

## Peninsula Sales Center – Final Plat

Staff Report: Jennifer Watkins      Planning Commission Meeting Date: April 26, 2022

Application #:ZA22-000015      Applicant: Peninsula Land Investment LLC      Property Location: 10 Peninsula Blvd

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STAFF RECOMMENDATION:      APPROVAL

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### **SUMMARY OF REQUEST**

The applicant seeks Final Plat approval for Peninsula Sales Center. The subject property is 51.74 acres. The purpose of the proposed subdivision is to subdivide 1 lot into 2 lots.

### **SURROUNDING CONTEXT**

The Peninsula Sales Center is located at 10 Peninsula Boulevard. The following zoning and land uses surround the proposed subdivision:

- North – Planned Unit Development (PUD): Peninsula Club House and golf course
- South – Medium Density Single Family Residential (R-1-4): Single Family Homes along the south side of State Highway 180
- East – Planned Unit Development (PUD): Undeveloped, heavily wooded
- West – Planned Unit Development (PUD): Undeveloped, heavily wooded

### **BACKGROUND**

- November 1994: The Residential Planned Community of The Peninsula Master Plan was approved.
- The subject 51.74 acre parcel, per the Master Plan, contains the Sales Office/Commercial site of 1.5 acres, Wetlands, and Parcel N.
- January 1995: The site plan for the Sales Center was approved by the City Council.

### **PROPOSED SUBDIVISION**

Peninsula Sales Center subdivision is classified as a Minor Plat, because the proposed subdivision fronts on an existing improved private street (Peninsula Boulevard) and does not require the installation of new streets, utilities or other public improvements.

The subdivision proposes 2 lots, with the smaller lot containing 1.5 acres. The proposed lot widths fronting Peninsula Boulevard are 931.1ft for Lot A and 256.95ft for Lot B. Lot A is composed of wetlands with a small portion of uplands located along the new lot line. Lot B contains the existing Sales Center, parking lot, and pond. The applicant stated there are no plans to develop Lot A, and the Sales Center will continue to operate as the sales office. The proposed property line allows the existing improvements to conform to the setbacks of the Master Plan.

### **ANALYSIS**

**Zoning:** The subdivision is within The Peninsula Planned Unit Development. The Master Plan designated this portion of the development as the Sales Center. The subdivision will provide the 1.5 acre lot as approved in the Master Plan and therefore, complies with the standards of the approved Master Plan.

- Use – The current use complies with the PUD Master Plan.
- Lot Size – The Minimum Lot Size of 1.5 acres complies with the PUD Master Plan
- Setbacks -- The plat provides the setbacks required for the PUD Master Plan. (0ft front, 0ft rear, 0ft side, 50ft buffer from State Highway 180).

**Subdivision Regulations:** Peninsula Sales Center subdivision meets the Minor Plat subdivision standards set forth in the Subdivision Regulations.

- Street Frontage -- The proposed lots have frontage on Peninsula Boulevard.
- Existing Improvements – The Subdivision Regulations require the location of existing features such as buildings, water bodies, wetlands, and other improvements. The surveyor has shown the improvements as required on the plat. The plat shows the boundary line of the wetlands on Lot A. The assessment was performed by Wetland Sciences Incorporated as noted in the Surveyor Notes on the plat.
- Access and Circulation – Each lot within the proposed subdivision will have access to Peninsula Boulevard. The roadway system within The Peninsula is private and maintained by the development.
- Covenants and Restrictions – The Subdivision Regulations require the submittal of Covenants and Restrictions for review and approval. The applicant does not propose to have Covenants and Restrictions for this subdivision, as there are no common areas, common easements, nor common amenities shared between the lots. The subdivision is governed by an existing Master Declaration of Covenants, Conditions and Restrictions.

**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.

**ATTACHMENTS**

Subdivision Plat, Draft Resolution

## Peninsula Sales Center – Location Map



**RESOLUTION ZA22-000015**  
**Peninsula Sales Center**  
**Final Plat**

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON APRIL 26, 2022, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approved the Final Plat for Peninsula Sales Center, located at 10 Peninsula Boulevard, subdividing 1 lot into 2 lots.

This resolution shall become effective upon its adoption.

ADOPTED this 26th day of April, 2022.

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Robert Steiskal, Jr.  
Chairman, Planning Commission

Attest:

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Mell Davis  
Secretary, Planning Commission