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## COMMITTEE OF THE WHOLE MEETING AGENDA

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### **I. ROLL CALL**

### **II. CONSIDERATION OF PREVIOUS MINUTES**

1. Regular Council Meeting 09/05/17
2. Committee of the Whole 09/05/17

### **III. PUBLIC COMMENTS/AGENDA ITEMS**

### **IV. Unfinished Business**

#### **Miscellaneous**

#### **Resolutions**

#### **Ordinances**

### **V. New Business**

#### **Miscellaneous**

1. Approval of an Outdoor Music Venue Permit for Live Bait at 24281 Perdido Beach Boulevard. (KA)
2. Discuss Tiered System for Employees. (FH/VP)
3. Discuss Security System at the Justice Center. (JF)
4. Approval of moving expenses for Police Chief in an amount not to exceed \$5,000. (KG)
5. Discuss transfer of City property to Baldwin County Board of Education. (TK)

#### **Resolutions**

1. Resolution declaring the "Severe Weather Preparedness" Tax Holiday, February 23-25, 2018. (RE)
2. Resolution authorizing the Mayor to execute a regional training center agreement with the Alabama Fire College and Personnel Standards Commission and Columbia

**Ordinances**

1. Set a public hearing date for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0910-ZT-17, Section 10.0309, Landscape Plan Requirements. (Suggested date 10/17/17) (KA)
2. Public hearing for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0801-PUD-17, Gulf Stream Final PUD Approval. (Reminder Only)
3. Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0801-PUD-17, Gulf Stream Final PUD Approval. (KA)
4. Public hearing for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance. (Reminder Only)
5. Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance. (KA)

**VI. Public Comments/Community Discussion**

**VII. Adjourn**

FOR CURRENT INFORMATION REGARDING TIMES AND DATE OF MEETINGS  
OF THE COUNCIL AND COMMITTEE OF THE WHOLE, CALL 980-INFO (980-4636)

FOR A RECORDED MESSAGE or **VISIT OUR WEB SITE**

**AT** [www.cityoforangebeach.com](http://www.cityoforangebeach.com)



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Administration

**Description of Topic:**

Regular Council Meeting 09/05/17

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- ▣ Regular Council Meeting 09/05/17

**MINUTES OF  
REGULAR COUNCIL MEETING  
ORANGE BEACH CITY COUNCIL  
SEPTEMBER 5, 2017 – 5:00 P.M.  
CITY HALL – COUNCIL CHAMBERS**

**I. CALL TO ORDER** Mayor Tony Kennon called the meeting to order at 5:00 P.M.

**II. INVOCATION** Father Jim Dane, St. Thomas by the Sea Catholic Church

**III. PLEDGE OF ALLEGIANCE**

**IV. ROLL CALL**

Present: Councilmember Annette Mitchell  
Councilmember Joni Blalock  
Councilmember Jeff Boyd  
Mayor Tony Kennon

Absent: Councilmember Jeff Silvers  
Councilmember Jerry Johnson

There being a quorum present, the meeting was opened for the transaction of business.

**V. CONSIDERATION OF AGENDA: Motion made (Blalock/Boyd) to approve the agenda with the following additions:**

1. Resolution authorizing the purchase of real property from Eastern Shore Acquisitions, LLC, and authorizing the Mayor to execute a purchase and sale agreement and such other documents as may be required to close the transactions contemplated therein.
2. Resolution authorizing the purchase of real property from Parlay Investments, LLC, and authorizing the Mayor to execute a purchase and sale agreement and such other documents as may be required to close the transactions contemplated therein.

Vote unanimous in favor.

**VI. CONSIDERATION OF PREVIOUS MINUTES**

Regular Council Meeting 08/01/17  
Committee of the Whole 08/01/17

The reading was waived and Minutes were approved as written.

**VII. REPORTS OF OFFICERS/COMMITTEES**

- |    |  |                  |
|----|--|------------------|
| A. | <u>City Administrator – Ken Grimes</u>           | No report.       |
| B. | <u>Director, Public Works – Tim Tucker</u>       | No report.       |
| C. | <u>Engineering – Kit Alexander</u>               | No report.       |
| D. | <u>Chief, Police Department – Joe Fierro</u>     | No report.       |
| E. | <u>Chief, Fire Department – Justin Pearce</u>    | No report.       |
| F. | <u>City Clerk – Renee Eberly</u>                 | No report.       |
| G. | <u>Director, Finance – Ford Handley</u>          | Report attached. |
| H. | <u>Parks &amp; Recreation</u>                    | No report.       |
| I. | <u>Director, Utilities – Jeff Hartley</u>        | No report.       |
| J. | <u>Librarian, Public Library – Steven Gillis</u> | No report.       |
| K. | <u>Director, Municipal Court – Renee Hobbs</u>   | No report.       |
| L. | <u>Mayor/Council</u>                             |                  |

Councilmember Blalock reminded the audience about Alabama Coastal Cleanup scheduled for Saturday, September 16, 2017, from 8:00 A.M. until Noon.

City EMA Coordinator Lannie Smith gave an update on Hurricane Irma and other developing storm activity in the Atlantic.

**VIII. AUDITING OF ACCOUNTS**

**Motion made (Mitchell/Boyd) to certify that cash requirements with no related interests are within budget and appropriate for payment.** Vote revealed: Mitchell, aye; Blalock, aye; Boyd, aye; Kennon, aye. **Passed. (4-0).**



**Motion made (Mitchell/Boyd) to certify that cash requirements with related interests in Swift Supply are within budget and appropriate for payment.** Vote revealed: Mitchell, aye; Blalock, aye; Boyd, aye; Kennon, aye. **Passed. (4-0).**

**IX. PRESENTATIONS**

1. Introduction and swearing in of new Police Officers Kevin Sloan and James Mack.  
Chief Fierro introduced the two newest officers. Judge Julian “Buddy” Brackin administered the oaths.

**X. RECOGNITIONS**

**XI. UNFINISHED BUSINESS**

**Resolutions**

1. Resolution approving a Conditional Use Permit for Dollar General #5705 to be located at 4225 Orange Beach Boulevard (Case No. 0105-CU-17). **Motion made (Boyd/Blalock) to postpone consideration until the next Council Meeting on September 19, 2017, per the applicant’s request.** Vote unanimous in favor.

**Ordinances**

1. Second Reading – Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0605-ZT-17, Section 5.04 - Temporary Storage Containers. **Motion made (Blalock/Mitchell) to adopt the ordinance.** Vote revealed: Mitchell, aye; Blalock, aye; Boyd, aye; Kennon, aye. **Passed. (4-0).**

**XII. NEW BUSINESS**

**Resolutions**

1. Resolution endorsing the Trap, Neuter and Return Project for the Orange Beach stray and feral cat population, authorizing the purchase and donation of 20 traps, and appropriating funds to support the Orange Beach Animal Care and Control Program (OBACCP) in the amount of \$1,100. **Motion made (Blalock/Boyd) to adopt the resolution.** Vote unanimous in favor.
2. Resolution appropriating funds for excavation of the Mulligan Place subdivision retention pond in the amount of \$7,000. **Motion made (Boyd/Mitchell) to adopt the resolution.** Vote unanimous in favor.
3. Resolution authorizing the execution of a professional services agreement with M. D. Bell Co., Inc., to perform a property appraisal of the Papadelias Residence located at 5215 Pine Road in an amount not to exceed \$750. **Motion made (Blalock/Boyd) to adopt the resolution.** Vote unanimous in favor.
4. ADDITION: Resolution authorizing the purchase of real property from Eastern Shore Acquisitions, LLC, and authorizing the Mayor to execute a purchase and sale agreement and such other documents as may be required to close the transactions contemplated therein. **Motion made (Mitchell/Boyd) to adopt the resolution.** Vote unanimous in favor.
5. ADDITION: Resolution authorizing the purchase of real property from Parlay Investments, LLC, and authorizing the Mayor to execute a purchase and sale agreement and such other documents as may be required to close the transactions contemplated therein. **Motion made (Boyd/Blalock) to adopt the resolution.** Vote unanimous in favor.

**XIII. PUBLIC COMMENTS**

**XIV. ADJOURN**

**There being no further business to come before the council, motion made (Mitchell/Boyd) to adjourn.** Vote unanimous in favor.

Time: 5:12 P.M.

**APPROVED** this the 3<sup>rd</sup> day of October, 2017.

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Renee Eberly  
City Clerk



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Administration

**Description of Topic:**

Committee of the Whole 09/05/17

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- Committee of the Whole 09/05/17

**MINUTES OF  
COMMITTEE OF THE WHOLE MEETING  
ORANGE BEACH CITY COUNCIL  
SEPTEMBER 5, 2017 – 5:13 P.M.  
CITY HALL – COUNCIL CHAMBERS**

The Orange Beach City Council met to review potential items for the September 19, 2017, agenda.

The following members were present:

Councilmember Annette Mitchell  
Councilmember Joni Blalock  
Councilmember Jeff Boyd  
Mayor Tony Kennon

The following members were absent:

Councilmember Jeff Silvers  
Councilmember Jerry Johnson

The following items were discussed:

1. Reschedule November 21<sup>st</sup> Council and Committee of the Whole Meetings to November 14<sup>th</sup> due to the Thanksgiving holiday.
2. Proclamation to declare September 25, 2017, as Family Day, and September 24 through September 30, 2017 as Family Week.
3. Approval of 2016 Audited Financials.
4. Discuss city funding for utility repair associated with Fire Station 2 Drainage Improvement Project.
5. Discuss 2% increase in lodgings tax.

Mayor Kennon opened the floor for public comments.

Cecil Young, 22700 Perdido Beach Boulevard, spoke in favor of the tax with the qualification that tax revenue be earmarked specifically for a bridge or infrastructure. Mr. Young stated that he is against additional spending on the beaches, and believes beach cleaning to be sufficiently handled out of the general fund.

Allen McElroy, 4688 Walker Avenue, spoke in favor of the tax.

Scott Hardy, 24509 Gulf Bay Road, spoke in favor of the tax to address the traffic issues.

John Hulen, 5087 Washington Boulevard, spoke in favor of the tax. He prefers a parallel bridge or the Southern Evacuation Parkway ahead of the Wolf Bay Bridge.

Pete Peterson, 27123 Cove Drive, spoke in favor of the tax, and echoed the same qualification as Mr. Young in that tax revenue should be spent only on a bridge or roadway infrastructure.

Herb Malone, President/CEO of Gulf Shores and Orange Beach Tourism, stated that his organization is supportive of the City's policy decision regardless of the outcome. Mr. Malone, speaking personally, congratulated the mayors of both Gulf Shores and Orange Beach for proactively addressing the traffic issues, and offered to facilitate a meeting with lodging owners.

Mayor Kennon invited all lodging industry leaders to attend the next Council Meeting on September 19<sup>th</sup> at 5:00 P.M. to discuss any concerns.

There being no further comments, Mayor Kennon closed the floor.

6. Resolution authorizing the Mayor to execute a professional services agreement with Amec Foster Wheeler Environment & Infrastructure, Inc., for engineering services.
7. Resolution authorizing the Mayor to execute a professional services agreement with Hutchinson, Moore & Rauch, LLC, for engineering services.
8. Resolution authorizing the execution of a Task Order with Hutchinson, Moore & Rauch, LLC, for a topographic survey related to the extension of Roscoe Road sewer utilities infrastructure in an amount not to exceed \$9,000.
9. Resolution authorizing a franchise for Ride The Wave LLC.
10. Public hearing for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0802-PUD-17, GSPS Orange Beach Sales & Service PUD.

11. Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0802-PUD-17, GSPS Orange Beach Sales & Service PUD.
12. Set a public hearing date for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0801-PUD-17, Gulf Stream Final PUD Approval. Public hearing set for October 3, 2017, at 5:00 P.M.
13. Set a public hearing date for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance. Public hearing set for October 3, 2017, at 5:00 P.M.

There being no further business, the meeting adjourned.

Time: 6:06 P.M.

**APPROVED** this 3<sup>rd</sup> day of October, 2017.

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Renee Eberly  
City Clerk

**ITEM 1.**



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Community Development

**Description of Topic:**

Approval of an Outdoor Music Venue Permit for Live Bait at 24281 Perdido Beach Boulevard. (KA)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- ▣ SUBMITTED APPLICATION



# City of Orange Beach, Alabama

## OUTDOOR MUSIC VENUE PERMIT APPLICATION

### Instructions:

1. Please legibly fill in all information being requested on this application
2. Attach a dimensional site plan or aerial providing stage layout. Include land uses of surrounding properties.
3. Hand deliver to the Community Development Department, 4101 Orange Beach Blvd. For additional information, contact (251) 981-2610.

### Business Owner

Name: Terry Humphries & Gary Nichols Phone: (251) 261-1961  
Legal Entity Name: Live Bait LLC Email: terry@humphries.com

### Property Owner

Name: Terry Humphries Phone: (205) 261-1961  
Gary Nichols  
Legal Entity Name: GT Properties LLC Email: terry@humphries.com

### Operator

Name: Property owner Phone: (251) 974-1612  
Legal Entity Name: LiveBait LLC Email: livebaitob@gmail.com

### Venue Information

Establishment Name: LiveBait Address: 24281 Perdido Beach Blvd  
Size (sq. ft.): Front Bldg (6108 sq. ft.) Capacity: Front Bldg (South)  
Back Bldg (North)

### Outdoor Music Dates

From: January To: December  
(start date) (end date)

### Time and Days of the Week

Sunday	<u>11 Am</u> to <u>2 Am</u>	Thursday	<u>11 Am</u> to <u>2 Am</u>
Monday	<u>11 Am</u> to <u>2 Am</u>	Friday	<u>11 Am</u> to <u>2 Am</u>
Tuesday	<u>11 Am</u> to <u>2 Am</u>	Saturday	<u>11 Am</u> to <u>2 Am</u>
Wednesday	<u>11 Am</u> to <u>2 Am</u>		





# City of Orange Beach, Alabama

## OUTDOOR MUSIC VENUE PERMIT APPLICATION

### Amplified Sound Information

Responsible Party: Live Bait LLC Phone: \_\_\_\_\_  
Sound Company: \_\_\_\_\_ Phone: \_\_\_\_\_  
Source of Sound: \_\_\_\_\_

Will alcoholic beverages be allowed at this venue?

YES ☒

NO ☐

Provide type of liquor license: \_\_\_\_\_

Will there be any temporary signs for this venue?

YES ☐

NO ☒

If yes, list the type, size, location and duration that each sign will be in place.

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The following information is not required, however, providing this information may assist Council in determining sound impact on surrounding properties

Describe the location and the planned use of stage, lighting, music, loudspeakers, live bands and/or sound systems, if any, and the type and location of speakers and other audio and lighting equipment.

Venue consist of 2 buildings and 2 decks,  
music plays in the buildings and on the decks  
at various times

Describe the proposed modifications or improvements to the premises to mitigate music/noise from penetrating surrounding properties.

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# City of Orange Beach, Alabama

## OUTDOOR MUSIC VENUE PERMIT APPLICATION

The outdoor music venue permit is valid for one calendar year and must be renewed annually.

A person may not:

1. Use or permit the use of sound equipment at an outdoor music venue without obtaining a permit from City Council.
2. Use or permit the use of sound equipment at an outdoor music venue in excess of the decibel limits prescribed in the noise ordinance unless an exception is allowed as a condition of the outdoor music permit as approved by City Council.

### MAXIMUM PERMISSABLE SOUND LEVEL IMMISSIONS

Week nights 9:00 p.m. - 7:00 a.m.  Weekend nights 10:00 p.m. - 9:00 a.m.	All other times
50 dB(A)	65 dB(A)

### MAXIMUM PERMISSIBLE INCREASE IN TOTAL SOUND LEVELS WITHIN A RESIDENTIAL NEIGHBORHOOD

Week nights 9:00 p.m. - 7:00 a.m. Weekend nights 10:00 p.m. - 9:00 a.m.	All other times
3 dB(C)	6 dB(C)

### Penalties

1. The City Council may revoke an existing permit or refuse to issue or renew a permit to a permittee if there is a history of noise complaints associated with the site upon which the outdoor music venue is or will be located.
2. Any person who violates a provision of this ordinance is guilty of a misdemeanor which is punishable by a fine not to exceed \$500.00 or imprisonment not to exceed sixty (60) days or both.
3. Each occurrence of a violation or, in the case of continuous violations, each day a violation occurs or continues, constitutes a separate offense and may be punished separately.
4. In addition to the foregoing, the City may institute a civil action in the Circuit Court to restrain and enjoin any conduct that constitutes a public nuisance.

I hereby state all information is correct and agree to the terms of this permit. I also agree to be bound by the provisions of the City of Orange Beach ordinances and regulations, in addition to any restrictions and regulations as may be imposed by the City of Orange Beach.

Business Owner Signature: \_\_\_\_\_

Date: 9/11/17

Property Owner Signature: \_\_\_\_\_

Date: 9/11/17





## City of Orange Beach, Alabama

### OUTDOOR MUSIC VENUE PERMIT APPLICATION

FOR CITY OF ORANGE BEACH USE ONLY

#### Police Department

Date: \_\_\_\_\_

Provide frequency and nature of site/establishment history of noise complaints:  
(If applicable)

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Comments: \_\_\_\_\_

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Signature: \_\_\_\_\_

#### Community Development Department

Date: \_\_\_\_\_

Comments: \_\_\_\_\_

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Signature: \_\_\_\_\_

## ITEM 2.



### COMMITTEE OF THE WHOLE MEETING SEPTEMBER 19, 2017

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**Departments:** Finance

**Description of Topic:**

Discuss Tiered System for Employees. (FH/VP)

**Action Options/Recommendation:**

Discussion only

**Source of Funding (if applicable) :**

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## ITEM 3.



### COMMITTEE OF THE WHOLE MEETING SEPTEMBER 19, 2017

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**Departments:** Police

**Description of Topic:**

Discuss Security System at the Justice Center. (JF)

**Action Options/Recommendation:**

Key card and locking system for Police Department and Court Building. Seeking approval to move forward with the competitive bid process.

**Source of Funding (if applicable) :**

Unbudgeted

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**ATTACHMENTS:**

Description

- ▣ Security Proposal





29-B Stumpfield Road  
Pensacola, Florida 32503  
Phone: 850.478.2110  
Fax: 850.474.9135  
Toll Free: 800.799.5086

## Proposal #1

August 8, 2017

Submitted to: Orange Beach Police Department  
4480 Orange Beach Boulevard  
Orange Beach, Alabama 36581

We hereby submit a proposal for the installation of the following equipment and materials: Johnson Communications would furnish and install:

- 9 Each LiftMaster Ipacipdce Door Controllers IPC-3R-YYYNH
- 4 9 Each Utrust Scramble Pad & Readers
- 7 Each Single Door Readers RP10E
- 9 Each Thin Line 1200lbs Mag Locks by Locknettics
- 4 Each Request To Exit Buttons
- 2 Each 5 Port Eather New Switches
- 2 Each Altronis Eflow 104Nx8 Power Supply with standby power
- 1 Each VCR Lock Box VLBX55
- 1 Each Thermostat Control for VCR Box FC22151CA 15 AMP
- 4 Each 4000' 18"x6 Shield Wire
- 100 Each LiftMaster Cards
- 100 Each Lanyards & Clear Pouches
- \*Cloud Services - Paid to Johnson Communications, Inc. \$75.00 Per Month

**TOTAL: \$31,142.26 - No Cloud Services Included**

**TOTAL: \$36,200.00 - Lease & Cloud Services Included, 60 Months**

Johnson Communications may withdraw this proposal if not accepted within 30 days.  
Please contact me with any questions or to proceed.

Sincerely,

Mike Johnson  
President

SIGNED: \_\_\_\_\_ DATED: \_\_\_\_\_





Proposal #1

29-B Stumpfield Road  
Pensacola, Fl. 32503  
Phone (850) 478-2110  
Fax (850) 474-9135  
Toll Free (800) 799-5086

## CASH AND LEASE OPTION

August 8, 2017

Submitted to: Orange Beach Police Department  
4480 Orange Beach Boulevard  
Orange Beach, Alabama 35681

System #1 - Cash Sale \$31,200.00

#1 - Cloud Services \$75.00 Per Month Paid to Johnson Communications, Inc.

Lease Option #1 - System which includes Cloud Services and Insurance

60 Months \$971.71 \$1.00 Buy Out

System #2 - Cash Sale \$24,850.00

#2 - Cloud Services \$75.00 Per Month Paid to Johnson Communications, Inc.

Lease Option #2 - System which includes Cloud Service and Insurance

60 Months \$754.62 \$1.00 Buy Out

NOTE: Insurance will cover lighting and all equipment failures for 60 months.

## ITEM 4.



### COMMITTEE OF THE WHOLE MEETING SEPTEMBER 19, 2017

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**Departments:** Administration

**Description of Topic:**

Approval of moving expenses for Police Chief in an amount not to exceed \$5,000. (KG)

**Action Options/Recommendation:**

City Administrator requests reimbursement of moving expenses not to exceed \$5,000 based on verbal negotiations upon the hiring of Chief Joe Fierro. This is standard policy on Department Head-level hires from outside the City. Last reimbursement was the hiring of the Fire Chief.

**Source of Funding (if applicable) :**

Admin

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**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Administration

**Description of Topic:**

Discuss transfer of City property to Baldwin County Board of Education. (TK)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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## ITEM 1.



### COMMITTEE OF THE WHOLE MEETING SEPTEMBER 19, 2017

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**Departments:** Administration

**Description of Topic:**

Resolution declaring the "Severe Weather Preparedness" Tax Holiday, February 23-25, 2018.  
(RE)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

▣ Resolution



**RESOLUTION NO. 17-xxx**

**A RESOLUTION DECLARING THE  
“SEVERE WEATHER PREPAREDNESS” SALES TAX HOLIDAY  
FEBRUARY 23-25, 2018**

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BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That, in conformity with the provisions of Act No. 2012-256 enacted by the Alabama Legislature providing for a State Sales Tax Holiday, the City of Orange Beach, Alabama, exempts “covered items” from municipal sales and use tax during the same period, beginning at 12:01 a.m. on Friday, February 23, 2018, and ending at twelve midnight the following Sunday, February 25, 2018;
2. That this resolution shall be subject to all terms, conditions, definitions, time periods, and rules as provided by Act 2012-256, except that the time periods shall only be as specified in Section 1 above and not for all years thereafter; and
3. That the City Clerk is hereby authorized and directed to certify a copy of this resolution under the seal of the City of Orange Beach, Alabama, and to forward said certified copy to the Alabama Department of Revenue to be recorded and posted on the Department website.

ADOPTED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2017.

\_\_\_\_\_  
Renee Eberly  
City Clerk

**C E R T I F I C A T E**

I, Renee Eberly, City Clerk of the City of Orange Beach, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. 17-xxx, which was duly and legally adopted at a regular meeting of the City Council on October 3, 2017.

\_\_\_\_\_  
City Clerk



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Fire/Rescue

**Description of Topic:**

Resolution authorizing the Mayor to execute a regional training center agreement with the Alabama Fire College and Personnel Standards Commission and Columbia Southern University, Inc. (JP)

**Action Options/Recommendation:**

Renewal of expired agreement executed in 2012 (Resolution No. 12-069)

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- ▣ Resolution
- ▣ Agreement

**RESOLUTION NO. 17-xxx**

**A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE A  
REGIONAL TRAINING CENTER AGREEMENT WITH THE  
ALABAMA FIRE COLLEGE AND PERSONNEL STANDARDS COMMISSION AND  
COLUMBIA SOUTHERN UNIVERSITY, INC.**

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FINDINGS:

1. The City of Orange Beach, the Alabama Fire College and Personnel Standards Commission, and Columbia Southern University, Inc., have reached an agreement (attached Exhibit A) whereby firefighter classes will be taught in Orange Beach.
2. After having reviewed the agreement, the City Council has determined that the provisions are in the best interest of the City of Orange Beach, Alabama.
3. The term of this agreement shall be for from August 16, 2017, through September 30, 2022.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That the Mayor is hereby authorized to execute the agreement in substantially the form and of substantially the content now before the Council between the City of Orange Beach, the Alabama Fire College and Personnel Standards Commission, and Columbia Southern University, Inc., as an act for and on behalf of the City of Orange Beach subject to final approval by the City Attorney; and
2. That this Resolution shall become effective immediately upon its adoption.

ADOPTED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2017.

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Renee Eberly  
City Clerk

C E R T I F I C A T E

I, Renee Eberly, City Clerk of the City of Orange Beach, Alabama, do hereby certify that the foregoing is a true and correct copy of Resolution No. 17-xxx, which was duly and legally adopted at a regular meeting of the City Council on October 3, 2017.

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City Clerk

**COPY**

**REGIONAL TRAINING CENTER AGREEMENT**

This agreement ("Agreement") is hereby made and entered into on the 16<sup>th</sup> day of August 2017 by and between the **Alabama Fire College and Personnel Standards Commission** ("Fire College") and Orange Beach ("City"), an Alabama municipality, and Columbia Southern University, an Alabama corporation.

WHEREAS, the Fire College has requested and agreed to utilize the premises located at CSU 21982 University Lane, OB 25855 John Snook Drive (the "Facilities") to provide classroom space and associated facilities for training use from August 16, 2017 through September 30, 2022 ("term").

NOW, THEREFORE, considering the above, the parties agree as follows:

**SECTION 1. USE OF FACILITIES ALLOWED; CLASS REGISTRATION, PARTICPATION AND SCHEDULING; TUITION; INSTRUCTORS.** City/CSU agrees to allow Fire College the use of the Facilities to provide a training area for the Class during the term set forth herein. Fire College will be responsible for all scheduling and registration of classes and training therein. Only the Fire College may schedule non-Tier I training courses (as defined by the Fire College). City/CSU agrees that such Class will be open to any student enrolled therein by the Fire College and will not be solely limited to City/CSU participants, unless otherwise agreed herein. Tuition from Class participants shall be collected and shared between the parties hereto as set forth in Section 4 of this agreement. The Fire College must approve any and all Class instructors. Instructors for non-Tier I classes are limited to instructors of the Fire College. It shall be the responsibility of the Fire College to approve or deny any class based on scheduling or need.

**SECTION 2. EQUIPMENT.** Equipment for the Class will be provided as set forth on the Course Application. If not specifically delineated, personnel, supplies, equipment, props, and expertise shall be provided by the RTC/ETC. In the event that City/CSU agrees to provide certain Class equipment as further delineated on the Course Application, then the Fire College reserves the right to approve all equipment types and quantities to be used in the Class if the Class participants are to obtain certification. However, the City/CSU is responsible for all maintenance of such equipment and for the safety and fitness of purpose for any equipment owned by the City/CSU and used in the Classes.

**SECTION 3. COMPENSATION.** The Fire College shall be compensated for all services performed and/or goods or materials supplied by the Fire College pursuant to this Agreement. Likewise, the City/CSU shall be compensated for Facility space provided by the City/CSU pursuant to this Agreement. The amount of such compensation to the City/CSU shall

**COPY**

be 30% of course profit unless otherwise noted on the Course Application and agreed to by both parties. The RTC/ETC will be reimbursed for instructors provided by the RTC/ETC based on the current Fire College scale. A flat rate of \$200 will be used in calculating course profit to cover testing, certification, and proctor costs for all certification and EMS Classes. EMS Site revenue sharing shall be based on the number of students enrolled in each class and will be evaluated on a case by case basis.

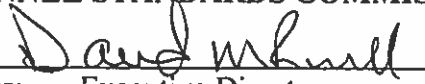
**SECTION 4. CLASS SIGNAGE.** City/CSU will permit the Fire College to place signs at the Facilities to direct students to Class events. Fire College agrees that any such sign will comply with City sign regulations and that each sign shall be at the expense of the Fire College. In the event that the City/CSU desires to place signage at the Facilities related to the Class, the Fire College must approve (in advance of the placement of the sign) the use of the Fire College's name and logo on any such sign(s).

**SECTION 5. INDEMNIFICATION FOR CITY, COLUMBIA SOUTHERN UNIVERSITY, AND FIRE COLLEGE.** It is agreed that individual Class participants shall release, indemnify and save City, CSU, and Fire College harmless from any claims made by any person, firm or corporation against City, CSU, and Fire College for injury to the participant's property or person arising directly or indirectly out of the Class.

**SECTION 6. CANCELLATION AND TERMINATION OF AGREEMENT.** This Agreement may be cancelled and/or terminated at any time, with or without cause, by either party hereto upon giving seven (7) days written notice to the other party as provided herein. This Agreement is contingent upon the RTC/ETC hosting at least one class per calendar year. Otherwise, this Agreement shall expire at midnight on September 30, 2022

**IN WITNESS WHEREOF,** the undersigned have entered into this Agreement on the date first written above.

**ALABAMA FIRE COLLEGE AND  
PERSONNEL STANDARDS COMMISSION**

By:   
Its: Executive Director

**CITY/COLUMBIA SOUTHERN  
UNIVERSITY**

By: \_\_\_\_\_

Name:

Its:

By: \_\_\_\_\_

Name:

Its:



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Community Development

**Description of Topic:**

Set a public hearing date for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0910-ZT-17, Section 10.0309, Landscape Plan Requirements. (Suggested date 10/17/17) (KA)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- ▣ STAFF MEMO
- ▣ PROPOSED AMENDMENT SEC 10.0309



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



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## **M E M O R A N D U M**

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**TO:** Mayor Kennon and City Council

**FROM:** Griffin L. Powell, Planner II

**CC:** Kit Alexander, E&ES Director  
Wanda Cochran, City Attorney  
Renee Eberly, City Clerk  
Ken Grimes, City Administrator  
Paulette Taylor, Planner I

**DATE:** September 13, 2017

**RE:** **Case No. 0910-ZT-17**  
**Zoning Text Amendment**  
**Section 10.0309, i. - Landscape Plan Requirements**

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1. The proposed amendment to Section 10.0309 regards landscape plan requirements for site plan reviews.
2. Section 10.0309 presently requires landscape plans to be prepared by a landscape architect registered in the State of Alabama regardless of the project size.
3. Section 34-17-27 of the Alabama Code (2016) allows registered professional engineers to prepare landscape plans when such work is incidental to their practice.
4. Community Development and Planning Commission propose to amend Section 10.0309 to allow a professional engineer or landscape architect registered in the State of Alabama to prepare a landscape plan if the vehicular use area is equal to or less than one acre (43,560 SF).
5. If the vehicular use area exceeds one acre (43,560 SF), then the amendment will require a landscape architect registered in the State of Alabama to prepare the landscape plan.
6. One acre equates to approximately 70, 3-inch trees.
7. The Planning Commission held a public hearing and considered the amendment at its regular meeting on September 11, 2017. The Planning Commission gave the amendment a positive recommendation (8-0).

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27 2. Location, height and material for walks, fences, walkways, and other man  
28 made landscape features.

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30 3. Any special landscape features such as, but not limited to, man made lakes,  
31 land sculpture and waterfalls.

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33 4. Designation of all protected trees to be removed and retained on site. (rev.  
34 02/21/2006)



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Community Development

**Description of Topic:**

Public hearing for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0801-PUD-17, Gulf Stream Final PUD Approval. (Reminder Only)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

- ▣ APPLICATION COVER SHEET
- ▣ STAFF REPORT
- ▣ ACTION LETTER
- ▣ MASTER PLAN
- ▣ FLOOR PLANS
- ▣ PLAT



## City of Orange Beach

COMMUNITY DEVELOPMENT DEPARTMENT

P.O. Box 2432

Orange Beach, AL 36561

251 981 2610 Fax 251 981 3725

<http://www.cityoforangebeach.com>

### DEVELOPMENT PERMIT APPLICATION

To be completed by Community Development Department Staff

#### APPLICATION DATA

Application # 0801-PUD-17

Total Fees Paid N/A

Check Number. \_\_\_\_\_

#### TYPE OF APPLICATION

- ☐ Administrative Site Plan Review
- ☐ Site Plan Review
- ☐ Preliminary/Final Minor Subdivision Approval
- ☐ Preliminary Major Subdivision Approval
- ☐ Final Major Subdivision Approval
- ☐ Rezoning
- ☐ Preliminary PUD Approval
- ☒ Final PUD Approval
- ☐ PUD Modification
- ☐ Temporary Portable Building

#### NAME OF PROJECT:

GULF STREAM

**PROJECT DESCRIPTION:** (Provide Brief Description of Proposed Development, Subdivision, Rezoning, Portable Building, or Special Event. To include lot sizes, square footage of building coverage, number of lots, proposed land uses, number of units, number of buildings, a project narrative, etc., if more space is needed attach a separate page)

64 UNIT TOWNHOME DEVELOPMENT

#### PROPERTY INFORMATION:

Address: 24830 CANAL RD Tax Parcel #(s) 05-65-03-06-0-000-011.000

ORANGE BEACH, AL 36561

05-65-03-06-0-000-011.006

Existing Use: NONE Zoning: GB PPIN #(s) 047432 & 270197

#### APPLICANT INFORMATION:

Name: DEWBERRY | PREBLE-RISH Contact Person: STEVEN PUMPHREY

Address 9949 BELLATON AVE - DAPHNE, AL 36526

Phone # ( 251 ) 990-9950 Fax # (      ) Email: MPJUMP@DEWBERRY.COM

#### OWNER INFORMATION:

Name: MICHAEL J. SPECCHIO Contact Person: \_\_\_\_\_

Address: 1490 CR 2800 N, RANTOUL, IL 61866

Phone # ( 217 ) 898-3303 Fax # (      ) Email: spec3333@aol.com

Signature (Applicant) Steven Pumphrey Date: 7-8-17

Signature (Owner) Michael J. Specchio Date: 7-8-2017

Revised 02-06-2013

RECEIVED

JUL 13 2017

O.B. COMMUNITY DEV.



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



Orange Beach City Council

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**Case No. 0801-PUD-17**  
**Gulf Stream PUD**  
**Final PUD Approval**

**STAFF REPORT**

**Owner/Applicant:**

Michael J. Specchio (Owner)  
1490 CR 2800 N, Rantoul, IL 61866  
(217) 898-3303, [spec3333@aol.com](mailto:spec3333@aol.com)

Dewberry/Preble-Rish, Steven Pumphrey (Applicant)  
9949 Bellaton Ave., Daphne, AL 36526  
(251) 990-9950, [mpumphrey@dewberry.com](mailto:mpumphrey@dewberry.com)

**Address of Property:**

24830 Canal Rd.  
4394 Canal Square Ln.

**Tax Parcels:**

05-65-03-06-0-000-011.000  
05-65-03-06-0-000-011.006

**PPIN:**

47432  
270197

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**I. GENERAL INFORMATION**

**Request:** **Final PUD Approval**

Dewberry/Preble-Rish, on behalf of Michael J. Specchio, requests final PUD approval to rezone 10.8 acres from GB (General Business) to PUD (Planned Unit Development) for a 64-unit townhouse development.

**Planning  
Commission:**

The Planning Commission held a public hearing and considered the application at its regular meeting on August 14, 2017. The Planning Commission's motion for positive recommendation passed (7-1) with the following conditions:

- Revising the plans to reduce the width of the sidewalks from five feet to four feet as requested by the applicant.
- Providing a dimension layout of the townhouse lots showing setbacks and driveway length between the building and sidewalk that will be included in the PUD submittal to City Council.
- In addition to the notation provided on the Canal Square Lane Improvements on sheet 13, the following notes need to be added:

- Roadway repaving – notation provided is sufficient
- Green areas within the right-of-way will be cleared of vegetation and properly stabilized.
- The roadway edge of pavement will be sawcut and properly rebuilt as needed.
- The roadside ditches will be reestablished, properly regraded with proper ditch bank side slopes and sodded.
- Additional improvements may be needed due to the length of time the road has been in a state of disrepair as determined by the City of Orange Beach Public Works Director.
- Piping shall be class 200 PVC with slip joint connections.
- MJ fittings shall be cement lined ductile iron restrained with Mega-Lug joint restraints.
- Add 3" check valve to the connection at Canal Road.

**Location:** The subject property is located at the end of Canal Square Lane. An ingress/egress easement on 60 feet north of the subject property will provide the project site access to Canal Square Lane. Utilities will be provided to the site through an easement on the west 30 feet of the 60-foot ingress/egress easement. The municipal addresses are 24830 Canal Road and 4394 Canal Square Lane.

**Why is Planning Commission action required?**

Article 4, Section 4.02, Requirements for Lot Area, Lot Width and Other Factors  
Article 4, Section 4.03, Minimum Setbacks  
Article 4, Section 4.04, Maximum Building Height and Maximum Density per Acre  
Article 7, Section 7.03, Design Standards  
Article 7, Section 7.04, Regulations  
Article 7, Section 7.05, Procedures for Preliminary Approval  
Article 8, Section 8.01, Required Off-Street Parking  
Article 10, Section 10.03, Site Plan Requirements and Architectural Review  
Article 12, Section 12.07, Amendments  
Article 16, Tree Protection and Landscaping

**Present Zoning:** GB (General Business)

**Present Use:** Undeveloped

**Surrounding Land**

**Use and Zoning:** **North:** Undeveloped, GB (General Business)  
**South:** Undeveloped, MHS (Mobile Home Subdivision)  
**East:** Undeveloped, GB (General Business); Single-Family Residential, RS-1 (Single-Family Dwelling)  
**West:** Undeveloped, GB (General Business); Single-Family Residential, GB (General Business)

**Special Districts:**      **Overlay Zoning:** Restricted Height Overlay District  
**Airport Zone:** Precision Instrument Approach  
**Flood Zone:** X

**Comprehensive Plan:**              **Future Land Use Map:** Commercial  
**Neighborhood District:** Northwest Orange Beach

**Nearby Streets:**        The subject property is located at the end of Canal Square Lane and will have access to the roadway through a 60-foot easement on property north of Lot 7 and west of Lot 6.

**Site History:**

<i>Date</i>	<i>Description</i>
March 2005	Planning Commission approved preliminary and final plat for the Cool Breeze Commercial Park Subdivision establishing Lot 6 and Lot 7. (Case No. 0301-SD-05)
November 2016	The applicant submitted request for preliminary PUD approval to rezone 10.6 acres from GB to PUD for a townhouse development containing 56 units. The Planning Commission did not give the request a favorable recommendation, and after the public hearing and first reading, City Council expressed concerns about the parking spaces provided. The applicant pulled the request to re-evaluate the parking. (Case No. 1005-PUD-16)
March 2017	The applicant amended its proposal and requested preliminary PUD approval to rezone 10.8 acres from GB to PUD for a townhouse development containing 64 units. The Planning Commission gave a positive recommendation, and City Council approved the request. (Case No. 1005-PUD-16 Amended)

## **II. COMPREHENSIVE PLAN REVIEW**

Section 7.03 of the Zoning Ordinance states that it is the purpose and intent of the PUD Ordinance to have developments that promote the goals of the Comprehensive Plan and that no PUD shall be approved unless it is consistent with the goals of the Comprehensive Plan. The Comprehensive Plan shows the subject property as part of the **Northwest Orange Beach Neighborhood**. The proposed rezoning and project comply with the goals of this neighborhood as follows:

- 1. Encouraging commercial development that will bring economic vitality to the community and simultaneously be sensitive and compatible with the surrounding area.**

The applicant states the proposed townhouse development will bring a desired mixture of housing type to the community and will be compatible with the commercial developments along Canal Road.

- 2. Promoting mixed-residential developments with a mixture of housing types to accomplish a more balanced community.**

According to the applicant, the PUD plan complies with the District since it accomplishes the desired mixture of housing types.

- 3. Integrating Traditional Neighborhood Design into single-family residential developments.**

The proposed project is consistent with the Traditional Neighborhood Design by introducing a different housing type to the area.

- 4. Requiring future residential developments to design streets that connect to existing adjacent neighborhoods and limiting the use of cul-de-sacs but also cognizant of the wetlands in the area.**

The development will have a circular roadway named Gulf Stream Circle. This roadway will be within the development and will connect to Canal Square Lane through a 60-foot easement on the property north of Lot 7 and west of Lot 6.

- 5. Creating neighborhood plans for existing and future single-family residential neighborhoods as this area continues to develop.**

The applicant states that there are no proposed businesses in this development, but the site is near existing businesses and general business zoning that helps maintain between the residential and commercial components in this area.

### **III. PUD DESIGN STANDARDS**

Section 7.03 of the Zoning Ordinance states that all PUD proposals shall achieve one or more of the following design standard objectives:

- 1. A maximum choice in the types of environment; occupancy tenure, such as cooperatives, individual ownership, condominium and leasehold; housing type; lot sizes; and community facilities available to existing and potential residents at all economic levels. (Section 7.03, A.)**

The applicant states the townhouse development will offer another housing type to Orange Beach.

- 2. More usable and suitably located open space, recreation areas and other common facilities. (Section 7.03, B.)**

The applicant indicates all areas outside of the buildings are common areas which will be under a single ownership of a property owners association, and all landscaping will be uniform throughout the development and maintained accordingly.

3. **A creative use of land related physical development which allows an orderly transition from urban and suburban uses to rural or undeveloped areas. (Section 7.03, G.)**

The applicant asserts the proposed development provides a good transition from the existing GB zoning to the north and west and to the existing MHS zoning to the south. There is also an existing PUD to the southwest of the site.

4. **Better utilization of sites characterized by special features of geographic location, topography, size or shape. (Section 7.03, J.)**

The applicant states there will be no impacts to the existing wetlands on the site.

5. **Superior development and redevelopment which is more desirable than that which would occur through strict application of the zoning code. (Section 7.03, K.)**

The applicant believes the proposed development is more desirable than that which would occur through strict application of the zoning code. (Under the existing GB zoning and based on a two-story building, as proposed in this development, the allowed density would be 162 units at 16 units per acre.)

#### **IV. PUD MASTER PLAN REVIEW**

Section 7.04 of the Zoning Ordinance states that an approved PUD shall be considered a separate zoning district in which development plans, as approved, establish the specific restrictions and regulations customized to fit the type of plan proposed by which the development shall be governed. Restrictions may be greater or lesser than the ones otherwise imposed by the Zoning Ordinance and Subdivision Regulations to achieve a development with fits the City's Comprehensive Plan and PUD Design Standards.

1. **Density: The criteria for establishing an average density includes the land use plan for the area, existing surrounding density, density permitted by the existing zoning classification, adequacy of existing and proposed public facilities and services and site characteristics. Density must generally conform to the requirements as set out in Article 4 of this ordinance and conform to the Comprehensive Plan. (Section 7.04, A.)**

The proposed density is 5.93 units per acre based on 64 units and 10.8 acres. Since the building height is two floors, the maximum density allowed by the Zoning Ordinance is 16 units per acre, and the maximum allowable units are 162.

The townhouse development will have 12 buildings. Eight of the buildings will be six-unit buildings, and four will be four-unit buildings.

2. **Common Open Space: At least 20% of the area covered by a Final Development Plan shall be landscaped or provide common open space owned and operated by the owner/developer or dedicated to a homeowner association or similar group. (Section 7.04, B.)**



The Gulf Stream PUD will contain 10.8 total acres. The overall impervious coverage is 3.13 acres or 29% of the total site, and the remaining 71% of the site is greenspace and the lakes that will serve as stormwater detention ponds. Common areas, including the private right-of-way, equate to 4.1 acres. The development's property owners association will own and maintain the right-of-way, street, and common areas.

3. **Access and Parking:** All streets, thoroughfares and access ways shall be designed to effectively relate to the major thoroughfare plans of the City of Orange Beach. Adequate off-street parking shall generally conform to the off-street parking requirements set forth in Article 8 of the Zoning Ordinance unless otherwise approved. (Section 7.04, C.)

Each unit will have three bedrooms. The gross floor area per unit is roughly 1,600 square feet.

For three-bedroom units, Section 8.01 of the Zoning Ordinance requires two parking spaces. Each unit will have two parking spaces, one in the garage and the other in the driveway in front of the unit.

There will be 66 guest parking spaces located throughout the development. Fifty-two spaces will be located along Gulf Stream Circle, while the remaining 14 spaces will be provided in a crushed aggregate surface lot in the southeastern corner of the project. Section 8.01 requires multi-family residential developments to provide one guest parking space per every five units proposed ( $5/64 = 12.8$  rounded to 13 spaces).

There will be no on-street parking allowed.

4. **Perimeter Requirements:** The Planning Commission the City Council may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses. (Section 7.04, D.)

The project will have 20-foot perimeter setbacks on the east, north and south sides and a 10-foot buffer from the wetlands located predominantly on the west side.

The adjoining property to the southeast is zoned RS-1 and contains a single-family dwelling. The project will have an eight-foot high privacy fence along the upland portion of the east property line.

Section 4.05 of the Zoning Ordinance requires a 30-foot land use buffer between a proposed high intense land use and an existing low intense land use. In this case, the project will have a 20-foot setback from the east property line and will have an eight-foot high privacy fence on the property line. The Planning Commission has the discretion to reduce the distance of the 30-foot land use buffer if acceptable alternatives (heavy landscaping, privacy fence) are provided.

There is a single-family residential use on the adjoining property to the west. The distance between the west property line and the westernmost townhouse building is about 200 feet.

5. **Signage:** The size, location, design and nature of signs, if any, and the intensity and direction of area floodlighting shall be detailed in the application and must generally conform to the sign regulations in Article 15, unless the massing and scale of the PUD would make additional or different requirements desirable. Signs must nonetheless fit the design character of the development. (Section 7.04, E.)

A monument sign will be located at the development's entrance on Canal Square Lane.

6. **Height Limitation:** The criteria for establishing height limitations includes the land use plan for the area, existing surrounding building heights, heights permitted by the existing zoning classification, adequacy of existing and proposed public facilities and services and site characteristics. Height limitations must generally conform to the requirements as set out in Article 4 of this ordinance and conform to the Comprehensive Plan as well as the architectural standards set out in Article 10. (Section 7.04, F.)

The subject property is in the 50-foot height limit area. The proposed townhouses will be two stories.

7. **Landscaping and Tree Protection:** The criteria for landscaping, removal of trees and protection of heritage trees should generally conform to the requirements of Article 16. (Section 7.04, G.)

The landscape plan has been reviewed and has generated no concerns.

The subject property contains 10.8 acres of which 7.09 acres are uplands and 3.71 are wetlands. Of the 3.71 acres of wetlands, .05 acres will be filled to accommodate the street and part of one of the buildings.

## **V. DEVIATIONS FROM THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS**

### **1. The PUD deviates from the Zoning Ordinance as follows:**

- A. **Section 4.02 (Minimum Lot Width):** The width for each townhouse lots is 20 feet.
- B. **Section 4.02 (Minimum Lot Area):** The lot area for each townhouse lot is 1,120 square feet (20' x 56').
- C. **Section 4.03 (Setbacks):** Each townhouse lots will have a 10-foot front setback and no setbacks on the side and rear property lines. The distance between the front of the townhouse and the sidewalk is 19 feet.
- D. **Section 4.05 (Land Use Buffer):** The adjoining property to the southeast is zoned RS-1 and contains a single-family dwelling. Section 4.05 of the Zoning Ordinance requires a 30-foot land use buffer between a proposed high intense land use and an existing low intense land use. In this case, the project will have a 20-foot buffer, but at staff's request, the project will construct a six-foot high wooden fence along the east property line. The Planning Commission has the discretion to reduce the distance of the buffer if acceptable

alternatives (heavy landscaping, privacy fence) are provided. The applicant has committed to providing an eight-foot high privacy fence, which was approved with the preliminary PUD.

**2. The PUD deviates from the Subdivision Regulations as follows:**

- A. **Section 4.1.2 (Right-of-Way Width):** The development will be subdivided into 64 townhouse lots with a platted private right-of-way (ROW) and common areas. The proposed ROW width is 50 feet. The required ROW width in the Subdivision Regulations is 60 feet.

**VI. STAFF COMMENTS**

1. Canal Square Lane is a substandard street that has not been accepted by the City. The project developer will be enhancing Canal Square Lane as part of the PUD request.
2. Section 5.10 of the Zoning Ordinance requires the following guidelines for townhouse developments in Orange Beach:
  - A. No less than two nor more than six townhouses shall be located within a continuous building group and no interconnection or overlapping between building groups shall be less than that required for individual multi family structures otherwise stated in this Ordinance. Side yard requirements for the district in which townhouses are located will be waived so that individual housing units within a group can share common walls; however, no building group shall be nearer to the side lines of the overall lot than the required side yard setback for the district in which the townhouse development is located, and the distances between townhouse groups shall conform to the side yard setbacks. The proposed PUD complies.
  - B. The design of townhouse developments must provide for internal traffic circulation and appropriate access for service and emergency vehicles. The proposed PUD complies.
  - C. Townhouse developments shall comply with one of the following methods of land transfer and ownership:
    - (1) The subdivision of the whole tract into individual parcels in accordance with this Ordinance, together with the platting of the property for record in accordance with the City's Subdivision Regulations.
    - (2) Providing for the development of the entire tract in accordance with this Ordinance, retaining, however, title to all the lands in the name of the condominium owners, and providing for all other usual condominium documents and procedures.
    - (3) Providing for the development of the entire tract in accordance with this Ordinance, retaining, however, title to all the lands in a single ownership by recording a duly executed declaration of restrictions in the office of the Baldwin County Probate Judge, thereby stipulating that said tract shall not be eligible for further subdivision.

3. The subject property is located at the end of Canal Square Lane and will have ingress and egress to Canal Square Lane through a 60-foot easement on property to the north of Lot 7 and west of Lot 6. Utilities will be provided to the site through an easement on the west 30 feet of the 60-foot ingress/egress easement.
4. The following table presents the building footprint and gross floor area for the proposed development:

	<i>4-Unit Buildings</i>	<i>6-Unit Buildings</i>	<i>Overall PUD</i>
Number of Buildings	4	8	12
Individual Building Footprint	3,877 SF	5,737 SF	
Individual Gross Floor Area	6,236 SF	9,338 SF	
Total Building Footprint	15,508 SF	45,896 SF	61,404 SF
Total Gross Floor Area	24,944 SF	74,704 SF	99,648 SF

5. The individual units will have about 1,600 square feet of gross floor area and will have three bedrooms.
6. There will be no on-street parking allowed. The development's POA will enforce the no parking rules.

## **VII. CITY COUNCIL ACTION**

1. **APPROVAL** of final PUD to rezone 10.8 acres from GB (General Business) to PUD (Planned Unit Development) for the purpose of constructing a 64-unit townhouse development.
2. **APPROVAL WITH CONDITIONS** of final PUD.

### **STAFF CONDITIONS:**

#### **Planning & Zoning:**

- Revising the plans to reduce the width of the sidewalks from five feet to four feet as requested by the applicant.
- Providing a dimension layout of the townhouse lots showing setbacks and driveway length between the building and sidewalk that will be included in the PUD submittal to City Council.

#### **Drainage & Stormwater:**

- In addition to the notation provided on the Canal Square Lane Improvements on sheet 13, the following notes need to be added:
  - a) Roadway repaving – notation provided is sufficient

- b) Green areas within the right-of-way will be cleared of vegetation and properly stabilized.
- c) The roadway edge of pavement will be sawcut and properly rebuilt as needed.
- d) The roadside ditches will be reestablished, properly regraded with proper ditch bank side slopes and sodded.
- e) Additional improvements may be needed due to the length of time the road has been in a state of disrepair as determined by the City of Orange Beach Public Works Director.

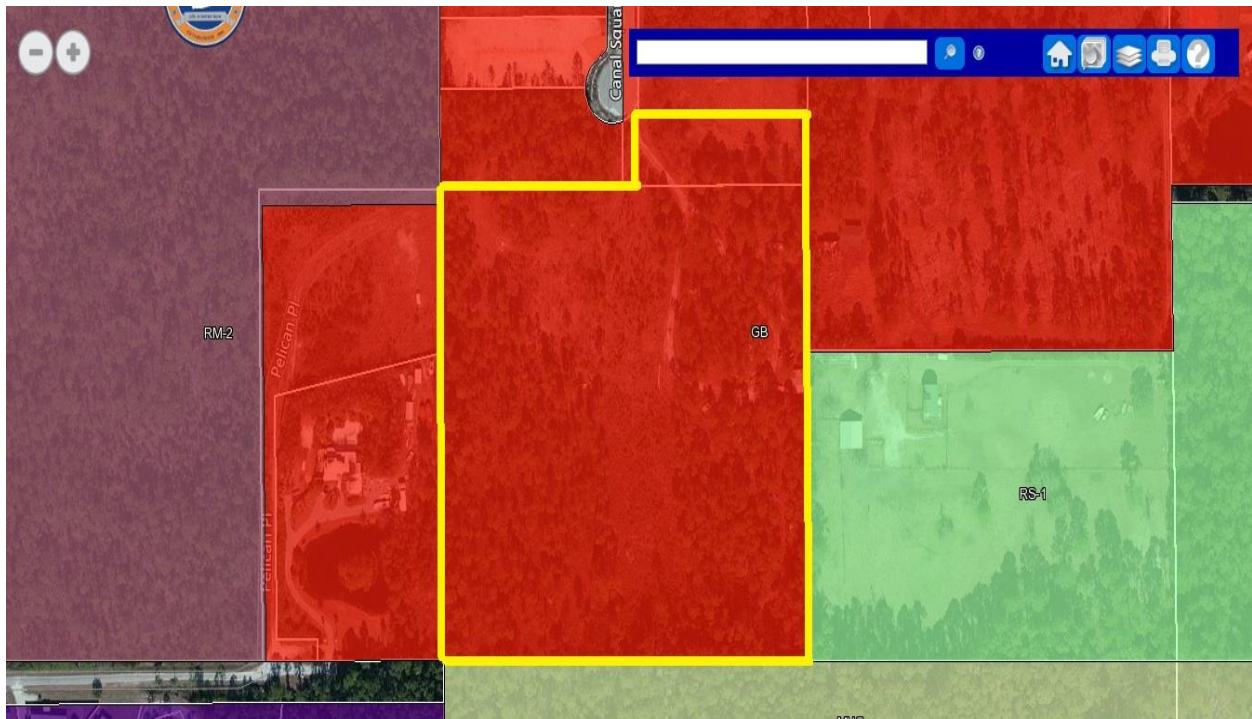
**Utilities:**

- Piping shall be class 200 PVC with slip joint connections.
- MJ fittings shall be cement lined ductile iron restrained with Mega-Lug joint restraints.
- Add 3" check valve to the connection at Canal Road.

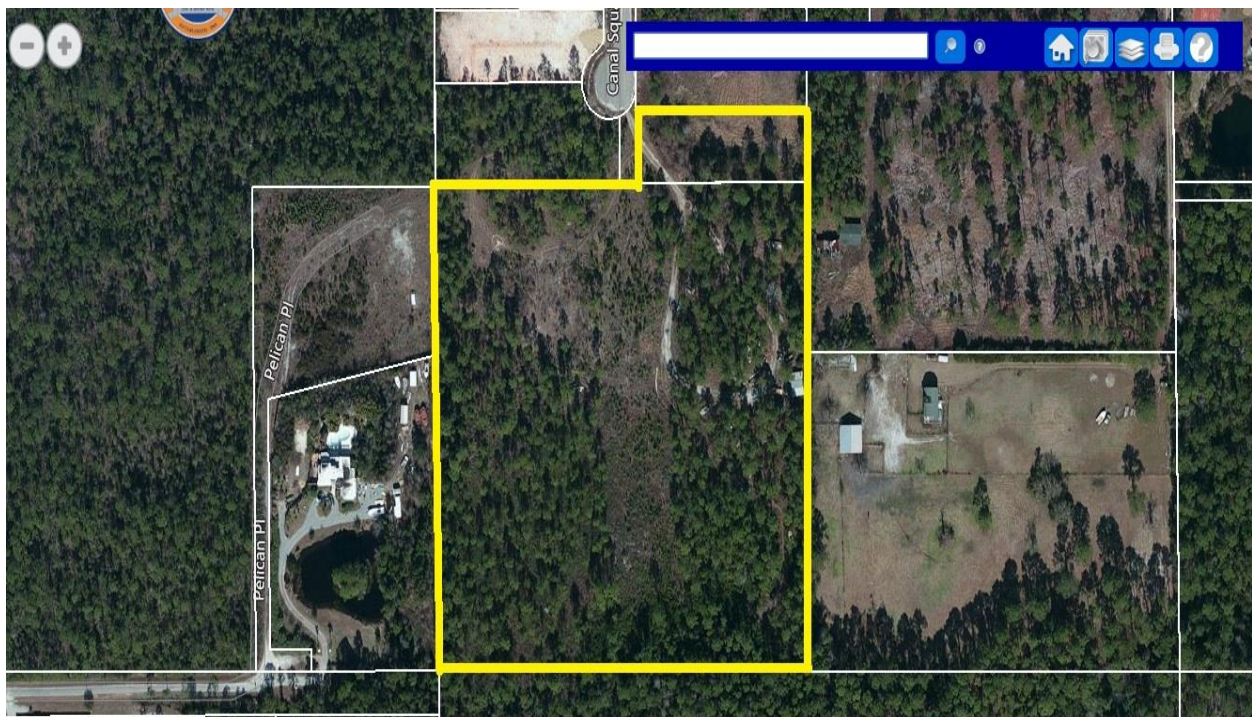
3. **DENIAL** of final PUD.

## VIII. MAPS & PLANS

### Zoning Map



### Aerial Map





[illegible]



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



SENT VIA EMAIL TO [mpumphrey@dewberry.com](mailto:mpumphrey@dewberry.com)

August 16, 2017

Steven Pumphrey  
Dewberry/Preble-Rish  
9949 Bellaton Ave.  
Daphne, AL 36526

**RE: Case No. 0801-PUD-17, Final PUD Approval, Gulf Stream PUD**

Dear Mr. Pumphrey:

On Monday, August 14, 2017, the Orange Beach Planning Commission held a public hearing and considered the above referenced request. The Planning Commission approved its favorable recommendation of the application to City Council with the following conditions:

**Planning & Zoning:**

- Revising the plans to reduce the width of the sidewalks from five feet to four feet as requested by the applicant.
- Providing a dimension layout of the townhouse lots showing setbacks and driveway length between the building and sidewalk that will be included in the PUD submittal to City Council.

**Drainage & Stormwater:**

- In addition to the notation provided on the Canal Square Lane Improvements on sheet 13, the following notes need to be added:
  - a) Roadway repaving – notation provided is sufficient
  - b) Green areas within the right-of-way will be cleared of vegetation and properly stabilized.
  - c) The roadway edge of pavement will be sawcut and properly rebuilt as needed.
  - d) The roadside ditches will be reestablished, properly regraded with proper ditch bank side slopes and sodded.
  - e) Additional improvements may be needed due to the length of time the road has been in a state of disrepair as determined by the City of Orange Beach Public Works Director.

**Utilities:**

- Piping shall be class 200 PVC with slip joint connections.
- MJ fittings shall be cement lined ductile iron restrained with Mega-Lug joint restraints.
- Add 3" check valve to the connection at Canal Road.

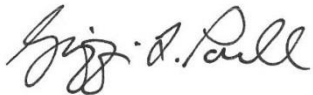


*Steven Pumphrey*  
*August 16, 2017*  
*Page 2*

Please submit two large sets (24" x 36") and a PDF version of the revised plans to our office for City Council review and approval and the Mayor's signature by Tuesday, August 29, 2017. Our office will place this application on the Committee of the Whole agenda on Tuesday, September 5, 2017, to set a date for the public hearing and first reading before City Council.

If you have any questions, please feel free to contact our office at (251) 981-2610.

Sincerely,

A handwritten signature in black ink, appearing to read "Griffin L. Powell". The signature is fluid and cursive, with the first name "Griffin" being more prominent.

Griffin L. Powell  
Planner II

cc: Kit Alexander, E&ES Director  
Michael J. Specchio  
Paulette Taylor, Planner I

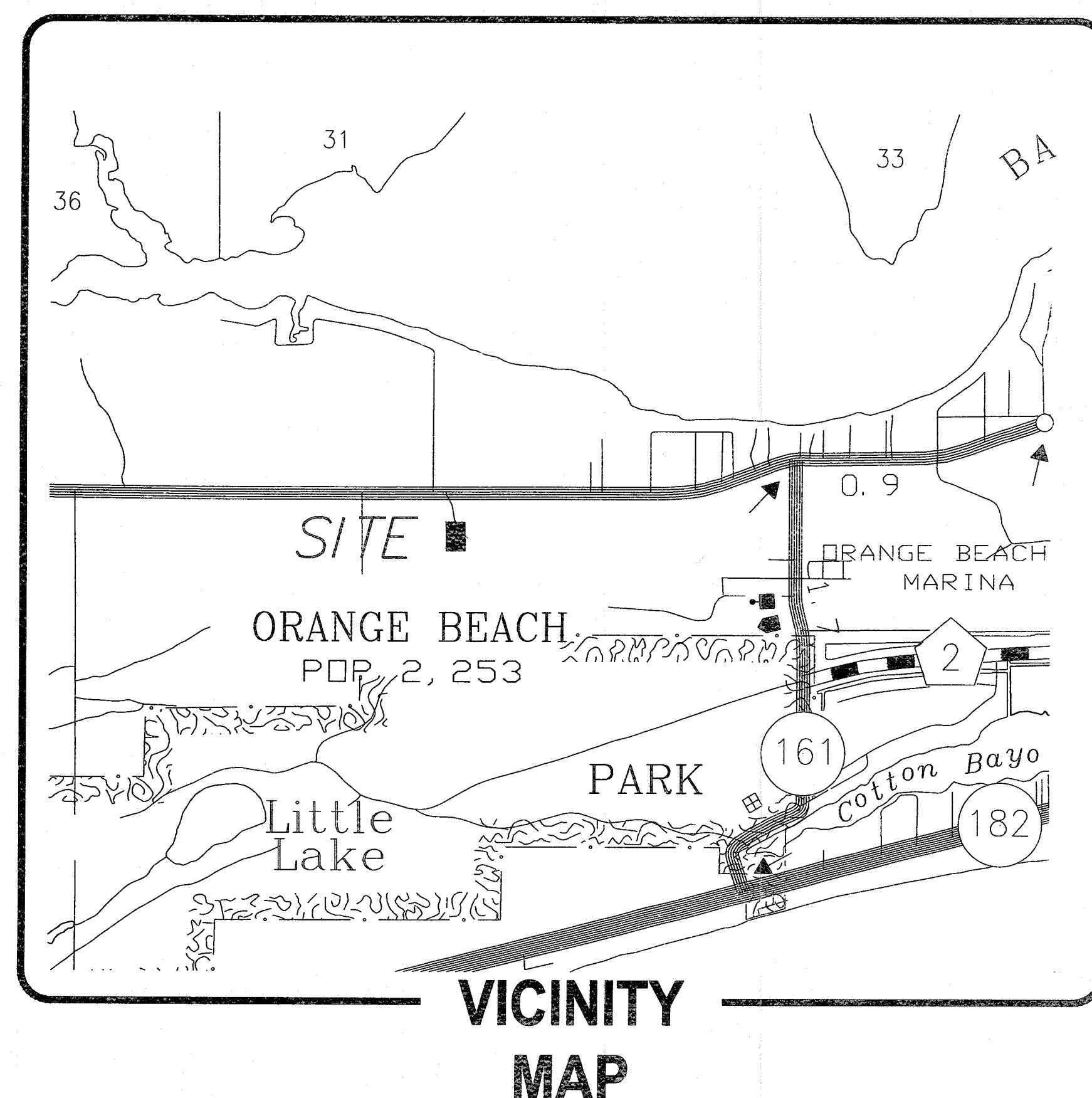
Construction Plans For:

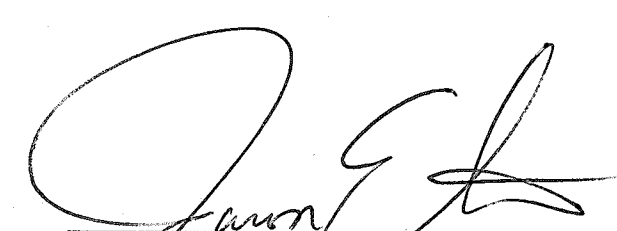
# GULF STREAM TOWNHOMES

Orange Beach, Alabama

Prepared For:

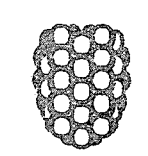
**FORTUNA INVESTMENTS, LLC**  
Spanish Fort, Alabama



  
Signature Date: 8-29-17  
(NOT VALID WITHOUT SIGNATURE)  
JASON N. ESTES 22714  
Project Engineer Reg. No.



Prepared By:

 **Dewberry** | **PREBLE-RISH**

9949 BELLATON AVENUE | DAPHNE, AL 36526 | 251.990.9950

Date: JULY 2017  
Project Number: 50082140

SHEETS:	
1	TITLE SHEET
2	GENERAL NOTES
3	TYPICAL SECTION AND DETAILS
4	PLAT
5	OVERALL DRAINAGE PLAN
6	OVERALL UTILITY PLAN
7-9	PLAN AND PROFILE SHEETS
10	POND PLAN
11	SIDEWALK, STREETLIGHT, & SIGN PLAN
12	BMP PLAN
13	CANAL SQUARE LN IMPROVEMENTS
14	WATER & SEWER DETAILS
15	DRAINAGE DETAILS
16-19	CROSS SECTIONS

## INDEX

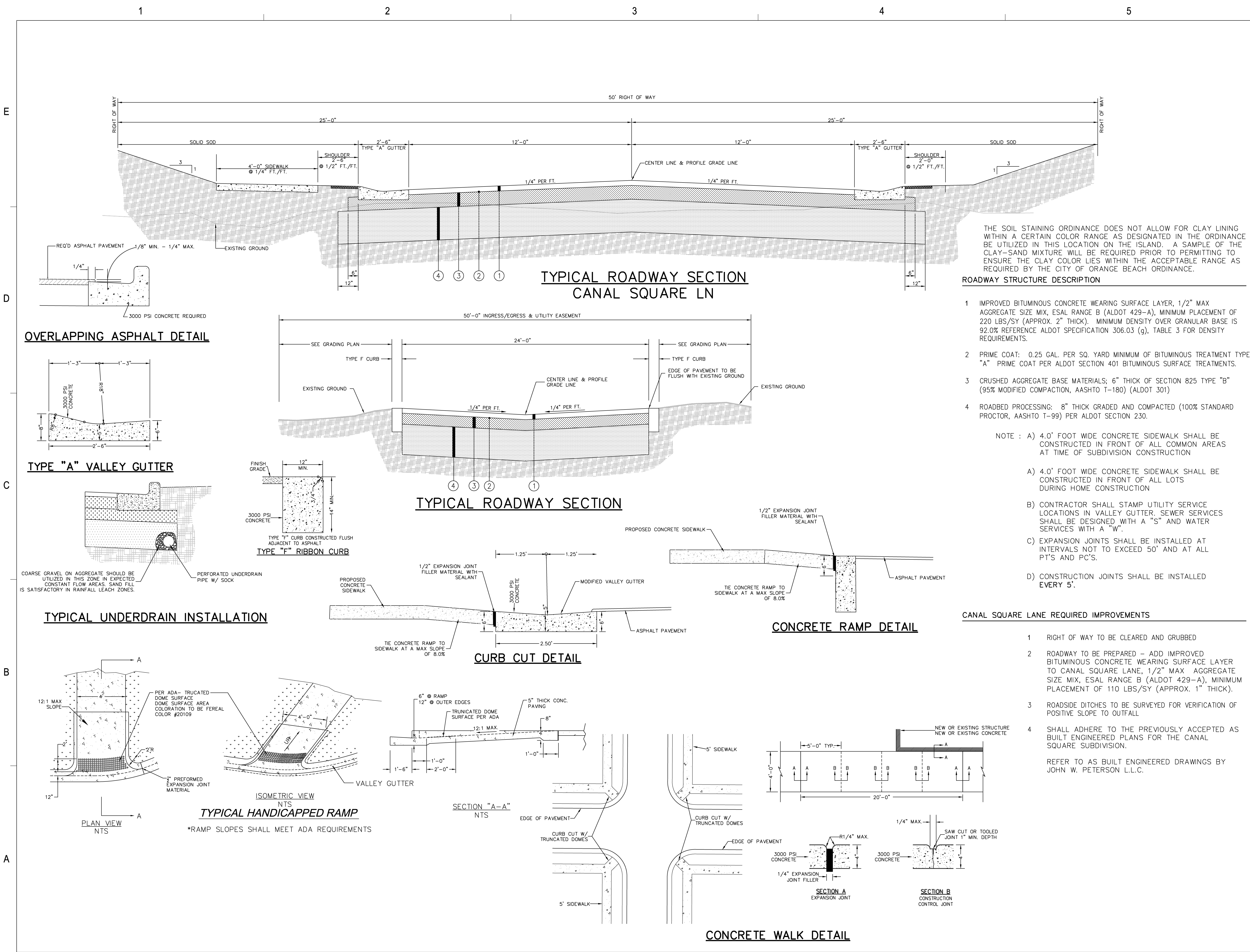
ROAD CLASSIFICATION: LOCAL  
POSTED SPEED LIMIT: 20 MPH

## SPECIFICATIONS

08/01/17	REVISIONS PER CITY OF ORANGE BEACH COMMENTS
08/29/17	REVISIONS PER CITY OF ORANGE BEACH COMMENTS

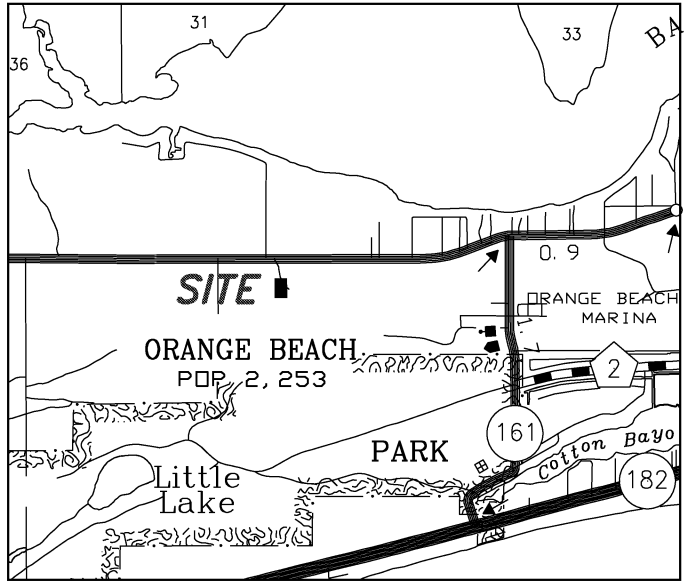
## REVISIONS



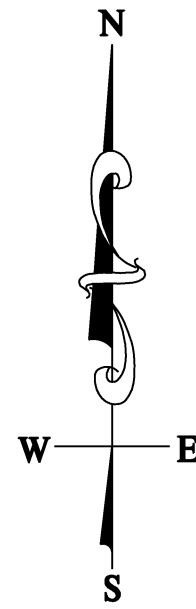
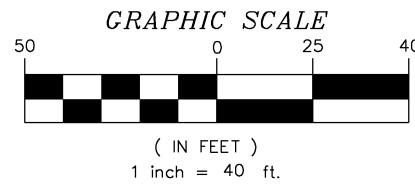




PROPERTY IS LOCATED IN THE SE QUARTER OF SECTION 6,  
TOWNSHIP 9 SOUTH, RANGE 5 EAST, BALDWIN COUNTY, ALABAMA.



VICINITY MAP  
1" = 1 MILE



**SITE DATA**  
CURRENT ZONING GB  
TOTAL AREA 10.80 ACRES  
TOTAL LOTS 64  
COMMON AREA 5.44 ACRES (INCLUDES PRIVATE R.O.W.)

**REQUIRED PERIMETER SETBACKS:**  
NORTH: 20 FEET  
SOUTH: 20 FEET  
EAST: 20 FEET  
WEST: 10 FEET FROM WETLANDS  
**\*NOTE: ALL SETBACKS SHALL BE 10' FROM WETLANDS**

WATER SERVICE: ORANGE BEACH WATER AUTHORITY  
SEWER SERVICE: CITY OF ORANGE BEACH  
ELECTRIC SERVICE: BALDWIN COUNTY EMC  
TELEPHONE SERVICE: CENTURYLINK

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	12.00'	18.80'	11.95'	S45°17'36"E	16.94'
C2	14.86'	23.36'	14.87'	S45°09'14"E	21.03'
C3	37.00'	58.15'	37.04'	S45°09'14"E	52.35'
C4	12.00'	18.86'	12.01'	S45°09'14"E	16.98'
C5	12.00'	18.85'	12.00'	S44°52'25"W	16.97'
C6	37.00'	58.12'	37.00'	S44°52'25"W	52.33'
C7	15.33'	24.09'	15.33'	S44°52'25"W	21.68'
C8	18.00'	28.27'	18.00'	N45°07'35"W	25.46'
C9	37.00'	58.12'	37.00'	N45°07'35"W	52.33'
C10	12.00'	18.85'	12.00'	N45°07'35"W	16.97'
C11	24.07'	37.79'	24.05'	N44°50'46"E	34.02'
C12	50.00'	78.49'	49.95'	N44°50'46"E	70.68'
C13	75.00'	85.08'	47.77'	N32°22'14"E	80.59'

**CERTIFICATE OF APPROVAL BY ORANGE BEACH WATER AUTHORITY:**

THE UNDERSIGNED, AS AUTHORIZED BY ORANGE BEACH WATER AUTHORITY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY OF ORANGE BEACH:(SEWER)**

THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ORANGE BEACH HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC**

THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

AUTHORIZED REPRESENTATIVE \_\_\_\_\_

**CERTIFICATION OF APPROVAL BY THE  
ORANGE BEACH PLANNING COMMISSION:**

THE WITHIN PLAT OF GULF STREAM, A PLANNED UNIT DEVELOPMENT, ORANGE BEACH, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA, THIS THE \_\_\_\_ DAY OF \_\_\_\_.

CHAIRMAN \_\_\_\_\_

**AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:**

I, JASON ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMITY WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE DAPHNE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

JASON ESTES, ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DEWBERRY | PREBLE-RISH

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**

STATE OF ALABAMA  
COUNTY OF BALDWIN

THIS IS TO CERTIFY THAT I (WE) \_\_\_\_\_ THE UNDERSIGNED AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED; AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_

OWNER \_\_\_\_\_

OWNER \_\_\_\_\_

**CERTIFICATION BY NOTARY PUBLIC:**

STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_ AS NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND \_\_\_\_\_ WHOSE NAME IS SIGNED TO SAME AS OWNER(S) AND \_\_\_\_\_ WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE(S) ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, OF THIS DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

**GENERAL NOTES:**

1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.
2. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.
3. THE 50' PRIVATE RIGHT-OF-WAY SHOWN HEREON AS GULF STREAM DRIVE SHALL SERVE AS INGRESS/EGRESS FOR LOTS 1-56 AND AS A UTILITY EASEMENT.
4. ALL NEW PRINCIPAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION (F.F.E.) OF 12 INCHES ABOVE THE CENTERLINE OF THE NEAREST PAVED OR PUBLIC STREET OR COMPLY WITH THE MINIMUM F.F.E. AS REQUIRED BY THE CITY OF ORANGE BEACH FLOOD PLAN PREVENTION ORDINANCE, WHICHEVER IS GREATER.
5. NO ON-STREET PARKING IS ALLOWED WITHIN THIS DEVELOPMENT.

FIRST BAPTIST CHURCH INC  
1201 HAND AVE  
BAY MINETTE AL 36507  
ZONED MHS

RESUBDIVISION OF LOT 3  
CANAL SQUARE SUBDIVISION  
SLIDE 2088-D

FREEMAN, DENSON F ETAL  
FREEMAN, MARY F  
RIVER ROUTE BOX 77  
MAGNOLIA SPRINGS AL 36555  
ZONED GB

30' INGRESS/EGRESS  
EASEMENT  
AS PER DEED RECORDED IN  
RP 770, PAGES 1735-1738

30' INGRESS/EGRESS  
EASEMENT  
AS PER DEED RECORDED IN  
RP 770, PAGES 1735-1738

ONG PROPERTIES  
24829 CANAL RD  
ORANGE BEACH AL 36561  
ZONED GB

GRAVLEE, MACON, W. JR  
C/O SANDRA ROGERS  
204 S TEMPLE AVE (MA)  
FAVETTE AL 35555  
ZONED GB

GRAVLEE, MACON, W. JR  
C/O SANDRA ROGERS  
204 S TEMPLE AVE (MA)  
FAVETTE AL 35555  
ZONED GB

MCUFFEE, ELIZABETH M  
29742 BAYSHORE DR S  
ORANGE BEACH AL 36561  
ZONED RS-1

HACKEL, JOSEPH G ETAL YARBROUGH, ROBERT  
4727 MILGEW RD  
COLUMBUS GA 31907  
ZONED GB

RISER, THOMAS WAYNE ETUX DONNA  
24701 E BELICAN PLACE  
ORANGE BEACH AL 36561  
ZONED GB

Common Area 3  
0.87 AC  
(UPLANDS)

Common Area 2  
0.94 AC

6.40 AC  
TOTAL UPLANDS

Common Area 1  
2.24 AC  
(UPLANDS)

N89°29'54"W 659.84'  
N89°16'00"W 659.60' (R)

**FLOOD CERTIFICATE:**

THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 01003C0961L, COMMUNITY NUMBER 015000, PANEL NUMBER 0961, SUFFIX L, MAP REVISED JULY 17, 2007.

**SURVEYOR'S NOTES:**

1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.
2. DESCRIPTION AS FURNISHED BY CLIENT.
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.
6. SURVEY WAS CONDUCTED ON JUNE 9 AND 22, 2016, AND IS RECORDED IN FIELD BOOK #303, AT PAGES 29 AND 37, AND IN AN ELECTRONIC DATA FILE.
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

**SURVEYOR'S CERTIFICATE:**

STATE OF ALABAMA  
COUNTY OF BALDWIN

WE, DEWBERRY | PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

"LOT 7, COOL BREEZE COMMERCIAL PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE 2203-C, RECORDED IN THE IN THE OFFICE OF OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA."

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).

WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

DEWBERRY | PREBLE-RISH  
DAVID E. DIEHL  
07-07-2017  
AL P.L.S. No. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



# GULF STREAM

## A PLANNED UNIT DEVELOPMENT

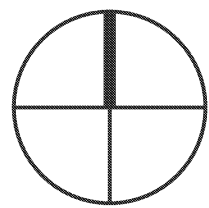
(A RE-SUB OF LOT 6&7 COOL BREEZE COMMERCIAL PARK)

JULY 10, 2017 - SHEET 1 OF 1 SHEETS

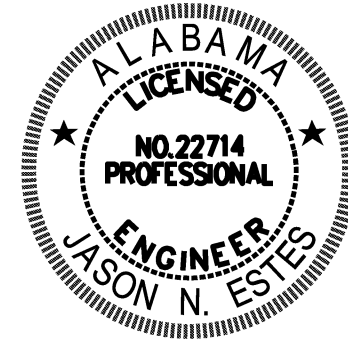
BOUNDARY SURVEY AND PLAT OF SUBDIVISION				
DESIGN	D.E.D.	DRAWN	A.E.F.	CHKD. D.E.D.
ENG	J.N.E	SURVEYOR	D.E.D.	PROJ MGR D.E.D.
PREBLE-RISH				SCALE 1"=40'
9949 Bellaton Ave Daphne, AL 36526 351.990.9950 fax 351.990.9910 info@preble-rish.net				PROJ. NO.50082140
				FILE 50082140.DWG
				SHEET 1 OF 1



1 2 3 4 5

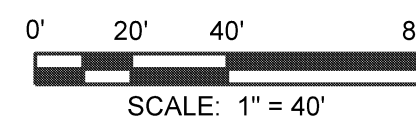


SEAL



KEY PLAN

SCALE



NO.	DESCRIPTION	DATE

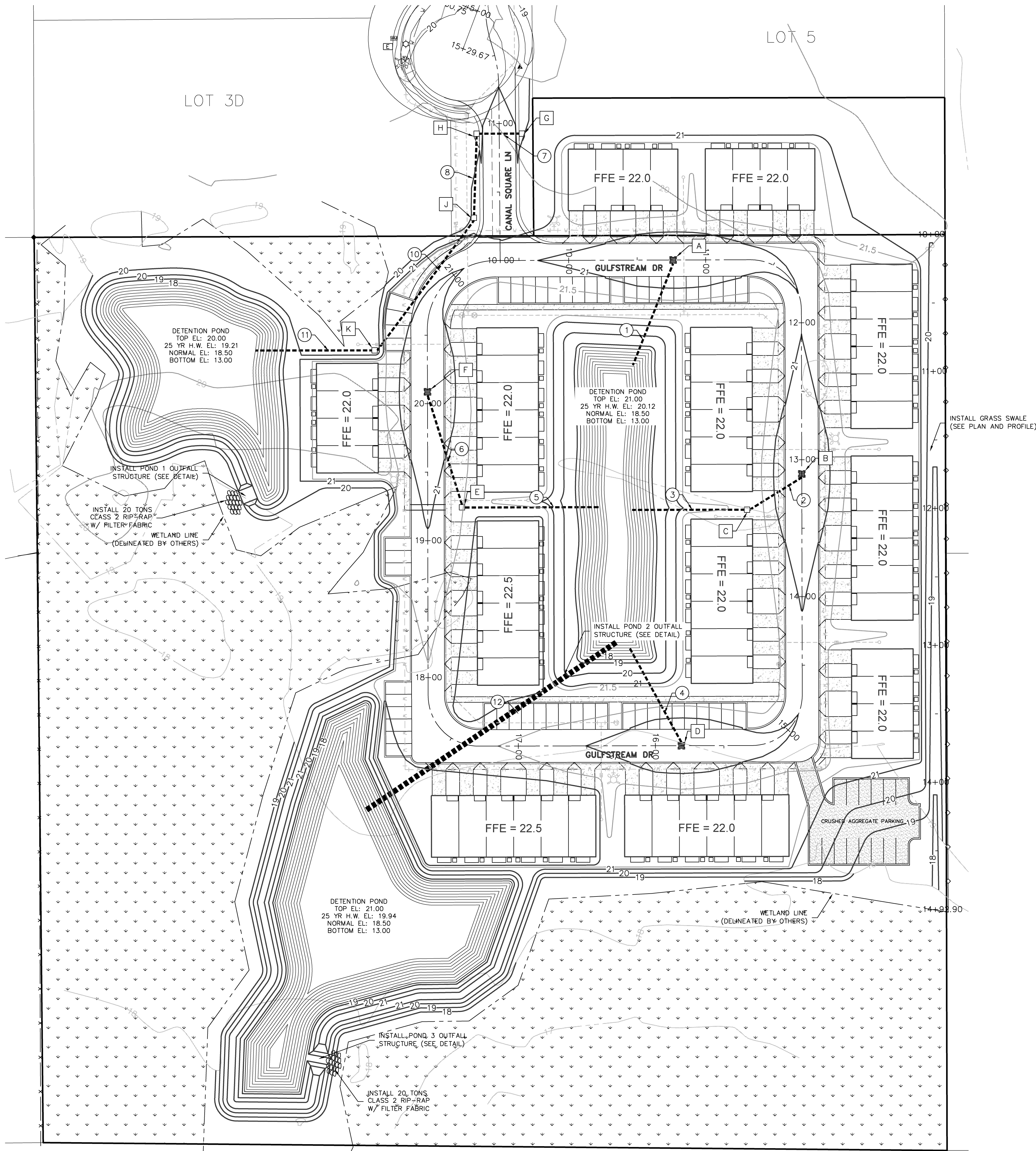
REVISIONS

DRAWN BY	JMB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY 2017

TITLE  
**OVERALL DRAINAGE  
PLAN**

PROJECT NO. 50082140

SHEET NO.



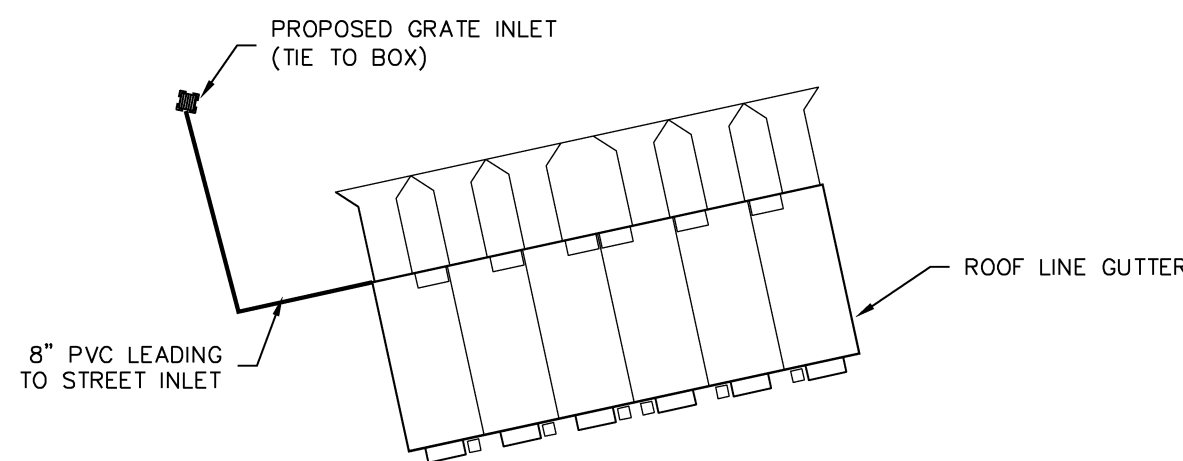
DRAINAGE STRUCTURES

- |   |   |
|---|---|
| A | INSTALL GRATE INLET<br>STA: 10+76.21<br>RIM: 20.56<br>INVERT: 15.57                     |
| B | INSTALL GRATE INLET<br>STA: 13+10.34<br>RIM: 20.56<br>INVERT: 17.06                     |
| C | INSTALL JUNCTION BOX<br>STA: 13+36.37<br>OFF: 45.00' RT<br>RIM: 20.40<br>INVERT: 14.84  |
| D | INSTALL GRATE INLET<br>STA: 15+81.02<br>RIM: 20.58<br>INVERT: 15.14                     |
| E | INSTALL JUNCTION BOX<br>STA: 19+24.28<br>OFF: 25.00' RT<br>RIM: 21.30<br>INVERT: 15.01  |
| F | INSTALL GRATE INLET<br>STA: 20+08.74<br>RIM: 20.56<br>INVERT: 17.06                     |
| G | INSTALL S1 INLET<br>STA: 11+92.68<br>OFF: 14.50' RT<br>THROAT: 19.55<br>INVERT: 16.76   |
| H | INSTALL S1 INLET<br>STA: 10+92.68<br>OFF: 14.50' LT<br>THROAT: 19.55<br>INVERT: 16.49   |
| I | OMIT  |
| J | INSTALL JUNCTION BOX<br>STA: 10+31.40<br>OFF: 18.90' LT<br>RIM: 20.00<br>INVERT: 16.00  |
| K | INSTALL YARD INLET<br>STA: 20+34.57<br>OFF: 37.00' LT<br>THROAT: 19.75<br>INVERT: 15.40 |

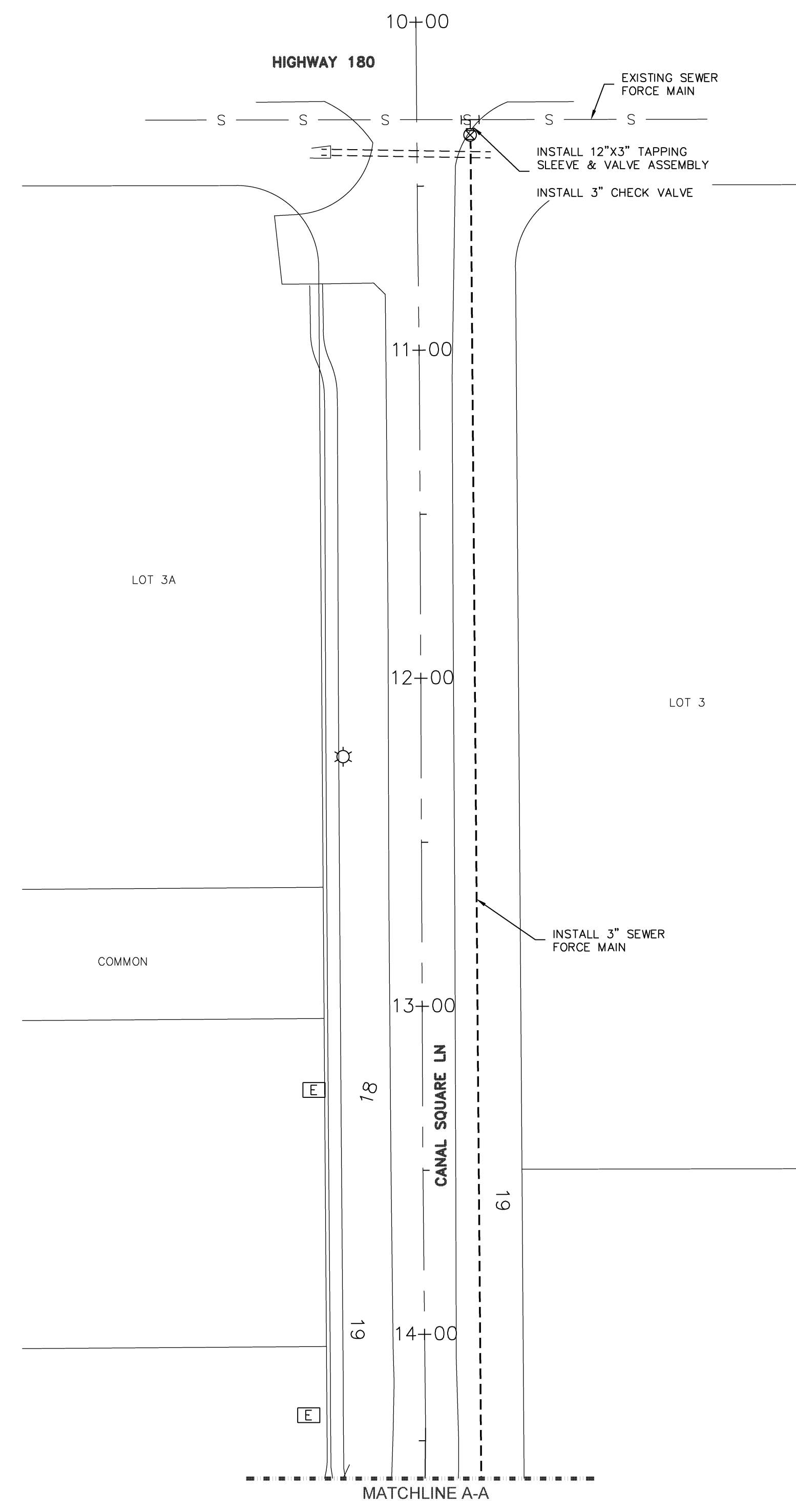
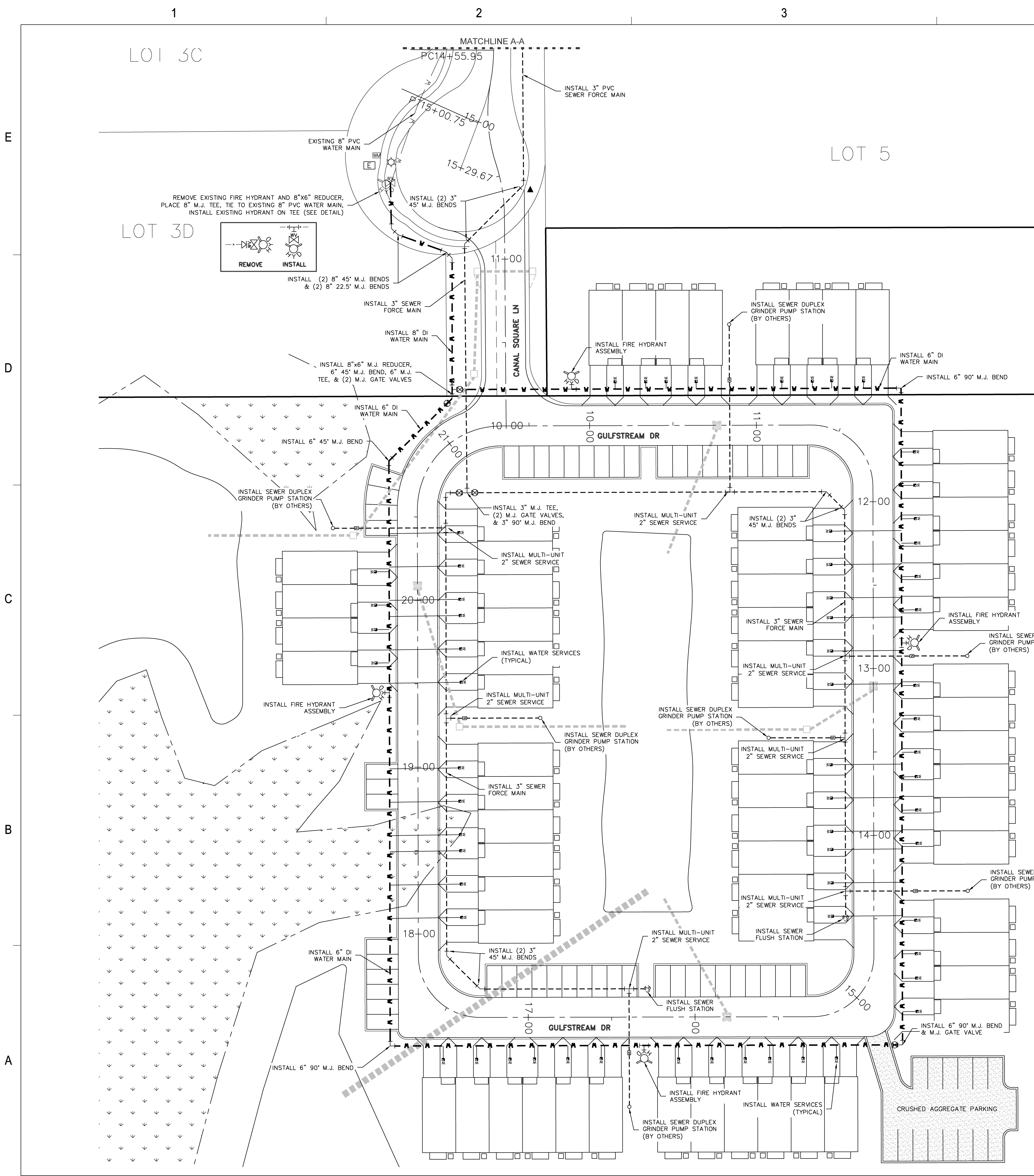
DRAINAGE PIPE

- |    |   |
|----|---|
| 1  | INSTALL 80 LF 24" RCP<br>INLET EL: 15.57<br>OUTLET EL: 14.50  |
| 2  | INSTALL 45 LF 24" RCP<br>INLET EL: 17.06<br>OUTLET EL: 16.76  |
| 3  | INSTALL 82 LF 24" RCP<br>INLET EL: 14.84<br>OUTLET EL: 14.00  |
| 4  | INSTALL 78 LF 24" RCP<br>INLET EL: 15.14<br>OUTLET EL: 14.50  |
| 5  | INSTALL 98 LF 24" RCP<br>INLET EL: 15.01<br>OUTLET EL: 14.00  |
| 6  | INSTALL 84 LF 24" RCP<br>INLET EL: 17.06<br>OUTLET EL: 16.50  |
| 7  | INSTALL 29 LF 18" RCP<br>INLET EL: 16.76<br>OUTLET EL: 16.49  |
| 8  | INSTALL 58 LF 18" RCP<br>INLET EL: 16.49<br>OUTLET EL: 16.00  |
| 9  | OMIT  |
| 10 | INSTALL 119 LF 18" RCP<br>INLET EL: 16.00<br>OUTLET EL: 15.40 |
| 11 | INSTALL 55 LF 24" RCP<br>INLET EL: 15.40<br>OUTLET EL: 14.90  |
| 12 | INSTALL 220 LF 48" RCP<br>INLET EL: 13.10<br>OUTLET EL: 13.00 |

TYPICAL ROOF DRAINAGE PLAN



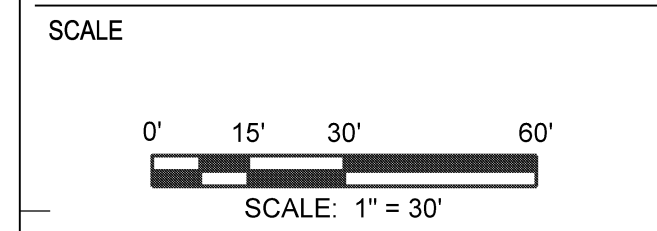
NOTE:  
ALL ROOF RUNOFF WILL BE ROUTED TO PROPOSED POND



- NOTES:
- PIPING SHALL BE CLASS 200 PVC WITH SLIP JOINT CONNECTIONS AS PER THE CITY OF ORANGE BEACH
  - MJ FITTINGS SHALL BE CEMENT LINED DUCTILE IRON RESTRAINED WITH MEGA-LUG JOINT RESTRAINTS AS PER THE CITY OF ORANGE BEACH



KEY PLAN




NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY	JMB	
APPROVED BY	JNE	
CHECKED BY	JNE	
DATE	JULY 2017	

TITLE

# OVERALL UTILITY PLAN

PROJECT NO. 50082140



E

D

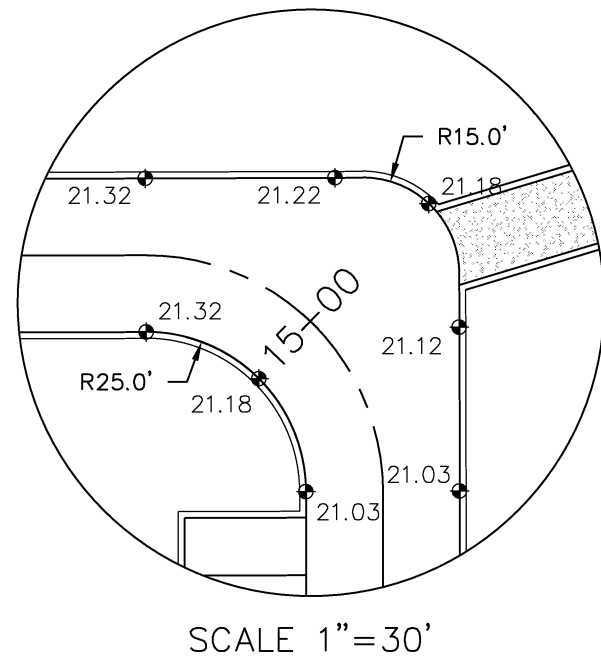
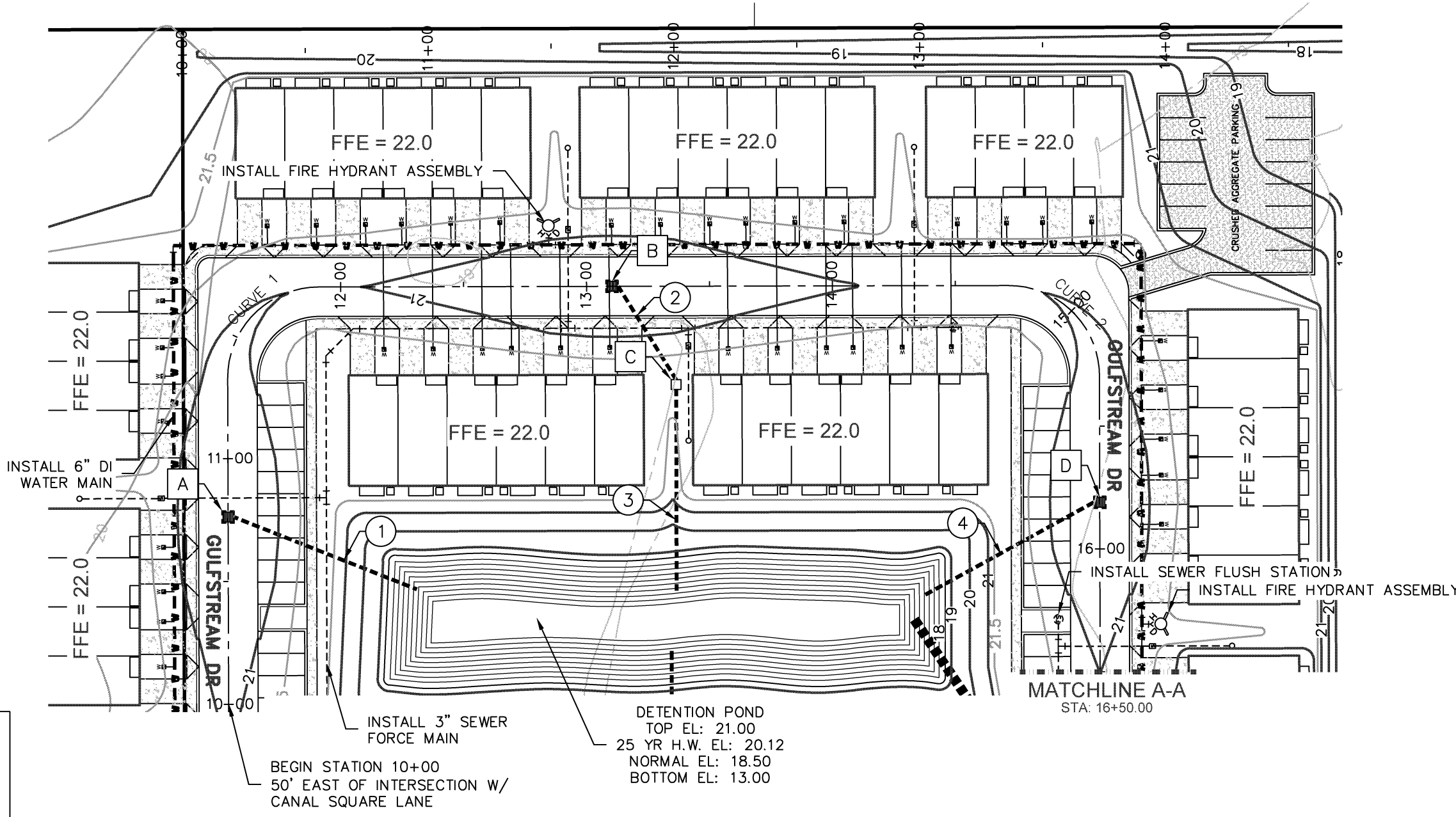
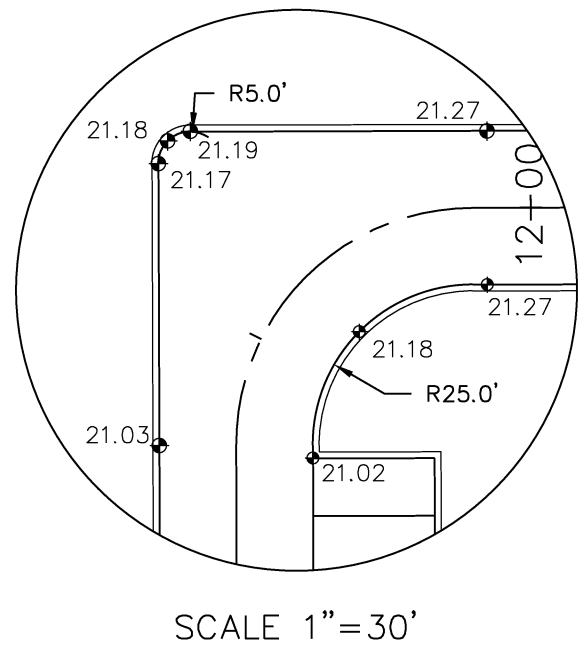
C

B

A

CURVE DATA:  
**CURVE 1**  
PC 11+32.75  
PT 11+90.90  
RADIUS: 37.00'  
TANGENT: 37.04'  
ARC LENGTH: 58.15'  
DELTA: 90°03'17"  
CHORD LENGTH: 52.35'  
CHORD BEARING: N45°09'14"W

CURVE DATA:  
**CURVE 2**  
PC 14+71.59  
PT 15+29.70  
RADIUS: 37.00'  
TANGENT: 37.00'  
ARC LENGTH: 58.12'  
DELTA: 90°00'00"  
CHORD LENGTH: 52.33'  
CHORD BEARING: S44°52'25"W

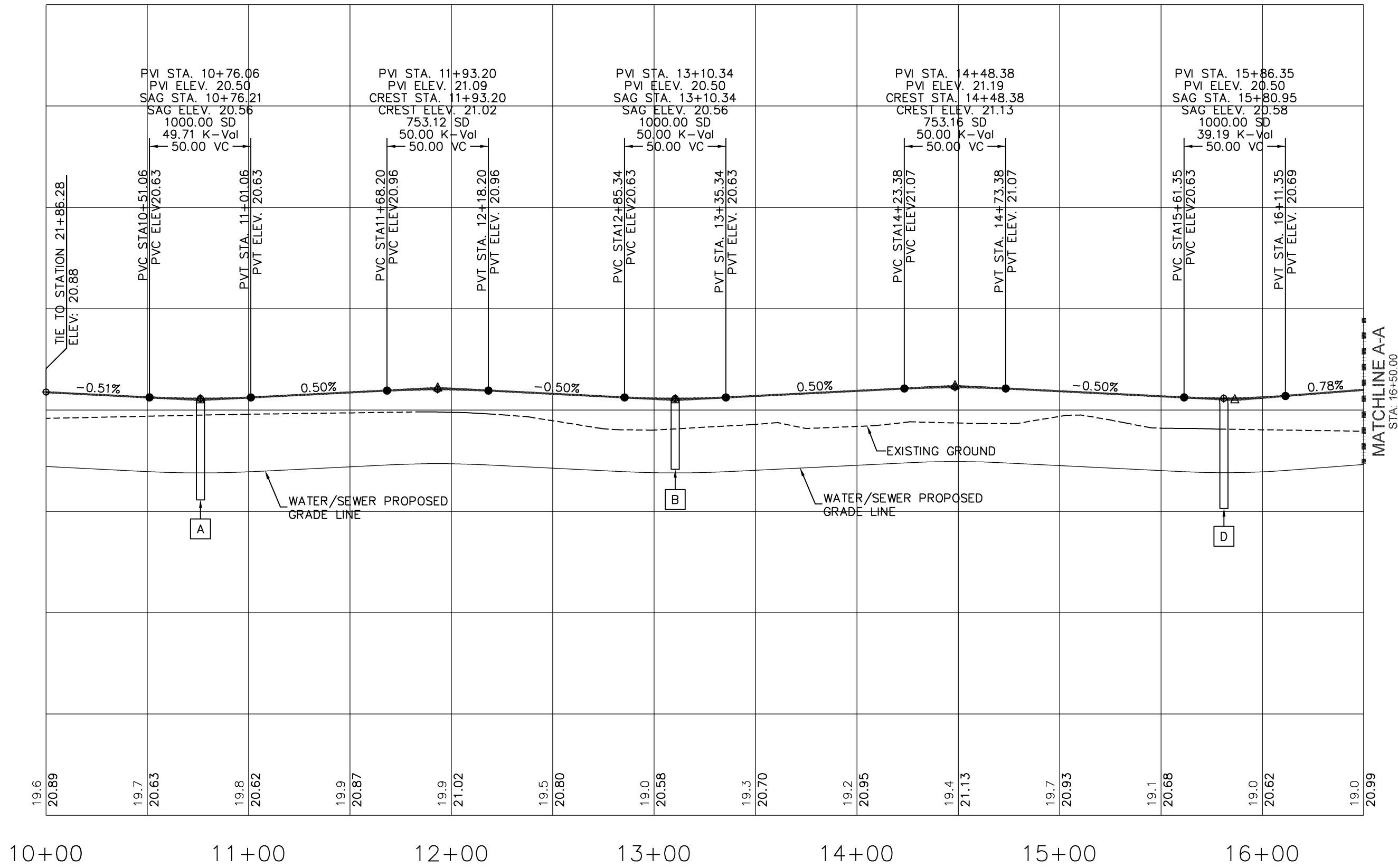


DRAINAGE STRUCTURES

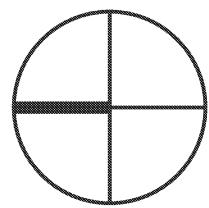
- A** INSTALL GRATE INLET  
STA: 10+76.21  
RIM: 20.56  
INVERT: 15.57
- B** INSTALL GRATE INLET  
STA: 13+36.37  
RIM: 20.56  
INVERT: 17.06
- C** INSTALL JUNCTION BOX  
STA: 13+36.37  
OFF: 45.00' RT  
RIM: 20.40  
INVERT: 14.84
- D** INSTALL GRATE INLET  
STA: 15+61.02  
RIM: 20.58  
INVERT: 15.14

DRAINAGE PIPE

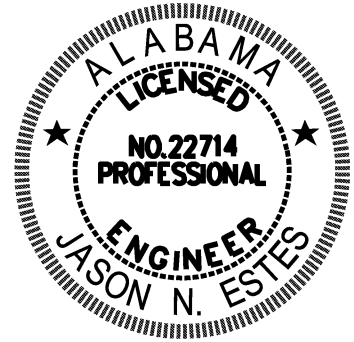
- 1** INSTALL 80 LF 24" RCP  
INLET EL: 15.57  
OUTLET EL: 14.50
- 2** INSTALL 45 LF 24" RCP  
INLET EL: 17.06  
OUTLET EL: 16.76
- 3** INSTALL 82 LF 24" RCP  
INLET EL: 14.84  
OUTLET EL: 14.00
- 4** INSTALL 78 LF 24" RCP  
INLET EL: 15.14  
OUTLET EL: 14.50



GULFSTREAM DR  
STA 10+00.00 - STA 16+50.00

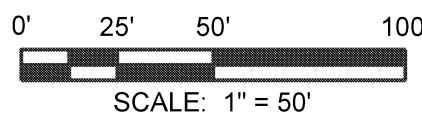


SEAL



KEY PLAN

SCALE




NO.	DESCRIPTION	DATE
<b>REVISIONS</b>		
DRAWN BY	JMB	
APPROVED BY	JNE	
CHECKED BY	JNE	
DATE	JULY 2017	

TITLE  
**PLAN & PROFILE**

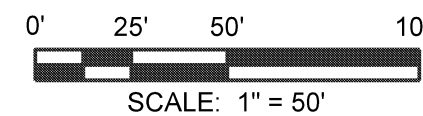
PROJECT NO. 50082140





## KEY PLAN

SCALE



NO	DESCRIPTION	DATE
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## REVISIONS

DRAWN BY JMB

APPROVED BY JNE

— CHECKED BY JNE

DATE JULY 2017

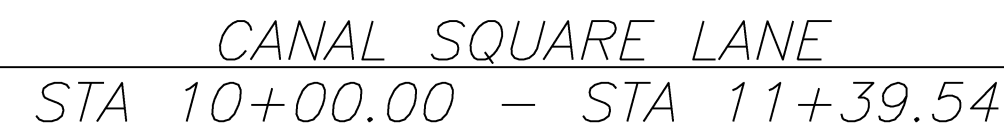
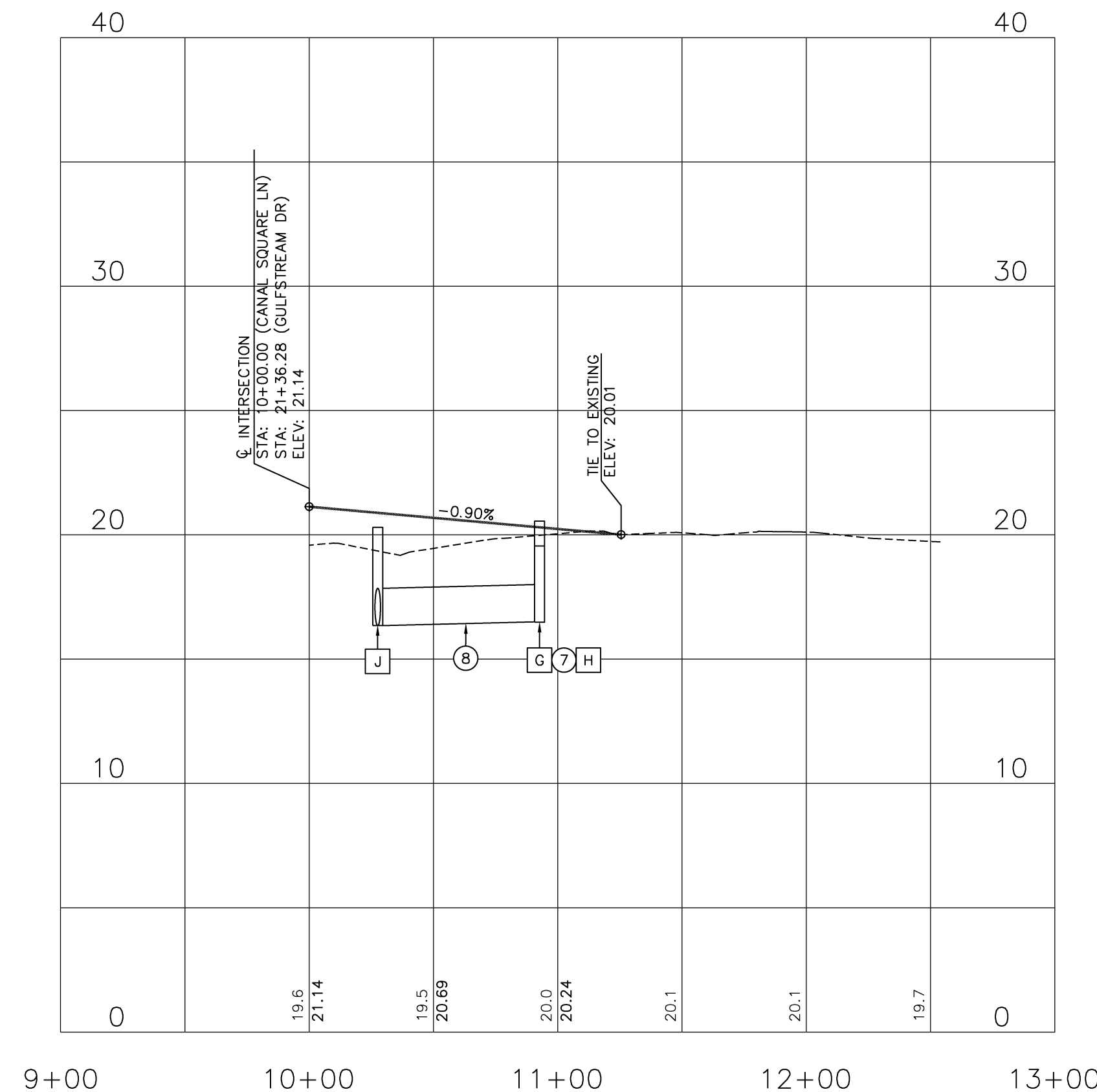
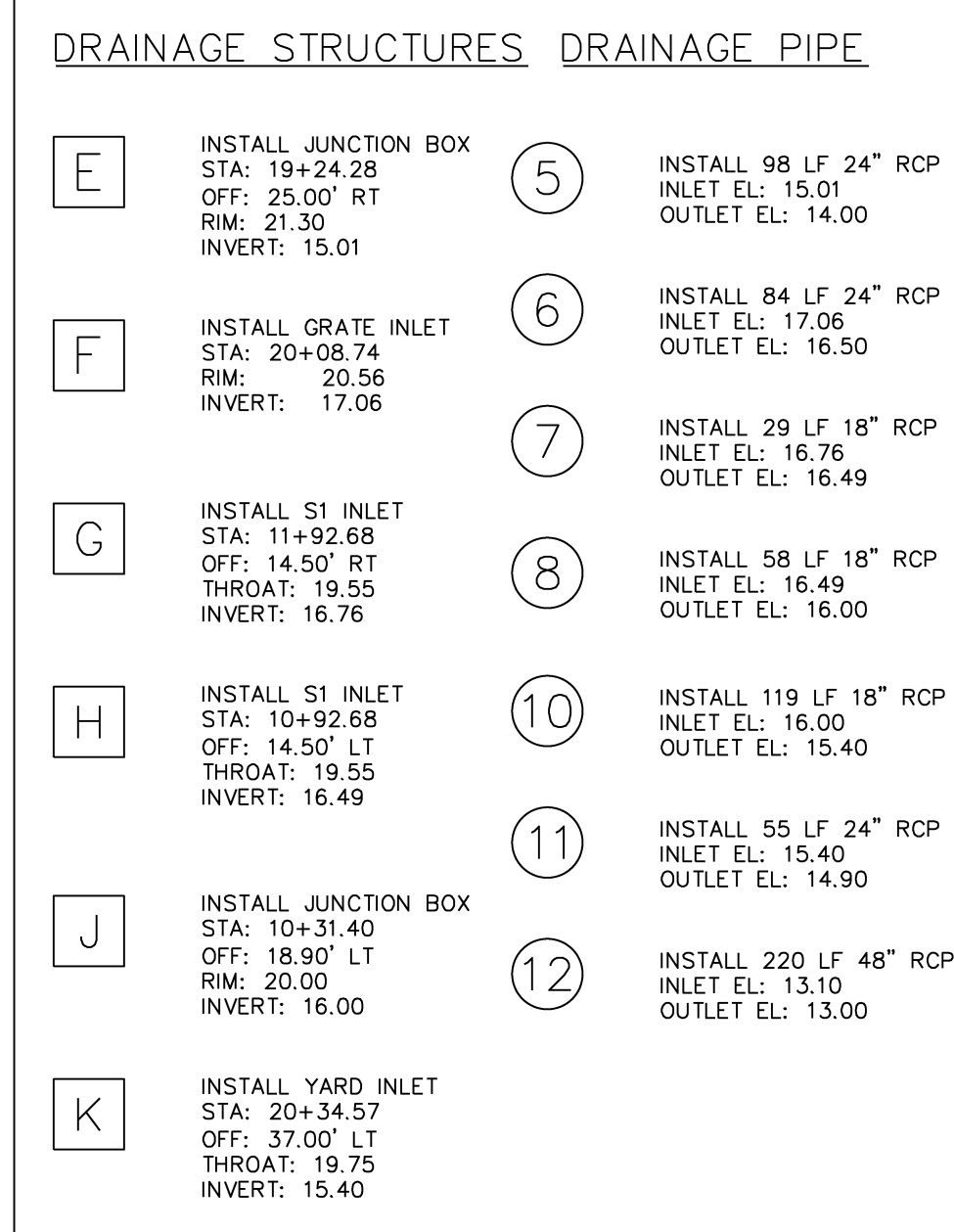
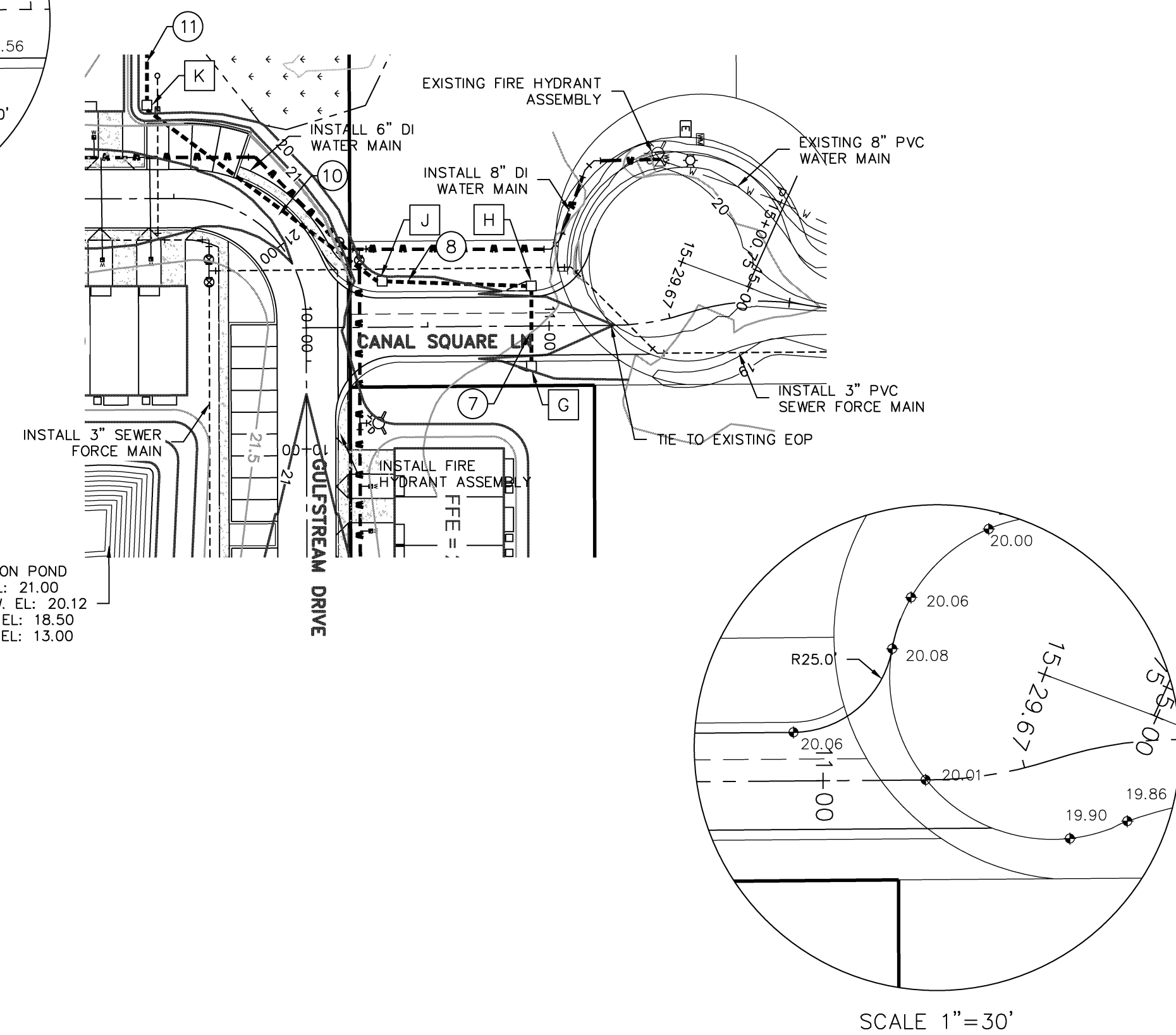
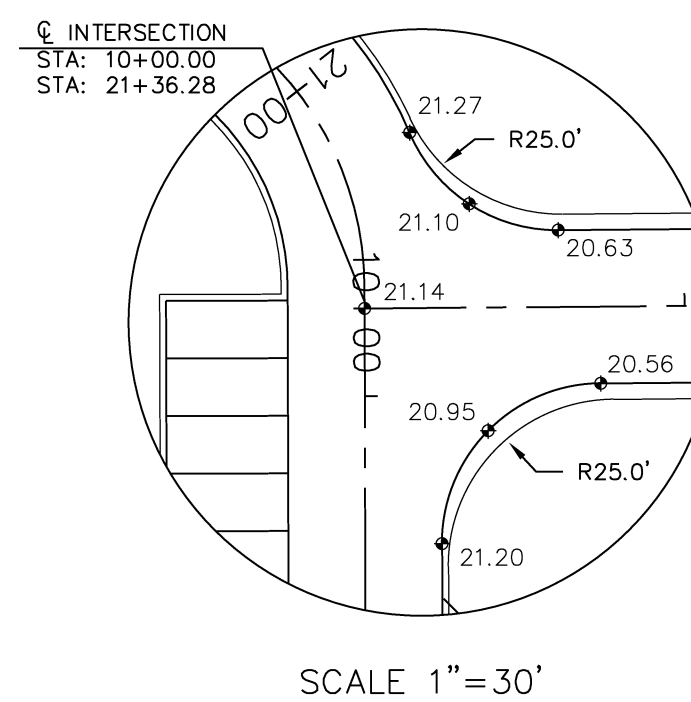
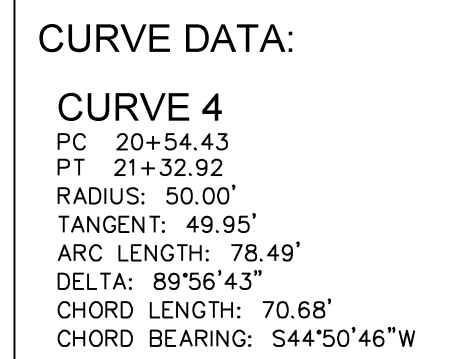
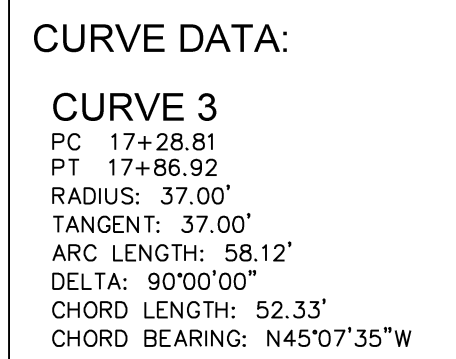
TITLE

## PLAN & PROFILE

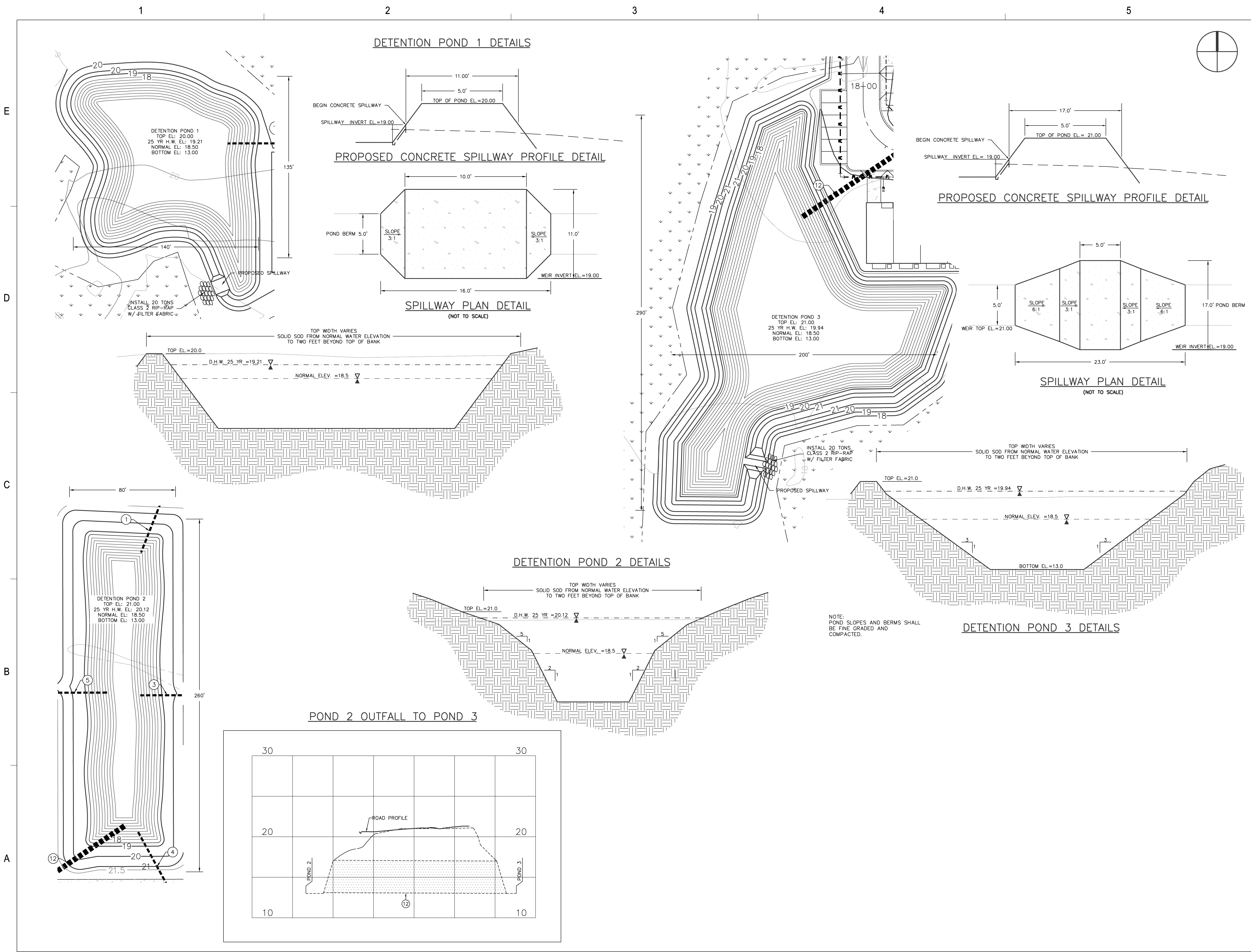
PROJECT NO. 50082140


8

SHEET NO





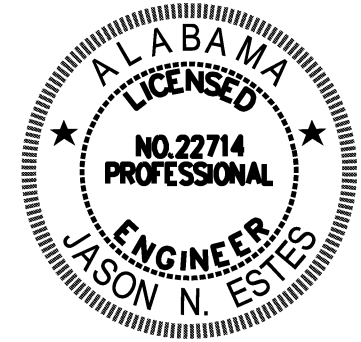




PREBLE-RISH

9949 BELLATON AVENUE  
DAPHNE, AL 36526  
251.990.9950

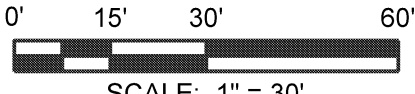
GULFSTREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA



SEAL

KEY PLAN

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

JMB

JNE

JNE

JULY 2017

TITLE

POND PLAN

PROJECT NO.

50082140

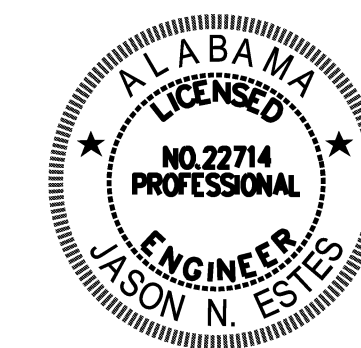
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SHEET NO.

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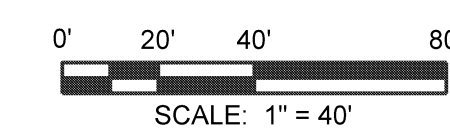
GULFSTREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA

SEAL



## KEY PLAN

SCALE

[illegible]

NO.	DESCRIPTION	DATE
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## REVISIONS

DRAWN BY JMB

APPROVED BY JNE

— CHECKED BY JNE

DATE JULY 2017

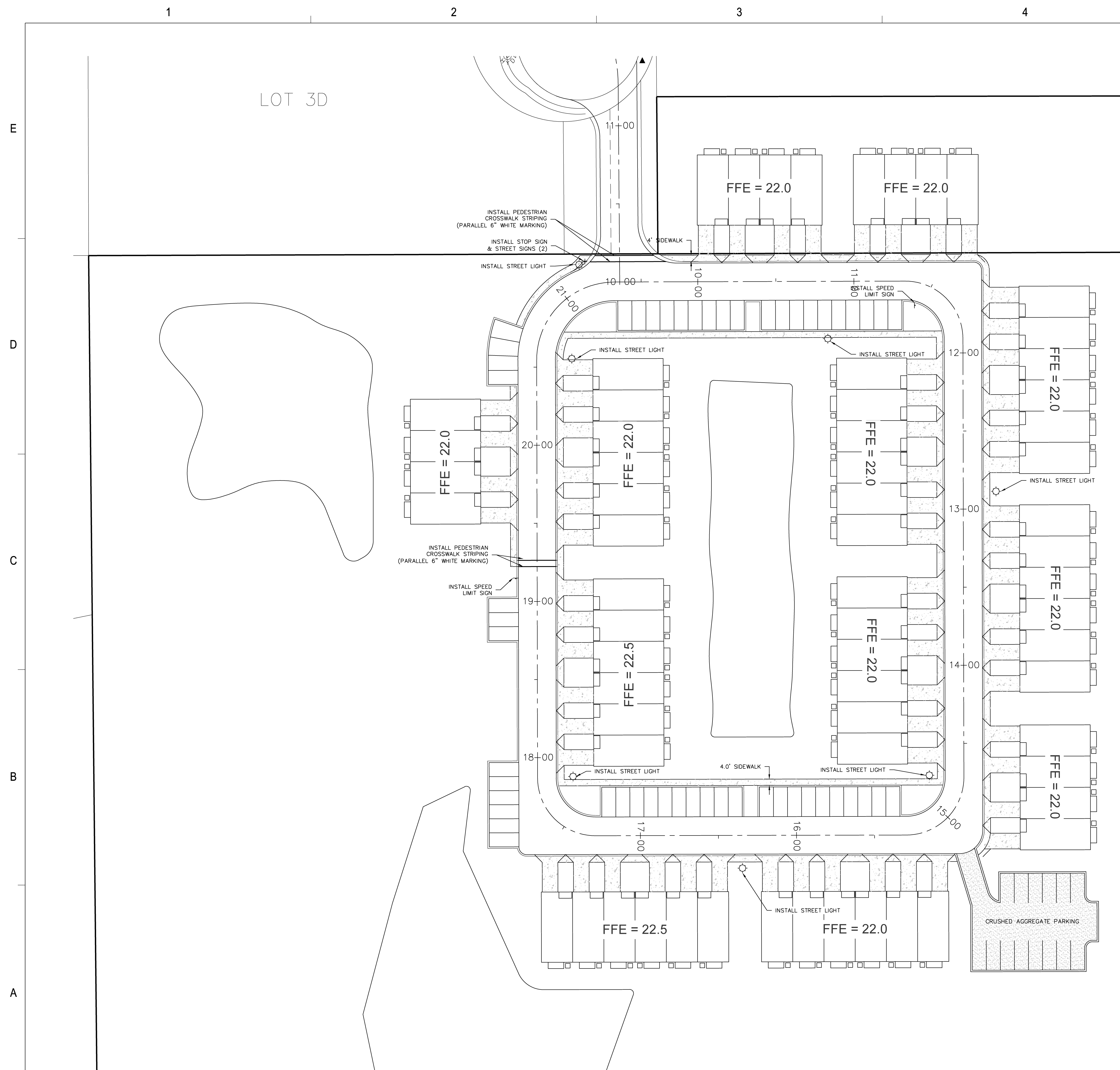
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## SIDEWALK, LIGHT, SIGNAGE PLAN

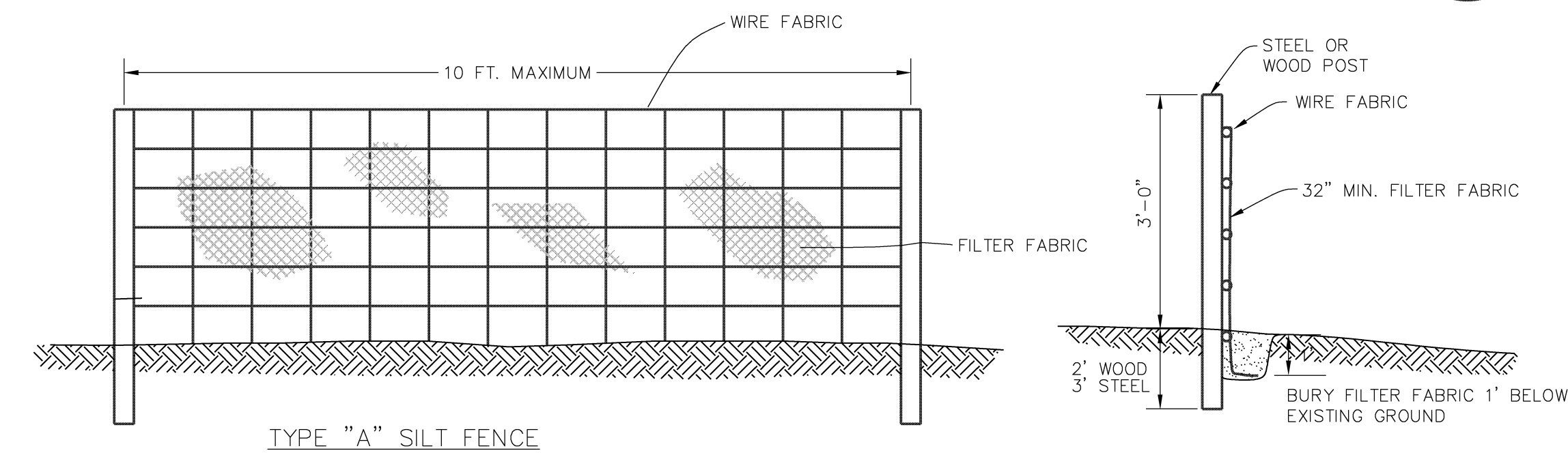
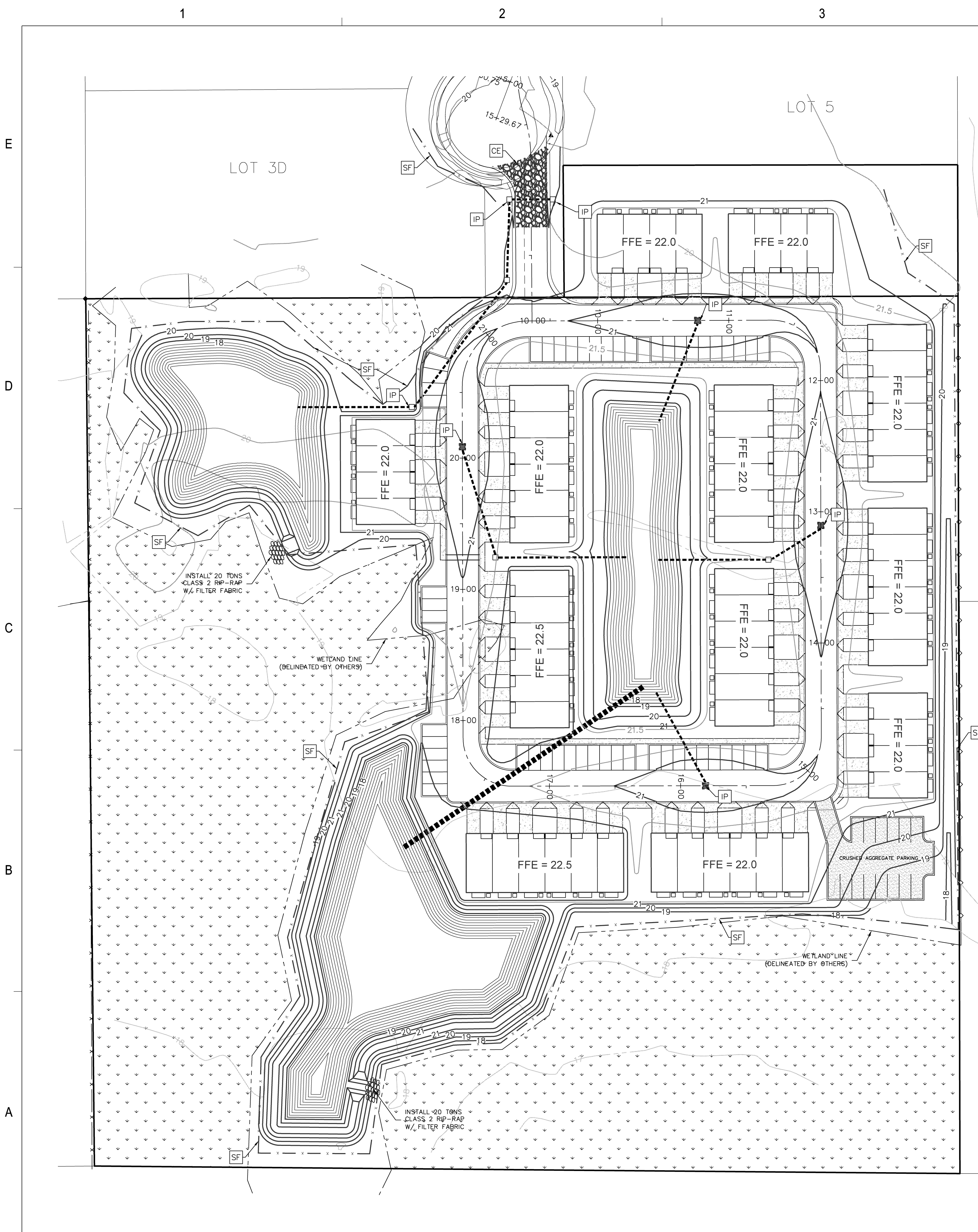
PROJECT NO.	50082140
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11

SHEET NO.





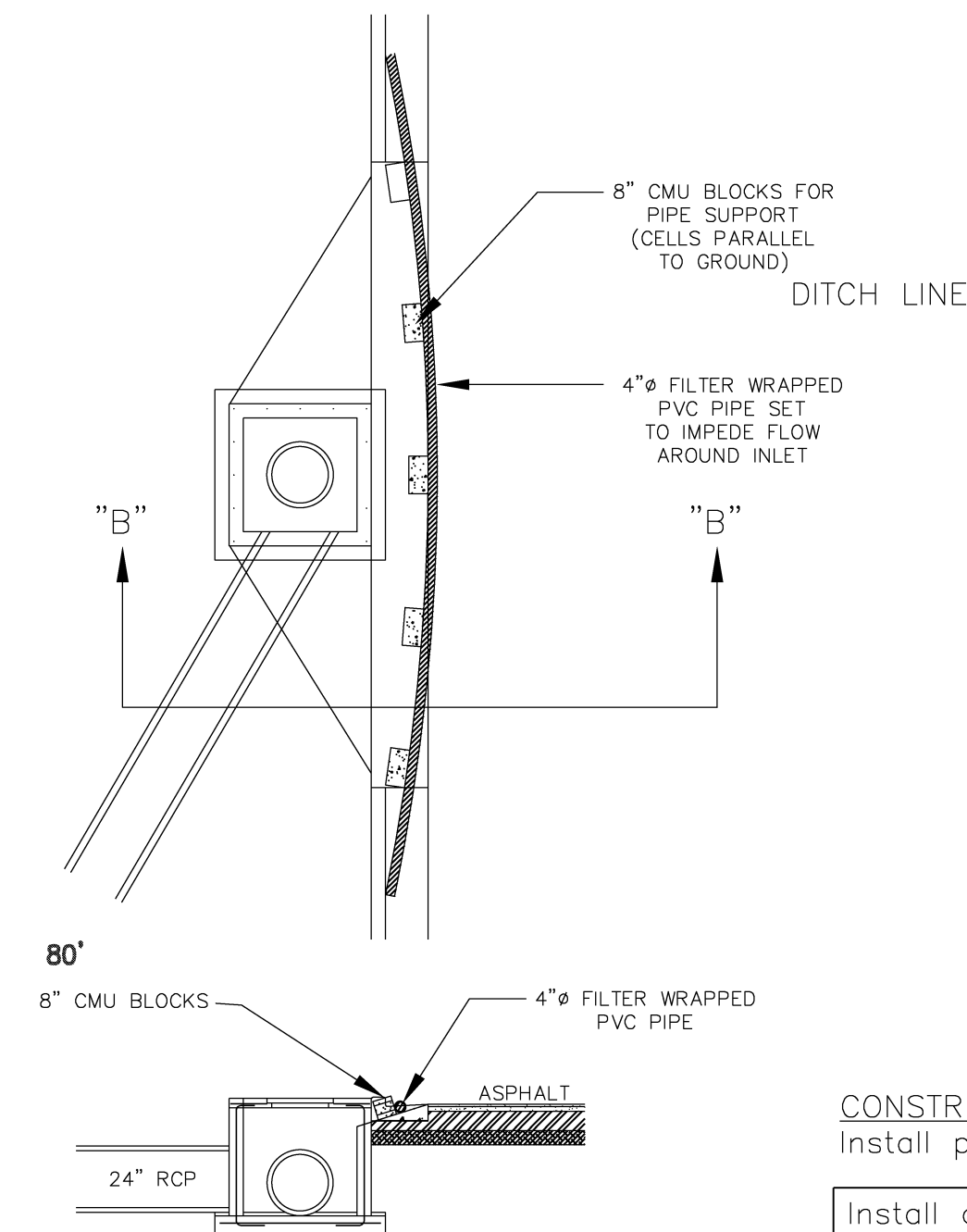


**TYPICAL PRACTICES AND MAINTENANCE:**

1. **CONSTRUCTION EXIT**— INSTALL PRIOR TO LAND DISTURBING ACTIVITIES. GRADE, COMPACT AND ADD ROCK AS NEEDED TO MAINTAIN ADEQUATE GROUND COVER, REDUCING VEHICLE TRACKING.
2. **TYPE "A" SILT FENCE**— INSTALL AS INDICATED ALONG PERIMETER OF DISTURBED AREAS. REMOVE SEDIMENT WHEN IT REACHES ½ HEIGHT OF FENCE. REPAIR OR REPLACE DAMAGED AREAS IMMEDIATELY TO MAINTAIN ADEQUATE RETENTION OF SEDIMENT AND PROTECTION OF SENSITIVE AREAS.
3. **INLET PROTECTION**— INSTALL PRE-ROAD PROTECTION CURB INLET PROTECTION IN A TIMELY MANNER. REPAIR OR REPLACE DAMAGED OR SEDIMENT LADEN DEVICES. REMOVE SEDIMENT THAT SETTLES NEAR INLETS IMMEDIATELY.
4. **REMOVE SEDIMENT** THAT LEAVES DISTURBED AREAS IMMEDIATELY TO PREVENT OR REDUCE OFFSITE IMPACTS, ESPECIALLY IN ROAD WAYS.
5. **SEED AND MULCH OR PERMANENT VEGETATION**— APPLY TEMPORARY SEED AND MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 10 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE.

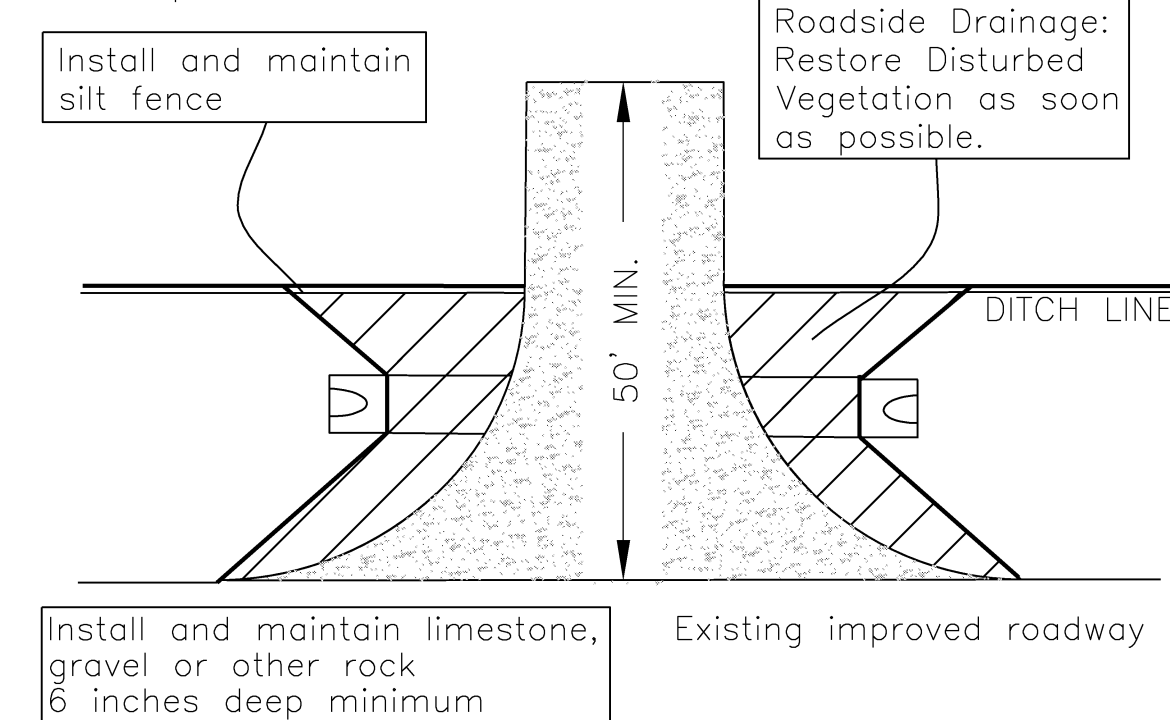
**BMP LEGEND**

- CONSTRUCTION ENTRANCE
- CURB INLET PROTECTION
- TYPE "A" SILT FENCE



**SECTION "B"—"B"**  
**CURB INLET PROTECTION DETAIL**

**CONSTRUCTION EXIT:**  
Install pre-construction



**CONSTRUCTION ENTRANCE DETAIL**

**NOTES:**

TOTAL SITE: 11.4 ACRES  
TOTAL DISTURBED: 5.8 ACRES

**CONTRACTOR SHALL FOLLOW THE PHASING SEQUENCE BELOW:**

- PHASE 1: A) INSTALL PERIMETER SILT FENCE AND CONSTRUCTION ENTRANCE. APPLY TEMPORARY SEED AND MULCH TO AREAS LEFT DISTURBED FOR LONGER THAN 10 DAYS. PLANT SEASONALLY APPROPRIATE VEGETATION. REPLANT AS NEEDED IF VEGETATION FAILS. INSTALL PERMANENT VEGETATION AS SOON AS FINAL GRADING COMPLETE. LAKE EMBANKMENT, SWALES, AND DITCHES MUST BE SODDED. ALL DETENTION BASIN SLOPES MUST BE PERMANENTLY STABILIZED PRIOR TO FINAL INSPECTION.
- B) CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE SITE CLEAN AND FREE OF CONSTRUCTION DEBRIS AND TRASH. ALL DEBRIS SHALL BE PLACED IN ON-SITE DUMPSTER OR REMOVED.
- C) BMP'S SHOULD BE INSPECTED DAILY. ANY ITEM NEEDING MAINTENANCE SHALL BE ADDRESSED EACH DAY.
- PHASE 2: A) CUT/FILL SITE TO SUB-GRADE, INSTALL ALL UNDERGROUND UTILITIES AND STORM DRAINAGE.
- B) INSTALL TEMPORARY BMP'S, (SEDIMENT TRAPS, INLET PROTECTION)
- C) INSTALL BUILDING SLABS, CURB AND GUTTER. CONTAIN AND/OR REMOVE ALL CONSTRUCTION DEBRIS.
- PHASE 3: A) ALL DISTURBED AREAS HAVE BEEN GRADED AND PERMANENT VEGETATION IS WELL ESTABLISHED IN ALL AREAS OF PROJECT.
- B) ALL CONSTRUCTION DEBRIS REMOVED.
- C) ALL SEDIMENT AND EROSION CONTROL DEVICES REMOVED. (SILT FENCES, SEDIMENT TRAPS, ETC.)

**PLEASE NOTE:**  
ADDITIONAL REQUIREMENTS ARE SHOWN IN THE BMP PLAN THAT SHALL BE ADHERED TO.

9949 BELLATON AVENUE  
DAPHNE, AL 36526  
251.990.9950

GULFSTREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA

SEAL

KEY PLAN

SCALE  
0' 20' 40' 80'  
SCALE: 1" = 40'

NO.	DESCRIPTION	DATE
1	DRAWN BY JMB	
2	APPROVED BY JNE	
3	CHECKED BY JNE	
4	DATE JULY 2017	

TITLE  
**BMP PLAN**

PROJECT NO. 50082140

12

SHEET NO.

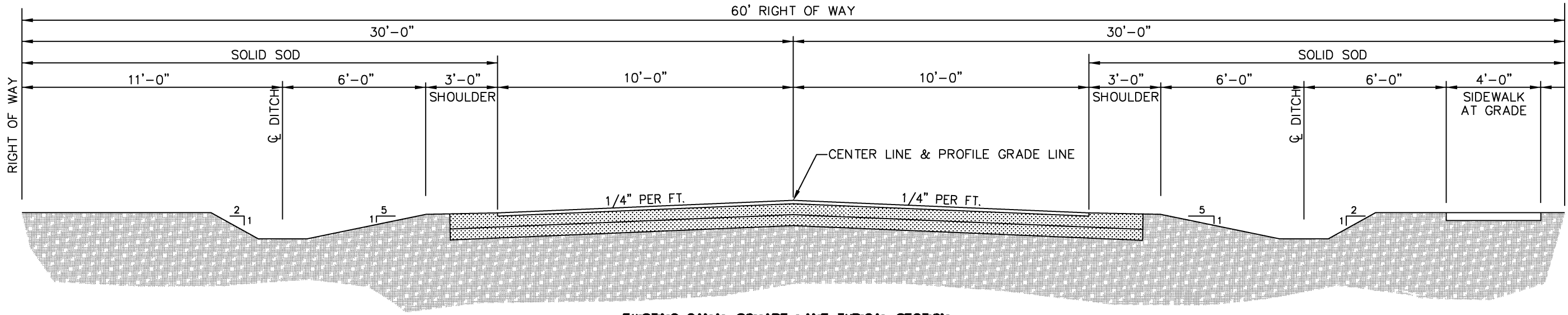
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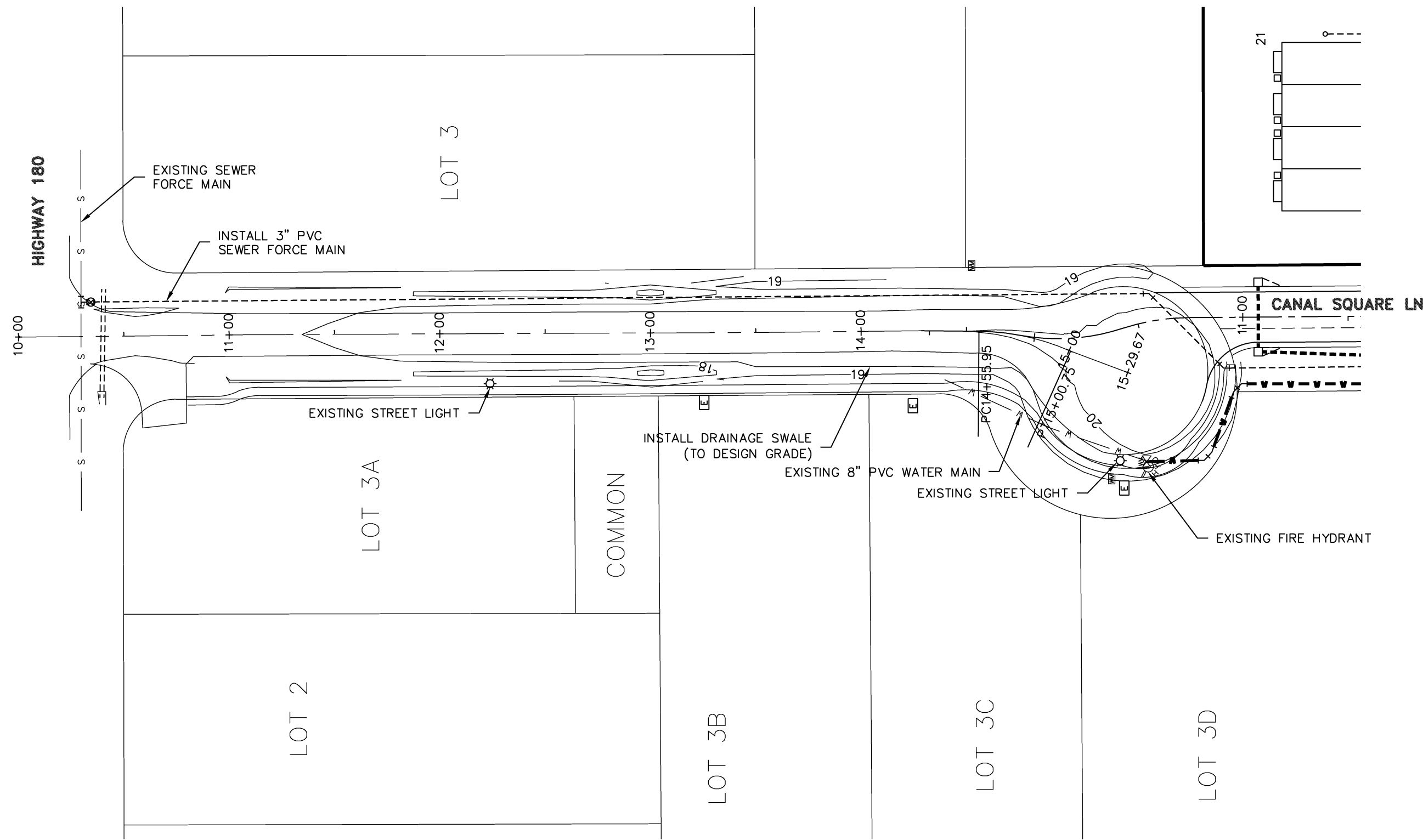
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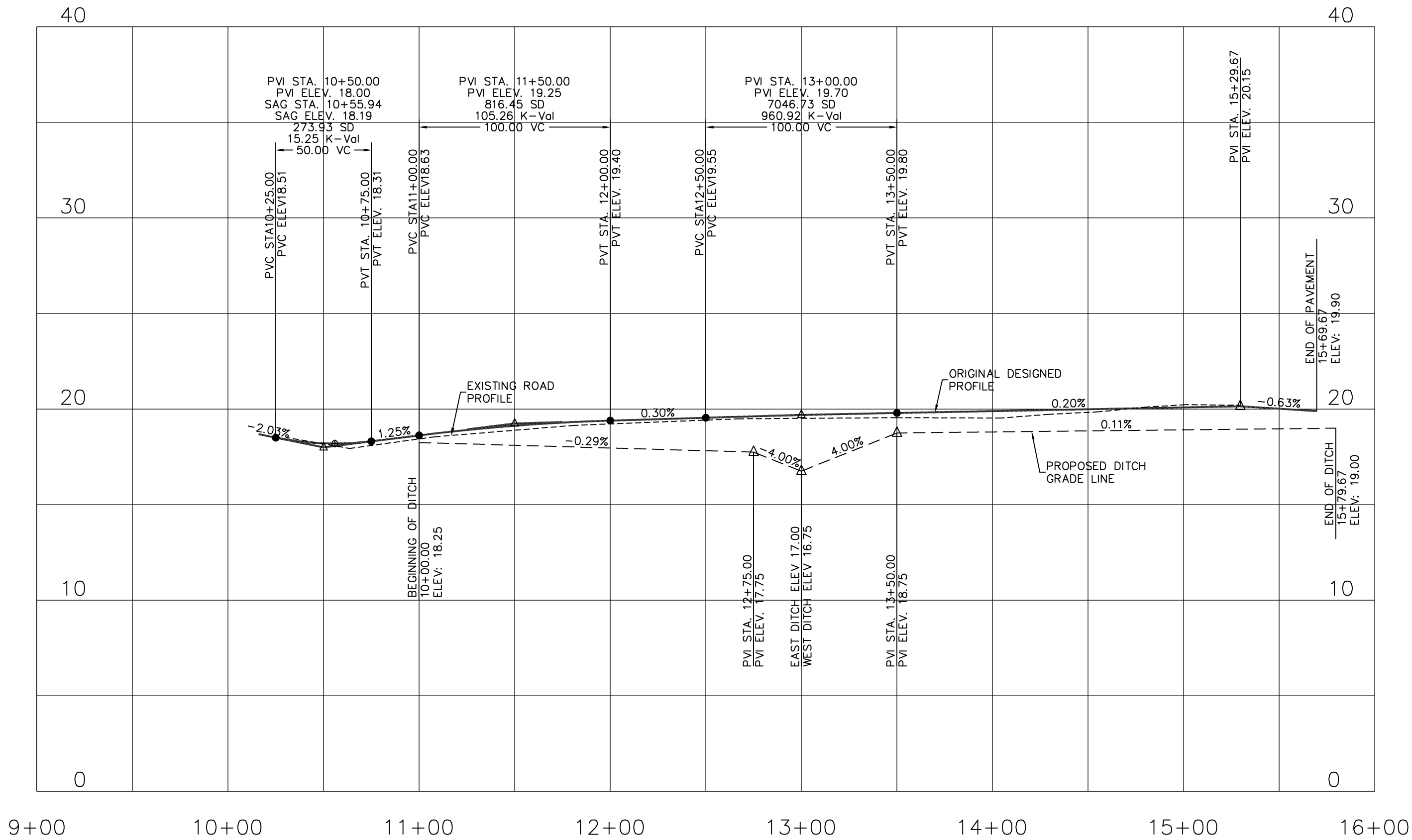
A



EXISTING CANAL SQUARE LANE TYPICAL SECTION



CANAL SQUARE LANE (EXISTING)  
STA 10+00.00 - STA 15+29.67



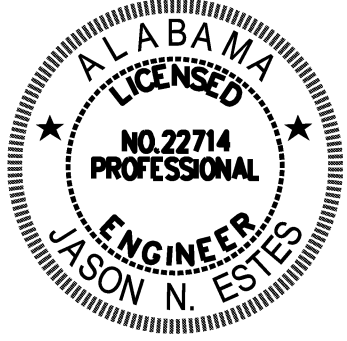
NOTES:

CANAL SQUARE LANE SHALL ADHERE TO THE PREVIOUSLY ACCEPTED AS BUILT ENGINEERED PLANS FOR THE CANAL SQUARE SUBDIVISION.

REFER TO AS BUILT ENGINEERED DRAWINGS BY JOHN W. PETERSON L.L.C.

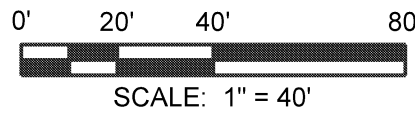
- ADD IMPROVED BITUMINOUS CONCRETE WEARING SURFACE LAYER TO CANAL SQUARE LANE, 1/2" MAX AGGREGATE SIZE MIX, ESAL RANGE B (ALDOT 429-A), MINIMUM PLACEMENT OF 110 LBS/SY (APPROX. 1" THICK).
- GREEN AREAS WITHIN THE RIGHT-OF-WAY SHALL BE CLEARED OF VEGETATION AND PROPERLY STABILIZED
- THE ROADWAY EDGE OF PAVEMENT SHALL BE SAWCUT AND PROPERLY REBUILT AS NEEDED. SAWCUT LOCATIONS CAN BE VERIFIED IN THE FIELD WITH THE PUBLIC WORKS DIRECTOR
- ALL DISTURBED AREAS WITHIN THE CANAL SQUARE RIGHT-OF-WAY MUST BE SODDED PRIOR TO CITY ACCEPTANCE
- THE ROADSIDE DITCHED SHALL BE REESTABLISHED, PROPERLY REGRADED WITH PROPER DITCH BANK SIDE SLOPED, AND SODDED
- ADDITIONAL IMPROVEMENTS MAY BE NEEDED DUE TO THE LENGTH OF TIME THE ROAD HAS BEEN IN A STATE OF DISREPAIR AS DETERMINED BY THE CITY OF ORANGE BEACH PUBLIC WORKS DIRECTOR

SEAL



KEY PLAN

SCALE



NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	JMB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY 2017

TITLE

CANAL SQUARE LN  
IMPROVEMENTS

PROJECT NO. 50082140

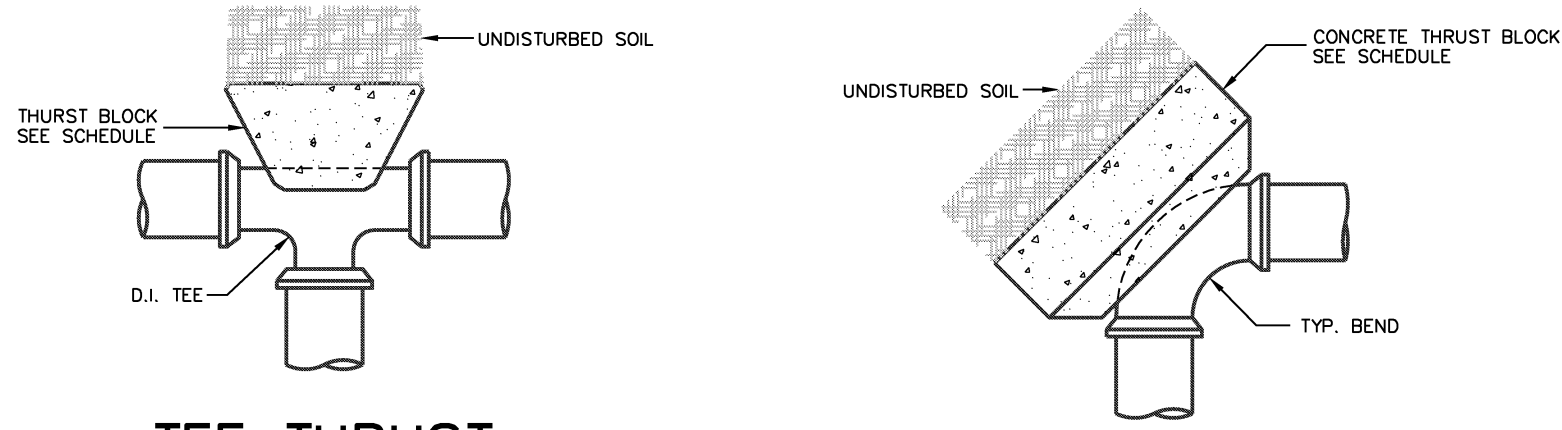
SHEET NO.



THRUST BLOCK BEARING AREAS (SQ.FT.)						VERTICAL ANCHOR BLOCK VOLUMES		
SIZE	PLUGGED END OR TEE	90° BEND	45° BEND	22-1/2° BEND	11-1/4° BEND	45° VERT. BEND	22-1/2° VERT. BEND	GATE VALVE
2" DIA. PIPE LINE	1.0	1.0	1.0	1.0	1.0	9.3 CU. FT.	4 CU. FT.	0.5 CU. FT.
4" DIA. PIPE LINE	1.9	2.6	1.4	1.0	1.0	21.1 CU. FT.	9.8 CU. FT.	0.8 CU. FT.
6" DIA. PIPE LINE	3.6	5.0	2.7	1.4	1.0	50 CU. FT.	16 CU. FT.	1.0 CU. FT.
8" DIA. PIPE LINE	5.8	8.2	4.4	2.25	1.2			1.5 CU. FT.

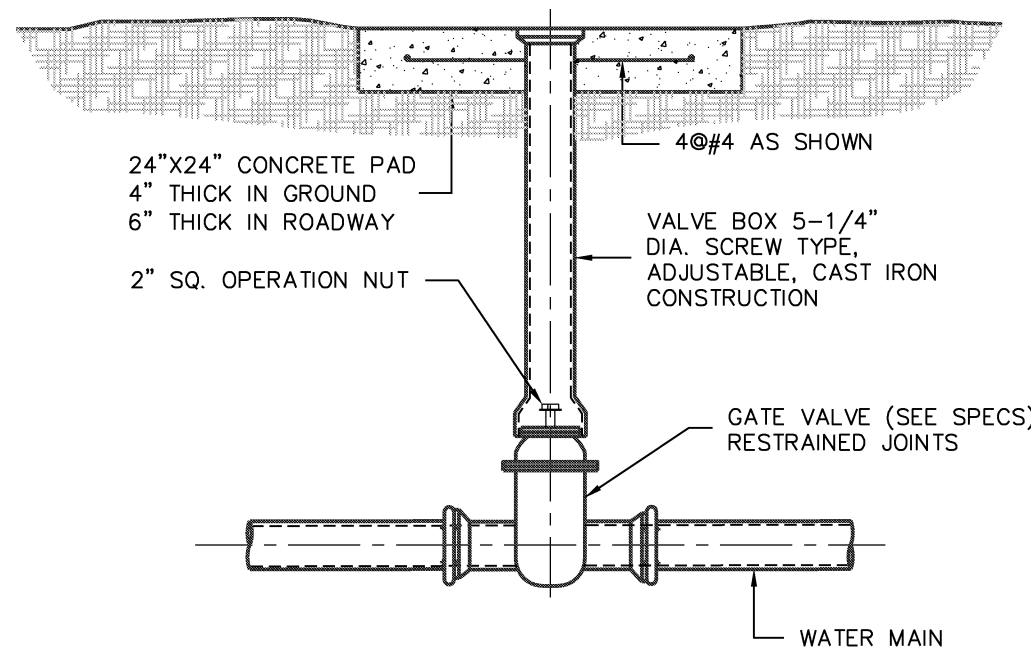
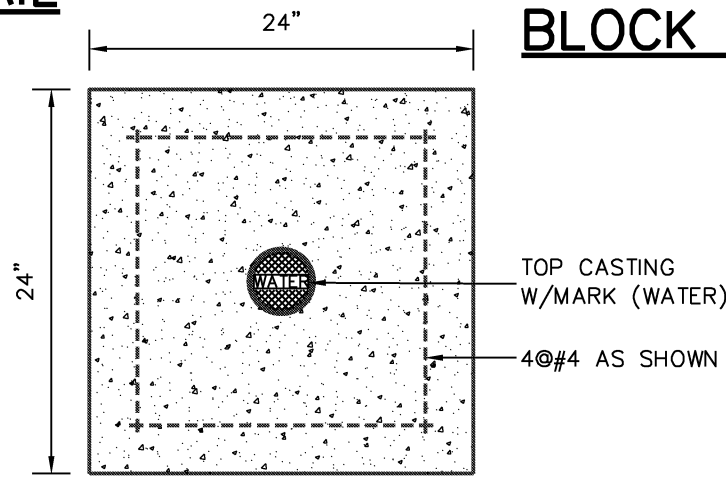
NOTE: THRUST BLOCK BEARING AREAS SHALL BE INCREASED IN POOR TRENCH CONDITIONS AS DIRECTED BY THE ENGINEER

DESIGN CRITERIA: TEST PRESSURE = 150 PSI  
SOIL BEARING PRESSURE = 1 TON PER SQ. FT.

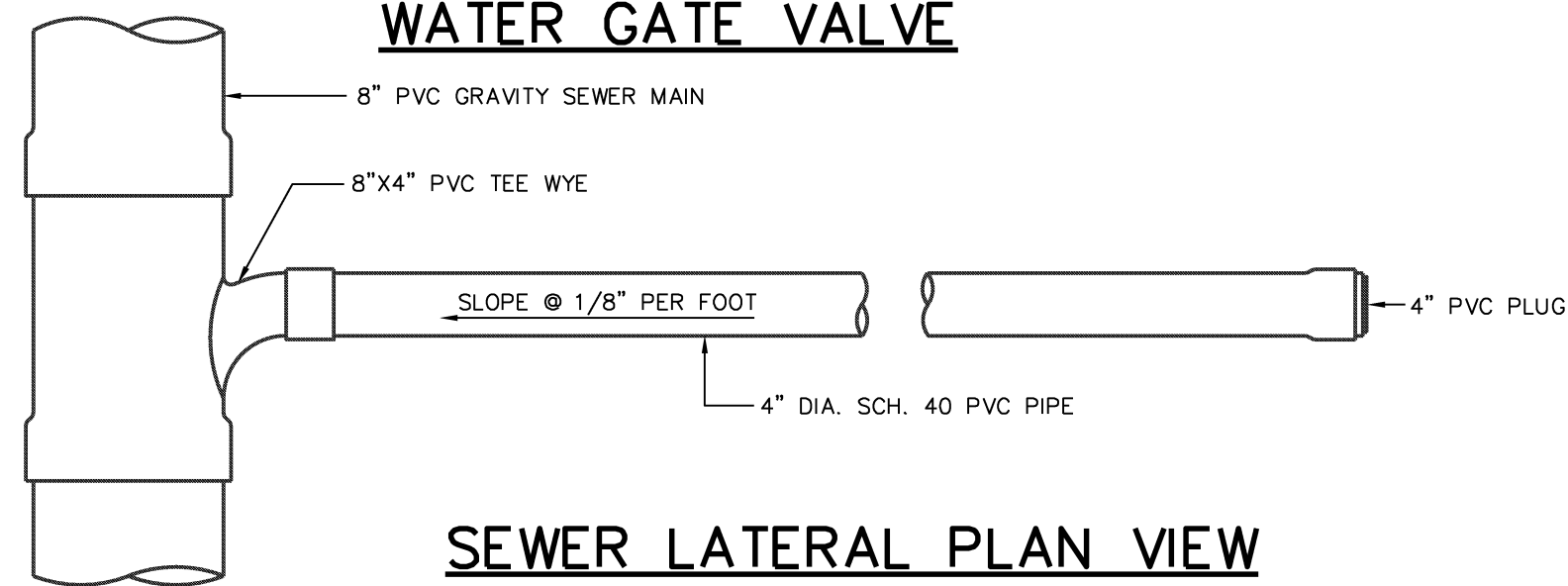


TEE THRUST BLOCK DETAIL

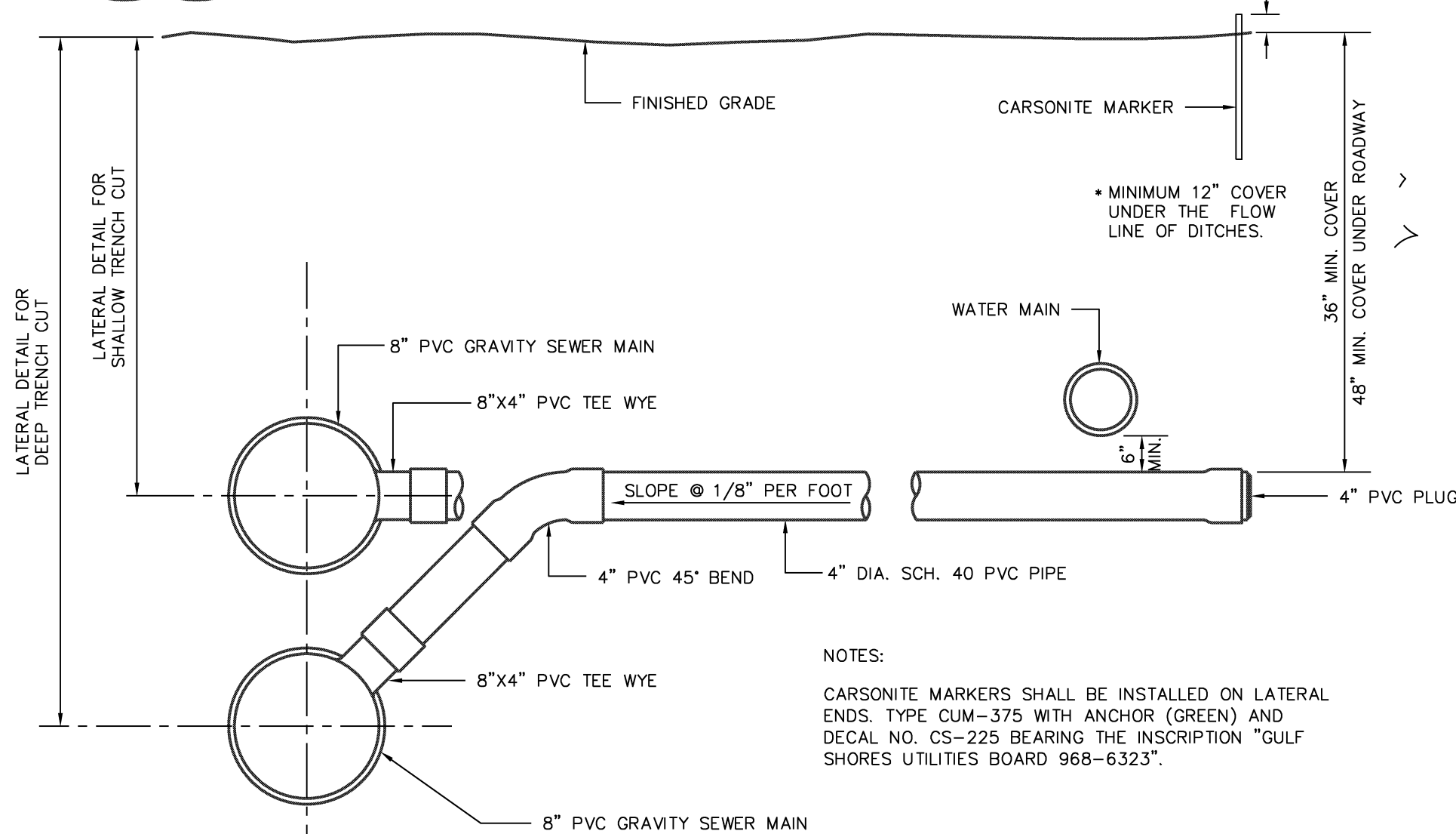
HORIZ. THRUST BLOCK DETAIL



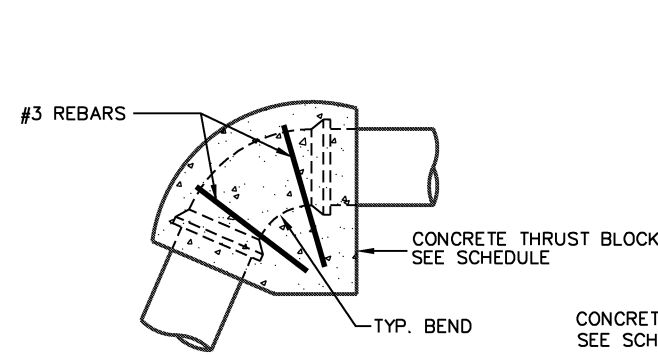
WATER GATE VALVE



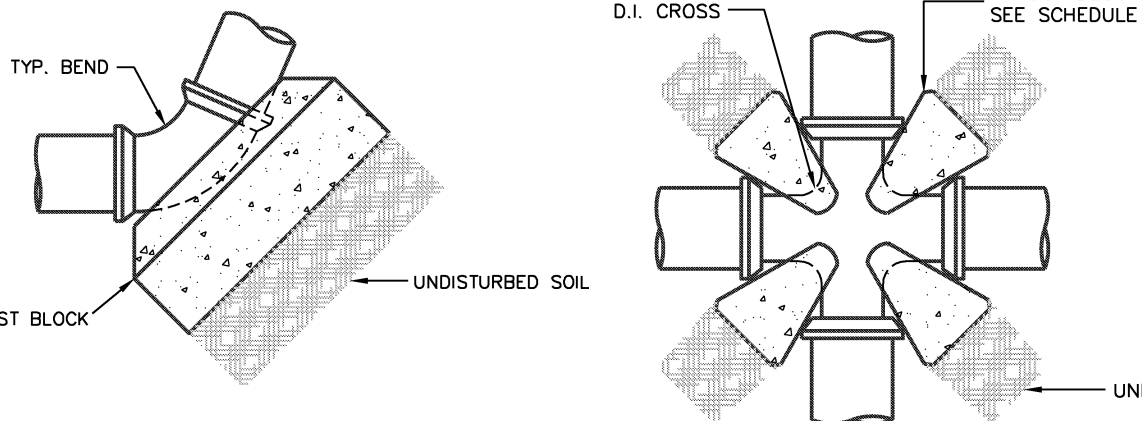
SEWER LATERAL PLAN VIEW



SEWER LATERAL SECTION

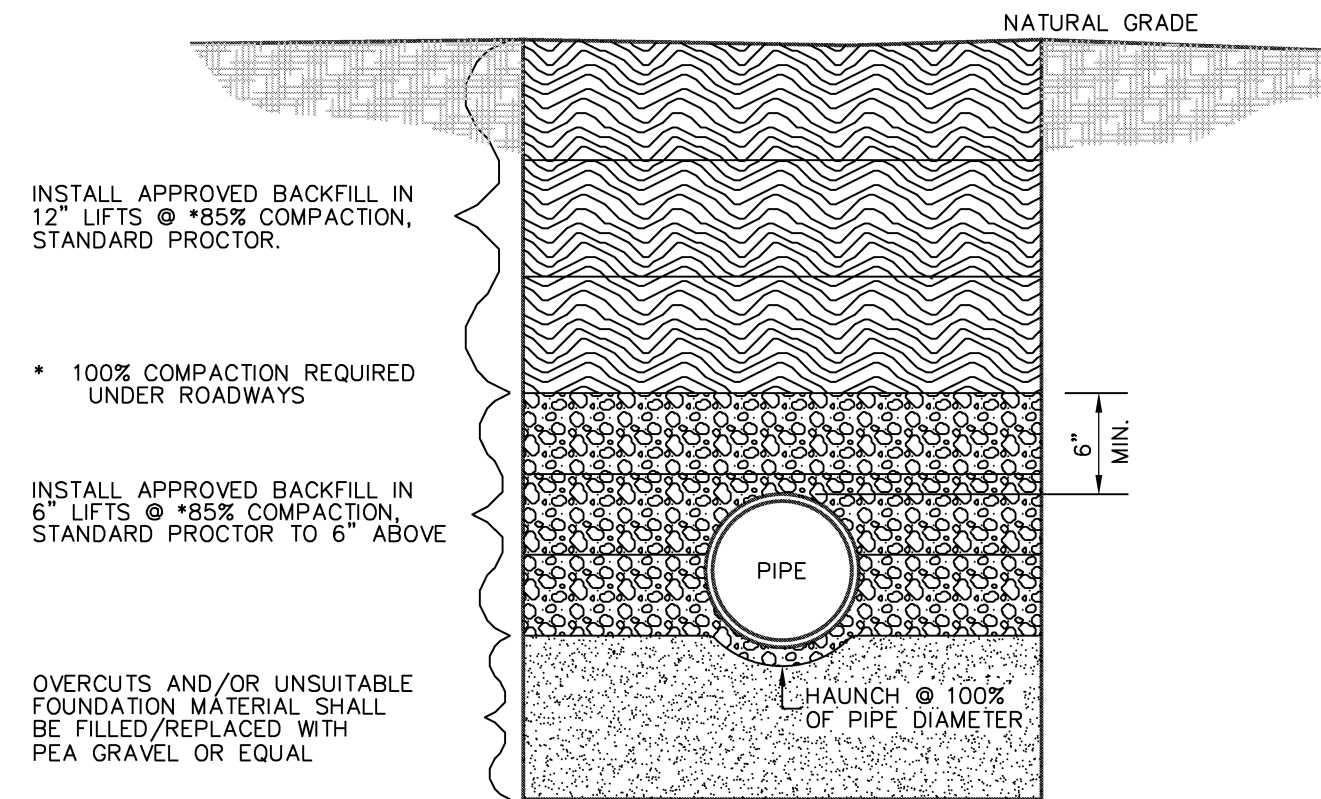


VERT. THRUST BLOCK DETAIL

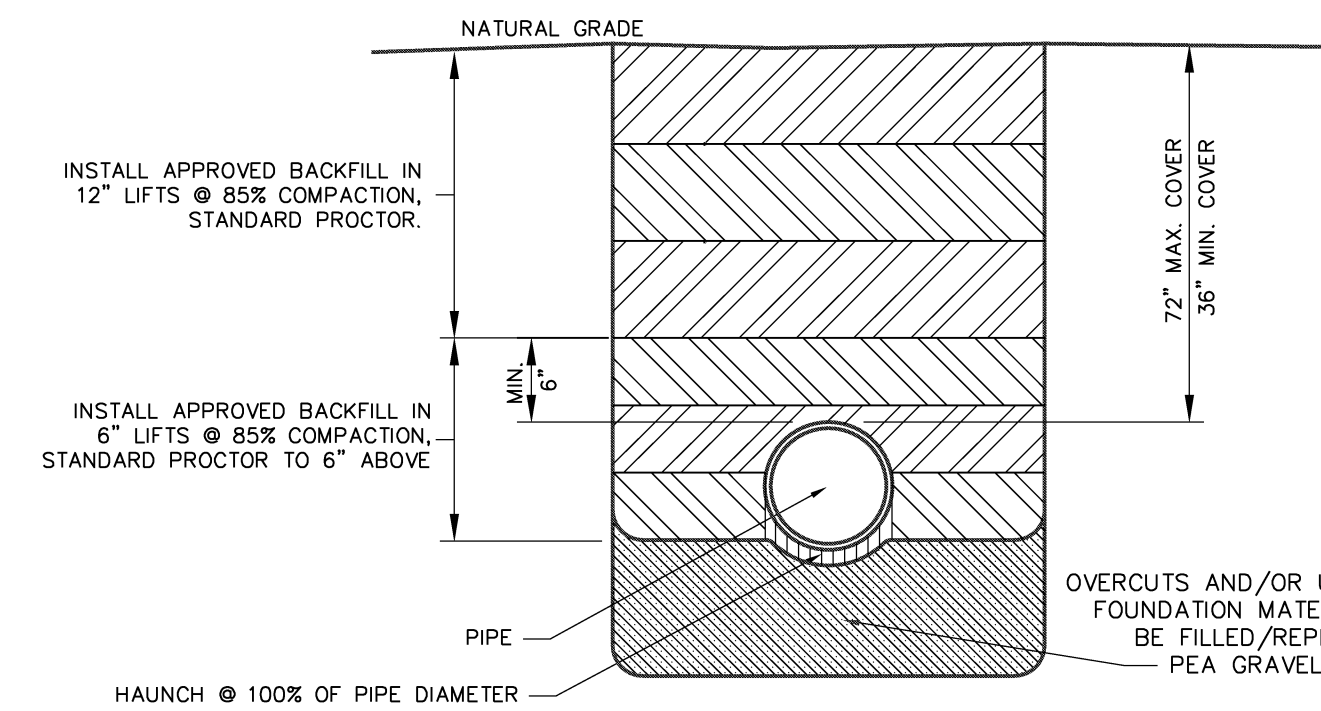


VERT. THRUST BLOCK DETAIL

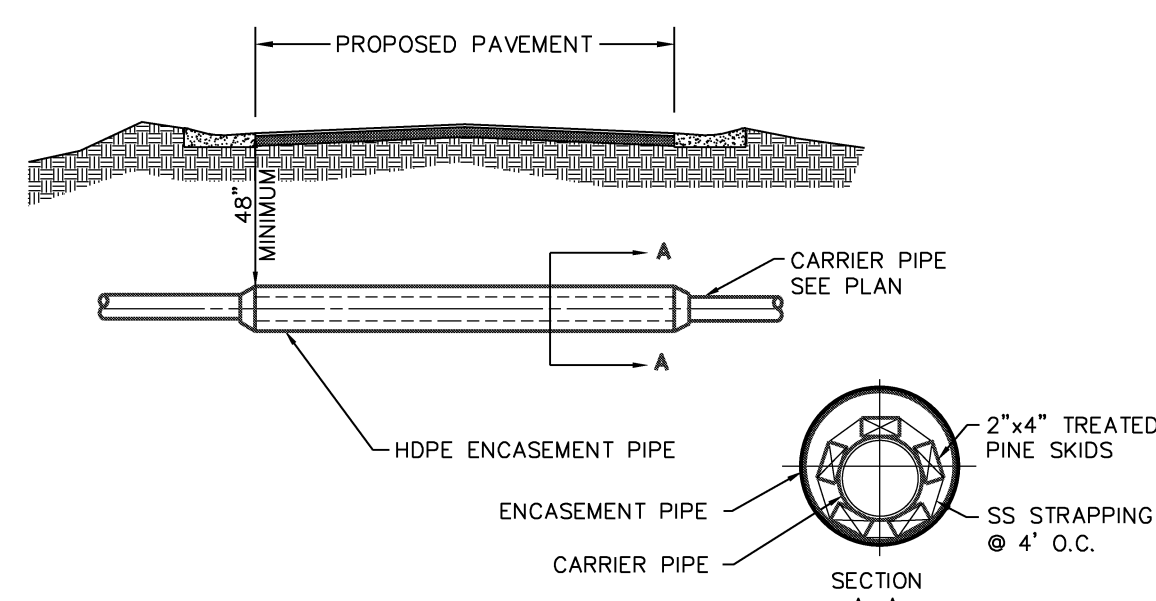
CROSS THRUST BLOCK DETAIL



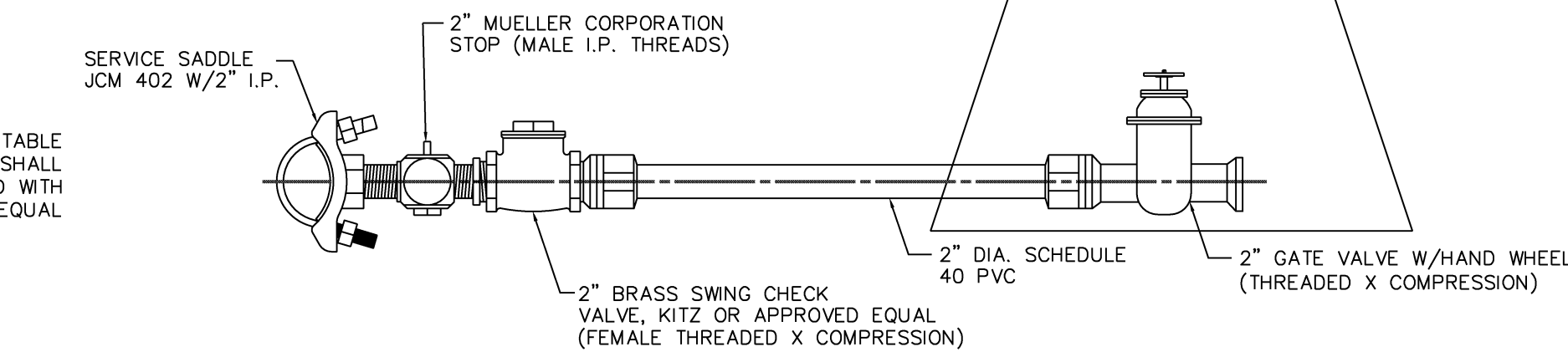
TYPICAL SEWER TRENCH DETAIL



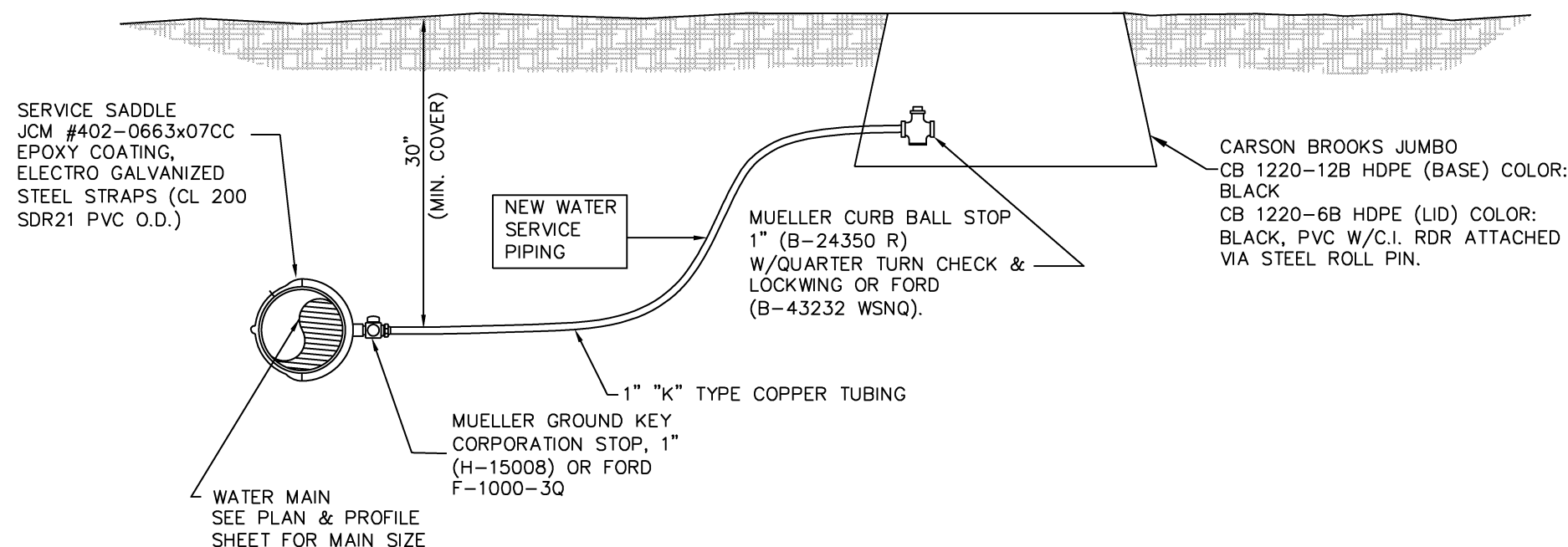
TYPICAL WATER MAIN TRENCH DETAIL



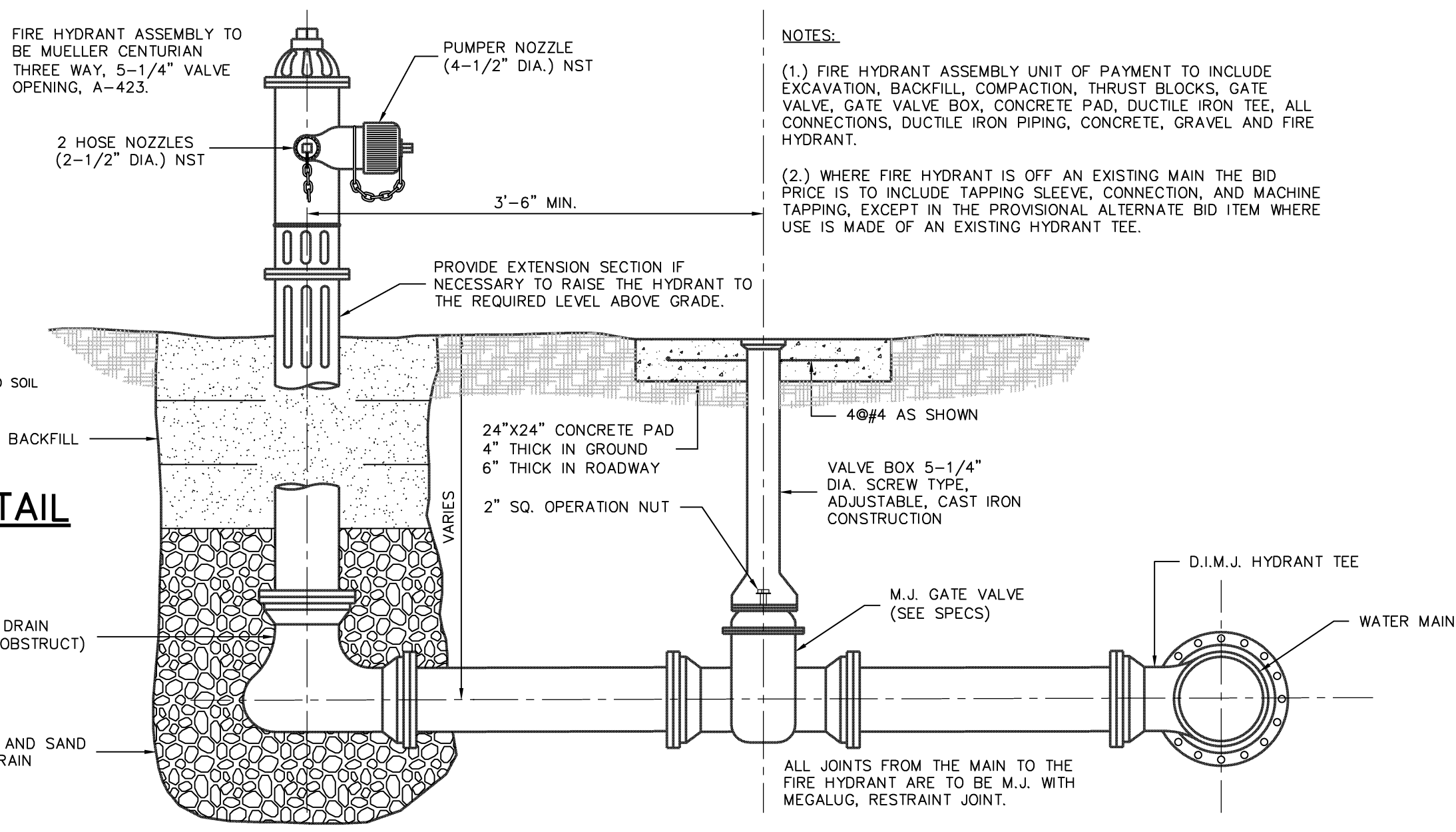
TYPICAL ENCASEMENT PIPE DETAIL



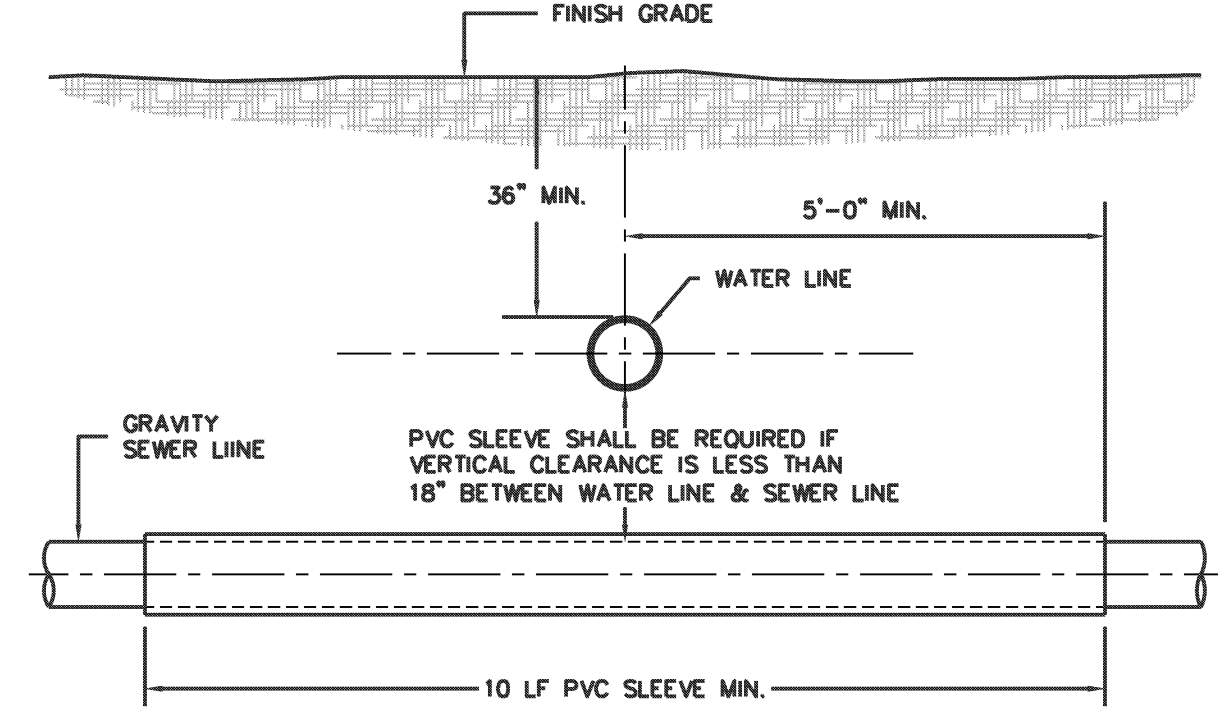
ORANGE BEACH MULTI-UNIT LOW PRESSURE SEWER SERVICE



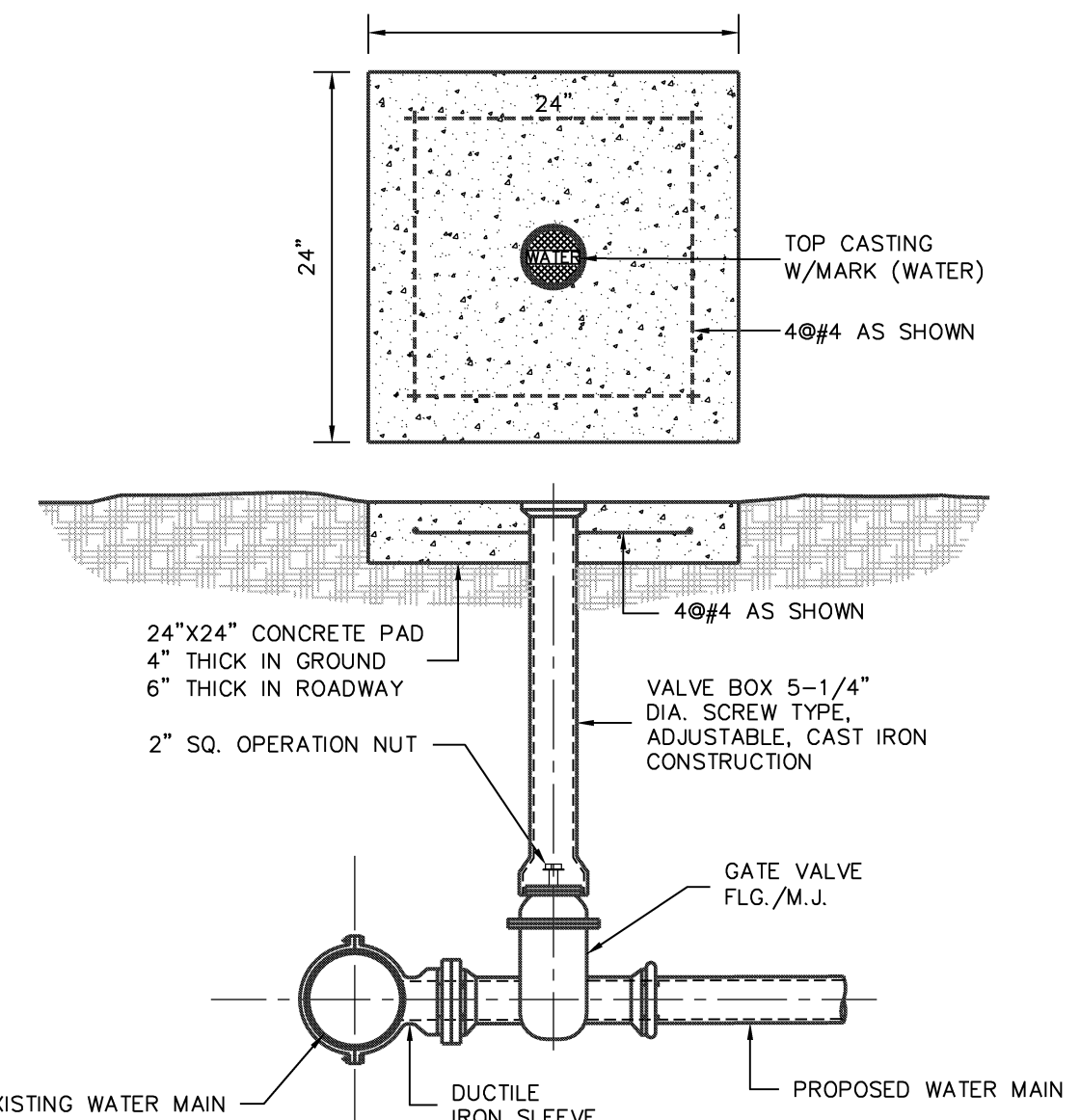
TYPICAL NEW WATER SERVICE CONNECTION  
UTILITIES BOARD FOR THE CITY OF ORANGE BEACH



FIRE HYDRANT ASSEMBLY



WATER LINE & SANITARY SEWER LINE  
VERTICAL CROSSING DETAIL



TAPPING SLEEVE & VALVE ASSEMBLY

SEAL



KEY PLAN

SCALE

N/A

NO. DESCRIPTION DATE

REVISIONS

DRAWN BY JMB

APPROVED BY JNE

CHECKED BY JNE

DATE JULY 2017

TITLE

WATER & SEWER  
DETAILS

PROJECT NO. 50082140

SHEET NO.

E

D

C

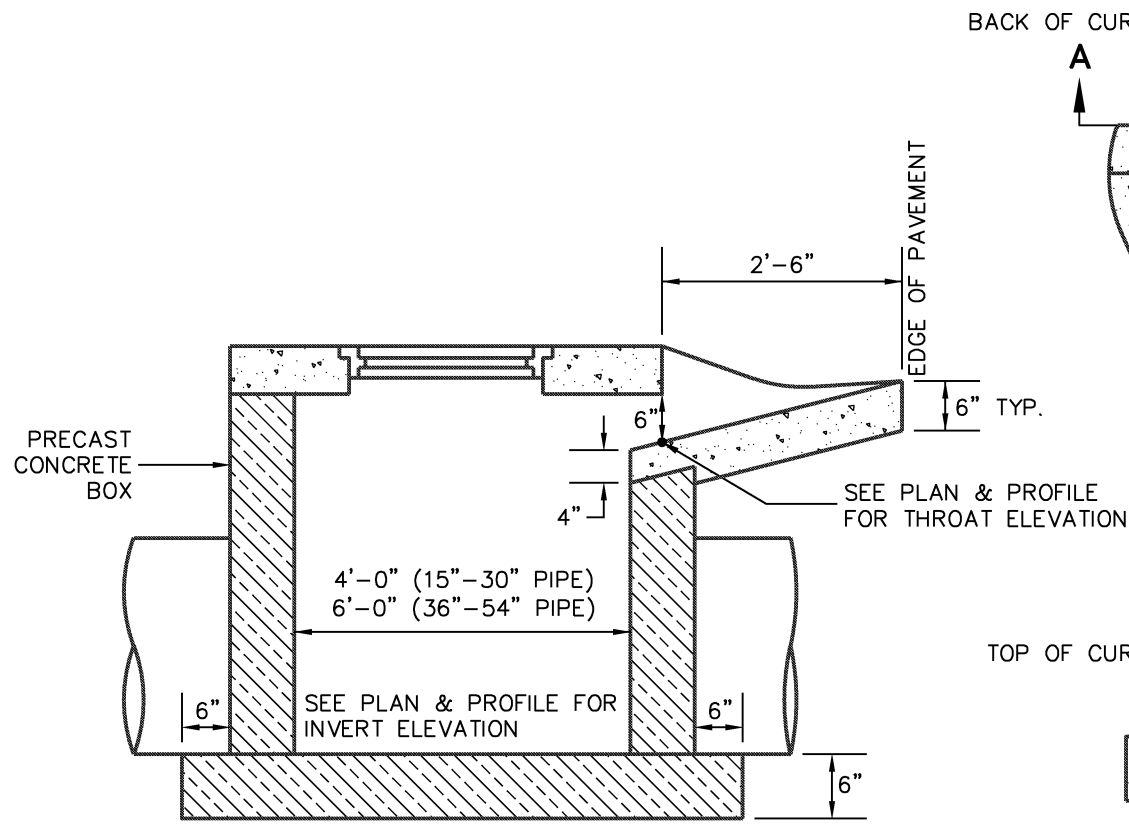
B

A

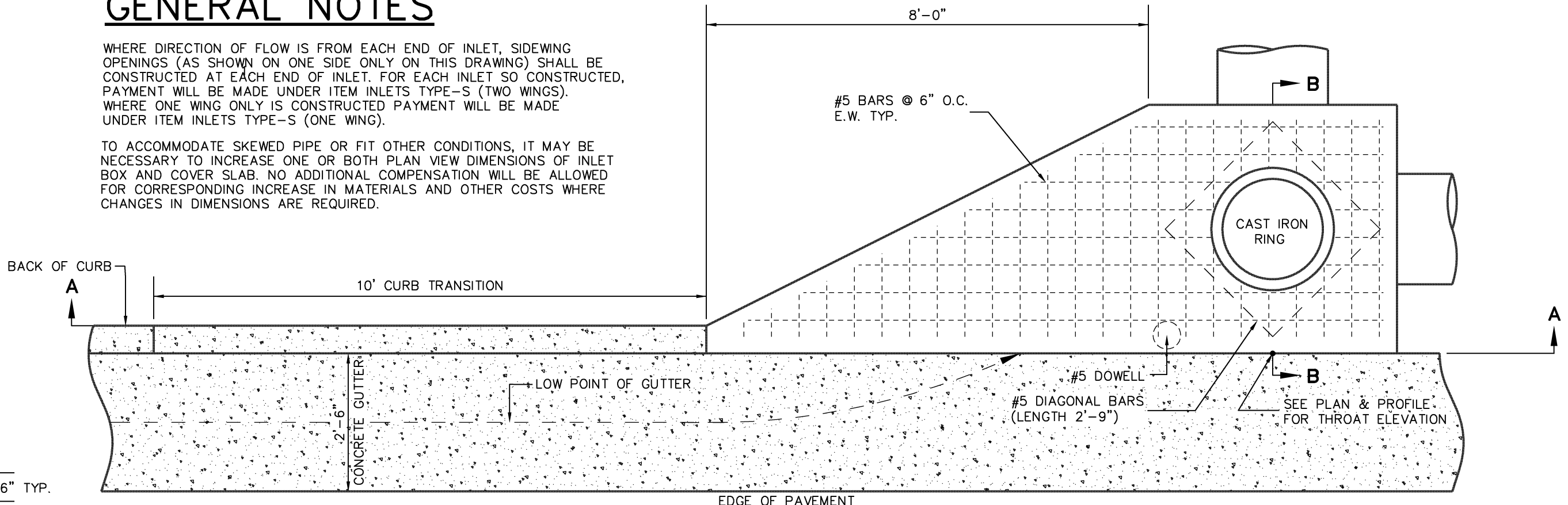
GENERAL NOTES

WHERE DIRECTION OF FLOW IS FROM EACH END OF INLET, SIDING OPENINGS (AS SHOWN ON ONE SIDE ONLY ON THIS DRAWING) SHALL BE CONSTRUCTED AT EACH END OF INLET. FOR EACH INLET SO CONSTRUCTED, PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (TWO WINGS). WHERE ONE WING ONLY IS CONSTRUCTED PAYMENT WILL BE MADE UNDER ITEM INLETS TYPE-S (ONE WING).

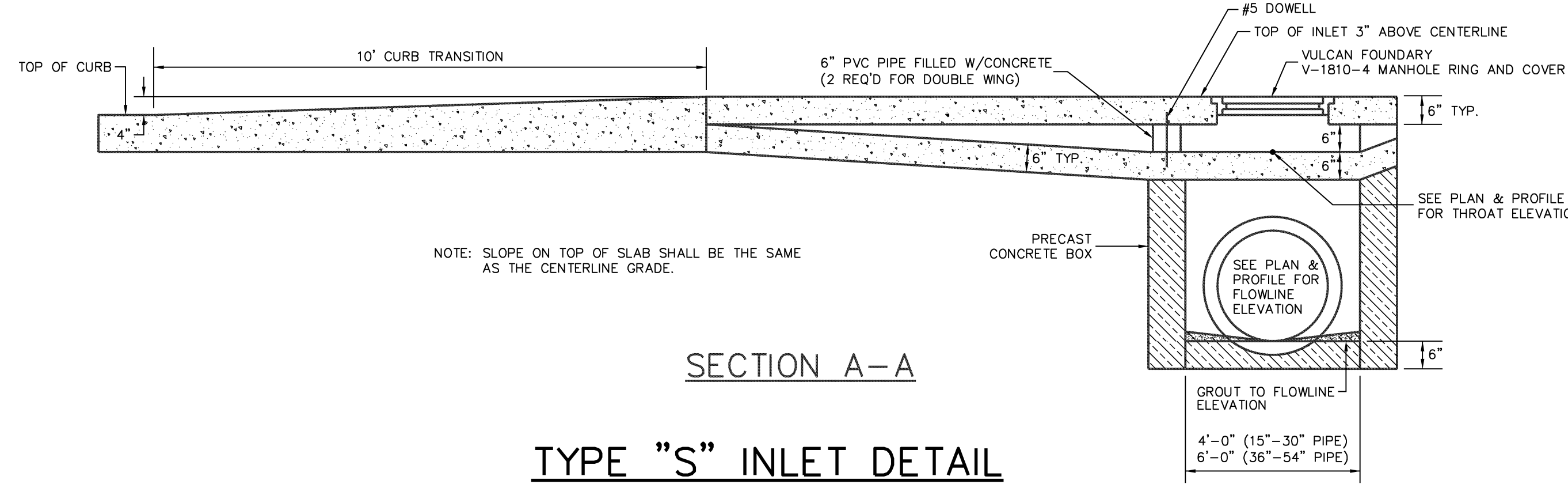
TO ACCOMMODATE SKEWED PIPE OR FIT OTHER CONDITIONS, IT MAY BE NECESSARY TO INCREASE ONE OR BOTH PLAN VIEW DIMENSIONS OF INLET BOX AND COVER SLAB. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRESPONDING INCREASE IN MATERIALS AND OTHER COSTS WHERE CHANGES IN DIMENSIONS ARE REQUIRED.



SECTION B-B

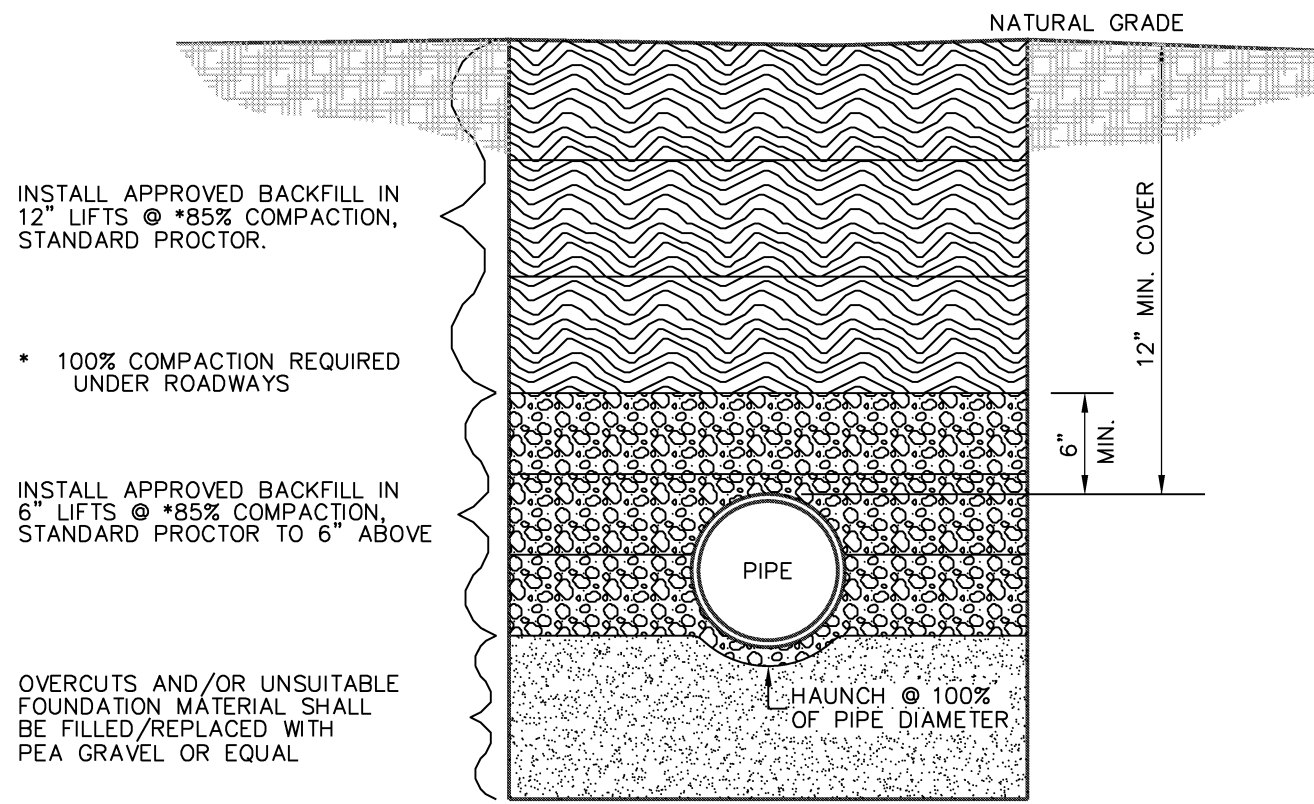


PLAN VIEW

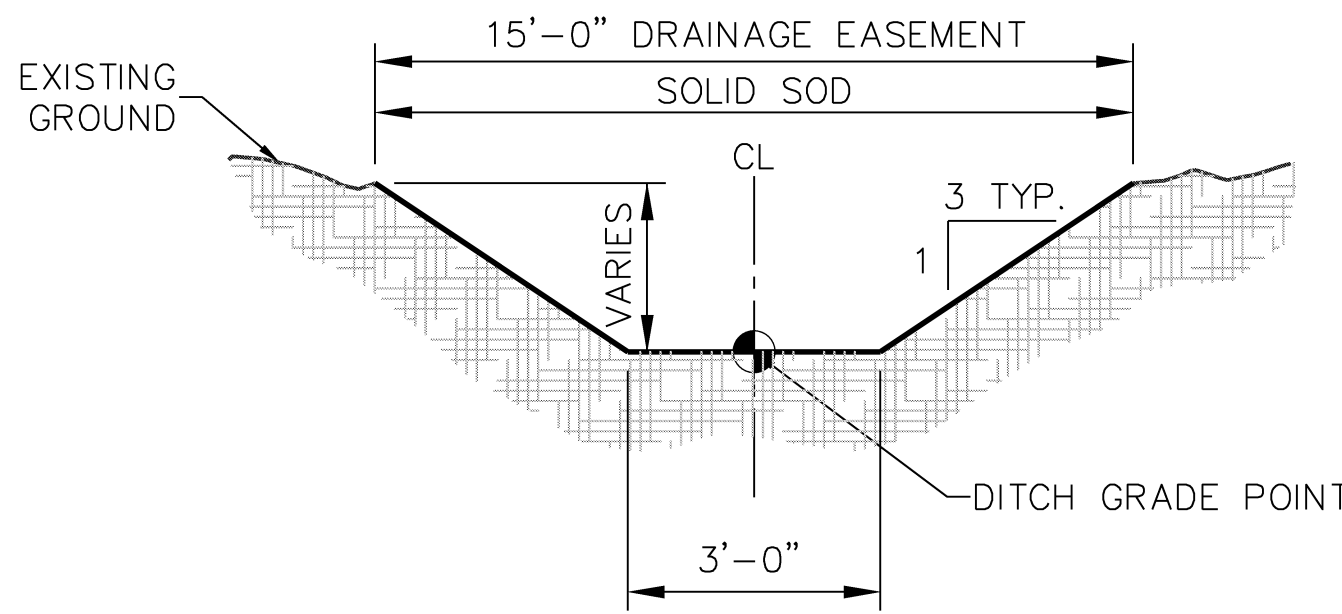


SECTION A-A

TYPE "S" INLET DETAIL

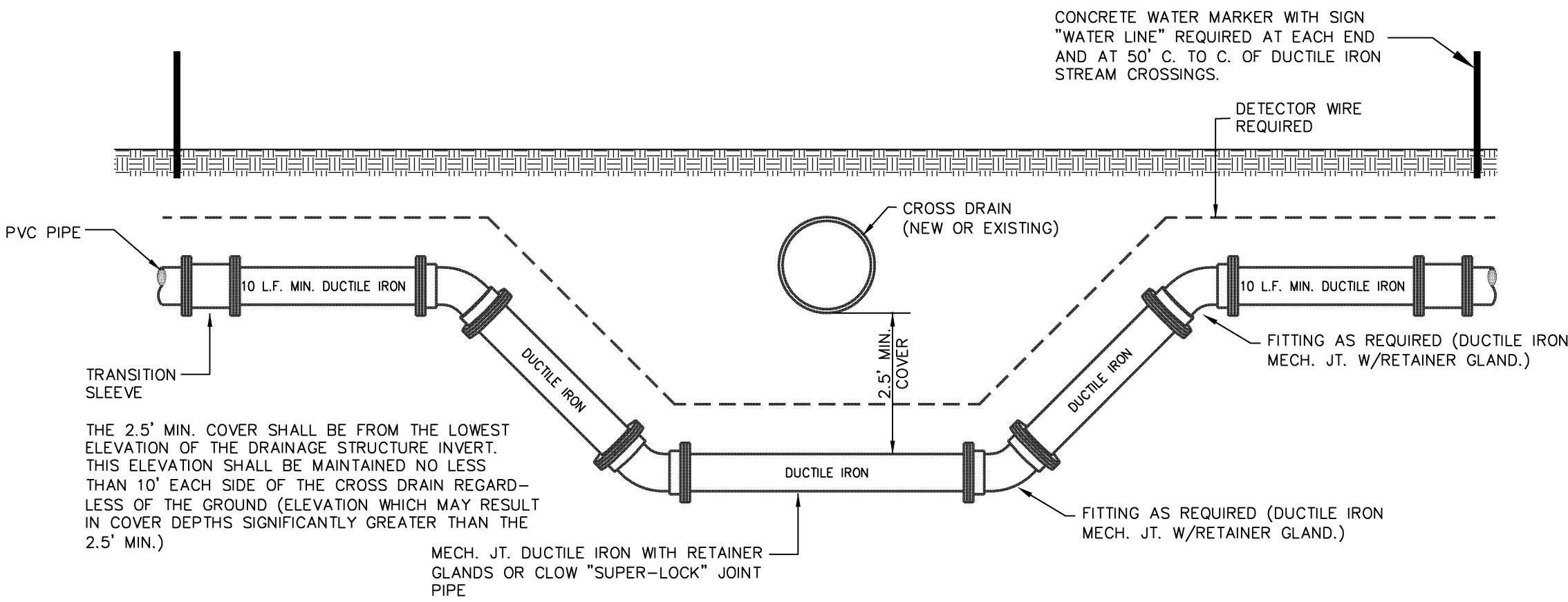


CONCRETE PIPE TRENCH DETAIL

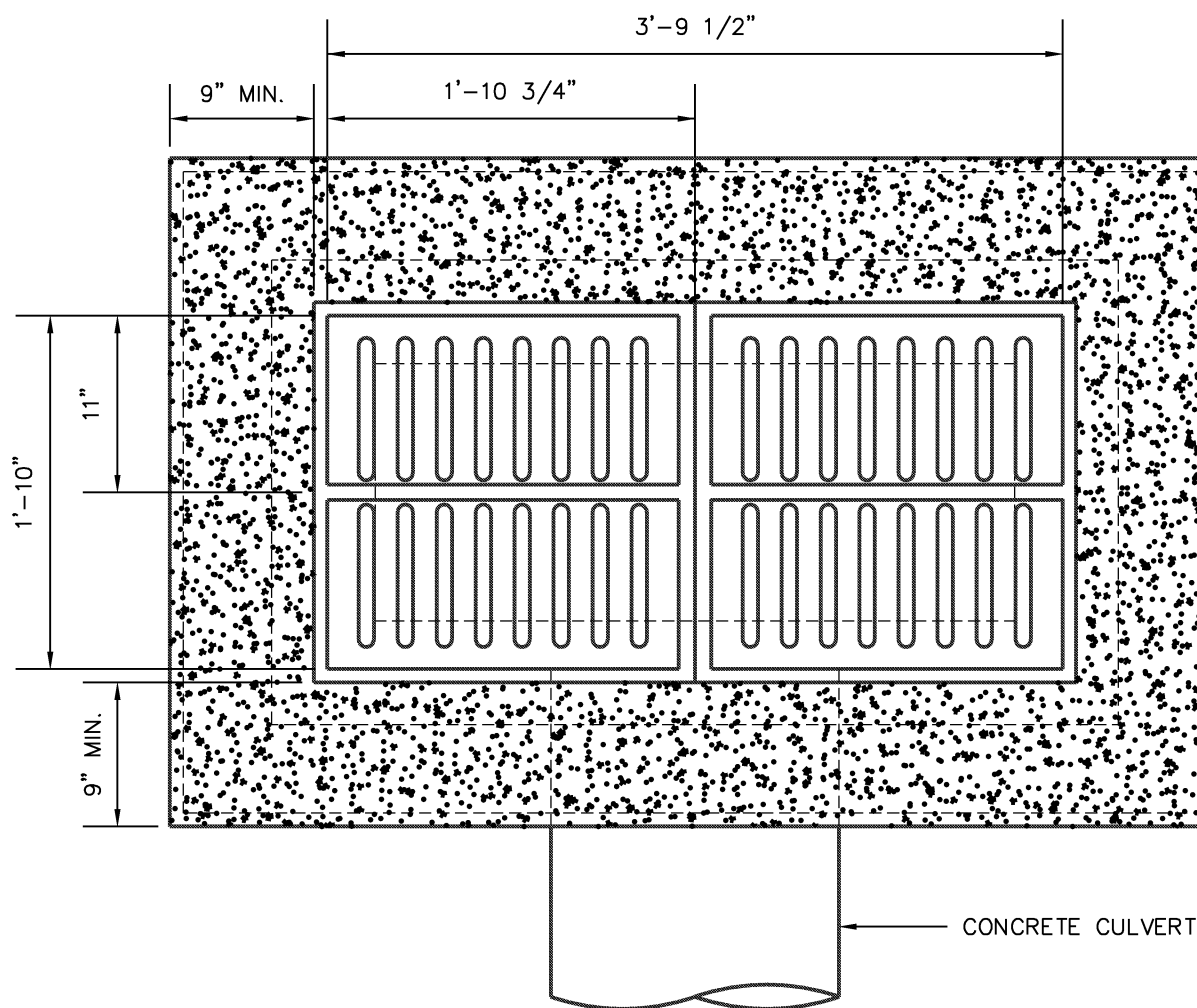


TYPICAL DITCH DETAIL

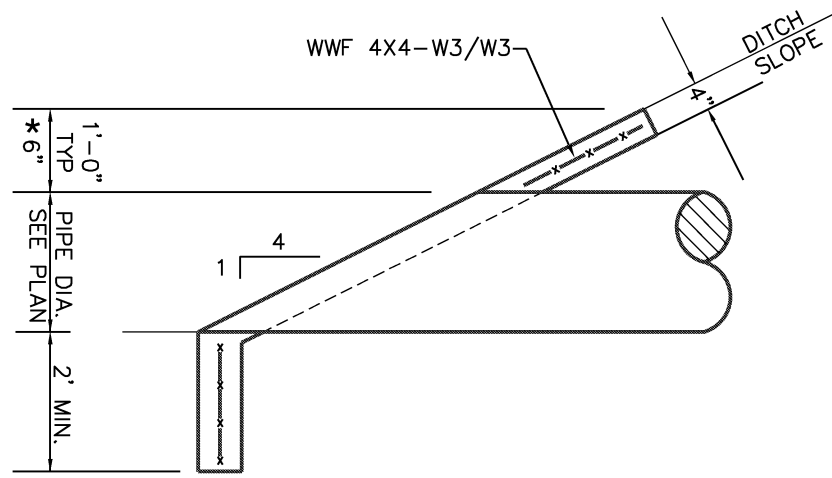
NOT TO SCALE



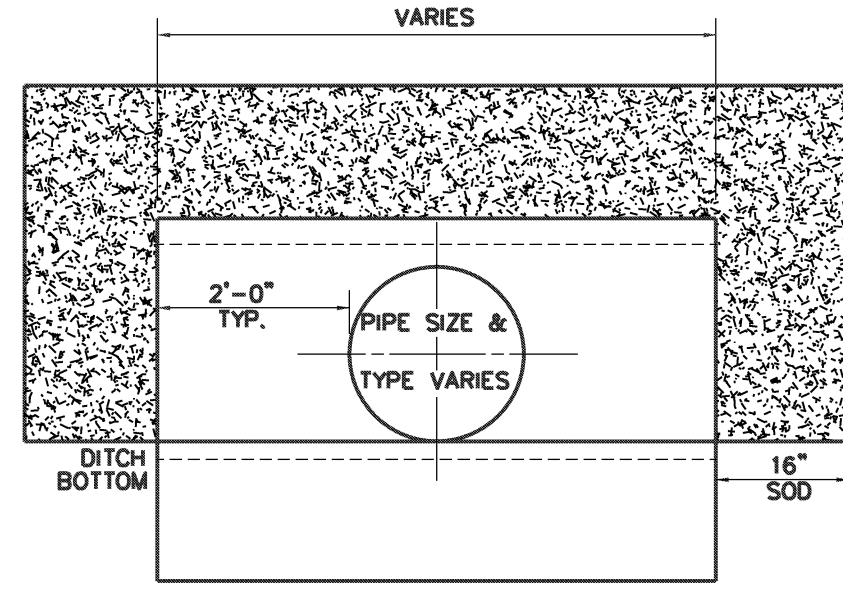
TYPICAL DRAINAGE PIPE CROSSING



GUTTER INLET DETAIL



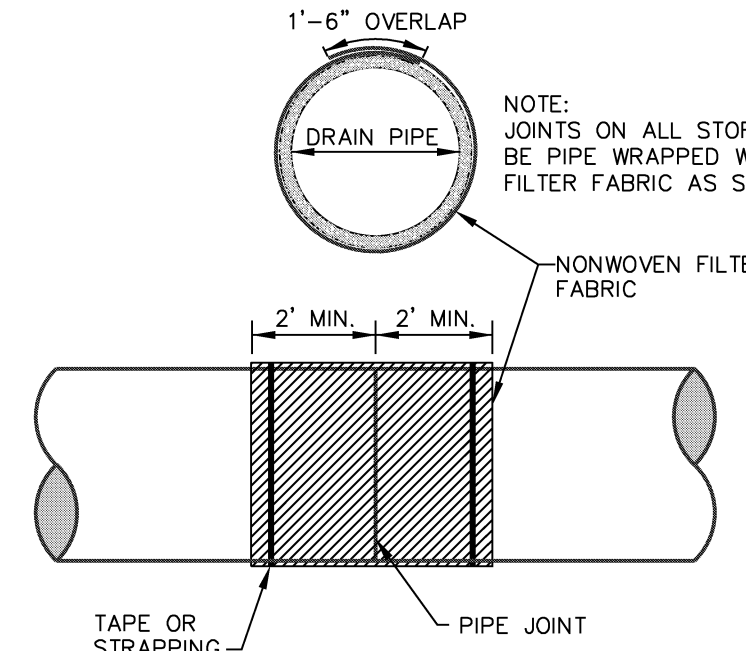
SECTION VIEW



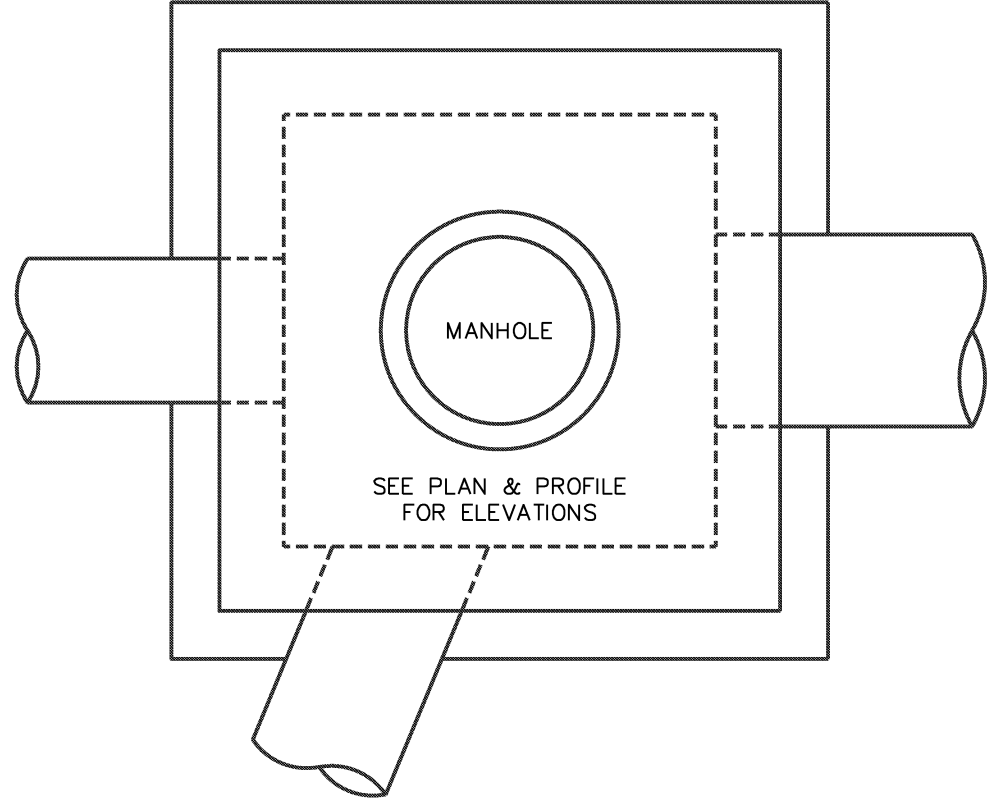
SINGLE PIPE

FRONT VIEW

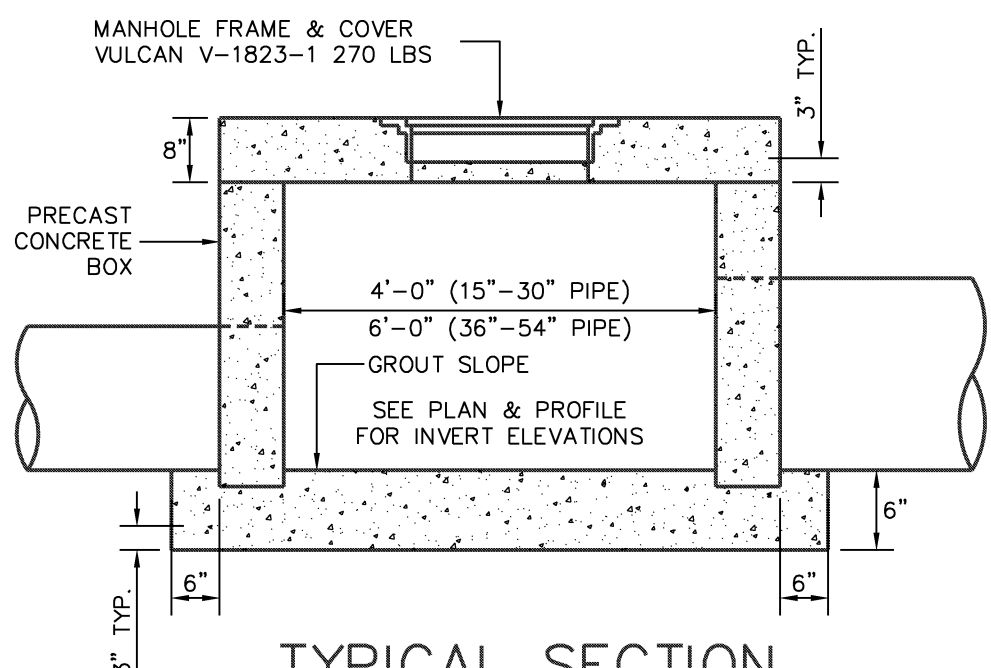
CONCRETE SLOPED HEADWALL DETAIL



PIPE JOINT WRAP



PLAN VIEW

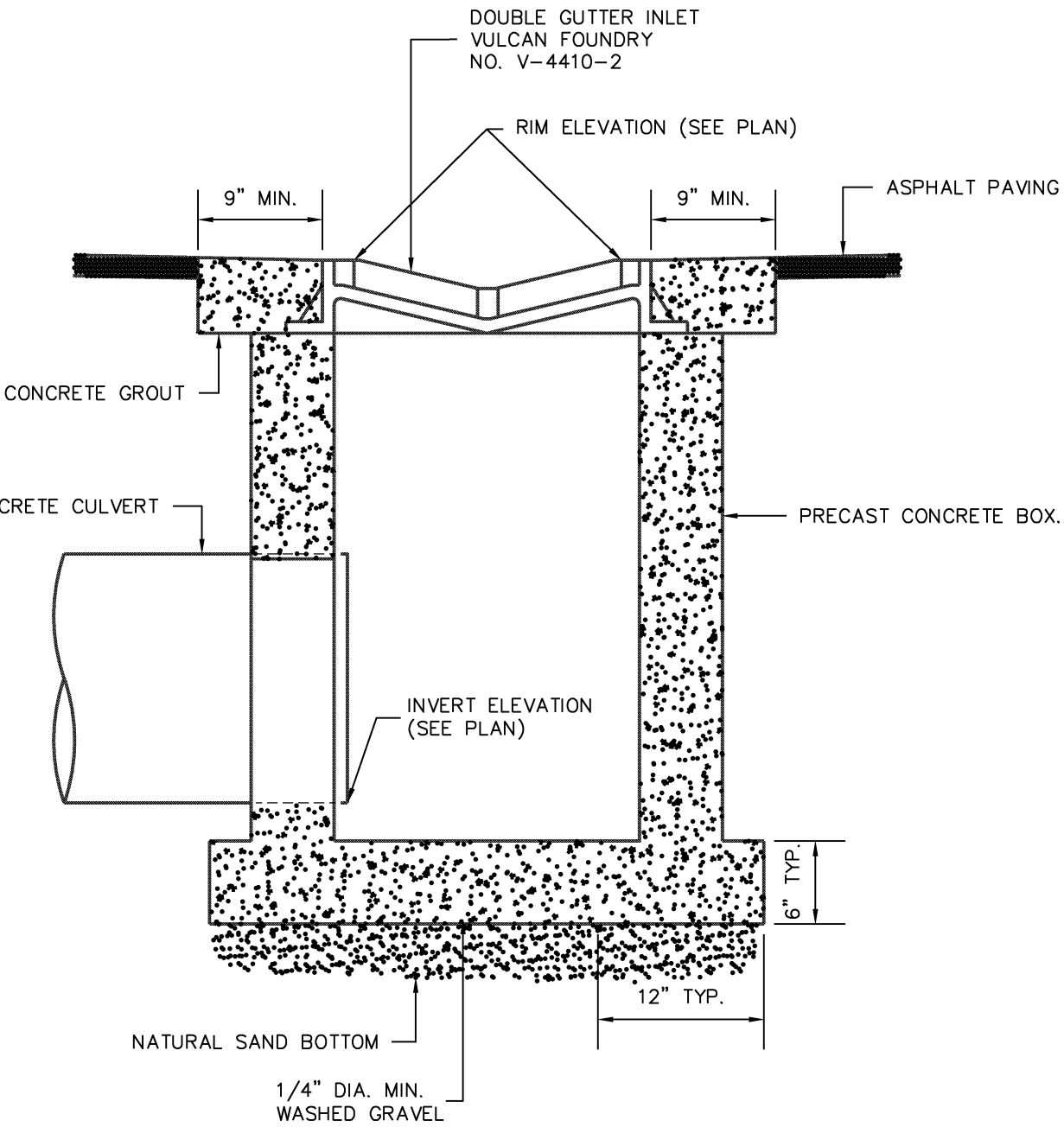


TYPICAL SECTION

JUNCTION BOX DETAIL

(N.T.S.)

NOTE: ALL JUNCTION AND INLET BOXES 4 FEET OR DEEPER SHALL HAVE STEPS INSTALLED AS PER ADOPT STANDARD DRAWING.



SEAL



KEY PLAN

SCALE

N/A

NO.	DESCRIPTION	DATE

REVISIONS

DRAWN BY	JMB
APPROVED BY	JNE
CHECKED BY	JNE
DATE	JULY 2017

TITLE

DRAINAGE  
DETAILS

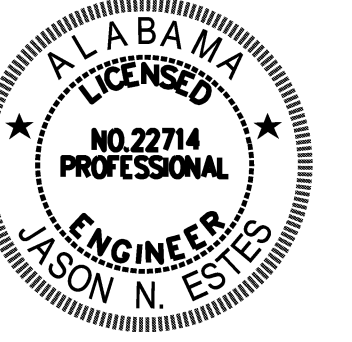
PROJECT NO. 50082140

SHEET NO.

49 BELLATON AVENUE  
DAPHNE, AL 36526  
251.990.9950

GULF STREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA

SEAL



## KEY PLAN

SCALE

V: 1"=5'

H: 1"=10'

[illegible]

NO.	DESCRIPTION	DATE
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## REVISIONS

DRAWN BY JMB

APPROVED BY JNE

CHECKED BY JNE

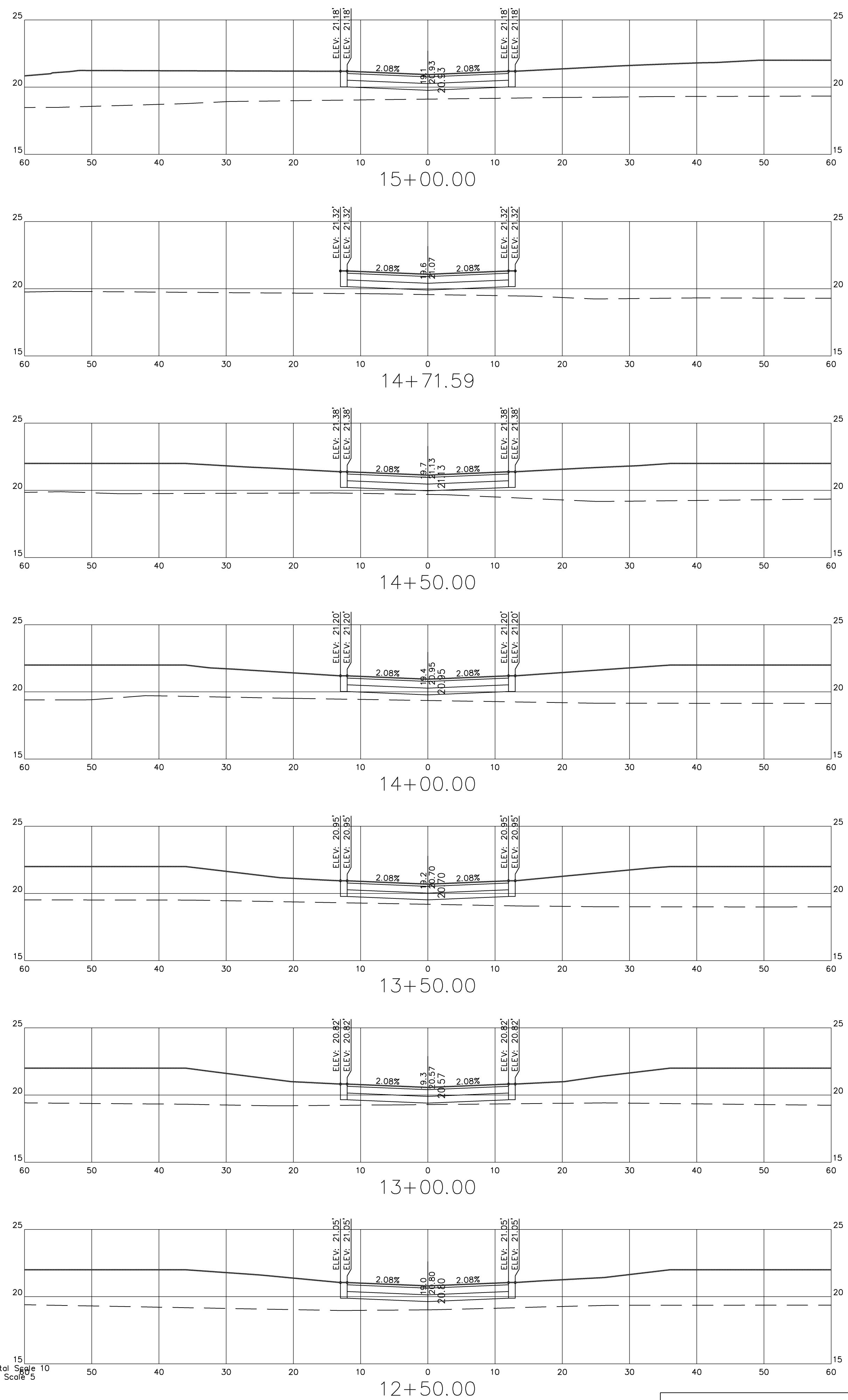
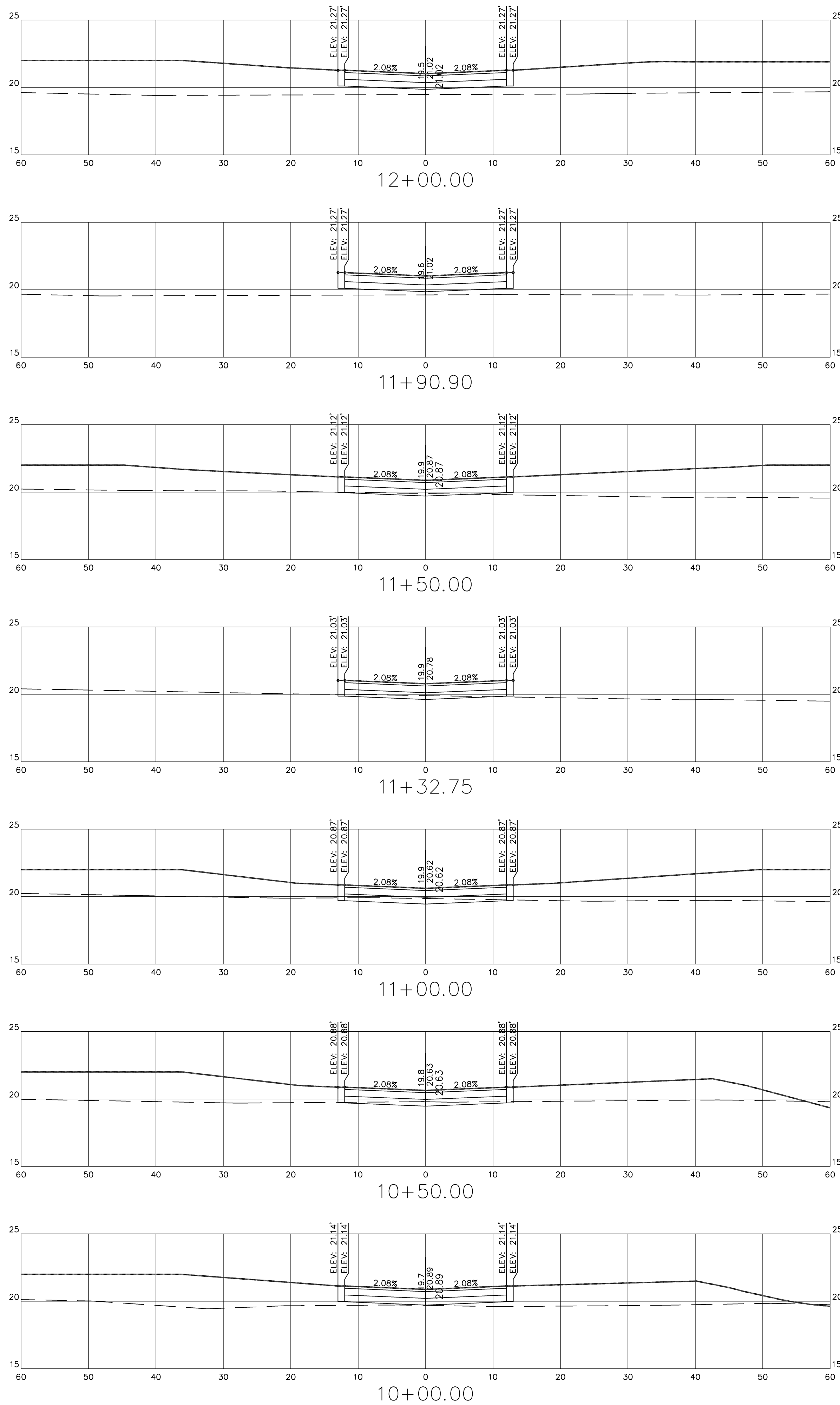
DATE JULY 2017

**TITLE**

## CROSS SECTION DETAILS

PROJECT NO. 50082140

SHEET NO.



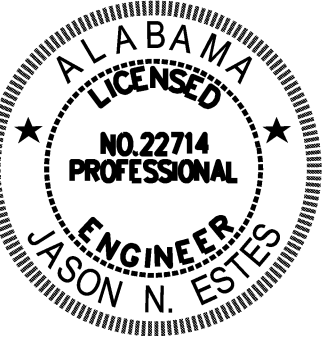
GULFSTREAM DRIVE

16



**GULF STREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA**

SEAL



## KEY PLAN

SCALE

V: 1"=5  
H: 1"=10

[illegible]

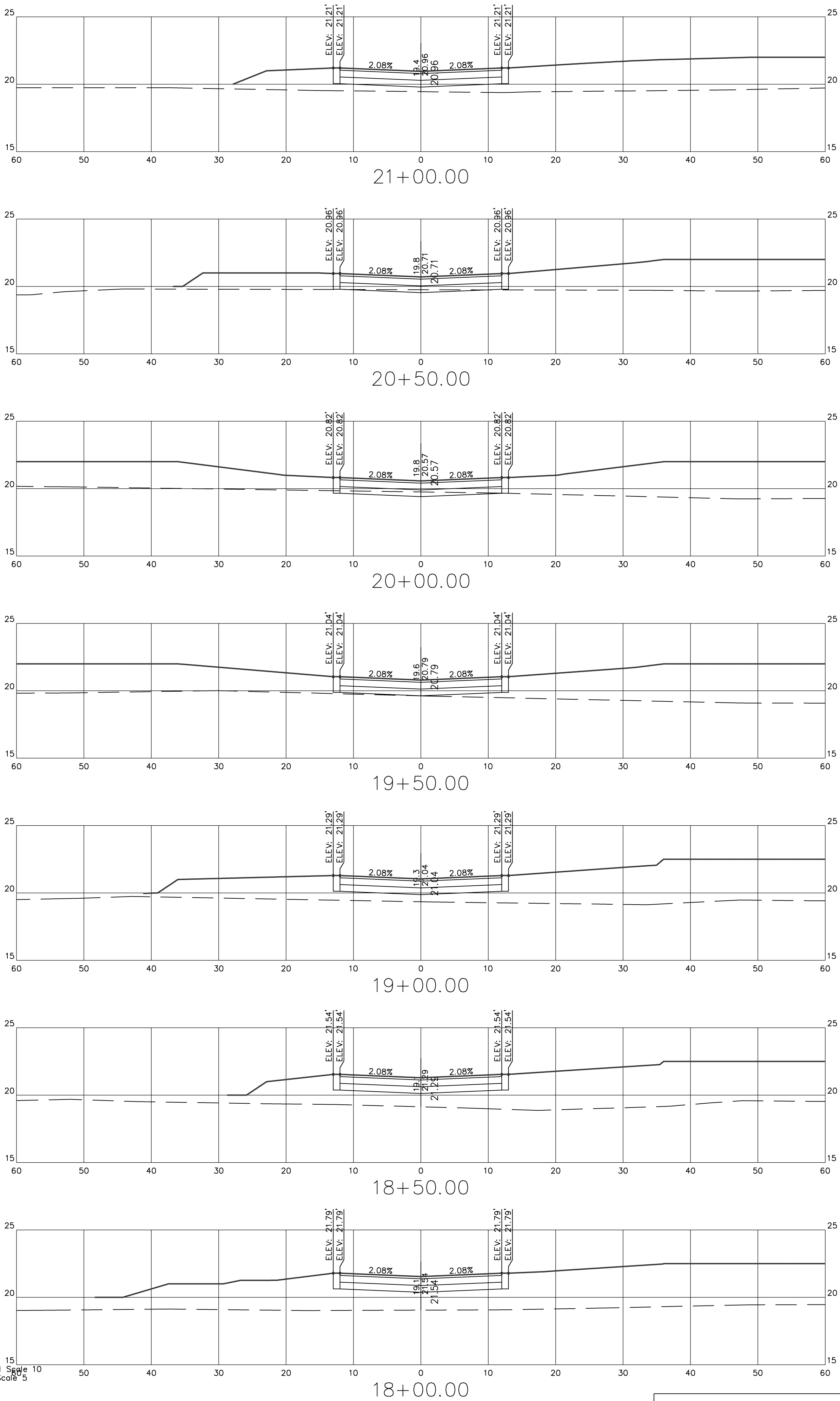
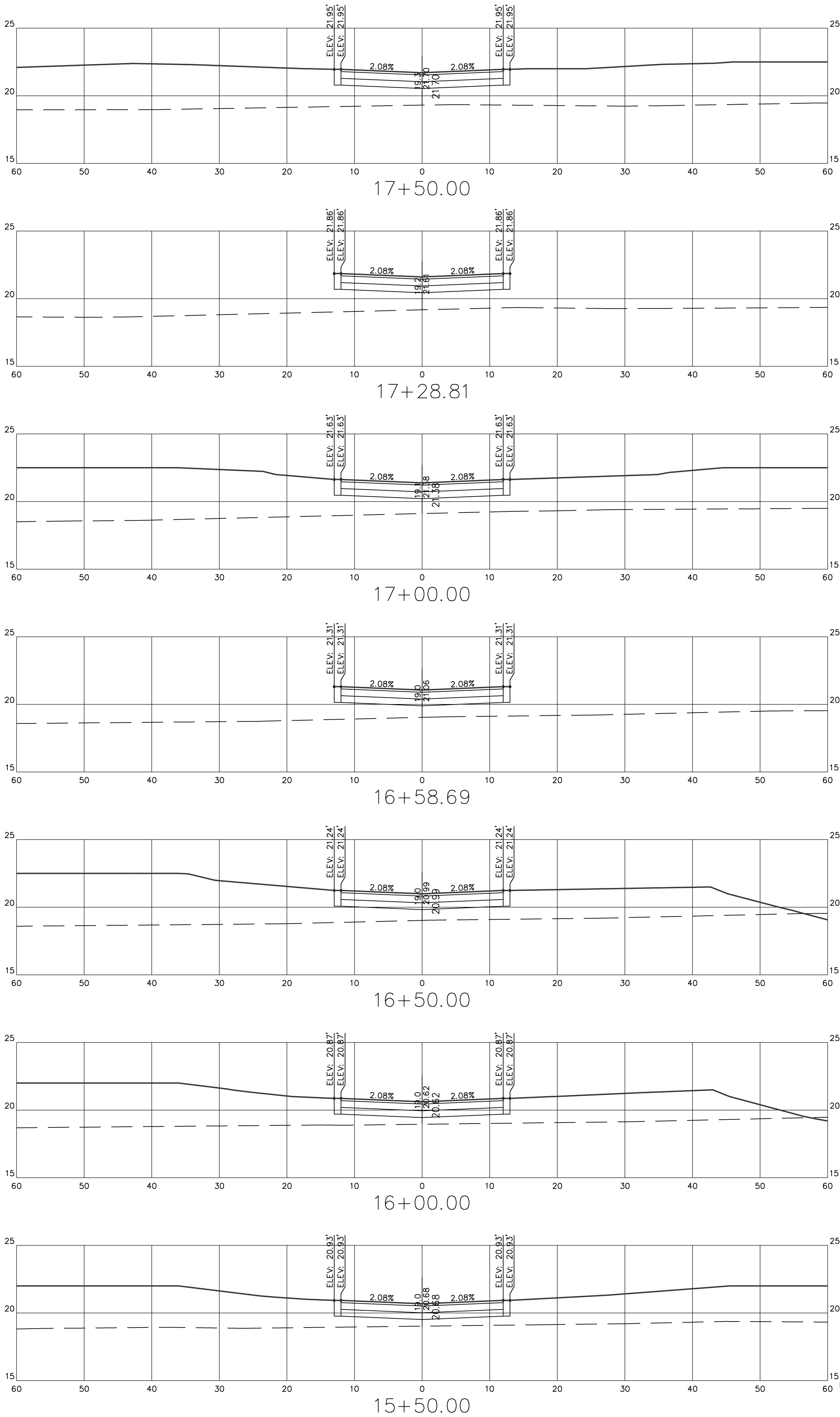
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<b>REVISIONS</b>		
DRAWN BY		JMB
APPROVED BY		JNE
CHECKED BY		JNE
DATE		JULY 2017

**TITLE**

## CROSS SECTION DETAILS

PROJECT NO.	50082140
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SHEET NO.

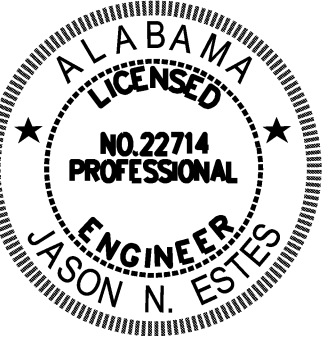


# GULFSTREAM DRIVE

17

**GULF STREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA**

SEAL



## KEY PLAN

SCALE

V:  $1''=5'$   
H:  $1''=10'$

[illegible]

NO.	DESCRIPTION	DATE
-----	-------------	------

## REVISIONS

DRAWN BY \_\_\_\_\_ JME

APPROVED BY \_\_\_\_\_ JNE

CHECKED BY \_\_\_\_\_ JNE

DATE \_\_\_\_\_ JULY 2017

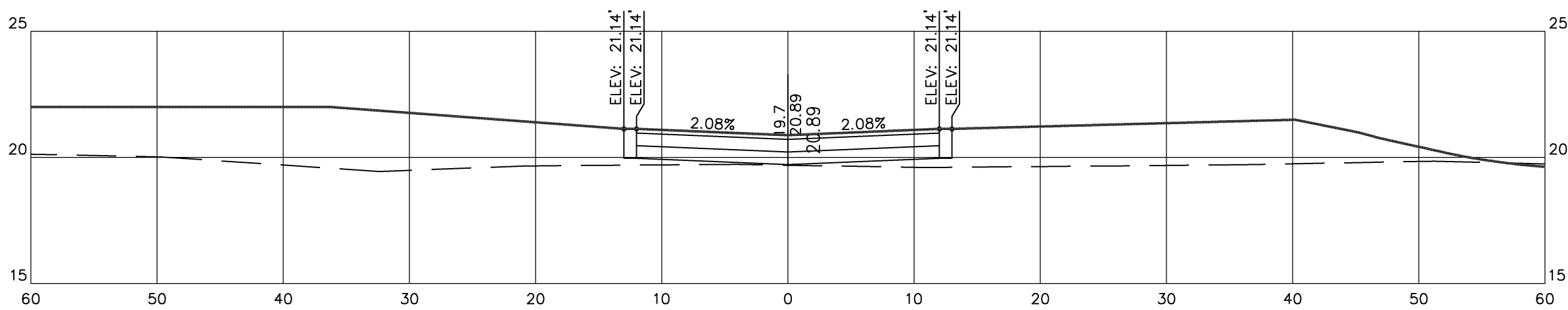
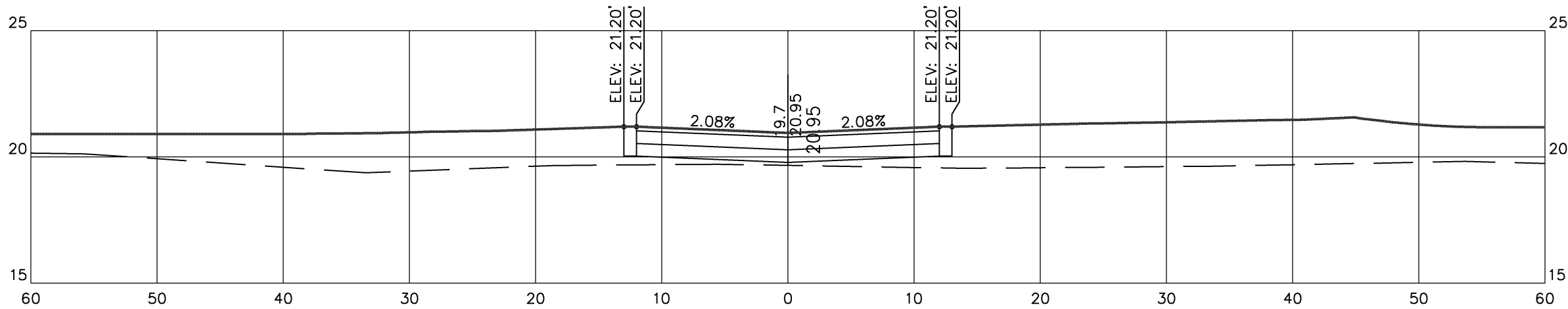
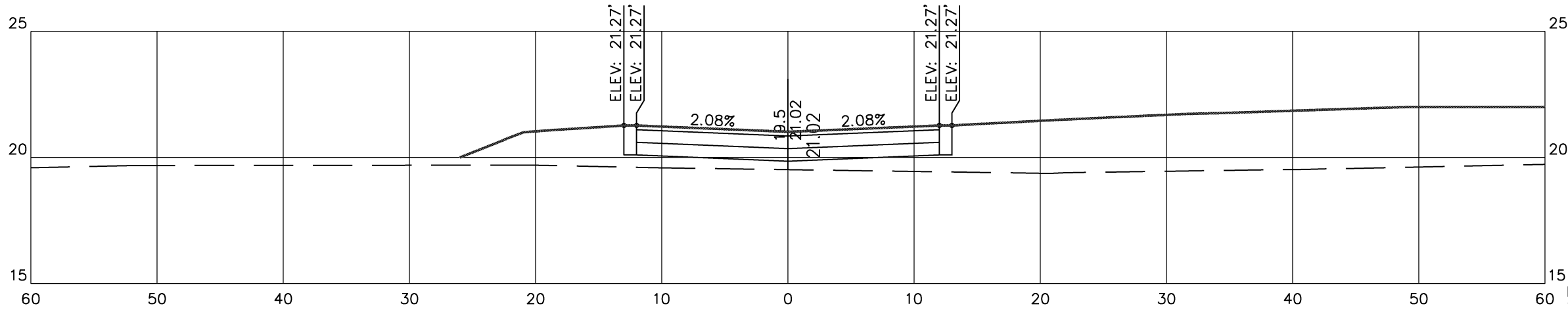
**TITLE**

## CROSS SECTION DETAILS

PROJECT NO. 50082140

18

SHEET NO.


$$21 + 86.28$$

$$21 + 73.11$$
 $21 + 12.98$ 

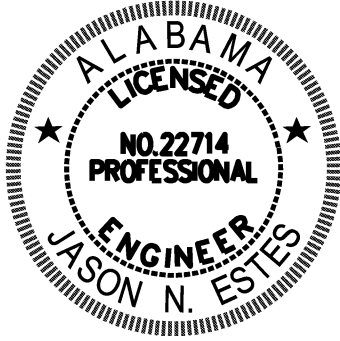
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Vertical Scale 5

GULFSTREAM DRIVE

9949 BELLATON AVENUE  
DAPHNE, AL 36526  
251.990.9950

GULF STREAM TOWNHOMES  
FORTUNA INVESTMENTS, LLC  
ORANGE BEACH, ALABAMA

SEAL



KEY PLAN

SCALE

V: 1"=5'  
H: 1"=10'

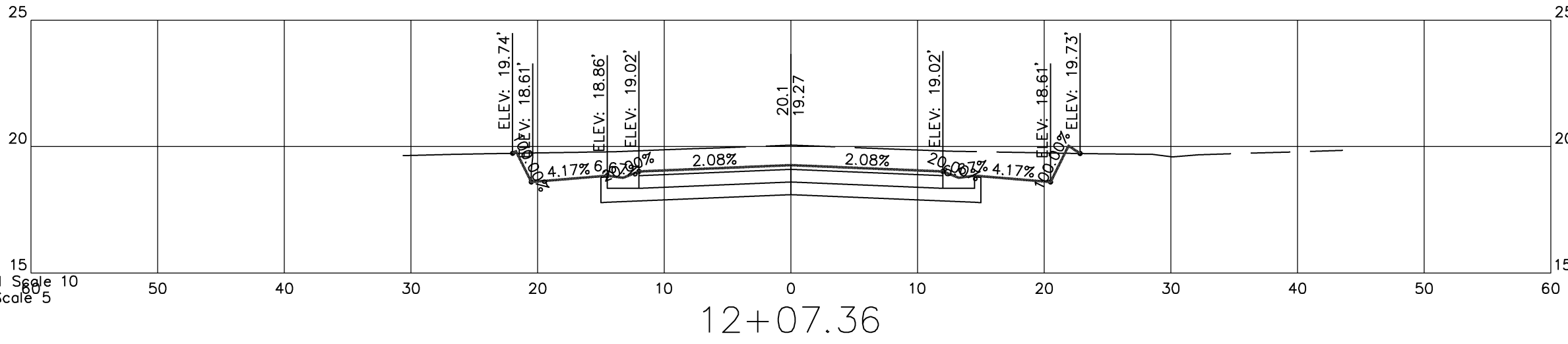
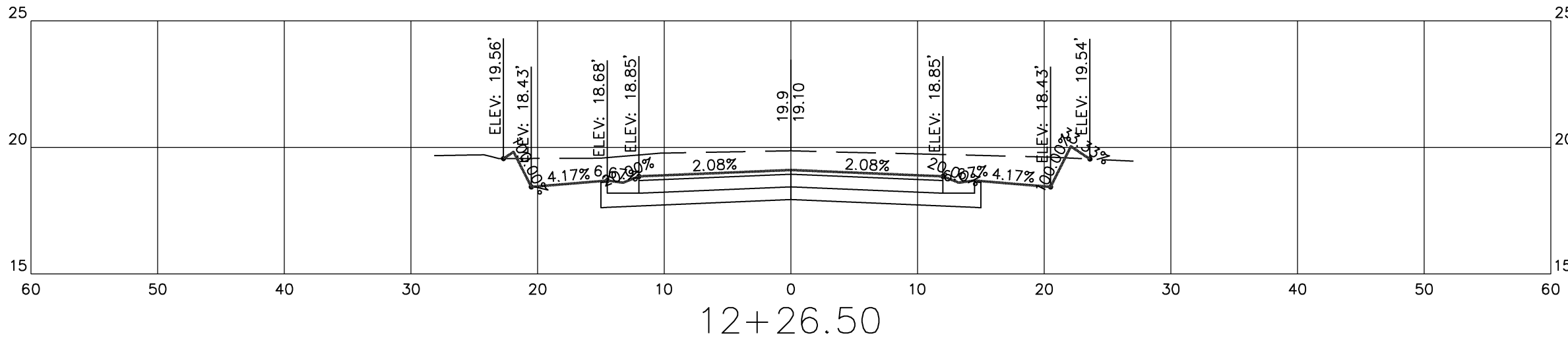
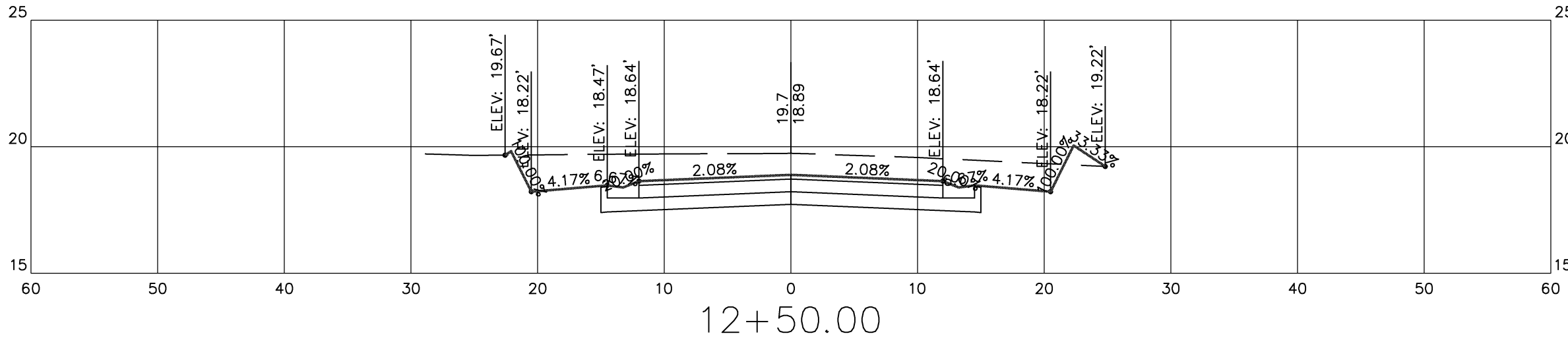
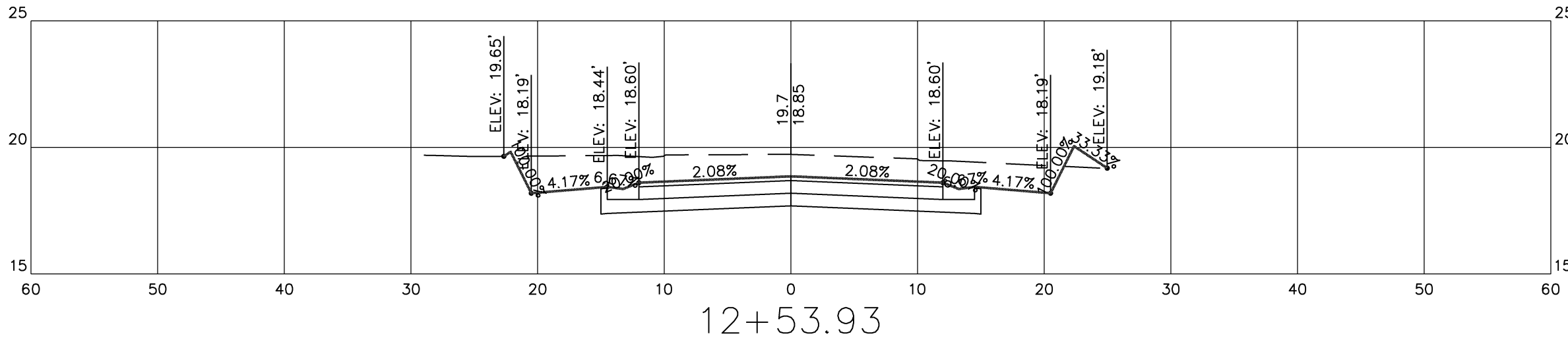
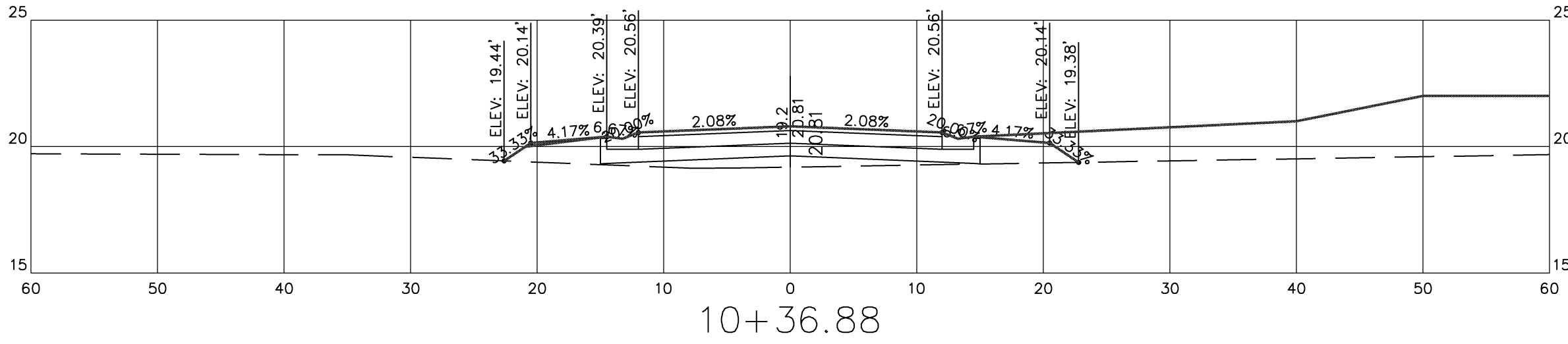
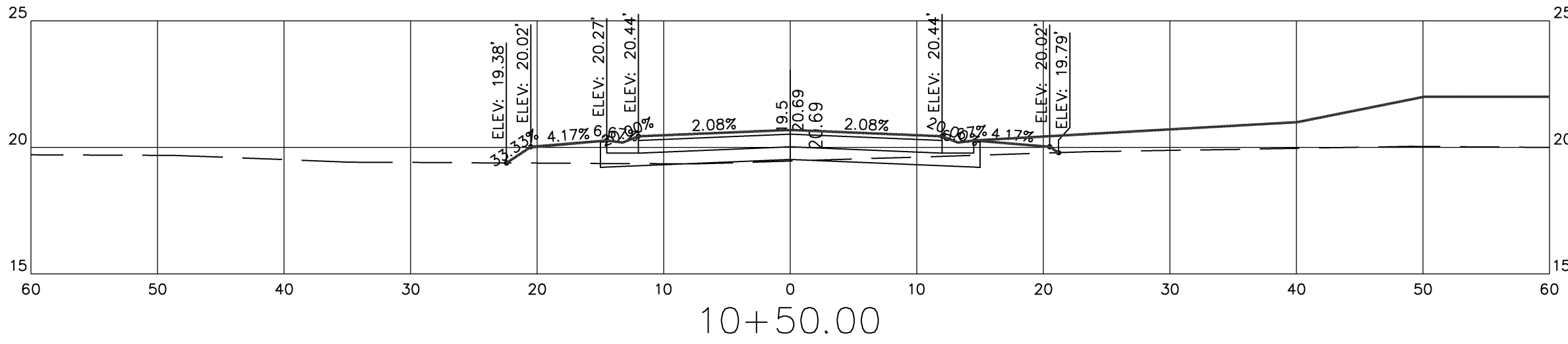
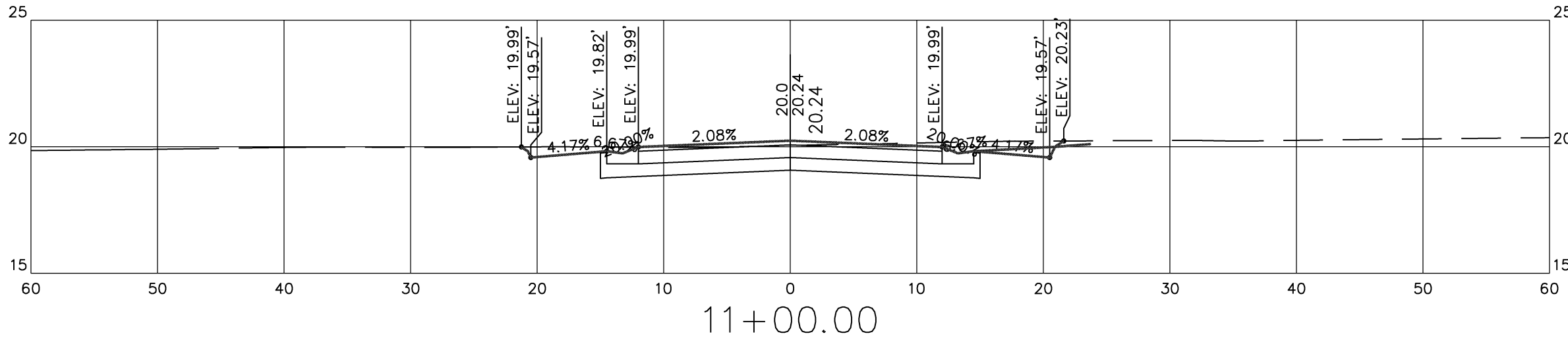
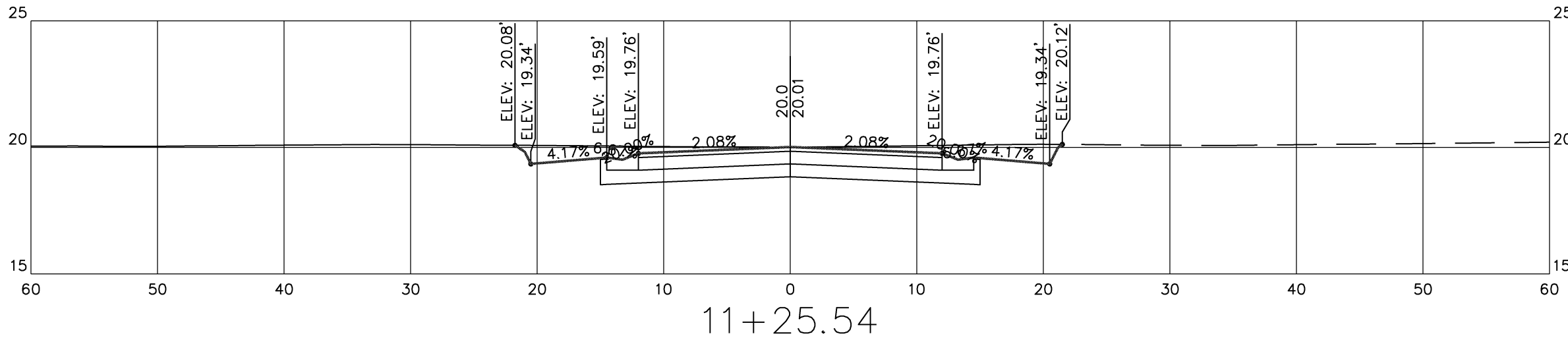
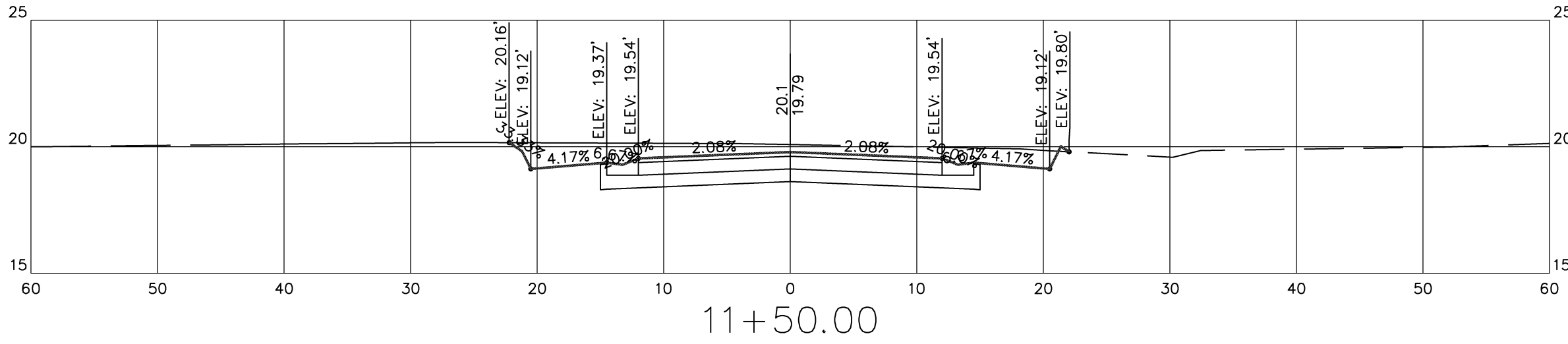
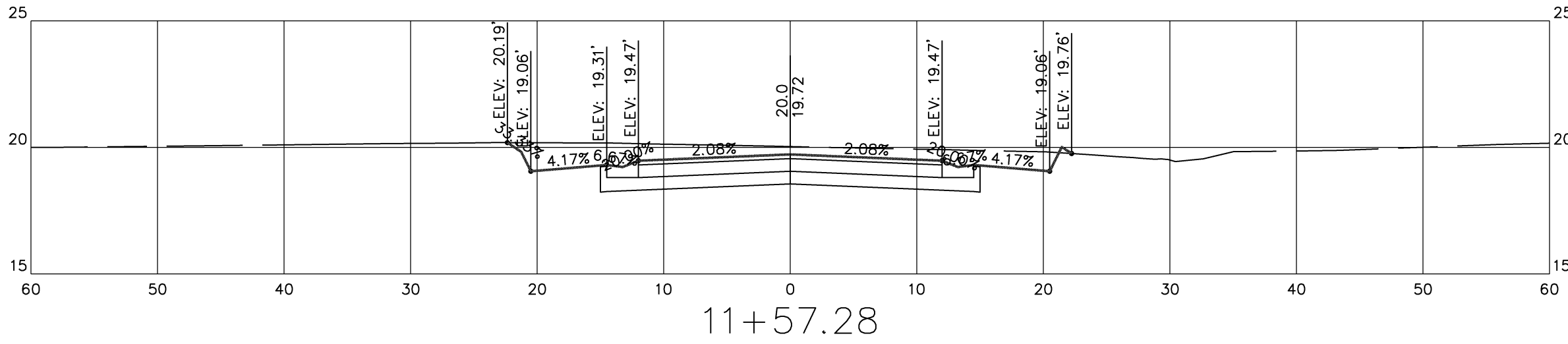
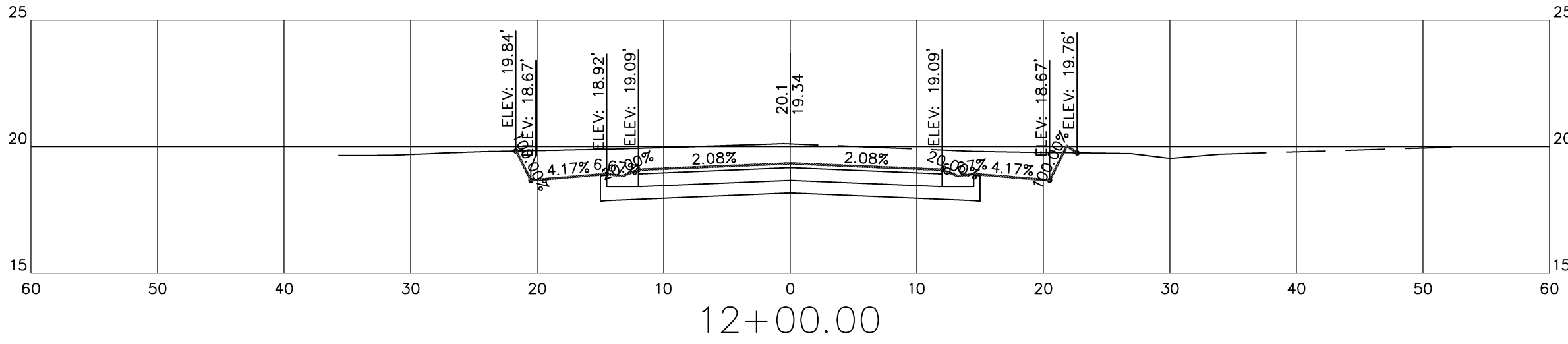

NO.	DESCRIPTION	DATE
REVISIONS		
DRAWN BY		JMB
APPROVED BY		JNE
CHECKED BY		JNE
DATE		JULY 2017

TITLE

CROSS SECTION  
DETAILS

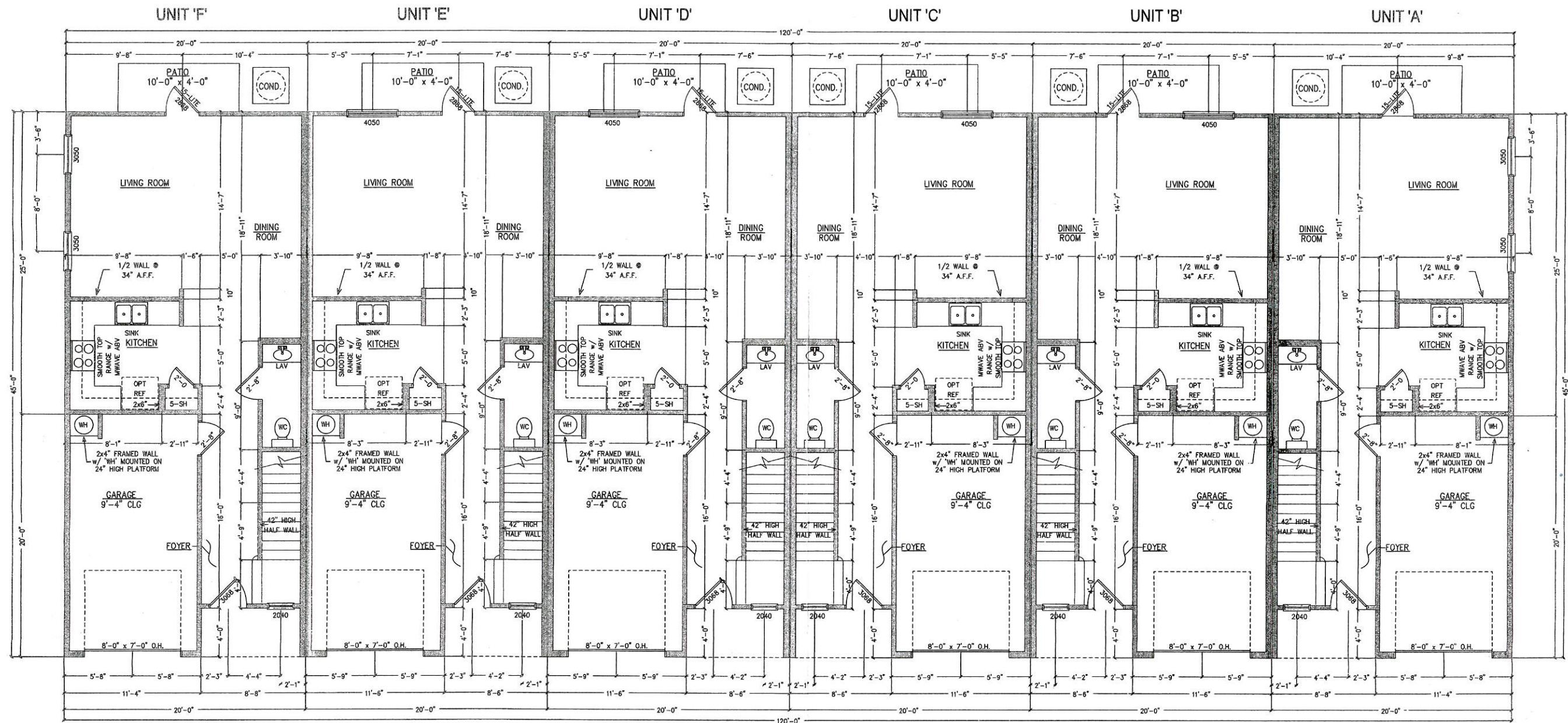
PROJECT NO. 50082140

SHEET NO.



CANAL SQUARE LANE





1st FLOOR PLAN  
1/4" = 1'-0"

Lane and Hatcher Engineers, LLC  
CERT. OF AUTH. 9481

113 S. Alcaniz Street  
Pensacola, FL 32502  
850-437-9715 (Office)  
437-9716 (Fax)

**D.R. HORTON**  
*America's Builder*  
**GULF STREAM TOWNHOMES**

Drawn by: ACH  
Date: 02-13-13  
Scale: As Noted  
REVISIONS:

**A1.1**

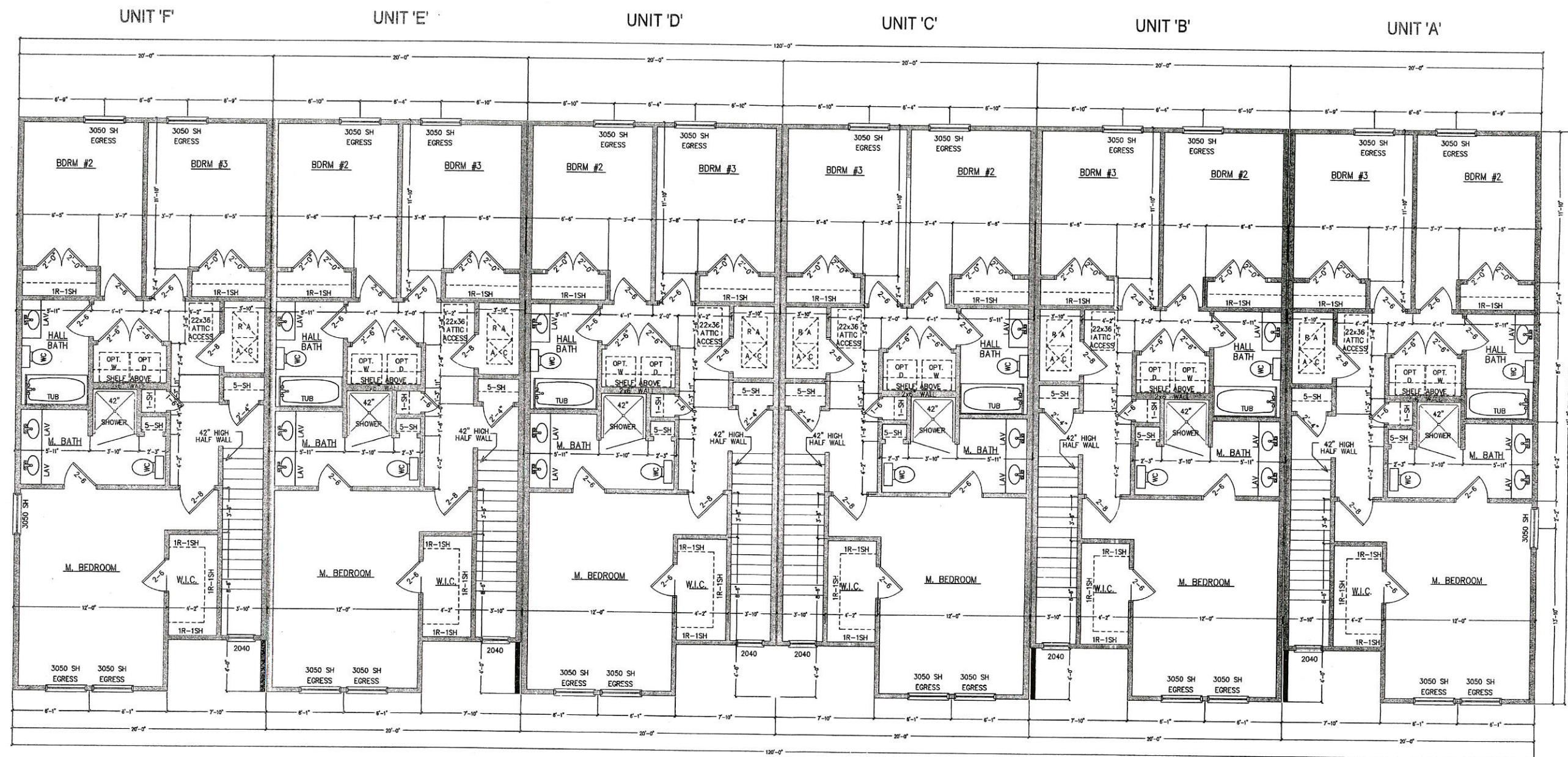
1st FLOOR PLAN

RECEIVED

AUG 02 2017

O.B. COMMUNITY DEV.





2nd FLOOR PLAN  
1/4" = 1'-0"

Lane and Hatcher Engineers, LLC  
CERT. OF AUTH. 9481

113 S. Alcaniz Street  
Pensacola, FL 32502  
850-437-9715 (Office)  
437-9716 (Fax)

**D·R·HORTON**  
*America's Builder*  
**GULF STREAM TOWNHOMES**

Drawn by: ACH  
Date: 02-13-13  
Scale: As Noted  
REVISIONS:

**A1.2**

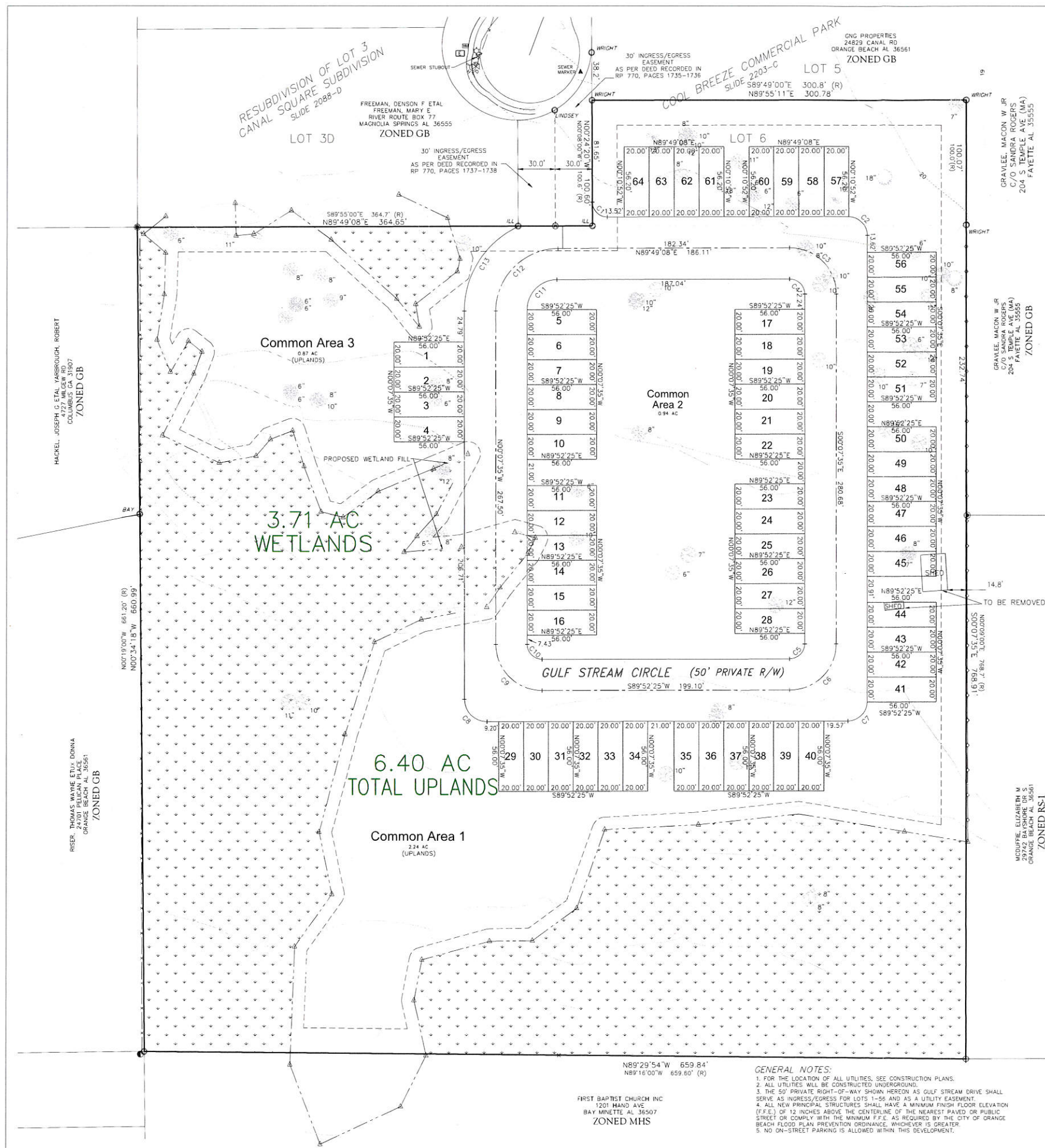
RECEIVED

AUG 02 2017

O.B. COMMUNITY DEV.



1006-SD-116 File Copy



**SITE DATA**  
CURRENT ZONING GB  
TOTAL AREA 10.80 ACRES  
TOTAL LOTS 64  
COMMON AREA 5.44 ACRES (INCLUDES PRIVATE R.O.W.)

**REQUIRED PERIMETER SETBACKS:**  
NORTH: 20 FEET  
SOUTH: 20 FEET  
EAST: 20 FEET  
WEST: 10 FEET FROM WETLANDS  
\*NOTE: ALL SETBACKS SHALL BE 10' FROM WETLANDS

WATER SERVICE: ORANGE BEACH WATER AUTHORITY  
SEWER SERVICE: CITY OF ORANGE BEACH  
ELECTRIC SERVICE: BALDWIN COUNTY EMC  
TELEPHONE SERVICE: CENTURYLINK

CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	12.00'	18.80'	11.95'	S45°17'36"E	16.94'
C2	14.86'	23.36'	14.87'	S45°09'14"E	21.03'
C3	37.00'	58.15'	37.04'	S45°09'14"E	52.35'
C4	12.00'	18.86'	12.01'	S45°09'14"E	16.98'
C5	12.00'	18.85'	12.00'	S44°52'25"W	16.97'
C6	37.00'	58.12'	37.00'	S44°52'25"W	52.33'
C7	15.33'	24.09'	15.33'	S44°52'25"W	21.68'
C8	18.00'	28.27'	18.00'	N45°07'35"W	25.46'
C9	37.00'	58.12'	37.00'	N45°07'35"W	52.33'
C10	12.00'	18.85'	12.00'	N45°07'35"W	16.97'
C11	24.07'	37.79'	24.05'	N44°50'46"E	34.02'
C12	50.00'	78.49'	49.95'	N44°50'46"E	70.68'
C13	75.00'	85.08'	47.77'	N32°22'14"E	80.59'

**CERTIFICATE OF APPROVAL BY ORANGE BEACH WATER AUTHORITY:**  
THE UNDERSIGNED, AS AUTHORIZED BY ORANGE BEACH WATER AUTHORITY HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

**CERTIFICATE OF APPROVAL BY THE CITY OF ORANGE BEACH (SEWER):**  
THE UNDERSIGNED, AS AUTHORIZED BY THE CITY OF ORANGE BEACH HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

**CERTIFICATE OF APPROVAL BY BALDWIN COUNTY EMC:**  
THE UNDERSIGNED, AS AUTHORIZED BY BALDWIN COUNTY EMC HEREBY APPROVES THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF BALDWIN COUNTY, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

**CERTIFICATION OF APPROVAL BY THE ORANGE BEACH PLANNING COMMISSION:**  
THE WITHIN PLAT OF GULF STREAM, A PLANNED UNIT DEVELOPMENT, ORANGE BEACH, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE CITY OF ORANGE BEACH, ALABAMA, THIS \_\_\_\_ DAY OF \_\_\_\_.

**AFFIDAVIT OF LICENSED PROFESSIONAL ENGINEER:**  
I, JASON ESTES, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ALABAMA, LICENSE NO. 22714, HEREBY CERTIFY THAT I HAVE DESIGNED THE WITHIN IMPROVEMENTS IN CONFORMANCE WITH APPLICABLE CODES AND LAWS AND WITH THE PRINCIPLES OF GOOD ENGINEERING PRACTICE INCLUDING THE DRAINAGE DESIGN REQUIREMENTS OF THE DAPINE SUBDIVISION REGULATIONS. I FURTHER CERTIFY THAT I HAVE PROVIDED OVERSIGHT OF THE CONSTRUCTION TO MY DESIGN, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE WITHIN IS A TRUE AND ACCURATE REPRESENTATION OF IMPROVEMENTS AS INSTALLED.

JASON ESTES, ENGINEER  
DEWBERRY | PREBLE-RISH  
DATE

**CERTIFICATION OF OWNERSHIP AND DEDICATION:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
THIS IS TO CERTIFY THAT I (WE) \_\_\_\_\_ THE UNDERSIGNED AM (ARE) THE OWNER(S) OF THE LAND SHOWN AND DESCRIBED IN THE PLAT, AND THAT I (WE) HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE DESIGN AND TITLE HEREON INDICATED, AND GRANT ALL EASEMENTS AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED, TOGETHER WITH SUCH RESTRICTIONS AND CONVENTS NOTED BELOW OR ATTACHED IN A SEPARATE LEGAL DOCUMENT.  
DATED THIS \_\_\_\_ DAY OF \_\_\_\_

OWNER  
OWNER

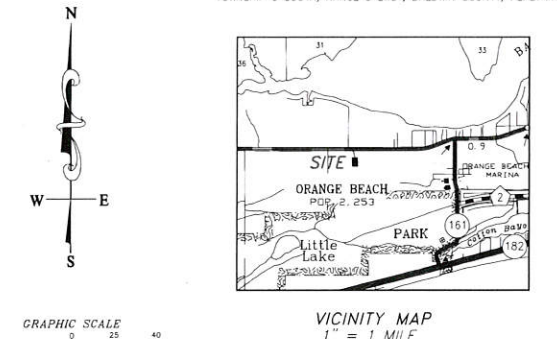
**CERTIFICATION BY NOTARY PUBLIC:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN

I, \_\_\_\_\_ AS NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT \_\_\_\_\_ WHOSE NAME IS SIGNED TO THE FOREGOING CERTIFICATE AS A SURVEYOR, AND \_\_\_\_\_ WHOSE NAME IS SIGNED TO SAME AS OWNER(S) AND \_\_\_\_\_ WHOSE NAME IS SIGNED TO SAME AS MORTGAGEE(S) ALL OF WHOM ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME, OF THIS DATE THAT AFTER HAVING BEEN DULY INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED SAME VOLUNTARILY AS SUCH INDIVIDUALS (OR IN ANY OTHER CAPACITIES) WITH FULL AUTHORITY THEREFOR.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_

NOTARY PUBLIC

**GENERAL NOTES:**  
1. FOR THE LOCATION OF ALL UTILITIES, SEE CONSTRUCTION PLANS.  
2. ALL UTILITIES WILL BE CONSTRUCTED UNDERGROUND.  
3. THE 50' PRIVATE RIGHT-OF-WAY SHOWN HEREON AS GULF STREAM DRIVE SHALL SERVE AS INGRESS/EGRESS FOR LOTS 1-56 AND AS A UTILITY EASEMENT.  
4. ALL NEW PRINCIPAL STRUCTURES SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION (F.F.E.) OF 12 INCHES ABOVE THE CENTERLINE OF THE NEAREST PAVED OR PUBLIC STREET OR COMPLY WITH THE MINIMUM F.F.E. AS REQUIRED BY THE CITY OF ORANGE BEACH FLOOD PLAN PREVENTION ORDINANCE, WHICHEVER IS GREATER.  
5. NO ON-STREET PARKING IS ALLOWED WITHIN THIS DEVELOPMENT.



**SURVEYOR/ENGINEER:**  
DEWBERRY | PREBLE-RISH  
9949 BELLATON AVE, DAPHNE, ALABAMA 36526  
DAVID E. DIEHL, PLS LIC. NO. 26014  
JASON N. ESTES, PE LIC. NO. 22714

**DEVELOPER:**  
FORTUNA INVESTMENTS, LLC  
29891 WOODROW LAND, STE. 300  
SPANISH FORT, AL 36527

**OWNER:**  
MICHAEL J. SPECCHIO  
1480 CR 2800 N  
RANTOUL, IL 61866

**FLOOD CERTIFICATE:**  
THIS PROPERTY LIES WITHIN ZONE "X" AS SCALED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF BALDWIN COUNTY, ALABAMA, MAP NUMBER 15003C0981L, COMMUNITY NUMBER 05000, PANEL NUMBER 0361, SUFFIX L, MAP REVISED JULY 17, 2007.

**SURVEYOR'S NOTES:**  
1. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. STANDARDS.  
2. DESCRIPTIONS AS FURNISHED BY CLIENT.  
3. THERE MAY BE RECORDED OR UNRECORDED DEEDS, EASEMENTS, RIGHT-OF-WAYS, OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OF SAID PROPERTIES.  
4. THERE WAS NO ATTEMPT TO DETERMINE THE EXISTENCE, LOCATION, OR EXTENT OF ANY SUB-SURFACE FEATURES.  
5. THE LINES REPRESENTING THE CENTERLINE AND RIGHT-OF-WAYS OF THE STREETS ARE SHOWN FOR VISUAL PURPOSES ONLY AND WERE NOT SURVEYED UNLESS RIGHT-OF-WAY MONUMENTATION IS ALSO SHOWN.  
6. SURVEY WAS CONDUCTED ON JUNE 9 AND 22, 2016, AND IS RECORDED IN FIELD BOOK #303, AT PAGES 29 AND 37, AND IN AN ELECTRONIC DATA FILE.  
7. BEARINGS AND DISTANCES SHOWN HEREON WERE "COMPUTED" FROM ACTUAL FIELD TRAVERSES.  
8. THIS SURVEY IS BASED UPON MONUMENTATION FOUND IN PLACE AND DOES NOT PURPORT TO BE A RETRACEMENT AND PROPORTIONING OF THE ORIGINAL GOVERNMENT SURVEY.

**SURVEYOR'S CERTIFICATE:**  
STATE OF ALABAMA  
COUNTY OF BALDWIN  
WE, DEWBERRY | PREBLE-RISH, A FIRM OF LICENSED ENGINEERS AND LAND SURVEYORS OF DAPHNE, ALABAMA, HEREBY STATE THAT THE ABOVE IS A CORRECT MAP OR PLAT OF THE FOLLOWING DESCRIBED PROPERTY SITUATED IN BALDWIN COUNTY, ALABAMA, TO-WIT:

"LOT 7, COOL BREEZE COMMERCIAL PARK, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE 2203-C, RECORDED IN THE IN THE OFFICE OF THE JUDGE OF PROBATE OF BALDWIN COUNTY, ALABAMA."

(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY).


WE FURTHER STATE THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA, EFFECTIVE MAY 7, 2002.

07-07-2017  
DEWBERRY | PREBLE-RISH  
DAVID E. DIEHL  
AL PLS. NO. 26014

SURVEY NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL



**GULF STREAM**  
A PLANNED UNIT DEVELOPMENT  
(A RE-SUB OF LOT 6&7 COOL BREEZE COMMERCIAL PARK)  
JULY 10, 2017 - SHEET 1 OF 1 SHEETS

BOUNDARY SURVEY AND PLAT OF SUBDIVISION					
DESIGN	D. E. D.	DRAWN	A. E. F.	CHKD.	D. E. D.
ENG	J. N. E.	SURVEYOR	D. E. D.	PROJ. MGR	D. E. D.
 <b>Dewberry</b> PREBLE-RISH				SCALE	1" = 40'
				PROJ. NO.	50082140
9949 Bellaton Ave Daphne, AL 36526 251.990.9950 fax 251.990.9910 info@preble-rish.net				FILE	50082140.DWG
				SHEET	1 of 1

AUG 02 2017  
O.B. COMMUNITY DEV.

## ITEM 3.



### COMMITTEE OF THE WHOLE MEETING SEPTEMBER 19, 2017

---

**Departments:** Community Development

**Description of Topic:**

Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0801-PUD-17, Gulf Stream Final PUD Approval. (KA)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

---

**ATTACHMENTS:**

Description

▣ Ordinance



**ORDINANCE NO. 2017-xxxx**

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,  
CITY OF ORANGE BEACH ZONING ORDINANCE,  
GULF STREAM  
(#0801-PUD-17)**

**FINDINGS:**

1. The following proposed amendment to the City of Orange Beach Zoning Ordinance has been heard and considered by the Orange Beach Planning Commission in Public Session after the required public advertisement period.
2. The City Council of the City of Orange has held the required Public Hearing after the required public advertisement period concerning the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended for the property described;
2. That the zoning classification is hereby rezoned from GB (General Business) to PUD (Planned Unit Development) for the property legally described as follows:

10.1 AC(C) LOT 7 COOL BREEZE COMMERCIAL PARK SLIDE 2203-C IN  
CITY OF ORANGE BEACH SEC 6-T9S-R5E (WD)  
*Tax Parcel ID #05-65-03-06-0-000-011.000, PPIN #047432*

100.6' X 300.8' IRR LOT 6 COOL BREEZE COMMERCIAL PARK SUB SL  
IDE 2203-C IN CITY OF ORANGE BEACH SEC 6-T9S-5E (WD)  
*Tax Parcel ID #05-65-03-06-0-000-011.006, PPIN #270197*
3. That the Zoning ordinance of the City of Orange Beach as previously amended is hereby further amended to approve the preliminary and final PUD for Gulf Stream pursuant to application #0801-PUD-17 on file with the Department of Community Development.
4. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed.
5. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2017.

\_\_\_\_\_  
Renee Eberly  
City Clerk

The City Clerk of the City of Orange Beach, Alabama hereby certifies  
that the foregoing ORDINANCE 2017-xxxx  
was posted on \_\_\_\_\_ in the following three  
(3) public places:  
Orange Beach City Hall \_\_\_\_\_  
Orange Beach Post Office \_\_\_\_\_  
Orange Beach Public Library \_\_\_\_\_

\_\_\_\_\_  
Renee Eberly, City Clerk



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

---

**Departments:** Community Development

**Description of Topic:**

Public hearing for an ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance. (Reminder Only)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

---

**ATTACHMENTS:**

Description

- ▣ APPLICATION COVER SHEET & SKETCH PLAN
- ▣ STAFF MEMORANDUM
- ▣ SITE PLAN 08-08-17
- ▣ BUILDING PERMIT SUBMITTAL
- ▣ ZONING REVIEW





## City of Orange Beach

COMMUNITY DEVELOPMENT DEPARTMENT

P.O. Box 2432

Orange Beach, AL 36561

251.981.2610 Fax 251.981.3725

http://www.cityoforangebeach.com

### DEVELOPMENT PERMIT APPLICATION

To be completed by Community Development Department Staff

#### APPLICATION DATA

Application #: 0810-PUDA-17

Total Fees Paid: 25000

Check Number: 1306

#### TYPE OF APPLICATION

- ☐ Administrative Site Plan Review
- ☐ Site Plan Review
- ☐ Preliminary/Final Minor Subdivision Approval
- ☐ Preliminary Major Subdivision Approval
- ☐ Final Major Subdivision Approval
- ☐ Rezoning
- ☐ Preliminary PUD Approval
- ☒ Final PUD Approval
- ☒ PUD Modification (Setback Variance)
- ☐ Temporary Portable Building

#### NAME OF PROJECT:

Modification to Mariner Lakes (Phase 2)  
Lot 75 (Setback) Windward Lakes

PROJECT DESCRIPTION: (Provide Brief Description of Proposed Development, Subdivision, Rezoning, Portable Building, or Special Event; To include lot sizes, square footage of building coverage, number of lots, proposed land uses, number of units, number of buildings, a project narrative, etc.; if more space is needed attach a separate page)

NEW SCREEN ROOM IN BACKYARD APP 20'x14'-6"  
APR 290 SFT

#### PROPERTY INFORMATION:

Address: 25310 WINDWARD LAKES AVE Tax Parcel #(s): Lot # 75  
ORANGE BEACH AL 36561

Existing Use: Home Zoning: PUD PPIN #(s): 263486

#### APPLICANT INFORMATION:

Name: HERBERT RAUDNAGER JR Contact Person: \_\_\_\_\_

Address: 25310 WINDWARD LAKES AVE AL 36561

Phone #: (603) 703-4562 Fax #: ( ) Email: \_\_\_\_\_

#### OWNER INFORMATION:

Name: HERBERT RAUDNAGER JR Contact Person: \_\_\_\_\_

Address: 25310 WINDWARD LAKES AVE

Phone #: (603) 703-4562 Fax #: ( ) Email: H.RAUDN00@HOTMAIL.COM

Signature (Applicant): [Signature] Date: 8-16-17

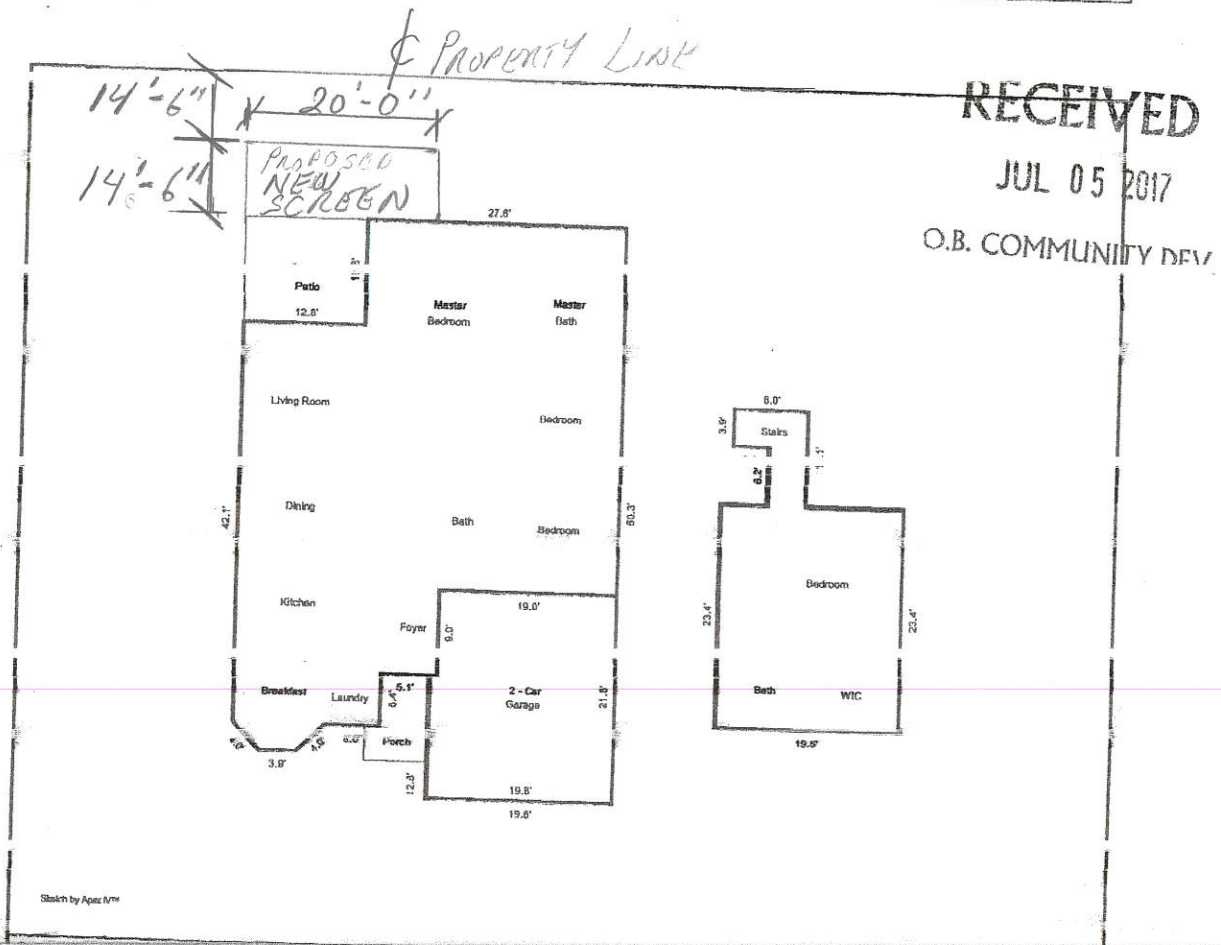
Signature (Owner): [Signature] Date: 8-16-17

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AUG 16 2017

## Building Sketch

Property Address 25310 Windward Lakes Ave			
City Orange Beach		County Baldwin	
Lender National Bank of Commerce		State AL	Zip Code 36561



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AUG 16 2017  
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**PLANNING & ZONING**  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 2432  
ORANGE BEACH, ALABAMA 36561



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## MEMORANDUM

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**TO:** Mayor Kennon and City Council

**FROM:** Griffin L. Powell, Planner II

**CC:** Kit Alexander, E&ES Director  
Wanda Cochran, City Attorney  
Renee Eberly, City Clerk  
Ken Grimes, City Administrator  
Paulette Taylor, Planner II

**DATE:** August 30, 2017

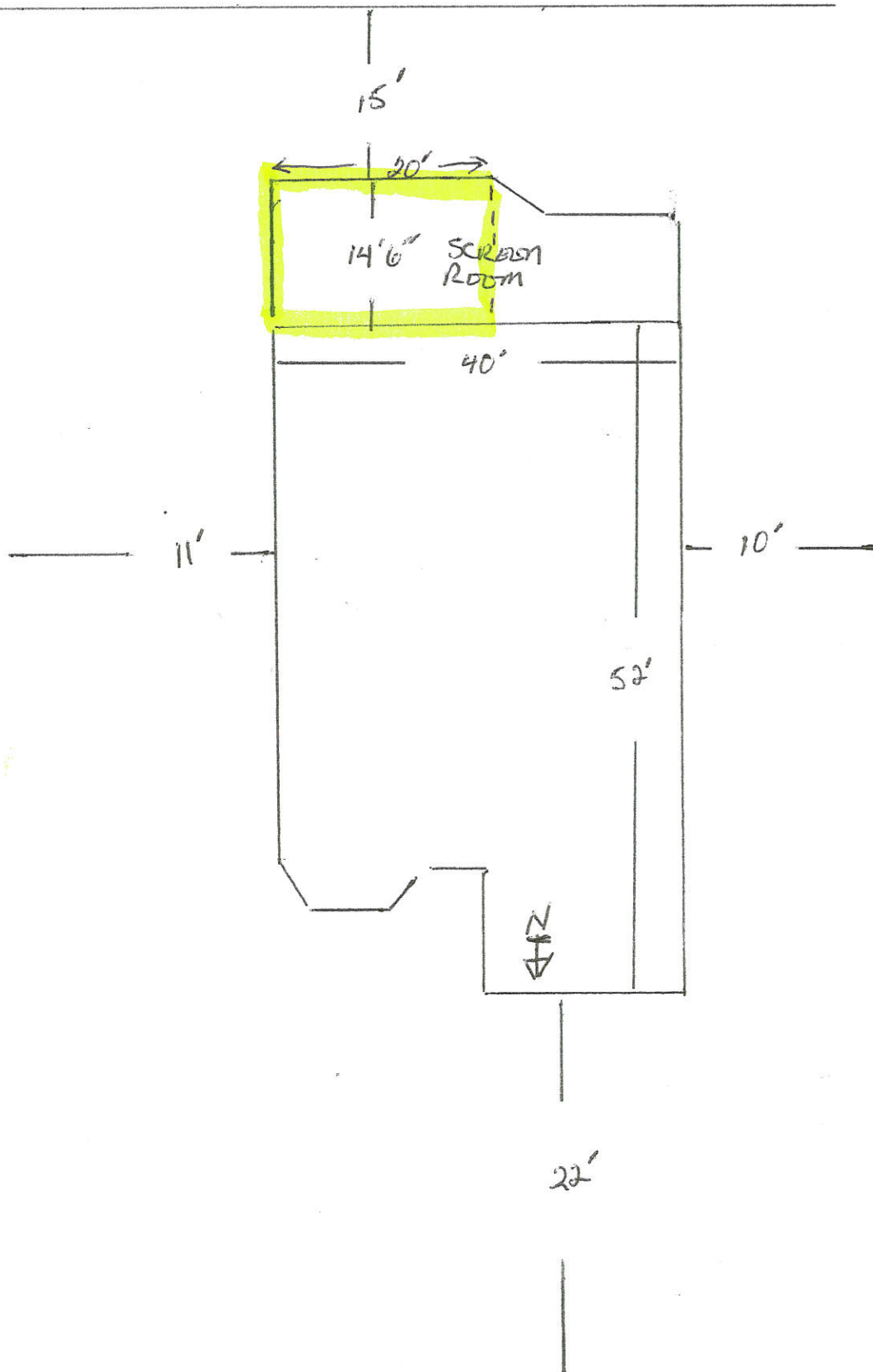
**RE:** Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance

---

- The subject property is Lot 75 of the Windward Lakes Phase 2 Subdivision, and the municipal address is 25310 Windward Lakes.
- The subject property is part of the Windward Lakes PUD.
- In July 2017 the applicant, Herbert Randnael, Jr., submitted a building permit application for a 20' x 14'6" screen room enclosure and a 12' x 20' concrete patio to be added to the rear of the house.
- According to the Master Plan for Windward Lakes, residential building footprints are required to have front and rear setbacks of 20 feet and side setbacks of 5 feet.
- The submitted site plan shows the screen room enclosure being 15 feet from the rear property line.
- Planning and Zoning denied the building permit application for the screen room enclosure due to the five-foot encroachment into the required 20-foot rear setback.
- Since the subject property is located in a PUD zoning district, a variance from the setbacks specified in the Master Plan requires approval from City Council rather than the Board of Adjustment.
- The approval of this variance needs to be based on the site plan dated received on August 8, 2017, and showing a 15-foot setback from the rear property line.

HERBERT Raymond L  
603-703-4562

25310 WINDWARD LAKES AVE



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AUG 08 2017

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# CITY OF ORANGE BEACH

Department of Engineering and Environmental Services

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JUL 05 2017  
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## BUILDING PERMIT APPLICATION ONE AND TWO-FAMILY DWELLINGS

**\*ROOFING IS NOT COVERED BY THIS PERMIT - AN ADDITIONAL ROOFING PERMIT IS REQUIRED**  
COMPLETE ALL BUT SHADED AREAS

DATE: 7-5-17 PROJECT NAME: NEW PATIO AND SCREEN ROOM  
PROJECT ADDRESS: 25310 WINDWARD LAKES AVE ORANGE BEACH  
LOT & SUBDIVISION: LOT # 75 PPIN#    
OWNER NAME: HERBERT BUDNAGEL JR. PHONE: 903 703-4562  
OWNER ADDRESS: 25310 WINDWARD LAKES AVE ORANGE BEACH AL  
CONTRACTOR: TO BE DETERMINED  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ E-MAIL: \_\_\_\_\_  
HOMEBUILDER LIC.# \_\_\_\_\_ ORANGE BEACH LIC.# \_\_\_\_\_

CONTACT PERSON (In Responsible Charge of Work): \_\_\_\_\_ PHONE: \_\_\_\_\_

ATTACH DETAILED SCOPE OF WORK BASED ON THE  
2012 INTERNATIONAL RESIDENTIAL CODE

A. TYPE OF DEVELOPMENT		B. CLASS OF BUILDING			FLOOD ZONE	ERU
1. NEW BUILDING	<u>2</u>	1. SINGLE FAMILY	<u>1</u>	FILL ZONE	SEWER FEES	
2. ADDITION		2. TWO-FAMILY		UNITS	CONST. TYPE	
3. ALTERATION / REPAIR		3. TOWNHOUSE #units				
BEDROOMS	BATHS	GROSS SF	STORIES			
SETBACKS PROPOSED		BUILDING VALUATION*		*THE VALUATION PROVIDED MAY BE ADJUSTED AT TIME OF PLANS REVIEW IN ACCORDANCE WITH THE VALUATION DATA PUBLISHED BY ICC.		
FRONT		LABOR AND MATERIALS				
SIDE		<u>20,000</u>				
SIDE						
REAR						
*FOUNDATION SURVEY REQUIRED						

FEE SCHEDULE				NOTES
ITEM	NUMBER	FEE	TOTAL	
PLAN REVIEW	1	\$2 PER 1,000		DUE AT TIME OF APPLICATION
NEW / ADDITION	1	\$4 PER 1,000		DUE AT TIME OF ISSUANCE
ALTERATIONS	1	\$4 PER 1,000		MINIMUM FEE \$100
				DUE AT TIME OF ISSUANCE
COASTAL PERMIT		\$450		MINIMUM FEE \$50
FLOODPLAIN PERMIT	1	\$ 25		IF APPLICABLE
ISSUANCE FEE	1	\$ 25		AE & VE ZONES ONLY
DATA PROCESSING	1	\$ 10		PER APPLICATION
PENALTY		2Xpermit		PER APPLICATION
				WORK STARTED

IMPACT FEE: <input type="checkbox"/> Yes <input type="checkbox"/> No	Director
TOTAL DUE: <span style="border: 1px solid black; padding: 5px; display: inline-block; width: 100px; height: 20px;"> </span>	

*Application is made herewith for construction of a one or two-family dwelling on the premise stated above. The applicant hereby agrees that the construction will comply with the provisions of the 2012 International Residential Code, City of Orange Beach codes and ordinances, and in accordance with the approved plans. The applicant further affests that the information provided in the application is true and correct.*

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: 7-5-17

4101 ORANGE BEACH BLVD.  
ORANGE BEACH, ALABAMA 36561  
PHONE: 251.981.2610 FAX: 251.981.3725





# ONE AND TWO-FAMILY STORMWATER PERMIT APPLICATION



## Project & Owner Information

Project Name: (if applicable)	<i>New Patio And Screen Room</i>	PPIN #:	
Project Address:	<i>25310 WINDWARD LAKES AVE ORANGE BEACH AL</i>		
Owner Name:	<i>HERBERT RAUONAUER JR</i>		
Owner Mailing Address: (if other than project address)	<i>603 703-4562</i>		

## Contractor Information

Contractor's Business Name:	<i>SPECIALTY CONCRETE INC</i>	Business Phone #:	<i>251 986-5972</i>
Contractor Address:	<i>12201 CO. RD. 83 ELBERTA, AL</i>	Orange Beach Business License #:	<i>2017-2591</i>
Contractor Email:	<i>WWW.SPECIALTYCONCRETEFLORCOAST.COM</i>	Alabama Contractor License #:	<i>20635</i>
Primary Contact Person:	<i>CHARS GELNER</i>	Primary Phone #:	<i>251 747-2990</i>

## Scope of Work

Provide a detailed scope of work. Attach additional pages as needed.

## GENERAL REQUIREMENTS FOR FILL AND EXCAVATION:

1. Fill material must be adequately covered during transport.
2. Existing materials, which would be prohibited by the stain fill ordinance, must be contained immediately and covered within 72 hours or prior to any reasonably predictable storm event, whichever comes first.
3. In Zone 3, all projects using staining material must provide a deposit to the City until the completed work has been approved by the Director of Community Development or his/her designee.
4. In Zone 3, the use of staining materials, if permitted, requires adequate covering within 30 days.

## ACKNOWLEDGEMENT:

Check & Complete One Option:	For Waiver of No Fill <input checked="" type="checkbox"/>	I, <u>HERBERT RAUONAUER JR</u> , certify that as OWNER/CONTRACTOR of the subject property, I am aware of the requirements of Ordinance 2002-712 regarding the transport and use of fill and staining materials and hereby claim that no fill of any type will be used for the duration of this project. I understand that use of Best Management Practices is required to reduce the impact from earth disturbance and is required at all times until the site is stabilized.	
	For Use of Fill <input type="checkbox"/>	I, _____, certify that as OWNER/CONTRACTOR of the subject property, I am aware of the requirements of Ordinance 2002-712 and will comply with the same; and by doing so, accept responsibility for any damage caused by the use or transportation of fill. I understand that use of Best Management Practices is required to reduce impact from fill placement and earth disturbance and is required at all times until the site is stabilized.	
FILL QUANTITY (Cubic Yards):		ESTIMATED SITE GRADE CHANGE: _____	

Office Use Only SITE REVIEW
BUILDING REVIEW
COASTAL DIVISION

Item	Quantity	Fee	Total
Stormwater Permit Fee	1	\$50 Per Application	\$50
Building Footprint Area in Square Feet = ERUs 2000 SQ. FT.		\$50 Per ERU	
Permit Issuance Fee	1	\$25 Per Application	\$25
Data Processing Fee	1	\$10 Per Application	\$10
Total Permit Fee:			

Application is made herewith for a permit for a Stormwater Permit on the premise stated above. The applicant hereby agrees that construction will comply with the conditions of the State and Local permit(s), and in accordance with the approved plans. The applicant further attests that the information in the application is true and correct.

Applicant's Signature

*7-5-17*  
Date

Community Development - P.O. Box 2432 - Orange Beach, AL 36561 - Phone 251.981.2610 - Fax 251.981.3725

SPECIALTY CONCRETE, INC

CHAS

CELEBRATED RECEIVED

Estimate

12201 CO. RD. 83

ELBERTA, AL 36530

PHONE/FAX: (251)986-5972

CELEBRATING 27 YEARS 1990

JUL 05 2017

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DATE	ESTIMATE NO.
6/7/2017	694

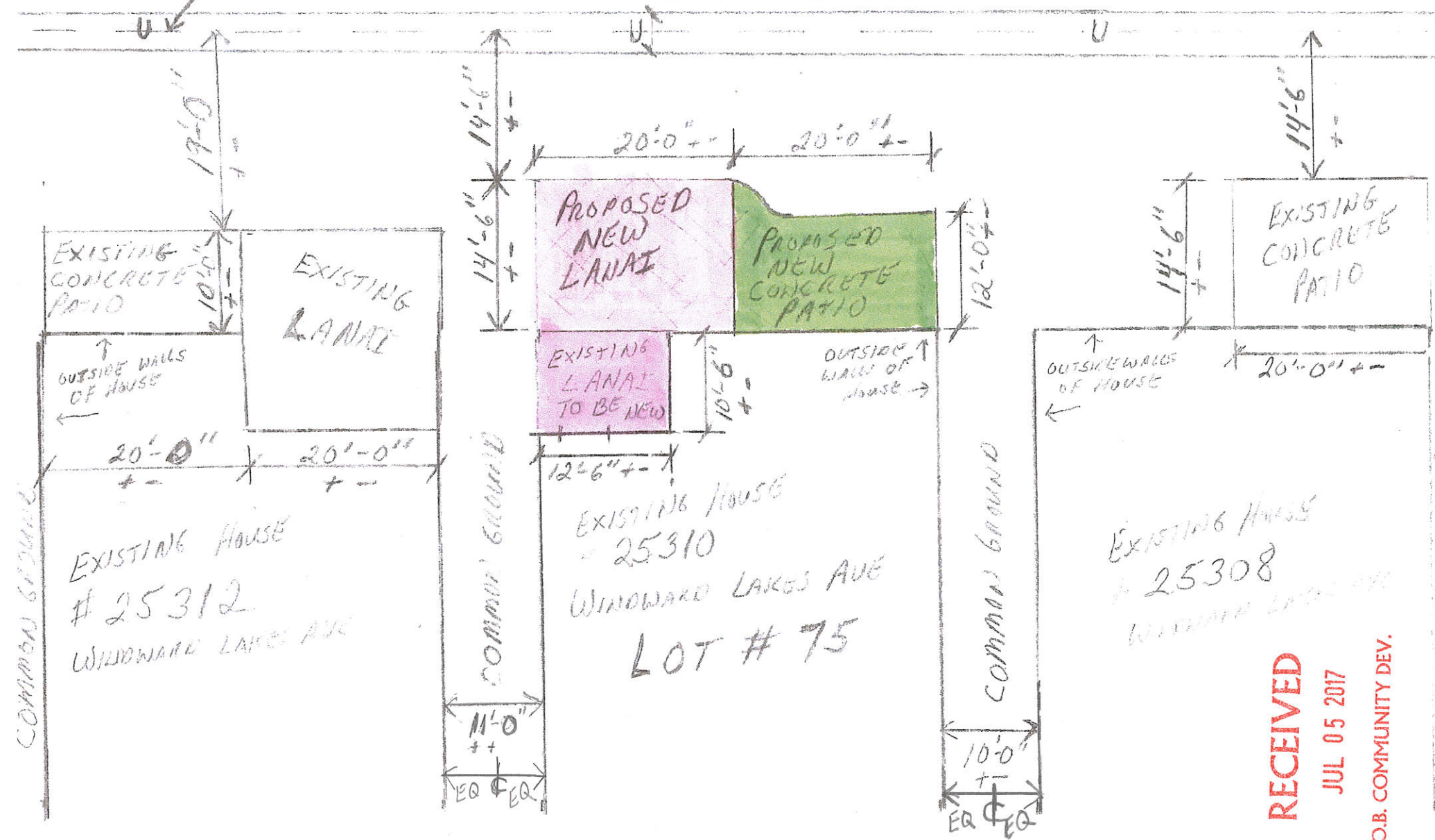
NAME / ADDRESS
Herb Raudhael 25310 Windward Lake Ave Orange Beach AL

PROJECT			
Back Patio Renovation			
DESCRIPTION	QTY	COST	TOTAL
<b>SCOPE OF WORK</b> Saw cut, remove, and haul away existing back patio. Included in removal is removing old screen in structure and bracing the beam during construction. Excavate and remove sod, and form basically 2 sections. The first will be the dimensions of the new screen inclosure 20'ft X 14.5'ft plus the current patio 10.5'ft X 12.5 ft. This first section will have a footing on the perimeter 12" inches wide and a additional 6" inches deep with 2 #4 rebar running throughout. Anchor bolts for new screen patio structure will be provided and installed. The second pour will measure 20'ft X roughly 13'ft wide. This estimate is for stamped, colored, and sealed concrete Remove concrete, asphalt, etc. 6" inches thick Remove framework siding etc. PATTERN/COLOR CONCRETE 6" THICK 4000psi Concrete footing dig, rebar, & pour includes anchor bolts Dump trailer rental/min 4 hrs 16 cu ft powered buggy/day Atlas Copco 185 cfm air compressor with hoses/daily Adjustment For a Scored design as oppose to Pattern & Colored Reduce cost of estimate by -\$740.00 for new total of..... \$10,627.50 Concrete slabs will be 4" inches thick 4000 psi strength, and reinforced with 6x6 #10 welded wire fabric.	135 220 672 60 2	7.50 4.00 12.50 8.50 100.00 150.00 165.00	1,012.50 880.00 8,400.00 510.00 100.00 300.00 165.00
<b>TOTAL</b>			\$11,367.50

SIGNATURE \_\_\_\_\_



BACKYARD LINE OF HEDGE AND PALM TREES



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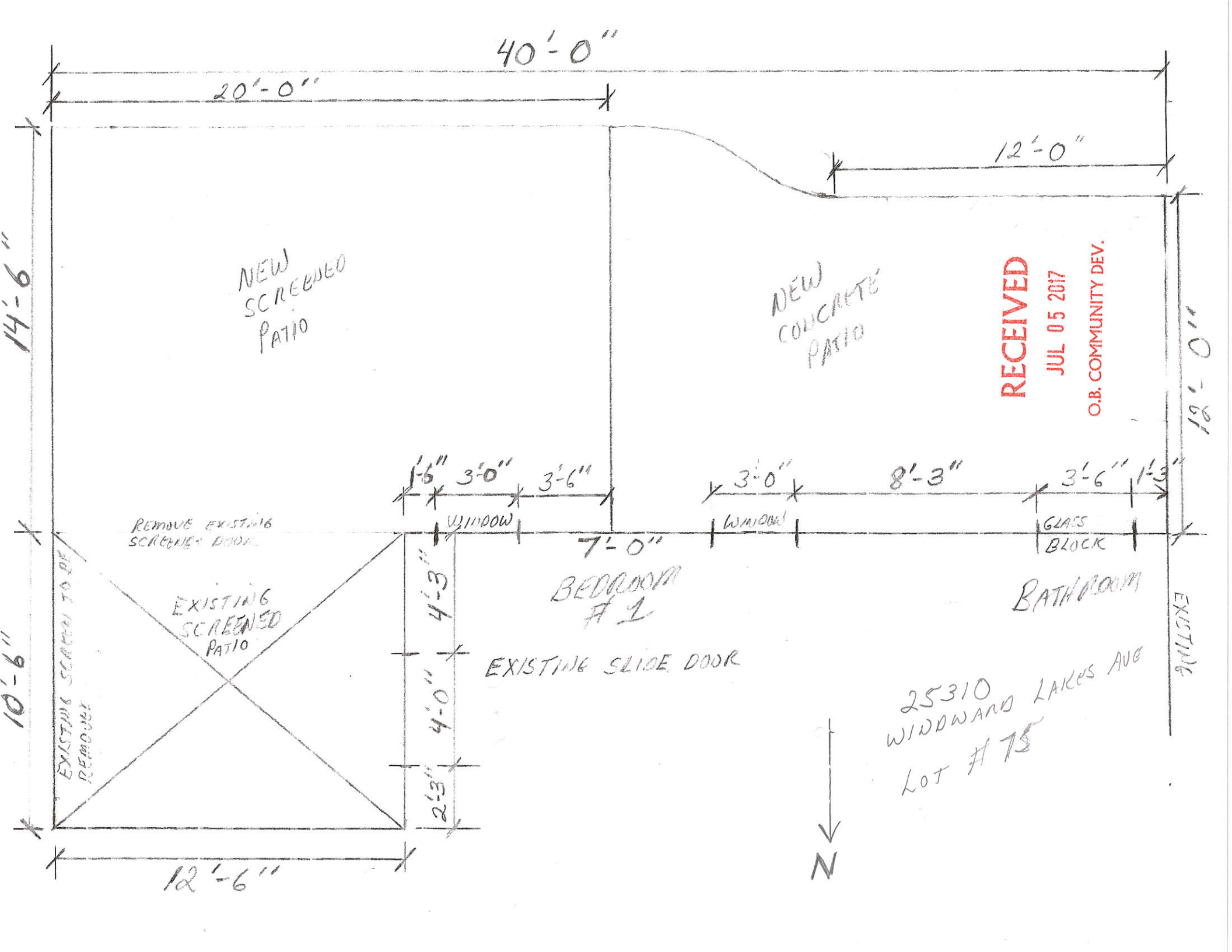
JUL 05 2017

O.B. COMMUNITY DEV.

PROPOSED NEW CONCRETE PATIO  
AND SCREENED LANAI  
FOR LOT # 75



NOT TO SCALE



40'-0"

11'-0"

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JUL 05 2017

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NEW  
12" x 6" FOOTING  
W 2 ROWS OF  
#4 REBAR

EXISTING CORNER  
POST TO BE TEMP  
SUPPORTED &  
RECONNECTED TO  
NEW FOOTING  
& SLAB

SLIP RODS OR  
#5 SLIP POWERS  
INTO EXISTING SLAB  
TYPICAL

EXISTING HOUSE  
SLAB

25310 WINDWARD  
LAKE AVE

LOT # 75

EXISTING  
HOUSE SLAB

N  
↓



FEDERAL EMERGENCY MANAGEMENT AGENCY  
NATIONAL FLOOD INSURANCE PROGRAM

ELEVATION CERTIFICATE

O.M.B. No. 3067-0077  
Expires December 31, 2005

Important: Read the Instructions on pages 1 - 7.

BUILDING OWNER'S NAME STYRON HOME BLDRS		SECTION A - PROPERTY OWNER INFORMATION	
BUILDING STREET ADDRESS (including Apt., Unit, Suite, and/or Bldg. No.) OR P.O. ROUTE AND BOX NO. 25310 WINDWARD LAKES AVE		For Insurance Company Use: Policy Number Company NAIC Number	
CITY ORANGE BEACH	STATE AL	ZIP CODE 36561	
PROPERTY DESCRIPTION (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.) LOT 75 WINDWARD LAKES S/D PHASE 2 - RECORDED ON SLIDE 2135 A&B			
BUILDING USE (e.g., Residential, Non-residential, Addition, Accessory, etc. Use a Comments area, if necessary.) RESIDENTIAL			

LATITUDE/LONGITUDE (OPTIONAL) (##-##-## or ##.####)	HORIZONTAL DATUM: <input checked="" type="checkbox"/> NAD 1927 <input type="checkbox"/> NAD 1983	SOURCE: <input type="checkbox"/> GPS (Type) <input type="checkbox"/> USGS Quad Map <input type="checkbox"/> Other:
--	---	--

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION			
B1. NEIP COMMUNITY NAME & COMMUNITY NUMBER ORANGE BEACH 015011	B2. COUNTY NAME BALDWIN	B3. STATE ALABAMA	B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 8.0
B4. MAP AND PANEL NUMBER 0839	B5. SUFFIX K	B6. FIRM INDEX DATE 6/17/02	B7. FIRM PANEL EFFECTIVE/REVISED DATE 6/17/02
B8. FLOOD ZONE(S) AE		B9. BASE FLOOD ELEVATION(S) (Zone AO, use depth of flooding) 8.0	

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in B9. <input type="checkbox"/> FIS Profile <input checked="" type="checkbox"/> FIRM <input type="checkbox"/> Community Determined <input type="checkbox"/> Other (Describe):	B11. Indicate the elevation datum used for the BFE in B9: <input type="checkbox"/> NGVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Other (Describe):
B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? <input type="checkbox"/> Yes <input type="checkbox"/> No Designation Date	

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)	
C1. Building elevations are based on: <input type="checkbox"/> Construction Drawings* <input type="checkbox"/> Building Under Construction* <input checked="" type="checkbox"/> Finished Construction	
*A new Elevation Certificate will be required when construction of the building is complete.	
C2. Building Diagram Number 1 (Select the building diagram most similar to the building for which this certificate is being completed - see pages 6 and 7. If no diagram accurately represents the building, provide a sketch or photograph.)	
C3. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, ARA, AR/AE, AR/A1-A30, AR/AH, AR/AO Complete items C3-a) below according to the building diagram specified in item C2. State the datum used. If the datum is different from the datum used for the BFE in Section B, convert the datum to that used for the BFE. Show field measurements and datum conversion calculation. Use the space provided or the Comments area of Section D or Section G, as appropriate, to document the datum conversion.	

Datum	Conversion/Comments
Elevation reference mark used 1927	Does the elevation reference mark used appear on the FIRM? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
a) Top of bottom floor (including basement or enclosure)	10. 26 ft (m)
b) Top of next higher floor	N/A. ft (m)
c) Bottom of lowest horizontal structural member (V zones only)	N/A. ft (m)
d) Attached garage (top of slab)	9. 93 ft (m)
e) Lowest elevation of machinery and/or equipment servicing the building (Describe in a Comments area)	9. 76 ft (m)
f) Lowest adjacent (finished) grade (LAG)	8. 50 ft (m)
g) Highest adjacent (finished) grade (HAG)	9. 04 ft (m)
h) No. of permanent openings (flood vents) within 1 ft. above adjacent grade N/A	
i) Total area of all permanent openings (flood vents) in C3.h N/A sq. ft. (sq. cm)	

07/08/04  
C.S. #18393  
V. Schumer  
License Number, Embossed Seal, Signature, and Date

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION	
This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information in Sections A, B, and C on this certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.	
CERTIFIER'S NAME VICTOR G. SCHUMER	LICENSE NUMBER L.S. #18393

TITLE LAND SURVEYOR	COMPANY NAME SCHUMER PROFESSIONAL SURVEYING
ADDRESS 80 E. OLIVE ROAD	CITY PENSACOLA
SIGNATURE V. Schumer	STATE FL
	ZIP CODE 32514
	DATE 07/08/04
	TELEPHONE 850-476-0083

State AL Zip Code 36561

This floor plan represents a 2,700 sq. ft. house with 4 bedrooms and 2.5 bathrooms. The layout includes a central Living Room (42' x 27'5") and Dining area (30'3" x 19'0") that opens into a Kitchen (19'0" x 19'5"). The Kitchen features a breakfast nook (9' x 9') and access to a 12' x 6' Porch. A 2-car Garage (21'5" x 19'5") is attached to the side. The sleeping quarters consist of a Master Bedroom (12'5" x 10'8") with an attached Master Bath, and three other Bedrooms (each 10'5" x 10'5"). The plan also includes a central Bath, a Foyer (9' x 9'), a Laundry room (6'0" x 6'0"), and a Staircase. Closets include a Screened Patio (10'8" x 12'5"), a Walk-In Closet (WIC), and a Linen closet (Linen).

**Room Dimensions:**

- Living Room: 42' x 27'5"
- Dining: 30'3" x 19'0"
- Kitchen: 19'0" x 19'5"
- Breakfast: 9' x 9'
- Laundry: 6'0" x 6'0"
- Foyer: 9' x 9'
- Screened Patio: 10'8" x 12'5"
- Master Bedroom: 12'5" x 10'8"
- Master Bath: 5'6" x 7'6"
- Bedroom: 10'5" x 10'5"
- Bedroom: 10'5" x 10'5"
- Bedroom: 10'5" x 10'5"
- Bath: 5'6" x 7'6"
- WIC: 5'6" x 7'6"
- 2-Car Garage: 21'5" x 19'5"
- Porch: 12' x 6'
- Staircase: 8'0" x 10'1"
- Linens: 3'9" x 5'9"

Comments:

LIVING AREA BREAKDOWN				
	Breakdown		Subtotals	
First Floor	27.6 x	x	47.5	1311.0
	12.8 x	x	19.8	253.4
	2.7 x	x	5.4	14.6
	9.5 x	x	42.1	399.9
	2.8 x	x	3.9	10.9
	0.5 x	x	2.8	3.9
	0.5 x	x	2.8	3.9
	3.3 x	x	42.1	138.9
	Second Floor			
	4.1 x	x	10.1	41.4
3.9 x	x	3.9	15.2	
19.5 x	x	23.4	456.3	
Garage			-424.4	
11 items (Rounded)				2225





### Full Detail: Parcel Detail

Parcel PIN :	263486	APN :	05-65-03-08-0-000-002.149	Owner 1:	RAUDNAEL, HERBERT
Address :	25310 WINDWARD LAKES AVE	Legal Description :	50' X 112' IRR LOT 75 WINDWARD LAKES PHASE	Year Built :	2004
Acres :	2004	Land Square Feet :	5602	Zoning Code :	PUD
Zoning Name :		Condominium :		Flood Zone :	AE
Flood Elevation (ft) :	8	FIRM Panel :	01003C0964L		



**RECEIVED****JUL 05 2017****O.B. COMMUNITY DEV.**

BALDWIN COUNTY, ALABAMA  
TIM RUSSELL PROBATE JUDGE  
Filed/cert. 9/3/2014 10:28 AM  
DEED TAX \$ 100.00  
TOTAL \$ 112.00  
2 Pages

**1475183****WARRANTY DEED**

STATE OF ALABAMA:

COUNTY OF BALDWIN:

KNOW ALL MEN BY THESE PRESENTS, that **WILLIAM C. BECK II**, a(n) \_\_\_\_\_ married man, the **GRANTOR**, for and in consideration of the sum of **THREE HUNDRED FIFTY THOUSAND AND NO/100THS DOLLARS (\$350,000.00)** and other good and valuable consideration hereby acknowledge to have been paid to the said **GRANTOR** by **HERBERT RAUDNAEL, JR.** and **DIANE M. COLQUHOUN**, the **GRANTEES**, does hereby **GRANT, BARGAIN, SELL AND CONVEY** unto the said **GRANTEES**, as tenants in common with equal interests during the period of their concurrent lives, and upon the death of either of said **GRANTEES**, the remainder to the survivor of said **GRANTEES**, in fee simple, subject to the provisions hereinafter contained, all that real property in said County, State of Alabama described as follows, to-wit:

**Lot 75, Windward Lakes, Phase 2 of Mariner Lakes, as recorded on Slide 2135A and 2135B.**

**PROPERTY ADDRESS: 25310 Windward Lakes Avenue Orange Beach, AL 36561**

**THIS CONVEYANCE AND THE WARRANTIES HEREUNDER ARE SUBJECT TO THE FOLLOWING:**

1. Any and all reservations, restrictions, easements, right of ways, covenants and/or encumbrances which may appear of record in the Probate Court Records.
2. Building setback lines, drainage and utility easements and restrictions as shown on the recorded plat of said subdivision.
3. All matters as set forth as shown on the plat as recorded in Slide 2135A and 2135B.
4. Easement granted Baldwin County Sewer Authority, Inc., by Romar Development Co., Inc., by instrument dated January 16, 1986, and recorded in Real Property Book 240, Page 1469.
5. Easement granted City of Orange Beach by Romar Development Co., Inc., by instrument dated February 10, 1997, and recorded in Real Property Book 771, Page 239.
6. Easement granted Alabama Gulf Utility, Inc., by Romar Development Co., Inc., by instrument dated February 1, 1985, and recorded in Real Property Book 335, Page 326.
7. Easement granted Baldwin County Electric Membership Corporation by Romar Development Co., Inc., by instrument dated October 21, 1998, and recorded in Real Property Book 872, Page 934.
8. Subdivision Regulations of the City of Orange Beach, Alabama as recorded at Instrument 1028536 and any amendments thereto;
9. Assignment of Minerals and all right in connection therewith from Alabama Gulf Coast Development Corporation, to Joe T. Pilcher, et al, dated August 5, 1972, and recorded in Deed Book 429, Page 643.
10. Terms, conditions, reservations, restrictions, limitations, easements and rights as set forth by Master Declaration of Covenants, Conditions and Restrictions for Mariner Lakes, filed May 14, 1985, and recorded in Miscellaneous Book 53, Page 1744, and amended and restated in Miscellaneous book 80, Page 1361, and as supplemented, June 19, 2001, at Instrument 602991.
11. Terms and conditions of the Declaration of Covenants, Conditions and Restrictions of Windward Lakes, dated June 20, 2001, and recorded at Instrument 60320, supplemented at Instrument 779745.



12. Terms and conditions of the Articles of Incorporation of Windward Lakes Property Owners Association, recorded at Instrument 603207, and By-Laws recorded at Instrument 603208, and failure to comply with said terms and conditions.
13. Covenants, conditions, restrictions, building setback lines, drainage and utility easements, sewer line easement, Baldwin County Electric Membership Corporation easements, and other matters as shown on plat of Windward Lakes, recorded on Slide 2135A and 2135B.
14. Any encroachment, encumbrance, violation, variation, discrepancy, boundary line conflict, shortage in area or adverse circumstance affecting the Property that would be disclosed by an accurate and complete land survey, where the term "encroachment" includes encroachments of existing improvements located on the Property onto adjoining land, and encroachments onto the Property of existing improvements located on adjoining land.

**If married, Grantor hereby certifies that the above described real property does not constitute his homestead or the homestead of his spouse.**

**TOGETHER WITH ALL AND SINGULAR** the rights, privileges, tenements, hereditaments and appurtenances hereunto belonging, or in anywise appertaining; **TO HAVE AND TO HOLD** unto the said **GRANTEES** during their concurrent lives, and upon the death of either of said **GRANTEES**, to the survivor of said **GRANTEES**, and to the heirs and assigns of said survivor, in fee simple, **FOREVER**.

And, except as to the above and taxes hereafter falling due, which are assumed by the **GRANTEES**, the **GRANTOR** for **GRANTOR** and for the heirs and assigns of **GRANTOR**, hereby **COVENANTS AND WARRANTS** to and with the said **GRANTEES**, the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, that **GRANTOR** is seized of an indefeasible estate in fee simple in and to said real property, and have a good and lawful right to sell and convey the same; that **GRANTOR** is in quiet and peaceable possession thereof; and that said real property is free and clear of all liens and encumbrances of every kind and nature whatsoever; and **GRANTOR** does hereby **WARRANT AND WILL FOREVER DEFEND** the title to said real property, and the possession thereof, unto the said **GRANTEES** the survivor of said **GRANTEES**, and the heirs and assigns of said survivor, against the lawful claims and demands of all persons whomsoever.

**IN WITNESS WHEREOF, GRANTOR** has set his hand and seal on this the 27 day of August, 2014.

STATE OF Alabama :  
COUNTY OF Baldwin :

William C Beck II  
**WILLIAM C. BECK II**

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that **WILLIAM C. BECK II**, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he executed the same voluntarily on the same bears date.

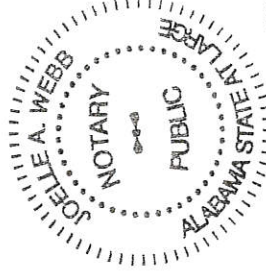
Given under my hand and seal on this 27 day of August, 2014.

Joelle A. Webb  
**NOTARY PUBLIC**  
My Commission Expires: 5/22/16

*This instrument prepared by:*  
*Lori Meadows, P.C.*  
*24407 Lauder Place*  
*Orange Beach, AL 36561*  
*(251) 942-5541*

**Grantor's address:**  
**102 Woodmont Cove**  
**Ridgeland, MS 39157**

**Grantees' address:**  
**215 Lincoln Road**  
**Franklin Square, NY 11010**



**RECEIVED**

**JUL 05 2017**

**O.B. COMMUNITY DEV.**

My Commission Expires 05/22/16



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



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## MEMORANDUM

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**TO:** Janie Joiner  
Building Department

**FROM:** Griffin Powell

**DATE:** July 31, 2017

**RE:** Building Permit for 25310 Windward Place

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Based on the information submitted, I have the following comments that need to be addressed before Planning and Zoning concurrence.

- (1) According to the Master Plan for Windward Lakes, residential building footprints in the subdivision are required to have front and rear setbacks of 20 feet and side setbacks of 5 feet. Expanding the building footprint with a screened porch enclosure must meet the setback requirements.

The submitted site plan shows the addition proposed addition being 14'6" feet from the rear property line.

The applicant has two options:

- (a) Revise the site and building plans to show the proposed addition in compliance with the setback requirements.
  - (b) Submit for a variance to the setback requirements. Since Windward Place is a PUD, the variance would require a minor modification approval from City Council.
- (2) The applicant needs to submit a boundary survey for the property showing the existing building footprint and the floor area for the proposed addition. The survey will be needed if the applicant intends to submit for a variance.

Please have the applicant call me with any questions.



**COMMITTEE OF THE WHOLE MEETING  
SEPTEMBER 19, 2017**

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**Departments:** Community Development

**Description of Topic:**

Ordinance amending Ordinance No. 172, the Zoning Ordinance, Case No. 0810-PUDA-17, Windward Lakes, Lot 75, Setback Variance. (KA)

**Action Options/Recommendation:**

**Source of Funding (if applicable) :**

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**ATTACHMENTS:**

Description

▣ Ordinance

**ORDINANCE NO. 2017-xxxx**

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,  
CITY OF ORANGE BEACH ZONING ORDINANCE,  
WINDWARD LAKES, LOT 75, SETBACK VARIANCE  
(#0810-PUDA-17)**

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FINDINGS:

1. The following proposed amendment to the City of Orange Beach Zoning Ordinance has been heard and considered by the Orange Beach Planning Commission in Public Session after the required public advertisement period.
2. The City Council of the City of Orange has held the required Public Hearing after the required public advertisement period concerning the proposed amendment.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:

1. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended to permit a setback variance for 25310 Windward Lakes, Lot 75 of the Windward Lakes PUD, to allow for a 15-foot setback from the rear property line when the Master Plan for Windward Lakes requires a 20-foot rear setback for the purpose of constructing of a 20' x 14'6" screen room enclosure and a 12' x 20' concrete patio to be added to the rear of the house pursuant to application #0810-PUDA-17 hereafter on file with the Department of Community Development;
2. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed; and
3. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED THIS 3<sup>rd</sup> DAY OF OCTOBER, 2017.

\_\_\_\_\_  
Renee Eberly  
City Clerk

The City Clerk of the City of Orange Beach, Alabama hereby certifies  
that the foregoing ORDINANCE 2017-xxxx  
was posted on \_\_\_\_\_ in the following three  
(3) public places:  
Orange Beach City Hall \_\_\_\_\_  
Orange Beach Post Office \_\_\_\_\_  
Orange Beach Public Library \_\_\_\_\_

\_\_\_\_\_  
Renee Eberly, City Clerk