

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, March 9, 2026, at the regular Gulf Shores City Council meeting, which begins at 4:00 p.m., in the Gulf Shores City Hall Council Chambers, to consider a Conditional Use Permit (CUP) application for a deeded beach access at 957 West Beach Boulevard.

**RESOLUTION NO. - 26**

**A RESOLUTION  
APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT (CUP)  
TO ALLOW BEACH ACCESS FOR A 17-LOT COTTAGE SUBDIVISION  
AND SETTING FORTH FINDINGS OF FACT AND  
CONCLUSIONS, IN ACCORDANCE WITH REQUIREMENTS  
OF ARTICLE 3 OF ZONING ORDINANCE NO. 1584  
(ZA25-000053)**

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WHEREAS, the applicant requests Conditional Use Permit (CUP) approval of a deeded beach access for a 17-lot Cottage Subdivision; and

WHEREAS, in accordance with Article 6-9, *Water Access*, of the Zoning Ordinance, a deeded 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); and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON MARCH 9, 2026, as follows:

**Section 1.** That the decision of the City Council to approve the CUP for Crystal Village to allow a beach access located at 957 West Beach Boulevard is based on the standards of approval in Article 3-4.C. of the Zoning Ordinance.

1. The plan is in accordance with applicable requirements of this Ordinance, including that the proposed use is designated as a Conditional Use within the Applicable District.
2. The development plan shall receive all applicable state and federal approvals and permits.
3. The proposed site development plan is compatible with the goals and stated plans of the City and other governmental agencies for the area, as applicable.
4. The proposed use provides economic benefits and enhances the economic vitality of the surrounding area.
5. The proposed use, if granted, will not burden the infrastructure and street system of the City.
6. The proposed use will not diminish environmental quality of natural resources.
7. The proposed use and Site Plan is compatible with surrounding uses and buildings by virtue of its massing, height, relationship to the street, and architectural character.
8. The use will not cause any injury to the value of other property in the vicinity.
9. The use is so designed, located and proposed to be operated that the public health, safety, welfare and convenience will be protected from any noise, vibration, odor, glare, traffic, or other impact that may be caused by the use.
10. The proposed buildings meet the architectural standards of the City and design guidelines, as applicable.

11. Adequacy of landscaping and screening is provided to protect neighboring properties from any visual intrusions, activities or structures that would detract from the enjoyment of neighboring property.
12. Adequacy of parking and loading arrangement, including whether ingress and egress is so designed as to cause minimum interference with traffic on abutting streets, and that heavy traffic is not introduced on residential streets.

**Section 2:** Therefore, in accordance with the Zoning Ordinance, the City Council hereby approves the issuance of a Conditional Use Permit for ZA25-000053 Crystal Village Beach Access located at 957 West Beach Blvd., with the express conditions set out below:

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, 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, 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 done 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 in accordance with the perimeter landscape standards of the Zoning Ordinance prior to a Certificate of Occupancy for the houses within Crystal Village Subdivision.
10. The dune walkover ramp landing shall be approved by ADEM and face towards the east.

**Section 3.** That this Resolution shall become effective upon its adoption.

Further, notification is given that any citizen or interested party may appear before Council on said date and will be given an opportunity to be heard, or may direct written comments to the City Clerk, c/o Gulf Shores City Hall, P O Box 299, Gulf Shores, AL 36547 or through email at (twaters@gulfshoresal.gov) prior to the meeting.

Tobi Waters, MMC  
City Clerk