

Work Session Minutes  
Orange Beach Planning Commission  
Monday, June 11, 2018 – 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 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  
Vice Chairman Chris Callaghan  
Chairman Robert Stuart

Staff Present:

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

Absent:

Commissioner Lannie Smith

**C. DISCUSSION ITEMS**

Griffin Powell gave a brief description of the items to be presented at the June 11, 2018, Planning Commission meeting.

**1. Case No. 0302-SD-18, Chicago Gulf Beach, Phase II Subdivision**

Hutchinson, Moore & Rauch LLC, on behalf of Cotton Bayou Development LLC, requests approval of **Preliminary Major Subdivision** to resubdivide five lots into two lots and to construct the required roadway and utilities. The property is Lots 29, 30, 31, 32 and 33 Block 4 of the Chicago Gulf Beach Co. Subdivision and is in the RS-3 (Single-Family Residential) zoning district. (*Deferred from the May 2018 Regular Meeting*). The plat complies with the RS-3 zoning regulations. The developers request three waivers to the Subdivision Regulations. They request to reduce the road width to 12 feet, to forgo the sidewalk requirements and waive street light requirement. John Lawler was concerned about the waiver of the roadway width.

**2. Case No. 0501-PUDA-18, The Blind Tiger Restaurant (Wharf West Side Subdivision – Phase 4)**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to City Council for approval of **PUD Modification (Major)** to The Wharf PUD Master Plan to subdivide Lot 2 of The Wharf West Side Subdivision, Phase 2 for the purpose of constructing a restaurant on 0.38 acres of the Marina Lawn area east of Springhill Suites. The property is located on the north side of WHARF PARKWAY WEST. (*Deferred*)

*from the May 2018 Regular Meeting*). The building coverage on the new lot is 31.5%. Parking will be reconfigured a total of 334 spaces provided for restaurants and Springhill Suites. Commissioner Annette Mitchell and Vice Chairman Chris Callaghan voiced concerns about the parking.

**3. Case No. 0502-SD-18, The Wharf West Side Subdivision – Phase 4**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests approval of **Preliminary/Final Minor Subdivision** to subdivide Lot 2 of The Wharf West Side Subdivision, Phase 2 into two lots with a restaurant being on the smaller lot (0.38 acres). The remaining lot will be 8.34 acres. The property is located on the north side of WHARF PARKWAY WEST east of Springhill Suites. (*Deferred from the May 2018 Regular Meeting*). The plat complies with the Subdivision Regulations.

**4. Case No. 0601-SD-18, Quarters at Wolf Bay Resubdivision**

Lucido Engineering & Surveying LLC, on behalf of Quarters at Wolf Bay LLC, requests approval of **Preliminary/Final Minor Subdivision** to combine Lots 10 and 11 of Block 4 in the Gulf Bays Tract Subdivision into a single lot. The property is located at 25907, 25909, 25913 and 25915 PERDIDO AVENUE WEST in the RS-2 (Single-Family Residential) zoning district. The combined lots will conform to the zoning regulations for RM-1 zoning. The plat complies with the Subdivision Regulations.

**5. Case No. 0602-SD-18, Hammock Dunes Subdivision**

Greg Kennedy requests approval of **Preliminary Major Subdivision** to subdivide 1.47 acres into a single-family residential subdivision with 11 lots, a common area, and private right-of-way in accordance with the Hammock Dunes Planned Unit Development (PUD) Master Plan. The property is located at 23916 PERDIDO BEACH BOULEVARD. All lots will have a lot width of 40 feet. The right-of-way will be privately owned and maintained.

**6. Case No. 0603-SD-18, E's Subdivision – Plat #1**

Lucido Engineering & Surveying LLC, on behalf of Rollins & Cynthia Tindell, requests approval of **Preliminary/Final Minor Subdivision** to resubdivide four lots into two lots. The property is located at 4858 CASWELL PLACE and 28800 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. The plat meets the minimum lot width and complies with the Subdivision Regulations. The existing residential structure on the property must be removed before the Planning Commission Chairman signs the plat.

**7. Case No. 0604-SD-18, Harms' Plat #1**

Lucido Engineering & Surveying LLC, on behalf of Dennis Harms, requests approval of **Preliminary/Final Minor Subdivision** to replat a part of Lots 1 and 2 of Block 3, Garrett Subdivision. The property is located on the north side of COTTON BAYOU DRIVE roughly 300 feet east of the intersection of COTTON BAYOU DRIVE and ORANGE BEACH BOULEVARD in the RS-1 (Single-Family Residential) zoning district. Lot 1 meets the minimum lot requirements and the plat complies with the Subdivision Regulations.

**8. Case No. 0605-SD-18, Gulf Stream Subdivision**

Dewberry, on behalf of 68V Gulf Stream 2016 LLC, requests approval of **Final Major Subdivision** to subdivide Lots 6 and 7 of Cool Breeze Commercial Park Subdivision into a residential development with 64 townhouse lots, two common area lots, and private right-of-

way in accordance with the Gulf Stream Planned Unit Development (PUD) Master Plan. The property is located at 4394 CANAL SQUARE LANE. There will be no on-street parking. The property owners association will own and maintain the right-of-way, street, and common areas.

**9. 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. Staff is requesting deferral due to the outstanding items.

**D. ADJOURN**

Adjourned at 3:40 p.m.

---

Kit Alexander, Director

---

Robert Stuart, Chairman