



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, NOVEMBER 14, 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 October 10, 2016.
 - 2. Approval of minutes from the Regular Meeting on October 10, 2016.
- H. PUBLIC HEARING**
 - 1. **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. *Deferred from the Regular Meeting on 10/10/2016.*
 - 2. **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. *Deferred from the Regular Meeting on 10/10/2016.*

3. **CASE NO. 1102-CU-16 – CONDITIONAL USE APPROVAL – POPE DUPLEX, LOT 5 WOLF BAY TERRACE, UNIT 4 – OWNER: STEPHEN K. & JANE POPE – APPLICANT: CWEAT LLC** – Request by the applicant for recommendation to City Council for conditional use approval to construct a duplex on Lot 5, Unit 4, Wolf Bay Terrace Subdivision. The municipal address is 24940 IVY LANE in the RS-1 (Single-Family Residential) zoning district.
4. **CASE NO. 1103-CU-16 – CONDITIONAL USE APPROVAL – POPE DUPLEX, LOT 6 WOLF BAY TERRACE, UNIT 4 – OWNER: STEPHEN K. & JANE POPE – APPLICANT: CWEAT LLC** – Request by the applicant for recommendation to City Council for conditional use approval to construct a duplex on Lot 6, Unit 4, Wolf Bay Terrace Subdivision. The municipal address is 24936 IVY LANE in the RS-1 (Single-Family Residential) zoning district.
5. **CASE NO. 1105-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION – SANDPIPER STORAGE SUBDIVISION – OWNER: GULF SHORES AIRPORT WAREHOUSE LLC – APPLICANT: ROMAR MINI STORAGE** – Request by the applicant for approval of preliminary/final plat to combine Lot 9 and 10 of the Sweet Water Bayou Subdivision into a single lot. The municipal addresses are 4396 and 4398 MONEY BAYOU DRIVE in the GB (General Business) zoning district.
6. **CASE NO. 1106-ZT-16 – ZONING TEXT AMENDMENT – ARTICLES 2, 8 AND 16: MINI WAREHOUSE STORAGE PARKING, VEHICULAR USE AREA PAVING STANDARDS, VEHICULAR USE AREA AND PERIMETER LANDSCAPING** – Request by the Community Development Department for recommendation to City Council to amend Articles 2, 8 and 16 of the Zoning Ordinance to establish parking requirements for mini warehouse storage facilities, to modify the paving standards for vehicular use areas for multi-family residential, commercial and industrial developments, and to modify perimeter landscaping requirements for new development or redevelopment.

I. SITE PLAN REVIEW

1. **CASE NO. 1107-SP-16 – SITE PLAN REVIEW – ABC STORE @ 25803 PERDIDO BEACH BOULEVARD – OWNER: JEM LLC – APPLICANT: CASHBURN BRETT ARCHITECTURE** – Request by the applicant for approval of site plan to renovate and add 1,800 square feet to the existing building and to convert the use from a convenience store to a retail liquor store. The municipal address is 25803 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 1101-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION – SUMMER SALT PLAZA, RESUBDIVISION OF LOT 3 – OWNER/APPLICANT: OKS INVESTMENTS LLC** – Request by the applicant for approval of preliminary/final plat to subdivide Lot 3 of Summer Salt Plaza Subdivision into two lots. The subject property is located at the northeast corner of the intersection of Summer

Salt Plaza Boulevard and Perdido Beach Boulevard in the GB (General Business) zoning district.

2. **CASE NO. 1104-SD-16 – PRELIMINARY MAJOR SUBDIVISION PLAT – ISLEWORTH – OWNER: EASTERN SHORE ACQUISITION LLC & PARLAY INVESTMENTS LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of preliminary major subdivision plat to resubdivide Lots 1, 2, 3, 4, 5 and the east one-third of Lots 12, 13, 14, 15 and 16, Block 14, Bear Point Heights Subdivision and Lots 12, 13, 14, 15 and 16, Block 13, Bear Point Heights Subdivision into two lots. The plat also entails right-of-way improvements to Avenue “D.” The subject property is located on the Avenue “D” and Third Street rights-of-way east of the intersection of Wilson Boulevard and Canal Road in the RS-2 (Single-Family Residential) zoning district.

K. OTHER BUSINESS

1. Election of officers.

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.