



# CITY OF ORANGE BEACH PLANNING & ZONING

## PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, MARCH 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 Regular Meeting on February 9, 2015.

H. PUBLIC HEARING

1. **CASE NO. 0301-RZ-15 - REZONING - CONNER PROPERTY REZONING - OWNER/APPLICANT: GEORGENE G. CONNER** - Request by the applicant for a recommendation to City Council to rezone 62+ acres located on Powerline Road, on the south side of Canal Road west of the Money Bayou Subdivision, and north of the new wastewater treatment plant from AG (Agricultural) to GB (General Business).
2. **CASE NO. 0302-PUDA-15 - MAJOR PLANNED UNIT DEVELOPMENT MODIFICATION - AMBER ISLE PUD, WHITESANDS HOTEL - OWNER/APPLICANT: WHITE SANDS RESORT, L.L.C. - AGENT: FORREST DANIELL & ASSOCIATES, P.C.** - Request by the applicant for a recommendation to City Council for a major modification to the Amber Isle PUD Master Plan to convert the second proposed restaurant into a hotel with 36 lodging room and a small restaurant on the first level. The municipal address is 22753 PERDIDO BEACH BOULEVARD.

3. **CASE NO. 0303-PUDA-15 – MAJOR PLANNED UNIT DEVELOPMENT MODIFICATION – SPRINGHILL SUITES AT THE WHARF – OWNER/APPLICANT: WHARF ENTERTAINMENT, L.L.C. – AGENT: SAWGRASS CONSULTING** – Request by the applicant for a recommendation to City Council for a major modification to The Wharf PUD Master Plan to construct a SpringHill Suites hotel with 140 lodging rooms along with an amenity area, meeting rooms, and a restaurant. The municipal address is 4673 WHARF PARKWAY at the Bimini Bob’s Restaurant site north of The Wharf Event Center.

**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 02/09/2015.*

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

**K. OTHER BUSINESS**

1. Discussion on a proposed zoning text amendment to regulate accessory structures on single-family residential properties.

**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.