



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



VIA EMAIL – amartin@anrgroup.com

December 19, 2022

Adam Martin
ANR Group
1585 Gulf Shores Pkwy.
Gulf Shores, AL 36542

**RE: Planning Commission Action Letter
Preliminary and Final PUD Approval
Case No. 1203-PUD-22
Romar Beach Hotel PUD**

Dear Adam,

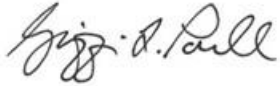
On December 12, 2022, the Orange Beach Planning Commission held a public hearing and considered the above referenced application. The motion for favorable recommendation was approved (9-0), meaning this application will go to the City Council with a **favorable or positive recommendation**. This application will have the following conditions:

1. Planning Commission and City Council approvals of the following deviations to the zoning ordinance.
 - Section 4.03, Minimum Setbacks: Eliminating the required landscape area of 5 feet on the east side between the east driveway and east lot line to accommodate the increase width of the east driveway to 26 feet.
 - Section 4.05, Buffering Between Uses: Allowing the new construction areas on the third, fourth, fifth and rooftop levels to have a setback of 20 feet instead of 30 feet from the west side lot line to match the setback of the existing building.
2. The property owner to the west (Beach Music) has expressed concerns of hotel guests trespassing onto their property and swimming pool areas. Staff recommends the applicant consider installing a fence or wall along the west side lot line to alleviate some of these concerns and to provide additional buffer screening.
3. Coastal Permits will be required for this project.

We will place this application on the City Council's Committee of the Whole agenda on January 3, 2023, to set a date for the public hearing and first reading. The tentative date for the public hearing and first reading will be Tuesday, February 7, 2023, at 5:00 p.m. in the City Council Chamber located at 4099 Orange Beach Boulevard.

Please contact our office if you have any questions.

Regards,

A handwritten signature in black ink, appearing to read "Griffin L. Powell". The signature is written in a cursive, flowing style.

Griffin L. Powell
City Planner

Cc: Kit Alexander, CDD Director
Sherri Descalzo, P&Z Coordinator
David Dichiaro, EDG Alabama
Virendra Patel, Shiv Sugar Hospitality LLC