

RESOLUTION NO.

A RESOLUTION GIVING PUBLIC NOTICE OF THE PENDING CONSIDERATION AND ADOPTION OF A COMPREHENSIVE PLAN FOR THE CITY OF GULF SHORES AND OF THE TWELVE (12) MONTH SUSPENSION OF ACCEPTANCE OF DEVELOPMENT APPLICATIONS FOR CITY ZONING CODE TEXT AMENDMENTS, REZONINGS, NEW PLANNED UNIT DEVELOPMENTS, AND SUBDIVISIONS REQUIRING THE EXTENSION OF PUBLIC STREETS AND UTILITIES; AND ESTABLISHING AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the City of Gulf Shores ("City") is currently in the process of accepting applications from consultant teams to complete a city-wide Comprehensive Plan; and

WHEREAS, the City's Comprehensive Plan process will include a residential and economic market study; and

WHEREAS, the City will review, revise, and update the Vision 2025 Land Use Plan, including land use policies and designations, as part of the Comprehensive Plan process; and

WHEREAS, the City possesses land use jurisdiction and regulatory authority over the City's incorporated lands; and

WHEREAS, the City's Comprehensive Plan will include analysis and evaluation of existing and future levels of service for transportation facilities and infrastructure (including water and sewer), which is likely to result in an updated list of improvement projects; and

WHEREAS, future development in accordance with the City's currently adopted Land Use Plan could overburden existing infrastructure and strain the City's ability to provide public services, impacting health, safety, and welfare of citizens; and

WHEREAS, it is the City's responsibility to ensure that the Comprehensive Plan and its development regulations are clear and consistent to provide guidance to potential applicants; and

WHEREAS, this suspension of application acceptance is intended to allow the City to establish a Comprehensive Plan and land use recommendations to provide for controlled growth that will not unduly impact the public welfare, community services, schools and infrastructure, and to plan for a proper mix of uses within the community; and

WHEREAS, a twelve (12) month timeframe for completing a Comprehensive Plan is an industry standard, and the time is necessary to develop a clear, holistic plan that adequately aligns future land uses and intensities with sufficient infrastructure; and

WHEREAS, unless a suspension on new applications for zoning text amendments, rezonings, new planned unit developments, and major subdivisions is adopted, these applications could be reviewed and processed prior to the City determining the land use policies and infrastructure needs that best meet the City's vision, as determined by the Comprehensive Plan process that is about to begin; and

WHEREAS, the moratorium imposed herein promotes the public good and is necessary for the protection of public health, property, safety, and welfare; and

WHEREAS, the City Council desires that no application for zoning text amendments, rezonings, new planned unit developments, and major subdivisions will be accepted for processing by the Community Development Departments prior to the date of action by the City Council on the upcoming Comprehensive Plan.

Resolution

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON FEBRUARY 23, 2026, as follows:

Section 1. The Assistant City Administrator of the City of Gulf Shores is directed to manage the Comprehensive Plan consultant team, gather community input, prepare a Comprehensive Plan, and present the proposed plan to the Planning Commission for preparation of a preliminary report, conduct of a public hearing, and submission of a final report to the City Council as expeditiously as possible.

Section 2. Community Development staff shall provide a copy of this Resolution to any person desiring to file an application for a zoning text amendment, rezoning, new planned unit development, or a major subdivision, and advise such person that a Comprehensive Plan that may affect such projects is under development and may be adopted and, if adopted, will be adopted with an effective date retroactive to the date of this Resolution.

Section 3. While this suspension will have no impact on applications submitted prior to the effective date of this resolution, no application for a zoning text amendment, rezoning, new planned unit development, or a major subdivision will be accepted for processing by the Community Development Departments prior to the date of action by the City Council on the Comprehensive Plan; or until twelve (12) months from the adoption of this Resolution has elapsed, whichever first occurs.

Section 4. Duration and extension. This suspension on application acceptance will take effect immediately and remain effective for twelve (12) months. Council may, at its sole discretion, extend the suspension by two (2) additional periods of up to six (6) months, each by resolution of the City Council, upon a finding of need for such extension.

Section 5. Severability. Should any section, paragraph, sentence, clause, or phrase of this resolution, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be preempted by State or Federal law or regulation, such decision or preemption will not affect the validity of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 6. This Resolution shall become effective upon its adoption.

ADOPTED this 23rd day of February, 2026.

Robert Craft, Mayor

ATTEST:

Tobi Waters, MMC, City Clerk

CERTIFICATE

I, Tobi Waters, 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. (prepared by City Clerk), which Resolution was duly and legally adopted at a regular meeting of the City Council on February 23, 2026.

City Clerk