

**PLANNING COMMISSION**  
**CITY OF ORANGE BEACH**

**Work Session**

**February 12, 2018**

**MINUTES**

The members of the Planning Commission met on February 12, 2018 at 3:00 p.m. with Chairman Robert Stuart presiding. The meeting was held in City Council Chambers.

Board Members Present:

Commissioner Jimmy Boyd  
Commissioner John Davis  
Commissioner Bill Jeffries  
Commissioner Christina McInnis  
Commissioner Annette Mitchell  
Commissioner Ralph Moore  
Commissioner Lannie Smith  
Vice Chairman Chris Callaghan  
Chairman Robert Stuart

Staff Present:

John Lawler, Attorney  
Griffin Powell, Planner II  
Paulette Taylor, Planner I

Griffin Powell gave a brief description of the items to be presented at the February 12, 2018, Planning Commission meeting.

**1. Case No. 1202-PUD-17, Achee Properties PUD**

Achee Builders LLC, on behalf of Jeanne Birkenhauer, MD, requests recommendation to City Council for **Preliminary PUD Approval** to zone 19 acres to PUD (Planned Unit Development) for a single-family residential subdivision with 62 lots. The property is located at the southeast corner of ROSCOE ROAD and RUSSIAN ROAD. (*Deferred from the January 2018 meeting*). The application has been withdrawn for consideration.

**2. Case No. 0201-CU-18, Trehern Investments Duplex**

Sawgrass Consulting LLC, on behalf of Bella Rio Development LLC, requests recommendation to City Council for **Conditional Use Approval** for a duplex on a beachfront lot located at 29060 PERDIDO BEACH BOULEVARD or Lot 8 of the East Perdido Key Phase II Subdivision. The property is zoned RS-1 (Single-Family Residential). The duplex will be three stories with parking on the first floor. The unit on the second level will have five bedrooms with a media room and the unit on the second floor will only have five bedrooms. The property meets the minimum requirements for conditional use approval.

**3. Case No. 0202-SD-18, Elrod Cottage Subdivision**

Jerry and Janice Elrod request approval of **Preliminary and Final Minor Subdivision** plat to combine two lots into a single lot. The property is located at 4300 LAUDER LANE in the RS-1 (Single-Family Residential) zoning district. The plat request will combine two lots into one lot for the single-family residence and existing guest house to comply with side setback requirements. Two principal dwellings are permitted in RS zoning.

**4. Case No. 0203-RZ-18, Quarters at Wolf Bay Condo Rezoning**

Rene Dean, on behalf of Jeff and Rene Dean, William and Angela Pearson, PBLB Holdings LLC, and John and Diane Sheely, requests recommendation to City Council for a **Rezoning** of Lots 10 and 11 in Block 4 in the Gulf Bays Tract Subdivision from RS-2 (Single-Family Residential) to RM-1 (Multi-Family Residential Low to Medium Density). The two duplexes and property are located at 25907, 25909, 25913 and 25915 PERDIDO AVENUE WEST. Two duplexes were approved in 2005 and the Zoning Ordinance was later amended making the duplexes legally non-conforming structures. The duplexes could not be rebuilt as it stands. The lots will need to be combined to comply with RM zoning.

**5. Case No. 0204-SD-18, Sassaman Subdivision**

Hutchinson, Moore & Rauch LLC, on behalf of BJ Sassaman, requests approval of **Preliminary and Final Minor Subdivision** plat to combine two lots into a single lot. The property is located at 27779 and 27801 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district. The plat meets the RS-1 zoning and complies with the subdivision regulations. There are no staff comments.

**6. Case No. 0205-SD-18, Safe Harbor Holdings LLC Property Subdivision**

Lucido Engineering & Surveying, on behalf of Safe Harbor Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to combine Lots 15, 16, 17, 18, 25, 26, 27, and 28 of Safe Harbor Subdivision into a single lot. The property is located at 27147, 27189, 27194, 27204, 27206, and 27208 SAFE HARBOR DRIVE and 27130 MARINA ROAD in the MR (Marine Resort) zoning district. The ownership still remains in question for the canal to be filled. John Lawler stated that the canal appears to be Tacky Jacks.

**7. Case No. 0207-SD-18, F&W Subdivision, Lots 1 and 2**

Remlap Properties, on behalf of Baldwin Plaza Management and John and Sandra Lassere, requests approval of **Preliminary and Final Minor Subdivision** plat to resubdivide three lots into two lots. The property is located at 26755, 26763 and 26847 CANAL ROAD in the GB (General Business) zoning district. There are not staff conditions.

**8. Case No. 0209-ZT-18, Articles 2, 4 and 5, Vacation Rentals**

The Community Development Department requests recommendation to City Council for **Zoning Text Amendments** to Articles 2, 4 and 5 to define and regulate *Hosted Accommodations*, *Non-Hosted Accommodations*, and *Vacation Rentals*. The proposed amendment will define and regulate vacation rentals. Vacation rentals will be prohibited in RS-1, RS-2, RS-3 and MHS zoning districts.

**9. Case No. 0206-SP-18, Tacky Jacks Master Plan & Senior Center**

Brad Lee Patterson, on behalf of Safe Harbor Holdings LLC, requests approval of **Site Plan Review** for a multi-story restaurant/senior center and an overall master plan for Tacky Jacks encompassing landscaping, parking, drainage, and site improvements. The property is located at 27147, 27189, 27194, 27204, 27206, and 27208 SAFE HARBOR DRIVE and 27130 MARINA ROAD in the MR (Marine Resort) zoning district. The proposed request will include the restaurant, senior center and overall plan which includes eight existing buildings. The site plan will meet the parking requirements. It will comply with the 2017 code violations.

Adjourned at 3:40 p.m.

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Paulette Taylor, Planner

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Robert Stuart, Chairman