



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, August 13, 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 July 9, 2018.
2. Approval of minutes from the Regular Meeting on July 9, 2018.

H. PUBLIC HEARINGS

1. Case No. 0801-SD-18, Shore Acres Subdivision

Dewberry, on behalf of Shine Lee Properties LLC, requests approval of **Preliminary Major Subdivision** to subdivide a 7.5-acre parcel into a single-family residential subdivision with 17 lots. The property is located at 26600 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.

2. Case No. 0802-SD-18, Replat for Back Bay Condominium

Lieb Engineering, on behalf of the Back Bay Condominium Owner's Association, requests approval of **Preliminary/Final Minor Subdivision** to resubdivide the parcels containing Back Bay Condominium and Lots 29, 30, 31, 32, 33, 34, 35, 36, 40 and 41 of Emma Burkhart Subdivision into two lots. The properties are located at 28160 CANAL ROAD, 4866 WHITE AVENUE and 4610 WHITE AVENUE in the GB (General Business) and RM-2 (Multi-Family Residential High Density) zoning districts.

3. Case No. 0804-SD-18, Ladner Plat #1

Lucido Engineering & Surveying LLC, on behalf of Kenny Ladner, requests approval of **Preliminary/Final Minor Subdivision** to combine portions of Lots 6, and 7 and all of

Lots 8, 9 and 10, Block 3, Gulf Bays Tract Subdivision into a single lot. The property is located on BAY CIRCLE north of the Orange Beach First Baptist Church in the RS-1 (Single-Family Residential) zoning district.

4. **Case No. 0806-SD-18, Cotton Bayou Holdings Resubdivision**
Sawgrass Consulting, on behalf of Cotton Bayou Holdings LLC, requests approval of **Preliminary/Final Minor Subdivision** to combine Lots 7 and 8, Block B, Second Addition to Chicago Gulf Beach Subdivision into a single lot. The property is located at 26810 MOSES ROAD in the RS-3 (Single-Family Residential) zoning district.
5. **Case No. 0809-SD-18, Cottages at Hammock Dunes**
Greg Kennedy, on behalf of K.O. Investments LLC, requests approval of **Final Major Subdivision** for a single-family residential subdivision with 11 residential lots, a common area for a swimming pool, and a private right-of-way. The property is located at 23916 PERDIDO BEACH BOULEVARD and is part of the Hammock Dunes Planned Unit Development (PUD) Master Plan.
6. **Case No. 0811-ZT-16, Article 15, Roof and Window Signage**
The Community Development Department requests recommendation to City Council for a **Zoning Text Amendment** to Article 15 of the Zoning Ordinance regarding roof and window signage.

I. SITE PLAN REVIEWS

1. **Case No. 0803-SP-18, Back Bay Condominium Boat Parking Lot**
Lieb Engineering, on behalf of Back Bay Condominium Owner's Association, requests approval of **Site Plan Review** to construct a 36,400-SF parking area that will be used for boat storage for Back Bay Condominium. The property is located at 4610 WHITE AVENUE in the RM-2 (Multi-Family Residential High Density) zoning district.
2. **Case No. 0807-SP-18, Liquid Life**
Sawgrass Consulting LLC, on behalf of Liquid Life, requests approval of **Site Plan Review** to construct an 11,300-SF commercial building. The property is located at 4251 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.
3. **Case No. 0808-SP-18, Baldwin EMC - South Baldwin Pad Cover**
Baldwin EMC requests approval of **Site Plan Review** to cover an existing concrete pad with a 100' by 64' open air metal building. The property is located at 21801 UNIVERSITY LANE in the I-1 (Industrial) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0805-SP-18, Orange Beach Hotel**
Innisfree Hotels, on behalf of Saltaire Association Inc., requests approval of Site Plan Review to construct a 192-room hotel. The property is located at 26026 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.
2. **Case No. 0810-SP-18, Cactus Cantina Outside Patio**
Michael Smith, on behalf of Cantina Properties LLC, requests approval of Site Plan Review to add a 1,200-SF outdoor patio seating area with fencing to the front of the

Cactus Cantina restaurant. The property is located at 25311 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN