

Work Session Minutes
Orange Beach Planning Commission
Monday, April 12, 2021, 4:00 PM
Council Chamber - Orange Beach Municipal Complex
4099 Orange Beach Blvd

A. CALL TO ORDER

Chairman Robert Stuart called the meeting to order at 3:04 PM

B. ROLL CALL

Board Members Present:

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

Staff Present:

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

C. DISCUSSION ITEMS

1. Case No. 0206-PUDA-21, Coastal PUD Modification

WAS Design, on behalf of Island Entertainment LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the Coastal Planned Unit Development Master Plan to make changes to the design of the restaurant building, to add a small open bar on the green space, to reduce the number of driveways onto Perdido Beach Boulevard, and to reconfigure the parking area. The property is located at 25610 and 25722 Perdido Beach Boulevard, *Deferred from the Regular Meeting on March 8, 2021*. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments. Vice Chairman Moore requested information about the required payment for parking.

2. Case No. 0401-SD-21, Bryant Subdivision

Smith, Clark & Associates, on behalf of Matt B Enterprises LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lots 29, 36, and 37 of Emma Burkart Subdivision into four lots. The property is located at 4866 White Avenue and 28160 and 28194 Canal Road in the RS-I (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments, there were none.

3. Case No 402-SD-21, Resubdivision of Anderson Plat #1

Lucido Engineering & Surveying LLC, on behalf of William D. and Brenda Anderson, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Anderson Plat #1 into two lots. The property is located at 29089 Pine Tree Lane in the RS-I (Single-Family Residential) zoning district. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments, there were none.

4. **Case No. 0403-PUD-21. Caribe Seaside Condominium PUD**

Lucido Engineering & Surveying LLC, on behalf of Turquoise Properties LLC, requests recommendation to City council for approval to **Preliminary and Final PUD** to rezone 3+ acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for the purpose of constructing a 30 story, 115 unit condominium. The property is located at 26026 Perdido Beach Boulevard. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments. Commissioner Mitchell asked for clarification of the "step-in" side setback requirement.

5. **Case No. 0405-ZT-21. Article 4. Section 4.05. Buffering Between Uses**

The Community Development Department requests recommendation to City council for Approval of a **Zoning Text Amendment** to amend Section 4.05 of the Zoning Ordinance, Buffering Between Uses, to modify the requirements for land use buffers. Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments, there were none.

6. **Case No. 0305-SP-21. GTs on the Bay Parlning Addition**

Lucido Engineering & Surveying LLC, on behalf of Cayman Grill LLC and October Investments LLC, requests approval of **Site Plan Review** to construct an additional parking area on the east half of Lot 2 of Wolf Bay Circle Subdivision for GTs on the Bay Restaurant. The property is located at 26165 and 26189 Canal Road in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on March 8, 2021.* Griffin Powell presented staff comments to the Planning Commission. Chairman Stuart asked if there were any questions or comments, there were none.

7. **Case No. 0302-SP-21. Caruana Commercial Building**


CG Design, on behalf of Rainbow Nicole Investments **LLP**, requests approval of **Site Plan Review** to construct a two unit, 3000 SF commercial building. The property is located on William Silvers Parkway south of Andy's Auto Service and CrossFit Orange Beach in the GB (General Business) zoning district. Griffin Powell presented staff comments to the Planning Commission. *Deferred from the regular meeting on March 8, 2021.* Chairman Stuart asked if there any questions or comments, there were none.

8. **Case No. 0404-SP-21. Sunset Auto**

Charlie Guy requests approval of Site Plan Review to convert and refurbish the property and existing building for an automobile sales business. The property is located at 25893 Canal Road in the GB (General Business) zoning district. Griffin Powell presented staff comments to Planning Commission. *Deferring to regular meeting on March 8, 2021.* Chairman Stuart asked if there were any questions or comments, there were none.

D. ADJOURN

Adjourned at 3:32PM



Kit Alexander



Robert Stuart, Chairman