

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF JULY 25, 2023**

COMMISSION PRESENT:

Commissioner Vakakes, Commissioner Malone, Commissioner Franklin, Commissioner Eubank, Commissioner Young, Commissioner Rease

COMMISSION ABSENT:

Commissioner Guthrie, Commissioner Harris

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; Planning Manager Jay Dickson; Zoning Administrator Andy Bauer; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Mark Acreman; Fire Marshal, George Surry.

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 June 27, 2023.

Commissioner Young made a motion to approve the minutes from June 27, 2023; the motion was seconded by Commissioner Rease. The motion was approved 5-0 with Commissioners Eubank abstaining.

ITEMS FOR DEFERRAL OR WITHDRAWAL:

PUBLIC HEARINGS:

A. ZA23-000035 24 Canal Place PUD Master Plan Overlay

Request: Applicant seeks approval to rezone the property to PUD Overlay and obtain Master Plan approval for a mixed use development consisting of restaurants, offices, retail space, condominiums and a hotel.

Commissioners discussed parking & marina space requirements. All concerns and questions will be addressed at Site Plan proposal.

Chairman Vakakes opened the Public Hearing

Public Comments: Citizen, Al Joesph, had concerns about parking given that the roads around project are so narrow. City Engineer, Mark Acreman, said that the required Traffic Impact Study will help determine what is needed. Bryant Mock asked a question about if any changes are proposed to the existing boat launch.

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Chairman Vakakes closed the Public Hearing.

Commissioner Young made the motion to approve ZA23-000035, 24 Canal Place PUD Master Plan Overlay, Commissioner Rease seconded. Motion approved 6-0 with the following Special Conditions:

1. Approve the specific development standards, uses, and Area and Dimensional requirements shown within the PUD Regulating Plan.
2. Approve the transient boat docking spaces to count toward the required parking for the development at a ratio of one (1) transient space equal to three (3) vehicular parking spaces.
3. A TIS assessing the impacts of the overall development and recommendations for mitigating impacts of the development shall be submitted at the time of the first Site Plan application.
4. Covenants and restrictions shall be submitted for review and approval at the time of Site Plan application.
5. FAA Form 7460-1 shall be submitted at the time of Site Plan application.

SITE PLANS:

None

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

PUBLIC PROJECTS:

None

OTHER BUSINESS:

None

COMMUNICATIONS FROM STAFF:

City Engineer Mark Acreman updated the Commission members on upcoming beach renourishment project and Phase 1 of the State Highway 59 widening project.

COMMUNICATIONS FROM COMMISSION:

ADJOURN:

There being no further business to come before the Commission, Chairman Vakakes adjourned the meeting at 4:45 p.m.

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Mell Davis

Secretary, Mell Davis

September 6, 2023

Date

Pete Vakakes

Chairman, Pete Vakakes