



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, September 9, 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 August 12, 2019.
2. Approval of minutes from the Regular Meeting on August 12, 2019.

H. PUBLIC HEARINGS

1. Case No. 0901-SD-19, Replat for Back Bay Condominium

Lieb Engineering, on behalf of Back Bay Condominium Owner's Association, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 32, 33, 40 and 41 of Emma Burkhart Subdivision into a single lot. The property is located at 4610 WHITE AVENUE in the RM-2 (Multi-Family Residential High Density) zoning district.

2. Case No. 0902-SD-19, Rock Point Beach Subdivision

Rock Point Red Drew LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 1 and 2 of Emerald Shores Subdivision into a single lot. The property is located at 29190 and 29226 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district.

3. Case No. 0903-SD-19, Smith Wells Subdivision

Harry O. Smith, on behalf of Bruce A. Wells and Harry O. Smith, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 8 of Perdido Gardens Subdivision into two lots. The property is located on HAYDEN DRIVE east of the intersection of BAYSHORE DRIVE NORTH and VIRGINIA STREET in the RS-1 (Single-Family Residential) zoning district.

4. **Case No. 0905-SD-19, Shore Acres Subdivision**

Dewberry, on behalf of 68V Shore Acres 2018 LLC, requests approval of **Final Major Subdivision** to subdivide a 7.5-acres parcel into a residential subdivision containing 17 lots. The property is located at 26600 CANAL ROAD in the RS-1 (Single Family Residential) zoning district.

5. **Case No. 0906-SD-19, Summer Salt Plaza 2**

Dewberry, on behalf of OKS Investments LLC and Summer Salt Plaza LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 1, 2B and 5 of Summer Salt Plaza Subdivision to establish a platted right-of-way for Ruby Lane. The property is located at 24141 PERDIDO BEACH BOULEVARD and SUMMER SALT PLAZA BOULEVARD in the GB (General Business) zoning district.

6. **Case No. 0907-PUDA-19, Northern Amenities Master Plan – Pandion Ridge PUD**

Sawgrass Consulting, on behalf of Pandion Ridge LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the Pandion Ridge PUD Master Plan for an amenities area to be located on 4.34 acres at the southeast corner of the intersection of CANAL ROAD and EAGLE WAY.

7. **Case No. 0908-SD-19, Cypress Village Courtyard Cottages, Phase 2 Subdivision**

Sawgrass Consulting, on behalf of KJC Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 2 of Cypress Village Subdivision into a residential subdivision containing 13 lots. The property is located on the west side of CYPRESS VILLAGE BOULEVARD south of its intersection with WEST CYPRESS WAY in the Cypress Village PUD Master Plan.

I. **SITE PLAN REVIEWS**

1. **Case No. 0909-SP-19, Sweat Tire**

Lucido Engineering, on behalf of Merrill Thomas, requests approval of **Site Plan Review** to construct a 4,960-SF building for a tire store. The property is located at the southeast corner of the intersection of CANAL ROAD and CYPRESS STREET SOUTH in the GB (General Business) zoning district.

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**