

PUBLIC NOTIFICATION CORRESPONDENCE

From: hugh holloway <hugh.holloway@gmail.com>

Sent: Friday, March 20, 2026 8:37 AM

To: Mell Davis <mdavis@gulfshoresal.gov>

Subject: Letter of opposition with comments

CAUTION! EXTERNAL SENDER.

This message originated from **outside the City of Gulf Shores email system**. Do not open attachments, click links, reply, or provide information to the sender unless you recognize the sender and trust the content is safe. Contact the IT Help Desk if you have any questions.

To the Planning Department Staff:

My wife and I own 1867 Trevino Drive, GulfShores, AL. This is near the proposed 72-lot family subdivision.

We oppose this development for a number of reasons.

The main reason for our opposition is the impact of such high density housing on a currently tranquil , predominantly grassy area. Housing of this density, with associated adverse impacts such as increased rates of water runoff, increased strain on infrastructure such as sewer and electrical systems, sound pollution (particularly during the prolonged period necessary to build up to 72 houses) with truck and construction equipment related sounds all are major negative impacts on our currently quiet neighborhood. The addition of this much roof structure as well as street and driveway paving will contribute to increased rates of water runoff which will tax our already challenged drainage systems and potentially worsen localized flooding during our frequent periods of heavy rainfall.

For these reasons and others, we are against this proposed development.

Sincerely,

Charles Hugh Holloway, M.D. FACR

hugh.holloway@gmail.com

334-714-3364

From: Mark Salonia <msalonia624@gmail.com>

Sent: Wednesday, March 18, 2026 8:57 AM

To: Mell Davis <mdavis@gulfshoresal.gov>

Cc: Islandwood President <islandwoodprez@gmail.com>; Robin Carlson <rsalonia623@gmail.com>; femaregion4@fema.dhs.gov

Subject: Objection and Request for Continuance CASE Number ZA26-000003

CAUTION! EXTERNAL SENDER.

This message originated from **outside the City of Gulf Shores email system**. Do not open attachments, click links, reply, or provide information to the sender unless you recognize the sender and trust the content is safe. Contact the IT Help Desk if you have any questions.

Subject: Objection and Request for Continuance – Proposed 72-Lot PUD Amendment, Gulf Shores, AL

To Whom It May Concern,

I am a property owner at 2037 Hogan Drive, in the area affected by the proposed Planned Unit Development (PUD) amendment for a 72-lot single-family subdivision near 520 Clubhouse Drive in Gulf Shores, Alabama.

I am writing to formally object to this proposal and to respectfully request a continuance of the scheduled hearing.

Flood Zone Status and History

According to FEMA flood maps, both 520 Clubhouse Drive and our property at 2037 Hogan Drive are in Zone AE, a Special Flood Hazard Area (1% annual chance of flooding).

This is extremely concerning as the subject property is located within a known flood-prone area, and the proposed increase in density raises serious concerns regarding stormwater management, drainage capacity, and the potential for increased flooding impacts on surrounding properties. Development of this scale in a flood zone requires careful technical review, including drainage studies, elevation plans, and floodplain analysis.

Due to the limited notice provided (7 days, including a weekend), affected residents have not had adequate time to obtain and review critical engineering and environmental documents related to this proposal. Proceeding without sufficient public review of these materials would be premature.

During Hurricane Sally (2020), the golf course and surrounding properties experienced severe flooding. The existing golf course functioned and functions as a natural stormwater retention area, and development that raises land and adds impervious surfaces could displace floodwaters onto neighboring homes.

Concerns Regarding Proposed Development

The proposed subdivision involves:

- Filling and elevating land
- Adding 72 homes and associated roads and driveways
- Altering natural drainage and stormwater patterns

Without a detailed hydrologic and hydraulic study and drainage analysis, there is no evidence that this project will not increase flood risk to existing properties.

Requests

We respectfully request:

1. A continuance of the hearing to allow adequate public review of engineering and flood impact studies.
2. Full access to all drainage, stormwater, and elevation plans.
3. Assurance that the proposed development will not increase flood risk to neighboring properties.

This request is based on both official FEMA Zone AE designation and observed flooding during Hurricane Sally, highlighting that this area is highly vulnerable.

Thank you for your time and consideration.

Sincerely,
Mark & Roberta Salonia
2037 Hogan Drive
Gulf Shores, AL
March 18, 2026

CC

FEMA Region IV – Mitigation Division

Address: 3003 Chamblee Tucker Road, Atlanta, GA 30341