



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, February 12, 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 January 8, 2018.
2. Approval of minutes from the Regular Meeting on January 8, 2018.
3. Approval of the minutes from the Special Called Work Session on January 12, 2018.

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 January 2018 meeting)*

2. Case No. 0201-CU-18, Trehern Investments Duplex

Sawgrass Consulting LLC, on behalf of Bella Rio Development LLC, requests recommendation to City Council for **Conditional Use Approval** for a duplex on a beachfront lot located at 29060 PERDIDO BEACH BOULEVARD or Lot 8 of the East Perdido Key Phase II Subdivision. The property is zoned RS-1 (Single-Family Residential).

3. Case No. 0202-SD-18, Elrod Cottage Subdivision

Jerry and Janice Elrod request approval of **Preliminary and Final Minor Subdivision** plat to combine two lots into a single lot. The property is located at 4300 LAUDER LANE in the RS-1 (Single-Family Residential) zoning district.

4. **Case No. 0203-RZ-18, Quarters at Wolf Bay Condo Rezoning**
Rene Dean, on behalf of Jeff and Rene Dean, William and Angela Pearson, PBLB Holdings LLC, and John and Diane Sheely, requests recommendation to City Council for a **Rezoning** of Lots 10 and 11 in Block 4 in the Gulf Bays Tract Subdivision from RS-2 (Single-Family Residential) to RM-1 (Multi-Family Residential Low to Medium Density). The two duplexes and property are located at 25907, 25909, 25913 and 25915 PERDIDO AVENUE WEST.
5. **Case No. 0204-SD-18, Sassaman Subdivision**
Hutchinson, Moore & Rauch LLC, on behalf of BJ Sassaman, requests approval of **Preliminary and Final Minor Subdivision** plat to combine two lots into a single lot. The property is located at 27779 and 27801 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.
6. **Case No. 0205-SD-18, Safe Harbor Holdings LLC Property Subdivision**
Lucido Engineering & Surveying, on behalf of Safe Harbor Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to combine Lots 15, 16, 17, 18, 25, 26, 27, and 28 of Safe Harbor Subdivision into a single lot. The property is located at 27147, 27189, 27194, 27204, 27206, and 27208 SAFE HARBOR DRIVE and 27130 MARINA ROAD in the MR (Marine Resort) zoning district.
7. **Case No. 0207-SD-18, F&W Subdivision, Lots 1 and 2**
Remlap Properties, on behalf of Baldwin Plaza Management and John and Sandra Lassere, requests approval of **Preliminary and Final Minor Subdivision** plat to resubdivide three lots into two lots. The property is located at 26755, 26763 and 26847 CANAL ROAD in the GB (General Business) zoning district.
8. **Case No. 0209-ZT-18, Articles 2, 4 and 5, Vacation Rentals**
The Community Development Department requests recommendation to City Council for **Zoning Text Amendments** to Articles 2, 4 and 5 to define and regulate *Hosted Accommodations, Non-Hosted Accommodations, and Vacation Rentals*.

I. **SITE PLAN REVIEWS**

1. **Case No. 0206-SP-18, Tacky Jacks Master Plan & Senior Center**
Brad Lee Patterson, on behalf of Safe Harbor Holdings LLC, requests approval of **Site Plan Review** for a multi-story restaurant/senior center and an overall master plan for Tacky Jacks encompassing landscaping, parking, drainage, and site improvements. The property is located at 27147, 27189, 27194, 27204, 27206, and 27208 SAFE HARBOR DRIVE and 27130 MARINA ROAD in the MR (Marine Resort) zoning district.

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**