

Minutes
Orange Beach Planning Commission Work Session
October 14, 2024 – 3:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Stuart called the meeting to order at 3:01 PM.

B. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Vice Chairman Kathy Lindsey
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Jack Robertson
Commissioner Lannie Smith
Commissioner Nelson Bauer
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner
Jamie Logan, City Attorney
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Adam Roberson, CDD Director & Building Official
Chris Pappas, City Engineer
Woody Speed, Coastal Regulatory Manager

C. DISCUSSION ITEMS

1. Case No. 0705-SD-24, Oak Shores Subdivision

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests approval of **Preliminary Major Subdivision** to subdivide Lot 4-A of Blackburn Family Division Plat #2 Subdivision and Lots 1, 4 and 5 of Jamaica Estates Subdivision into a single-family residential subdivision containing 76 lots. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on September 9, 2024.*

Griffin Powell presented the request and staff comments to the Planning Commission.

Vice Chairman Lindsey asked if the proposed lots on Sampson Avenue would have access to the proposed road within the subdivision. Mr. Powell stated those lots would have its driveways onto Sampson Avenue.

Commissioner Lannie Smith asked if the lots on Sampson Avenue would also be taking care of the access and utility easement on Lots 2 and 3. Mr. Powell answered yes.

Commissioner Lannie Smith asked if there would be a turn lane on Canal Road. Chris Pappas, City Engineer, stated that this subdivision did not warrant the need for a turn lane.

Commissioner Glenn Smith asked if houses could be built on Lots 71-74 considering that nearly half of these lots were wetlands. Mr. Powell indicated that houses could be built, but would have to be elevated structures. Commissioner Lannie Smith asked if they could fill up to 10 percent of the wetlands on each lot. Woody Speed, Coastal Regulatory Manager, stated yes.

Vice Chairman Lindsey asked how many protected trees would be removed. Mr. Speed indicated the tree preservation in the wetland areas would offset the removal of one or two of the protected trees.

Commissioner Robertson asked why the project did not warrant a turn lane. Mr. Pappas stated that one was not required since the proposed subdivision did not exceed 100 houses. Mr. Powell added that the distance between the proposed gated entrance area and Canal Road was around 180 feet, and up to six vehicles could queue at one time without projecting onto Canal Road.

There were no further comments or questions.

2. Case No. 1002-SD-24, Replat of Lots 14 & 15, Amended Plat of Moondance at Perdido Bay Subdivision

Engineering Design Group, on behalf of Two Fish Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to amend the Moondance at Perdido Bay Subdivision to modify the shared lot line between Lots 14 and 15. The properties are located at 29928 and 29936 Moondance Loop in the Moondance at Perdido Bay Planned Unit Development (PUD).

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Mitchell asked why the two lots needed to be replatted. Mr. Powell stated the purpose was to shift square footage from Lot 15 to Lot 14 in order to accommodate a proposed house on Lot 14.

There were no further comments or questions.

3. Case No. 1004-SD-24, Vicens Corner, Replat of Lots 11-13, Block 4, Chicago Gulf Beach First Addition Subdivision

Weygand Wilson Surveying, on behalf of Elite Home Building LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 11, 12 and 13 of Block 4, Chicago Gulf Beach First Addition Subdivision into one lot. The property is located at the northwest corner of the intersection of Jefferson Avenue and Cusack Court.

Griffin Powell presented the request and staff comments to the Planning Commission.

There were no comments or questions.

4. Case No. 1005-PUD-24, Saltwater Cottages II PUD

WAS Design, on behalf of Compass Construction, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 4 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development containing five single-family houses. The property is located at 23592 and 23608 Perdido Beach Boulevard.

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Bauer asked if the houses could be potentially four levels based on how north elevation appeared on the house elevations. Mr. Powell stated the houses would be three levels based on the floor plans. Commissioner Bauer also asked if six houses could be built on this property under RS-1 zoning. Mr. Powell confirmed that six houses could be built, but the property would have to be replatted into three lots.

Commissioner Lannie Smith stated many consider rezoning from RS-1 to PUD as an up-zoning and wanted to confirm if a replat to three lots met the RS-1 minimum requirements that the plat would

have to be approved. Mr. Powell stated yes. Commissioner Lannie Smith added that six houses could be built with the replat.

Vice Chairman Lindsey asked if short term rentals could still be permitted even without the PUD since the property is in the Beach Overlay District. Mr. Powell stated yes.

Commissioner Mitchell asked if the requested parking for the Buena Vista RV Resort beach access counted toward the required parking for the houses. Mr. Powell indicated the four parking spaces for the beach access were overflow parking separate from the required parking for the houses.

There were no further comments or questions.

5. Case No. 1006-PUDA-24, Turquoise Place PUD, Turquoise Place South Lot

Forrest Daniell & Associates, on behalf of the City of Orange Beach, requests recommendation to the City Council for approval of a **Major PUD Modification** to the Turquoise Place Planned Unit Development (PUD) Master Plat for a six-unit condominium with a clubhouse and rooftop pool deck amenities on 1.17 acres between the Turquoise Place and The Palms Condominium. The property is located at 26302 Perdido Beach Boulevard.

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Lannie Smith asked if this lot was part of the original Turquoise Place PUD approval. Mr. Powell stated yes. Commissioner Lannie Smith also asked if they counted this lot as greenspace in the original approval. Mr. Powell stated yes.

Commissioner Bauer stated his concerns about how this project would impact the accessibility to the dumpster area for the Turquoise Place. For the proposed tower, he asked if the trash collection would be in the front area. Mr. Powell stated yes.

Chairman Stuart stated there were concerns about the setbacks and distance between the buildings that have been addressed. He further added that the access roadway to the beach was needed because it is used regularly.

Commissioner Lannie Smith asked if this lot was in a V Zone. Adam Roberson, Community Development Director, stated that it was a CLOMAR (Conditional Letter of Map Revision).

There were no further comments or questions.

6. Case No. 1007-ZT-24, Section 2.02, Words and Terms Defined

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to Section 2.02 of the Zoning Ordinance, Words and Terms Defined, to amend the definition of *grade plane*.

Griffin Powell presented the amendment to the Planning Commission.

There were no comments or questions.

7. Case No. 1001-SP-24, Orange Beach Wildlife Center Greenhouse

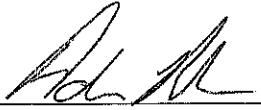
The City of Orange Beach requests approval of **Site Plan Review** to construct a 30' by 70' greenhouse facility at the Orange Beach Wildlife Center. The property is located at 3900 Collegiate Lane in the Agricultural (AG) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission.

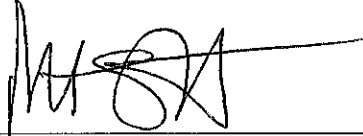
There were no comments or questions.

D. ADJOURN

The meeting was adjourned at 3:26 PM.



Adam Roberson,
Community Development Director



Robert Stuart,
Chairman