



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, SEPTEMBER 12, 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 Work Session meeting on August 8, 2016.
2. Approval of minutes from the Regular Meeting on August 8, 2016.

H. PUBLIC HEARING

1. **CASE NO. 0502-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – BUENA VISTA PUD SUBDIVISION LAND USE, BUILDING FOOTPRINT AND SETBACKS – OWNER: ORANGE BEACH RV INVESTMENTS – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation to City Council for approval of a Major Modification to the Buena Vista PUD Master Plan to: (a) change the development from an RV subdivision to a RV and single-family residential subdivision; (b) increase the average building footprint of the coach houses from 650 square feet to 808 square feet; (c) establish a proposed average gross floor area of 1,061 square feet; (d) establish a building footprint size range between 560 square feet to 1,056 square feet and a gross floor area range between 560 square feet and 1,562 square feet; (e) allow coach houses to have up to three bedrooms with all coach houses meeting the required parking for single-family residential land use as specified in Article 8 of the Zoning Ordinance; (f) reduce the front and rear setbacks from 10 feet to 5 feet; and (g) request special provisions for Lot 77 to have a total building footprint of 2,500 square feet and a gross floor area of 3,105 square feet. The municipal address is 23601 PERDIDO BEACH BOULEVARD.

2. **CASE NO. 0604-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – BUENA VISTA CLUBHOUSE COMMERCIAL – OWNER/APPLICANT: ORANGE BEACH RV INVESTMENTS** – Request by the applicant for recommendation to City Council for approval of a Major Modification to the Buena Vista PUD Master Plan to permit commercial uses on the first floor of the clubhouse that will be open to the general public. The modification will allocate floor area on the first floor for an ice cream shop and deli and a real estate office. The second floor will be for the exclusive use of the resort owners, developer, and their guests. The municipal address is 23651 PERDIDO BEACH BOULEVARD.
3. **CASE NO. 0804-ZT-16 – ZONING TEXT AMENDMNET – ARTICLE 5 – FENCING REGULATIONS** – Request by the Community Development Department for recommendation to City Council for approval of amendments to Article 5 of the Zoning Ordinance to prohibit the use of barbed wire, razor wire, and similar fences in the City of Orange Beach. *Deferred from the Regular Meeting on August 8, 2016.*
4. **CASE NO. 0901-SD-16 – PRELIMINARY/FINAL MINOR PLAT – MCKENZIE PLAT #1 – OWNER: BARRY & BONNIE MCKENZIE – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to combine Lots 9 and 10 of the Resubdivision of Lot 4 in Block 2 of Gulf Bay Tract Subdivision into one lot. The municipal addresses are 4811 and 4813 BAY CIRCLE in the RS-1 (Single-Family Residential) zoning district.
5. **CASE NO. 0902-SD-16 – PRELIMINARY/FINAL MINOR PLAT – MARK SMITH PLAT #1 – OWNER: MARK SMITH – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to combine Lots 417 and 418 of Bear Point Estates Subdivision into one lot. The municipal addresses are 5465 and 5473 PENSACOLA AVENUE in the RS-2 (Single-Family Residential) zoning district.
6. **CASE NO. 0903-SD-16 – PRELIMINARY/FINAL MINOR PLAT – STERNBERGH PLAT #1 – OWNER: MARTHA STERNBERGH – APPLICANT: LUCIDO ENGINEERING & SURVEYING** – Request by the applicant for approval of Preliminary/Final Minor Plat to re-plat Lots 3 and 4 of a Resubdivision of Lots 3 and 4 of Ono Keys Subdivision into two lots. The municipal address is 5351 SANDY KEY DRIVE in the RSF-2 (Single-Family Residential) zoning district.

I. SITE PLAN REVIEW

1. **CASE NO. 0801-SP-16 – SITE PLAN APPROVAL – ALL ABOUT STORAGE – OWNER: WINNETKA PROPERTIES – APPLICANT: R² GLOBAL** – Request by the applicant for approval of Site Plan to construct a climate controlled mini storage facility comprised of four buildings and an office. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on August 8, 2016.*

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 0602-SP-16 – SITE PLAN APPROVAL – HUDSON MARINA OFFICE – OWNER/APPLICANT: RODNEY & LAURIE JONES** – Request by the applicant for approval of Site Plan to convert an existing garage building into an office for Hudson Marina for administration, maintenance and reservations. The municipal address is 4685 SOUTH WILSON BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on August 8, 2016.*

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

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.