

Minutes  
Orange Beach Planning Commission  
Monday, May 13, 2019 – 4:00 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 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:

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

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

**F. CONFLICTS OF INTEREST** – None.

**G. APPROVAL OF MINUTES AND CERTIFIED RECORDS** - There were no changes and the minutes stand approved as submitted.

1. Approval of minutes from the Work Session on April 8, 2019.
2. Approval of minutes from the Regular Meeting on April 8, 2019.

**H. PUBLIC HEARINGS**

**1. 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 April 8, 2019.* Griffin Powell stated that the applicant is requesting deferral of 0402-PUD-19

Summer Salt PUD, 0403-SD-19 Summer Salt PUD, Phase One and 0404-SD-19, a Resubdivision of Lot 5A, A Resubdivision of Lots 2 and 5 of Summer Salt Plaza Subdivision until the June 10 Planning Commission meeting to address staff comments for parking requirements.

**2. 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 April 8, 2019.*

**3. 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 April 8, 2019.*

**Motion made (Simpson/Moore) to defer 0402-PUD-19, 0403-SD-19, and 0404-SD-19 until the June 10, 2019 meeting.** Roll call revealed: Jeffries, yes; Lindsey, yes; Mitchell, yes; Simpson, yes; Glenn Smith, yes; Lannie Smith, yes; Wilson, yes; Moore, yes; Stuart, yes. **Deferred (9-0).**

**4. Case No. 0501-PUDA-19, Caribe PUD Modification (Caribe East & West)**

Forrest Daniell & Associates, on behalf of Caribe Inc., requests recommendation to City Council for approval of **Major PUD Modification** to The Caribe PUD Master Plan for the following: (a) reduce the total units for Caribe East from 234 to 228 units and increase the height from 22 to 24 floors to accommodate more parking for the condominium; and (b) reduce the total units from Caribe West from 312 to 252 units and increase the height from 22 to 25 floors to accommodate more parking for the condominium and a parking level for the marina and overflow parking area for Cobalt Restaurant. The property is located at 28101 and 28273 PERDIDO BEACH BOULEVARD. Griffin Powell presented staff comments to the Planning Commission. The existing three Caribe towers were approved in the early 2000's. They consist of 200 units each (600 total units) and 14 stories in height. In 2005 a major PUD modification was approved for Caribe East, 234 units, and Caribe West, 312 units. Both towers are 22 stories in height. The overall density will be reduced and there are no changes in land use. Density for the currently approved Caribe East and West is 41.8 units/acre with 1,638 bedrooms. The proposed density is 39.4 units/acre with 1,618 bedrooms. Parking spaces will increase from 434 to 580 spaces. Griffin Powell provided color renderings of the proposed towers. Forrest Daniell, Larry Wireman and Vince Lucido were present to address the Planning Commission.

Chairman Robert Stuart opened the public hearing for comments and no one spoke in favor or opposition. Chairman Robert Stuart asked about the zero foot side setback for Caribe West. Craig Stephenson, Fire Marshal, stated this was acceptable for the Fire Department. Commissioner Bill Jeffries asked if the helicopter service currently present on the easterly site would be relocating. Larry Wireman stated that the helicopter will be leaving this month. Commissioner Lannie Smith asked about the COBRA zone for the protected area adjacent to

Caribe East. Vince Lucido stated that the COBRA zone is located on the rectangular State parcel on the east side. Larry Wireman stated that there was an error on the COBRA zone and it was corrected through Congress. Vince Lucido stated he will work with ALDOT on the access in and out of Caribe. Commissioner Matt Wilson asked if the landscaping would be nicer if they were not using clusters of three palm trees. Forrest Daniell stated they will be utilizing better palm trees. Commissioner Kathy Lindsey stated she appreciates Griffin Powell's staff report.

**Motion made (Mitchell/Lindsey) to recommend approval of Major PUD Modification 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 subject to staff comments (9-0).**

Larry Wireman stated he bought the Caribe property in 1989 and learned about the beach mouse. He was unable to obtain permits for 11 years. This is when he learned about the COBRA zone. The COBRA zone was put in place by Congress and it was "an act of Congress" to get the property removed from the COBRA zone. Larry Wireman stated he may include more boat slips at a later time but would address in a PUD Modification. He also asked about using the east parcel for temporary parking before construction begins. This will relieve the parking issues three or four times a year. Kit Alexander stated that the temporary parking request could go straight to City Council and not be part of this modification request. She stated that she will also talk to ALDOT about concerns about eastbound Perdido Beach Boulevard traffic relative to access to the Caribe property.

- I. SITE PLAN REVIEWS**
- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**

Adjourned at 4:32 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman