

Minutes  
Orange Beach Planning Commission  
July 10, 2023 4:00 PM  
Community Center  
27235 Canal Road, Orange Beach

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 4:00 PM.

**B. INVOCATION**

Commissioner Bauer gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Commissioner Bill Jeffries  
Commissioner Annette Mitchell  
Commissioner Pat Simpson  
Commissioner Jack Robertson  
Commissioner Matt Wilson  
Commissioner Glenn Smith  
Commissioner Nelson Bauer  
Vice-Chairman Kathy Lindsey  
Chairman Robert Stuart

Staff Present:

Kit Alexander, Community Development Director  
Griffin Powell, Planner II  
Sherri Descalzo, P&Z Coordinator  
Sean Brumley, GIS Specialist  
Jamie Logan City Attorney

**E. APPROVAL OF AGENDA**

There were no changes to the agenda and the agenda stands approved as submitted.

**F. CONFLICTS OF INTEREST**

None

**G. APPROVAL OF MINUTES AND CERTIFIED RECORDS**

There were no changes to the minutes and the minutes stand approved as submitted.

Approval of minutes from regular Planning Commission meeting on June 12, 2023.

**H. PUBLIC HEARINGS**

1. Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A

Matthews Development, LLC requests approval of a **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on June 12, 2023.* Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one signed up to speak. Chairman Stuart closed the public hearing.

*Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.*

Motion made and seconded (Jeffries/Simpson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

**2. Case No. 0603-SD-23, Moondance at Perdido Bay Subdivision**

Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of a **Final Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue Planned Unit Development Master Plan. The property is located at 5362 Mississippi Avenue. *Deferred from the Regular Meeting on June 12, 2023.* Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing.

John May, 5393 Bay LA Launch, questioned if a traffic study had been provided by the developer. Kit Alexander, Community Development Director, stated that the size of the project did not warrant a traffic study.

Carrie Heck stated that she has concerns about access from Baker Lane. Kit Alexander said there is a private easement to provide access and utilities to the resident to the south of the subdivision.

Chairman Stuart closed the public hearing.

*Motion to approve the Final Major Subdivision subject to staff comments.*

Motion made and seconded (Lindsey/Bauer) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

**3. Case No. 0701-SD-23, Abaco Orange Beach Subdivision**

S.E. Civil Engineering & Surveying, on behalf of Abaco Orange Beach LLC, requests approval of a **Preliminary and Final Minor Subdivision** to combine four lots covering the proposed Abaco Orange Beach development into one lot. The property is located on Griffith Marina Road and 4443 and 4459 Captain Trent Lane in the Marine Resort (MR) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak. Chairman Stuart closed the public hearing.

*Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.*

Motion made and seconded (Jeffries/Robertson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

4. **Case No. 0702-SD-23, Buena Vista on the Beach, Phase 5 Final Plat**

75/25 Investments LLC requests approval of a **Final Major Subdivision** for Phase 5 of the Buena Vista on the Beach Planned Unit Development (PUD) consisting of 16 lots (Lots 65 through 76 and 98 through 101). The property is located at the end of Buena Vista Boulevard in the northwest corner of the Buena Vista on the Beach PUD at 23601 Perdido Beach Boulevard. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak. Chairman Stuart closed the public hearing.

*Motion to approve the Final Major Subdivision subject to staff comments.*

Motion made and seconded (Mitchell/Bauer) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

5. **Case No. 0703-SD-23, Beach Village Phase 2 Subdivision**

Cottages at Romar LLP requests approval of a **Final Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four lots and to add a section of the common area to the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The property is located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village Planned Unit Development. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak. Chairman Stuart closed the public hearing.

*Motion to approve the Final Major Subdivision subject to staff comments.*

Motion made and seconded (Bauer/Smith) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, Abstain; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (8-0).**

6. **Case No. 0705-SD-23, Replat of Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision**

Lucido Engineering & Surveying LLC, on behalf of Douglas E., Jr. and Cynthia Cunningham and Terry and Angela Kelley, requests approval of a **Preliminary and Final Minor Subdivision** to relocate the lot line between Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision. The property is located at 24293 and 24297 Gulf Bay Road in the Single-Family Residential (RS-1) zoning district. Griffin Powell presented to the Planning Commission. Chairman Stuart opened the public hearing and no one was signed up to speak.

*Motion to defer the item to the August 14, 2023 Planning Commission Meeting.*

Motion made and seconded (Mitchell/Simpson) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

**I. SITE PLAN REVIEWS**

1. **Case No. 0402-SP-23, Beach Getaways Operation Building**

Canal Road 25 LLC requests approval of a **Site Plan Review** to construct a 5,000-SF commercial building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on June 12, 2023.* Griffin Powell presented to the Planning Commission.

*Motion to approve the Site Plan Review subject to staff comments.*

Motion made and seconded (Lindsey/Bauer) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice-Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

**2. Case No. 0704-SP-23, Phoenix South Point Condominium**

Forrest Daniell & Associates, on behalf of LESCO Orange Beach LLC, requests approval of a **Site Plan Review** to construct a 66-unit, 22-story condominium. The property is located at 25610 Perdido Beach Boulevard in the Beach Resort High Density (BR-2) zoning district. Griffin Powell presented to the Planning Commission.

Commissioner Bauer asked about the laydown yard for the project. John Brett, Brett-Robinson, stated the lot by the sales office will be used for the laydown for the project.

Commissioner Bauer asked about the agreement with the Hampton Inn Hotel about the shared driveway. John Brett said there is a private easement and it requires the Hampton Inn owner's approval for the driveway. Brett-Robinson is working directly with Innisfree.

*Motion to approve the Site Plan Review subject to staff comments.*

Motion made and seconded (Jeffries/Lindsey) Commissioner Jeffries, yes; Commissioner Mitchell, yes; Vice Chairman Lindsey, yes; Commissioner Simpson, yes; Commissioner Smith, yes; Commissioner Robertson, yes; Commissioner Wilson, yes; Commissioner Bauer, yes; Chairman Stuart, yes.

**Approved (9-0).**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

**K. OTHER BUSINESS**

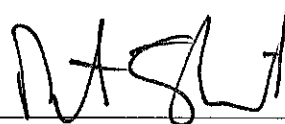
**L. PUBLIC COMMENTS**

Dan Olsen, Mulligan Street, ask about the proposed golf cart sidewalk from his neighborhood to the Wharf. Kit Alexander stated the project was delayed due to the Water Authority project and we are finalizing easements. The City hopes to begin the project in a few months.

Adjourned at 4:48 PM



Kit Alexander



Robert Stuart, Chairman