

Minutes
Special Called Meeting
Orange Beach Planning Commission
Monday, November 30, 2020
Orange Beach Municipal Complex
4099 Orange Beach Blvd.

A. CALL TO ORDER

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

B. INVOCATION

Chairman Robert Stuart gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Kathy Lindsey
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Commissioner Matt Wilson
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

Wanda Cochran, City Attorney
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I
Sherri Descalzo, Planning and
Zoning Coordinator

E. APPROVAL OF AGENDA – There were no changes to the agenda and the agenda stands approved as submitted.

F. CONFLICTS OF INTEREST – None.

G. PUBLIC HEARINGS

1. Case No. 1110-PUD-20, CoastAL Beach Development PUD

WAS Design, on behalf of GCOF Orange Beach Gulf Front LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 8+ acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a beachfront development consisting of a restaurant and parking along with public beach access parking. The property is located at 25610 and 25722 PERDIDO BEACH BOULEVARD. Griffin Powell presented staff comments to the Planning Commission. Kit Alexander stated that Phase I is the only plan being considered in the proposal today. The three-story building will provide 32,400 SF for a restaurant and 5,000 SF for retail area. It will be 40 feet from the east side setback. There will be a total of 443 parking spaces provided. There will be 245 open spaces for the restaurants; 198 public beach spaces; 102 spaces dedicated for Orange Beach resident public beach parking and 96 spaces as shared spaces for both the public beach and

restaurant. There will be 800 feet of beach property. Public restrooms will be provided on the west side and a boardwalk along the beachfront with dune walkovers. There will be a pedestrian-oriented area along Perdido Beach Blvd. with an eight-foot wide sidewalk. There will also be a civic landmark tower at the base of the AL 182/161 intersection.

Griffin Powell presented architectural elevations of the restaurant. ALDOT concurrence is required for the proposed driveways onto Perdido Beach Blvd. US Fish and Wildlife Service approval will be required for the lighting and landscape plan. All beach boardwalks must comply with dune protection guidelines. The fire department requests the roadway be increased to the minimum required width in front of the restaurant and provide the required hammerhead per the Fire Department requirements. They would also like consideration of a dedicated area for future lifeguard facility or similar public safety facility.

Chairman Robert Stuart opened the public hearing for comments. Mayor Tony Kennon addressed the Planning Commission to clarify why the City is participating in the proposal. A slide was presented showing the location of the previously approved Ascension and Grace PUD on the property. He stated that a partnership with John McInnis and Cameron Price would allow 800 feet of the beachfront property to be split in half and City residents will be allowed to use all 800 feet. A parking deck could be added in the future, depending on the success of the restaurant. The project could not make this happen without a public-private partnership.

Cameron Price stated they plan to open in the spring of 2022. He has been involved with the Flora-Bama on other projects. Shunk Gulley on Highway 30A in Santa Rosa Beach, Florida was opened three years ago. He also stated that they are excited about working with the City with shared agreements.

Mayor Tony Kennon stated he would like to clarify the parking, which has to work for the applicant. It is not free parking unless validated with the restaurant. The City still needs to work out the details of the shared parking for full-time residents.

Allen Burns stated this is a great project and asked how it would impact traffic. Could the project be moved west to retain the view corridor at State Highway 161? Cameron Price said there has been no decision as yet for shifting the building to allow for view corridor.

Kit Alexander stated the PUD plan shows a decel lane with three right-ins and one right-out eastbound.

Kit Alexander stated that the east side developer for The Bluffs has requested a vegetated buffer or fencing for the houses on the east side of the restaurant.

Allen Burns asked about the parking garage and condominiums.

Mayor Tony Kennon that the proposed plan eliminates the condominiums. The City's cost for the west half of the property will be \$12,000,000. A parking garage could be seven or eight stories.

David Head, developer for The Bluffs, stated he is in full support of the proposed plan and asks for a buffer or fence on the east side of the subject property.

Dave Johnson asked about if The Bluffs is a part of the proposed project. The Bluffs PUD is separate and not a part of the proposed plan.

Jeff Boyd stated that condominiums cannot be built without City Council approval.

Cameron Price stated that PUD rezoning needs to be contingent upon the closing on the property. If they do not close on the project, the property needs to revert back to BR zoning.

Commissioner Bill Jeffries asked how the parking would be restricted to permanent residents.

Mayor Tony Kennon stated the goal was to have a parking sticker for residents who have homestead property in Orange Beach. It would be very restrictive for full-time residents. A parking deck could provide 200 – 300 free parking spaces.

Commissioner Bill Jeffries stated he supports the project with staff recommendations.

Chairman Robert Stuart stated that City Council has worked hard to obtain beach access parking.

Commissioner Annette Mitchell stated the project is the most exciting proposal since her time on the City Council.

Cameron Price stated the name of the project will be CoastAL of Orange Beach.

Commissioner Bill Jeffries stated that the Flora-Bama is not just a bar but has done a lot for the community and provides a church with no charge.

Motion made (Wilson/Lannie Smith) to recommend approval of Preliminary and Final PUD to City Council subject to staff comments. Roll call revealed: Jeffries, yes; Lindsey, yes; Mitchell, yes; Simpson, yes; Glenn Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Forwarded to City Council with a positive recommendation (9-0).**

H. SITE PLAN REVIEWS

I. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

J. OTHER BUSINESS

K. PUBLIC COMMENTS

L. ADJOURN

Adjourned at 4:40 p.m.



Kit Alexander, Secretary



Robert Stuart, Chairman