



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, December 9, 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 November 13, 2019.
2. Approval of minutes from the Regular Meeting on November 13, 2019.

H. PUBLIC HEARINGS

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 Lots 32, 33, 35, 38, 41, 42, 44, 45 and 50 of Romar Vista Subdivision (3+ acres) located on Romar Vista Place from RM-2 (Multi-Family Residential High Density) and NB (Neighborhood Business) to PUD (Planned Unit Development) for a residential subdivision containing 14 lots. The property is located at 25050, 25075, 25092, 25097, 25100, 25111 and 25123 ROMAR VISTA PLACE. *Deferred from the Regular Meeting on November 13, 2019.*

2. **Case No. 1202-SD-19, JG Concepts LLC Plat #1**

Lucido Engineering & Surveying, on behalf of JG Concepts LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of Island Properties

Subdivision into two lots. The property is located at 24401 CANAL ROAD in the Orange Beach Golf Center Planned Unit Development.

3. **Case No. 1203-PUDA-19, JG Concepts LLC Vehicle Showroom**

Lucido Engineering & Surveying, on behalf of JG Concepts LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the Orange Beach Golf Center Planned Unit Development Master Plan to construct a motor vehicle showroom on the east side of Easy Street and north of the West Marine retail store.

4. **Case No. 1208-ZT-19, Section 10.02 – Metal Siding for Mini-Warehouse Buildings**

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendment** to Section 10.02 of the Zoning Ordinance to remove the allowance for mini-warehouse buildings to have metal siding as exterior building material.

I. **SITE PLAN REVIEWS**

1. **Case No. 1201-SP-19, Boat and RV Storage – Enclosed Recreation Space**

Lieb Engineering, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to convert 2,500 SF of the northwesterly boat and RV storage building into an enclosed sports and recreation space and to add a 400-SF building to the northeast side of the development. The property is located at 27085 CANAL ROAD in the GB (General Business) zoning district.

2. **Case No. 1204-SP-19, Orange Beach Mini Golf**

Lakewood Holdings LLC requests approval of **Site Plan Review** to construct a mini golf facility on Lot 2B of the Summer Salt Plaza Subdivision. The property is located on the west side of Slipper Boulevard and north of The Ruby Slipper Restaurant in the GB (General Business) zoning district.

3. **Case No. 1207-SP-19, McCarron Parking Addition**

Lucido Engineering & Surveying, on behalf of McInvestments, requests approval of **Site Plan Review** to construct an additional parking area for McCarron Insurance on the adjoining vacant lot to the east. The property is located at 25260 CANAL ROAD in the GB (General Business) zoning district.

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

1. **Case No. 1205-SD-19, Rose Lane Subdivision**

Sawgrass Consulting, on behalf of Liquid Life Real Estate Sales LLC and the State of Alabama, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 29,215 SF from the State of Alabama right-of-way and to combine the subdivided portion with Lot 1 of the FBC Subdivision. The property is located at

4251 ORANGE BEACH BOULEVARD in the NB (Neighborhood Business) zoning district.

2. **Case No. 1206-SD-19, Hall Subdivision**

Liquid Life Real Estate Sales, on behalf of FBC Bay Minette and Fleetwood Baptist Church, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Parcel PIN 031966 to remove two acres from the southwest corner and combine the two acres with Parcel PIN 034395, increasing the size of Parcel PIN 034395 to 15 acres and providing a contiguous border to the north property line of the Gulf State Park. Parcel PIN 031966 is located northwest of the Oak Ridge Subdivision and in the MHS (Mobile Home Subdivision) zoning district, while Parcel PIN 034395 is a conservation area south of Pelican Lane in the Wood Glen Planned Unit Development.

3. **OTHER BUSINESS**

4. **PUBLIC COMMENTS**

5. **ADJOURN**