



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



## **PLANNING COMMISSION REGULAR MEETING AGENDA**

**MONDAY, APRIL 11, 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 March 14, 2016.
- H. PUBLIC HEARING**
  - 1. **CASE NO. 0401-SD-16 - PRELIMINARY/FINAL PLAT - SUBDIVISION OF LOT 15, PERDIDO GARDENS SUBDIVISION- OWNER/APPLICANT: BRYANT COKER** - Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 15 of Perdido Gardens Subdivision into two lots. The subject property is a corner lot on DOWTY LANE in the RS-1 (Single-Family Residential) zoning district.
  - 2. **CASE NO. 0403-SD-16 - PRELIMINARY/FINAL PLAT - SUBDIVISION OF LOT 29, VILLAGE OF TANNIN UNIT 1 - OWNER/APPLICANT: HERCULES INVESTMENTS, L.L.C.** - Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 29 of the Village of Tannin Unit 1 into two lots. The subject property is located at MEETING SQUARE in the Village of Tannin Planned Unit Development.
  - 3. **CASE NO. 0405-SD-16 - PRELIMINARY/FINAL PLAT - RESUBDIVISION OF LOTS 17, 18 AND 19, ONO ISLAND SUBDIVISION UNIT 18 - OWNER/APPLICANT: CAROLINE MCCARTHY** - Request by the applicant for approval of Preliminary/Final Plat to resubdivide Lots 17, 18 and 19 of the Ono Island Subdivision Unit 18 into two lots. The municipal addresses are 31675 DOLPHIN DRIVE and 31642 SHOALWATER DRIVE in the RSF-2 (Single-Family Residential) zoning district.

4. **CASE NO. 0407-SD-16 – PRELIMINARY/FINAL PLAT – FRANCO RESUBDIVISION – OWNER/APPLICANT: JOSE FRANCO** – Request by the applicant for approval of Preliminary/Final Plat to combine Lots 1 and 14 of Block 2, Walker’s Second Addition to Bear Point Subdivision into one lot. The municipal address is 28563 JACKSON AVENUE in the RS-1 (Single-Family Residential) zoning district.

**I. SITE PLAN REVIEW**

1. **CASE NO. 0402-SP-16 – SITE PLAN APPROVAL – CACTUS CANTINA PATIO – OWNER/APPLICANT: CACTUS CANTINA** – Request by the applicant for approval of Site Plan to add an outdoor seating area in front of Cactus Cantina to be located at The Commons Shopping Center. The municipal address is 25910 CANAL ROAD in the GB (General Business) zoning district.
2. **CASE NO. 0408-SP-16 – SITE PLAN APPROVAL – TRANSCENDENCE CONDOMINIUM – OWNER: GCOF ORANGE BEACH GULF FRONT, L.L.C. – APPLICANT: PREBLE-RISH, L.L.C.** – Request by the applicant for approval of Site Plan to construct a 27-story condominium with 166 units and to provide a 15-foot easement for a public beach access. The municipal address is 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.

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

1. **CASE NO. 0406-SP-16 – SITE PLAN APPROVAL – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE, L.L.C. – APPLICANT: HASTY LANEY** – Request by the applicant for approval of Site Plan to construct two storage buildings containing 18 units. The municipal addresses are 4396 MONEY BAYOU DRIVE and 4398 MONEY BAYOU DRIVE 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](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.