



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION**

**Monday, May 13, 2019, 2:30 PM
City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Discussion on Wetland Setbacks.

2. Discussion on the Update to the Comprehensive Plan.

3. **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. *Deferred from the Regular Meeting on April 8, 2019.*

4. **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. *Deferred from the Regular Meeting on April 8, 2019.*

5. **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. *Deferred from the Regular Meeting on April 8, 2019.*

6. **Case No. 0501-PUDA-19, Caribe PUD Modification (Caribe East & West)**

Forrest Daniell & Associates, on behalf of Caribe Inc., requests recommendation to City Council for approval of **Major PUD Modification** to The Caribe PUD Master Plan for the following: (a) reduce the total units for Caribe East from 234 to 228 units and increase the height from 22 to 24 floors to accommodate more parking for the condominium; and (b) reduce the total units from Caribe West from 312 to 252 units and increase the

height from 22 to 25 floors to accommodate more parking for the condominium and a parking level for the marina and overflow parking area for Cobalt Restaurant. The property is located at 28101 and 28273 PERDIDO BEACH BOULEVARD.

D. ADJOURN