



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, April 11, 2022, 4:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. APPROVAL OF AGENDA
- F. CONFLICTS OF INTEREST
- G. APPROVAL OF MINUTES AND CERTIFIED RECORDS
 - 1. Approval of minutes from the Regular Meeting on March 14, 2022.
- H. PUBLIC HEARINGS
 - 1. **Case No. 0104-SD-22, Blackburn Family Division Plat #1, Subdivision of Lot 2**
Lucido Engineering and Surveying LLC, on behalf of Elizabeth F. Taupeka, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Blackburn Family Plat #1 into two lots. The property is located on the north side of Canal Road behind 28295 to 28387 Canal Road in the RS-1 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on March 14, 2022.*
 - 2. **Case No. 0302-SD-22, Buena Vista RV Resort PUD Subdivision, Phases 3, 4 and 5**
75/25 Investments LLC requests approval of **Preliminary Major Subdivision** for Phases 3, 4 and 5 of the Buena Vista on the Beach Resort consisting of 56 lots (Lots 24-76 and 98-101). These phases are located at the end of Buena Vista Boulevard and Parkside Lane on the west and northwest side of the Buena Vista Planned Unit Development. *Deferred from the Regular Meeting on March 14, 2022.*
 - 3. **Case No. 0402-SD-22, Emamalie Subdivision, Lots 270 and 281, Bear Point Estates Subdivision**
Brandon and Alyson Emamalie requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 270 and 281, Bear Point Estates Subdivision into one lot. The property is located at 5316 East Perdido Avenue and 5311 Wolfhead Avenue in the RS-2 (Single-Family Residential) zoning district.

4. **Case No. 0404-SD-22, Turquoise Place, A Condominium, Phase II Subdivision**
Lucido Engineering and Surveying LLC, on behalf of Spectrum Turquoise LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine the lot containing Turquoise Place Condominium, Phase II and the adjoining two 50-foot lots to the east into a single lot. The properties are located at 26350, 26456 and 26468 Perdido Beach Boulevard in the Turquoise Place PUD (Planned Unit Development) and RS-1 (Single-Family Rezoning) zoning districts.
5. **Case No. 0405-PUDA-22, Turquoise Place PUD Modification, Turquoise Place Parking Garage**
Forrest Daniell and Associates, on behalf of Turquoise Place Condominium Association, Inc., requests recommendation to City Council for approval of **Major PUD Modification** to rezone 26456 and 26468 Perdido Beach Boulevard from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Turquoise Place PUD for the purpose of constructing a 4-story, 80,300+ SF parking garage that will supplement parking at Turquoise Place by adding 162 parking spaces for the condominium. The project will also include a 20,800+ SF amenity area on the roof of the parking garage. The properties are located at 26350, 26456 and 26468 Perdido Beach Boulevard.

I. **SITE PLAN REVIEWS**

1. **Case No. 0403-SP-22, Phoenix Key**
Forrest Daniell and Associates, on behalf of Brett/Robinson, requests approval of **Site Plan Review** to construct a two-phase project consisting to two identical towers, with each tower being 25 stories in height and containing 56 units. The project is located between 29010 and 29070 Perdido Beach Boulevard and 29090 and 29100 Perdido Beach Boulevard in the RM-2 (Multi-Family Residential High Density) and RS-1 (Single-Family Residential) zoning districts.

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

1. **Case No. 0401-SD-22, Hooks Subdivision, Lots 52, 53 and 54, Block B, Second Addition, Chicago Gulf Beach Subdivision**
Traci Hooks requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 52, 53 and 54, Block B, Second Addition, Chicago Gulf Beach Subdivision into one lot. The property is located at 3755 Illinois Street in the RS-3 (Single-Family Residential) zoning district.

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**