

Minutes
Orange Beach Planning Commission Work Session
April 11, 2022 3:00 PM
Council Chambers - Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:02 PM.

B. ROLL CALL

Board Members Present:

Commissioner Bill Jeffries
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Jack Robertson
Commissioner Glenn Smith
Commissioner Nelson Bauer
Vice Chairman Kathy Lindsey
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director
Griffin Powell, City Planner
Sherri Descalzo, P&Z Coordinator
Sean Brumley, GIS Specialist
John Lawler, City Attorney

C. DISCUSSION ITEMS

Chairman Stuart recused himself from the Phoenix Key Case.

Commissioner Simpson recused himself from the Emamalie Case.

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* Griffin Powell stated there has been no new submittal and this is the third deferral.

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*. Griffin Powell presented staff comments to the Planning Commission. City Council has approved the Planned Unit Development to reduce the right-of-way from 50 feet to 40 feet. Chairman Stuart asked how many parking spaces are provided on each lot. Griffin stated two parking spots along with the recreation vehicle pad are required in addition to the additional overflow parking spaces.

3. **Case No. 0402-SD-22 Emamalie Subdivision, Lots 270 and 281, Bear Point Estates Subdivision**

Brandon and Alyson Emamalie request 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. Commissioner Simpson recused himself. Griffin Powell presented staff comments.

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 lots 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. Griffin Powell presented staff comments to the Planning Commission.

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 the Turquoise Place Condominium by adding 162 parking spaces. 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. Griffin Powell presented staff comments. Chairman Stuart requested clarification on the pool setbacks and the pool location. Commissioner Bauer asked if a third stairwell is required. Commissioner Jeffries expressed concern about the slide stairwell accessing the garage. Forrest Daniell said there are cameras proposed within the stairwell. Commissioner Mitchell asked if the slide is safe. Forrest Daniell said it was designed and approved by the slide company. Daniell also stated that the garage walls are solid to limit lighting for the sea turtles.

6. **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 of two identical towers, 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. Griffin Powell presented staff comments. John Brett said Lot 10 is providing beach mouse habitat and construction on the lot is restricted. Commissioner Bauer said that first responder beach access is needed and stated that an additional van accessible parking space is required. Forrest Daniell said he will determine whether Fish and Wildlife Services will allow a beach access by lot 10. Commissioner Simpson asked about the laydown during construction. John Brett said the lot to the east of the Brett-Robinson office will be provided for laydown and construction worker

parking. Workers will be shuttled.

7. **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.

D. ADJOURN

Adjourned at 3:40 PM



Kit Alexander



Robert Stuart, Chairman