



December 28, 2022

Coastal Resources
P.O. Box 3950
4697 Walker Avenue
Orange Beach, AL 36561

Attn: Savannah Rollins

Re: Variance Application
Phoenix Key Project

Dear Savannah,

Brett Real Estate Robinson Development Company, Inc. (Brett/Robinson) respectfully requests a variance to change the way we dewater our Phoenix Key deep foundation allowing us to pump our excess water to the Gulf of Mexico the way we have on previous projects.

Attached are three copies of the following:

1. Variance Application dated 12/28/2022.
2. Revised drawing showing Sales Trailer location & 20' Temporary Buffer Fence.
3. Architect's Narrative, 12/22/2022.
4. Burn's Dewatering Project Performance & Data Sheet, dated 12/22/2022.

We will issue our application fee in the amount of \$275.00 and deliver it to your office on Friday (12/30/2022).

Let me know if you have any questions or if there is anything else we need to provide along with this Variance Application.

Sincerely,

A handwritten signature in black ink that reads "Harris Newman". The signature is fluid and cursive.

Harris Newman
Senior Project Manager

Attachments

City of Orange Beach

A L A B A M A

Life is better here



Application for a Permit for the Construction of a Motel, Hotel, or Other Multi-Unit Development on a Property Intersected by the Construction Control Line in the Alabama Coastal Area

I hereby make application for a permit for a construction project on a property/properties intersected by the Construction Control Line in the Alabama Coastal Area:

- | | | |
|----|--|--|
| 1. | Name of Applicant (Owner or Developer):

Phoenix Key, LLC | Name of Contractor:

Brett Real Estate Robinson Dev. Co., Inc. |
| 2. | Name and Title of Responsible Official:

William T. Robinson, Jr. | Name of Contact w/Contractor:

William T. Robinson, Jr. |
| 3. | Mailing Address:

25299 Canal Road, Suite B-4

Orange Beach, Alabama 36561 | Mailing Address of Contractor:

25299 Canal Road, Suite B-4

Orange Beach, Alabama 36561 |
| 4. | Phone Number:

(251) 981-4713 | Phone Number of Contractor:

(251) 981-4713 |
| 5. | Email Address:

TommyR@brettrobinson.com | Email Address of Contractor:

TommyR@brettrobinson.com |
| 6. | Project Location (Street Address, City and County):

Phoenix Key A Condominium
29040 Perdido Beach Blvd.
Orange Beach, Alabama 36561
Baldwin County | |

7. Indicate the parts of this application which are attached:

<p>A. Survey of the project site showing location of <u>all existing and proposed structures</u>, lot dimensions, the location of the Construction Control Line as determined by state plane coordinates, the distance to the nearest Construction Control Line monuments, mean high tide line and all wetland areas.</p>	<p>— — <input checked="" type="checkbox"/> — —</p>	<p>E. List of Required Local, State or Federal Permits: Building (may be obtained concurrently) Wetlands (if applicable) Variance (if applicable) Incidental Take Permit (USFWS, if applicable) Other</p>
<p>B. Legal Description of Property</p>		<p>F. Environmental Impact and Natural Hazards Study</p>
<p>C. Location or Vicinity Map</p>		<p>G. Beach and Dune Enhancement Plan</p>
<p>D. Map of Wetlands</p>		<p>H. Certified Copy of Deed or Lease</p>

7. Project Description:

Type of Project:	Number of Stories:	<u>25</u>
<u> </u> Motel	Number of Units:	<u>56</u>
<u> </u> Hotel	Number of Parking Spaces:	<u>199</u>
<input checked="" type="checkbox"/> Condominium	Lot Size in Acres:	<u>1.71</u>
<u> </u> Other (Specify):	Lot Dimension in Feet	<u>225' x 331'</u>

8. Size of Units:

No. of 4 & 5 Bedroom units:	18	Square Feet/Unit:	3,003
No. of 5 & 6 Bedroom units:	36	Square Feet/Unit:	3,182
No. of 7 Bedroom units:	2	Square Feet/Unit:	4,253

9. Water Supply:

<input checked="" type="checkbox"/> Water System	Name of System: Orange Beach Water Authority
<u> </u> Well	

10. Waste Water System:

<input checked="" type="checkbox"/> Sewer System	Name of System: City of Orange Beach Sewer Department
<u> </u> Other (Specify):	Approximate gpd effluent: 12,000

11. Tax I.D. & Parcel Number:

See Attached
29040 Perdido Beach Blvd.
Orange Beach, Alabama 36561

12. 911 Property Address

Patrick A. Nelson Sr.
Signature of Responsible Official

Signature of Agent or Person Preparing Application if Different from Responsible Official

12/28/22
Date

Date

A **30** day public comment period is required for all applications. Submit **3** copies of completed application form and all required information to:

Savannah Rollins
Coastal Resources
City of Orange Beach
P.O. Box 3950
4697 Walker Avenue
Orange Beach, AL 36561

Additional Information Requirements

The following information or data must be submitted as part of an application for a permit for construction of Motels, Hotels, and other Multi-Unit Developments on a property intersected by the Construction Control Line in the Coastal Area of Alabama. A 30 day public comment period is required for all applications. Additional information may be required.

1. Completed Application Form.
2. Legal description of property, as well as the street address.
3. A survey of the property prepared by a duly licensed surveyor of the State of Alabama showing the location of all existing and proposed structures, approximate location of adjacent structures, lot dimensions, the location of the Construction Control Line as determined by state plane coordinates, and the distance to the nearest Construction Control Line monuments.
4. In the case of multi-family units, the proposed structures' location should be clearly indicated on proposed project site by placing surveyor stakes at the structures' corners (only surveyor stakes or similar materials, such as capped rebar, shall be utilized, no structures, batter boards, etc., shall be constructed). The stakes should be labeled (example: "~S.W. Corner, Building #1", etc.). This will serve to expedite the Departments' initial inspection and review of the project site.
5. A certified copy of the deed, lease or other instrument under which the applicant claims title, possession or permission from the owner of the property to carry out the project.
6. A wetlands delineation signed by the U.S. Army Corps of Engineers which identifies and maps all wetlands, especially those to be impacted by construction on the property (if applicable).
7. The method to be used for waste water disposal and the proposed drinking water supply for the proposed project.
8. Location of the project site and access roads using USGS 7-1/2 minute Quad as base map.
9. An Environmental Impact and Natural Hazards Study, which includes, at a minimum:
 1. a Wave Height Study addressing the flood hazard and erosion potential at the project site using eroded beach profiles for pre and post developed conditions,
 2. location and delineation of velocity zones, and;
 3. analysis of the projects potential to significantly increase the likelihood that damage will occur from floods, hurricanes or storms.
10. A Beach and Dune Enhancement Plan, which includes, at a minimum, the following:
 1. dune walkovers designed to accommodate the anticipated pedestrian traffic from the completed project,
 2. the placement of sand fences;
 3. the planting of suitable native vegetation in areas devoid of vegetation; and
 4. a maintenance and monitoring program for the sand fences and plantings.

Additional Information Requirements, Cont.

11. Application fee. Check made payable to the **City of Orange Beach**.

Project Description	
Coastal Use Review Base Fee	\$50
Construction on Beaches and Dunes:	
Single Family Dwelling or Duplex	\$450
2 Single Family Dwellings or 2 Duplexes on a Single Property	\$600
Commercial (non-residential) Structure or Residential Structures having more than 4 Units	\$6,000
Retaining Wall, Sea Wall, or other Hardened Erosion Control Structure	\$700
All Other Projects, Their Modifications and Extension	\$275
Variance (variance fee is in addition to base project fee)	\$1,125

BURNS

DEWATERING SERVICES, INC.

P O Box 473;
Theodore, AL 36590
Office: 251-653-1113
Fax: 251-653-1187

Performance and Data Sheet

Date: 12-22-22

Service/Project: Phoenix Key, Orange Beach AL
Company: Brett Robinson Const. Contact: Josh Floyd

Qty / Part Service Description

- 1 WELLPOINT PUMP - PRIMARY OPERATOR 50 H.P. 1500 GPM MAX.
- 1 WELLPOINT PUMP - BACK-UP 65 H.P. 1800 GPM MAX.
- 700 - 740' HEADER MANIFOLD TO ENCOMPASS FOUNDATION SITE.
- 65 - 90 WELLPOINTS WITH SWINGS 1 1/2".
- 300' - 400' 6" +/- OR 8" DISCHARGE HOSE + PVC PIPE.
- 80' - 100' 8" STEEL FLANGED PIPE INTO THE GULF.

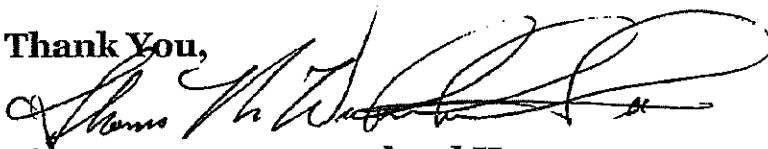
Performance Estimates:

- THE SYSTEM AS PLANNED WILL PRODUCE AN ESTIMATED 400-600 GAL PER MINUTE FOR SEVERAL HOURS THEN TAPER DOWN AS THE WATER TABLE IS DRAWN DOWN ACROSS THE ENCOMPASSED SITE.
- THE SYSTEM WILL PRODUCE AN ESTIMATED 75-150 GAL PER MINUTE ON A CONSTANT BASIS UPON WATER TABLE DRAWDOWN. VARIATIONS WILL BE DUE TO RAINFALL AND TIDAL INFLUENCE.

Comments:

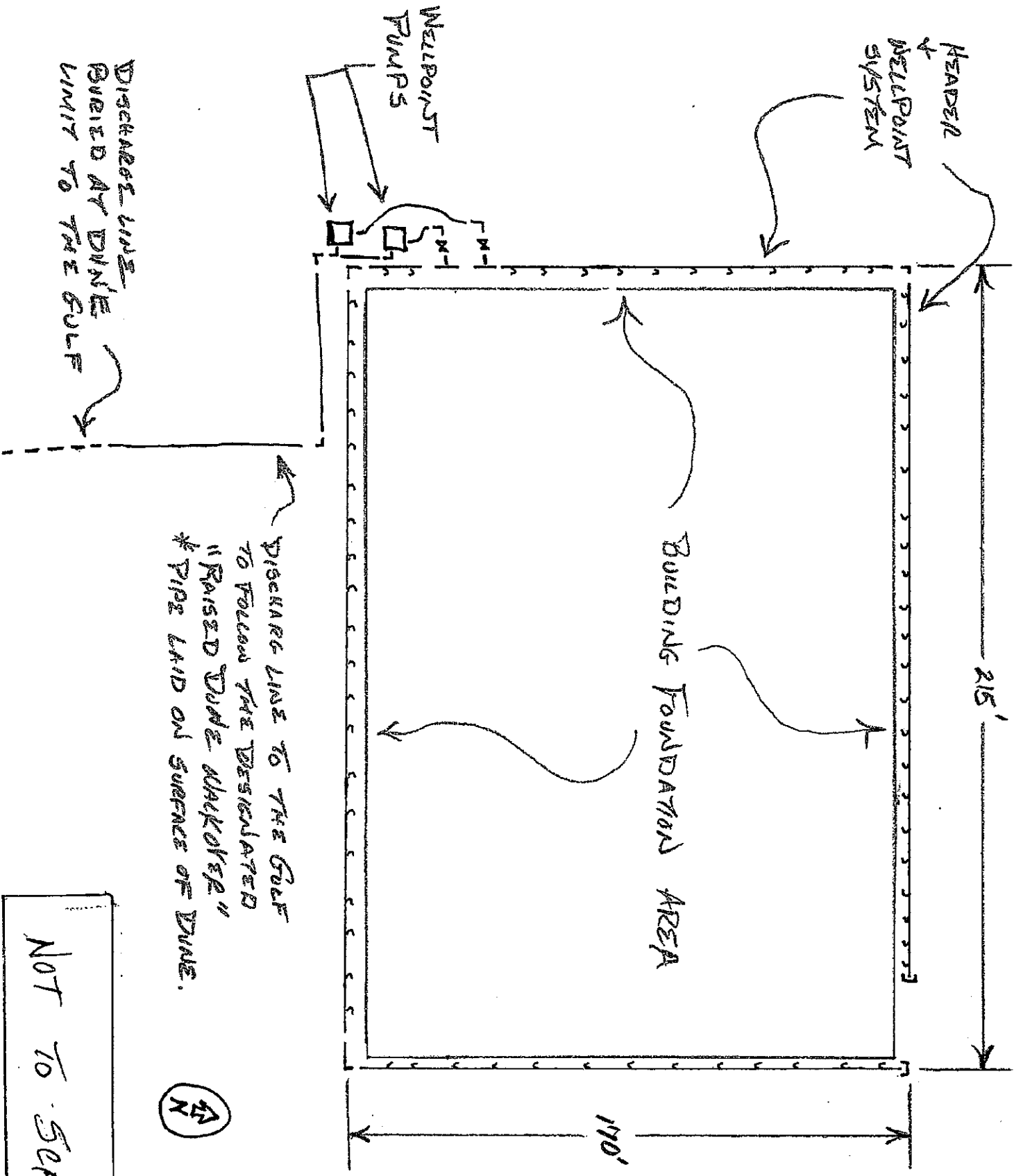
- BDSI WILL FOLLOW THE GUIDANCE AND INSTITUTED GUIDELINES FOR DISCHARGE PIPE ROUTING AND PLACEMENT.
- BDSI INTENDS TO PROVIDE QUALITY MATERIALS FOR PIPE AND HOSES AS NEEDED TO DISCHARGE THE CLEAN WATER DISCHARGE TO THE GULF.

Thank You,



Thomas M Westmoreland II
Burns Dewatering Services, Inc.

Sales, Rental, Consulting, & Contracting



WELLPOINT SYSTEM OVERVIEW

PHOENIX KEY ORANGE BEACH, AL.

WP 1

NOT TO SCALE