



# CITY OF ORANGE BEACH PLANNING & ZONING

## PLANNING COMMISSION REGULAR MEETING AGENDA

MONDAY, APRIL 13, 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 March 9, 2015.
- H. PUBLIC HEARING
  - 1. **CASE NO. 0403-ZT-15 – ZONING TEXT AMENDMENT – SECTION 5.04, ACCESSORY STRUCTURES AND/OR BUILDINGS** – Request by the Community Development Department for a recommendation to City Council for amendments to Section 5.04 of the Zoning Ordinance to regulate accessory buildings on residential properties.
  - 2. **CASE NO. 0404-SD-15 – FINAL PLAT APPROVAL – KATIE’S SUBDIVISION LOT 2 AND LOT 3– OWNER: FIRST SECURITY UNITED BANK – APPLICANT: THE BROADWAY GROUP, L.L.C.** – Request by the applicant for approval of Final Plat for a replat of Lot 2 and Lot 3 of the Katie’s Subdivision. The municipal address is 24881 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district.
- I. SITE PLAN REVIEW
  - 1. **CASE NO. 0401-SP-15 – SITE PLAN APPROVAL – AVALON LANE NEW RETAIL STORE – OWNER: FIRST SECURITY UNITED BANK – APPLICANT: THE BROADWAY GROUP, L.L.C.** – Request by the applicant for approval of Site Plan to construct a 10,640-SF retail store at the intersection of Avalon Lane and Perdido Beach Boulevard. The municipal address is 24881 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district.

- 2. CASE NO. 0402-SP-15 – SITE PLAN APPROVAL – LOPER BUILDING – OWNER: LANCE LOPER – APPLICANT: MIKE THOMAS** – Request by the applicant for approval of Site Plan to construct a 40' by 50' storage building. The municipal address is 4387 MONEY BAYOU DRIVE and is located in the GB (General Business) zoning district.

**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.