



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Wednesday, November 14, 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 October 8, 2018.
2. Approval of minutes from the Regular Meeting on October 8, 2018.

H. PUBLIC HEARINGS

1. Case No. 1001-SD-18, Meeting Square Subdivision

Hercules Investments LLC requests **Preliminary/Final Minor Subdivision Approval** to subdivide Parcels A and B of Lot 29, The Village of Tannin, Unit 1 into four residential lots and a common area. The property is located at MEETINGHOUSE SQUARE in the Village of Tannin PUD (Planned Unit Development). *Deferred from the Regular Meeting on October 8, 2018.*

2. Case No. 1101-PUD-18, Summer Salt PUD

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 42.7 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. 1102-PUD-18, Broken Sound PUD**
Dewberry, on behalf of Zachris Limited Partnership, requests recommendation to City Council for **Preliminary PUD Approval** to rezone 7.5 acres located at the northeast corner of the intersection of LAUDER LANE and PELICAN PLACE from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for a single-family residential subdivision with 40 lots.
4. **Case No. 1103-RZ-18, Lauder Pelican Subdivision Rezoning**
Dewberry, on behalf of Zachris Limited Partnership, requests recommendation to City Council for **Rezoning** to rezone 2.41 acres located east of LAUDER LANE and 300 feet south of the intersection of CANAL ROAD and LAUDER LANE and northeast of the intersection of LAUDER PLACE and LAUDER LANE from GB (General Business) and RM-2 (Multi-Family Residential High Density) to RS-1 (Single-Family Residential).
5. **Case No. 1104-SD-18, Lauder Pelican Subdivision**
Dewberry, on behalf of Zachris Limited Partnership, requests **Preliminary/Final Minor Subdivision Approval** to subdivide 33.03 acres into a subdivision containing one commercial lot, five residential lots, and two conservation lots. The property is located on the south side of CANAL ROAD, east of LAUDER LANE, and north of PELICAN PLACE in the GB (General Business) and RM-2 (Multi-Family Residential High Density) zoning districts.
6. **Case No. 1105-PUDA-18, Cottages at Tannin PUD**
Hercules Investments LLC requests recommendation to City Council for approval of **Major PUD Modification** to The Village of Tannin PUD (Planned Unit Development) for a residential development with 14 single-family residential lots on 1.10 acres located on the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE.
7. **Case No. 1107-PUDA-18, Sunset Park Subdivision**
Sunset Park LLC requests recommendation to City Council for approval of **Major PUD Modification** to the Sunset Park PUD (Planned Unit Development) Master Plan to change the proposed development from a single-family condominium development with 60 units to a single-family residential subdivision with 44 lots. The property is located at 25473 CANAL ROAD at the northwest corner of CANAL ROAD and CYPRESS STREET.
8. **Case No. 1108-SD-18, Sunset Park Subdivision**
Sunset Park LLC requests approval of **Preliminary Major Subdivision** for a single-family residential subdivision with 44 lots. The property is located at 25473 CANAL ROAD at the northwest corner of CANAL ROAD and CYPRESS STREET.

I. SITE PLAN REVIEWS

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 PUD (Planned Unit Development) 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 September 10, 2018.*

2. 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. *Deferred from the Regular Meeting on October 8, 2018.*

K. OTHER BUSINESS

1. Election of Chairman and Vice Chairman.

L. PUBLIC COMMENTS

M. ADJOURN