



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, April 9, 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 Regular Meeting on March 12, 2018.

H. PUBLIC HEARINGS

1. Case No. 0401-SD-18, Subdivision of Lot 4 of Bickers Acres

Matthew L. Bickers requests approval of **Preliminary Major Subdivision** to subdivide Lot 4 of Bickers Acres Subdivision into two lots. The property is located at 28670 SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district.

2. Case No. 0402-SD-18, Park Place Subdivision

Shawn Yuhasz, on behalf of Craig and Shannon Turner, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 5, Block 9, East Orange Beach Subdivision, First Addition into three lots. The property is located at the southeast corner of the intersection of PARK LANE and PARK DRIVE in the RS-2 (Single-Family Residential) zoning district.

3. Case No. 0405-SD-18, Cypress Village, Lot 2

Sawgrass Consulting, on behalf of KJC Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 2 of Cypress Village Subdivision into a residential subdivision with 13 residential lots, a common area lot, and private right-of-way. The property is located 500 feet north of the intersection of CANAL ROAD and CYPRESS VILLAGE BOULEVARD on the west side of CYPRESS VILLAGE BOULEVARD in the Cypress Village Planned Unit Development.

4. **Case No. 0406-PUDA-18, Cypress Village Courtyard, Phase 2 (Lot 2)**

Sawgrass Consulting, on behalf of KJC Investments LLC, requests recommendation to City Council for approval of a **PUD Modification** to the Cypress Village Planned Unit Development to permit a residential subdivision on Lot 2 containing 13 residential lots, a common area lot, and private right-of-way. The property is located 500 feet north of the intersection of CANAL ROAD and CYPRESS VILLAGE BOULEVARD on the west side of CYPRESS VILLAGE BOULEVARD in the Cypress Village Planned Unit Development.

5. **Case No. 0407-SD-18, Turner Family Subdivision**

John and Mary Turner requests approval of **Preliminary and Final Minor Subdivision** for a family subdivision to subdivide an 11+ acre lot into two lots with the larger lot being 10.55 acres and the smaller lot being 0.47 acres. The property is located at 29130 JOSEPHINE DRIVE in the Orange Beach Planning Jurisdiction.

6. **Case No. 0408-SD-18, HLL Properties Plat #1**

Lucido Engineering and Surveying, on behalf of HLL Properties, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 10, 15, 16 and 21 of Jones Estate Subdivision into a single lot. The property is located at 4844 CASWELL PLACE in the RS-1 (Single-Family Residential) zoning district.

I. **SITE PLAN REVIEWS**

1. **Case No. 0303-SP-18, J&M Tackle/Boat Storage**

J&M Tackle requests approval of **Site Plan Review** to construct a 50' by 100' storage building that will be located behind J&M Tackle. The property is located at 25125 CANAL ROAD in the GB (General Business) zoning district. *(Deferred from the March 2018 Regular Meeting)*

2. **Case No. 0403-SP-18, Positano Condominium**

Sawgrass Consulting, on behalf of Positano LLC, requests approval of **Site Plan Review** to construct a 35-unit condominium. The property is located at 29020 and 29030 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district.

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

1. **Case No. 0302-SD-18, Chicago Gulf Beach, Phase II Subdivision**

Hutchinson, Moore & Rauch LLC, on behalf of Cotton Bayou Development LLC, requests approval of **Preliminary Major Subdivision** to resubdivide five lots into two lots and to construct the required roadway and utilities. The property is Lots 29, 30, 31, 32 and 33 Block 4 of the Chicago Gulf Beach Co. Subdivision and is in the RS-3 (Single-Family Residential) zoning district. *(Deferred from the March 2018 Regular Meeting)*

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**