



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, November 9, 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 Work Session on October 12, 2020.
 - 2. Approval of minutes from the Regular Meeting on October 12, 2020.
- H. PUBLIC HEARINGS
 - 1. **Case No. 1101-SD-20, Blackburn Family Division Plat #1 Revision**
Paul and Elizabeth Taupeka, Daniel G. Blackburn, Grant Blackburn, H. Wade Faulkner, and Jay B. Faulkner request approval of **Preliminary and Final Minor Subdivision** to revise the Blackburn Family Subdivision Plat #1 to move the private 60-foot right-of-way ingress/egress easement on Lot 2 to the south approximately 40 feet. The utilities will remain in the original location, and the current utility easement will stay the same. The property is located at 28251 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.
 - 2. **Case No. 1102-RZ-20, Harbor Club, Portion of Lot 2 Rezoning**
Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests recommendation to City Council for approval of the **Rezoning** of the north 550 feet of Lot 2 of the Harbor Club Subdivision from GB (General Business) to MR (Marine Resort) to allow for the same zoning of the entire lot. The property is located on the south end of GRIFFITH MARINA ROAD.

3. **Case No. 1103-SD-20, Replat of Lot 1, Oxford Investments LLC Subdivision**
Lucido Engineering and Surveying LLC, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 4.1 acres into two lots. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.
4. **Case No. 1105-SD-20, Buena Vista PUD, Phase 2B Subdivision**
Hercules Investments LLC, on behalf of Orange Beach RV Investments LLC, requests approval of **Preliminary Major Subdivision** for Phase 2B of the Buena Vista on the Beach RV Resort consisting of 13 lots or Lots 78 through 90. The property is located at 23601 PERDIDO BEACH BOULEVARD in the Buena Vista Planned Unit Development Master Plan.
5. **Case No. 1106-PUD-20, The Ridge at Romar PUD**
Hercules Investments LLC, on behalf of Carol Hines, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.39 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) to remove the existing single-family house and to construct two new single-family houses with swimming pools and parking. The property is located at 23708 PERDIDO BEACH BOULEVARD.
6. **Case No. 1109-SD-20, The Bluffs of Orange Beach PUD Subdivision**
Dewberry, on behalf of Sky Land Company LLC, requests approval of **Final Major Subdivision** to subdivide 2.01 acres into a residential subdivision containing 10 cottage lots. The property is located at 25768 PERDIDO BEACH BOULEVARD in The Bluffs of Orange Beach Planned Unit Development Master Plan.

I. SITE PLAN REVIEWS

1. **Case No. 1107-SP-20, Atlas Condominium**
Forrest Daniell and Associates, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Site Plan Review** to construct a 38-unit, 13-story condominium. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) 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 for **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 October 12, 2020.*

2. Case No. 1110-PUD-20, CoastAL Beach Development PUD

WAS Design, on behalf of GCOF Orange Beach Gulf Front LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 8+ acres from BR-2 (Beach Resort High Density) to PUD (Planned Unit Development) for a beachfront development comprising of a restaurant, a parking garage for additional parking, public beach access parking and a separate bar and entertainment space on the top floor, and a second parking garage with a future condominium. The property is located at 25610 and 25722 PERDIDO BEACH BOULEVARD.

K. OTHER BUSINESS

1. Election of Officers.

L. PUBLIC COMMENTS

M. ADJOURN