



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



**PLANNING COMMISSION
REGULAR MEETING AGENDA**

**MONDAY, OCTOBER 10, 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 September 12, 2016.
 - 2. Approval of minutes from the Regular Meeting on September 12, 2016.
- H. PUBLIC HEARING**
 - 1. **CASE NO. 1001-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION APPROVAL – HOLDEN ADDITION TO ORANGE BEACH SUBDIVISION – OWNER: CYNTHIA HOLDEN – APPLICANT: COMPASS CONSTRUCTION DEVELOPMENT LLC** – Request by the applicant for approval of preliminary/final plat to subdivide a 0.62-acre parcel at the northeast corner of Park Lane and Lake Road into four lots. The municipal address is 5152 PARK LANE in the RS-2 (Single-Family Residential) zoning district.
 - 2. **CASE NO. 1002-PUD-16 – FINAL PUD APPROVAL – BEACH VILLAGE PUD – OWNER: COTTAGES AT ROMAR LLP – APPLICANT: WAS DESIGN** – Request by the applicant for recommendation to City Council to rezone 22.68 acres to PUD (Planned Unit Development) for a single-family residential development with 69 lots along with a pool, clubhouse and common area. The municipal address is 23063 PERDIDO BEACH BOULEVARD.

3. **CASE NO. 1005-PUD-16 – PRELIMINARY AND FINAL PUD APPROVAL – GULF STREAM PUD – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for recommendation to City Council to rezone 10.11 acres at the end of Canal Square Lane from GB (General Business) to PUD (Planned Unit Development) to construct a 56-unit townhouse development. The municipal address is 24830 CANAL ROAD.
4. **CASE NO. 1006-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – GULF STREAM PUD, A RE-SUB OF LOT 7 COOL BREEZE COMMERCIAL PARK – OWNER: MICHAEL J. SPECCHIO – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of preliminary major subdivision plat to subdivide Lot 7 of Cool Breeze Commercial Park into 56 townhouse lots with common areas. The subject property is 10.11 acres located at the end of Canal Square Lane, and the municipal address is 24830 CANAL ROAD.

I. SITE PLAN REVIEW

1. **CASE NO. 0602-SP-16 – SITE PLAN REVIEW – 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 September 12, 2016.*
2. **CASE NO. 1003-SP-16 – SITE PLAN REVIEW – CARIBE ON THE BEACH WEST CONDOMINIUM – OWNER: CARIBE ON THE BEACH WEST LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of site plan to construct a 27-story condominium with 170 units. The project will include a 15-foot easement for public beach access. The municipal address is 25802 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.
3. **CASE NO. 1004-SP-16 – SITE PLAN REVIEW – GRANDER MARINE – OWNER: GRANDER MARINE – APPLICANT: LIEB ENGINEERING** – Request by the applicant for approval of site plan to construct an 11,900-SF building on 4.96 acres for a boat retail facility as well as office spaces and service bays in the rear of the building. The municipal address is 26754 CANAL ROAD in the GB (General Business) zoning district.
4. **CASE NO. 1007-SP-16 – SITE PLAN REVIEW – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE LLC – APPLICANT: HASTY LANEY** – Request by the applicant approval of site plan to construct two mini warehouse storage buildings containing 18 total units. The municipal addresses are 4396 and 4398 MONEY BAYOU DRIVE 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

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.