

January 27, 2026 Planning Commission Meeting

1. Call To Order

2. Roll Call

3. Approval Of Minutes:

December 16th Regular Planning Commission Meeting Minutes

Documents:

[December 16 2025 Minutes.pdf](#)

4. Public Hearing- 1

ZA25-000062: Colonial Traditions Ph. 3A Preliminary Subdivision Plat

Documents:

[Colonial Traditions Ph 3 A Staff Report And Resolution.pdf](#)

[Colonial Traditions Plans 1.Pdf](#)

[Colonial Traditions Plans 2.Pdf](#)

5. Public Hearing- 2

ZA26-000001: Riviera Plaza Property Prezone & Annexation

Documents:

[Riviera Properties Staff Report And Maps.pdf](#)

6. Public Hearing- 3

ZTA25-10: Walking District Overlay Zoning Text Amendment

Documents:

[Walking Overlay District Staff Report.pdf](#)

7. Other Business

A. City of Gulf Shores Sportsplex Additions

Documents:

[Sportsplex Additions Staff Report.pdf](#)

[Sportsplex Plans.pdf](#)

8. Communications From Staff/Planning Communication

A. Subdivision Regulations

B. Comprehensive Plan

9. Hearing Of Persons Not Listed On The Formal Agenda:

A. SE Civil- Proposed Ellenburg Property Development Presentation

10. Adjourn

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF DECEMBER 16, 2025**

COMMISSION PRESENT:

Chairman Pete Vakakes, Commissioner Frank Malone, Commissioner Phillip Harris, Commissioner Fallon Young, Commissioner Grant Brown, Commissioner Jason Holt, Commissioner Dr. Mary Edwards Long, Commissioner Ray Moore

COMMISSION ABSENT: Commissioner Richard Lamar

STAFF PRESENT:

Planning Director Scott Stephens; Zoning Administrator Andy Bauer; Fire Marshal George Surry; City Planner Jennifer Watkins, Commission Secretary Mell Davis.

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 November 18, 2025, and the Work Session Meeting of December 2, 2025

Commissioner Harris made a motion to approve the minutes from November 18, 2025, and December 2, Work Session; the motion was seconded by Commissioner Brown. The motion was approved 7-0 with Commissioner Young abstaining.

ITEMS FOR DEFERRAL:

A. ZA25-000054: Arbor Property Rezone

Commissioner Brown made the motion to defer ZA25-000054, Arbor Property Rezone to the January 2026 Planning Commission meeting. Commissioner Holt seconded, the motion was approved 8-0.

PUBLIC HEARINGS:

A. ZA25-000055: Morlin Subdivision (Lot 21 Bon Secour Village South) Final Plat Request: The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is in Bon Secour Village.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Holt made the motion to approve, ZA25-000055: Morlin Dixon (Lot 21 Bon Secour Village South) Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0.

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B. ZA25-000058: Lot 23 Bon Secour Village South Final Plat

Request: The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is in Bon Secour Village.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Brown made the motion to approve, ZA25-000058: Lot 23 Bon Secour Village South Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0.

C. ZA25-000056: Resubdivision of Lot 10, Block 1, Unit 2 Gulf Shores (Lindsey) Final Plat.

Request: The applicant seeks Final Subdivision Plat approval to split one lot into two lots. This property is located at 217 West Lagoon Avenue.

Chairman Vakakes opened the Public Hearing.

There were no public comments.

Chairman Vakakes closed the Public Hearing.

Commissioner Harris made the motion to approve, ZA25-000056: Resubdivision of Lot 10, Block 1, Unit 2 Gulf Shores (Lindsey) Final Subdivision Plat. Commissioner Young seconded the motion; it was approved 8-0 with the following conditions:

1. A Wetland waiver shall be approved by the City Council in order to plat wetlands on new duplex zoned lots.
2. Signs shall be placed at the 30' buffer line providing notice to future property owners of the protected nature of the buffer and wetlands.

D. ZA25-000053: Crystal Village Conditional Use Permit (CUP)

Request: The applicant seeks approval of a Conditional Use Permit to allow a beach access easement located at 957 West Beach Boulevard to serve a 17-unit cottage subdivision development located across the street at 975 West Lagoon Avenue.

Commissioners discussed size of parking spaces on Ocean House's property and if the crosswalk would be signaled or painted. Zoning Administrator, Andy Bauer, relayed the parking spaces would be for compact cars, 8x19 in size. The crosswalk being signaled or painted would be determined by ALDOT.

Chairman Vakakes opened the Public Hearing.

One resident, John Boller, requested that the landing from the dune walkover turn east, away from Surfside Shores Condominium.

Chairman Vakakes closed the Public Hearing.

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Commissioner Young made the motion to approve, ZA25-000053: Crystal Village Conditional Use Permit (CUP) adding condition #10, the dune walkover ramp landing shall be approved by ADEM and face towards the east. Commissioner Dr. Mary Long seconded the motion; it was approved 8-0 with the following conditions:

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 for the houses within Crystal Village Cottage Subdivision, 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 for the houses within Crystal Village Cottage Subdivision, 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 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 with 1 tree and 4 shrubs every 25ft prior to the issuance of a Certificate of Occupancy for the houses within Crystal Village Cottage Subdivision.
10. The dune walkover ramp landing shall be approved by ADEM and face towards the east.

E. ZTA25-06: Vacation Rental Signs Zoning Text Amendment

Request: The City of Gulf Shores seeks to amend Article 18, *Sign Regulations*, to modify the vacation rental sign standards.

Chairman Vakakes opened the Public Hearing.

Wilson Gaberino asked that some of the requirements be clarified.

Commissioner Young made the motion to approve ZTA25-06, Vacation Rental Signs Zoning Text Amendment. Commissioner Holt seconded; it was approved 8-0.

Commissioner Long left the meeting.

F. ZTA25-10: Zoning Text Amendment Walking Overlay District

Request: The City of Gulf Shores seeks to amend section 10-3, Walking Overlay District, to amend the boundaries of district and allowed uses.

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Commissioners had questions regarding nonconforming properties and what rights they would have to rebuild if their structure was destroyed more than 50%.

Chairman Vakakes opened the Public Hearing.

Lorenzo Rease had concern for the rights for the nonconforming property owners and their right to rebuild.

Chairman Vakakes closed the Public Hearing.

Commissioner Brown made the motion to table ZTA25-10, Zoning Text Amendment Walking Overlay District. Commissioner Young seconded the motion; it was approved 7-0.

G. ZTA25-09: Zoning Text Amendment Annexation/Prezone Regulations

Request: The City of Gulf Shores seeks to amend section Article 3-8, Procedure for Newly Annexed Land and any other affected Articles of the Zoning Ordinance.

Chairman Vakakes opened the Public Hearing.

Trent Wilson asked the Commissioners if this were to be approved tonight when would it go into effect. Planning Director, Scott Stephens, said that this would only be a recommendation to City Council and it would not take effect until they voted on it in early 2026.

Chairman Vakakes closed the Public Hearing.

In the discussion, the Commissioners decided to recommend all future properties be annexed with prezone zoning unless they are existing single-family homes which would be annexed into the city with the most similar "R-1" residential zoning.

Commissioner Brown made the motion to approve ZTA25-09, Zoning Text Amendment Annexation/Prezone Regulations, with the discussed changes, Commissioner Harris seconded the motion; it was approved 7-0.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA: None.

OTHER BUSINESS:

- A. Bylaws: Commissioner Young motioned to approve the changes made to the Planning Commission Bylaws. Commissioner Brown seconded. The motion was approved 7-0.
- B. The 2026 Planning Commission Meeting Dates & Deadlines was presented to the Commission.

COMMUNICATIONS FROM STAFF:

**MINUTES OF THE PLANNING COMMISSION
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- A. Planning Director, Scott Stephens, said City Subdivision Regulations will be reviewed in 2026 by the Commission.

COMMUNICATIONS FROM COMMISSION:

ADJOURN: Chairman Vakakes adjourned the meeting at 5:55 p.m.

Chairman, Pete Vakakes

Secretary, Mell Davis

Date

Colonial Traditions Ph. 3A Subdivision – Preliminary Plat

Staff Report: Andy Bauer
Application #:ZA25-000062

Planning Commission Meeting Date: January 27,2026
Applicant: Dewberry
Engineers
Property Location: Colonial Traditions PUD

STAFF RECOMMENDATION: DENIAL

SUMMARY OF REQUEST

The applicant seeks Preliminary Subdivision Plat approval for a 43-lot single family subdivision on a portion of Lot 7 of Colonial Traditions Subdivision. The property is in the middle of Traditions Way and is zoned General Business with a PUD Overlay. This phase is named Phase 3A.

EXISTING CONDITIONS AND SURROUNDING CONTEXT

The property is currently vacant wooded. Traditions Way street was constructed in 2006 when the original subdivision was approved. Traditions Way has not been accepted by the City Council for maintenance.

The surrounding zoning districts and land uses are as follows:

- North – General Business –PUD Overlay / Vacant land part of Colonial Traditions PUD
- South – General Business –PUD Overlay / Colonial Traditions Clubhouse & Amenities
- East – General Business – PUD Overlay / Townhouses (under construction) & Vacant Land
- West – General Business –PUD Overlay / Vacant Land

BACKGROUND

Development Timeline

- **2006** – The Planning Commission granted Preliminary and Final Subdivision Plat approval to subdivide 188 acres into eight lots.
- **2007** – Lots 3-8 of Colonial Traditions Subdivision were rezoned from BG-General Business to BG/Planned Unit Development (PUD) Overlay, and a PUD Master Plan was approved. The Master Plan for the 121-acre development identified a mixture of single-family and multi-family residential uses and building types, with a maximum of 1,208 units. The PUD overlay reduced density from 20 units per acre allowed by the BG Zoning District to 10 units per acre.
- **2008** – The PUD was amended to include lots 1 & 2 of Colonial Traditions Subdivision. Lots 1 & 2 are two commercial lots with frontage along Alabama State Highway 59.
- **2016** – The City Council re-activated the Colonial Traditions PUD.
- **2020 to 2021** - The Planning Commission granted Preliminary and Final Subdivision Plat approval for a 20-lot single-family subdivision on Lot 6 of the Colonial Traditions PUD (Phase 1).
- **2021 to 2022** – The Planning Commission granted Preliminary and Final Subdivision Plat approval for a 50-lot single-family subdivision on a portion of Lot 3 of Colonial Traditions PUD (Phase 2).
- **March 10, 2025** - The City Council approved a Major Planned Unit Development (PUD) Amendment on Lot 7 of Colonial Traditions PUD for 106, single-family attached and detached units on 18.40 acres.
- **November 6, 2025** – City staff, in accordance with Article 15-6., H. Amendments, of the Zoning Ordinance approved a Minor PUD Amendment affecting Lot 7 of Colonial Traditions PUD. The amendment will allow Lot 7 to consist of 87 single-family attached and detached units (38 townhomes and 49 single family homes) on 18.40 acres and authorized the project to be completed and platted in two phases.

PUBLIC NOTIFICATION

This application was advertised as required by Section 4-2 of the Subdivision Regulations. As of the date of the writing of the staff report, staff have received correspondence from two home owners within the development. The citizens have questions and concerns about the state of the infrastructure, emergency access, and utilities.

ZONING

Colonial Traditions PUD Master Plan indicates Lot 7 is designated for single family uses. The adopted Land Development Handbook allows Lot 7 to be developed with townhomes, courtyard lots, and cottage lots. The Land Development Handbook includes building types, setbacks, layout, and typical street section provisions for each lot type. The overall development is not allowed to exceed 10 units per acre with each phase not exceeding 20 units per acre. The Land Development Handbook includes building types, setbacks, layout, and typical street section provisions for each lot type.

PROPOSED SUBDIVISION PLAN

The 43-lot subdivision is located on a portion of Lot 7. Specifics of the subdivision are as follows:

- Acreage – 10.63 ac
- Use –Single Family Detached Houses
- Number of Lots – 43
- Dwelling Units per Acre – 4
- Rear Loaded Lots - All 43 lots are accessed from the rear of the property by private alleys;
- Lot Sizes - Largest Lot = 8,220sf / Smallest Lot = 5,202sf;
- Setbacks: Front-15ft, Rear-5ft, Side Yards-5.5ft, and Street Side Yard-10ft;
- Lot Width – 46ft typical
- Open Space – 2.33 acres (22%)
- Amenities – Existing Clubhouse, Swimming Pool, Tennis Courts

ANALYSIS

Plan Review

Zoning - The proposed single-family detached housing use, lot layout and density proposed in Phase 3A complies with the approved PUD Master Plan and Land Development Handbook. The proposed lots are to be developed with single-family houses all accessed from rear alley ways.

Prior to Final Subdivision Plat approval, the applicant shall submit proposed housing styles and layouts so that city staff can confirm compliance with the housing styles established by the approved Land Development Handbook.

Roadway Design/Access – Two new public streets, Cornelia Avenue and Winthrop Street are proposed within this phase of Colonial Traditions. All lots within Phase 3A of Colonial Traditions Subdivision are accessed from the rear of the properties from private 20ft and 30ft wide alley ways. The private alleys are connected to Traditions Way, Cornelia Avenue or Winthrop Street and no access is allowed to Traditions Way from the individual lots. The private alley ways are consistent with the PUD Master Plan and are allowed in planned unit developments. As referenced in the staff report and approval letter for Colonial Traditions Preliminary Subdivision Plat dated March 10, 2006, and letter addressed to Colonial Property Services, Inc. (applicant) on March 13, 2006, the developer was required to participate in a third access connecting Colonial Traditions to State Highway 59. The proposed street names have been approved by the Baldwin County E-911 Addressing Department.

Common/Open Space – The Open Space complies with the Subdivision Regulations. 2.33 (22%) acres of Phase 3A is composed of common open space. The Subdivision Regulations require 10% of a subdivision to be common space. The primary open space is located around the storm water pond and is accessed by a sidewalk that circles the pond. Open space areas beyond the pond are to be sodded for active and passive recreational purposes.

Directly south of Phase 3A is the existing pool, clubhouse, tennis courts and parking area that serve as the primary common area and amenities for Colonial Traditions. These facilities were rehabbed and re-opened to serve as amenities for the residents of Phase I and Phase 2. The future residents

of Phase 3A will also have the right to use the existing amenities. A home owners association will maintain the common areas.

Sidewalks – Four-foot-wide sidewalks were constructed within the Traditions Way rights-of-way when the street was originally built in 2006. Portions of this sidewalk are in disrepair and must be brought into compliance with the standards of the Americans with Disabilities Act (ADA) prior to Final Subdivision Plat approval. New five-foot-wide sidewalks are proposed within the rights-of-way of Cornelia Avenue and Winthrop Street. Additionally, a new five-foot-wide sidewalk is proposed around the storm water pond. The new sidewalks are connected to the existing sidewalks, common open spaces, and existing clubhouse and amenities.

Subdivision Drainage – A Stormwater Drainage Plan and report were submitted to the City and reviewed by the City Engineering Department. The project proposes to use a single wet detention pond.

Landscape Plans – Street trees were planted every ± 25 ft on center within the right-of-way of Traditions Way when the original subdivision was approved. These Live Oak trees are now between 6-10 inches in diameter. A seven-foot landscape planting strip is planned within the rights-of-way of Cornelia Avenue and Winthrop Street. This landscape strip will be planted with Southern Live Oaks and Tulip trees (or a street tree as recommended by the City Arborist) every 100ft in an alternating pattern. As required by the landscape standards within the Subdivision Regulations, three trees every 100ft are proposed around the storm water pond. Additionally, the landscape plans show trees on the rears of some of the lots and shrubs are provided around the stormwater pond. The Landscape Plans comply with the Subdivision Regulations.

Tree Preservation – The applicant submitted a tree survey showing the location of existing trees. The property is completely wooded with the predominant species being small to medium size Pine trees. According to the applicant's tree survey, there is a cluster of six protected Live Oak trees (13–17-inch DBH) located on proposed lots 23 and 24. Section 6-1, B. *Preservation of Natural Features and Amenities*, states existing features which would add value to residential development, such as trees, should be carefully considered in the design of subdivisions. Section 6-6, *Open Space, Landscape, and Buffering*, requires the design of subdivisions to preserve Protected Trees and integrate them into the design of the subdivision. The proposed subdivision does not comply with these requirements of the Subdivision Regulations.

Lighting Plan – Acorn style lighting was installed within Traditions Way right-of-way when Colonial Traditions Subdivision was originally constructed. New light poles with Traditionaire style fixtures are proposed within the rights-of-way of streets and along the private alleyways. The Lighting Plan complies with the standards within the Subdivision Regulations.

Engineering Department – The City Engineering Department performed a preliminary inspection of the existing infrastructure at Colonial Traditions subdivision and noted numerous issues.

1. Sink holes in Traditions Way,
2. Poor pavement conditions on Traditions Way,
3. Storm water maintenance, and
4. Dilapidated sidewalks.

These issues have an impact on the availability and capacity of these facilities to serve the existing and future residents of Colonial Traditions.

Fire Marshal – A condition of Ordinance 2155, Colonial Traditions PUD Amendment, approved by the City Council March 10, 2025, was for Colonial Traditions to comply with the current Fire Code prior to the issuance of Building Permits. The Fire Marshal has reviewed the plans and recommends denial of Preliminary Subdivision Plat because the plans do not comply with the emergency access standards of the 2024 International Fire Code.

Utilities

Gulf Shores Utilities - A service availability letter has been provided from Gulf Shores Utilities indicating water and sewer service are available for Phase 3A. Any future phase of development will require approval and a service availability letter from Gulf Shores Utilities.

Baldwin EMC – An electrical conduit plan was provided from Baldwin EMC. Baldwin EMC has also issued a service availability letter indicating the 43-lot subdivision can be serviced with electricity.

Republic Service – Republic Services indicates residential garbage service is available to Colonial Traditions Phase 3A.

Riviera Utilities (Gas) - Riviera Utilities is willing and able to provide gas service to Phase 3A of Colonial Traditions. Riviera Utilities requires a 10' easement along all side property lines and a 15' easement along all front and rear property lines.

RECOMMENDATION – The primary purpose of the Subdivision Regulations is to protect and provide for the public health, safety, and general welfare of the residents of Gulf Shores. The Phase 3A Preliminary Plat application does not comply with the Subdivision Regulations therefore staff recommend denial of the application for the following reasons:

1. Phase 3A does not comply with the emergency access standards required by the City of Gulf Shores Fire Marshal and adopted 2024 International Fire Code. Section 6-3, A.4. of the Subdivision Regulations requires a street layout that provides effective police and fire protection.
2. The subdivision does not comply with Section 6-1, B. *Preservation of Natural Features and Amenities*, and Section 6-6, *Open Space, Landscape, and Buffering*, by incorporating the stand of Protected Live Oak trees located on lots 23 & 24 into the design of the subdivision.
3. There is existing infrastructure issues noted after inspection by the City Engineering Department that affect the availability and capacity of these facilities to serve the existing and future residents of Colonial Traditions.
 - a. The storm sewer will need to be cleaned, videoed in its entirety, and any deficiencies repaired.
 - b. There are a few areas with sinkholes within Traditions Way that indicate a possible pipe joint issue subgrade.
 - c. Existing sidewalks are cracked/uneven and do not comply with the ADA standards and pose a safety hazard to existing and future residents.
4. The following items required by Section 4-4, B., *Preliminary Plat Submittal Requirements*, are incomplete/ not correct on the Phase 3A plans:
 - a. The Site Data table shall indicate the existing zoning as BG/PUD and indicate the proposed lot setbacks.
 - b. The note on the Landscape Plans about the allowance of Protected Trees to be removed from individual lots shall be removed.
 - c. The plat incorrectly identifies Traditions Way as Colony Circle. The plans shall be revised to show the road name "Traditions Way".

Attachments: Plans, Draft Resolution

RESOLUTION ZA25-000062
COLONIAL TRADITIONS PHASE 3A
PRELIMINARY SUBDIVISION PLAT

THEREFORE BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON JANUARY 27, 2026 as follows:

By a vote of 0-0, the Gulf Shores Planning Commission denies Colonial Traditions Phase 3A Preliminary Subdivision Plat for the following reasons.

The primary purpose of the Subdivision Regulations is to protect and provide for the public health, safety, and general welfare of the residents of Gulf Shores. The Phase 3A Preliminary Plat application does not comply with the Subdivision Regulations.

1. Phase 3A does not comply with the emergency access standards required by the City of Gulf Shores Fire Marshal and adopted 2024 International Fire Code. Section 6-3, A.4. of the Subdivision Regulations requires a street layout that provides effective police and fire protection.
2. The subdivision does not comply with Section 6-1, B. *Preservation of Natural Features and Amenities*, and Section 6-6, *Open Space, Landscape, and Buffering*, by incorporating the stand of Protected Live Oak trees located on lots 23 & 24 into the design of the subdivision.
3. There is existing infrastructure issues noted after inspection by the City Engineering Department that affect the availability and capacity of these facilities to serve the existing and future residents of Colonial Traditions.
 - a. The storm sewer will need to be cleaned, videoed in its entirety, and any deficiencies repaired.
 - b. There are a few areas with sinkholes within Traditions Way that indicate a possible pipe joint issue subgrade.
 - c. Existing sidewalks are cracked/uneven and do not comply with the ADA standards and pose a safety hazard to existing and future residents.
4. The following items required by Section 4-4, B., *Preliminary Plat Submittal Requirements*, are incomplete/ not correct on the Phase 3A plans:
 - a. The Site Data table shall indicate the existing zoning as BG/PUD and indicate the proposed lot setbacks.
 - b. The note on the Landscape Plans about the allowance of Protected Trees to be removed from individual lots shall be removed.
 - c. The plat incorrectly identifies Traditions Way as Colony Circle. The plans shall be revised to show the road name "Traditions Way".

This Resolution shall become effective upon its adoption.

ADOPTED this 24th day of October, 2023.

Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis, Secretary, Planning Commission

**CITIZEN
CORRESPONDENCE**

Members of the Planning Commission,

I am a homeowner in the Valor Traditions community, and I respectfully ask that you carefully consider the current conditions in our neighborhood before voting on January 27 regarding approval of additional development.

I am not opposed to growth or development in Gulf Shores. I chose to purchase my home here because I believe in this city. However, the reality for current homeowners raises serious concerns that I believe must be addressed before any expansion is approved.

Since residents moved in, the community has experienced prolonged and unresolved issues affecting safety and basic livability. These include months without functional street lighting, deteriorating roads and sidewalks, exposed rebar and failing concrete in common areas, ongoing drainage and standing water problems, trash and debris left throughout the neighborhood, and significant delays in essential services such as mail delivery.

One of the most concerning issues is fire safety and emergency access. Valor Traditions currently has only one point of entry and exit via County Road 6. This one-way-in, one-way-out configuration has been identified by the Fire Marshal as a concern for emergency response and evacuation. For residents, this is a daily public safety risk, not a theoretical planning issue.

There are also unresolved concerns regarding sewage and infrastructure compliance. It has been acknowledged that some infrastructure was in place long before current development, and questions remain as to whether the system meets City of Gulf Shores Utilities specifications. In addition, some homes initially failed Gold Fortified standards, putting homeowners at risk of insurance disruption through no fault of their own.

Many of these issues went unaddressed for months and were resolved only after repeated escalation to city officials and utility leadership. This raises concerns about oversight and whether the development is ready to responsibly expand.

My request is simple:

Please consider whether it is appropriate to approve additional lots when current homeowners are still living with unresolved safety, infrastructure, and compliance issues.

Requiring full resolution and verification before approving further development protects current residents, future homeowners, and the long-term integrity of Gulf Shores.

Thank you for your time, your service, and your consideration.

Respectfully,

Madison Massingill
Homeowner, Valor Traditions

From Citizen Madison Masingill

Regulatory and Standards Cross-Reference

Gulf Shores Municipal Code and ALDOT Provisions

This section identifies the regulatory frameworks implicated by the conditions described. Citations reference commonly adopted provisions and standards enforced by the City of Gulf Shores, Planning & Zoning, Public Works, and the Alabama Department of Transportation (ALDOT).

1. Sewer System Readiness and Post-Occupancy Maintenance

Applicable Standards:

- Gulf Shores Subdivision Regulations (Utilities and Infrastructure Requirements)
- Alabama Department of Environmental Management (ADEM) sewer approval and capacity requirements
- Certificates of Occupancy contingent upon functional utility systems

Relevance:

Municipal subdivision regulations generally require that **all sewer infrastructure be completed, approved, and operational prior to occupancy**. Post-occupancy vacuum and jetting operations, particularly following a written admission of system deficiencies, raise concerns that:

- Sewer systems may not have met approval or operational standards at the time of occupancy
 - Certificates of Occupancy may have been issued prematurely
 - Residents were exposed to potential health and environmental risks
-

2. Stormwater Management and Drainage Compliance

Applicable Standards:

- Gulf Shores Stormwater Management Ordinances
- City-adopted erosion, drainage, and runoff control standards
- State stormwater permitting requirements (where applicable)

Relevance:

Subdivision approvals require **adequate stormwater conveyance and drainage** to

prevent flooding, erosion, and environmental harm. Ongoing drainage failures indicate potential noncompliance with:

- Approved drainage plans
 - Post-construction stormwater performance requirements
 - Maintenance obligations prior to and after occupancy
-

3. Roads, Sidewalks, and ALDOT Standards

Applicable Standards:

- Gulf Shores Subdivision Regulations (Roadway and Sidewalk Construction)
- **ALDOT Standard Specifications for Highway Construction**
- ALDOT right-of-way clearance and roadside safety requirements

Relevance:

Observed deficiencies—including cracking pavement, deteriorating sidewalks, uneven surfaces, and roadway defects—raise concerns regarding:

- Compliance with required base, compaction, and surfacing standards
- Long-term structural integrity
- Pedestrian safety and ADA-related accessibility concerns

ALDOT-Specific Concerns:

- Roadway geometry and construction do not appear to meet ALDOT standards
 - Trees placed unlawfully within the right-of-way violate ALDOT clear-zone and safety requirements
 - Such violations present foreseeable hazards and expose the City to future liability
-

4. Street Lighting and Public Safety

Applicable Standards:

- Gulf Shores Subdivision Regulations (Lighting and Public Safety Infrastructure)
- Public safety and visibility standards for residential developments

Relevance:

Street lighting is typically required **prior to or concurrent with occupancy** to ensure:

- Resident safety

- Emergency response visibility
- Crime deterrence

Delayed installation, particularly requiring resident intervention, indicates a failure to meet minimum development obligations at the time of approval and occupancy.

5. Mailbox Installation and Federal Coordination

Applicable Standards:

- Gulf Shores subdivision approval conditions
- Coordination requirements with the United States Postal Service (USPS)

Relevance:

Mail delivery infrastructure must be **approved, installed, and operational prior to occupancy**. Failure to do so resulted in service disruption and demonstrates incomplete development at move-in.

6. Planned Unit Development (PUD) Disclosure and Consumer Protection

Applicable Standards:

- Gulf Shores PUD Ordinance provisions
- Disclosure obligations under municipal approval and zoning processes

Relevance:

While PUDs allow design flexibility, residents must be **clearly informed of any reduced standards or deviations** from traditional subdivision requirements. Failure to adequately disclose:

- The PUD designation
 - Its impact on infrastructure standards and oversight raises concerns regarding transparency, consumer protection, and informed consent at the time of purchase.
-

7. Conduct, Intimidation, and Resident Protections

Applicable Standards:

- Gulf Shores codes governing professional conduct in development and sales activities
- General municipal standards related to harassment, intimidation, and public order

Relevance:

Video recording, monitoring, and verbal disparagement by representatives of the developer or sales entity:

- Undermine residents' ability to raise legitimate concerns
 - Create a chilling effect on reporting safety and compliance issues
 - Conflict with reasonable expectations of resident safety and dignity
-

8. Phased Development and Additional Lot Approvals

Applicable Standards:

- Gulf Shores subdivision phasing and completion requirements
- Municipal authority to withhold further approvals pending compliance

Relevance:

Municipalities commonly retain discretion to **withhold approval of additional phases or lots** when:

- Existing phases remain noncompliant
- Infrastructure deficiencies persist
- Public safety concerns remain unresolved

Given the unresolved issues documented herein, approving the remaining **43 additional lots** prior to full correction and independent verification would be inconsistent with prudent municipal oversight.

Summary for City Council

The conditions present implicate **multiple layers of municipal, state, and ALDOT standards** governing:

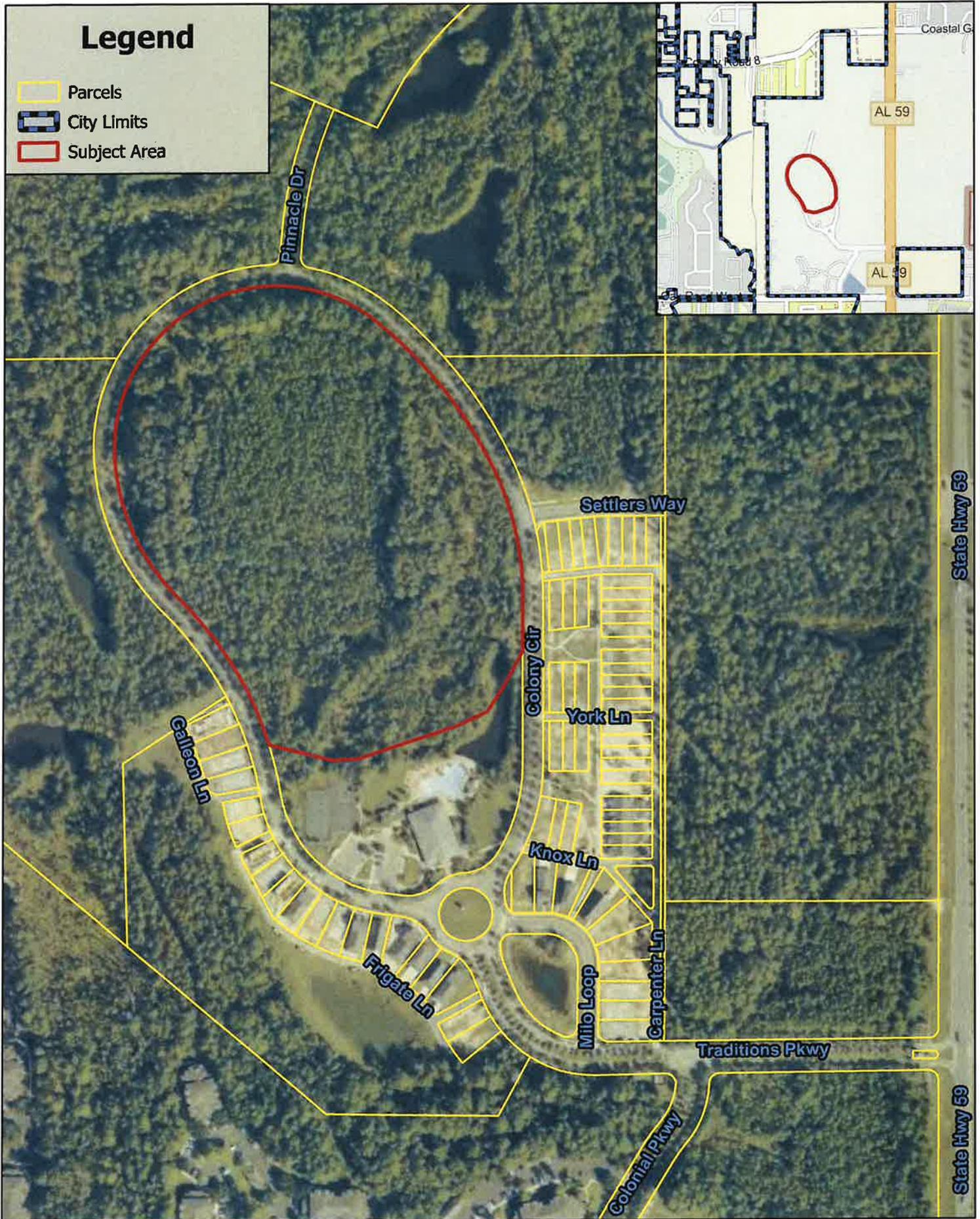
- Utility readiness
- Roadway and right-of-way safety
- Stormwater management
- Disclosure and development approval

- Resident safety and conduct

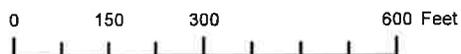
These matters collectively justify heightened scrutiny, enforcement action, and a suspension of further approvals until compliance is achieved.

Legend

- Parcels
- City Limits
- Subject Area

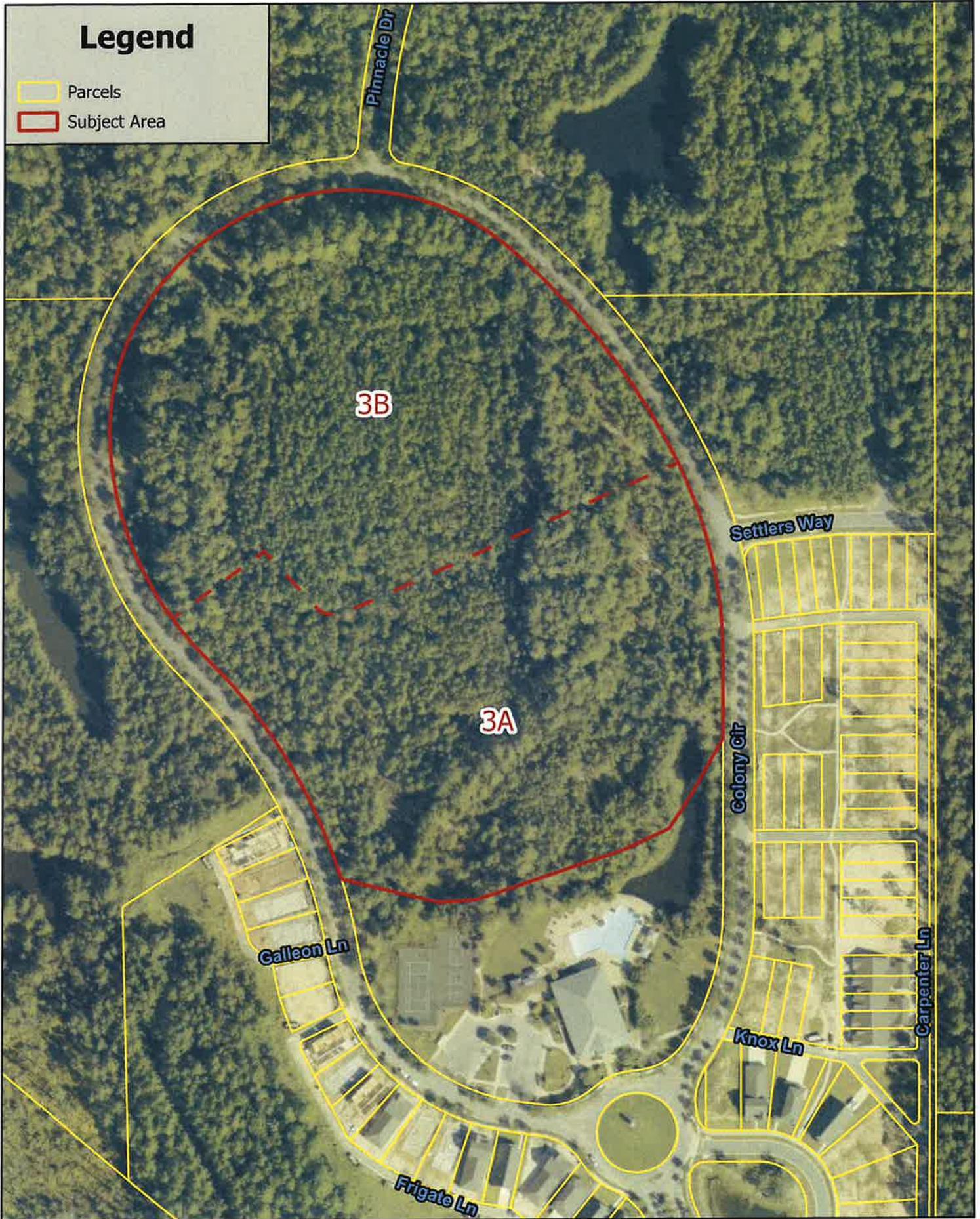


Colonial Traditions Ph 3A Preliminary Plat
Overview Map
ZA25-000062 - January 27, 2026

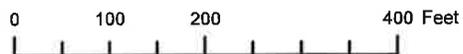


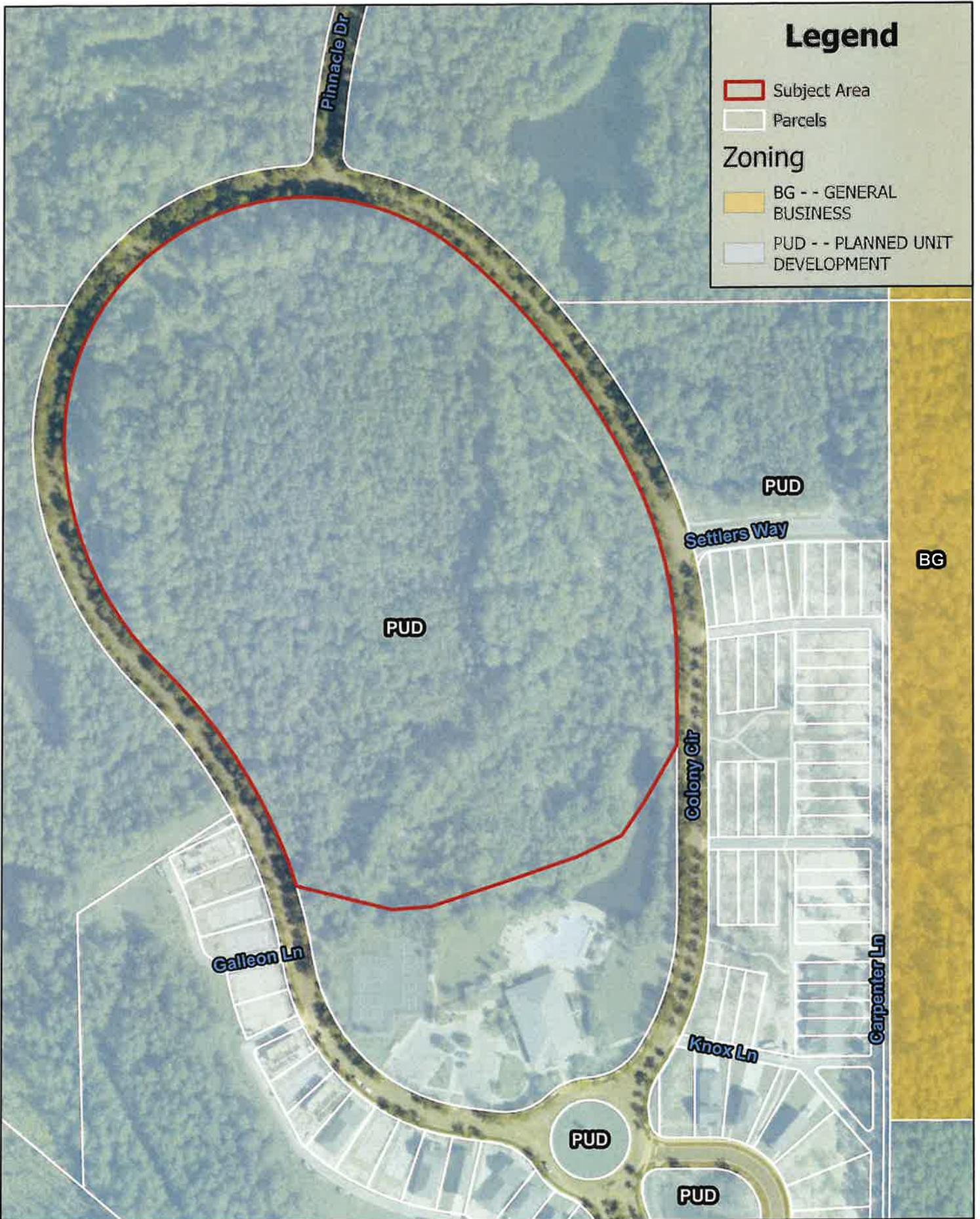
Legend

- Parcels
- Subject Area



Colonial Tradtions Ph 3A Preliminary Plat
Location Map - 2025 Aerials
ZA25-0000062 - January 27, 2026





Colonial Traditions Ph 3A Preliminary Plat
 Zoning Districts Map
 ZA25-000062 - January 27, 2026



NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

A Landscape Development Plan for
Colonial Traditions Ph. 3a
Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
12.08.25		CITY SUBMITTAL
01.16.26		CITY SUBMITTAL

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BC Drawn	
VTW Project Manager	
LCW Principal	
253554-001 Project No.	
12.08.25 Date	

Sheet Title

**MASTER PLAN
RENDERING**

Sheet No.
MP100



1 LANDSCAPE MASTER PLAN
Scale: 1" = 40'



SITE DATA:
 CURRENT ZONING: PUD
 TYP. SINGLE-FAMILY RESIDENTIAL LOT SIZE: 46'x120'
 LIN. FT. STREETS: 979 LF
 LIN. FT. ALLEYS: 1,687 LF
 NUMBER OF LOTS: 43
 LARGEST LOT: 8,220 SF (LOT 43)
 SMALLEST LOT: 5,502 SF (LOT 1)
 DENSITY: 4.05 UNITS/AC
 TOTAL AREA: 10.63 AC±

UTILITY PROVIDERS:
 ELECTRIC: BALDWIN EMC
 WATER: GULF SHORES UTILITIES
 SEWER: GULF SHORES UTILITIES
 GAS: RIVIERA

DEVELOPER/OWNER:
 DILWORTH DEVELOPMENT, INC.
 2124 MOORES MILL RD.
 AUBURN, AL 36830
 PARCEL #05-61-09-29-4-001-002.008
 (INS #1969174)

SURVEYOR/ENGINEER:
 DEWBERRY
 25353 FRIENDSHIP RD.
 DAPHNE, AL 36526
 VICTOR L. GERMAIN, PLS #38473
 JASON N. ESTES, PE #22714

PURPOSE STATEMENT
 THE PURPOSE OF THE SUBDIVISION IS TO CREATE 43 ADDITIONAL SINGLE-FAMILY RESIDENTIAL LOTS TO THE COLONIAL TRADITIONS PUD.

WETLAND NOTICE
 BY APPROVAL OF THIS PLAN, THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, MAKES NO REPRESENTATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED, THAT ANY LOT DELINEATED ON THIS PLAN WHICH MAY BE ENCUMBERED BY ANY WETLANDS IS OR WILL BE SUITABLE FOR IMPROVEMENT OR OTHER DEVELOPMENT.

PURCHASERS ARE ON NOTICE THAT IMPROVEMENT OF PROPERTY ENCUMBERED BY WETLANDS WILL REQUIRE SEPARATE PERMITTING BY FEDERAL AND/OR STATE AUTHORITIES UNDER SUCH LAW AND REGULATIONS GOVERNING WETLANDS AS MAY BE IN EFFECT FROM TIME TO TIME.

FLOOD ZONE INFORMATION:
 THIS PROPERTY LIES WITHIN ZONE "X" (UNSHADED) AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 0100302904, COMMUNITY NUMBER 015000, PANEL NUMBER 0929, SUFFIX M, AND MAP NUMBER 010030933M, COMMUNITY NUMBER 015000, PANEL NUMBER 0933, SUFFIX M, MAPS EFFECTIVE DATE APRIL 19, 2019.

CERTIFICATE OF COVENANTS AND RESTRICTIONS RECORDED:
 REFERENCE THE SUPPLEMENTAL DECLARATION TO THE DECLARATION OF PROTECTIVE COVENANTS OF COLONIAL TRADITIONS PHASE 3A AS RECORDED IN INSTRUMENT NUMBER _____ PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

JACK EDWARDS AIRPORT HEIGHT OVERLAY DISTRICT:
 ALL LOTS OF THIS SUBDIVISION ARE LOCATED WITHIN THE JACK EDWARDS AIRPORT HEIGHT ZONING OVERLAY DISTRICT AND SHALL BE SUBJECT TO THE PROVISIONS OF ORDINANCE NO. 831 OR TO THE PROVISIONS OF ANY SUPERSEDING ORDINANCE OR AMENDMENT THERETO.

CERTIFICATION OF OWNERSHIP AND DEDICATION:
 THIS IS TO CERTIFY THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE LAND SHOWN AND DESCRIBED IN THE PLAN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS RECORDED IN A SEPARATE DOCUMENT.

DATED THIS _____ DAY OF _____ 2025.

BY: DILWORTH DEVELOPMENT, INC.

BY: SIGNATURE _____ PRINT _____

ITS: _____

ACKNOWLEDGEMENT OF NOTARY PUBLIC:
 STATE OF ALABAMA: _____
 COUNTY OF BALDWIN: _____

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, HEREBY CERTIFY THAT _____ WHOSE NAME AS _____ OF DILWORTH DEVELOPMENT, INC. IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENTS OF THE INSTRUMENT, AND WITH AUTHORITY, EXECUTED THE SAME VOLUNTARILY FOR SAID COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 2025.

MY COMMISSION EXPIRES: _____

CERTIFICATION BY GULF SHORES UTILITIES:
 THE UTILITIES BOARD OF THE CITY OF GULF SHORES HEREBY CERTIFIES THAT, AS OF THE DATE OF THIS CERTIFICATION, POTABLE WATER SERVICE (IS/IS NOT) AVAILABLE AND SANITARY SEWER SERVICE (IS/IS NOT) AVAILABLE TO THE PROPERTY DESCRIBED BY THIS PLAN TAKEN AS A WHOLE. THE BOARD DOES NOT CERTIFY THAT THE INFRASTRUCTURE NECESSARY TO PROVIDE POTABLE WATER SERVICE AND SANITARY SEWER SERVICE TO THE INDIVIDUAL LOTS SHOWN ON THIS PLAN HAS BEEN INSTALLED AS OF THE DATE OF THIS CERTIFICATION OR WILL BE INSTALLED IN THE FUTURE. FURTHER, THE BOARD MAKES NO STATEMENT REGARDING AND ASSUMES NO RESPONSIBILITY FOR ANY PARTICULAR OF THIS PLAN NOT ASSOCIATED WITH PROVISIONS OF POTABLE WATER AND SANITARY SEWER SERVICE TO THE PROPERTY DESCRIBED BY THIS PLAN TAKEN AS A WHOLE AND HEREBY AFFIRMATIVELY DISCLAIMS ANY SUCH RESPONSIBILITY.

GENERAL MANAGER SIGNATURE _____ DATE _____

CERTIFICATE OF APPROVAL BY BALDWIN EMC:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN EMC HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY E-911 GIS/ADDRESSING:
 THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY E-911 BOARD, HEREBY APPROVES THE ROAD NAMES AS DEPICTED ON THE MAP WITHIN PLAN AND HEREBY APPROVES THE WITHIN PLAN FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS _____ DAY OF _____ 2025.

AUTHORIZED REPRESENTATIVE _____

CERTIFICATE OF APPROVAL BY THE FIRE MARSHAL OF GULF SHORES, ALABAMA:
 APPROVED BY THE FIRE MARSHAL OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAN THE FIRE MARSHAL OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

FIRE MARSHAL _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF GULF SHORES, ALABAMA:
 APPROVED BY THE CITY OF GULF SHORES PLANNING COMMISSION, BY APPROVAL OF THIS SUBDIVISION PLAN THE PLANNING COMMISSION OF THE CITY OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN, AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CHAIRMAN _____ DATE _____

CERTIFICATE OF APPROVAL BY THE PLANNING DIRECTOR OF GULF SHORES, ALABAMA:
 APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF GULF SHORES BY APPROVAL OF THIS SUBDIVISION PLAN THE PLANNING DIRECTOR OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

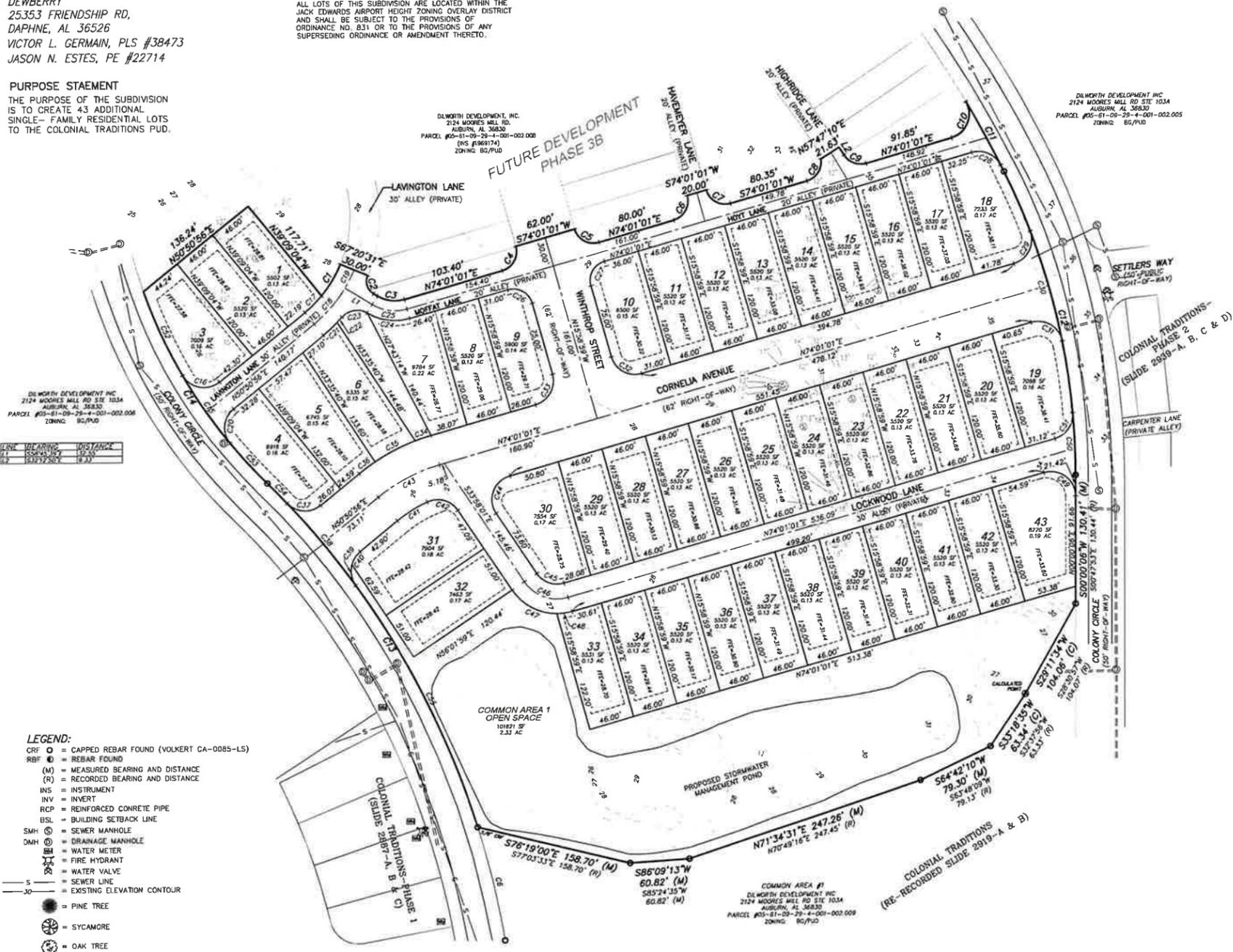
CERTIFICATE OF APPROVAL BY THE CITY ENGINEER OF GULF SHORES, ALABAMA:
 APPROVED BY THE CITY ENGINEER OF THE CITY OF GULF SHORES, BY APPROVAL OF THIS SUBDIVISION PLAN THE CITY ENGINEER OF GULF SHORES ASSUMES NO RESPONSIBILITY FOR SURVEY ERRORS OR FOR DEFECTS OR DEFICIENCIES IN THE TITLE TO THE PROPERTY AFFECTED BY THIS PLAN AND ANY SUCH RESPONSIBILITY IS HEREBY AFFIRMATIVELY DISCLAIMED.

CITY ENGINEER _____ DATE _____

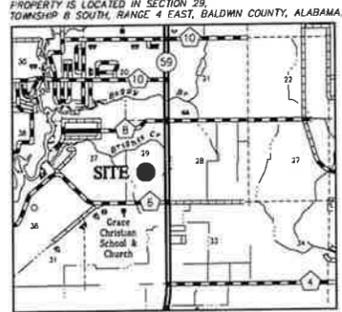
AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:
 I, JASON N. ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA FOR DEWBERRY HOLDING LICENSE NUMBER 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE IMPROVEMENTS SHOWN ON THIS PLAN IN CONFORMANCE WITH APPLICABLE CODES AND LAWS, THE PRINCIPLES OF GOOD ENGINEERING PRACTICE, AND THE DRAINAGE DESIGN REQUIREMENTS OF THE CITY OF GULF SHORES OR BALDWIN COUNTY, AS APPLICABLE. I FURTHER CERTIFY THAT I HAVE INSPECTED THE CONSTRUCTION AND FIND THAT IT CONFORMS TO THE DESIGNED IMPROVEMENTS SHOWN ON THIS PLAN.

JASON N. ESTES _____ DATE _____

LINE	BEARING	DISTANCE	AREA	REMARKS
1	S74°01'01"W	20.00'		LOT 1
2	N74°01'01"E	46.00'		LOT 1
3	S74°01'01"W	20.00'		LOT 1
4	N74°01'01"E	46.00'		LOT 1
5	S74°01'01"W	20.00'		LOT 1
6	N74°01'01"E	46.00'		LOT 1
7	S74°01'01"W	20.00'		LOT 1
8	N74°01'01"E	46.00'		LOT 1
9	S74°01'01"W	20.00'		LOT 1
10	N74°01'01"E	46.00'		LOT 1
11	S74°01'01"W	20.00'		LOT 1
12	N74°01'01"E	46.00'		LOT 1
13	S74°01'01"W	20.00'		LOT 1
14	N74°01'01"E	46.00'		LOT 1
15	S74°01'01"W	20.00'		LOT 1
16	N74°01'01"E	46.00'		LOT 1
17	S74°01'01"W	20.00'		LOT 1
18	N74°01'01"E	46.00'		LOT 1
19	S74°01'01"W	20.00'		LOT 1
20	N74°01'01"E	46.00'		LOT 1
21	S74°01'01"W	20.00'		LOT 1
22	N74°01'01"E	46.00'		LOT 1
23	S74°01'01"W	20.00'		LOT 1
24	N74°01'01"E	46.00'		LOT 1
25	S74°01'01"W	20.00'		LOT 1
26	N74°01'01"E	46.00'		LOT 1
27	S74°01'01"W	20.00'		LOT 1
28	N74°01'01"E	46.00'		LOT 1
29	S74°01'01"W	20.00'		LOT 1
30	N74°01'01"E	46.00'		LOT 1
31	S74°01'01"W	20.00'		LOT 1
32	N74°01'01"E	46.00'		LOT 1
33	S74°01'01"W	20.00'		LOT 1
34	N74°01'01"E	46.00'		LOT 1
35	S74°01'01"W	20.00'		LOT 1
36	N74°01'01"E	46.00'		LOT 1
37	S74°01'01"W	20.00'		LOT 1
38	N74°01'01"E	46.00'		LOT 1
39	S74°01'01"W	20.00'		LOT 1
40	N74°01'01"E	46.00'		LOT 1
41	S74°01'01"W	20.00'		LOT 1
42	N74°01'01"E	46.00'		LOT 1
43	S74°01'01"W	20.00'		LOT 1
44	N74°01'01"E	46.00'		LOT 1
45	S74°01'01"W	20.00'		LOT 1
46	N74°01'01"E	46.00'		LOT 1
47	S74°01'01"W	20.00'		LOT 1
48	N74°01'01"E	46.00'		LOT 1
49	S74°01'01"W	20.00'		LOT 1
50	N74°01'01"E	46.00'		LOT 1
51	S74°01'01"W	20.00'		LOT 1
52	N74°01'01"E	46.00'		LOT 1
53	S74°01'01"W	20.00'		LOT 1
54	N74°01'01"E	46.00'		LOT 1
55	S74°01'01"W	20.00'		LOT 1
56	N74°01'01"E	46.00'		LOT 1
57	S74°01'01"W	20.00'		LOT 1
58	N74°01'01"E	46.00'		LOT 1
59	S74°01'01"W	20.00'		LOT 1
60	N74°01'01"E	46.00'		LOT 1
61	S74°01'01"W	20.00'		LOT 1
62	N74°01'01"E	46.00'		LOT 1
63	S74°01'01"W	20.00'		LOT 1
64	N74°01'01"E	46.00'		LOT 1
65	S74°01'01"W	20.00'		LOT 1
66	N74°01'01"E	46.00'		LOT 1
67	S74°01'01"W	20.00'		LOT 1
68	N74°01'01"E	46.00'		LOT 1
69	S74°01'01"W	20.00'		LOT 1
70	N74°01'01"E	46.00'		LOT 1
71	S74°01'01"W	20.00'		LOT 1
72	N74°01'01"E	46.00'		LOT 1
73	S74°01'01"W	20.00'		LOT 1
74	N74°01'01"E	46.00'		LOT 1
75	S74°01'01"W	20.00'		LOT 1
76	N74°01'01"E	46.00'		LOT 1
77	S74°01'01"W	20.00'		LOT 1
78	N74°01'01"E	46.00'		LOT 1
79	S74°01'01"W	20.00'		LOT 1
80	N74°01'01"E	46.00'		LOT 1
81	S74°01'01"W	20.00'		LOT 1
82	N74°01'01"E	46.00'		LOT 1
83	S74°01'01"W	20.00'		LOT 1
84	N74°01'01"E	46.00'		LOT 1
85	S74°01'01"W	20.00'		LOT 1
86	N74°01'01"E	46.00'		LOT 1
87	S74°01'01"W	20.00'		LOT 1
88	N74°01'01"E	46.00'		LOT 1
89	S74°01'01"W	20.00'		LOT 1
90	N74°01'01"E	46.00'		LOT 1
91	S74°01'01"W	20.00'		LOT 1
92	N74°01'01"E	46.00'		LOT 1
93	S74°01'01"W	20.00'		LOT 1
94	N74°01'01"E	46.00'		LOT 1
95	S74°01'01"W	20.00'		LOT 1
96	N74°01'01"E	46.00'		LOT 1
97	S74°01'01"W	20.00'		LOT 1
98	N74°01'01"E	46.00'		LOT 1
99	S74°01'01"W	20.00'		LOT 1
100	N74°01'01"E	46.00'		LOT 1



- LEGEND:**
- CRF ○ = CAPPED REBAR FOUND (VOLKERT CA-0085-LS)
 - RFB ● = REBAR FOUND
 - (M) = MEASURED BEARING AND DISTANCE
 - (R) = RECORDED BEARING AND DISTANCE
 - INS = INSTRUMENT
 - INV = INVERT
 - RCF = REINFORCED CONCRETE PIPE
 - BSL = BUILDING SETBACK LINE
 - SMH ○ = SEWER MANHOLE
 - DMH ○ = DRAINAGE MANHOLE
 - WM = WATER METER
 - FD = FIRE HYDRANT
 - WV = WATER VALVE
 - SL = SEWER LINE
 - EL = EXISTING ELEVATION CONTOUR
 - = PINE TREE
 - = SYCAMORE
 - = OAK TREE



VICINITY MAP
1" = 1 MILE

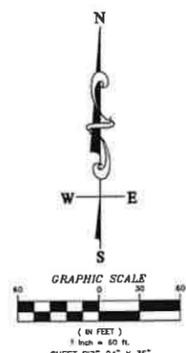
- GENERAL NOTES:**
- FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
 - COMMON AREAS AND STORMWATER FACILITIES ARE NOT THE RESPONSIBILITY OF THE CITY OF GULF SHORES TO MAINTAIN AND SHALL BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
 - ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
 - THERE IS DEDICATED HERewith A 10 FOOT UTILITY EASEMENT ON ALL LOT LINES AND COMMON AREAS ADJACENT TO THE RIGHT-OF-WAYS AND A 10 FOOT (5 FEET EACH SIDE) UTILITY EASEMENT ON EACH SIDE OF LOT AND COMMON AREA LINES, UNLESS OTHERWISE SHOWN.
 - THERE IS A DEDICATED DRAINAGE, UTILITY AND MAINTENANCE EASEMENT OVER THE ENTIRETY OF ALL COMMON AREAS.
 - THERE IS DEDICATED HERewith A 15 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAYS.
 - THERE IS DEDICATED HERewith A 5 FOOT DRAINAGE AND UTILITY EASEMENT ADJACENT TO THE PRIVATE ALLEYS.
 - THERE IS DEDICATED HERewith A 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SIDE AND REAR LOT LINES FOR LOTS 9B THROUGH 10B.
 - MAINTENANCE OF PRIVATE ALLEYS WILL BE ADEQUATELY AND CONTINUOUSLY FINANCED BY ASSESSMENTS AGAINST ADJOINING PROPERTIES ESTABLISHED BY COVENANTS AND ADMINISTERED THROUGH A HOME OWNERS ASSOCIATION.
 - THERE IS DEDICATED HERewith A 20 FOOT DRAINAGE EASEMENT ALONG THE REAR OF ALL LOTS (10 FEET EACH SIDE IF COMMON LOT LINES) AND A 10 FOOT DRAINAGE EASEMENT (5 FEET EACH SIDE) ALONG ALL SIDE LOT LINES.
 - FINISHED FLOOR ELEVATIONS SHOWN HEREON ARE MINIMUM.

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH ALABAMA STANDARDS.
 - THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
 - THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
 - SURVEY WAS CONDUCTED IN MARCH 6, 2025, AND IS RECORDED IN FIELD BOOK 338 PAGE 65 AND IN AN ELECTRONIC DATA FILE.
 - BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
 - BEARINGS SHOWN HEREON ARE REFERENCED TO STATE PLANE GRID COORDINATES, ALABAMA WEST ZONE, DATUM, NAD83 (2011).
 - ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 83.
 - ALL GPS OBSERVATIONS WERE TAKEN USING REAL TIME KINEMATIC GPS.
 - THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.
 - THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
 - IMPROVEMENTS MAYBE EXAGGERATED FOR CLARITY.
 - SOURCE OF INFORMATION: COLONIAL TRADITIONS, SLIDE 2382-D & E, RE-RECORDED IN SLIDE 2919-A & B INSTRUMENT #1969174; COLONIAL TRADITIONS PHASE 1, SLIDE 2697-A, B & C, COLONIAL TRADITIONS PHASE 2, SLIDE 2939-A, B, C & D, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA.

LEGAL DESCRIPTION:
 LOT 7A, A RESUBDIVISION OF LOT 7, COLONIAL TRADITIONS, AS RECORDED AT SLIDE _____ IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA.
 (DESCRIPTION COMPOSED FROM PROBATE RECORDS AND FIELD SURVEY)

SURVEYOR'S CERTIFICATE:
 STATE OF ALABAMA
 COUNTY OF BALDWIN
 WE, DEWBERRY, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAN OF THE DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA.
 I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

VICTOR L. GERMAIN, AL P.L.S. NO. 38473 DATE _____
 DEWBERRY
 SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL.



COLONIAL TRADITIONS PHASE 3A

A RE-SUB OF LOT 7A, COLONIAL TRADITIONS (SLIDE 2919-A & B)

PRELIMINARY PLAT - NOT FOR RECORDING
 NOVEMBER 25, 2025 - SHEET 1 OF 1

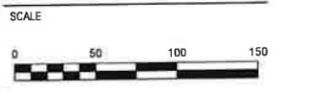
11/25/2025			
PRELIMINARY PLAT- FOR REVIEW			
DESIGN	XXX	DRAWN A.S.C./V.L.G.	CHKD. V.L.G.
ENG	J.N.E	SURVEYOR V.L.G.	PROJ MGR C.C.B.
		SCALE	1"=60'
		PROJ. NO.	50185608
		FILE	50185608_PRELIM
		SHEET	1 OF 1



**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

DRAWN BY	lbg
DESIGNED BY	ccb
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

**GRADING &
DRAINAGE PLAN**

PROJECT NO. 50190519

C3.0

SHEET NO.

ID NO.	DETAILS
A2	INSTALL GUTTER INLET THROAT ELEV. 26.72 PIPE 4" INV ELEV IN 21.04 (PIPE 4) PIPE 4" INV ELEV IN 21.50 (PIPE 4) INV ELEV OUT: 21.04 (PIPE 2)
A4	INSTALL GUTTER INLET THROAT ELEV. 25.57 PIPE 3" INV ELEV IN 21.47 (PIPE 5) PIPE 3" INV ELEV IN 21.47 (PIPE 7) PIPE 12" INV ELEV IN 21.47 (PIPE 17) INV ELEV OUT: 21.47 (PIPE 4)
A5	INSTALL S2 INLET THROAT ELEV. 24.09 PIPE 8" INV ELEV IN 21.70 (PIPE 6) INV ELEV OUT: 21.70 (PIPE 5)
A6	INSTALL S2 INLET THROAT ELEV. 24.09 INV ELEV OUT: 21.84 (PIPE 6)
A7	INSTALL S1 INLET THROAT ELEV. 25.64 PIPE 8" INV ELEV IN 22.50 (PIPE 8) INV ELEV OUT: 21.69 (PIPE 7)
A8	INSTALL S2 INLET THROAT ELEV. 26.85 PIPE 8" INV ELEV IN 23.72 (PIPE 9) PIPE 11" INV ELEV IN 23.72 (PIPE 11) INV ELEV OUT: 23.72 (PIPE 8)
A9	INSTALL S1 INLET THROAT ELEV. 30.50 PIPE 12" INV ELEV IN 24.74 (PIPE 10) INV ELEV OUT: 24.74 (PIPE 9)
A10	INSTALL S1 INLET THROAT ELEV. 30.84 INV ELEV OUT: 24.94 (PIPE 10)
A11	INSTALL S2 INLET THROAT ELEV. 26.85 PIPE 12" INV ELEV IN 23.92 (PIPE 12) INV ELEV OUT: 23.92 (PIPE 11)
A12	INSTALL S1 INLET THROAT ELEV. 27.00 PIPE 14" INV ELEV IN 24.22 (PIPE 14) PIPE 13" INV ELEV IN 24.22 (PIPE 13) INV ELEV OUT: 24.22 (PIPE 13)
A13	INSTALL S1 INLET THROAT ELEV. 27.00 INV ELEV OUT: 24.42 (PIPE 13)
A14	INSTALL GUTTER INLET THROAT ELEV. 28.01 PIPE 15" INV ELEV IN 24.74 (PIPE 15) INV ELEV OUT: 24.74 (PIPE 14)
A15	INSTALL GUTTER INLET THROAT ELEV. 30.00 PIPE 16" INV ELEV IN 26.00 (PIPE 16) INV ELEV OUT: 26.00 (PIPE 15)
A16	INSTALL GUTTER INLET THROAT ELEV. 34.13 INV ELEV OUT: 29.62 (PIPE 16)
A17	INSTALL GUTTER INLET THROAT ELEV. 36.77 PIPE 18" INV ELEV IN 22.16 (PIPE 18) INV ELEV OUT: 22.16 (PIPE 17)
A18	INSTALL YARD INLET THROAT ELEV. 28.40 INV ELEV OUT: 22.55 (PIPE 16)
D1	INSTALL YARD INLET THROAT ELEV. 25.00 INV ELEV OUT: 20.00 (PIPE 40)
D2	INSTALL GUTTER INLET THROAT ELEV. 27.98 INV ELEV OUT: 24.00 (PIPE 41)
JB1	INSTALL JUNCTION BOX THROAT ELEV. 25.00 PIPE 50" INV ELEV IN 17.56 (PIPE 50)

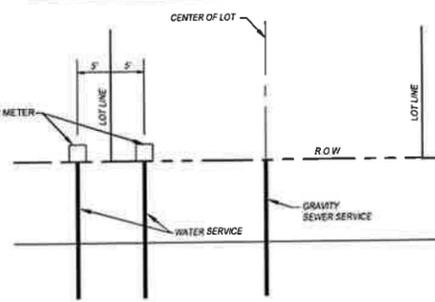
PIPE NAME	SIZE
2	INSTALL 56 LF OF 31.3"x51.1" ARCP INV ELEV IN: 21.04 INV ELEV OUT: 18.00 SLOPE: 5.28%
4	INSTALL 134 LF OF 26.6"x43.75" ARCP INV ELEV IN: 21.47 INV ELEV OUT: 21.04 SLOPE: 0.31%
5	INSTALL 71 LF OF 18"x28.5" ARCP INV ELEV IN: 21.70 INV ELEV OUT: 21.47 SLOPE: 0.31%
6	INSTALL 37 LF OF 18"x28.5" ARCP INV ELEV IN: 21.84 INV ELEV OUT: 21.70 SLOPE: 0.35%
7	INSTALL 41 LF OF 22.5"x38.25" ARCP INV ELEV IN: 21.59 INV ELEV OUT: 21.47 SLOPE: 0.50%
8	INSTALL 171 LF OF 30" RCP INV ELEV IN: 23.72 INV ELEV OUT: 22.50 SLOPE: 0.70%
9	INSTALL 200 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 23.72 SLOPE: 0.50%
10	INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.94 INV ELEV OUT: 24.74 SLOPE: 0.50%
11	INSTALL 37 LF OF 30" RCP INV ELEV IN: 23.92 INV ELEV OUT: 23.72 SLOPE: 0.50%
12	INSTALL 55 LF OF 24" RCP INV ELEV IN: 24.22 INV ELEV OUT: 23.92 SLOPE: 0.50%
13	INSTALL 37 LF OF 18" RCP INV ELEV IN: 24.42 INV ELEV OUT: 24.22 SLOPE: 0.50%
14	INSTALL 100 LF OF 18" RCP INV ELEV IN: 24.74 INV ELEV OUT: 24.22 SLOPE: 0.50%
15	INSTALL 126 LF OF 18" RCP INV ELEV IN: 26.00 INV ELEV OUT: 24.74 SLOPE: 0.97%
16	INSTALL 146 LF OF 18" RCP INV ELEV IN: 28.62 INV ELEV OUT: 26.00 SLOPE: 2.42%
17	INSTALL 221 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 21.47 SLOPE: 0.31%
18	INSTALL 126 LF OF 36" RCP INV ELEV IN: 22.16 INV ELEV OUT: 22.55 SLOPE: 0.29%
40	INSTALL 39 LF OF 18" RCP INV ELEV IN: 20.00 INV ELEV OUT: 19.00 SLOPE: 2.56%
41	INSTALL 196 LF OF 18" RCP INV ELEV IN: 24.00 INV ELEV OUT: 21.50 SLOPE: 1.24%
50	INSTALL 57 LF OF 36" RCP INV ELEV IN: 18.00 INV ELEV OUT: 17.56 SLOPE: 0.73%



E
D
C
B
A

NOTE: ALL FIRE HYDRANTS TO BE MUELLER MANUFACTURER.

NOTE: ALL UTILITY INSTALLATIONS (WATER & SEWER) SHALL CONFORM WITH GULF SHORES UTILITIES SPECIFICATIONS IN PLACE AT THE TIME OF THE PRE-CONSTRUCTION MEETING.



WATER SERVICE & SEWER LATERAL LOCATION PLAN

NOTE: LOCATION OF THE WATER SERVICES AND SANITARY SEWER LATERALS SHALL BE MARKED IN THE CONCRETE GUTTER WITH THE LETTER "W" FOR WATER SERVICE AND "S" FOR THE SEWER LATERALS.

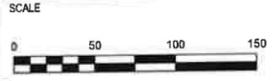


2333 FRIENDSHIP ROAD
DAPHNE, AL 36526
251.990.9950

**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

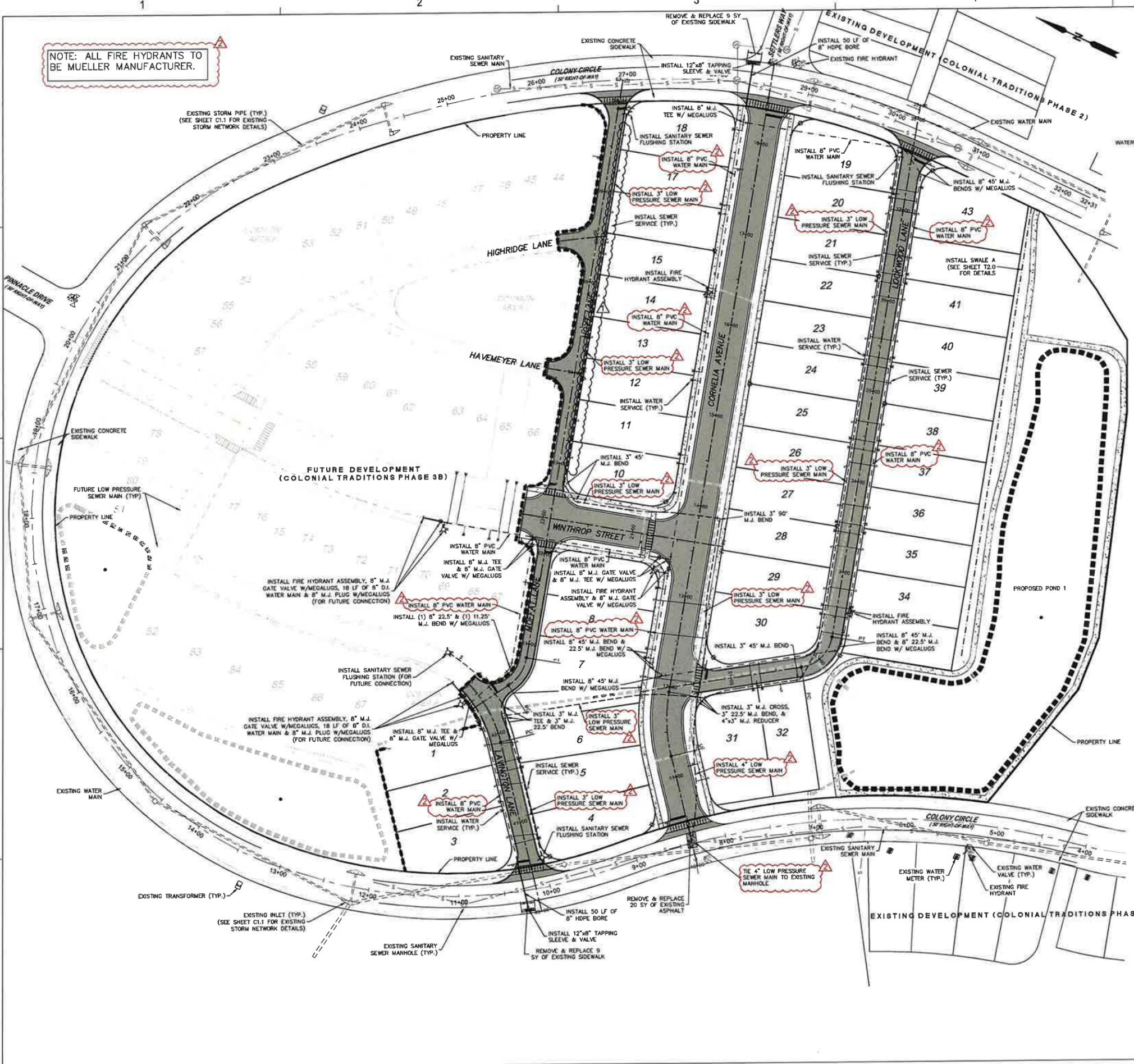
DRAWN BY	lbg
DESIGNED BY	ccb
APPROVED BY	je
CHECKED BY	ccb
DATE	December 2025

TITLE
WATER AND SEWER PLAN

PROJECT NO. 50190518

C4.0

SHEET NO.



**COLONIAL TRADITIONS
PHASE 3A
VALOR COMMUNITIES
GULF SHORES, ALABAMA**



**PRELIMINARY
NOT FOR
CONSTRUCTION**



NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

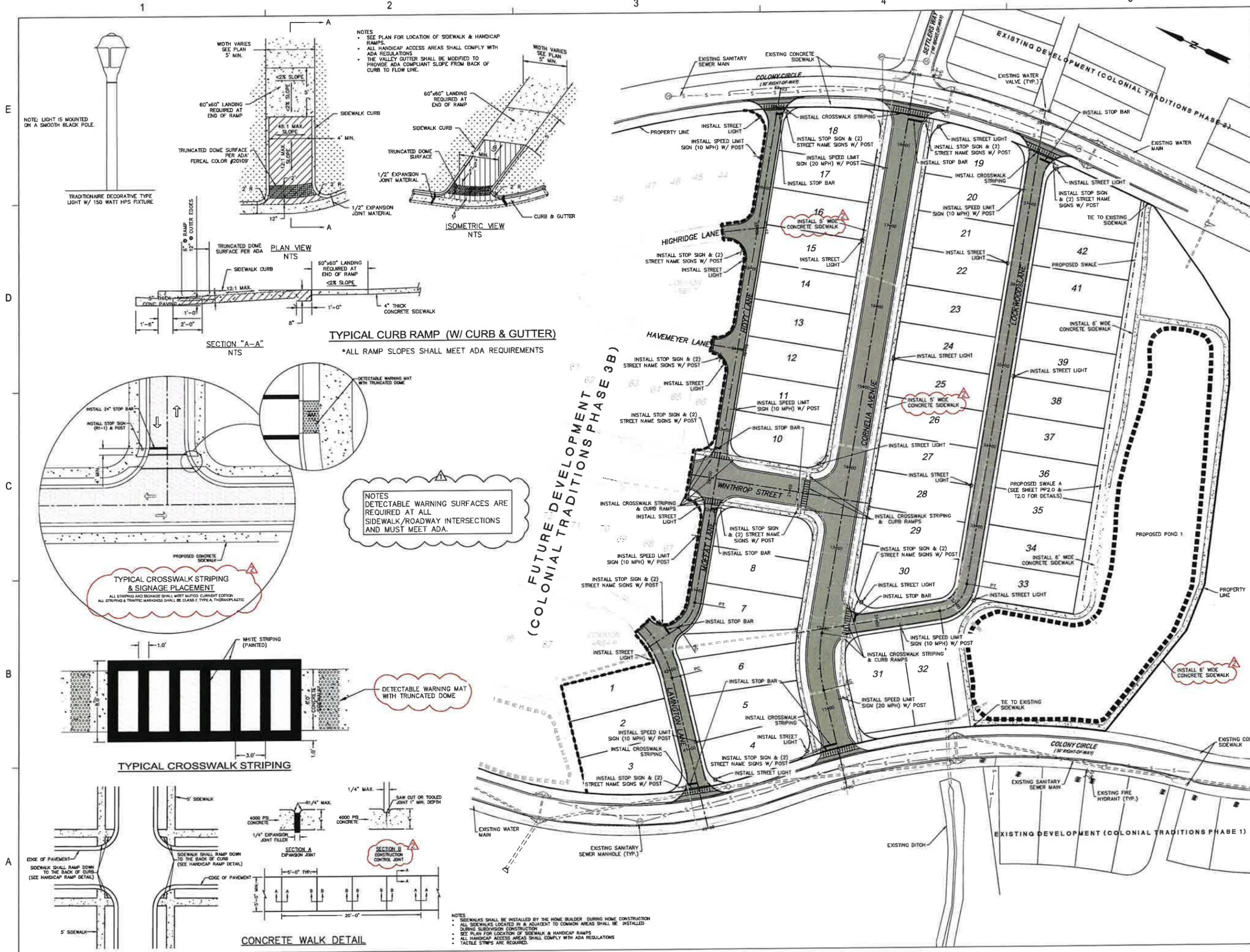
DRAWN BY	lgg/czb
DESIGNED BY	lgg
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

TITLE
**SIDEWALK, SIGNAGE
& LIGHTING PLAN**

PROJECT NO. 50190518

C5.0

SHEET NO.





**PRELIMINARY
NOT FOR
CONSTRUCTION**

N/A

NO.	DESCRIPTION	DATE
1	REVISED PER CITY OF GULF SHORES REVIEW COMMENTS	2026.01.09
2	REVISED PER INTERNAL REVIEW	2025.12.12

REVISIONS

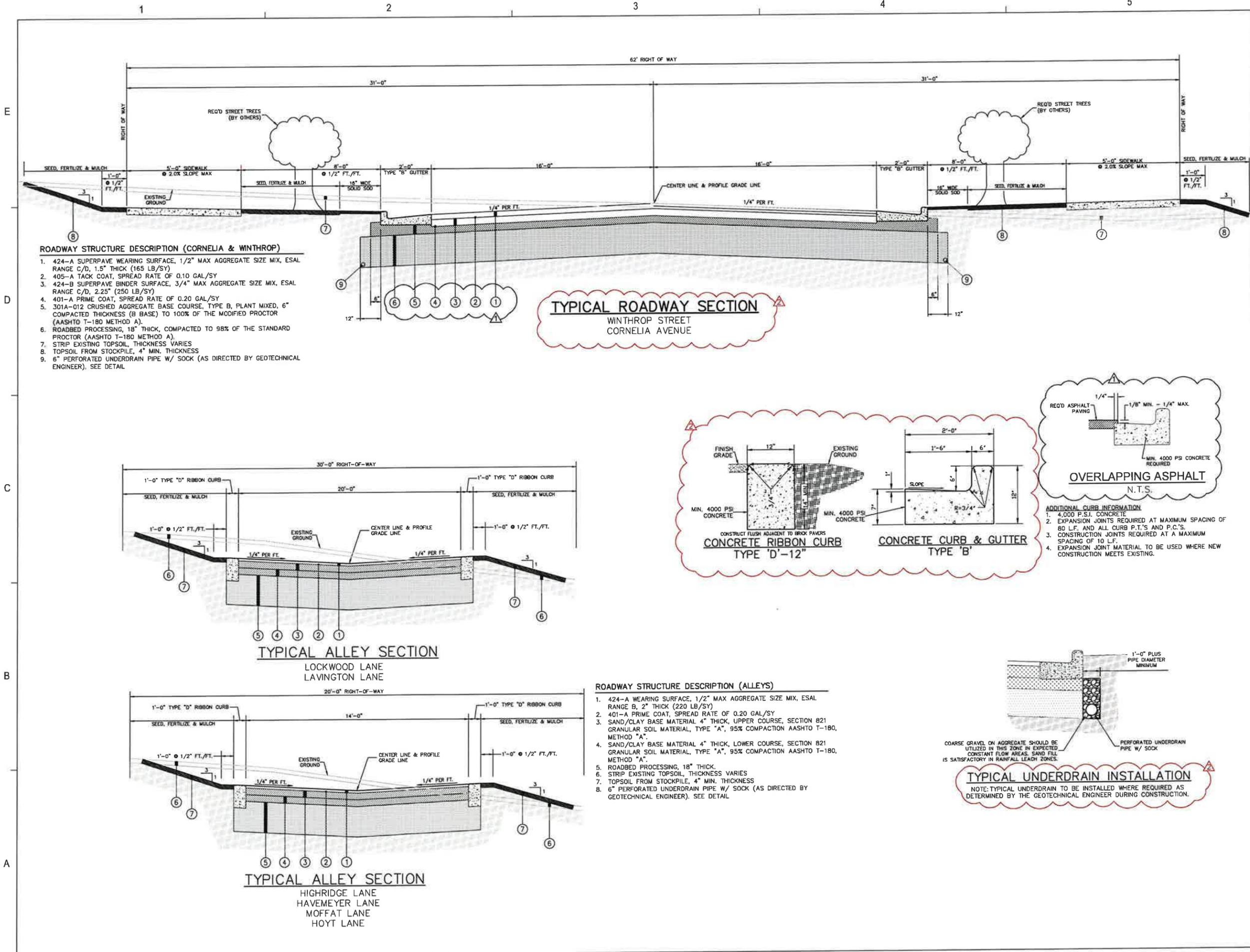
DRAWN BY	lgg/lcb
DESIGNED BY	n/a
APPROVED BY	jne
CHECKED BY	ccb
DATE	December 2025

TITLE
TYPICAL SECTIONS

PROJECT NO. 50190516

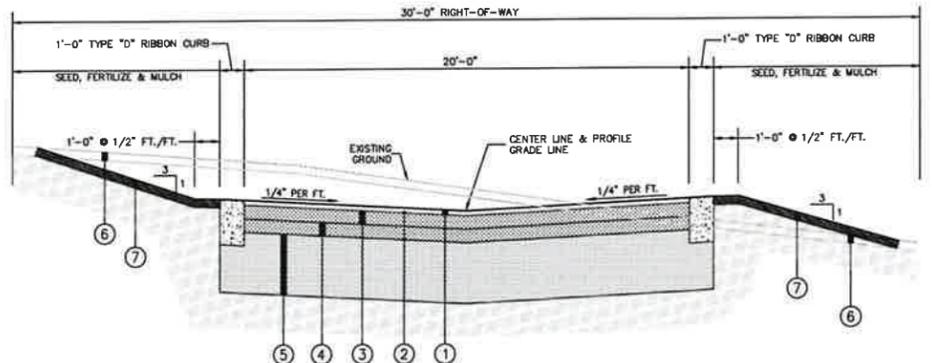
C0.2

SHEET NO.

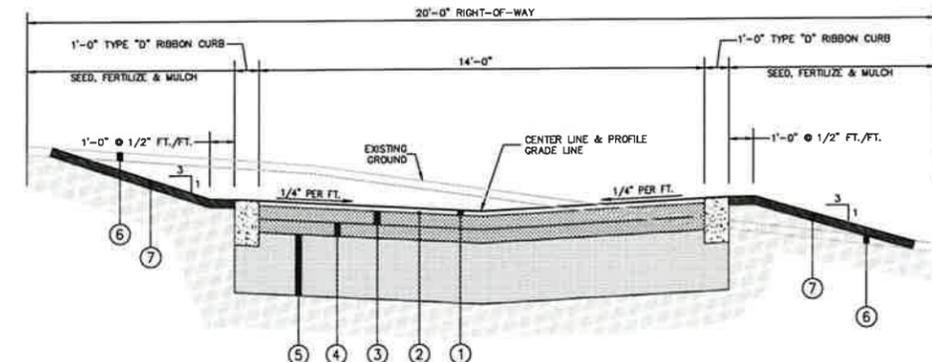


- ROADWAY STRUCTURE DESCRIPTION (CORNELIA & WINTHROP)**
- 424-A SUPERPAVE WEARING SURFACE, 1/2" MAX AGGREGATE SIZE MIX, ESAL RANGE C/D, 1.5" THICK (165 LB/SY)
 - 405-A TACK COAT, SPREAD RATE OF 0.10 GAL/SY
 - 424-B SUPERPAVE BINDER SURFACE, 3/4" MAX AGGREGATE SIZE MIX, ESAL RANGE C/D, 2.25" (250 LB/SY)
 - 401-A PRIME COAT, SPREAD RATE OF 0.20 GAL/SY
 - 301A-012 CRUSHED AGGREGATE BASE COURSE, TYPE B, PLANT MIXED, 6" COMPACTED THICKNESS (B BASE) TO 100% OF THE MODIFIED PROCTOR (AASHTO T-180 METHOD A).
 - ROADBED PROCESSING, 18" THICK, COMPACTED TO 98% OF THE STANDARD PROCTOR (AASHTO T-180 METHOD A).
 - STRIP EXISTING TOPSOIL, THICKNESS VARIES
 - TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
 - 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER), SEE DETAIL

TYPICAL ROADWAY SECTION
WINTHROP STREET
CORNELIA AVENUE

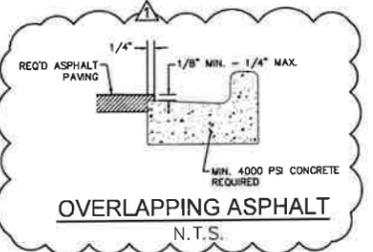
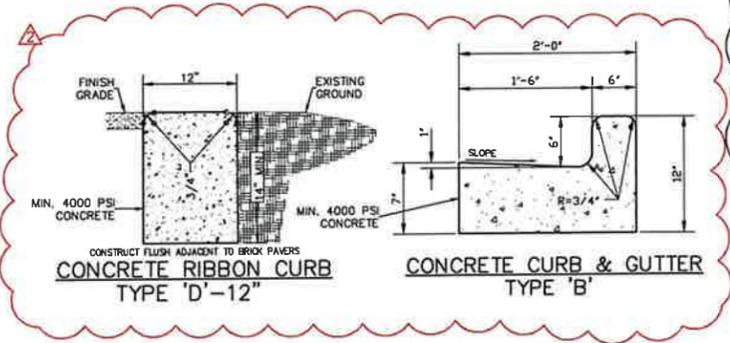


TYPICAL ALLEY SECTION
LOCKWOOD LANE
LAVINGTON LANE

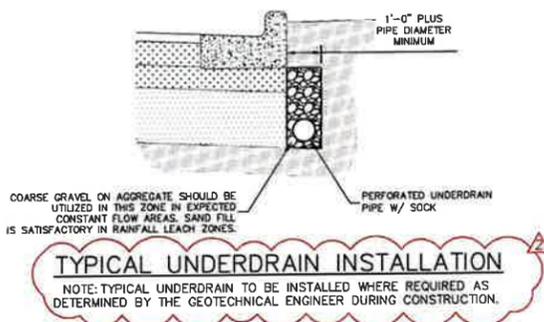


TYPICAL ALLEY SECTION
HIGHRIDGE LANE
HAVEMEYER LANE
MOFFAT LANE
HOYT LANE

- ROADWAY STRUCTURE DESCRIPTION (ALLEYS)**
- 424-A WEARING SURFACE, 1/2" MAX AGGREGATE SIZE MIX, ESAL RANGE B, 2" THICK (220 LB/SY)
 - 401-A PRIME COAT, SPREAD RATE OF 0.20 GAL/SY
 - SAND/CLAY BASE MATERIAL 4" THICK, UPPER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 95% COMPACTION AASHTO T-180, METHOD "A".
 - SAND/CLAY BASE MATERIAL 4" THICK, LOWER COURSE, SECTION 821 GRANULAR SOIL MATERIAL, TYPE "A", 95% COMPACTION AASHTO T-180, METHOD "A".
 - ROADBED PROCESSING, 18" THICK.
 - STRIP EXISTING TOPSOIL, THICKNESS VARIES
 - TOPSOIL FROM STOCKPILE, 4" MIN. THICKNESS
 - 6" PERFORATED UNDERDRAIN PIPE W/ SOCK (AS DIRECTED BY GEOTECHNICAL ENGINEER). SEE DETAIL



- ADDITIONAL CURB INFORMATION**
- 4,000 P.S.I. CONCRETE
 - EXPANSION JOINTS REQUIRED AT MAXIMUM SPACING OF 80 L.F. AND ALL CURB P.T.'S AND P.C.'S
 - CONSTRUCTION JOINTS REQUIRED AT A MAXIMUM SPACING OF 10 L.F.
 - EXPANSION JOINT MATERIAL TO BE USED WHERE NEW CONSTRUCTION MEETS EXISTING.



TYPICAL UNDERDRAIN INSTALLATION
NOTE: TYPICAL UNDERDRAIN TO BE INSTALLED WHERE REQUIRED AS DETERMINED BY THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION.

NOT
FOR CONSTRUCTION
THESE PLANS HAVE NOT BEEN
APPROVED AND ARE SUBJECT
TO CHANGE.

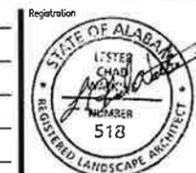
A Landscape Development Plan for
Colonial Traditions Ph. 3a
Gulf Shores, Alabama

Revisions

No.	Date	Revisions / Submissions
12.08.25		CITY SUBMITTAL
01.16.26		CITY SUBMITTAL

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BC
Drawn
VTW
Project Manager
LCW
Principal
253554-001
Project No.
12.08.25
Date

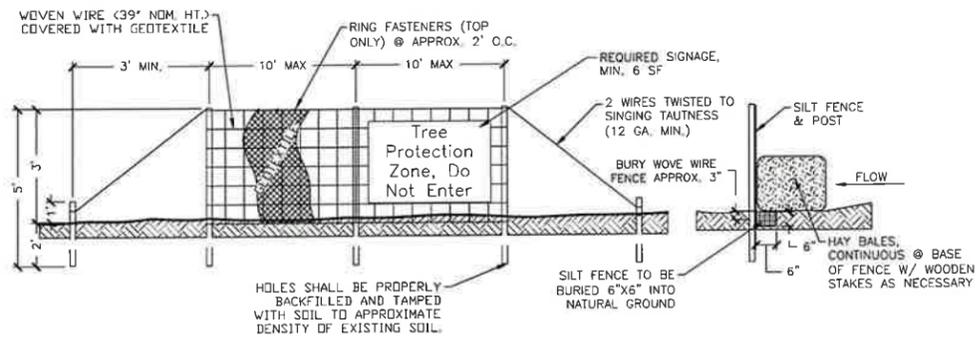


Sheet Title

**TREE PRESERVATION
& REMOVAL PLAN**

Sheet No.

TP100



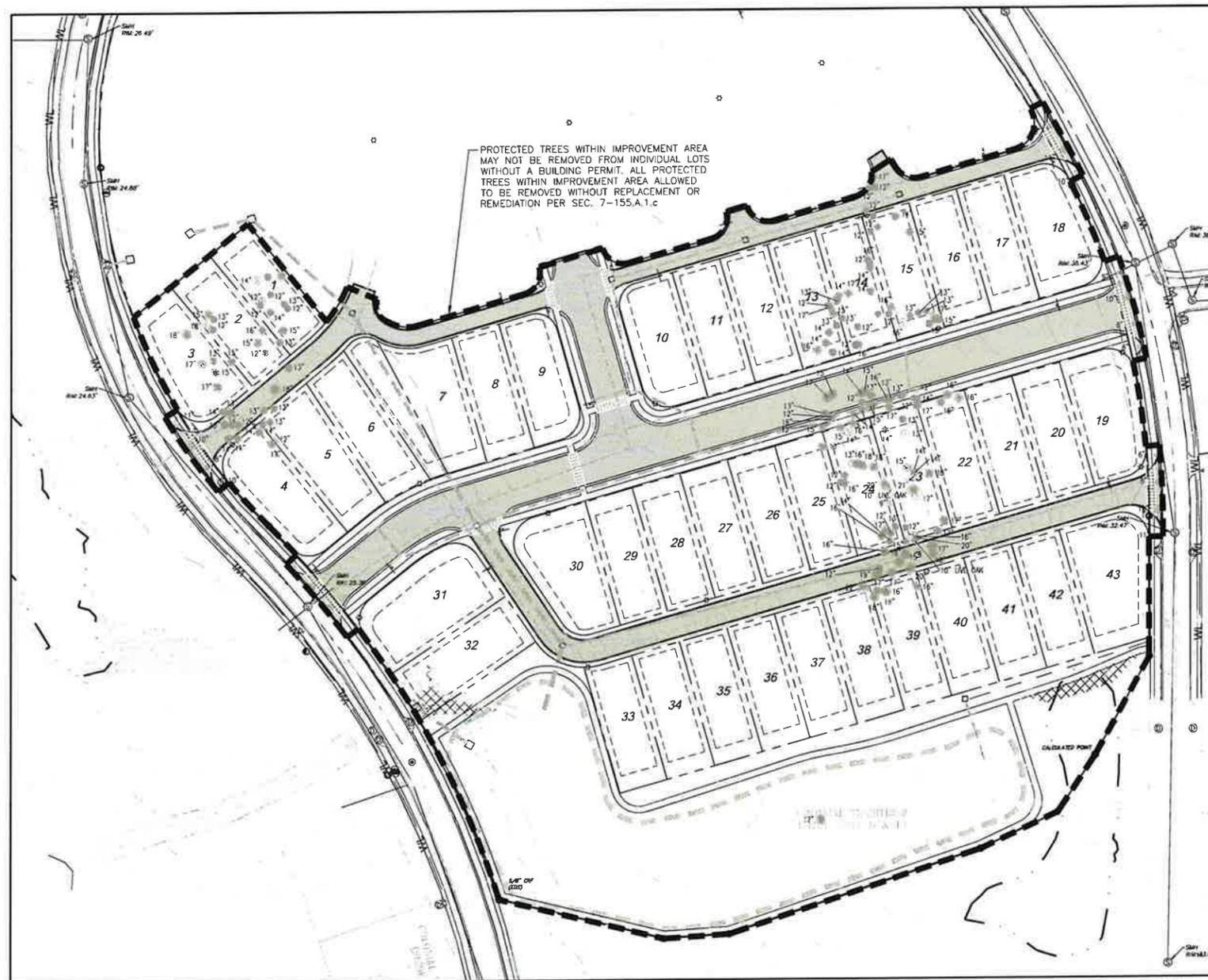
NOTES

- FENCING TO BE INSTALLED PRIOR TO CONSTRUCTION. FENCING TYPE SHALL BE SILT FENCE & HAY BALES. NO ENTRY, STORAGE, TEMPORARY PARKING, OR DISTURBANCE IS ALLOWED WITHIN THE PROTECTED AREA.
- THE FENCE SHALL BE ERECTED W/ A MIN. DISTANCE OF 20' FROM THE TRUNKS OF HERITAGE TREES & 10' FROM ALL OTHER RETAINED TREES. IF INSTALLING UNDERGROUND UTILITIES NEAR TREE ROOTS BECOMES A HARDSHIP, A SOIL AUGER SHALL BE USED TO TUNNEL UNDER TREE ROOTS.
- ALL ROOTS TO BE REMOVED DURING SITE CLEARING &/OR CONSTRUCTION SHALL BE SEVERED CLEANLY AT THE PERIMETER OF THE PROTECTED RADIUS.
- FOOTERS FOR WALLS SHALL END AT THE POINT WHERE LARGE ROOTS ARE ENCOUNTERED, AND THE ROOTS SHALL BE BRIDGED. POST HOLES AND TRENCHES LOCATED CLOSE TO RETAINED TREES SHALL BE ADJUSTED TO AVOID DAMAGE TO MAJOR ROOTS.
- FENCING CANNOT BE REMOVED UNTIL LAND ALTERATION, SITE CLEARING, AND CONSTRUCTION ACTIVITIES ARE COMPLETE.
- TREE PROTECTION SIGNAGE TO BE A MINIMUM OF 6 SQUARE FEET READING "Tree Protection Zone, Do Not Enter"

2 TREE PROTECTION FENCE - GULF SHORES

1/2" = 1'-0"

329343.06-09



TREE PRESERVATION NOTES

- TREE SURVEY DISCLAIMER:**
- ALL TREE SURVEY INFORMATION HAS BEEN PROVIDED TO LANDSCAPE ARCHITECT BY DEWBERRY.
- TREE PRESERVATION/REMOVAL NOTES:**
- ALL TREES PROPOSED FOR REMOVAL ARE IN A SHADE OF GRAY & ALL TREES TO BE PRESERVED ARE SHOWN IN BLACK.
 - TREES SHOWN FOR REMOVAL WITHIN THE IMPROVEMENT AREA ARE NOT INCLUDED IN TREE REMOVAL CALCULATIONS.
 - IF TREE PROTECTION REQUIRED, REFER TO DETAIL 2/TP100 FOR TREE PROTECTION FENCING INSTALLATION.

GENERAL NOTES

- CLEARING OF OPEN SPACE:**
- ALL OPEN SPACE AREAS ARE TO BE CLEARED AND SODED FOR ACTIVE RECREATIONAL ACTIVITIES.

1 TREE PRESERVATION & REMOVAL PLAN

Scale: 1" = 60'

NOT
FOR CONSTRUCTION
 THESE PLANS HAVE NOT BEEN
 APPROVED AND ARE SUBJECT
 TO CHANGE.

A Landscape Development Plan for
Colonial Traditions Ph. 3a
 Gulf Shores, Alabama

Revisions		
No.	Date	Revisions / Submissions
12.08.25		CITY SUBMITTAL
01.16.26		CITY SUBMITTAL

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BC	Registration
Drawn	
VITW	
Project Manager	
LCW	
Principal	
253554-001	
Project No.	
12.08.25	
Date	

Sheet Title

**LANDSCAPE
 PLANTING PLAN**

Sheet No.
LP100



SUBDIVISION REGULATIONS		
LANDSCAPING REQ. (6-6.C.2, STREET TREES)		
1 tree every	100 LF in alternating pattern	
Neighborhood Street Trees provided, see landscape plan		
LANDSCAPING REQ. (6-6.C.4, LAKES & RETENTION/DETENTION AREAS)		
3 trees per	100 LF of perimeter	@ 1363.0 LF = 40.89 trees
		Total Trees Required: 41 trees
		Total Trees Provided: 41 trees
Provide native deep-rooted shoreline plantings		
Shoreline plantings provided, see landscape plan		

NOT
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TO CHANGE.

A Landscape Development Plan for
Colonial Traditions Ph. 3a
Gulf Shores, Alabama

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT	REMARKS
TREES								
	LT	21	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	QN	27	QUERCUS NUTTALLII	NUTTALL OAK	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	QV	21	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
	TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	B&B OR CONT	3"	12'	FULL HEAD, SPECIMEN QUALITY
SHRUBS								
	MC3	33	MYRICA CERIFERA	COMMON WAX MYRTLE	3 GAL		72" o.c.	SHRUB FORM, FULL TO GROUND
	SB	33	VIBURNUM ODORATISSIMUM	SWEET VIBURNUM	3 GAL		48" o.c.	
GRASSES								
	SB3	105	SPARTINA BAKERI	SAND CORD GRASS	3 GAL		48" o.c.	
SOD/SEED								
	SOD	54,768 SF	CYNODON DACTYLON 'TIFWAY 419'	TIFWAY 419 BERMUDA GRASS	SOD			

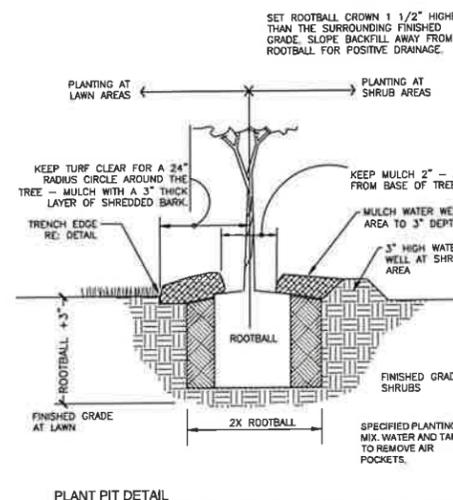
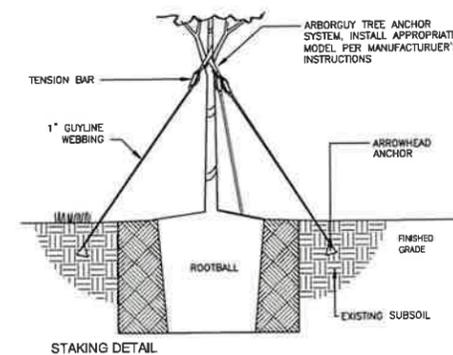
QUANTITY TAKEOFF DISCLAIMER:

QUANTITIES NOTED ON PLANS ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR FOR BID PURPOSES ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.

800-292-8525
#DIG (Cellular)
Dig Safely.

Alabama 1 Call

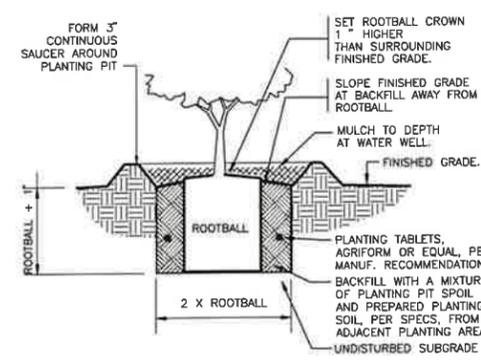
IRRIGATION NOTE:
ALL LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM THAT SHALL PROVIDE 100% HEAD-TO-HEAD COVERAGE.



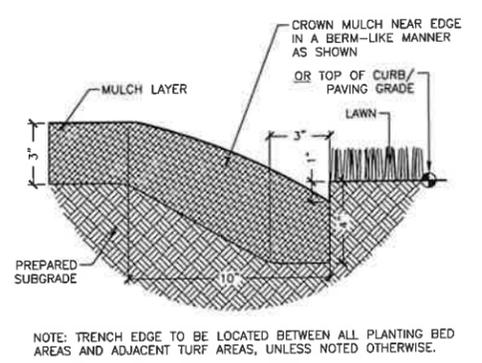
3 TREE PLANTING - GUY STRAP
1" = 1'-0" 329343.26-02

- GENERAL CONDITIONS**
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF LANDSCAPE MATERIAL AT ALL TIMES. LANDSCAPE CONTRACTOR TO COORDINATE SAFE STAGING AREA WITH GENERAL CONTRACTOR AND/OR OWNER.
 - CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR 365 CONSECUTIVE CALENDAR DAYS FROM SUBSTANTIAL COMPLETION OF THE WORK, AS DETERMINED BY THE PROJECT LANDSCAPE ARCHITECT.
 - ALL AREAS IMPACTED NEGATIVELY BY CONSTRUCTION PROCESSES SHALL BE RETURNED TO ORIGINAL CONDITION OR BETTER PRIOR TO SUBSTANTIAL COMPLETION.
- LANDSCAPE AREA SOIL PREPARATION**
- PLANTING SOIL SHALL BE CREATED BY AMENDING TOPSOIL WITH THE ADDITION OF COMPOST. COMPOST TYPE SHALL BE MUSHROOM COMPOST OR DECOMPOSED PINE BARK, AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE. COMPOST SHALL BE UNIFORMLY APPLIED OVER PLANTING BEDS AT AN AVERAGE DEPTH OF 2 INCHES AND OVER SOD AREAS AT AN AVERAGE DEPTH OF 3/4 INCH.
 - INCORPORATE UNIFORMLY IN PLANTING BEDS TO A DEPTH OF 6 INCHES AND IN SOD AREAS TO A DEPTH OF 3 INCHES USING A ROTARY TILLER OR OTHER APPROPRIATE EQUIPMENT. PRE-PLANT FERTILIZER AND PH ADJUSTING AGENTS (E.G. LIME AND SULFUR) MAY BE APPLIED IN CONJUNCTION WITH COMPOST INCORPORATION, AS REQUIRED PER SOIL TEST IF REQUESTED BY OWNER.
 - RAKE SOIL SURFACE SMOOTH PRIOR TO PLANTING.
 - REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 - WATER THOROUGHLY AFTER PLANTING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING 3% POSITIVE DRAINAGE IN ALL PLANTING BEDS. ANY OTHER PROPOSED DRAINAGE METHODS SHALL BE COORDINATED WITH PLANTING EFFORTS TO MINIMIZE CONFLICTS AND MAINTAIN PROPER FUNCTION OF DRAINAGE SYSTEMS.
- PLANT MATERIAL AND PLANTING**
- PLANT QUANTITIES ARE OFFERED AS A CONVENIENCE TO THE CONTRACTOR, AND ARE NOT ABSOLUTE. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES.
 - ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE OWNER OR LANDSCAPE ARCHITECT AT ANY TIME.
 - PLANTS SHALL BE WELL FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED AND SHALL BE FREE FROM INJURY, INSECTS AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERYMEN, INC.
 - UNLESS NOTED SPECIFICALLY, ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
 - FRONT ROW OF SHRUBS SHALL BE PLANTED FROM CENTER OF PLANT A MINIMUM OF 24" BEHIND BED LINE @ LAWNS OR WALKS AND A MINIMUM OF 36" BACK OF CURB @ PARKING SPACES.
 - NO PRUNING SHOULD BE PERFORMED DURING FIRST GROWING SEASON EXCEPT FOR REMOVING DAMAGED OR DEAD GROWTH. WOUND PAINT IS NOT RECOMMENDED FOR ANY CUTS.
 - ALL PLANTING AREAS, TREE PITS, AND OTHER AREAS INDICATED ON PLANS SHALL BE MULCHED WITH A SETTLED LAYER OF THE INDICATED MULCH.
 - 3" DEPTH PINE BARK
 - 4" DEPTH SHREDDED HARDWOOD MULCH
 - 3" DEPTH LONG LEAF PINESTRAW, SETTLED
 - TRENCH EDGE TO BE LOCATED BETWEEN ALL PLANTING AREAS AND LAWN, UNLESS NOTED OTHERWISE.
 - TREE STAKING SHALL BE PROVIDED TO KEEP TREES PLUMB AND PROTECTED FROM EXCESSIVE WINDS. ALL TREE-STAKING APPARATUS SHALL BE REMOVED AT THE END OF THE ONE-YEAR WARRANTY PERIOD.
 - ONE YEAR OF LANDSCAPE MAINTENANCE FROM SUBSTANTIAL COMPLETION SHALL BE INCLUDED AS AN OPTIONAL BID ITEM TO THE OWNER.

4 GENERAL PLANTING NOTES
1" = 1" 329399-01



1 SHRUB PLANTING
1" = 1'-0" 329333.13-01



2 TRENCH EDGE
3" = 1'-0" 329413.23-02

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BC _____ Registration
Drawn _____
VTW _____
Project Manager _____
LCW _____
Principal _____
253554-001
Project No. 12.08.25
Date

STATE OF ALABAMA
LISTER CHAD
Project Manager
REGISTERED LANDSCAPE ARCHITECT
NUMBER 518

Sheet Title

LANDSCAPE PLANTING DETAILS

Sheet No. **LP500**

Riviera Properties –Pre-Zone & Annexation

Staff Report: Andy Bauer
Application #:ZA26-000001

Planning Commission Meeting Date: January 27, 2026

Applicant: Weygand Wilson Surveying LLC
Property Location: County Road 8 West & State Highway 59

STAFF RECOMMENDATION: APPROVAL

Summary of Request

The applicant requests to pre-zone and annex 36 acres of property R-1-3 (Residential Medium-density and Waterfront Single-family District) and 3.6 acres of property to BG (General Business District). The properties are located on the north side of County Road 8 West between State Highway 59 and Grund Lane.

The Code of Alabama allows municipalities to pre-zone territory proposed for annexation prior to the effective date of the annexation. This application is processed as a rezoning application with public hearings before both the Planning Commission and City Council.

Existing Conditions & Surrounding Context

The property is vacant wooded. The surrounding zoning districts and land uses are as follows:

- North – Unzoned Baldwin County Property / Vacant Wooded Property
- South –R-1-4 Residential/Medium-Density Single-Family District & Unzoned Baldwin County / Vacant property & Whispering Pines RV Resort
- East – State Highway 59
- West – R-1-4 Residential/Medium Density Single-family District, R-1-5 Residential/High-Density Single-family District / Single-family Houses

PUBLIC NOTICE

The application was noticed in accordance with Article 3-7 of the Zoning Ordinance. As of writing of this report, staff have received no correspondence.

EXISTING ZONING

The properties are not located in the City Limits of Gulf Shores and are currently located in an area of unzoned Baldwin County.

LAND USE PLAN

This portion of the property abutting State Highway 59 is designated as "Commercial / Mixed Use" and the remainder of the property is designated "Residential- Low Density" on the City's Future Land Use Plan.

ANALYSIS

A goal of the City and an "Implementation Opportunity" listed in the Land Use Plan is to develop a proactive annexation policy to regularize the city's boundaries in the County Road 8 West area. Annexation and rezoning the properties support the planned image, health, safety, and welfare of the City, and provides the City control over future development.

Future Land Use Plan

3.6-Acre Property

The property's future land use is designated as a "Commercial Mixed Use" Activity Center on the Future Land Use Map. Commercial /Mixed Use is a broad category of uses that typically includes beach tourism, community and neighborhood retail, office, restaurant, hospitality, and accommodations. Commercial and office uses are currently located along the Highway 59 corridor, at Gulf Place and the beach, and Waterway Village. Most of the land within the City limits along State Highway 59 in this area of the City is zoned BG. Rezoning the 3.6-acre property to BG supports the mixed-use development goals of the Land Use Plan by supporting commercial development at the

intersection of County Road 8 West and State Highway 59.

36-Acre Property

The property is designated Low-density Residential in the City's Land Use Plan. Low-density residential uses are typically single-family detached houses and duplexes on large and medium sized lots with the character of these areas varying between suburban, estate subdivisions and more rural residential neighborhoods. The proposed rezoning to R-1-3 Zoning District complies with the Land Use Plan. The R-1-3 Zoning District requires larger lot dimensions than much of the existing lots within Gulf Shores. Zoning the property R-1-3 supports a goal of the Land Use Plan to provide a range of lot/housing types and price levels to bring together a diversity of people into daily interaction, strengthening the personal and civic bonds that are essential to Gulf Shores.

Proposed Zoning

3.6- Acre Property – Proposed BG General Business Zoning District. This district is intended to provide locations for a specified range of retail businesses and services, offices, hotels, motels and other compatible uses serving community needs, where an attractive appearance of buildings and their premises is important to the successful conduct of business. The 3.6-acre property fronts on both State Highway 59 and County Road 8 West. BG zoning will allow the development of future commercial uses that can serve the surrounding residential area.

36-Acre Property – Proposed R-1-3 Zoning District. This district exists for the protection of areas that are, or are planned to be, developed for low-to-medium density single-family detached dwellings, together with associated accessory uses. The applicant has submitted a conceptual plan for the 36 acres of property showing 26 lots. The lot sizes range from 22,892sf to 119,065sf which is significantly larger than the minimum R-1-3 zoning standards. The minimum lot size required by the R-1-3 zoning district is 15,000 square feet and minimum lot width is 85ft.

The configuration and location of these properties align with the goals and intent of both the BG and R-1-3 Zoning Districts. Any future/proposed subdivision must be submitted to the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission approve the pre-zoning and annexation of the subject property to BG and R-1-3.

MOTION FOR CONSIDERATION

I recommend approval of the Prezoning and Annexation of the Riviera Properties application.

Attachments: Location Maps

RESOLUTION ZA26-000001
RIVIERA PROPERTIES
PRE-ZONE AND ANNEXATION

THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF GULF SHORES, ALABAMA, WHILE IN REGULAR SESSION ON JANUARY 27, 2026, as follows:

By a vote of 0-0, the Gulf Shores Planning Commission approves Pre-zoning and Annexation of 36 acres of property R-1-3 Residential/Medium-Density and Waterfront Single-family District and 3.6 acres of property BG General Business.

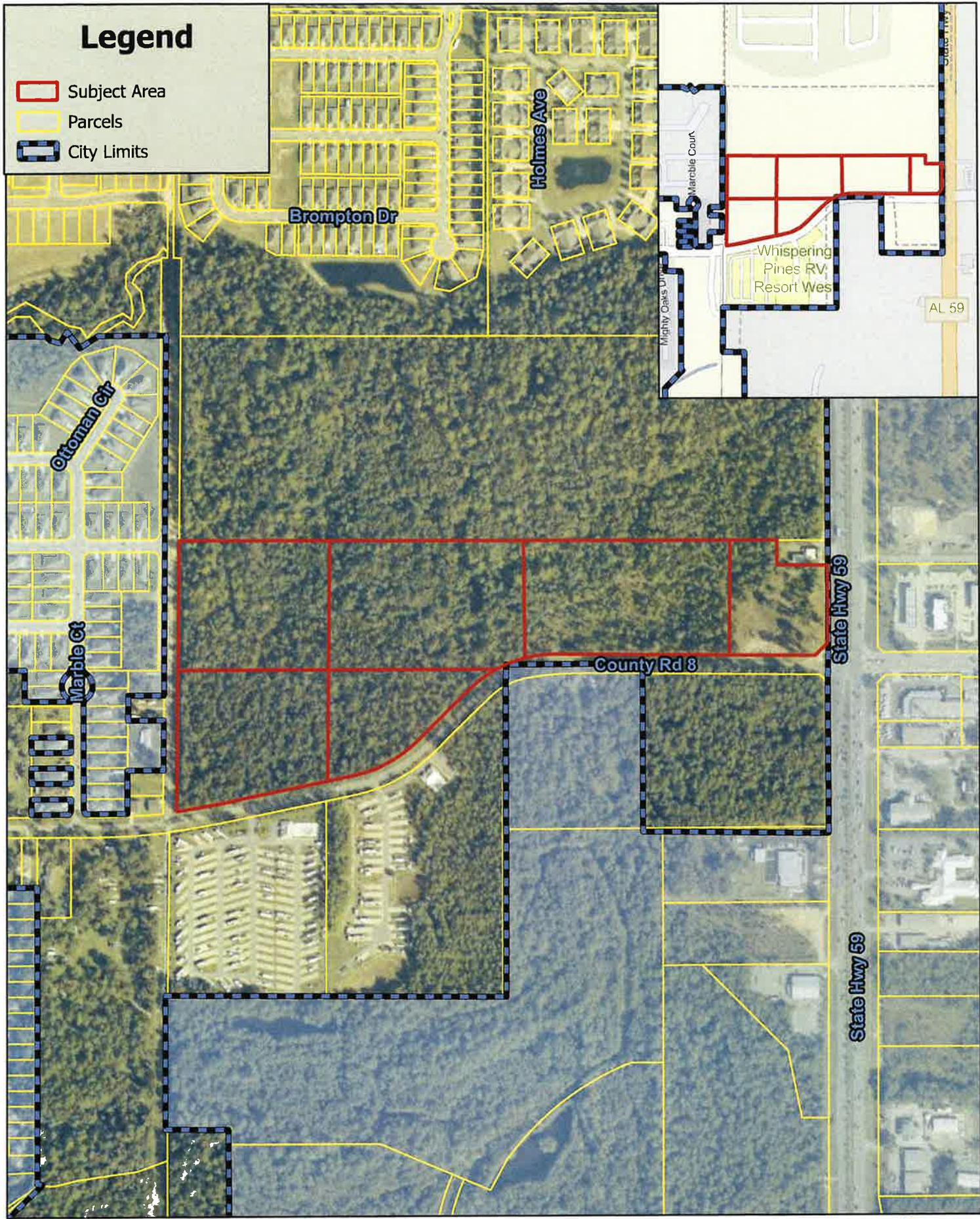
This Resolution shall become effective upon its adoption.

ADOPTED this 27TH day of January 2026.

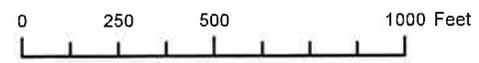
Pete Vakakes
Chairman, Planning Commission

Attest:

Mell Davis, Secretary, Planning Commission

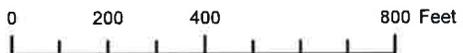


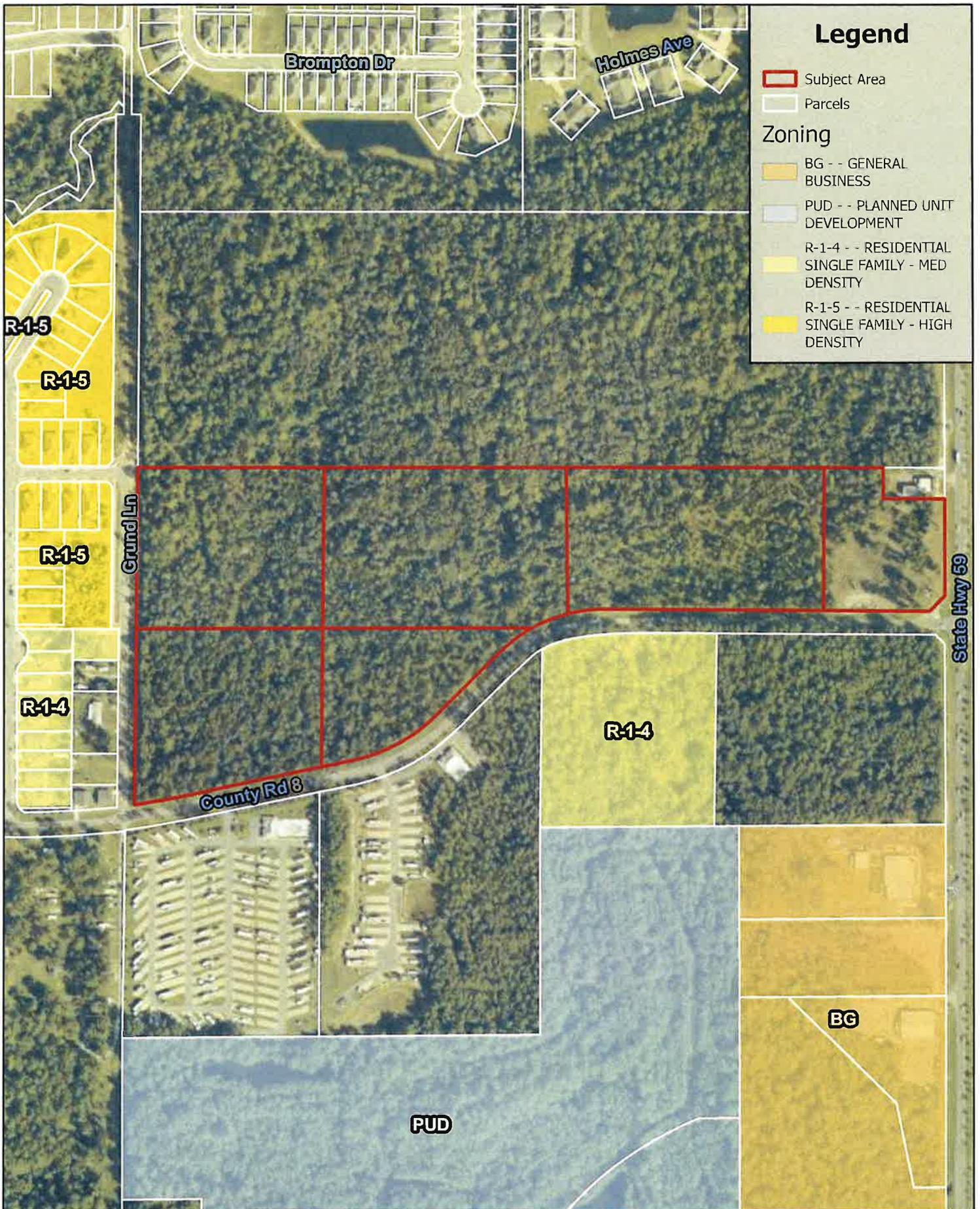
Annex and Pre-Zone Riviera Plaza
 Overview Map
 ZA26-000001 - February 24, 2026



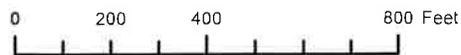


Annex and Pre-Zone Riviera Plaza
 Location Map - 2025 Aerials
 ZA25-0000001 - February 24, 2026





Annex and Pre-Zone Riviera Plaza
 Zoning Districts Map
 ZA25-0000001 - February 24, 2026



Zoning Text Amendment – Walking Area Overlay District and the Official Zoning Map

Staff Report: Andy Bauer
Application: ZTA25-10

Planning Commission Meeting Date: January 27, 2026
Applicant: City of Gulf Shores

STAFF RECOMMENDATION: APPROVE

SUMMARY OF REQUEST

City staff proposes to amend the boundaries of the Walking Area Overlay District on the “Official Zoning Map” and modify the definition of the Walking Area Overlay District in the Zoning Ordinance.

BACKGROUND

- Walking Area Overlay District - On June 13, 2005, Ordinance No. 1329 was adopted by City Council, creating Beach Area Zoning and Overlay Districts.

The Walking Area Overlay District was intended to provide supplemental provisions for development within the blocks around the intersection of Gulf Shores Parkway and Beach Boulevard and to transform this area into a mixed-use, pedestrian friendly downtown. The Zoning Ordinance extends the following benefits to properties within the Walking Area Overlay District:

- i. Incentive Bonus Density and Building Height are an option for developers in exchange for providing certain public benefits.
 - ii. Modifications to underlying zoning and overlay district standards if such deviations are found to comply with the goals and intent of the Future Land Use Plan.
 - iii. Mixed-use Condominium uses.
 - iv. Parking Reductions for mixed-use developments in the overlay district.
- Land Use Plan – The intersection of Beach Boulevard and Highway 59 is the city’s traditional center of beach-oriented tourism and its primary image in the minds of many visitors. The redevelopment of Gulf Place will serve as a catalyst for economic development and a means for Gulf Shores to be identified as a world-class beach resort. The City should consider new updated zoning regulations that support the desired scale and development for a mixed use, walkable, pedestrian oriented beach front.
 - Vision 2025 – Action 5: Gulf Beach District - The construction of a walkable, energetic beachfront district will attract tourism, stimulate local business, and encourage business and residential relocation.

BACKGROUND

December 16, 2025, Planning Commission meeting. This amendment was tabled by the Planning due to the number of single-family houses and duplexes that would be made nonconforming uses.

ISSUE

The redevelopment of the area around the intersection of Beach Boulevard and Gulf Shores Parkway into a pedestrian friendly, mixed-use district has long been a goal of the City's. The Walking Area Overlay District only allows residential and lodging uses in mixed-use buildings of which a minimum of 10% of the ground level is reserved for commercial use. Stand alone, low-density single-family houses, duplexes, and townhouse uses are not allowed. Expanding the Walking Area Overlay District into the nearby blocks will incentivize more mixed-use developments (ground floor commercial/residential & lodging uses) to provide the critical mass of activity essential to creating a thriving mixed-use, pedestrian friendly downtown district.

DETAILS OF PROPOSAL

The proposed Zoning Text Amendment will modify the definition of Walking Area Overlay District, update the Official City of Gulf Shores Zoning Map to expand the Walking Area Overlay District boundaries, and add a savings clause for existing single-family, and duplex dwellings to allow them to be rebuilt if destroyed.

The goal of the amendment is to expand the Walking Area Overlay District to further implement the recommendations of the Land Use Plan and Vision 2025 Plan to create a dense, mixed-use, pedestrian-oriented downtown district in the beach area.

Below is a summary of the proposed changes. Proposed new text is indicated with **red font**.

1. AMEND Article 4: Definitions.
Walking Area Overlay District: The boundaries of the Walking Area Overlay District are shown in the "~~City of Gulf Shores Walking Area Zoning Map~~" "**City of Gulf Shores Zoning Map.**" The provisions of this Ordinance applicable specifically to the Walking Area Overlay District shall apply exclusively to all parcels of land and rights-of-way, or portions thereof, within the boundaries of the Walking Area Overlay District. Any Parcel of land that is wholly or partly within the boundary shall be included.
2. AMEND City of Gulf Shores Zoning Map to expand the Walking Area Overlay District westward to West 6th Street to include properties zoned BT-3 and BT-4, located south of West 1st Avenue, eastward to the middle of the block between East 3rd Street and East 4th Street to include properties zoned BT-3 and BT-4 south of East 1st Avenue, and north to include the BT-1 North zoned properties along Gulf Shores Parkway. (see attached map)

ANALYSIS

Impacts of Overlay District Expansion

The proposed expansion of the Walking Area Overlay District would include 152 additional properties; and 14 properties will be removed. The 14 properties to be removed from the Walking Area Overlay District are located on East 1st and 2nd Avenues, are developed with single-family or duplex uses, are a part of the established subdivision lot and block pattern, and

less likely to be redeveloped. There are no cottage subdivisions located within the proposed boundaries of the Walking Area Overlay District. Below is a breakdown of the zoning and existing land uses on the 152 properties.

Zoning

BT-4 Zoned Properties – 28
 BT-3 Zoned Properties – 73
 BT-2 Zoned Properties – 10
 BT-1 North Zoned Properties – 39
 OS Zoned Properties – 2

Land Uses

Vacant – 27 properties (17%)
 Single-family or Duplex Dwelling – 33 properties (22%)
 Multi-family/Hotel – 30 properties (20%)
 Commercial – 52 properties (34%)
 Mixed-Use – 4 (3%)
 Public Beach/Park – 6 properties (4%)

Synopsis

The boundaries of the Walking Area Overlay District have not been extended since its adoption in 2005. There is no actual increase in by-right entitlements granted to properties within the Walking Area Overlay District. The only difference is residential, and lodging are only allowed in mixed-use developments that contain commercial uses. Staff do not see any detriment to extending the Walking Area Overlay District to include these six blocks on the north and south sides of Beach Boulevard and BT-1 North properties adjacent to Gulf Shores Parkway. The proposed expansion will only increase the opportunity to achieve the City’s Vision 2025 and Land Use Plan recommendations to create mixed-use, pedestrian-oriented developments within the Beach Area.

RECOMMENDATION

Staff recommends approval of the zoning text amendment as drafted.

MOTION FOR CONSIDERATION

I make a motion to approve the zoning text amendment as drafted.

ADDENDUM

After discussion by the Planning Commission at the December meeting about the number of single-family and duplex dwellings that will become nonconforming uses upon approval of this amendment, an option for the Planning Commission is to add a savings clause. A savings clause will allow single-family and duplex dwellings that have been destroyed by any natural disaster or catastrophic event to be reconstructed. Below is language that could be added to Article 13-4, D. 3. *Savings Clause* of the Zoning Ordinance. Proposed new text is indicated with **red font**.

3. AMEND Article 13-4., D., 3. Savings Clause Applicable to Certain Nonconforming Condominiums, **Single-family Dwellings, and Duplex Dwellings.**

4. AMEND Article 13-4., D., 3., c. These savings clause provisions shall be applicable only to legal nonconforming Condominium structures that are located within the Beach Overlay District, the Walking Area Overlay District, and Lagoon Pass Overlay District **and Single-family and Duplex structures located in the Walking Area Overlay District.**

City of Gulf Shores Sportsplex Additions

Staff Report: Scott Stephens

Planning Commission Meeting Date: January 27, 2026

Applicant: City of Gulf Shores

Property Location: Sportsplex

INFORMATIONAL PURPOSES:

NO ACTION REQUIRED

SUMMARY OF REQUEST

The Gulf Shores City School System proposes to make several improvements to the high school baseball, softball, and soccer facilities at the City of Gulf Shores Sportsplex. The following improvements are proposed:

1. Construct 9,000sf fieldhouses for both baseball and softball that include locker rooms, coaches' offices, laundry areas, and batting cages.
2. Add approximately 2,100sf locker rooms to the existing football fieldhouse for the high school soccer teams.
3. Relocate the existing visitor dugouts.

All additions will match the exterior look of the existing buildings at the sportsplex (scored concrete masonry unit, metal roof, paint colors).

This project is presented to the Planning Commission pursuant to Section 11-52-11 of the Code of Alabama. This section provides the Planning Commission the authority to review the character, location, and extent of any street, square, park or other public way, ground or open space or public building or structure or major utility project.

BACKGROUND

This project has been presented to the City Council Recreation Committee.

CITY COUNCIL

The City Council will have to review and approve the additions since the city owns the property.

FUNDING

Funding for the project will be provided by the Gulf Shores City School System.

Attachments: Site Plan Set



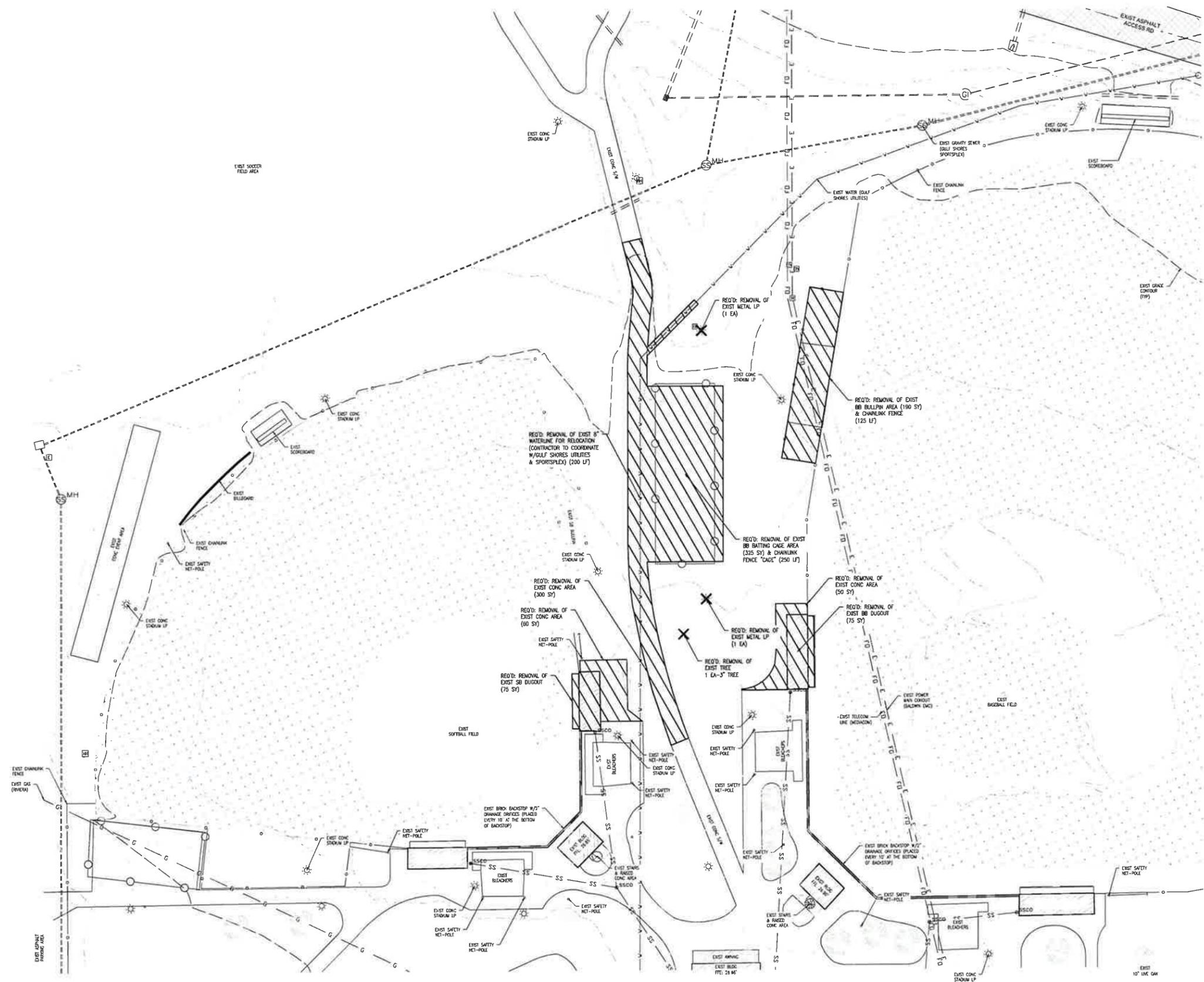
SHEET TITLE:
**DEMOLITION
PLAN 1**

PROJ. MGR.: JMB
DRAWING: BT/PC
DATE: 11.07.2025
REVISIONS:

JOB NO. 25-111
SHEET NO.:
C-2.1

LEGEND

- R/W-PROP LINE
- EX WATER-LINE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX WATER METER
- EX SEWER-LINE
- EX SEWER MH
- EX SEWER OD
- EX FIBER-LINE
- EX TELEPHONE PEDESTAL
- EX CATV
- EX LG POWER-LINE
- EX ELEC. BOX
- EX TRANSFORMER
- EX AC UNIT
- EX LIGHT POLE
- EX GUY WIRE
- EX GAS-LINE
- EX DRAINAGE PIPE
- EX DRAINAGE MH
- EX GRATE INLET
- EX HAND-HOLE
- EX CHAIN-LINKED FENCE
- EX BLDG. AREA
- EX ASPHALT AREA
- EX CONC. AREA
- DEMO AREA
- DEMO ITEM





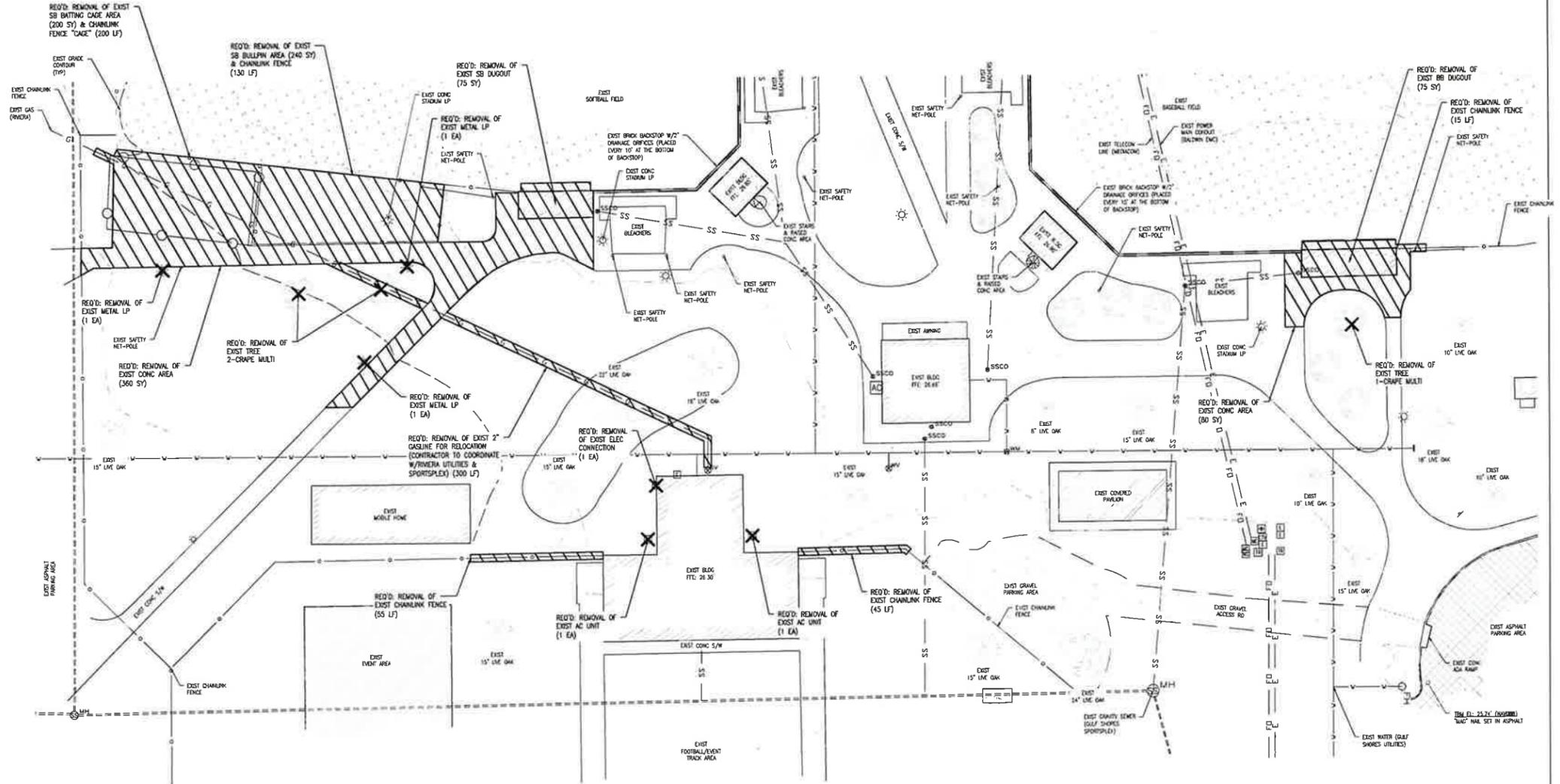
SHEET TITLE:
**DEMOLITION
PLAN 2**

PROJ. MGR.: JMB
DRAWN: BT/PC
DATE: 11.07.2025
REVISIONS:

JOB NO. 25-111
SHEET NO:
C-2.2

LEGEND

- R/W-PROP LINE
- EX WATER-LINE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX WATER METER
- EX SEWER-LINE
- EX SEWER MH
- EX SEWER CO
- EX FIBER-LINE
- EX TELEPHONE PEDestal
- EX CATV
- EX US POWER-LINE
- EX ELEC BOX
- EX TRANSFORMER
- EX AC UNIT
- EX LIGHT POLE
- EX GUY WIRE
- EX GAS-LINE
- EX DRAINAGE PIPE
- EX DRAINAGE MH
- EX GRATE INLET
- EX HAND-HOLE
- EX CHAIN-LINK FENCE
- EX BLDG AREA
- EX ASPHALT AREA
- EX CONC AREA
- DEMO AREA
- DEMO ITEM



NEW BASEBALL / SOFTBALL FIELDHOUSES AND SOCCER DRESSING ROOMS
AT THE
GULF SHORES SPORTSPLEX
FOR THE
GULF SHORES CITY SCHOOLS
GULF SHORES, ALABAMA



SHEET TITLE:
**GEOMETRIC
PLAN 1**

PROJ. MGR.: JMB
DRAWN: BT/RC
DATE: 11.07.2025
REVISIONS:

JOB NO. 25-111
SHEET NO:
C-3.0

LEGEND

- R/W-PROP LINE
- EX WATER-LINE
- EX WATER VALVE
- EX FIRE HYDRANT
- EX WATER METER
- EX SEWER-LINE
- EX SEWER MH
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- PR SEWER CO
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- PR FENCE
- PR GAS-LINE
- PR CONC AREA
- PR BLDG

