



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

Monday, August 14, 2017, 4:00 PM
City Council Chamber
4099 Orange Beach Boulevard

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 July 10, 2017.
2. Approval of minutes from the Regular Meeting on July 10, 2017.

H. PUBLIC HEARINGS

1. Case No. 0801-PUD-17, Gulf Stream PUD

Dewberry/Preble-Rish, on behalf of Michael J. Specchio, requests recommendation to City Council for **Final PUD Approval** to rezone 10.8 acres from GB (General Business) to PUD (Planned Unit Development) for a 64-unit townhouse development. The property is located at 24830 Canal Road and 4394 Canal Square Lane at the end of Canal Square Lane.

2. Case No. 1006-SD-16, Gulf Stream Preliminary Plat

Dewberry/Preble-Rish, on behalf of Michael J. Specchio, requests approval of **Preliminary Major Subdivision** to subdivide 10.8 acres into a townhouse subdivision with 64 lots, three common areas, and a private right-of-way. The property is located at 24830 Canal Road and 4394 Canal Square Lane at the end of Canal Square Lane.

3. **Case No. 0806-SD-17, Harbor Club Subdivision**
Sawgrass Consulting LLC, on behalf of Coleman Bryars and 68 V Spyglass 2016 LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide and resubdivide three lots into two lots. The property is located at the southwest corner of Canal Road and Griffith Marina Road, west side of Griffith Marina Road, in the GB (General Business) and MR (Marine Resort) zoning districts.

I. SITE PLAN REVIEWS

1. **Case No. 0706-SP-17, Matt Foster Storage Yard**
Lucido Engineering & Surveying LLC, on behalf of Matt Foster, requests approval of **Site Plan Review** for an outdoor storage yard. The property is located at 4404 Money Bayou Drive in the GB (General Business) zoning district. (Deferred from the July 2017 meeting)
2. **Case No. 0707-SP-17, Keel Storage Building**
Mark Keel requests approval of **Site Plan Review** for a storage building and outdoor storage yard. The property is located 27085 Canal Road in the GB (General Business) zoning district. (Deferred from the July 2017 meeting)
3. **Case No. 0803-SP-17, Waterside Site Plan**
Hutchinson, Moore & Rauch LLC, on behalf of the Property Owners Association of Waterside Inc., requests approval of **Site Plan Review** for a parking lot addition, drainage improvements, and landscaping for two existing duplexes. The property is located at 23310 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0704-PUD-17, BPG Proposed Retail Development PUD**
Burton Property Group LLC, on behalf of Gulf Sands Development Inc., requests recommendation to City Council for Preliminary PUD Approval to rezone 5.62 acres from GB (General Business) to PUD (Planned Unit Development) for a single tenant freestanding grocery store with a floor area of 43,100 square feet. The property is located at 26080 Canal Road and 4544 Orange Beach Boulevard, the southeastern corner of the intersection of Canal Road and Orange Beach Boulevard. (Deferred from the July 2017 meeting)

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN