



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



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, DECEMBER 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 Regular Meeting on November 9, 2015.

**H. PUBLIC HEARING**

1. **CASE NO. 0705-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - BEACH VILLAGE 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 71 units along with an open-air pavilion with bathrooms and pool. The municipal address is 23063 PERDIDO BEACH BOULEVARD. *Deferred from Regular Meeting on 11/09/2015.*
2. **CASE NO. 1201-SD-15 - PRELIMINARY/FINAL PLAT - DA' CARWASH SUBDIVISION - OWNER: DA CAR WASH LLC - APPLICANT: SMITH, KOLB & ASSOCIATES** - Request by the applicant for approval of Preliminary/Final Plat to subdivide 10 acres into 4 lots. The municipal address is 24130 CANAL ROAD in the GB (General Business) zoning district.
3. **CASE NO. 1203-PUD-15 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - ROBINSON GROVE PUD - OWNER: JIM OWEN & GREG KENNEDY - APPLICANT: WAS DESIGN** - Request by the applicant for recommendation to City Council for approval of Preliminary PUD Zoning and Master Plan to rezone 3.72 acres from MR (Marine Resort) to PUD for a 27-lot single-family residential development with boat docks, private streets, and a common amenity area. The subject property is located on WALKER KEY BOULEVARD.

4. **CASE NO. 1204-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 a 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-story, 112-unit condominium. The municipal address is 25494 PERDIDO BEACH BOULEVARD.

**I. SITE PLAN REVIEW**

1. **CASE NO. 1001-SP-15 - SITE PLAN APPROVAL - THE CUT - OWNER/APPLICANT: STEVEN L. WALL** - Request by the applicant for approval of Site Plan to construct a restaurant with a gross floor area of 24,647 square feet. The municipal address is 22321 CANAL ROAD in the I-1 (Industrial) zoning district. *Deferred from Regular Meeting on 11/09/2015.*
2. **CASE NO. 1101-SP-15 - SITE PLAN APPROVAL - M&J RENTALS - OWNER/APPLICANT: M&J RENTALS** - Request by the applicant for approval of Site Plan to construct a new 4,000-ft<sup>2</sup> building for Orange Beach Auto & Marine. The subject property is located on Canal Road east of Visual Effects and Repeat After Me in the GB (General Business) zoning district. *Deferred from Regular Meeting on 11/09/2015.*
3. **CASE NO. 1202-SP-15 - SITE PLAN APPROVAL - THE RUBY SLIPPER CAFE - OWNER: OKS INVESTMENTS, LLC - APPLICANT: DEES ENGINEERING** - Request by the applicant for approval of Site Plan to construct a 6,500-ft<sup>2</sup> restaurant. The municipal address is 24151 PERDIDO BEACH BOULEVARD 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](http://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.