



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, March 8, 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 Regular Meeting on February 8, 2021.
- H. PUBLIC HEARINGS
  - 1. **Case No. 0204-CU-21, Liberty Linen Warehouse and Boat/RV Storage Addition**  
Sawgrass Consulting LLC, on behalf of Charles Campbell, requests recommendation to City Council for **Conditional Use Approval** to construct a 6,400-SF warehouse to supplement the existing facility and a 3,600-SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the GB (General Business) zoning district. *Deferred from the Regular Meeting on February 8, 2021.*
  - 2. **Case No. 0304-SD-21, Replat of Lots 1 and 2 of Wolf Bay Circle Subdivision and Lot 1 of Cayman Grill Plat #1**  
Lucido Engineering & Surveying LLC, on behalf of Cayman Grill LLC and October Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 1 and 2 of Wolf Bay Circle Subdivision and Lot 1 of Cayman Grill Plat #1 into two lots. The property is located at 26165 and 26189 Canal Road in the MR (Marine Resort) zoning district.

**I. SITE PLAN REVIEWS**

**1. Case No. 0301-SP-21, Gray's Tire and Service Center**

Nevada Holdings LLC requests approval of **Site Plan Review** to construct a 10,300-SF commercial building for an automotive tire and service center. The property is located at 24190 Canal Road in the GB (General Business) zoning district.

**2. 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.

**3. 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.

**4. Case No. 0306-SP-21, Harbor Club Condominium**

Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests approval of **Site Plan Review** to construct a multi-family residential development with three, 4-story buildings and a total of 71 units. The property is located on the south end of Griffith Marina Road in the MR (Marine Resort) zoning district.

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

**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 from three to two, and to reconfigure the parking area. The property is located at 25610 and 25722 Perdido Beach Boulevard.

**2. Case No. 0303-RZ-21, Romar Beach Baptist Church Rezoning**

ANR Group, on behalf of Romar Beach Baptist Church Inc., requests recommendation to City Council for approval of **Rezoning** of 1.71 acres from RM-2 (Multi-Family Residential High Density) to BR-2 (Beach Resort High Density). The property is located at 23370 Perdido Beach Boulevard.

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**