

**MINUTES OF THE PLANNING COMMISSION  
CITY OF GULF SHORES, ALABAMA  
REGULAR MEETING OF JANUARY 25, 2021**

**COMMISSION PRESENT:**

Commissioner Steiskal, Commissioner Vakakes, Commissioner M. Young, Commissioner Malone, Commissioner Long, Commissioner Eubank, Commissioner Harris, Commissioner F. Young, Commissioner Guthrie

**COMMISSION ABSENT:**

**STAFF PRESENT:**

Director of Planning & Community Development Lee Jones; Planner Jennifer Watkins; Secretary Mell Davis, City Engineer, Mark Acreman; Fire Marshal, George Surry

**CALL TO ORDER:**

Chairman Steiskal called the meeting to order at 4:00 p.m.

**ROLL CALL:**

Secretary Mell Davis called the roll.

**APPROVAL OF MINUTES: Regular Meeting of December 14, 2021.**

Commissioner Vakakes made a motion to approve the minutes from December 14, 2021; the motion was seconded by Commissioner F. Young. The motion was approved 8-0 with Commissioner Guthrie abstaining.

**ITEMS FOR DEFFERAL OR WITHDRAWAL:**

None

**PUBLIC HEARINGS:**

**A. ZA21-000079 Embassy Suites Site Plan and Conditional Use Permit**

The applicant seeks Site Plan & Conditional Use Permit approval to develop an 8-story mixed-use development consisting of an Embassy Suites Hotel, restaurant, retail, conference space, and a parking garage.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioners discussed parking and the co-efficiency study.

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Commissioner M. Young made the motion to approve ZA21-000079 Embassy Suites Site Plan and Conditional Use Permit (CUP), Commissioner Vakakes seconded the motion; the motion was approved 9-0 with the following conditions:

1. Items requiring additional details prior to the issuance of a Building Permit are:
  - a. The north façades of the parking structures shall be finished with masonry façades that repeat the expression of (having similar materials, structural elements, and size and proportions of openings) the occupied Stories of the Façade.”
  - b. A new FAA Form 7460-1 shall be submitted since the previously submitted form has expired.
  - c. The City shall convey the portion of the West 1st Street right-of-way which was vacated by Resolution #6178-19 and combine the vacated area with the existing lot prior to Embassy Suites closing on the property.
  
2. Fire Marshal Phased approval with the following condition: Goodwyn Mills Cawood LLC proposal to add 1 fire hydrant to the southwest corner of the building in order to meet the distance requirements set forth in the 2021 IFC is accepted and required.
  
3. The City Council approves the following deviations:
  - a. A deviation according to Article 8-5 B, 4. Side Yards of the Zoning Ordinance to allow 0ft east Side Yard Setback as opposed to the required 10ft setback;
  - b. A deviation from the maximum 85% impervious coverage (Table 8-5B and Table 10-1A) in order to cover up to 98% of the lot with impervious surfaces.
  - c. A deviation from the maximum 80% building coverage (Table 8-5B and Table 10-1A) in order to cover 84% of the lot with the building.

**B. ZA21-000080 Colonial Traditions Phase 2 Preliminary Plat**

The applicant seeks Preliminary Subdivision Plat approval for a 50-lot single family subdivision on a portion of Lot 3 of Colonial Traditions Subdivision. The site is proposed to be developed with single family attached (townhouses) and detached units. Townhouse units are classified by the Zoning Ordinance as a type of single family attached housing.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioners asked for clarification on the front & rear setbacks and inspection of existing sidewalks.

Commissioner Malone made the motion to approve ZA21-000080 Colonial Traditions Phase 2 Preliminary Plat, Commissioner F. Young seconded the motion; it passed 9-0 with the following conditions:

1. Trash collection for the subdivision shall be accessed from the rear alleyways.
2. Utility plans shall be submitted from Baldwin EMC prior to Final Plat approval.

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3. The City is no longer using acorn style lighting. The City shall coordinate the new style light fixtures with the developer prior to the issuance of a Land Disturbance Permit. Light fixtures shall incorporate full cut-off fixtures.

**C. ZA21-000083 North Lagoon Estates Final Subdivision Plat**

The applicant seeks Final Subdivision Plat approval to subdivide 5.65 acres into 15 single family lots.

Chairman Steiskal opened the Public Hearing.

There were no public comments

Chairman Steiskal closed the Public Hearing.

Commissioner F. Young made the motion to approve ZA21-000083 North Lagoon Estates Final Subdivision Plat with Commissioner Vakakes seconding the motion. The motion passed 9-0 with the following conditions:

1. The wetlands shall be placed within a recorded conservation easement prior to recordation of the final subdivision plat.
2. Fire Marshal Phased Approval. Requires 1 additional fire hydrant as the existing fire hydrant is great than 250 feet from the lots to the west within the project. 2021 IFC Table C102.1

**SITE PLANS:**

**A. ZA21-000074 Sandpiper Cottages**

The applicant requests to construct a 5-lot Cottage Subdivision on 0.52 acres

Commissioner Matt Young asked Fire Marshal George Surry about the turn around and asked if there was any signage or striping that will show no parking for emergency vehicle access. Staff will ensure that there is a condition in the resolution addressing the marking of the turnaround.

Commissioner F. Young made the motion to approve ZA21-000074 Site Plan for Sandpiper Cottages, Commissioner Guthrie seconded and the motion passed 9-0 with the following conditions:

1. No trash containers will be allowed to be placed along Sandpiper Lane for servicing.
2. The Planning Commission approves the following deviations:
  - a) Deviation to Article 12-1F1 allowing a reduction of the required 5ft perimeter buffer to 2ft along the west property line.
  - b) Deviation to Article 12-1F1 allowing the applicant the ability to omit the required tree and shrub plantings along the waterfront property line; allowing the wetlands and wetland buffer to remain and count towards the required perimeter buffer.
  - c) Deviation to Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
  - d) Deviation to Article 12-3C2c to allow the applicant to place the required Class A Buffer landscape along the interior side of the buffer fence.

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3. The applicant shall pay a sidewalk fee in an amount of \$2,200 prior to the issuance of a Building Permit.
4. The structure on Lot A shall incorporate louvered panels along the south elevation to provide screening of the parking from the street.
5. Striping and/or a No Parking Sign shall be provided in the turnaround/backing space south of Lot D.

**B. ZA21-000075 Cottages at Craft Farms**

The applicant seeks site plan approval for 52-unit townhouse development. The Zoning Ordinance classifies townhouses as a type of single family attached dwelling unit. The property is located on the south side of Coastal Gateway Boulevard and is zoned R-3 Residential/Limited-Density Multiple-family District.

Commissioners discussed the Class A buffer for future lots, landscape buffer requirements and setbacks.

Commissioner F. Young made the motion to approve ZA21-000075 Cottages at Craft Farms Site Plan, Commissioner Vakakes seconded the motion, it passed 8-0 with Commissioner Malone recusing and with the following conditions:

1. The applicant shall submit a subdivision plat to be considered at the February 22<sup>nd</sup> Planning Commission meeting. The application to subdivide 52 townhouse lots, if approved shall serve as documentation to satisfy Section 11-3 (C) of the Zoning Ordinance. If the subdivision request is denied, the applicant shall  
(1) submit Condominium documents for administrative review and approval or  
(2) record a duly executed declaration of restrictions in the office of the Baldwin County Probate Judge, thereby stipulating that said tract shall not be eligible for further subdivision. Compliance with this condition shall be demonstrated prior to the issuance of a Land Disturbance Permit.
2. Prior to the issuance of a Building Permit, the applicant shall replace the proposed acorn style light fixtures with a current Baldwin EMC light fixture as approved by the City of Gulf Shores. Lighting shall utilize full cut-off fixtures as required by the Zoning Ordinance.
3. Gulf Shores Utilities. The applicant shall verify the line pressure/head connections for the proposed grinder pumps.

**C. ZA21-000077 Publix**

The applicant seeks Site Plan approval to construct a 24,496sf Publix grocery store at 1720 Gulf Shores Parkway. The property is zoned BG General Business. If approved, the former Winn Dixie grocery store will be demolished and Publix will be rebuilt in the footprint.

Commissioner Guthrie made the motion to approve ZA21-000077 Publix Site Plan, Commissioner M. Young seconded and the motion passed 8-0 with Commissioner Malone recusing and with the following condition:

1. The applicant shall pay a \$26,640 sidewalk fee in lieu of construction of the required sidewalks along East 16<sup>th</sup> Avenue and East 1<sup>st</sup> Street prior to the issuance of a Building Permit.

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**D. ZA21-000078 Pelican Place**

The applicant requests to construct a 15-lot Cottage Subdivision on 1.06 acres.

Commissioner F. Young made the motion to approve ZA21-000078, Pelican Place Site Plan with Commissioner Harris seconding, the motion passed 8-0 with Commissioner Vakakes recusing and with the following conditions:

1. No trash containers will be allowed to be placed along West Beach Boulevard for servicing.
2. The Planning Commission approves the following deviations:
  - a) Deviation to Article 11-11J to allow the applicant to obtain building permits prior to the completion of common area infrastructure and recordation of the plat.
  - b) Deviation to Article 12-3C2c to allow the applicant to place the required Class A Buffer landscape along the interior side of the buffer fence.
3. The applicant shall pay a sidewalk fee in an amount of \$7,832 prior to the issuance of a Building Permit.

**HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:**

None

**OTHER BUSINESS:**

None

**COMMUNICATIONS FROM STAFF:**

None

**COMMUNICATIONS FROM COMMISSION:**

None

**ADJOURN:**

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 5:54 p.m.

  
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Chairman, Bob Steiskal

  
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Secretary, Mell Davis

  
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Date