



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, June 10, 2019, 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 May 13, 2019.
2. Approval of minutes from the Regular Meeting on May 13, 2019.

H. PUBLIC HEARINGS

1. Case No. 0402-PUD-19, Summer Salt PUD

Dewberry, on behalf of OKS Investments LLC, requests recommendation to City Council for **Final PUD Approval** to rezone 42.67 acres from GB (General Business) to PUD (Planned Unit Development) for a residential development containing 54 single-family residential lots and 58 cottage lots. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant. *Deferred from the Regular Meeting on May 13, 2019.*

2. Case No. 0403-SD-19, Summer Salt PUD, Phase One

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary Major Subdivision** for the first phase of the Summer Salt PUD that will contain 54 single-family residential lots and 31 cottage lots located on approximately 21.41 acres. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant. *Deferred from the Regular Meeting on May 13, 2019.*

3. Case No. 0404-SD-19, Resubdivision of Lot 5A, A Resubdivision of Lots 2 and 5 of Summer Salt Plaza Subdivision

Dewberry, on behalf of OKS Investments LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 42.67 acres into two lots to accommodate a future residential development. The property is located on the north end of SUMMER SALT PLAZA BOULEVARD north of The Ruby Slipper restaurant in the GB (General Business) zoning district. *Deferred from the Regular Meeting on May 13, 2019.*

4. Case No. 0601-SD-19, Phoenix Gulf Towers Resubdivision

Brett Real Estate Robinson Development Company, Inc., on behalf of Phoenix Gulf Towers LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 1, 2 and 3 of Windmere Subdivision into one lot for the purpose of constructing the Phoenix Gulf Towers PUD development. The property is located at 22988 and 23008 PERDIDO BEACH BOULEVARD and is part of the Phoenix Gulf Towers Planned Unit Development Master Plan.

5. Case No. 0602-SD-19, Zona Plat #1

Engineering Design Group LLC, on behalf of Michael J. Zona, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 3 and the East 41 feet of Lot 4 Block 3 of Garrett Subdivision into one lot. The property is located at 26051 COTTON BAYOU DRIVE in the RS-1 (Single-Family Residential) zoning district.

6. Case No. 0603-SD-19, The Wharf East Side Subdivision (Phase 2)

Sawgrass Consulting, on behalf of Wharf Entertainment Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 41+ acres into three lots and a private right-of-way. The property is located at the intersection of CANAL ROAD and WHARF PARKWAY EAST and is part of The Wharf Planned Unit Development Master Plan.

7. Case No. 0604-SD-19, Cotton Dunes Subdivision

Sawgrass Consulting, on behalf of Chris & Barbara Ybarra, Island Dunes Resort Condominium, Donald M. Russell, Jr., and Blue Palms LLC, requests approval of **Preliminary and Final Minor Subdivision** for a subdivision that will contain five lots. The property is located at 26009, 26023 and 26021 PERDIDO BEACH BOULEVARD and is in the GB (General Business) and RM-1 (Multi-Family Residential Low to Medium Density) zoning districts.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN