



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION**

**Monday, October 9, 2017, 3:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

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*.

4. **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)

5. **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.

6. **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.

7. **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.

D. ADJOURN