



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, April 8, 2019, 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 on March 11, 2019.
2. Approval of minutes from the Regular Meeting on March 11, 2019.

H. PUBLIC HEARINGS

1. Case No. 0401-SD-19, Bickers Acres Resubdivision

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to resubdivide 2.12 acres into four lots. Three lots will have frontage on Sampson Avenue. The property is located 28670 SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district.

2. Case No. 0402-PUD-19, Summer Salt PUD

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Final PUD Approval** to rezone 42.67 acres from GB (General Business) to PUD (Planned Unit Development) for a residential development containing 54 single-family residential lots and 58 cottage lots. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant.

3. Case No. 0403-SD-19, Summer Salt PUD, Phase One

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary Major Subdivision** for the first phase of the Summer Salt PUD that will contain 54 single-family residential lots and 31 cottage lots located on approximately 21.41 acres. The

property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant.

4. **Case No. 0404-SD-19, Resubdivision of Lot 5A, A Resubdivision of Lots 2 and 5 of Summer Salt Plaza Subdivision**

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 42.67 acres into two lots to accommodate a future residential development. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant in the GB (General Business) zoning district.

5. **Case No. 0406-PUDA-19, The Wharf PUD Maintenance Building**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties, requests recommendation to City Council for approval of a **Major PUD Modification** to The Wharf PUD Master Plan to construct a 14,900-SF maintenance facility. The facility will be located on WHARF LANE east of MAIN STREET.

I. **SITE PLAN REVIEWS**

1. **Case No. 0201-SP-19, Advanced Carpet Cleaning & Restoration**

Lieb Engineering, on behalf of ACR Properties LLC, requests approval of **Site Plan Review** to construct a 6,000-SF commercial building. The property is located on the south side of CANAL ROAD 450 feet west of the intersection of CANAL ROAD and the FOLEY BEACH EXPRESS in the GB (General Business) zoning district. *Deferred from the Regular Meeting on March 11, 2019.*

2. **Case No. 0405-SP-19, Matt Foster Equipment Storage Yard**

Lucido Engineering & Surveying LLC, on behalf of Matt Foster, requests approval of **Site Plan Review** for a RV and boat storage building (45' x 144') with six storage units. The property is located at 4404 MONEY BAYOU DRIVE in the GB (General Business) zoning district.

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

K. **OTHER BUSINESS**

1. Request for a 12-month extension to the Positano Condominium site plan review approval. (Case No. 0403-SP-18)

L. **PUBLIC COMMENTS**

M. **ADJOURN**