



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, April 12, 2021, 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 March 8, 2021.
2. Approval of minutes from the Regular Meeting on March 8, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0206-PUDA-21, CoastAL PUD Modification**

WAS Design, on behalf of Island Entertainment LLC, requests recommendation to City Council for approval of **Major PUD Modification** to the CoastAL Planned Unit Development Master Plan to make changes to the design of the restaurant building, to add a small open bar on the green space, to reduce the number of driveways onto Perdido Beach Boulevard, and to reconfigure the parking area. The property is located at 25610 and 25722 Perdido Beach Boulevard. *Deferred from the Regular Meeting on March 8, 2021.*

2. **Case No. 0401-SD-21, Bryant Subdivision**

Smith, Clark & Associates, on behalf of Matt B Enterprises LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lots 29, 36 and 37 of the Emma Burkart Subdivision into four lots. The property is located at 4866 White Avenue and 28160 and 28194 Canal Road in the RS-1 (Single-Family Residential) zoning district.

3. **Case No. 0402-SD-21, Resubdivision of Anderson Plat #1**  
Lucido Engineering & Surveying LLC, on behalf of William D. and Brenda Anderson, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Anderson Plat #1 into two lots. The property is located at 29089 Pine Tree Lane in the RS-1 (Single-Family Residential) zoning district.
4. **Case No. 0403-PUD-21, Caribe Seaside Condominium PUD**  
Lucido Engineering & Surveying LLC, on behalf of Turquoise Properties LLC, requests recommendation to City Council for approval to **Preliminary and Final PUD** to rezone 3+ acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for the purpose of constructing a 30-story, 115-unit condominium. The property is located at 26026 Perdido Beach Boulevard.
5. **Case No. 0405-ZT-21, Article 4, Section 4.05, Buffering Between Uses**  
The Community Development Department requests recommendation to City Council for approval of a **Zoning Text Amendment** to amend Section 4.05 of the Zoning Ordinance, Buffering Between Uses, to modify the requirements for land use buffers.

#### I. SITE PLAN REVIEWS

1. **Case No. 0305-SP-21, GTs on the Bay Parking Addition**  
Lucido Engineering & Surveying LLC, on behalf of Cayman Grill LLC and October Investments LLC, requests approval of **Site Plan Review** to construct an additional parking area on the east half of Lot 2 of Wolf Bay Circle Subdivision for GTs on the Bay Restaurant. The property is located at 26165 and 26189 Canal Road in the MR (Marine Resort) zoning district. *Deferred from the Regular Meeting on March 8, 2021.*

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

1. **Case No. 0302-SP-21, Caruana Commercial Building**  
CG Design, on behalf of Rainbow Nicole Investments LLP, requests approval of **Site Plan Review** to construct a two-unit, 3,000-SF commercial building. The property is located on William Silvers Parkway south of Andy's Auto Service and CrossFit Orange Beach in the GB (General Business) zoning district. *Deferred from the Regular Meeting on March 8, 2021.*
2. **Case No. 0404-SP-21, Sunset Auto**  
Charlie Guy requests approval of **Site Plan Review** to convert and refurbish the property and existing building for an automobile sales business. The property is located at 25893 Canal Road in the GB (General Business) zoning district.

#### K. OTHER BUSINESS

#### L. PUBLIC COMMENTS

#### M. ADJOURN