



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



VIA EMAIL – jmparker@southstatebank.com

February 20, 2023

Joey Parker
JPEM LLC
4864 Mill House Rd.
Gulf Shores, AL 36542

**RE: Planning Commission Recommendation Letter
Conditional Use Approval
Case No. 0202-CU-23
JPEM Duplex, 29110 Perdido Beach Boulevard**

Dear Joey,

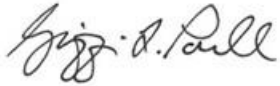
On February 13, 2023, the Orange Beach Planning Commission held a public hearing and recommended to the City Council **approval with conditions** (8-0) of the above reference application. The recommendation of the conditional use request has the following conditions:

1. Landscaping is needed between the surface parking areas in the front setback and the front lot line along Perdido Beach Boulevard for buffering and screening.
2. Obtaining approval from Alabama Department of Transportation (ALDOT) for the access onto Perdido Beach Boulevard.
3. A dune walkover being required for proper access onto the beach.
4. Perdido Key Beach Mouse Permit being required for construction on Perdido Key prior to any site construction commencing. Please contact City of Orange Beach Coastal Resources Department for additional information. PH: 251-981-1063.
5. Coastal Permits being required for this project. Please contact City of Orange Beach Coastal Resources Department at 251-981-1063 for details on initiating consultation.
6. A NFPA 13R sprinkler system will be required to be installed.
7. The roadway shall hold a gross weight of no less than 75,000 gross pounds.

We will place this application on the Committee of the Whole agenda on March 1, 2023, for the City Council to set a date for the public hearing and first reading. The tentative date for the public hearing and first reading will be March 21, 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, Community Development Director
Sean Brumley, GIS Specialist
Sherri Descalzo, Planning Coordinator