



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, AUGUST 10, 2015, 4:00 P.M.
CITY COUNCIL CHAMBER
4099 ORANGE BEACH BLVD.**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Work Session on July 13, 2015.
2. Approval of minutes from the Regular Meeting on July 13, 2015.

H. PUBLIC HEARING

1. **CASE NO. 0704-PUD-15 - PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - PHOENIX ORANGE BEACH CONDOMINIUM PUD - OWNER/APPLICANT: BRETT REAL ESTATE, ROBINSON DEVELOPMENT COMPANY, INC.** - Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plan to rezone from BR-2 (Beach Resort High Density) to PUD for a 21-floor, 114-unit condominium. The municipal address is 25494 PERDIDO BEACH BOULEVARD.
2. **CASE NO. 0705-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - COTTAGES AT PARK'S EDGE PUD - OWNER: COTTAGES AT ROMAR, L.L.P. - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone to PUD for a single-family residential development with 77 cottage lots along with an open-air pavilion and pool area. The municipal address is 23063 PERDIDO BEACH BOULEVARD.

3. **CASE NO. 0707-SD-15 – PRELIMINARY/FINAL MAJOR PLAT – BLACKBURN FAMILY DIVISION PLAT 2 – OWNER: DANIEL BLACKBURN – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Major Plat to subdivide Lot 4 into three lots with Lot 4A contacting 30 acres, Lot 4B 2.56 acres, and Lot 4C 13.26 acres. The subject property is located on Canal Road and Sampson Avenue in the RS-1 (Single-Family Residential) zoning district.
4. **CASE NO. 0801-SD-15 – PRELIMINARY/FINAL MINOR PLAT – CAIN RESUBDIVISION – OWNER: HUBERT CY CAIN – APPLICANT: JASON COOPER** – Request by the applicant for approval of Preliminary/Final Minor Plat to resubdivide Lots 1 and 2, Block 7, First Addition of East Orange Beach Subdivision to turn two existing lots, currently facing Wilson Boulevard, northward to face Magnolia Drive. The municipal address is 5101 WILSON BOULEVARD in the RS-2 (Single-Family Residential) zoning district.
5. **CASE NO. 0802-SD-15 – PRELIMINARY/FINAL MINOR PLAT – PIROQUE LLC RESUBDIVISION – OWNER: PIROQUE, L.L.C. – APPLICANT: J VEAL ARCHITECT** – Request by the applicant for approval of Preliminary/Final Minor Plat to combine Lots 14 and 15, Second Addition of East Orange Beach Subdivision into one lot. The municipal address is 27701 EAST BEACH BOULEVARD in the RS-2 (Single-Family Residential) zoning district.
6. **CASE NO. 0803-PUD-15 – PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL – SKALNEK-KEAHL PUD – OWNER: FISH TRAP CHARTERS – APPLICANT: KAREN SKALNEK/AL KEAHL** – Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plan to rezone from RS-2 (Single-Family Residential) to PUD for the purpose of allowing reconstruction of single-family dwelling and duplex presently on the lot. The municipal address is 27200 PARK DRIVE.

I. SITE PLAN REVIEW

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN

Interested parties may appear at the public hearings and be heard with respect to the proposed item. Copies of the applications are available at the City of Orange Beach Community Development Department located at 4101 Orange Beach Blvd., Monday through Friday between the hours 8:00 a.m. to 5:00 p.m.

All items on this agenda are scheduled for action unless specifically noted otherwise. Unless otherwise stated, items may be taken out of the order presented at the discretion of the Chairperson.

NOTICE:

This meeting has been properly noticed and posted at the following locations:

Orange Beach City Hall, 4099 Orange Beach Blvd.
Orange Beach Community Development Building, 4101 Orange Beach Blvd.
Orange Beach Justice Center, 4480 Orange Beach Blvd.
Orange Beach Post Office, 25778 John M. Snook Dr.
Orange Beach Public Library, 26267 Canal Rd.
Orange Beach Community Center, 27235 Canal Rd.
Bear Point Civic Association, 4681 Bayshore Drive North

Meeting agenda also published online at www.cityoforangebeach.com

ACTIONS:

All actions on site plan applications and subdivision plats are final unless an appeal is filed by the applicant or aggrieved party to the appropriate appellate jurisdiction. Unless otherwise indicated during the meeting, all other actions by the Planning Commission are recommendations to the City Council, in which case all final decisions, conditions, stipulations or limitations are made by the City Council.

Any item listed on the agenda may be taken out of order if so requested by the applicant, staff or a member of the Planning Commission. The Planning Commission may impose time limitations, as necessary, on individuals wishing to be heard on any agendaed item.