

Work Session Minutes  
Orange Beach Planning Commission  
Monday, May 11, 2020 – 3:00 P.M.  
Council Chambers – Orange Beach Municipal Complex  
4099 Orange Beach Blvd.

**A. CALL TO ORDER**

Chairman Robert Stuart called the meeting to order at 3:00 p.m.

**B. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson – arrive at 3:04 p.m.  
Commissioner Glenn Smith  
Commissioner Lannie Smith  
Commissioner Matt Wilson  
Vice Chairman Ralph Moore  
Chairman Robert Stuart

Staff Present:

John Lawler, City Attorney  
Kit Alexander, Director  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey

**C. DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the May 11, 2020 Planning Commission meeting.

**1. Case No. 0401-SD-20, Replat of Lot 2 Romar West**

Steven N. McCluskey requests approval of **Preliminary and Final Minor Subdivision** to combine two adjoining lots into one lot. The property is located at 22758 PERDIDO BEACH BOULEVARD in the RS-1 (Single-Family Residential) zoning district. The combined lots will meet the minimum lot area and lot width requirements for RS-1. The plat complies with the Subdivision Regulations and there are no staff conditions.

**2. Case No. 0404-SD-20, Ocean Edge PUD Subdivision**

David S. Lamar, on behalf of Orange Beach Ventures LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 32, 33, 35, 36, 38, 39, 41, 42, 44, 45, and 50 of Romar Vista Subdivision into a residential subdivision containing 14 lots. The property is located on ROMAR VISTA PLACE and is part of the Ocean Edge Planned Unit Development (PUD) Master Plan. All lots will front on Romar Vista Place. Six lots will be beachfront on the south side of Romar Vista Place and seven lots will be on the north side of Romar Vista Place. Lot 14 will have a newly platted hammerhead right-of-way for a turnaround area. There are no staff conditions.

3. **Case No. 0502-SD-20, Replat of Lots 23, 24 & 25, Block A, Second Addition to Chicago Gulf Beach Subdivision**

John Hollier requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 23, 24 and 25, Block A, Second Addition to Chicago Gulf Beach Subdivision into a single lot. The property is located at 3805 COTTON WAY in the RS-3 (Single-Family Residential) zoning district. The combined lots will meet the minimum lot area and lot width requirements for RS-3. The plat complies with the Subdivision Regulations and there are no staff conditions. The applicant plans to construct a single-family house on the lot.

4. **Case No. 0503-SD-20, Stowe Subdivision**

Weygand Wilson Surveying LLC, on behalf of Ronald and Andrea Stowe, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 6 and 7 of Bear Point McDuffie Addition Subdivision into a single lot. The property is located at 5308 BALDWIN AVENUE in the RS-2 (Single-Family Residential) zoning district. The combined lots will meet the minimum lot area and lot width requirements for RS-2 and the plat complies with the Subdivision Regulations. There are no staff conditions.

5. **Case No. 0402-SP-20, Positano Condominium**

Sawgrass Consulting, on behalf of Positano LLC, requests approval of **Site Plan Review** to construct a condominium with 38 units and a height of 25 floors. The property is located at 29040 and 29050 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district. The density proposed is 39.5 units per acre. The building footprint and incremental setbacks all comply with the Zoning Ordinance. There will be 87 parking spaces provided. The project will have a full-movement driveway on Perdido Beach Boulevard. There will be 36 three-bedroom units and two three-bedroom units. The site will have a 20-foot wide lane along the east side for emergency vehicles. The site will require final plat approval to combine the two lots.

6. **Case No. 0403-SP-20, Nautical Options Boat Sales Lot**

Lucido Engineering & Surveying, on behalf of West 56<sup>th</sup> Street LLC, requests approval of **Site Plan Review** for a boat sales display lot along with expanding the existing gravel area and adding gravel parking for employees. The property is located at 25187 CANAL ROAD in the GB (General Business) zoning district. The request is to add more gravel north of the existing gravel area. The new gravel parking area behind the building will have ten parking spaces. The use of gravel will require Planning Commission approval as a paving alternative. The existing parking spaces are nonconforming due to the backing area being into the Canal Road right-of-way.

The existing building tenant will retain 75 percent of the building. The boat dealership will have its office in the remaining 25 percent. The boat dealership and existing business require sixteen parking spaces. The project will provide twenty parking spaces. Golf carts should not be displayed in parking spaces. The existing asphalt driveway on the west side will be removed. Landscaping will be provided along the Canal Road right-of-way in front of the display area. Staff is requesting a tree survey to determine the location, size and type of existing trees on the property and which trees may require mitigation. Chairman Robert Stuart and Commissioner Lannie Smith voiced concerns about the parking and golf carts parked in front of the building. Chairman Robert Stuart stated these concerns will be addressed at the meeting.

**7. Case No. 0501-SP-20, The Shores Townhouses**

Chris Govan, on behalf of Jeff Patterson, requests approval of **Site Plan Review** to construct a townhouse development containing three buildings and seven units on 4.35 acres. The property is located at 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. The proposed density is 1.6 units per acre. The building footprint setbacks are in compliance. The site plan was originally approved in June 2017 and February 2019. There will be a total of 35 parking spaces provided. All units will have five sleeping rooms. The site plan shows a 40-foot wide corridor for the main roadway. Permits from US Army Corps of Engineer authorize a maximum width of 22 feet for the corridor through the wetlands; the correct width needs to be reflected on the site plan.

**D. ADJOURN**

Adjourned at 3:26 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman