



Memorandum

TO: Mayor Kennon
City Council

FROM: Griffin L. Powell, City Planner

CC: Kit Alexander, Community Development Director
Sherri Descalzo, Planning Coordinator
Renee Eberly, City Clerk
Ford Handley, City Administrator
Jamie Logan, City Attorney

DATE: March 1, 2023

**SUBJECT: SB Property Holding LLC Request for Temporary Sales Trailer
Solis Condominium, 25802 Perdido Beach Boulevard**

1. SB Property Holding LLC requests approval to place a temporary sales trailer at 25802 Perdido Beach Boulevard that will be used as a sales office for the Solis Condominium project.
2. This beachfront property is located between the Summerchase Condominium and the Cotton Bayou Public Beach Access.
3. In June 2022 the Planning Commission approved the site plan review to construct a 24-story condominium containing 132 units. (Case No. 0602-SP-22)
4. The sales office will be a 24' by 20' structure and will have a floor area of 480 square feet.
5. The site plan submitted shows that the sales office will be located in the southeast corner of the property near the beach.
6. The setback distance between the sales office and the east side lot line will be 10 feet.
7. The site plan submitted shows a temporary boardwalk connecting the sales office with the parking area on the Cotton Bayou Public Beach Access.

8. Based on 480 square feet and the office parking requirements in Article 8 of the zoning ordinance (1 space per 280 square feet), 2 parking spaces are required for the sales office.
9. Forrest Daniell, the applicant, indicates that the property owner will be leasing parking spaces from the Gulf State Park in the parking area for the Cotton Bayou Public Beach Access. Staff has expressed concerns on how the sales trailer will handle parking during spring and summer months when the public beach access will be busy with tourists parking.
10. Staff is requesting that the property owner provide a copy of the lease agreement with the Gulf State Park and how the leased parking spaces will be delineated.
11. Staff recommends approval of this request subject to the following:
 - Prior to the issuance of permits with the Building Department, the property must provide a copy of the lease agreement with the Gulf State Park for the parking spaces in the parking area at the Cotton Bayou Public Beach Access and how the leased parking spaces will be designated.
 - As part of the permit review, the property owner will need to show how handicapped parking will be handled.