



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, September 14, 2020, 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 August 10, 2020.
- H. PUBLIC HEARINGS
  - 1. **Case No. 0901-SD-20, Replat of Lots 51 and 52, Lauder Place, Unit 2 Subdivision**  
Traci Kontoulas requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 51 and 52 of Lauder Place, Unit 2 Subdivision into a single lot. The property is located at 24603 TARPON LANE in the RS-1 (Single-Family Residential) zoning district.
  - 2. **Case No. 0902-SD-20, Sampson Oak Subdivision**  
KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide 2.5 acres between Canal Road and Sampson Avenue into four lots, with two lots fronting on Canal Road and two lots fronting on Sampson Avenue. The property is located east of the Orange Beach United Methodist Church in the RS-1 (Single-Family Residential) zoning district.
  - 3. **Case No. 0907-SD-20, Resubdivision of Lot2 of Cypress Village Subdivision, a Planned Unit Development**  
Dewberry, on behalf of KJC Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 1.53 acres into four lots for single-family houses. The property is Lot 2 of the Cypress Village PUD Subdivision and is located

on the west side of Cypress Village Boulevard 500 feet north of the intersection of Cypress Village Boulevard and Canal Road.

4. **Case No. 0908-PUDA-20, Broken Sound PUD Modification (36 Lots)**

Dewberry, on behalf of Katherine LTD, requests recommendation to City Council for approval of **Major PUD Modification** to the Broken Sound PUD Master Plan to reduce the total lots in the single-family residential subdivision from 40 lots to 36 lots, with the typical lot having a lot size of 3,900 square feet and a lot width of 50 feet. The property is located at the northeast corner of the intersection of Lauder Lane and Pelican Place.

5. **Case No. 0909-SD-20, Broken Sound PUD Subdivision**

Dewberry, on behalf of Katherine LTD, requests approval of **Preliminary Major Subdivision** to subdivide 7.46 acres into a single-family residential subdivision containing 36 lots along with a private right-of-way and common areas in accordance with the Broken Sound PUD Master Plan. The property is located at the northeast corner of the intersection of Lauder Lane and Pelican Place.

I. **SITE PLAN REVIEWS**

1. **Case No. 0903-SP-20, Thomas Warehouse Addition**

South Alabama Investment Group LLC requests approval of **Site Plan Review** to construct a 38' by 70' warehouse addition to an existing office building. The property is located at 4401 MONEY BAYOU DRIVE in the GB (General Business) zoning district.

2. **Case No. 0904-SP-20, Gulf Coast Rental Auxiliary Parking**

Lucido Engineering and Surveying LLC, on behalf of Dewey Brazelton, requests approval of **Site Plan Review** to construct a gravel parking area encompassing nearly 37,600 square feet for an overflow parking area. The property is an undeveloped lot located behind the Dollar General at 25130 CANAL ROAD in the GB (General Business) zoning district.

3. **Case No. 0905-SP-20, Lot 3A Canal Square Two-Tenant Building**

Goodwyn, Mills and Cawood, on behalf of Stimpson and Foley LLC, requests approval of **Site Plan Review** to construct a two-tenant drive-thru restaurant building. The property is located at the southwest corner of the intersection of Canal Road and Canal Square Lane at 24824 CANAL ROAD in the GB (General Business) zoning district.

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

1. **Case No. 0802-PUD-20, Orange Beach Cantina PUD**

Sawgrass Consulting, on behalf of Liquid Life Real Estate, requests recommendation to City Council to **Preliminary and Final PUD Approval** to rezone 2.47 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a commercial development containing two buildings, with the first building being a restaurant with outdoor seating and the second building including a restaurant with a drive-thru along with additional floor space for offices. The property is located at 4241

ORANGE BEACH BOULEVARD at the northwest corner of the intersection of Rose Lane and Orange Beach Boulevard. *Deferred from the Regular Meeting on August 10, 2020.*

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**