



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, SEPTEMBER 14, 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 August 10, 2015.
 - 2. Approval of minutes from the Regular Meeting on August 10, 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. *Deferred from Regular Meeting on 08/10/2015.*
 - 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. *Deferred from Regular Meeting on 08/10/2015.*

3. **CASE NO. 0901-PUD-15 - PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - THE EDGE PUD - OWNER: PARADISE INVESTMENTS, L.L.C. - APPLICANT: FORREST DANIELL & ASSOCIATES** - Request by the applicant for recommendation to City for approval of Preliminary and Final PUD Zoning and Plan to rezone from RM-2 (Multi-Family Residential High Density) to PUD for a 34-unit, 23-story condominium. The municipal address is 29244 and 29246 PERDIDO BEACH BOULEVARD.
4. **CASE NO. 0902-SD-15 - PRELIMINARY/FINAL MINOR PLAT - THE EDGE RESUBDIVISION - OWNER: PARADISE INVESTMENT, L.L.C. - APPLICANT: LUCIDO ENGINEERING & SURVEYING** - Request by the applicant for approval of Preliminary/Final Minor Plat to combine Lots 1 and 2 of Emerald Shores Subdivision into a single lot. The municipal address is 29244 and 29246 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district.
5. **CASE NO. 0903-SD-15 - FINAL MAJOR PLAT - PARK BEACH SUBDIVISION FINAL PLAT (PARKS EDGE) - OWNER/APPLICANT: HERCULES INVESTMENTS, L.L.C.** - Request by the applicant for approval of Final Plat for a 30-lot residential subdivision. The subject property is part of the Park Beach Subdivision PUD and is located northwest of the Village of Tannin PUD and southeast of the Gulf State Park.
6. **CASE NO. 0904-ZT-15 - ZONING TEXT AMENDMENT - ARTICLES 2, 4, 8 AND 10 - PARKING REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS AND RESTAURANTS AND ACCESS REQUIREMENTS FOR BEACHFRONT DEVELOPMENTS** - Request by the Community Development Department for a recommendation to City Council for amendments to Articles 4, 8 and 10 of the Zoning Ordinance to address the following: (1) modifying the definition of *bedroom*; (2) parking for single-family dwellings and duplexes; (3) guest parking requirements for multi-family residential developments; (4) conditional use approval process for new single-family dwellings and duplexes exceeding five bedrooms; (5) including outdoor seating area in required parking for restaurants; and (6) strengthening requirements for commercial building to be placed closer to Highway 182 in the Beach Overlay District.

I. SITE PLAN REVIEW

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

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.