



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



PLANNING COMMISSION REGULAR MEETING AGENDA

**MONDAY, DECEMBER 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 November 14, 2016.
 - 2. Approval of minutes from the Regular Meeting on November 14, 2016.
- H. PUBLIC HEARING**
 - 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 PERDIDO BEACH BOULEVARD and SUMMER SALT PLAZA BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 11/14/2016.*
 - 2. **CASE NO. 1104-SD-16 – PRELIMINARY MAJOR SUBDIVISION PLAT – ISLEWORTH PRELIMINARY PLAT – 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. *Deferred from the Regular Meeting on 11/14/2016.*

3. **CASE NO. 1201-SD-16 – FINAL MAJOR SUBDIVISION PLAT – HARBOR RIDGE SUBDIVISION FINAL PLAT – OWNER: HARBOR RIDGE 2015 LLC – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of final plat for a 22-lot single-family residential subdivision. The subject property is located in the Harbor Ridge PUD Master Plan, and the municipal address is 26221 ST. LUCIA DRIVE.
4. **CASE NO. 1202-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION – O'REILLY AUTO PART SUBDIVISION – OWNER: M.J. SPECCHIO – APPLICANT: DONALDSON, GARRETT & ASSOCIATES** – Request by the applicant for approval of preliminary/final plat to combine Lots 1 and 2 of Cool Breeze Commercial Park Subdivision into a single lot for the development as a retail auto parts store. The municipal addresses are 24828 and 24830 CANAL ROAD in the GB (General Business) zoning district.
5. **CASE NO. 1204-RZ-16 – REZONING – LOTS 25, 26 AND 27, UNIT 2, CANAL PLACE – OWNER: DMK LLC – APPLICANT: R² GLOBAL INC** – Request by the applicant for recommendation to City Council to rezone the subject property from NB (Neighborhood Business) to GB (General Business). The municipal addresses are 24400, 24410 and 24420 CANAL ROAD.
6. **CASE NO. 1205-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION – SMITH SUBDIVISION OF BEAR POINT – OWNER: INGE SMITH – APPLICANT: SMITH, KOLB & ASSOCIATES** – Request by the applicant for approval of preliminary/final plat to combine Lot 724 and the north half of Lot 725 of Bear Point Estates Subdivision into a single lot. The municipal address is 5689 BEAR PONT AVENUE in the RS-2 (Single-Family Residential) zoning district.
7. **CASE NO. 1206-SD-16 – PRELIMINARY/FINAL MINOR SUBDIVISION – THE WHARF WEST SIDE SUBDIVISION, PHASE 3 – OWNER: WHARF ENTERTAINMENT – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for approval of preliminary/final plat to subdivide Lot 5 of The Wharf West Side Subdivision, Phase 2, into two lots. The subject property is in The Wharf PUD Master Plan and is located on WEST WHARF PARKWAY south of The Event Center.
8. **CASE NO. 1207-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – BURRIS FARM MARKET AT THE WHARF – OWNER: WHARF ENTERTAINMENT – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation to City Council for approval of a major modification to The Wharf PUD Master Plan for construction of Burris Farm Market, a 6,000-SF facility on 1.07 acres. The subject property is located on WEST WHARF PARKWAY south of The Event Center.

9. **CASE NO. 1208-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – CHICAGO GULF BEACH SUBDIVISION PRELIMINARY PLAT – OWNER: COTTON BAYOU DEVELOPMENT – APPLICANT: HMR** – Request by the applicant for approval of preliminary major subdivision plat to resubdivide and establish 10, 50-foot lots from pre-existing 25-foot lots and to construct roadways and utilities to serve the lots. The subject property is located north of TAYLOR LANE, west of MADISON AVENUE, east of JEFFERSON AVENUE in the RS-3 (Single-Family Residential) zoning district.

10. **CASE NO. 1209-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – BEACH VILLAGE SUBDIVISION PRELIMINARY PLAT – OWNER: COTTAGES AT ROMAR LLP – APPLICANT: WAS DESIGN** – Request by the applicant for approval of preliminary major subdivision plat for a single-family residential subdivision with 69 cottage lots (Lots 1 to 69), four common areas (Lots 70 to 73), and one common conservation area. The subject property is in the Beach Village PUD Master Plan, and the municipal address is 23063 PERDIDO BEACH BOULEVARD.

11. **CASE NO. 1210-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – PORT WASHINGTON PRELIMINARY PLAT – OWNER: A. WILMER, TRUSTEE – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the applicant for approval of preliminary major subdivision plat for a single-family residential subdivision with 22 lots and a common area. The subject property is located along the east side of WASHINGTON BOULEVARD north of CANAL ROAD.

12. **CASE NO. 1211-PUD-16 – PRELIMINARY AND FINAL PUD APPROVAL – PORT WASHINGTON PUD – OWNER: A. WILMER, TRUSTEE – APPLICANT: DEWBERRY/PREBLE-RISH** – Request by the application for recommendation to City Council for approval to rezone 9.14 acres from GB (General Business) and RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a single-family residential subdivision with 22 lots and a common area along the east side of WASHINGTON BOULEVARD north of CANAL ROAD.

I. SITE PLAN REVIEW

1. **CASE NO. 1203-SP-16 – SITE PLAN REVIEW – FLIPDADDY’S RESTAURANT – OWNER/APPLICANT: OKS INVESTMENTS LLC** – Request by the applicant for approval of site plan to construct a restaurant at the northeast corner of SUMMER SALT PLAZA BOULEVARD and PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE SUBMITTAL

1. **CASE NO. 1213-SD-16 – PRELIMINARY MAJOR SUBDIVISION APPROVAL – CYPRESS VILLAGE COURTYARD COTTAGES PRELIMINARY PLAT – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for approval of preliminary subdivision plat to subdivide a 6.9-acre

parcel into the single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD in the Cypress Village PUD Master Plan.

- 2. CASE NO. 1214-PUDA-16 – PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION – CYPRESS VILLAGE COURTYARD COTTAGES – OWNER: TRULAND HOMES LLC – APPLICANT: SAWGRASS CONSULTING** – Request by the applicant for recommendation to City Council for approval of a major modification to the Cypress Village PUD Master Plan to change the use of the southeastern parcel from a land condominium with 73 units to a single-family residential subdivision with 73 lots. The municipal address is 23909 CANAL ROAD.

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.