

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF DECEMBER 16, 2025**

**COMMISSION PRESENT:**

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

**COMMISSION ABSENT:** Commissioner Richard Lamar

**STAFF PRESENT:**

Planning Director Scott Stephens; Zoning Administrator Andy Bauer; Fire Marshal George Surry; City 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 November 18, 2025, and the Work Session Meeting of December 2, 2025**

Commissioner Harris made a motion to approve the minutes from November 18, 2025, and December 2, Work Session; the motion was seconded by Commissioner Brown. The motion was approved 7-0 with Commissioner Young abstaining.

**ITEMS FOR DEFERRAL:**

**A. ZA25-000054: Arbor Property Rezone**

Commissioner Brown made the motion to defer ZA25-000054, Arbor Property Rezone to the January 2026 Planning Commission meeting. Commissioner Holt seconded, the motion was approved 8-0.

**PUBLIC HEARINGS:**

**A. ZA25-000055: Morlin Subdivision (Lot 21 Bon Secour Village South) Final Plat Request:** The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is in Bon Secour Village.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Holt made the motion to approve, ZA25-000055: Morlin Dixon (Lot 21 Bon Secour Village South) Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0.

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**B. ZA25-000058: Lot 23 Bon Secour Village South Final Plat**

**Request:** The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is in Bon Secour Village.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Brown made the motion to approve, ZA25-000058: Lot 23 Bon Secour Village South Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0.

**C. ZA25-000056: Resubdivision of Lot 10, Block 1, Unit 2 Gulf Shores (Lindsey) Final Plat.**

**Request:** The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is located at 217 West Lagoon Avenue.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Harris made the motion to approve, ZA25-000056: Resubdivision of Lot 10, Block 1, Unit 2 Gulf Shores (Lindsey) Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0 with the following conditions:

1. A Wetland waiver shall be approved by the City Council in order to plat wetlands on new duplex zoned lots.
2. Signs shall be placed at the 30' buffer line providing notice to future property owners of the protected nature of the buffer and wetlands.

**D. ZA25-000053: Crystal Village Conditional Use Permit (CUP)**

**Request:** The applicant seeks approval of a Conditional Use Permit to allow a beach access easement located at 957 West Beach Boulevard to serve a 17-unit cottage subdivision development located across the street at 975 West Lagoon Avenue.

Commissioners discussed size of parking spaces on Ocean House's property and if the crosswalk would be signaled or painted. Zoning Administrator, Andy Bauer, relayed the parking spaces would be for compact cars, 8x19 in size. The crosswalk being signaled or painted would be determined by ALDOT.

Chairman Vakakes opened the Public Hearing.

One resident, John Boller, requested that the landing from the dune walkover turn east, away from Surfside Shores Condominium.

Chairman Vakakes closed the Public Hearing.

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Commissioner Young made the motion to approve, ZA25-000053: Crystal Village Conditional Use Permit (CUP) adding condition #10, the dune walkover ramp landing shall be approved by ADEM and face towards the east. Commissioner Dr. Mary Long seconded the motion; it was approved 8-0 with the following conditions:

1. Prior to the issuance of a Building Permit, ALDOT shall provide approval of the proposed 10ft wide sidewalk within West Beach Boulevard and the pedestrian crosswalk across West Beach Boulevard.
2. Prior to the issuance of a Certificate of Occupancy for the houses within Crystal Village Cottage Subdivision, the sidewalk and pedestrian crosswalk within West Beach Boulevard, and beach access shall be complete in accordance with the approved plans.
3. Prior to the issuance of a Certificate of Occupancy for the houses within Crystal Village Cottage Subdivision, 19 parking spaces on Ocean House I's property shall be reconfigured and signed as "Compact Car Spaces".
4. The water access shall only be utilized by the approved 17-lot cottage subdivision. Any other development of the site which increases density shall render the water access approval null and void.
5. The Grant of Appurtenance Easement for the beach access shall be recorded and the recordation number denoted on the Subdivision Plat prior to the issuance of a Certificate of Occupancy.
6. The Declaration of Protective Covenants for Crystal Village Cottages shall be recorded and the recordation number denoted on the Subdivision Plat prior to the issuance of a Certificate of Occupancy.
7. Routine servicing of gates, fences and trash must be performed by the Crystal Village Home Owners Association and included in the covenants and restrictions.
8. A dune walkover is required for the beach access. It shall be constructed per Alabama Department of Environmental Management guidelines.
9. The four-foot wide landscape strip along the west side of the beach access shall be planted with 1 tree and 4 shrubs every 25ft prior to the issuance of a Certificate of Occupancy for the houses within Crystal Village Cottage Subdivision.
10. The dune walkover ramp landing shall be approved by ADEM and face towards the east.

**E. ZTA25-06: Vacation Rental Signs Zoning Text Amendment**

**Request:** The City of Gulf Shores seeks to amend Article 18, *Sign Regulations*, to modify the vacation rental sign standards.

Chairman Vakakes opened the Public Hearing.

Wilson Gaberino asked that some of the requirements be clarified.

Commissioner Young made the motion to approve ZTA25-06, Vacation Rental Signs Zoning Text Amendment. Commissioner Holt seconded; it was approved 8-0.

Commissioner Long left the meeting.

**F. ZTA25-10: Zoning Text Amendment Walking Overlay District**

**Request:** The City of Gulf Shores seeks to amend section 10-3, Walking Overlay District, to amend the boundaries of district and allowed uses.

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Commissioners had questions regarding nonconforming properties and what rights they would have to rebuild if their structure was destroyed more than 50%.

Chairman Vakakes opened the Public Hearing.

Lorenzo Rease had concern for the rights for the nonconforming property owners and their right to rebuild.

Chairman Vakakes closed the Public Hearing.

Commissioner Brown made the motion to table ZTA25-10, Zoning Text Amendment Walking Overlay District. Commissioner Young seconded the motion; it was approved 7-0.

**G. ZTA25-09: Zoning Text Amendment Annexation/Prezone Regulations**

Request: The City of Gulf Shores seeks to amend section Article 3-8, Procedure for Newly Annexed Land and any other affected Articles of the Zoning Ordinance.

Chairman Vakakes opened the Public Hearing.

Trent Wilson asked the Commissioners if this were to be approved tonight when would it go into effect. Planning Director, Scott Stephens, said that this would only be a recommendation to City Council and it would not take effect until they voted on it in early 2026.

Chairman Vakakes closed the Public Hearing.

In the discussion, the Commissioners decided to recommend all future properties be annexed with prezone zoning unless they are existing single-family homes which would be annexed into the city with the most similar "R-1" residential zoning.

Commissioner Brown made the motion to approve ZTA25-09, Zoning Text Amendment Annexation/Prezone Regulations, with the discussed changes, Commissioner Harris seconded the motion; it was approved 7-0.

**HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:** None.

**OTHER BUSINESS:**

- A. Bylaws: Commissioner Young motioned to approve the changes made to the Planning Commission Bylaws. Commissioner Brown seconded. The motion was approved 7-0.
- B. The 2026 Planning Commission Meeting Dates & Deadlines was presented to the Commission.

**COMMUNICATIONS FROM STAFF:**

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- A. Planning Director, Scott Stephens, said City Subdivision Regulations will be reviewed in 2026 by the Commission.

**COMMUNICATIONS FROM COMMISSION:**

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

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**Chairman, Pete Vakakes**

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**Secretary, Mell Davis**

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**Date**