



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, August 10, 2020, 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 July 13, 2020.

H. PUBLIC HEARINGS

1. **Case No. 0701-SD-20, Rayfield Subdivision**

Daniel Rayfield and First Baptist Church of Bay Minette request approval of **Preliminary and Final Minor Subdivision** to subdivide a 105' by 69' section from the southwest corner of Parcel PIN 59395 and combine it with Lot 71 of the Oak Ridge Subdivision. The property is located at 25007 OAK RIDGE DRIVE WEST in the MHS (Mobile Home Subdivision) zoning district.

2. **Case No. 0801-SD-20, Bear Point Estates, Resubdivision of Lots 558 & 559**

Albert Turner requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 558 and 559 of the Bear Point Estates Subdivision into a single lot. The property is located at 5360 PENSACOLA AVENUE in the RS-2 (Single-Family Residential) zoning district.

3. **Case No. 0803-PUDA-20, Wharf PUD Modification - Wharf East Side Storage**

Sawgrass Consulting, on behalf of Wharf Entertainment, requests recommendation to City Council for approval of **Major PUD Modification** to The Wharf PUD Master Plan for the following: (1) to construct a mini warehouse storage facility containing four buildings and nearly 130,000 SF of gross floor area; and (2) to construct an

exterior storage area encompassing more than 33,000 SF and composed of gravel. The property is located on the east side of WHARF PARKWAY EAST and is southeast of the intersection of Wharf Parkway East and Wharf Lane.

**I. SITE PLAN REVIEWS**

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

**1. Case No. 0802-PUD-20, Orange Beach Cantina PUD**

Sawgrass Consulting, on behalf of Liquid Life Real Estate, requests recommendation to City Council to **Preliminary and Final PUD Approval** to rezone 2.47 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a commercial development containing two buildings, with the first building being a restaurant with outdoor seating and the second building including a restaurant with a drive-thru along with additional floor space for offices. The property is located 4241 ORANGE BEACH BOULEVARD at the northwest corner of the intersection of Rose Lane and Orange Beach Boulevard.

**K. OTHER BUSINESS**

1. Request from Dewberry, on behalf of Katherine LTD, for approval of a 12-month extension to the preliminary plat approval for Broken Sound PUD Subdivision (Case No. 0703-SD-19).

**L. PUBLIC COMMENTS**

**M. ADJOURN**