



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, May 14, 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 on April 9, 2018.
2. Approval of minutes from the Regular Meeting on April 9, 2018.

H. PUBLIC HEARINGS

1. Case No. 0503-PUDA-18, Beach Village PUD Modification (Food Court)

Rowe Engineering & Surveying, on behalf of Cottages at Romar LLP, requests recommendation to City Council for approval of PUD Modification (Major) to the Beach Village PUD Master Plan to: (1) rezone 0.51 acres from GB (General Business) to PUD (Planned Unit Development) for inclusion into the Beach Village PUD; and (2) construct an airstream food court area at the southwest corner of the PUD along Alabama Highway 182. The property is located at 23063 and 23071 PERDIDO BEACH BOULEVARD.

2. Case No. 0504-SD-18, Beach Village Preliminary Plat

Rowe Engineering & Surveying, on behalf of Cottages at Romar LLP, requests approval of Preliminary Major Subdivision subdivide 22+ acres into a subdivision with 69 residential lots, one commercial lot, common areas, and private right-of-way. The property is located at 23063 and 23071 PERDIDO BEACH BOULEVARD.

I. SITE PLAN REVIEWS

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 April 2018 Regular Meeting)*

2. Case No. 0501-PUDA-18, The Blind Tiger Restaurant (Wharf West Side Subdivision – Phase 4)

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to City Council for approval of **PUD Modification (Major)** to The Wharf PUD Master Plan to subdivide Lot 2 of The Wharf West Side Subdivision, Phase 2 for the purpose of constructing a restaurant on 0.38 acres of the Marina Lawn area east of Springhill Suites. The property is located on the north side of WHARF PARKWAY WEST.

3. Case No. 0502-SD-18, The Wharf West Side Subdivision – Phase 4

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests approval of **Preliminary/Final Minor Subdivision** to subdivide Lot 2 of The Wharf West Side Subdivision, Phase 2 into two lots with a restaurant being on the smaller lot (0.38 acres). The remaining lot will be 8.34 acres. The property is located on the north side of WHARF PARKWAY WEST east of Springhill Suites.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN