



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Wednesday, November 13, 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 October 14, 2019.
2. Approval of minutes from the Regular Meeting on October 14, 2019.

H. PUBLIC HEARINGS

1. **Case No. 1101-SD-19, Cotton Bayou Cottages PUD Subdivision**

Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests approval of **Preliminary and Final Major Subdivision** to subdivide 4.38 acres into a residential subdivision containing 34 cottage lots along with common areas. The property is located on the north side of Perdido Beach Boulevard across from Admiral Quarters Condominium.

2. **Case No. 1102-SD-19, Cotton's-Russell Subdivision**

Sawgrass Consulting, on behalf of Donald M. Russell, Jr., requests approval of **Preliminary and Final Minor Subdivision** for a two-lot subdivision east of Cotton's Restaurant and Island Dune Condominium on Perdido Beach Boulevard in the GB (General Business) and RM-1 (Multi-Family Residential Low Density) zoning districts.

3. **Case No. 1103-SD-19, Cottages at Tannin**

Hercules Investments LLC requests approval of **Final Major Subdivision** for a residential subdivision on 1.10 acres containing 14 lots along with common areas.

The property is part of The Village of Tannin Planned Unit Development Master Plan and is located at the northwest corner of the intersection of Perdido Beach Boulevard and Middle Gate and west of Meetinghouse Square.

4. **Case No. 1104-SD-19, Sunset Villas Subdivision (Sunset Park)**

Sunset Park LLC requests approval of **Final Major Subdivision** for a residential subdivision containing 44 lots along with common areas. The property is located at 25473 CANAL ROAD northwest of the intersection of Canal Road and Cypress Street and is part of the Sunset Park Planned Unit Development Master Plan.

5. **Case No. 1105-SD-19, Doc's Addition to Summer Salt Plaza**

WAS Design, Inc., on behalf of Doc's Steakhouse LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 3A and 3B, Resubdivision of Lot 3, Summer Salt Plaza Subdivision into one lot. The property is located at 24421 PERDIDO BEACH BOULEVARD at the northeast corner of the intersection of Perdido Beach Boulevard and Slipper Boulevard in the GB (General Business) zoning district.

6. **Case No. 1108-SD-19, Amy's Place Subdivision**

Lucido Engineering, on behalf of Amy Bowen, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 10.63 acres on the east side of Mississippi Avenue into eight lots. The property is located 5362 MISSISSIPPI AVENUE in the RS-1 (Single-Family Residential) zoning district.

7. **Case No. 1109-SD-19, Replat of Lots 8 and 9, Block 2, Amel Callaway Subdivision**

The Woodlands Group, on behalf of Margaret E. Boudreaux, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 8 and 9, Block 2 of Amel Callaway Subdivision into one lot. The property is located at 25791 BONITO AVENUE in the RS-1 (Single-Family Residential) zoning district.

8. **Case No. 1110-PUDA-19, Tom Thumb at The Wharf**

Eg-America/Tom Thumb, on behalf of Junior Foods of West Florida, requests recommendation to City Council for approval of **Major PUD Modification** to The Wharf Planned Unit Development Master Plan for a Tom Thumb Convenience Store featuring a gas station, food store, fast food restaurant, and car wash. The property is located at the northeast corner of the intersection of Canal Road and Wharf Parkway East.

9. **Case No. 1112-PUD-19, Cotton Bayou Cottages PUD**

Lieb Engineering, on behalf of Cotton Bayou Place LLC, requests recommendation to City Council for **Final PUD Approval** to rezone 4.38 acres from RM-1 (Multi-Family Residential Low Density) to PUD (Planned Unit Development) for a residential subdivision containing 34 cottage lots along with common areas. The property is located on the north side of Perdido Beach Boulevard across from Admiral Quarters Condominium.

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. *Deferred from the Regular Meeting on October 14, 2019.*

2. Case No. 1106-SP-19, Doc's Seafood & Steaks Parking Addition

WAS Design, Inc., on behalf of Doc's Steakhouse LLC, requests approval of **Site Plan Review** for a parking addition for Doc's Seafood & Steaks Restaurant located on the adjacent property to the north. The property is located at 24421 PERDIDO BEACH BOULEVARD at the northeast corner of the intersection of Perdido Beach Boulevard and Slipper Boulevard in the GB (General Business) zoning district.

3. Case No. 1107-SP-19, Matt Foster Storage Facility Office Addition

Lucido Engineering, on behalf of Vince McCoy, requests approval of **Site Plan Review** to convert two storage units to 1,530 SF of office space and 800 SF of storage area for McCoy Fire & Safety, Inc. The property is located at 4404 MONEY BAYOU DRIVE in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 1111-PUD-19, Ocean Edge PUD

David S. Lamar, on behalf of Orange Beach Ventures LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone approximately 3 acres located on Romar Vista Place from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for a residential subdivision containing 13 lots. The property is located 25050, 25075, 25092, 25097, 25100 and 25111 ROMAR VISTA PLACE.

K. OTHER BUSINESS

1. Selecting Planning Commission Chairman and Planning Commission Vice Chairman for the 2019-2020 calendar year.

L. PUBLIC COMMENTS

M. ADJOURN