



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, August 12, 2019, 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 July 8, 2019.
2. Approval of minutes from the Regular Meeting on July 8, 2019.

H. PUBLIC HEARINGS

1. Case No. 0604-SD-19, Cotton Dunes Subdivision

Sawgrass Consulting, on behalf of Chris & Barbara Ybarra, Island Dunes Resort Condominium, Donald M. Russell, Jr., and Blue Palms LLC, requests approval of **Preliminary and Final Minor Subdivision** for a subdivision containing five lots. The property is located at 26009, 26023 and 26021 PERDIDO BEACH BOULEVARD and is in the GB (General Business) and RM-1 (Multi-Family Residential Low to Medium Density) zoning districts. *Deferred from the Regular Meeting on July 8, 2019.*

2. Case No. 0701-PUD-19, Cotton Bayou Cottages PUD

Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 4.38 acres from RM-1 (Multi-Family Residential Low to Medium Density) to PUD (Planned Unit Development) for a residential development containing 34 cottage lots. The property is located on the north side of PERDIDO BEACH BOULEVARD across from Admiral Quarters Condominium. *Deferred from the Regular Meeting on July 8, 2019.*

3. **Case No. 0702-PUD-19, Broken Sound PUD**
Dewberry, on behalf of Zachris Limited Partnership I, requests recommendation to City Council for **Final PUD Approval** to rezone 7.5 acres from RM-2 (Multi-Family Residential Low to Medium Density) to PUD (Planned Unit Development) for a single-family residential subdivision containing 40 lots. The property is located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE. *Deferred from the Regular Meeting on July 8, 2019.*
4. **Case No. 0703-SD-19, Broken Sound Subdivision**
Dewberry, on behalf of Zachris Limited Partnership I, requests approval of **Preliminary Major Subdivision** to subdivide 7.5 acres into a single-family residential subdivision containing 40 lots and 3+ acres of common area. The property is located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE and is concurrent with the Broken Sound Final PUD Approval (Case No. 0702-PUD-19). *Deferred from the Regular Meeting on July 8, 2019.*
5. **Case No. 0704-PUDA-19, Hammock Dunes PUD, Phase II**
K.O. Investments LLC, on behalf of Peter C. Kern Family Holdings LLC and K.O. Investments LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the Hammock Dunes PUD Master Plan to rezone 1.74 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Hammock Dunes PUD and to keep the existing single-family residential structure and add 11 cottages. The property is located at 23916 and 23926 PERDIDO BEACH BOULEVARD. *Deferred from the Regular Meeting on July 8, 2019.*
6. **Case No. 0801-RZ-19, Public Works Department Property**
The City of Orange Beach requests recommendation to City Council for approval to **Zone** 19 acres located at the southeast corner of the intersection of ROSCOE ROAD and RUSSIAN ROAD that was recently annexed (Ordinance No. 2019-1325) into the city to GB (General Business) for the purpose of a new facility for the Public Works Department.
7. **Case No. 0802-PUD-19, The Bluffs of Orange Beach PUD**
Dewberry, on behalf of Sky Land Company LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 2.01 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a single-family residential subdivision containing 10 cottage lots. The property is located at 25768 PERDIDO BEACH BOULEVARD.
8. **Case No. 0803-SD-19, The Bluffs of Orange Beach PUD Subdivision**
Dewberry, on behalf of Sky Land Company LLC, requests approval of **Preliminary Major Subdivision** to subdivide 2.01 acres into a single-family residential subdivision containing 10 cottage lots. The property is located at 25768 PERDIDO BEACH BOULEVARD and is concurrent with The Bluff of Orange Beach Preliminary and Final PUD Approval (Case No. 0802-PUD-19).
9. **Case No. 0804-PUD-19, Robinson Grove PUD**
GPJ Investments LLC requests recommendation to City Council for **Preliminary PUD Approval** to rezone 1.69 acres from MR (Marine Resort) to PUD (Planned Unit

Development) for a single-family residential subdivision containing 14 cottage lots. The property is located at 4576 WALKER KEY BOULEVARD.

- I. SITE PLAN REVIEWS**
- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**