



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



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, JULY 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 Work Session on April 29, 2015.
2. Approval of minutes from the Regular Meeting on May 11, 2015.

**H. PUBLIC HEARING**

1. **CASE NO. 0704-PUD-15 - PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - PHOENIX ORANGE BEACH CONDOMINIUM PUD - OWNER/APPLICANT: BRETT REAL ESTATE, ROBINSON DEVELOPMENT COMPANY, INC.** - Request by the applicant for recommendation to City Council for approval of Preliminary and Final PUD Zoning and Master Plan to rezone from BR-2 (Beach Resort High Density) to PUD for a 21-floor, 114-unit condominium. The municipal address is 25494 PERDIDO BEACH BOULEVARD.
2. **CASE NO. 0705-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - COTTAGES AT PARK'S EDGE PUD - OWNER: COTTAGES AT ROMAR, L.L.P. - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone to PUD for a single-family residential development with 77 cottage lots along with an open-air pavilion and pool area. The municipal address is 23063 PERDIDO BEACH BOULEVARD.

3. **CASE NO. 0707-SD-15 – PRELIMINARY/FINAL MINOR PLAT – BLACKBURN FAMILY DIVISION PLAT 2 – OWNER: DANIEL BLACKBURN – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to subdivide Lot 4 into three lots with Lot 4A contacting 30 acres, Lot 4B 2.56 acres, and Lot 4C 13.26 acres. The subject property is located on Canal Road and Sampson Avenue in the RS-1 (Single-Family Residential) zoning district.
4. **CASE NO. 0708-SD-15 – PRELIMINARY/FINAL MINOR PLAT – AMENDMENT TO WOLF BAY VILLAGE PLAT 1 (SANDY SHORE VILLAGE) – OWNER: JEFF LOWE – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to amend the Wolf Bay Village Plat 1 to relocate several easements on Lot 1 for Sandy Shore Village, a multi-family residential project with 108 apartment units, 10 buildings, a clubhouse, and a maintenance building. The municipal address is 25624 PERDIDO AVENUE and is located in the Wolf Bay Village PUD Master Plan.

#### **I. SITE PLAN REVIEW**

1. **CASE NO. 0601-SP-15 – SITE PLAN APPROVAL – TACKY JACKS STORAGE ADDITION – OWNER/APPLICANT: GEORGE W. SKIPPER III** – Request by the applicant for approval of Site Plan to construct a storage addition to the existing restaurant. The municipal address is 27206 SAFE HARBOR DRIVE and is located in the MR (Marine Resort) zoning district.
2. **CASE NO. 0701-SP-15 – SITE PLAN APPROVAL – TACKY JACKS SENIOR CENTER – OWNER/APPLICANT: GEORGE W. SKIPPER III** – Request by the applicant for approval of Site Plan to construct a 6,300-SF addition to the existing restaurant that will serve as a senior citizen center. The municipal address is 27206 SAFE HARBOR DRIVE and is located in the MR (Marine Resort) zoning district.
3. **CASE NO. 0702-SP-15 – SITE PLAN APPROVAL – ORANGE BEACH WATER AUTHORITY – OWNER: ORANGE BEACH WATER AUTHORITY – APPLICANT: GOODWYN, MILLS & CAWOOD** – Request by the applicant for approval of Site Plan to construct a new office building to replace the existing office building. The municipal address is 25097 CANAL ROAD and is located in the GB (General Business) zoning district.
4. **CASE NO. 0703-SP-15 – SITE PLAN APPROVAL – ALVIN’S ISLAND – OWNER: MARCO DESTIN, INC. – APPLICANT: BULLOCK-TICE ASSOCIATES** – Request by the applicant for approval of Site Plan to construct a new retail store with a building footprint area of 8,372 square feet. The municipal address is 27433 PERDIDO BEACH BOULEVARD and is located in the GB (General Business) zoning district.
5. **CASE NO. 0706-SP-15 – SITE PLAN APPROVAL – ROBINSON GROVE – OWNER: JIM OWEN & GREG KENNEDY – APPLICANT: WAS DESIGN** – Request by the applicant for approval of Site Plan to construct a 26-unit condominium complex on 1.58 acres along Terry Cove. The subject property is located on WALKER KEY BOULEVARD and is in the MR (Marine Resort) 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.