

Work Session Minutes
Orange Beach Planning Commission
Monday, July 9, 2018 – 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 Ralph Moore
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Lannie Smith
Chairman Robert Stuart

Staff Present:

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

Absent:

Vice Chairman Chris Callaghan

C. DISCUSSION ITEMS

Griffin Powell gave a brief description of the items to be presented at the July 9, 2018 Planning Commission meeting.

1. Case No. 0606-PUDA-18, Orange Beach Marina PUD Modification

Lucido Engineering & Surveying LLC, on behalf of Earle Long III and OBM Inc., requests recommendation to City Council for approval of **Major PUD Modification** to the Orange Beach Marina Planned Unit Development (PUD) Master Plan for the following: (1) to rezone 2.22 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Orange Beach Marina PUD; (2) to expand the parking area; and (3) to construct a new marina office building. The property is located at 27075 MARINA ROAD. (*Deferred from the June 2018 meeting*). The applicant has requested deferral until the September 10, 2018 meeting.

2. Case No. 0701-PUD-18, Phoenix Gulf Towers PUD

Brett Real Estate Robinson Development Company requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 5.8 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a condominium project involving two buildings, both 26 stories in building height and containing 96 units for a total of 192 units. Each building will include a 7 story parking garage on the north side. The property is located at 23008 PERDIDO BEACH BOULEVARD. The applicant has provided building elevations, floor use breakdown, color elevation and by-right scenario for the proposed project. Chairman Robert Stuart asked the advantage of two buildings. John Brett stated that they are reducing the allowed number of units from 243 to 192. There would be fewer vehicles and fewer people.

3. Case No. 0702-PUDA-18, Spyglass PUD Modification

DR Horton Inc. requests recommendation to City Council for approval of **PUD Modification** to the Spyglass Planned Unit Development (PUD) Master Plan to modify the setbacks on four townhouse buildings and to relocate the sidewalks. The property is located at 26952 CANAL ROAD. Kit Alexander stated that there was a front setback error on the site plan for four townhouse buildings in construction. The error caused the driveways to be shorter and vehicles to be parked in the sidewalk location. The sidewalk in front of the four buildings will be removed..

D. ADJOURN

Adjourned at 3:40 p.m.

Kit Alexander, Director

Robert Stuart, Chairman