



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, October 9, 2017, 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 meeting on September 11, 2017.
2. Approval of minutes from the Regular Meeting on September 11, 2017.

H. PUBLIC HEARINGS

1. Case No. 1002-PUD-17, Sunset Park PUD

WAS Design, on behalf of Sunset Park LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 5.18 acres from MHP (Mobile Home Park) to PUD (Planned Unit Development) to allow for a single-family cottage, fee-simple condominium development with 60 units. The property is located at 25473 Canal Road.

2. Case No. 1003-SD-17, East 180 U-Store It Addition Plat

Lucido Engineering & Surveying LLC, on behalf of Paul M. Pankey III, requests approval of **Preliminary and Final Minor Subdivision** plat to combine four parcels into a single parcel. The properties are located at 24250 Canal Road and 4404 Lindsey Lane.

3. Case No. 1006-ZT-17, Section 2.02, Privacy Fence

The Community Development Department requests recommendation to City Council for a **Zoning Text Amendment** to Section 2.02 to modify the definition of *Privacy, Opaque or Solid Fence*.

I. SITE PLAN REVIEWS

1. **Case No. 0707-SP-17, Keel Storage Building**

Mark Keel requests approval of **Site Plan Review** for a storage building and outdoor storage yard. The property is located 27085 Canal Road in the GB (General Business) zoning district. (Deferred from the September 2017 meeting)

2. **Case No. 1001-SP-17, Fresenius Medical Office Building**

YB Orange Beach LLC, on behalf of Bank Trust, requests approval of **Site Plan Review** for a 3,100-SF building on 2.47 acres that will serve as a medical office for Fresenius Kidney Care. The property is located at 4251 Orange Beach Boulevard in the NB (Neighborhood Business) zoning district.

3. **Case 1004-SP-17, East 180 U-Store It Addition Site Plan**

Lucido Engineering & Surveying LLC, on behalf of Paul M. Pankey III, requests approval of **Site Plan Review** for a 27,200-SF climate control mini-warehouse building that will be an addition for East 180 U-Store It. The properties are located at 24250 Canal Road and 4404 Lindsey Lane in the GB (General Business) zoning district.

4. **Case No. 1005-SP-17, Caribe on the Beach East Condominium**

Dewberry/Preble-Rish, on behalf of Caribe on the Beach East LLC, requests approval of **Site Plan Review** for a condominium with 100 units. The property is located at 26026 Perdido Beach Boulevard in the BR-2 (Beach Resort High Density) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0706-SP-17, Matt Foster Storage Yard**

Lucido Engineering & Surveying LLC, on behalf of Matt Foster, requests approval of **Site Plan Review** for an outdoor storage yard. The property is located at 4404 Money Bayou Drive in the GB (General Business) zoning district. (Deferred from the September 2017 meeting)

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN