

**MINUTES OF THE PLANNING COMMISSION
CITY OF GULF SHORES, ALABAMA
REGULAR MEETING OF FEBRUARY 28, 2023**

COMMISSION PRESENT:

Commissioner Steiskal, Commissioner Vakakes, Commissioner Franklin, Commissioner Malone, Commissioner Eubank, Commissioner Harris, Commissioner Dixon

COMMISSION ABSENT:

Commissioner Guthrie, Commissioner Young

STAFF PRESENT:

Director of Planning & Community Development Lee Jones; Zoning Administrator Andy Bauer; 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 January 24, 2023.

Commissioner Vakakes made a motion to approve the minutes from January 24, 2023; the motion was seconded by Commissioner Franklin. The motion was approved 5-0. Commissioners Harris and Dixon abstained.

ITEMS FOR DEFFERAL OR WITHDRAWAL:

PUBLIC HEARINGS:

A. ZA22-000090: Holt Final Subdivision Plat

Request: The applicant seeks Final Subdivision Plat approval to subdivide 1 lot into 3 Single-family Residential Lots.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Malone made the motion to approve ZA22-000090, Holt Final Subdivision Plat. Commissioner Vakakes seconded; the motion passed 7-0.

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B. ZA23-000001 Colonial Traditions Phase 1 Final Subdivision Plat

Request: The applicant seeks Final Subdivision Plat approval for a 20 Lot Subdivision located on the southwest side of Traditions Parkway.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Vakakes made the motion to approve, ZA23-000001, Colonial Traditions Phase 1 Final Subdivision Plat. Commissioner Eubank seconded, the motion passed 7-0 with the following conditions:

1. A financial surety in an amount and form as approved by the City shall be submitted to insure the completion of the amenities prior to recordation of the Final Plat. The common amenities shall be operational prior to the issuance of a Certificate of Occupancy on the first house within Colonial Traditions Phase I Subdivision.
2. Engineering Department. Prior to recordation of the Final Plat, the area between the roadway curb and sidewalk shall be fully sodded, an area of ribbon curb shall be replaced and fill shall be added to the undermined sidewalk north of Caravel Lane.
3. The applicant shall submit a Maintenance Surety in an amount of \$34,836.48 (20% of the cost of the itemized engineer's cost estimate) of the public improvements in the form of irrevocable letter of credit or cashier's check prior to recordation of the Final Plat.
4. Prior to recordation of the Final Plat, the applicant shall pay the Baldwin EMC Contribution in Aid to Construction and install the electrical conduit.

C. ZA23-000002 Raley Farms Phase 2 Final Subdivision Plat

Request: The Applicant requests Final Subdivision Plat approval for Phase 2, containing 108 Single-Family Residential lots. The subdivision is located on the Preston Way within Raley Farms.

Chairman Steiskal opened the Public Hearing.

There were no public comments.

Chairman Steiskal closed the Public Hearing.

Commissioner Malone made the motion to approve, ZA23-000002, Raley Farms Phase 2 Final Subdivision Plat. Commissioner Franklin seconded, the motion passed 7-0, with the following conditions:

1. All street lights shall be installed prior to the issuance of the first certificate of occupancy within Phase 2 of the subdivision.

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2. All electrical transformer boxes within Phase 2 shall be installed prior to the issuance of the first certificate of occupancy within Phase 2 of the subdivision.
3. Because Preston Way is a construction entrance to Phases 3 and 4, and is the entrance to the lay-down area, "End of Road" signage shall be placed at the end of the road as a warning and barrier to the construction area, at the end of every work day.

SITE PLANS:

A. ZA23-000003: Aqua Suites Site Plan

Request: The applicant requests to repurpose the Former Kaiser Real Estate building into a 49-room hotel.

Commissioner Vakakes made the motion to approve ZA23-000003, Aqua Suites Site Plan. Commissioner Harris seconded; the motion passed 7-0, with the following condition:

1. Fire Marshal - The location of the fire department connection and fire hydrant shall be approved by the fire code official prior to the issuance of the Building Permit.

HEARING OF PERSONS NOT LISTED ON FORMAL AGENDA:

None

PUBLIC PROJECTS:

OTHER BUSINESS:

COMMUNICATIONS FROM STAFF:


City Engineer, Mark Acreman, updated the Commission on the upcoming dredging of the Little Lagoon Pass and the beach erosion issues.

COMMUNICATIONS FROM COMMISSION:

Commissioner Malone asked questions about the extension of Oak Road East. Chairman Steiskal had questions about the Bodenhamer Recreation Center parking lot resurfacing and the bicycle lanes on Wedgewood Drive.

ADJOURN:

There being no further business to come before the Commission, Chairman Steiskal adjourned the meeting at 4:55 p.m.



Secretary, Mell Davis
4.18.23

Date



Chairman, Bob Steiskal