



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



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

**MONDAY, MARCH 13, 2017, 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 13, 2017.
- H. PUBLIC HEARING**
  - 1. **CASE NO. 1005-PUD-16 (AMENDED) – PRELIMINARY PUD APPROVAL – GULF STREAM PUD – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY / PREBLE-RISH** – Request by the applicant for recommendation to City Council to rezone 11 acres at the end of Canal Square Lane from GB (General Business) to PUD (Planned Unit Development) to construct a 64-unit townhouse development and to also provide 50+ additional parking spaces. The municipal addresses are 24830 CANAL ROAD and 4394 CANAL SQUARE LANE.
  - 2. **CASE NO. 0301-SD-17 – PRELIMINARY/FINAL MINOR PLAT – ERNY-SMITH RESUBDIVISION – OWNERS: BRIAN ERNY, INGE SMITH – APPLICANT: WEYGAND SURVEYORS** – Request by the applicant for approval of preliminary/final plat to resubdivide Lots 722 and 723 of Bear Point Estates Subdivision and Smith Subdivision of Bear Point (Lots 724 and the North Half of 725) from three lots into two lots. The municipal addresses are 5689 BEAR POINT AVENUE and 5703 BEAR POINT AVENUE in the RS-2 (Single-Family Residential) zoning district.
  - 3. **CASE NO. 0302-SD-17 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – THE RETREAT AT PIRATES COVE – OWNER: LAWRENCE A. & CORDELIA E. SWAIN – APPLICANT: GRAND PROPERTIES LLC** – Request by the applicant for approval of preliminary subdivision plat to subdivide a 22.27-acre parcel into a

single-family residential subdivision with 14 lots and a common area lot. The subject property is located on MARJON LANE in the Orange Beach Planning Jurisdiction.

**I. SITE PLAN REVIEW**

- 1. CASE NO. 0205-SP-17 – SITE PLAN REVIEW – HUDSON MARINA BACK BAY – OWNER/APPLICANT: RODNEY JONES** – Request by the applicant for approval of site plan to convert the use of the subject property from single-family residential to a marina for the docking of a passenger cruise vessel, pontoon boats, and jet skis and to improve and extend Callaway Drive to the project site. The municipal address is 26135 CANAL ROAD in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on 02/13/2017.*

**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](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.