

Work Session Minutes
Orange Beach Planning Commission
Monday, July 8, 2019 – 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
Commissioner Glenn Smith
Commissioner Lannie Smith
Vice Chairman Ralph Moore
Chairman Robert Stuart

Staff Present:

John Lawler, Attorney – arrived at 3:10 p.m.
Kit Alexander, Director
Griffin Powell, Planner II
Paulette Taylor, Planner I

Absent:

Commissioner Kathy Lindsey
Commissioner Matt Wilson

C. DISCUSSION ITEMS

1. Discussion on the Comprehensive Plan Update.

Diane Burnett, SARPC, presented the Goals and Recommendations for Community Facilities and Services section and the Housing section. She stated any formatting and quality issues will be corrected. A picture of the Coastal Arts Center has been added as well as a map of the municipal facilities. Kit Alexander stated that a list of parks has been added on page 8. Seawall Park will be changed to Perdido Pass Seawall Park. Commissioner Lannie Smith asked to correct the school year to be 2019-2020. Commissioner Annette Mitchell asked to editorially change the name of the Coastal Arts Center. The correct name is Coastal Arts Center of Orange Beach.

Diane Burnett read the Goals and Recommendations section for Community Facilities and Services. After discussion with the Planning Commission and staff, the Goals and Recommendations will be reduced to six items:

- Construct Police Sub-station/Training Operations Center
- Expand the Justice Center
- Provide future fire stations on Perdido Beach Boulevard, Canal Road and/or across the waterway on newly annexed lands.
- Add boat ramp
- Expand parking at public beach accesses
- Provide high-speed broadband internet to all properties located within the municipal corporate limits.

Diane Burnett presented the Housing section for discussion. Commissioner Lannie Smith asked about the number of vacant units. Diane Burnett stated that the vacant designation refers to rentals and second homes. Commissioner Lannie Smith and Chairman Robert Stuart stated they don't like the term vacant. Diane Burnett stated that occupied units would be year-round residents. Commissioner Annette Mitchell suggested the name for units be changed to resident and non-resident units. Diane Burnett stated she will also change the source on page 1. The Planning Commission was agreeable with the housing pictures on page 1.

Diane Burnett read the Goals and Recommendations listed on page 2. Recommendations #4 and #6 referencing future and workforce housing will be eliminated from the recommendations. She stated the housing items from the Citizen's Round Table Discussion were listed on page 3.

Chairman Robert Stuart stated we will continue with the next section at the August 12th Work Session. The transportation component will be provided for discussion.

Griffin Powell stated that staff is recommending deferral to all agenda items for the July 8 meeting.

2. **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 containing 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. *Deferred from the Regular Meeting on June 10, 2019.*

3. **Case No. 0701-PUD-19, Cotton Bayou Cottages PUD**

Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 4.38 acres from RM-1 (Multi-Family Residential Low to Medium Density) to PUD (Planned Unit Development) for a residential development containing 34 cottage lots. The property is located on the north side of PERDIDO BEACH BOULEVARD across from Admiral Quarters Condominium.

4. **Case No. 0702-PUD-19, Broken Sound PUD**

Dewberry, on behalf of Zachris Limited Partnership I, requests recommendation to City Council for **Final PUD Approval** to rezone 7.5 acres from RM-2 (Multi-Family Residential Low to Medium Density) to PUD (Planned Unit Development) for a single-family residential subdivision containing 40 lots. The property is located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE.

5. **Case No. 0703-SD-19, Broken Sound Subdivision**

Dewberry, on behalf of Zachris Limited Partnership I, requests approval of **Preliminary Major Subdivision** to subdivide 7.5 acres into a single-family residential subdivision containing 40 lots and 3+ acres of common area. The property is located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE and is concurrent with

the Broken Sound Final PUD Approval (Case No. 0702-PUD-19).

6. Case No. 0704-PUDA-19, Hammock Dunes PUD, Phase II

K.O. Investments LLC, on behalf of Peter C. Kern Family Holdings LLC and K.O. Investments LLC requests recommendation to City Council for approval of **Major PUD Modification** to the Hammock Dunes PUD Master Plan to rezone 1.74 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Hammock Dunes PUD and to keep the existing single-family residential structure and add 11 cottages. The property is located at 23916 and 23926 PERDIDO BEACH BOULEVARD.

D. ADJOURN

Adjourned at 3:55 p.m.

Kit Alexander, Director

Robert Stuart, Chairman