



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, December 11, 2017, 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 meeting on November 13, 2017.
2. Approval of minutes from the Regular Meeting on November 13, 2017.

H. PUBLIC HEARINGS

1. Case No. 1201-SD-17, LaDolce Vita, Phase 1 Plat

Sawgrass Consulting, on behalf of Bella Rio Development, requests approval of **Preliminary and Final Minor Subdivision** plat to combine five lots into a single lot. The property is located at 29401 PERDIDO BEACH BOULEVARD in the RM-2 (Multi-Family Residential High Density) zoning district.

2. Case No. 1203-SD-17, Sampson Avenue Subdivision

Dewberry/Preble-Rish, on behalf of Annapurna Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 0.44-acre lot into two lots. The property is located at the northeast corner of CANAL ROAD and SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district.

3. Case No. 1204-SD-17, Jamaica Estates Subdivision

Sawgrass Consulting, on behalf of Daniel Blackburn, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 3.21-acre parcel into five lots. The property is located at the northwest corner of CANAL ROAD and SAMPSON AVENUE in the RS-1 (Single-Family Residential) zoning district.

4. **Case No. 1205-PUD-17, Hammock Dunes PUD**
WAS Design, on behalf of Greg Kennedy, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.47 acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a single-family residential subdivision project with 10 new single-family houses, a common area pool, and 2 existing single-family houses. The property is located at 23916 PERDIDO BEACH BOULEVARD.
5. **Case No. 1206-SD-17, Wilson Drive Estates Subdivision**
Goodwyn, Mills & Cawood, on behalf of Al Thomas, requests approval of **Preliminary and Final Minor Subdivision** plat to modify part of the common lot line between two lots. The properties are located at 29031 WILSON DRIVE and 29062 WILSON DRIVE.
6. **Case No. 1207-SD-17, Mariner Lakes Subdivision**
Hutchinson, Moore & Rauch LLC, on behalf of Bel Air Developers LLC, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 9.41-acre parcel into two lots with one lot being the lake and the second lot being uplands. The property is located on the south side of LOOP ROAD in the Mariner Lakes Planned Unit Development.
7. **Case No. 1208-PUD-17, Blackburn PUD**
Dan Blackburn requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 49 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a low impact, single-family rental cottage development, owners' houses, and a single-family residential subdivision for a total of 58 dwelling units. Development amenities include bayfront recreational opportunities, common pool facility, walking trails, and an existing lake. The property is located on CANAL ROAD and is northwest of the intersection of CANAL ROAD and SAMPSON AVENUE.
8. **Case No. 1210-SD-17, Dale Davis Plat #2**
Lucido Engineering & Surveying, on behalf of Dale Davis, requests approval of **Preliminary and Final Minor Subdivision** plat to subdivide a 0.64-acre lot from Dale Davis Plat #1 into four residential lots. The property is located at 5299 PINE ROAD in the RS-2 (Single-Family Residential) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 1209-SP-17, Contractor's Storage Yard**
Leib Engineering, on behalf of Tom Mueller, requests approval of **Site Plan Review** for a contractor laydown yard on 1.37 acres. The property is located on CANAL ROAD south of the Orange Beach Public Library in the GB (General Business) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 1202-PUD-17, Achee Properties PUD**
Achee Builders LLC, on behalf of Jeanne Birkenhauer, MD, requests recommendation to City Council for **Preliminary PUD Approval** to zone 19 acres to PUD (Planned Unit Development) for a single-family residential subdivision with 62 lots. The property is located at the southeast corner of ROSCOE ROAD and RUSSIAN ROAD.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN