



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, January 8, 2018, 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 December 11, 2017.
2. Approval of minutes from the Regular Meeting on December 11, 2017.

**H. PUBLIC HEARINGS**

**1. Case No. 1202-PUD-17, Achee Properties PUD**

Achee Builders LLC, on behalf of Jeanne Birkenhauer, MD, requests recommendation to City Council for **Preliminary PUD Approval** to zone 19 acres to PUD (Planned Unit Development) for a single-family residential subdivision with 62 lots. The property is located at the southeast corner of ROSCOE ROAD and RUSSIAN ROAD. *(Deferred from the December 2017 meeting)*

**2. Case No. 1205-PUD-17, Hammock Dunes PUD**

WAS Design, on behalf of Greg Kennedy, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.47 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a single-family residential subdivision project with nine new single-family houses, a common area pool, and two existing single-family houses. The property is located at 23916 PERDIDO BEACH BOULEVARD. *(Deferred from the December 2017 meeting)*

**I. SITE PLAN REVIEWS**

**1. Case No. 0101-SP-18, Wolf Bay Marina**

Lucido Engineering & Surveying, on behalf of Second Hand Lions LLC, requests approval of **Site Plan Review** to convert the use of property from single-family residential to a marina. The first phase will entail maintaining the single-family residence and constructing a boat pier with four boat slips with parking. The second phase proposes 66 boat slips, a

restaurant, and parking. The property is located at 26135 CANAL ROAD in the MR (Marine Resort) zoning district.

- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**