



# CITY OF ORANGE BEACH PLANNING & ZONING

## PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, FEBRUARY 9, 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 January 12, 2015.
2. Approval of minutes from the Regular Meeting on January 12, 2015.

H. PUBLIC HEARING

1. **CASE NO. 0201-SD-15 - PRELIMINARY/FINAL MINOR PLAT - BAY CIRCLE ESTATES RESUBDIVISION - OWNER/APPLICANT: TIM & TONI TURPEN, VICKI THOMPSON** - Request by the applicant for approval of Preliminary/Final Minor Plat to resubdivide five, 50' by 400' lots into eight, 62.5' by 200' lots. The subject property is Lots 11-15 of the Resubdivision of Lots 1-3, Block 2 in Gulf Bays Tract located between Bay Circle and Boat Street, 150 feet north of each street's intersection with Magnolia Avenue, in the RS-2 (Single-Family Residential) zoning district.
2. **CASE NO. 0202-PUD-15 - FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - PARK BEACH SUBDIVISION PUD (PARKS EDGE) - OWNER/APPLICANT: COTTAGES AT ROMAR, L.L.P. - AGENT: WAS DESIGN** - Request by the applicant for a recommendation to City Council for Final PUD Zoning and Master Plan Approval for a single-family residential subdivision with 30 lots along with central greenspace and a swimming pool area. The subject property is located northwest of the Village of Tannin PUD and southeast of the Gulf State Park.

3. **CASE NO. 0203-SD-15 – PRELIMINARY MAJOR PLAT – PARK BEACH SUBDIVISION – OWNER/APPLICANT: COTTAGES AT ROMAR, L.L.P. – AGENT: WAS DESIGN –**  
Request by the applicant for approval of Preliminary Major Plat for a 30-lot residential subdivision. The subject property is located northwest of the Village of Tannin PUD and southeast of the Gulf State Park.

**I. SITE PLAN REVIEW**

1. **CASE NO. 0103-SP-15 – SITE PLAN APPROVAL – ROMAR HOTEL – OWNER/APPLICANT: ROMAR HOTELS, INC.** – Request by the applicant for approval of Site Plan to construct a 7-story hotel with 86 lodging rooms. The municipal address is 26032 PERDIDO BEACH BOULEVARD and is located in the BR-2 (Beach Resort High Density) zoning district. *Deferred from the Regular Meeting on 01/12/2015.*

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL**

1. **CASE NO. 1202-SD-14 – PRELIMINARY/FINAL MINOR PLAT – DA CAR WASH SUBDIVISION – OWNER/APPLICANT: DA CAR WASH, L.L.C.** – Request by the applicant for approval of Preliminary/Final Plat to subdivide into the two lots the West Half of the Northeast Quarter of the Northwest Quarter of the Southeast Quarter of the Northwest Quarter of the Southwest Quarter, Section 6, Township 9 South, Range, East, Baldwin County, Alabama. The municipal address is 24130 CANAL ROAD and is located in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 01/12/2015.*

**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](http://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.