



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, September 10, 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 August 13, 2018.
2. Approval of minutes from the Regular Meeting on August 13, 2018.

H. PUBLIC HEARINGS

1. Case No. 0811-ZT-18, 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. *Deferred from the Regular Meeting on August 13, 2018.*

2. Case No. 0901-PUD-18, Summer Salt PUD

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 42.67 acres from GB (General Business) to PUD (Planned Unit Development) for a residential development containing 54 single-family residential lots and 58 cottage lots. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper and Flipdaddy's restaurants.

3. Case No. 0902-SD-18, High Tide Resubdivision

Russell & Company Construction, on behalf of High Tide Holdings LLC and Cliff Moss, requests **Preliminary and Final Minor Subdivision Approval** to resubdivide and combine Lots 2 and 3 of Perdido Gardens Subdivision into a single lot. The property is

located at 29733 and 29755 HAYDEN DRIVE in the RS-1 (Single-Family Residential) zoning district.

4. Case No. 0903-SD-18, Beach Village Subdivision

Rowe Engineering & Surveying, on behalf of Cottages at Romar LLP, requests **Final Major Subdivision Approval** to subdivide 22+ acres into a subdivision with 69 residential lots with pool, clubhouse, and common areas, and a commercial lot with parking, boardwalks, and an open air food court and eating area. The property is located at 23063, 23071 and 23105 PERDIDO BEACH BOULEVARD in the Beach Village Planned Unit Development.

I. SITE PLAN REVIEWS

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. *Deferred from the Regular Meeting on August 13, 2018.*

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0606-PUDA-18, Orange Beach 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 for inclusion into the Orange Beach Marina PUD; and (2) to expand the parking area and add a boat storage area. The property is located at 27075 MARINA ROAD. *Deferred from the Regular Meeting on July 9, 2018.*

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. *Deferred from the Regular Meeting on August 13, 2018.*

3. Case No. 0904-SP-18, The Shores Townhouses

Chris Govan, on behalf of Jeff Patterson, requests approval of **Site Plan Review** to construct a residential development containing three buildings and seven units on 4.35 acres. The property is located at 23727 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN