.	15 ft.	5 ft./planted
Min. Side Yard	10 ft.	5 ft.	10' between bldgs.
Min. Common Area	20%	15%	20%/65% total
Req. Buffer	25 ft.	0' shown	25' @ R-4 line
(at adjoining residential)			

- The existing R-1-4 recorded plat further demonstrates no buffer or tree save where it abuts the R-4 zoned Fairway and Regency condominiums (we have 25' trees)
- That "typical subdivision" layout further calls for over 1,900 linear feet of paved road (30' wide), with approx. 4,000 linear feet of concrete sidewalks (4' wide), plus 500 sq. ft. of concrete driveway-entry walk-and patios - times 36 slab lots! • Our raised Cottages will have approx. 4,000 sq. ft. impervious roofs... all other surfaces pervious paving, open space, landscaping!



GULF SHORES GOLF CLUB COASTAL COTTAGES (PUD AMENDMENT)

JAN. 4TH, 2026



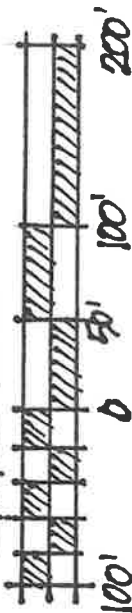
land plans, inc.
Land Planning & Entitlements

23456 Aberdeen Court, Foley 36535

dennisdrewyer@gmail.com

(770) 328-3222

GRAPHIC SCALE: 1" = 100'



WEST BEACH COTTAGES

STATE HIGHWAY NO 82 GULF SHORES ALABAMA

1592 WEST BEACH BLVD.



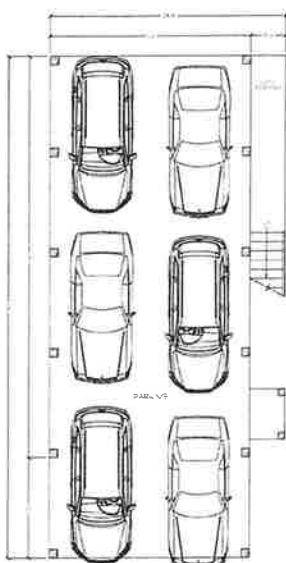
WEST BEACH COTTAGES
STATE HIGHWAY NO 82 GULF SHORES ALABAMA

TITLE SHEET SITE PLAN

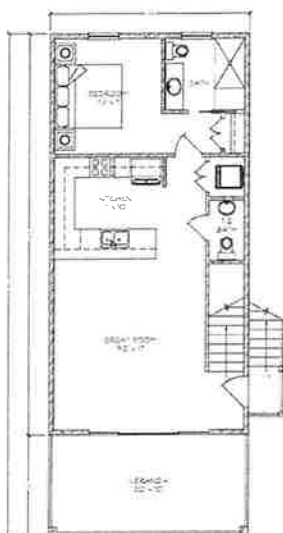
GULF SHORES GOLF CLUB...
"COASTAL COTTAGES" PROPOSED
TYPICAL PLANS. ELEVATIONS. PAVERS. LANDSCAPE
(AS AMENDMENTS TO EXIST. PUD ZONING)
AS ADAPTED WITH PERMISSION (MR. ZACH CORDOVA)
-BLDR. DEVELOPER-

PROJECT INFO		SHEET INDEX	AREAS
OWNER	DESIGNER	1. TITLE SHEET	TOTAL HEATED AND COOLED
WEST BEACH COTTAGES LLC	CC DESIGNS	2. TYPICAL PLAN "B" FLOOR PLAN - LOTS A-E 00	TYPICAL PLAN "A" - 8 SF
148 BROADWAY	CHRIS GOVAN	3. TYPICAL PLAN "B" FLOOR PLAN - LOTS A-E 00	TYPICAL PLAN "B" - 8 SF
MAIN ST STREET	6 4TH AVE	4. TYPICAL PLAN "C" BUILDING ELEVATIONS - LOT A AND 104 FF	TYPICAL PLAN "C" - 8 SF
ORANGE BEACH AL 3	GULF SHORES AL 3 42	5. TYPICAL PLAN "A" FLOOR PLAN - LOTS F - 104 FF	
1 1 2	1 1 2	6. TYPICAL PLAN "A" BUILDING ELEVATIONS - LOTS F - 104 FF	

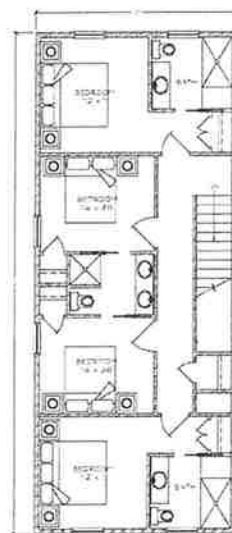
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DATE	24 2 8
DESIGNER	
TITLE SHEET	
REVISION	
SCALE	J4" = 1"
SHEET NO.	T
TOTAL SHEETS	T



FLOOR PLAN
 1ST FLOOR



FLOOR PLAN
 2ND FLOOR



FLOOR PLAN
 3RD FLOOR

WEST BEACH COTTAGES

 STATE HIGHWAY NO. 87 GULF SHORES, ALABAMA

TYPICAL PLAN 1X FLOOR PLAN - LOTS 1015 A-E, 00

OR NUMBER
 B 38

DATE
 24.2.8

DRAWN BY
 CHECKED BY
 REVISIONS

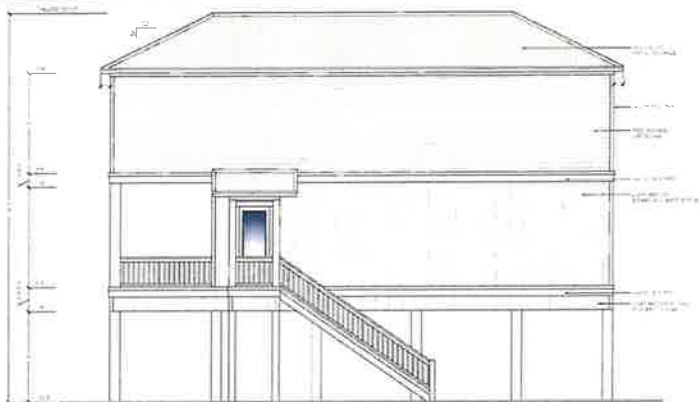
SCALE
 1/4" = 1'

SHEET NO.
 01



WEST BEACH COTTAGES
STATE HIGHWAY NO. 87 GULF SHORES, ALABAMA
TYPICAL PLAN "A" BUILDING ELEVATIONS - LOTS 10, 11 & 12

CO NUMBER	8	38
DATE	24.2	8
DRAWN BY	CCS	
CHECKED BY	CCS	
REVISIONS		
SCALE	1/4"	
SHEET NO.	2	



FRONT ELEVATION



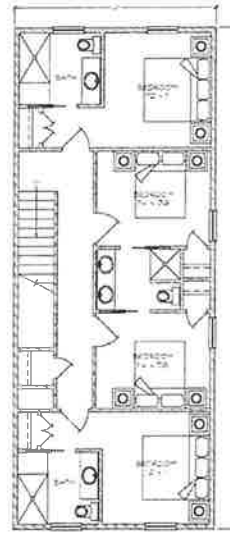
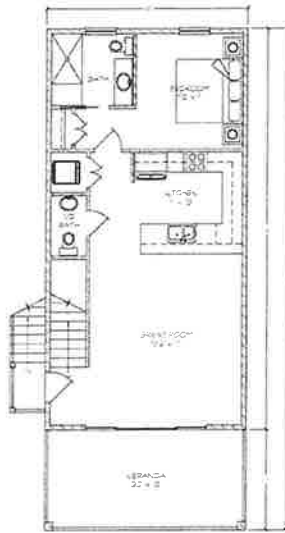
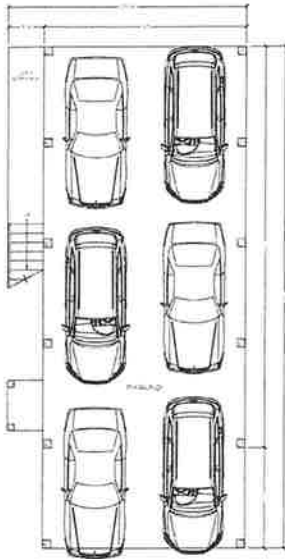
RIGHT ELEVATION



BACK ELEVATION



LEFT ELEVATION





CC
DESIGNS
DESIGN BUILDING
ARCHITECTURE
2014-2017

WEST BEACH COTTAGES
STATE HIGHWAY 30 GULF SHORES ALABAMA
TYPICAL PLAN AND BUILDING ELEVATIONS - LOTS A & E ELEVATIONS

OR TARIFF
B 138

DATE
.24.2.8

REVISION
NO. 1

NO. 2

NO. 3

NO. 4

NO. 5

NO. 6

NO. 7

NO. 8

NO. 9

NO. 10

NO. 11

NO. 12

NO. 13

NO. 14

NO. 15

NO. 16

NO. 17

NO. 18

NO. 19

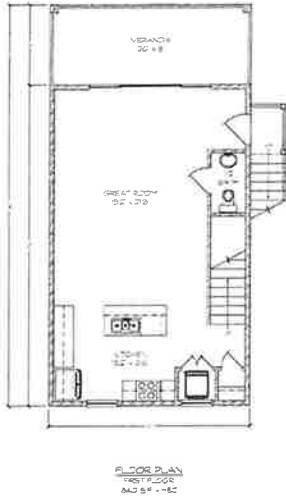
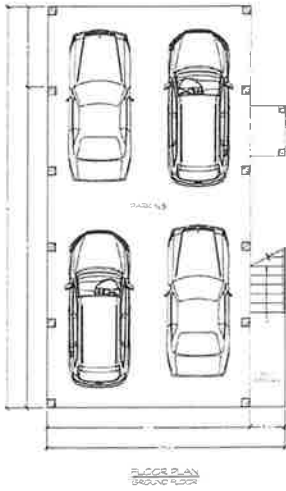
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NO. 22

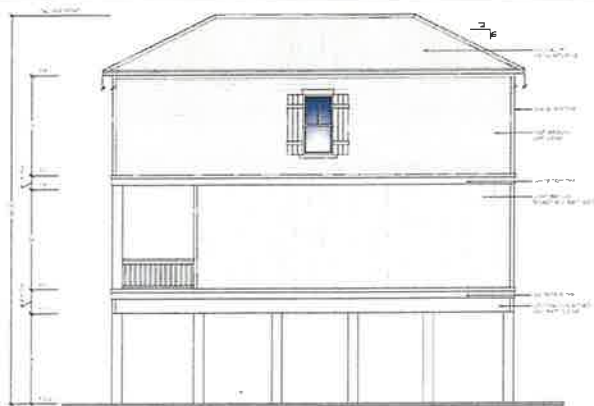
NO. 23

NO. 24



WEST BEACH COTTAGES
STATE HIGHWAY 40 IN GOLF SHORES, ALABAMA
TYPICAL PLAN "C" BUILDING ELEVATIONS - LOTS F. - 114N

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SHEET	24 2 8
DESIGN	30
DATE	08/10/17
BY	30
SCALE	1/4" = 1'
SHEET NO	114N



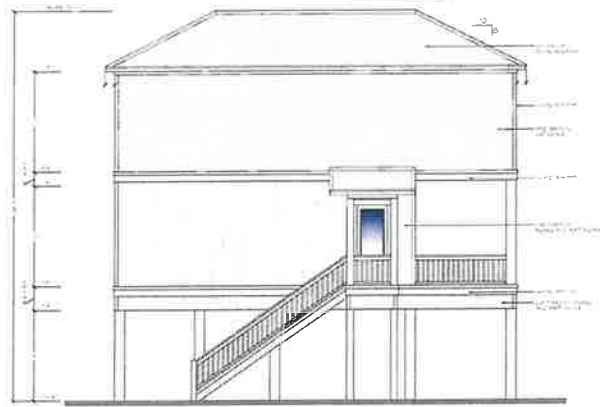
LEFT ELEVATION



FRONT ELEVATION



BACK ELEVATION



RIGHT ELEVATION



CG
DESIGNS
DESIGN, DRAFTING
AND PLANNING
SINCE 1987

WEST BEACH COTTAGES
STATE HIGHWAY NO. 82, GULF SHORES, ALABAMA
TYPICAL PLAN 1' FLOOR PLAN - LOTS 5 - 11A

DB NUMBER
8-198

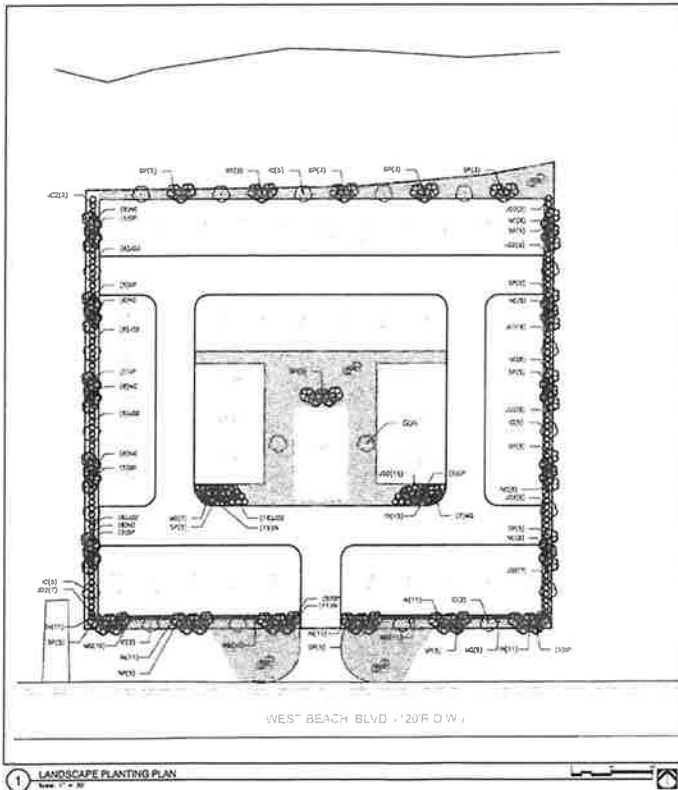
DATE
11-24-2008

DRAWN BY
CJ

CHECKED BY
CJ

SCALE
1/4" = 1'

SHEET NO.
1



SYMBOL	CODE	SIZE	PLANT NAME	PLANT TYPE	QTY	REMARKS
SP(1)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(2)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(3)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(4)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(5)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(6)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(7)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(8)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(9)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(10)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(11)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(12)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(13)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(14)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(15)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(16)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(17)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(18)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(19)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(20)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(21)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(22)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(23)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
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SP(25)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
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SP(29)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
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SP(99)	SP	12"	Red cedar	Shrub	10	10' x 10' ft
SP(100)	SP	12"	Red cedar	Shrub	10	10' x 10' ft

LANDSCAPE AREA REQUIREMENTS (12' x 12')	
Total Area	144 sq ft
Required Landscape Area (C&G)	23,280 sq ft
Provided Landscape Area	87,440 sq ft
STREET FRONTAGE REQUIREMENTS (12' x 12')	
Tree per 10' of frontage	10 trees
Total Frontage Trees Required	10 trees
Tree per 10' of frontage	10 trees
Total Frontage Trees Provided	10 trees
Tree per 10' of frontage	10 trees
Total Frontage Trees Provided	10 trees
APPROXIMATE LANDSCAPE REQUIREMENTS (12' x 12')	
Tree per 10' of frontage	10 trees
Total Frontage Trees Required	10 trees
Tree per 10' of frontage	10 trees
Total Frontage Trees Provided	10 trees
Tree per 10' of frontage	10 trees
Total Frontage Trees Provided	10 trees

QUANTITY TAKEOFF DISCLAIMER:	
Quantities shown on plans are provided as a convenience to the contractor and are not intended to be used for pricing purposes. Quantities may vary due to field conditions and are subject to change.	
SEE THE FULL PROJECT MANUAL FOR THE LATEST REVISIONS.	
Alabama 1 Call	
DESIGNER'S SEAL	
I, the undersigned, being a duly licensed Professional Engineer in the State of Alabama, do hereby certify that I am the Designer of the above project and that I am a duly licensed Professional Engineer in the State of Alabama.	

NOT FOR CONSTRUCTION
THIS PLAN AND ALL DATA HEREON
ARE THE PROPERTY OF THE DESIGNER
AND ARE NOT TO BE REPRODUCED
OR USED FOR ANY OTHER PURPOSE
WITHOUT THE WRITTEN CONSENT
OF THE DESIGNER.

A Landscape Development Plan for
West Beach Cottages
Gulf Shores, Alabama

1 LANDSCAPE PLANTING PLAN

LP100



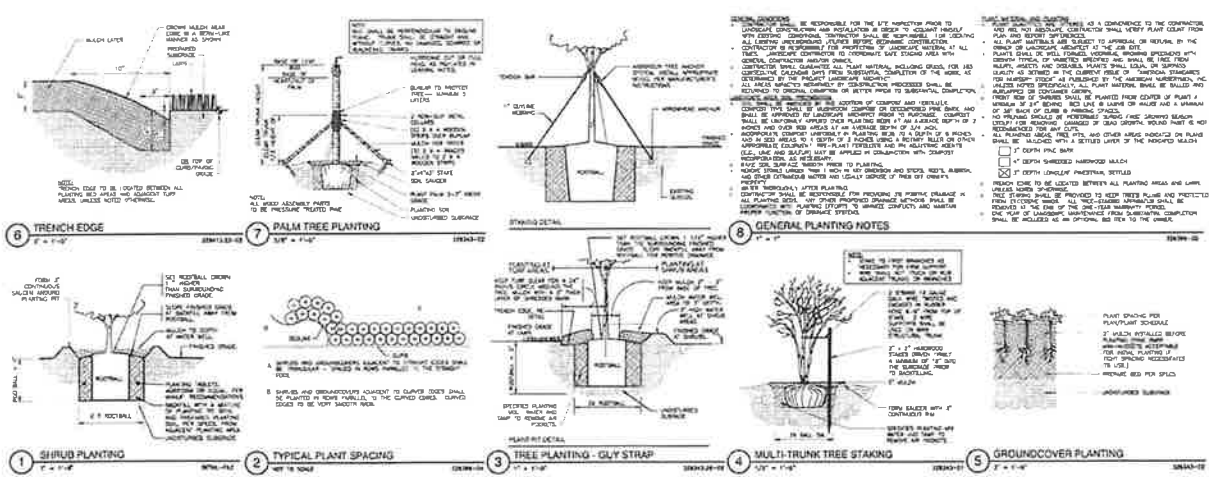
NOT FOR CONSTRUCTION
THIS PLAN HAS NOT BEEN APPROVED
BY THE SOUTHERN ARMY
AND IS SUBJECT TO CHANGE

A Landscape Development Plan for
West Beach Cottages
Gulf Shores, Alabama

No.	Qty	Notes / Materials
1	100	100' x 100' x 100'
2	100	100' x 100' x 100'
3	100	100' x 100' x 100'
4	100	100' x 100' x 100'
5	100	100' x 100' x 100'
6	100	100' x 100' x 100'
7	100	100' x 100' x 100'
8	100	100' x 100' x 100'
9	100	100' x 100' x 100'
10	100	100' x 100' x 100'

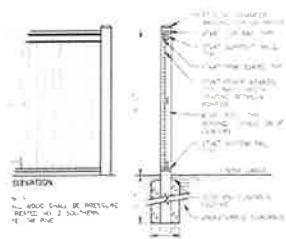
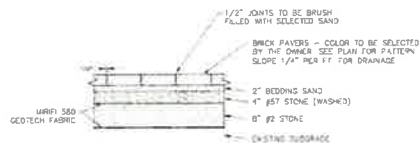
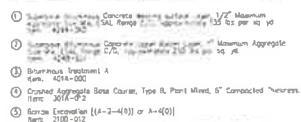
"TYPICAL"
LANDSCAPE
PLANTING DETAILS

Rev No. **LP500**



"TYPICAL"
LANDSCAPE
PLANTING DETAILS

Rev No. **LP500**



B2
BALDWIN TOWNS

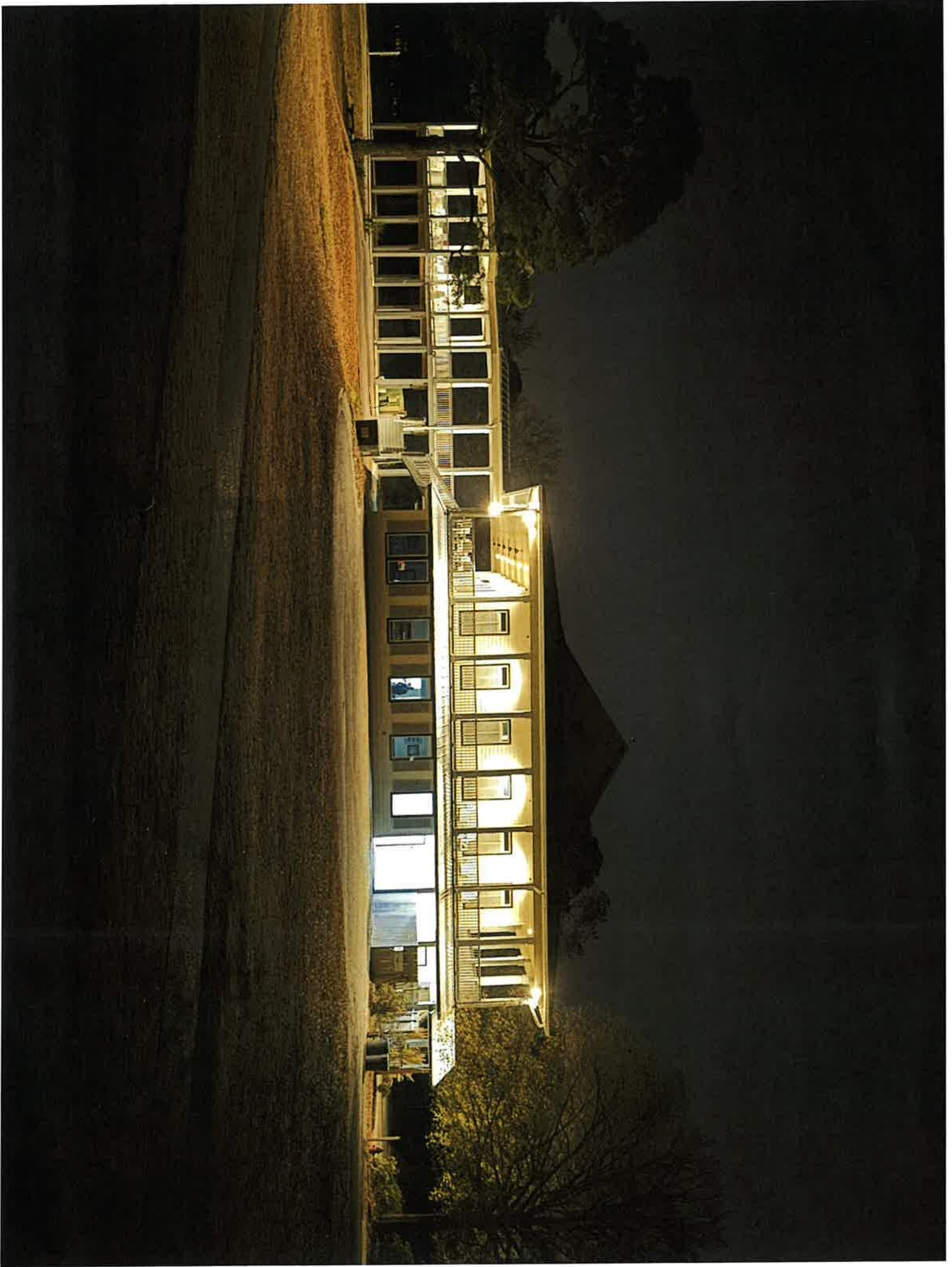












PUBLIC NOTIFICATION CORRESPONDENCE

From: hugh holloway <hugh.holloway@gmail.com>

Sent: Friday, March 20, 2026 8:37 AM

To: Mell Davis <mdavis@gulfshoresal.gov>

Subject: Letter of opposition with comments

CAUTION! EXTERNAL SENDER.

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To the Planning Department Staff:

My wife and I own 1867 Trevino Drive, GulfShores, AL. This is near the proposed 72-lot family subdivision.

We oppose this development for a number of reasons.

The main reason for our opposition is the impact of such high density housing on a currently tranquil , predominantly grassy area. Housing of this density, with associated adverse impacts such as increased rates of water runoff, increased strain on infrastructure such as sewer and electrical systems, sound pollution (particularly during the prolonged period necessary to build up to 72 houses) with truck and construction equipment related sounds all are major negative impacts on our currently quiet neighborhood. The addition of this much roof structure as well as street and driveway paving will contribute to increased rates of water runoff which will tax our already challenged drainage systems and potentially worsen localized flooding during our frequent periods of heavy rainfall.

For these reasons and others, we are against this proposed development.

Sincerely,

Charles Hugh Holloway, M.D. FACR

hugh.holloway@gmail.com

334-714-3364

From: Mark Salonia <msalonia624@gmail.com>

Sent: Wednesday, March 18, 2026 8:57 AM

To: Mell Davis <mdavis@gulfshoresal.gov>

Cc: Islandwood President <islandwoodprez@gmail.com>; Robin Carlson <rsalonia623@gmail.com>; femaregion4@fema.dhs.gov

Subject: Objection and Request for Continuance CASE Number ZA26-000003

CAUTION! EXTERNAL SENDER.

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Subject: Objection and Request for Continuance – Proposed 72-Lot PUD Amendment, Gulf Shores, AL

To Whom It May Concern,

I am a property owner at 2037 Hogan Drive, in the area affected by the proposed Planned Unit Development (PUD) amendment for a 72-lot single-family subdivision near 520 Clubhouse Drive in Gulf Shores, Alabama.

I am writing to formally object to this proposal and to respectfully request a continuance of the scheduled hearing.

Flood Zone Status and History

According to FEMA flood maps, both 520 Clubhouse Drive and our property at 2037 Hogan Drive are in Zone AE, a Special Flood Hazard Area (1% annual chance of flooding).

This is extremely concerning as the subject property is located within a known flood-prone area, and the proposed increase in density raises serious concerns regarding stormwater management, drainage capacity, and the potential for increased flooding impacts on surrounding properties. Development of this scale in a flood zone requires careful technical review, including drainage studies, elevation plans, and floodplain analysis.

Due to the limited notice provided (7 days, including a weekend), affected residents have not had adequate time to obtain and review critical engineering and environmental documents related to this proposal. Proceeding without sufficient public review of these materials would be premature.

During Hurricane Sally (2020), the golf course and surrounding properties experienced severe flooding. The existing golf course functioned and functions as a natural stormwater retention area, and development that raises land and adds impervious surfaces could displace floodwaters onto neighboring homes.

Concerns Regarding Proposed Development

The proposed subdivision involves:

- Filling and elevating land
- Adding 72 homes and associated roads and driveways
- Altering natural drainage and stormwater patterns

Without a detailed hydrologic and hydraulic study and drainage analysis, there is no evidence that this project will not increase flood risk to existing properties.

Requests

We respectfully request:

1. A continuance of the hearing to allow adequate public review of engineering and flood impact studies.
2. Full access to all drainage, stormwater, and elevation plans.
3. Assurance that the proposed development will not increase flood risk to neighboring properties.

This request is based on both official FEMA Zone AE designation and observed flooding during Hurricane Sally, highlighting that this area is highly vulnerable.

Thank you for your time and consideration.

Sincerely,
Mark & Roberta Salonia
2037 Hogan Drive
Gulf Shores, AL
March 18, 2026

CC

FEMA Region IV – Mitigation Division

Address: 3003 Chamblee Tucker Road, Atlanta, GA 30341

1 OF 1