



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, December 10, 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 November 14, 2018.
2. Approval of minutes from the Regular Meeting on November 14, 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 November 14, 2018.*

**2. Case No. 1106-SD-18, Cottages at Tannin Preliminary Plat**

Hercules Investments LLC requests approval of **Preliminary Major Subdivision** for a residential subdivision with 14 single-family residential lots with common area on 1.10 acres located in the Village of Tannin PUD (Planned Unit Development) at the northwest corner of the intersection of PERDIDO BEACH BOULEVARD and MIDDLE GATE and west of MEETINGHOUSE SQUARE.

**3. 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. *Deferred from the Regular Meeting on November 14, 2018.*

**4. 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. *Deferred from the Regular Meeting on November 14, 2018.*

**5. Case No. 1201-SD-18, Boyd Park Subdivision**

Scott Boyd requests **Preliminary/Final Minor Subdivision Approval** to move the lot line between East Orange Beach Subdivision, First Addition, Block 9, Lots 1 and 2. The property is located southwest of the intersection of PARK DRIVE and PARK LANE in the RS-2 (Single-Family Residential) zoning district.

**6. Case No. 1203-PUDA-18, The Wharf PUD Main Street Multi-Use Pad**

Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the Wharf PUD (Planned Unit Development) Master Plan to construct a 48,700-SF multi-use asphalt pad on property located east of the FOLEY BEACH EXPRESS, north of CANAL ROAD, south of WHARF LANE, and west of MAIN STREET.

**I. SITE PLAN REVIEWS**

**1. Case No. 1202-SP-18, Sky Condominium**

Dewberry, on behalf of Leo Joseph, requests approval of **Site Plan Review** for a condominium with 14 units and parking. The property is located at 25768 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.

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

**1. 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 November 14, 2018.*

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**