



**AGENDA**  
**GULF SHORES CITY COUNCIL**  
**COUNCIL WORK SESSION MEETING**  
**JANUARY 5, 2026**  
**4:00 P.M.**

**1. Councilmember Discussion Period**

- A. Councilwoman Jennifer Guthrie

**2. City Administrator**

- A. Amend Code Of Ordinances - Chapter 3 - Airport - Aircraft

Documents:

[CA - AGENDA ITEM SUMMARY - AMEND CODE - CHAPTER 3. AIRPORT - AIRCRAFT.PDF](#)

**3. Capital Projects Department**

- A. Award Bid - Asphalt Services, Inc. - Laguna Cove Restoration Project

Documents:

[CAP - AGENDA ITEM SUMMARY - LAGUNA COVE ASI CONTRACT.PDF](#)  
[CAP - LAGUNA COVE BID TABULATION.PDF](#)

**4. Engineering Department**

- A. Amend Code Of Ordinances - Golf Carts In Cotton Bay Subdivision

Documents:

[ENG - AGENDA ITEM SUMMARY - GOLF CART REQUEST - COTTON BAY.PDF](#)

**5. Financial Services Department**

- A. Authorize 2026 Taxi Franchise Renewals

Documents:

[FS - AGENDA ITEM SUMMARY - TAXI FRANCHISE RENEWAL 2026.PDF](#)

**6. Planning And Zoning Department**

- A. ZTA25-09 - Zoning Text Amendment - Article 3

Documents:

PAZ - AGENDA ITEM SUMMARY - CC ZTA25-09 ANNEXATION ZONING  
20260105.PDF

B. Annexation Request - 6951 Grund Lane - Malone

Documents:

PAZ - AGENDA ITEM SUMMARY - MALONE PROPERTY ANNEXATION.PDF  
PAZ - MALONE PROPERTY LOCATION MAP - 2025 AERIALS.PDF  
PAZ - MALONE PROPERTY OVERVIEW MAP - 6951 GRUND LN.PDF  
PAZ - MALONE PROPERTY ZONING DISTRICTS MAP.PDF

**7. Mayor Updates**

**8. Adjourn**



SMALL TOWN, BIG BEACH

## AGENDA ITEM SUMMARY

**DATE:** January 5, 2026

**TO:** Mayor and Members of the City Council

**FROM:** Jon Walker, City Administrator

**ISSUE:** City staff proposes to amend the Code of Ordinances Chapter 3 – *Airport - Aircraft*, Article 1, - In General, by changing certain language in sections Sec. 3-1. – *Airport Authority – Composition* and rewriting the entire section in order to ratify the change of the composition of the Airport Authority from five (5) directors to seven (7).

**RECOMMENDATION:** Staff recommends the City Council amend Chapter 3 – *Airport - Aircraft*, Article 1, - In General, by changing certain language in sections Sec. 3-1. – *Airport Authority – Composition*, as proposed.

**PREVIOUS COUNCIL ACTION:** N/A

**BUDGET IMPLICATIONS:** N/A

**RELATED ISSUES:** N/A

**ATTACHMENTS:** N/A

**DEPARTMENT:** Executive

**STAFF CONTACT:** Jon Walker, City Administrator

## AGENDA ITEM SUMMARY

**DATE:** December 16, 2025  
**TO:** City Council  
**FROM:** Capital Projects Department  
**ISSUE:** Laguna Cove Restoration Project – Construction Contract

**RECOMMENDATION:** Award the Laguna Cove construction contract to Asphalt Services, Inc. based on the unit pricing provided in their sealed bid in an amount not to exceed \$2,670,000.

The City opened bids on December 9, 2025 for the Laguna Cove project. Asphalt Services was the lowest confirming bidder with a total base bid amount of \$2,662,963.95. As this is a unit pricing contract, staff recommends awarding in an amount not to exceed \$2,670,000.

The City of Gulf Shores received a Natural Resource Damage Assessment (NRDA) grant from the Alabama Department of Conservation and Natural Resources (ADCNR) in 2017 to acquire a 53-acre tract of land formerly known as the Laguna Cove development. The NRDA grant also stipulated the City must conserve and restore the natural resources of the property and provide passive outdoor recreation.

The project includes:

1. Protection and restoration of critical habitat and wetlands
2. Public restrooms
3. Low-impact public parking
4. Passive recreation opportunities such as kayaking, birding, and interpretive boardwalks

Dune restoration will be performed in coordination with Fish & Wildlife.

**PREVIOUS COUNCIL ACTION:** Resolution 6916-25 authorized the execution of the grant amendment with ADCNR. Resolution 6981-25 authorized Goodwyn, Mills, & Cawood to provide professional services for the project.

**BUDGET IMPLICATIONS:** There is \$2,000,000 budgeted for this project in FY2026 in account 42-879-80911. The project had originally been anticipated to start in 2025 and carry forward into 2026, so the budget for this project will be updated in a future amendment. This project is 100% grant reimbursable.

**RELATED ISSUES:** None

**ATTACHMENTS:** Bid Tabulation

**DEPARTMENT:** Capital Projects

**STAFF CONTACT:** Clint Colvin



Project # Laguna Cove Restoration Project  
 Requisti 2025-1202

Bid Date: 12/9/2025  
 Bid Opening Time: 10:00 AM

ITEM #	Description	Unit	Quantity	Asphalt Services, Inc.		J. Hunt Enterprises		John Plott Company, Inc.		PL Russell		RH Deas Building Co LLC	
				Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost	Unit Price	Total Cost
1	MOBILIZATION/DEMOBILIZATION	LS	1	\$ 113,730.00	\$ 113,730.00	\$ 150,000.00	\$ 150,000.00	\$ 185,778.00	\$ 185,778.00	\$ 198,580.89	\$ 198,580.89	\$ 145,707.40	\$ 145,707.40
2	GEOMETRIC CONTROLS	LS	1	\$ 12,500.00	\$ 12,500.00	\$ 7,500.00	\$ 7,500.00	\$ 46,644.00	\$ 46,644.00	\$ 21,000.98	\$ 21,000.98	\$ 20,970.00	\$ 20,970.00
3	CLEARING AND GRUBBING (201-C)	LS	1	\$ 22,000.00	\$ 22,000.00	\$ 7,500.00	\$ 7,500.00	\$ 27,773.00	\$ 27,773.00	\$ 10,693.67	\$ 10,693.67	\$ 12,450.94	\$ 12,450.94
4	UNCLASSIFIED EXCAVATION (210-A)	CY	1060	\$ 12.00	\$ 12,720.00	\$ 20.00	\$ 21,200.00	\$ 58.90	\$ 62,434.00	\$ 27.49	\$ 29,139.40	\$ 12.00	\$ 12,720.00
5	BORROW EXCAVATION, SELECT FILL (A-3 OR BETTER) (210-D)	CY (TBM)	2119	\$ 23.00	\$ 48,737.00	\$ 25.00	\$ 52,975.00	\$ 21.00	\$ 44,499.00	\$ 39.35	\$ 83,382.65	\$ 36.75	\$ 77,873.25
6	ROADBED PROCESSING/COMPACTION EXISTING SUBGRADE (230-A)	LS	1	\$ 8,700.00	\$ 8,700.00	\$ 2,500.00	\$ 2,500.00	\$ 6,190.91	\$ 6,190.91	\$ 8,552.69	\$ 8,552.69	\$ 6,027.71	\$ 6,027.71
7	CRUSHED AGG BASE & FABRIC (825-B) 4" THICK	SY	1951	\$ 18.50	\$ 36,093.50	\$ 19.00	\$ 37,069.00	\$ 24.63	\$ 48,053.13	\$ 25.35	\$ 49,457.85	\$ 30.00	\$ 58,530.00
8	CRUSHED AGG BASE & FABRIC (825-B) 6" THICK	SY	5174	\$ 26.40	\$ 136,593.60	\$ 26.25	\$ 135,817.50	\$ 27.00	\$ 139,698.00	\$ 31.41	\$ 162,515.34	\$ 35.00	\$ 181,090.00
9	PERMEABLE PARKING STABILIZED AGGREGATE SURFACING (3" THICK) (305-B)	SY	560	\$ 16.60	\$ 9,296.00	\$ 85.00	\$ 47,600.00	\$ 19.06	\$ 10,673.60	\$ 53.79	\$ 30,122.40	\$ 20.00	\$ 11,200.00
10	TACK COAT (0.10 GAL/SY) (405-A)	GAL	501	\$ 10.00	\$ 5,010.00	\$ 7.80	\$ 3,907.80	\$ 5.75	\$ 2,880.75	\$ 8.88	\$ 4,448.88	\$ 5.25	\$ 2,630.25
11	BITUMINOUS WEARING SURFACE, 200#/SY (424-A)	TON	501	\$ 185.00	\$ 92,685.00	\$ 205.00	\$ 102,705.00	\$ 161.00	\$ 80,661.00	\$ 172.03	\$ 86,187.03	\$ 188.00	\$ 94,188.00
12	CONCRETE SIDEWALK, 4" THICK (618-A)	SY	1393	\$ 92.00	\$ 128,156.00	\$ 86.40	\$ 120,355.20	\$ 85.69	\$ 119,366.17	\$ 83.09	\$ 115,744.37	\$ 80.00	\$ 111,440.00
13	VEHICULAR CONCRETE, 6" THICK	SY	164	\$ 145.00	\$ 23,780.00	\$ 105.00	\$ 17,220.00	\$ 113.85	\$ 18,671.40	\$ 93.57	\$ 15,345.48	\$ 115.00	\$ 18,660.00
14	RIBBON CURB	LF	2842	\$ 34.00	\$ 96,628.00	\$ 26.40	\$ 75,028.80	\$ 21.28	\$ 60,477.76	\$ 27.62	\$ 78,496.04	\$ 25.00	\$ 71,050.00
15	TRUNCATED DOME SURFACE	EA	8	\$ 750.00	\$ 6,000.00	\$ 450.00	\$ 3,600.00	\$ 1,137.06	\$ 9,096.48	\$ 255.47	\$ 2,043.76	\$ 378.75	\$ 3,030.00
16	STRIPING	LS	1	\$ 7,500.00	\$ 7,500.00	\$ 10,000.00	\$ 10,000.00	\$ 5,750.00	\$ 5,750.00	\$ 7,214.09	\$ 7,214.09	\$ 5,825.00	\$ 5,825.00
17	AUTOMATED SWING GATE	EA	2	\$ 12,775.00	\$ 25,550.00	\$ 15,000.00	\$ 30,000.00	\$ 10,350.00	\$ 20,700.00	\$ 18,016.20	\$ 36,032.40	\$ 18,234.00	\$ 36,468.00
18	MODULARIZED BATHHOUSE BUILDING	EA	2	\$ 21,566.70	\$ 43,133.40	\$ 34,000.00	\$ 68,000.00	\$ 43,084.75	\$ 86,169.50	\$ 41,619.75	\$ 83,239.50	\$ 35,000.00	\$ 70,000.00
19	6" TAPPING SLEEVE AND VALVE	EA	1	\$ 7,992.15	\$ 7,992.15	\$ 6,266.00	\$ 6,266.00	\$ 5,613.31	\$ 5,613.31	\$ 5,762.09	\$ 5,762.09	\$ 5,500.00	\$ 5,500.00
20	6" PVC WATER MAIN	LF	312	\$ 58.65	\$ 18,298.80	\$ 50.00	\$ 15,600.00	\$ 54.41	\$ 16,975.92	\$ 33.96	\$ 10,595.52	\$ 32.50	\$ 10,140.00
21	FIRE HYDRANT ASSEMBLY W/ VALVE	EA	1	\$ 11,740.00	\$ 11,740.00	\$ 8,868.00	\$ 8,868.00	\$ 7,305.66	\$ 7,305.66	\$ 9,306.28	\$ 9,306.28	\$ 8,000.00	\$ 8,000.00
22	3/4" YARD HYDRANT	EA	6	\$ 1,809.20	\$ 10,855.20	\$ 1,500.00	\$ 9,000.00	\$ 561.63	\$ 3,369.78	\$ 3,958.20	\$ 23,749.20	\$ 800.00	\$ 4,800.00
23	1.5" WATER METER BOX SET (641-Q)	EA	1	\$ 1,576.00	\$ 1,576.00	\$ 500.00	\$ 500.00	\$ 2,389.94	\$ 2,389.94	\$ 3,061.87	\$ 3,061.87	\$ 1,650.00	\$ 1,650.00
24	1.5" PVC WATER LINE W/ VALVES, BENDS, AND FITTINGS)	LF	1,150.0	\$ 13.25	\$ 15,237.50	\$ 25.00	\$ 28,750.00	\$ 16.02	\$ 18,423.00	\$ 12.76	\$ 14,674.00	\$ 9.50	\$ 10,925.00
25	3/4" PEX WATERLINE W/ VALVES, BENDS, AND FITTINGS)	LF	800	\$ 13.40	\$ 10,720.00	\$ 25.00	\$ 20,000.00	\$ 8.63	\$ 6,904.00	\$ 17.58	\$ 14,064.00	\$ 5.50	\$ 4,400.00
26	3/4" HOSE BIB WITH AUTOMATIC SHUT-OFF	EA	8	\$ 525.00	\$ 4,200.00	\$ 150.00	\$ 1,200.00	\$ 230.00	\$ 1,840.00	\$ 350.32	\$ 2,802.56	\$ 400.00	\$ 3,200.00
27	565 SMSS ADA SHOWER	EA	1	\$ 6,500.00	\$ 6,500.00	\$ 3,500.00	\$ 3,500.00	\$ 7,160.61	\$ 7,160.61	\$ 7,290.57	\$ 7,290.57	\$ 10,574.00	\$ 10,574.00
28	POLYETHYLENE SHEETING (665-E)	SY	500	\$ 6.00	\$ 3,000.00	\$ 2.50	\$ 1,250.00	\$ 2.68	\$ 1,340.00	\$ 2.14	\$ 1,070.00	\$ 1.50	\$ 750.00
29	CONSTRUCTION ENTRANCE AND PAD	LS	1	\$ 1,600.00	\$ 1,600.00	\$ 4,500.00	\$ 4,500.00	\$ 7,500.00	\$ 7,500.00	\$ 4,993.45	\$ 4,993.45	\$ 3,150.00	\$ 3,150.00
30	SAND BAGS (665-G)	EA	250	\$ 10.00	\$ 2,500.00	\$ 10.00	\$ 2,500.00	\$ 13.22	\$ 3,305.00	\$ 5.55	\$ 1,387.50	\$ 3.50	\$ 875.00
31	SILT FENCE, TYPE A (665-J)	LF	8000	\$ 7.00	\$ 56,000.00	\$ 6.50	\$ 52,000.00	\$ 4.09	\$ 32,720.00	\$ 5.55	\$ 44,400.00	\$ 4.65	\$ 37,200.00
32	WATTLES (665-Q)	LF	200	\$ 12.00	\$ 2,400.00	\$ 8.00	\$ 1,600.00	\$ 5.06	\$ 1,012.00	\$ 11.10	\$ 2,220.00	\$ 7.00	\$ 1,400.00
33	WOOD BOLLARD FENCE (W-101)	LF	1541	\$ 67.00	\$ 103,247.00	\$ 13.00	\$ 20,033.00	\$ 20.17	\$ 31,081.97	\$ 20.70	\$ 31,898.70	\$ 29.75	\$ 45,844.75
34	OSPREY NEST	EA	1	\$ 5,160.00	\$ 5,160.00	\$ 5,000.00	\$ 5,000.00	\$ 5,520.00	\$ 5,520.00	\$ 7,891.10	\$ 7,891.10	\$ 5,592.00	\$ 5,592.00
35	WOODEN BOARDWALK W/ HANDRAIL	SF	4680	\$ 141.90	\$ 664,092.00	\$ 120.00	\$ 561,600.00	\$ 151.80	\$ 710,424.00	\$ 139.74	\$ 653,983.20	\$ 153.78	\$ 719,690.40
36	BOARDWALK W/ FLOW THROUGH DECK	SF	1081	\$ 133.30	\$ 144,097.30	\$ 130.00	\$ 140,530.00	\$ 142.60	\$ 154,150.60	\$ 161.23	\$ 174,289.63	\$ 144.46	\$ 156,161.26
37	FLOATING GANGWAY	LS	2	\$ 53,822.00	\$ 107,644.00	\$ 32,000.00	\$ 64,000.00	\$ 28,788.53	\$ 57,577.06	\$ 31,930.44	\$ 63,860.88	\$ 58,328.06	\$ 116,656.11
38	FLOATING KAYAK LAUNCH	LS	1	\$ 59,006.75	\$ 59,006.75	\$ 48,000.00	\$ 48,000.00	\$ 65,768.50	\$ 65,768.50	\$ 80,080.43	\$ 80,080.43	\$ 80,036.67	\$ 80,036.67
39	FLOATING OBSERVATION PLATFORM	LS	1	\$ 65,112.75	\$ 65,112.75	\$ 54,000.00	\$ 54,000.00	\$ 72,300.50	\$ 72,300.50	\$ 109,329.26	\$ 109,329.26	\$ 102,098.27	\$ 102,098.27
40	EASTERN PAVILION	LS	1	\$ 63,502.00	\$ 63,502.00	\$ 40,000.00	\$ 40,000.00	\$ 49,662.75	\$ 49,662.75	\$ 114,191.39	\$ 114,191.39	\$ 76,897.37	\$ 76,897.37
41	CENTRAL PAVILION	LS	1	\$ 67,520.00	\$ 67,520.00	\$ 40,000.00	\$ 40,000.00	\$ 49,662.75	\$ 49,662.75	\$ 91,684.41	\$ 91,684.41	\$ 72,059.13	\$ 72,059.13
42	SITE LIGHT POLES	EA	14	\$ 6,725.00	\$ 94,150.00	\$ 8,260.00	\$ 115,640.00	\$ 8,740.00	\$ 122,360.00	\$ 19,590.07	\$ 274,260.98	\$ 9,070.35	\$ 126,984.93
43	ELECTRICAL SERVICES	EA	1	\$ 36,000.00	\$ 36,000.00	\$ 382,320.00	\$ 382,320.00	\$ 201,595.00	\$ 201,595.00	\$ 138,623.70	\$ 138,623.70	\$ 165,850.57	\$ 165,850.57
44	NPDES PERMIT TRANSFER AND MONITORING	LS	1	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 24,690.50	\$ 24,690.50	\$ 7,491.88	\$ 7,491.88	\$ 5,825.00	\$ 5,825.00
45	UTILITY IMPACT FEES, WATER SERVICE	LS	1	\$ 12,000.00	\$ 12,000.00	\$ 6,500.00	\$ 6,500.00	\$ 6,210.00	\$ 6,210.00	\$ 5,993.23	\$ 5,993.23	\$ 11,650.00	\$ 11,650.00
46	SITE SECURITY ALLOWANCE	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
47	SITE FURNISHINGS ALLOWANCE	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
48	WAYFINDING AND INTERPRETIVE SIGNAGE ALLOWANCE	LS	1	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
49	OWNERS CONTINGENCY ALLOWANCE	LS	1	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
<b>TOTAL BASE BID</b>				<b>\$ 2,662,963.95</b>		<b>\$ 2,786,135.30</b>		<b>\$ 2,892,379.55</b>		<b>\$ 3,171,153.25</b>		<b>\$ 2,977,971.00</b>	
53	ALTERNATE NO. 1 WOOD BOLLARD FENCE (ALONG WEST BEACH ROAD; W-101)	LF	2675	\$ 47.00	\$ 125,725.00	\$ 13.00	\$ 34,775.00	\$ 18.18	\$ 48,631.50	\$ 20.70	\$ 55,372.50	\$ 29.54	\$ 79,019.50
54	ALTERNATE NO. 2 WESTERN BOARDWALK AND PAVILION · 6,634 SF OF 8' WIDE WOODEN BOARDWALK WITH HANDRAIL · PAVILION STRUCTURE (TO MATCH CENTRAL AND EASTERN PAVILION) · WESTERN PAVILION UTILITIES o (1 EA) PAVILION LIGHTING (INCLUDING ELECTRICAL SERVICE) o (1 EA) GFI RECEPTACLE o (1 EA) 3/4" HOSE BIB o (817PEX LF) 3/4" PEX WATERLINE (W/BENDS, FITTINGS AND VALVES)	LS	1	\$ 1,081,517.00	\$ 1,081,517.00	\$ 880,805.00	\$ 880,805.00	\$ 1,083,907.20	\$ 1,083,907.20	\$ 1,036,073.16	\$ 1,036,073.16	\$ 1,111,891.64	\$ 1,111,891.64
55	ALTERNATE NO. 3 SITE LANDSCAPING (SHEETS LS.00-LS.09)	LS	1	\$ 26,670.00	\$ 26,670.00	\$ 19,000.00	\$ 19,000.00	\$ 27,258.85	\$ 27,258.85	\$ 49,943.58	\$ 49,943.58	\$ 63,900.54	\$ 63,900.54
<b>TOTAL ADDITIVE ALTERNATE</b>				<b>\$ 1,233,912.00</b>		<b>\$ 934,580.00</b>		<b>\$ 1,159,797.55</b>		<b>\$ 1,141,389.24</b>		<b>\$ 1,254,811.68</b>	
<b>TOTAL BASE BID + ADDITIVE ALTERNATE</b>				<b>\$ 3,896,875.95</b>		<b>\$ 3,720,715.30</b>		<b>\$ 4,052,177.10</b>		<b>\$ 4,312,542.49</b>		<b>\$ 4,232,782.68</b>	



## AGENDA ITEM SUMMARY

**DATE:** December 8, 2025  
**TO:** City Council  
**FROM:** Jenny Wolfschlag, City Engineer  
**ISSUE:** Golf Carts in Cotton Bay Subdivision

**RECOMMENDATION:** Allow golf carts on the following roadways as shown on the attached map.

- Cotton Bay Blvd
- Savannah Ln
- Plantation Ln
- Cotton Bay Ln
- Cotton Bay Dr W
- Cotton Bay Dr E
- Cotton Bay Ct

**BACKGROUND:**

In November the city received a request from the Cotton Bay Homeowners' Association to formally request that the subdivision be designated to allow golf carts. Engineering has coordinated with the Police Department and Public Works and recommends approving this request.

**PREVIOUS COUNCIL ACTION:** In 4/12/21 the Golf Cart Ordinance was updated. This ordinance allows for golf carts on many local roads. Additional roads were added in June, 2025.

**BUDGET IMPLICATIONS:** There will be no modification to the existing roadways, signage will be added to the subdivision. Ongoing maintenance costs of the infrastructure is included in the current and future Public Works operations budgets

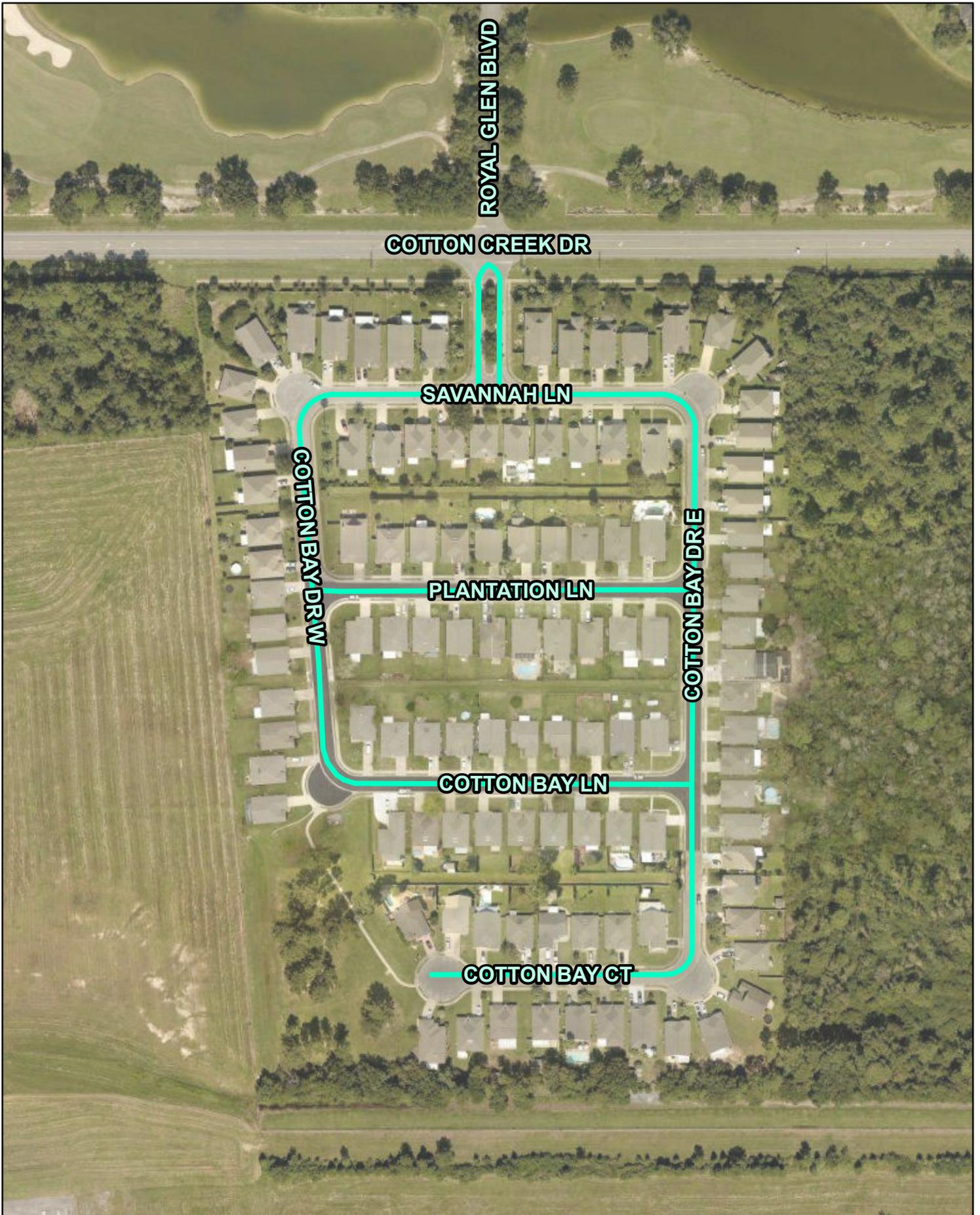
**RELATED ISSUES:** None

**ATTACHMENTS:**

- Golf Cart Map

**DEPARTMENT:** Engineering

**STAFF CONTACT:** Jenny Wolfschlag



ROYAL GLEN BLVD

COTTON CREEK DR

SAVANNAH LN

COTTON BAY DR W

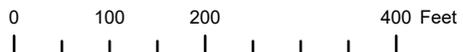
PLANTATION LN

COTTON BAY LN

COTTON BAY CT

COTTON BAY DR E

Proposal - Allow Golf Carts  
Cotton Bay Subdivision Streets  
December 1, 2025





October 19<sup>th</sup>, 2025

**City of Gulf Shores**

Attn: To Whom It May Concern  
1905 W 1st Street  
Gulf Shores, AL 36542

**Subject:** Authorization for Designation as a Golf Cart Community

Dear City Officials,

On behalf of the Board of Directors for the Cotton Bay Homeowners' Association, this letter serves as formal confirmation that the Association grants its authorization and full support for the Cotton Bay HOA community to be officially recognized and designated by the City of Gulf Shores as a "**Golf Cart Community**".

The Association affirms that it understands and will comply with any applicable city ordinances, safety standards, and operational guidelines governing the use of golf carts within residential communities. This designation aligns with the community's interests in promoting accessibility, resident convenience, and sustainable transportation alternatives within Cotton Bay.

Please accept this correspondence as the Association's official consent to move forward with the process of recognition and any subsequent approvals or documentation required by the City.

Should additional information or documentation be needed to complete this request, please do not hesitate to contact our management office.

Sincerely,

**Brittany "Britt" Oakes**

On behalf of the **Cotton Bay Board of Directors**  
Cotton Bay Homeowners' Association  
c/o Waves Association Management  
7801 State Hwy 59 South, Foley, AL 36535  
**251-943-7410 or [britt@wavesassocmgmt.com](mailto:britt@wavesassocmgmt.com)**



SMALL TOWN, BIG BEACH

## COUNCIL AGENDA SUMMARY

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

**FROM:** Anna Franklin Director of Financial Services

**SUBJECT:** 2026 Taxi Franchise Renewal Requests

**DATE:** January 5, 2026

**ISSUE:** In accordance with City of Gulf Shores Code of Ordinances, Chapter 22, the taxi companies on the attached list are requesting to renew their taxi franchise agreements for 2026.

**BACKGROUND:** These taxi companies will have satisfied the requirements for franchise renewal, including providing proof of insurance, a list of vehicles, a list of their permitted drivers, and vehicle inspections prior to being issued 2026 decals to operate.

**PREVIOUS COUNCIL ACTION:** Adopted Ordinance 2146, December 2, 2024, granting 2025 Taxi Franchise Renewals.

**RECOMMENDATION:** Approval is recommended.

**BUDGET IMPLICATIONS:** Each franchisee pays a \$200 franchise fee annually and is required to maintain a business license. Annual business license fees are based on gross receipts; license fees start at \$135. Individual drivers also pay an annual permitting fee; \$25 for new and \$10 for renewal.

Total estimated contribution to the 2026 budget is \$4,485.00

**RELATED ISSUES:** None

**ATTACHMENTS:** None

**DEPARTMENT:** Financial Services

**STAFF CONTACT:** Anna Franklin, Director of Financial Services



SMALL TOWN, BIG BEACH

## Taxi Companies Requesting Franchise Renewals

A-1 Ms Mary Taxi Service LLC  
Bama Beach Shuttle LLC  
Beach Buggy Taxi Service LLC  
Beach Express Taxi LLC  
Blue Dolphin Taxi Gulf Coast LLC  
Coast Cab  
Coastal Express Shuttle  
Crozzzzcabz Inc  
Gulf Logistics LLC  
Jersey Taxi LLC  
Perdido Key Party Bus  
Robins Rides  
The Surfside Shuttle



SMALL TOWN, BIG BEACH

**TO:** Mayor & Council

**FROM:** J. Scott Stephens, Planning Director

**DATE:** January 5, 2026

**RE:** **Zoning Text Amendment – Initial Zoning for Annexations (ZTA25-09)**

**ISSUE:** The City proposes to amend Article 3: Administration, § 3-8 Procedure for Zoning Newly Annexed Land, of the Zoning Ordinance, to require properties requesting annexation to complete the rezoning process prior to annexation, with an exception for existing single family uses.

**RECOMMENDATION:** Staff and the Planning Commission recommend the City Council approve the Zoning Text Amendment.

**BACKGROUND:** On December 16, 2025, after holding a public hearing, the Commission voted to recommend approval of the Zoning Text Amendment.

**PREVIOUS COUNCIL ACTION:** N/A

**BUDGET IMPLICATIONS:** N/A

**RELATED ISSUES:** N/A

**ATTACHMENTS:** Staff Report & Proposed Ordinance

**DEPARTMENT:** Planning & Zoning

**STAFF CONTACT:** Scott Stephens

## Zoning Text Amendment – Initial Zoning on Annexation

Staff Report: Scott Stephens

Council COW Meeting Date: January 5, 2025

Application #: ZTA25-09

Applicant: City of Gulf Shores

---

STAFF RECOMMENDATION:

APPROVE

---

### SUMMARY OF REQUEST

The City proposes to amend Article 3: Administration, § 3-8 Procedure for Zoning Newly Annexed Land, of the Zoning Ordinance.

### DETAILS OF REQUEST

This text amendment will amend the Zoning Ordinance language which sets the initial zoning of newly annexed land. Currently, annexed land is initially zoned R-1-4 Residential/Medium-Density Single-family District, or if the property is existing within a Baldwin County Zoning District, the initial zoning would be the zoning that is the most comparable.

As originally proposed to the Planning Commission, the amendment would have set the initial zoning upon annexation to AG Agricultural District, unless there is an existing single-family use, which would then allow the initial zoning to be R-1-1, R-1-2, R-1-3, or R-1-4, based upon the zoning which most closely corresponds to the minimum lot area in Table 7-1B: Area and Dimensional Regulations for Residential Districts.

During the Planning Commission's discussion and deliberation at their December 16, 2025, meeting, the Commission decided to recommend that all property proposing to be annexed into the Gulf Shores City Limits must go through the rezoning process as allowed by *Code of Alabama* § 11-52-85, unless the property has an existing single family residential structure.

### ANALYSIS

When considering the zoning for newly annexed land, the City should consider the most appropriate category on a case-by-case basis, taking into account the location, Future Land Use Plan, surrounding uses, and other criteria. R-1-4 may not be the most appropriate zoning district for all properties annexed into the City, nor may the existing Baldwin County zoning.

Rezoning allows the City to decide the zoning of the property up to 180 days prior to annexation (see *Code of Alabama* § 11-52-85), which would then be the initial zoning when it is later annexed. This requires the applicant to first go to the Planning Commission to receive a zoning recommendation prior to appearing before the Council. In typical practice, the rezoning and annexation ordinances would appear in tandem on the Council agenda, with the rezoning being decided immediately prior to the annexation.

Occasionally, individual lots with an existing single-family house will request to be annexed into Gulf Shores, typically for access to the Gulf Shores City Schools. The proposed Zoning Text Amendment allows for an exception for these type of situations which will set the initial zoning

to the most appropriate 'R-1' district that matches the subject property's lot size.

**RECOMMENDATION**

Staff recommends approval of the Zoning Text Amendment as drafted.

Note that this Zoning Text Amendment will need to be properly advertised prior to the Council voting on it (i.e. the ordinance will not appear on the Council agenda immediately following the work session it was introduced).

**ATTACHMENTS:** Proposed Zoning Text Amendment Ordinance

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO AMEND ORDINANCE NO. 1584  
(ZONING ORDINANCE) ADOPTED JANUARY 1, 2010,  
AT ARTICLE 3: ADMINISTRATION BY CHANGING CERTAIN LANGUAGE AND  
REWRITING AS REQUIRED  
(ZTA25-09)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GULF SHORES,  
ALABAMA, WHILE IN REGULAR SESSION ON \_\_\_\_\_, as follows:

**Section 1.** That Ordinance 1584 (Zoning Ordinance) adopted January 1, 2010, be and it is hereby amended by **adding** or changing certain language (and deleting ~~strike through~~ text) and rewriting as follows:

§ 3-8. Procedure for Zoning Newly Annexed Land.

- A. **Prior to the City Council considering the annexation of property into the corporate limits, an applicant shall first request an initial zoning recommendation from the Planning Commission using the pre-zoning process as found in the manner set forth in §3-6 Zoning Amendments and/or the Code of Alabama § 11-52-85 Pre-zoning of Territory Proposed for Annexation by Municipality. Properties with an existing, single-family principal use, shall upon annexation be immediately zoned as follows:**
1. **Initial zoning shall be R-1-1, R-1-2, R-1-3, or R-1-4, based on that which most closely corresponds to the adjacent properties and the minimum lot area in Table 7-1B, unless the pre-zoning process is followed.**

~~Land newly annexed into the City (except that property described in Subsections B and C below) shall be immediately placed into the R-1-4 District. Any change in this district classification shall be made as an amendment to this Ordinance in the manner set forth in §3-6 Zoning Amendments.~~

- B. ~~Those newly annexed lands that previously existed in a Baldwin County Zoning District 30 shall immediately and automatically be rezoned upon annexation from the Baldwin County Zoning classification to a comparable City zoning classification as listed in Table 3-9.~~
- C. ~~Those newly annexed lands that previously existed in Baldwin County Zoning District 25 shall immediately and automatically be rezoned upon annexation from the Baldwin County Zoning classification to a comparable city zoning classification as listed in Table 3-9 and shall be within the Fort Morgan Peninsula Overlay District (see §10-8):~~
- D. ~~Any development, including subdivisions and PUDs approved prior to annexation by the County or City and having prescribed area and dimensional regulations approved therewith, shall be honored by the City for the purpose of issuing Building Permits.~~
- E. ~~The provisions of Subsection C shall be retroactive to April 7, 1993.~~

<b>Table 3-9: Comparable Zoning for Land Annexed from Baldwin County</b>			
<b>County Zoning – District 30</b>	<b>City Zoning</b>	<b>County Zoning – District 25</b>	<b>City Zoning</b>
RA, ER	AG	RA, ER	AG
RR, R1(a), R1(b)	R-1-1	RR, R1(a), R1(b)	R-1-2 FM
R2(a)	R-1-2	R2(a)	R-1-2 FM
R2(b)	R-1-3	R2(b)	R-1-3 FM
R3	R-1-4	R3	R-1-4 FM
R4	R-2	R4	R-2 FM
R6	R-3	R6	BT-1 FM
MHP	R-5	MHP	R-5
B1	BN	B1	BN FM
B2	BG	B2	BG-1 FM
B3	BG	B3	BG-2 FM
MR, TR	BT-1	B4, MR, TR	BT-1 FM
OR	OS	OR	OS
M1, M2	IND	M1, M2	IND

**Section 2.** That the Gulf Shores Planning Commission heard this request at its December 16, 2025, meeting, and after holding a public hearing, voted to recommend this amendment.

**Section 3.** That the provisions of this Ordinance are severable and a determination of the invalidity of any portion of this Ordinance shall not affect the validity and enforceability of the remainder of the Ordinance.

**Section 4.** That this Ordinance shall become effective immediately after its adoption and publication as required by law.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Robert Craft, Mayor

ATTEST:

\_\_\_\_\_  
Tobi Waters  
City Clerk



SMALL TOWN, BIG BEACH

**DATE:** January 5, 2026

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

**FROM:** Andy Bauer, Zoning Administrator

**SUBJECT:** ANX25-000009 Annexation – Malone Property (6951 Grund Lane)

**ISSUE:** Petition for Annexation – The City received an annexation application from Anhlee Malone who owns property at 6951 Grund Lane.

**RECOMMENDATION:** Staff recommend the City Council approve the annexation request.

**BACKGROUND:** The 0.70-acre property is developed with a manufactured home and is in a part of unzoned Baldwin County. Upon annexation the property will be zoned R-1-4 Residential/Medium-Density Single-family District. The subject property abuts the city limits and complies with the annexation criteria. The applicant's reason for annexation is to bring the property into the City of Gulf Shores and match the surrounding city zoning.

**PREVIOUS COUNCIL ACTION:** Not Applicable

**BUDGET IMPLICATIONS:** Not Applicable

**RELATED ISSUES:** Not Applicable

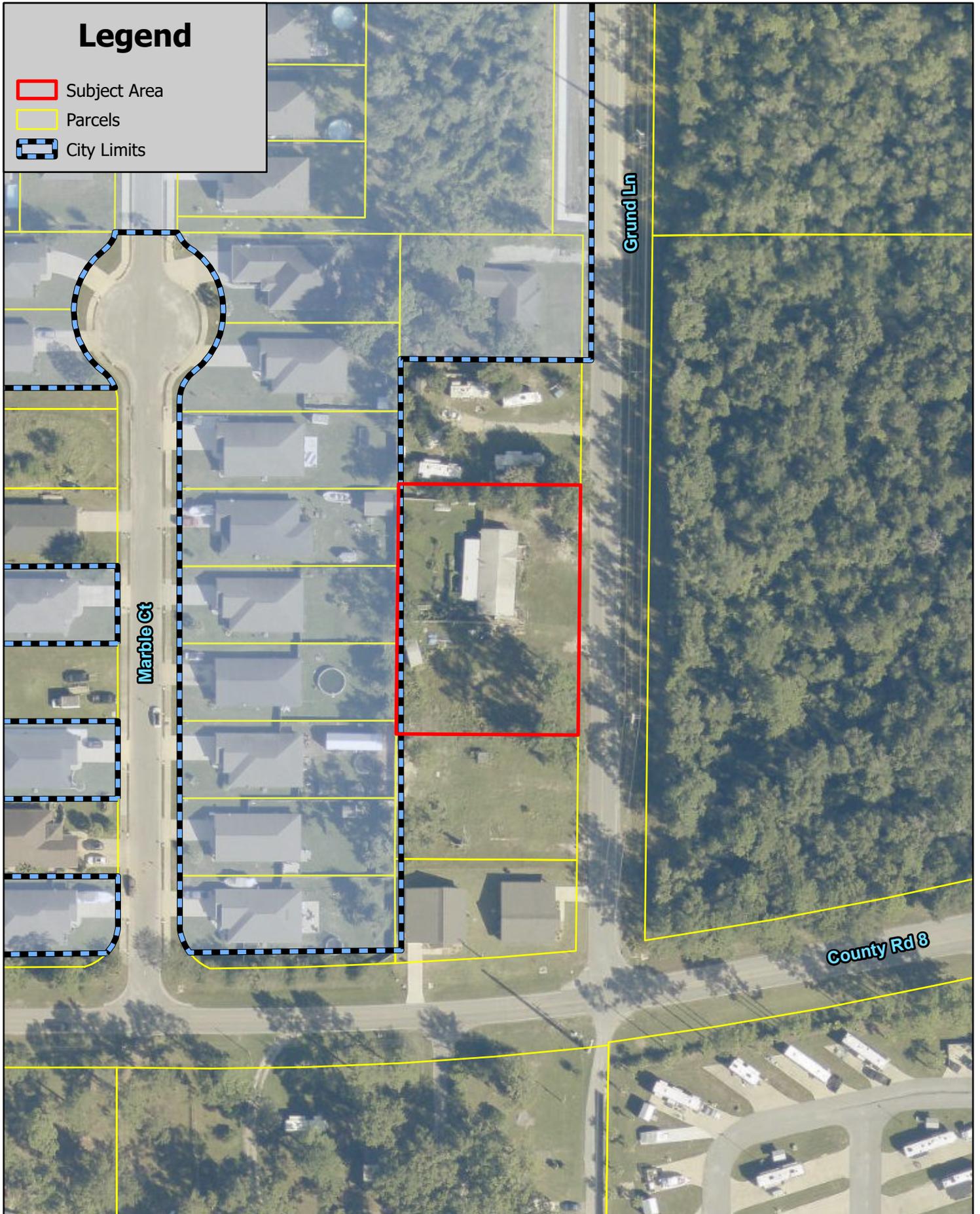
**ATTACHMENTS:** Property Location Maps

**DEPARTMENT:** Planning & Community Development

**STAFF CONTACT:** Andy Bauer

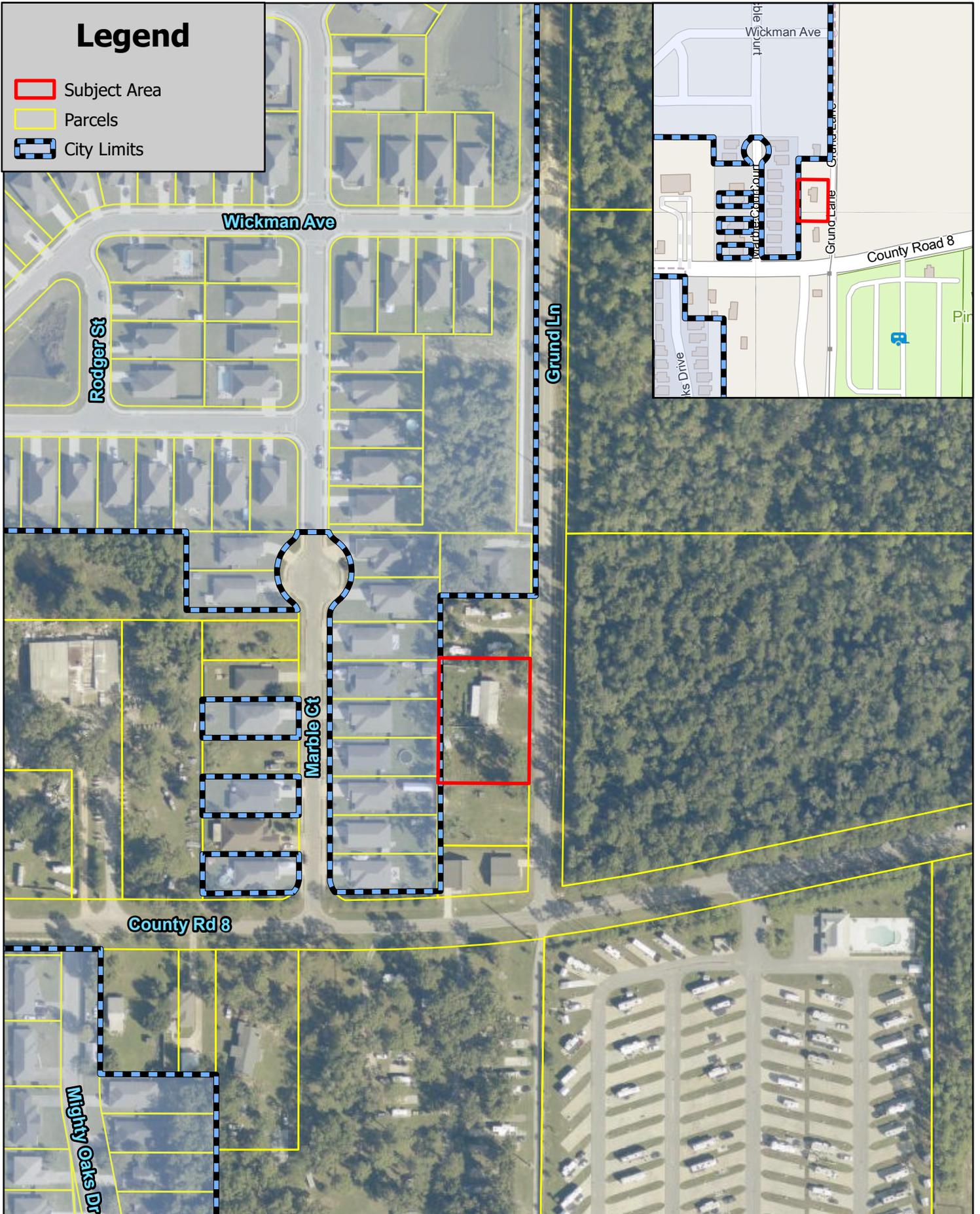
# Legend

-  Subject Area
-  Parcels
-  City Limits



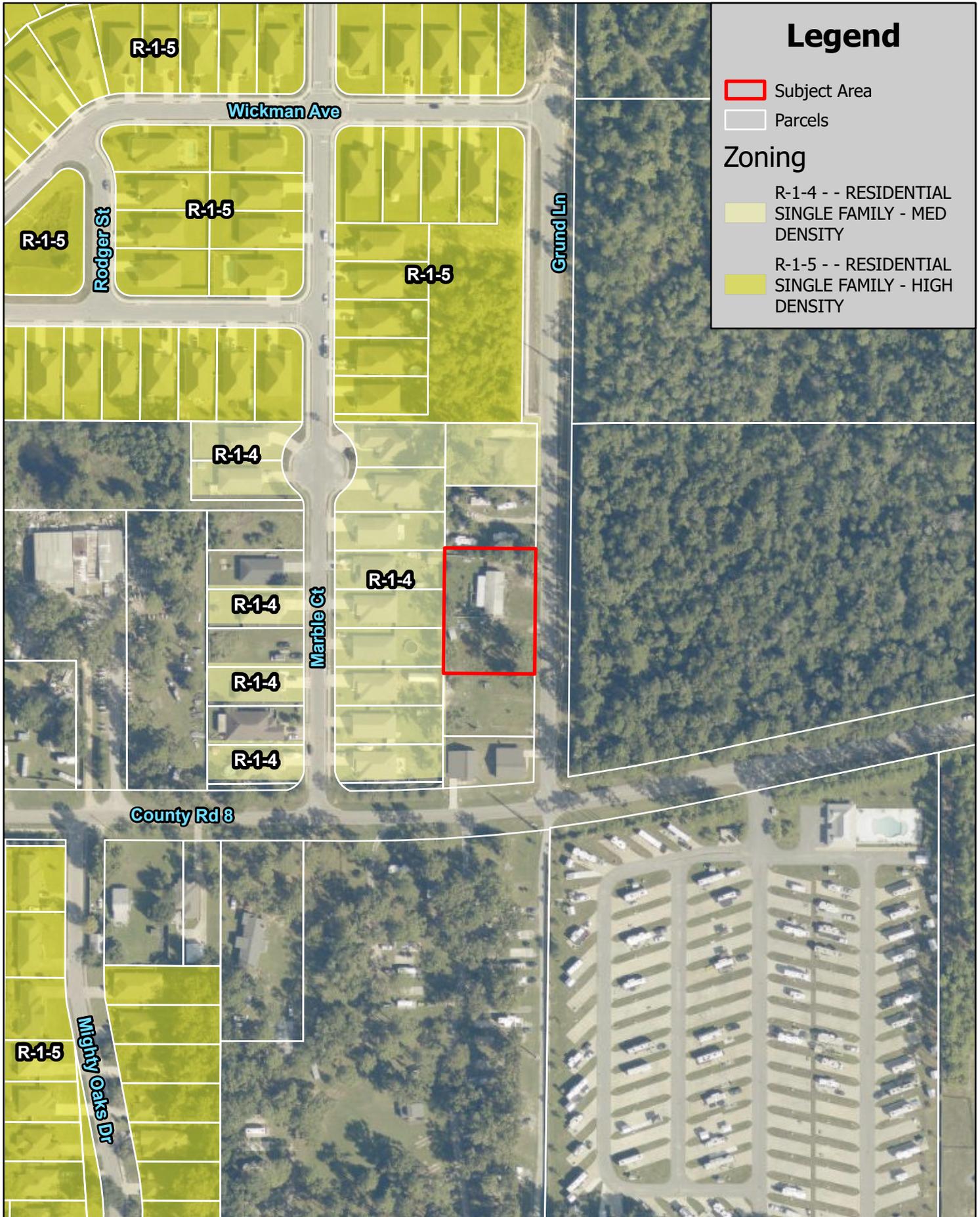
# Legend

-  Subject Area
-  Parcels
-  City Limits



Annex 6951 Grund Ln  
Overview Map  
ANX25-000009 - January 12, 2026





### Legend

- Subject Area
- Parcels

### Zoning

- R-1-4 - - RESIDENTIAL SINGLE FAMILY - MED DENSITY
- R-1-5 - - RESIDENTIAL SINGLE FAMILY - HIGH DENSITY

