



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, FEBRUARY 8, 2016, 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 Regular Meeting on January 11, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0203-SD-16 - PRELIMINARY/FINAL PLAT - HENDERSON LOT, RESUBDIVISION OF LOTS 4 AND 5 OF CYPRESS COVE SUBDIVISION - OWNER: FRED HENDERSON - APPLICANT: HUTCHINSON, MOORE & RAUCH** - Request by the applicant for approval of Preliminary/Final Plat to combine Lots 4 and 5 of Cypress Cove Subdivision into a single lot. The subject property is located on the north side of Canal Road across from The Moorings Condominium and is zoned RS-1 (Single-Family Residential).

2. **CASE NO. 0206-SD-16 - FINAL PLAT - PARK'S EDGE SUBDIVISION - OWNER/APPLICANT: HERCULES INVESTMENTS, L.L.C.** - Request by the applicant for approval of Final Plat for a 30-lot residential subdivision. The subject property is located northwest of the Village of Tannin and southeast of the Gulf State Park and is zoned PUD (Planned Unit Development).

I. SITE PLAN REVIEW

1. **CASE NO. 0201-SP-16 - SITE PLAN APPROVAL - KEEL STORAGE BUILDING - OWNER/APPLICANT: MARK KEEL** - Request by the applicant for approval of Site Plan to construct a 2,400-square foot storage building. The municipal address is 27085 CANAL ROAD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

- 1. CASE NO. 0202-SD-16 - PRELIMINARY/FINAL PLAT - SUMMER SALT PLAZA, SUBDIVISION OF LOT 2 - OWNER/APPLICANT: OKS INVESTMENTS, L.L.C.** – Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 2 of the Summer Salt Plaza Subdivision into two lots. The municipal address is 24151 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

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.