

Work Session Minutes  
Orange Beach Planning Commission  
Monday, April 9, 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 Jimmy Boyd  
Commissioner Bill Jeffries  
Commissioner Christina McInnis  
Commissioner Annette Mitchell  
Commissioner Ralph Moore  
Commissioner Pat Simpson  
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 April 9, 2018, Planning Commission meeting.

1. **Case No. 0401-SD-18, Subdivision of Lot 4 of Bickers Acres**

Matthew L. Bickers requests approval of **Preliminary Major Subdivision** to subdivide Lot 4 of Bickers Acres Subdivision into two lots. The property is located at 28670 SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district. The applicant has withdrawn his request.

2. **Case No. 0402-SD-18, Park Place Subdivision**

Shawn Yuhasz, on behalf of Craig and Shannon Turner, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 5, Block 9, East Orange Beach Subdivision, First Addition into three lots. The property is located at the southeast corner of the intersection of PARK LANE and PARK DRIVE in the RS-2 (Single-Family Residential) zoning district. The plat request meets the minimum RS-2 and subdivision requirements. There are no outstanding issues.

3. **Case No. 0405-SD-18, Cypress Village, Lot 2**

Sawgrass Consulting, on behalf of KJC Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 2 of Cypress Village Subdivision into a residential subdivision with 13 residential lots, a common area lot, and private right-of-way. The property is located 500 feet north of the intersection of CANAL ROAD and CYPRESS VILLAGE BOULEVARD on the west side of CYPRESS VILLAGE BOULEVARD in the Cypress Village Planned Unit Development. This application is concurrent with 0406-

PUDA-18. There will be stacked parking with seven overflow spaces. The parking requirements have been met.

4. **Case No. 0406-PUDA-18, Cypress Village Courtyard, Phase 2 (Lot 2)**

Sawgrass Consulting, on behalf of KJC Investments LLC, requests recommendation to City Council for approval of a **PUD Modification** to the Cypress Village Planned Unit Development to permit a residential subdivision on Lot 2 containing 13 residential lots, a common area lot, and private right-of-way. The property is located 500 feet north of the intersection of CANAL ROAD and CYPRESS VILLAGE BOULEVARD on the west side of CYPRESS VILLAGE BOULEVARD in the Cypress Village Planned Unit Development. There will be four two-story housing templates. In March 2006 the City Council approved 12 duplexes and the project will now consist of single-family residences.

5. **Case No. 0407-SD-18, Turner Family Subdivision**

John and Mary Turner request approval of **Preliminary and Final Minor Subdivision** for a family subdivision to subdivide an 11+ acre lot into two lots with the larger lot being 10.55 acres and the smaller lot being 0.47 acres. The property is located at 29130 JOSEPHINE DRIVE in the Orange Beach Planning Jurisdiction. The Baldwin County Subdivision Regulations allow for a one-time split of the family plat into two lots.

6. **Case No. 0408-SD-18, HLL Properties Plat #1**

Lucido Engineering and Surveying, on behalf of HLL Properties, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 10, 15, 16 and 21 of Jones Estate Subdivision into a single lot. The property is located at 4844 CASWELL PLACE in the RS-1 (Single-Family Residential) zoning district. The plat request meets all the subdivision requirements.

7. **Case No. 0303-SP-18, J&M Tackle/Boat Storage**

J&M Tackle requests approval of **Site Plan Review** to construct a 50' by 100' storage building that will be located behind J&M Tackle. The property is located at 25125 CANAL ROAD in the GB (General Business) zoning district. (*Deferred from the March 2018 Regular Meeting*). The Board of Adjustment approved variances for the metal-exterior walls and a separation distance of 10 feet instead of 20 feet from the main structure. A boundary survey is required to be submitted.

8. **Case No. 0403-SP-18, Positano Condominium**

Sawgrass Consulting, on behalf of Positano LLC, requests approval of **Site Plan Review** to construct a 35-unit condominium. The property is located at 29020 and 29030 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district. Density for the proposed condominium is 36.4 units/acre. There will be 25 floors and the building footprint coverage is 37%. A total of 83 parking spaces are provided. Preliminary and final minor subdivision will be required.

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**D. ADJOURN**

Adjourned at 3:45 p.m.

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Kit Alexander, Director

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Robert Stuart, Chairman