

Work Session Minutes  
Orange Beach Planning Commission  
Monday, June 10, 2019 – 2:30 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 2:30 p.m.

**B. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries – arrived at 2:55 p.m.  
Commissioner Kathy Lindsey  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Glenn Smith  
Commissioner Lannie Smith  
Commissioner Matt Wilson – arrived at 3:30 p.m.  
Commissioner Ralph Moore  
Chairman Robert Stuart

Staff Present:

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

**C. DISCUSSION ITEMS**

**1. Discussion on the Comprehensive Plan Update.**

Diane Burnett, SARPC, presented the draft Community Facilities and Services section for the Comprehensive Plan. We will discuss the Housing section at the July meeting.

**Fire Protection** – The Fire Department now has three ambulances. They also have two boats for rescue. Commissioner Lannie Smith asked about the number of fire stations. Diane Burnett stated she could do create a map that shows the city offices, fire stations, police locations, parks and recreation facilities and schools. Kit Alexander stated that Sean Brumley could provide maps.

Diane Burnett discussed the Fire Department total response calls for years 2014 to 2018. This included rescue, hazardous conditions, good intent and false calls. She stated that the public has very positive comments for the Fire Department.

**Police Protection** – Diane Burnett discussed the police calls, which included crimes and accidents for the year 2018. A new police substation and training operations center is needed north of the Intracoastal Waterway. There are currently 53 full-time sworn officers and three part-time sworn officers. Wireless security cameras are needed at various locations in the city to monitor public areas.

**Library** – Diane Burnett stated there are five full-time paid librarians, along with full-time and part-time paid staff. The Library offers programs for both adults and children. Commissioner Annette Mitchell asked that the total number of library visits and total book

circulation be checked for correctness. A branch library north of the Intracoastal Waterway will be needed when the Wolf Bay Bridge is complete and this area is developed.

**Parks and Recreation** – Diane Burnett presented the Parks and Recreation facilities. The total square footage for the Recreation Center needs to include the new facility being constructed. Commissioner Kathy Lindsey asked to review the Coastal Arts Center section. This section needs to be updated to include the gallery and events offered at the facility. This is an event venue. Chairman Robert Stuart stated he would prefer a picture of the Coastal Arts Center rather than the swimming pool. Diane Burnett stated she would provide more pictures. The Coastal Art Center needs to be a separate section. Commissioner Bill Jeffries stated there is also a boardwalk being constructed behind the Coastal Arts Center.

Diane Burnett stated that the parks listed on page 5 will be located on a map. Kit Alexander stated that Sean Brumley could provide a map with parks and facilities. Commissioner Glenn Smith stated that Robinson Island is not located in the Intracoastal Waterway but actually inside of Perdido Pass. A map needs to be created to include boat ramps, canoe launches and beach access locations.

Commissioner Annette Mitchell stated that Orange Beach Elementary School needs to be omitted as the only school on page 6. The section should show the new middle and high school complex as open in 2020. A 700-seat performing arts center and an indoor athletic training center are in the planning stage.

Chairman Robert Stuart asked about fiber optic service. Kit Alexander stated that a goal is to work on high speed internet in all neighborhoods. Commissioner Pat Simpson asked to discuss the word adequate used in the goals section because it just seems okay. Next month we will discuss Goals and Recommendations for Community Facilities and Services section. The Housing component will also be discussed at the July meeting.

Griffin Powell gave a brief description of the items to be presented at the June 10, 2019 Planning Commission meeting.

**2. Case No. 0402-PUD-19, Summer Salt PUD**

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Final PUD Approval** to rezone 42.67 acres from GB (General Business) to PUD (Planned Unit Development) for a residential development containing 54 single-family residential lots and 58 cottage lots. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant. *Deferred from the Regular Meeting on May 13, 2019.* Griffin Powell stated the differences from the Preliminary PUD approval. The existing lake will no longer be enlarged as provided in the original submittal. All single-family lots will not have five parking spaces; only nine lots will. Forty single-family lots will have four parking spaces and five single-family lots will have three spaces. There will be thirty overflow parking spaces. The total number of parking spaces for single-family residences will decrease from 270 to 250. Four feet of the cottage sidewalks will be in the right-of-way four feet and one foot within the private lots. The rear setback from single-family lots will decrease from 14 to 10 feet. The berm/landscaping will be provided in the southeast corner near Live Bait.

Griffin Powell then stated the differences from the April 2019 submittal. There are no overflow parking spaces provided for single-family overflow. The side setback for the street side of the corner lots were reduced from 20 to 10 feet. The shower from the bathroom on the lower level of the cottages has been removed. A new floor layout has been provided for the cottages.

The PUD will be developed in two phases. Phase 1 will have 31 cottages and 54 single-family residences. Phase 2 will have 27 cottages. The common open space is 65%. The 58 cottage lots will have front, rear and side setbacks of five feet. The right-of-way width is 32 feet and the roadway width is 22 feet. The cottages will have four sleeping rooms with three parking spaces underneath the structure and one parking space in the overflow parking area. The 54 single-family lots will have setbacks of 20 feet front, 10 feet rear and 5 feet side. The right-of-way width is 40 feet and the roadway width is 22 feet. The single-family residences will have three to four sleeping rooms provided in three housing types. Lots will have three to five parking spaces and thirty spaces in the overflow area. Under the current GB zoning, condominiums and apartments can be built by right.

Commissioner Lannie Smith asked if there should be five parking spaces for the cottages with the addition of the bunk/sitting room. Will Lowery, representing 68 Ventures, explained the proposed floor plans for the cottages. Commissioner Annette Mitchell asked about getting a fire truck down a 22-foot street. Craig Stephenson, Fire Marshal, stated that a fire truck can provide proper access via a 20-foot street. The Planning Commission was concerned about the bunk/sitting room being used a sleeping room, which would require another parking space. Steve Pumphrey stated there is no way to provide more parking. Commissioner Bill Jeffries stated the third and fourth floors should have the same floor plan.

**3. Case No. 0403-SD-19, Summer Salt PUD, Phase One**

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary Major Subdivision** for the first phase of the Summer Salt PUD that will contain 54 single-family residential lots and 31 cottage lots located on approximately 21.41 acres. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant. *Deferred from the Regular Meeting on May 13, 2019.* This application is associated with the Summer Salt Final PUD approval. The roadway width will be 22 feet with one-foot curbing on each side. The sidewalk width will be five feet.

**4. Case No. 0404-SD-19, Resubdivision of Lot 5A, A Resubdivision of Lots 2 and 5 of Summer Salt Plaza Subdivision**

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 42.67 acres into two lots to accommodate a future residential development. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant in the GB (General Business) zoning district. *Deferred from the Regular Meeting on May 13, 2019.* Both lots comply with GB zoning and the Subdivision Regulations.

**5. Case No. 0601-SD-19, Phoenix Gulf Towers Resubdivision**

Brett Real Estate Robinson Development Company, Inc., on behalf of Phoenix Gulf Towers LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 1, 2 and 3 of Windmere Subdivision into one lot for the purpose of constructing the Phoenix Gulf Towers PUD development. The property is located at 22988 and 23008 PERDIDO BEACH

BOULEVARD and is part of the Phoenix Gulf Towers Planned Unit Development Master Plan. The proposed plat complies with the Subdivision Regulations and there are no staff conditions.

**6. Case No. 0602-SD-19, Zona Plat #1**

Engineering Design Group LLC, on behalf of Michael J. Zona, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 3 and the East 41 feet of Lot 4 Block 3 of Garrett Subdivision into one lot. The property is located at 26051 COTTON BAYOU DRIVE in the RS-1 (Single-Family Residential) zoning district. The proposed plat complies with the RS-1 zoning and Subdivision Regulations. There are no staff conditions.

**7. Case No. 0603-SD-19, The Wharf East Side Subdivision (Phase 2)**

Sawgrass Consulting, on behalf of Wharf Entertainment Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 41+ acres into three lots and a private right-of-way. The property is located at the intersection of CANAL ROAD and WHARF PARKWAY EAST and is part of The Wharf Planned Unit Development Master Plan. Roughly 1,300 feet of Wharf Parkway East will be platted as a private right-of-way.

**8. Case No. 0604-SD-19, Cotton Dunes Subdivision**

Sawgrass Consulting, on behalf of Chris & Barbara Ybarra, Island Dunes Resort Condominium, Donald M. Russell, Jr., and Blue Palms LLC, requests approval of **Preliminary and Final Minor Subdivision** for a subdivision that will contain five lots. The property is located at 26009, 26023 and 26021 PERDIDO BEACH BOULEVARD and is in the GB (General Business) and RM-1 (Multi-Family Residential Low to Medium Density) zoning districts. The applicant has asked to be deferred until the July meeting.

**D. ADJOURN**

Adjourned at 3:40 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman