



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, June 11, 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 May 14, 2018.**

**H. PUBLIC HEARINGS**

**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 May 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. *(Deferred from the May 2018 Regular Meeting)*

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. *(Deferred from the May 2018 Regular Meeting)*
4. **Case No. 0601-SD-18, Quarters at Wolf Bay Resubdivision**  
Lucido Engineering & Surveying LLC, on behalf of Quarters at Wolf Bay LLC, requests approval of **Preliminary/Final Minor Subdivision** to combine Lots 10 and 11 of Block 4 in the Gulf Bays Tract Subdivision into a single lot. The property is located at 25907, 25909, 25913 and 25915 PERDIDO AVENUE WEST in the RS-2 (Single-Family Residential) zoning district.
5. **Case No. 0602-SD-18, Hammock Dunes Subdivision**  
Greg Kennedy requests approval of **Preliminary Major Subdivision** to subdivide 1.47 acres into a single-family residential subdivision with 11 lots, a common area, and private right-of-way in accordance with the Hammock Dunes Planned Unit Development (PUD) Master Plan. The property is located at 23916 PERDIDO BEACH BOULEVARD.
6. **Case No. 0603-SD-18, E's Subdivision – Plat #1**  
Lucido Engineering & Surveying LLC, on behalf of Rollins & Cynthia Tindell, requests approval of **Preliminary/Final Minor Subdivision** to resubdivide four lots into two lots. The property is located at 4858 CASWELL PLACE and 28800 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.
7. **Case No. 0604-SD-18, Harms' Plat #1**  
Lucido Engineering & Surveying LLC, on behalf of Dennis Harms, requests approval of **Preliminary/Final Minor Subdivision** to replat a part of Lots 1 and 2 of Block 3, Garrett Subdivision. The property is located on the north side of COTTON BAYOU DRIVE roughly 300 feet east of the intersection of COTTON BAYOU DRIVE and ORANGE BEACH BOULEVARD in the RS-1 (Single-Family Residential) zoning district.
8. **Case No. 0605-SD-18, Gulf Stream Subdivision**  
Dewberry, on behalf of 68V Gulf Stream 2016 LLC, requests approval of **Final Major Subdivision** to subdivide Lots 6 and 7 of Cool Breeze Commercial Park Subdivision into a residential development with 64 townhouse lots, two common area lots, and private right-of-way in accordance with the Gulf Stream Planned Unit Development (PUD) Master Plan. The property is located at 4394 CANAL SQUARE LANE.

**9. Case No. 0606-PUDA-18, Orange Beach Marina PUD Modification**

Lucido Engineering & Surveying LLC, on behalf of Earle Long III and OBM Inc., requests recommendation to City Council for approval of **Major PUD Modification** to the Orange Beach Marina Planned Unit Development (PUD) Master Plan for the following: (1) to rezone 2.22 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Orange Beach Marina PUD; (2) to expand the parking area; and (3) to construct a new marina office building.

**I. SITE PLAN REVIEWS**

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

**K. OTHER BUSINESS**

1. Discuss amending the Zoning Ordinance for reducing side yard setbacks for arterial corner lots on Canal Road east of Wilson Boulevard.
2. Discuss amending the Zoning Ordinance for portable buildings.

**L. PUBLIC COMMENTS**

**M. ADJOURN**