

## AGENDA ITEM SUMMARY

**DATE:** February 2, 2026

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

**FROM:** Andy Bauer, Zoning Administrator

**RE:** **ZA25-000053 Crystal Village Beach Access Conditional Use Permit**

**ISSUE:** The applicant requests Conditional Use Permit (CUP) approval of a beach access for a 17-lot Cottage Subdivision. A beach access is only allowed by CUP. The beach access is proposed to be located along the west property line of Ocean House I Condominium (957 West Beach Boulevard).

**RECOMMENDATION:** Staff and the Planning Commission recommend approval of the Site Plan with the following conditions:

1. Grant deviations from the following Zoning Ordinance standards:
  - a. Modification to Article 11-11. J. to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
  - b. Modification to Article 11-11. E. to allow the applicant to reduce the minimum 10ft wide landscape strip to 5ft, along the southwestern portion of the development.
  - c. Modification to Article 12-3. C. 2. c. in order to place the buffer fence along the property line and install the required landscape along the interior side of the fence.
2. Prior to the issuance of a Building Permit, ALDOT shall provide approval of the proposed 8ft wide sidewalk within West Beach Boulevard and the pedestrian crosswalk across West Beach Boulevard.
3. Prior to the issuance of a Certificate of Occupancy, the sidewalk and pedestrian crosswalk within West Beach Boulevard, and beach access shall be complete in accordance with the approved plans.
4. Prior to the issuance of a Certificate of Occupancy, 19 parking spaces on Ocean House I's property shall be reconfigured and signed as "Compact Car Spaces".
5. 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.
6. 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.



7. 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.
8. Routine servicing of gates, fences and trash must be done performed by the Crystal Village Home Owners Association and included in the covenants and restrictions.
9. A dune walkover is required for the beach access. It shall be constructed per Alabama Department of Environmental Management guidelines.
10. The dune walkover ramp landing shall be approved by ADEM and face towards the east.

**BACKGROUND:** December 16, 2025 – The Planning Commission unanimously recommended approval of the CUP to the City Council with the conditions stated above.

**PREVIOUS COUNCIL ACTION:** August 12, 2024 – The City Council by Resolution 6865 approved the CUP for the beach access with nine conditions. The CUP expired because the applicant did not apply for a Building Permit for the beach access within one year of approval (Article 3-4, F. *Expiration.*, of the Zoning Ordinance).

**BUDGET IMPLICATIONS:** None

**RELATED ISSUES:** None

**ATTACHMENTS:** Staff Report, Plans

**DEPARTMENT:** Planning & Zoning

**STAFF CONTACT:** Andy Bauer