



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, August 8, 2022, 4:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. ROLL CALL
- E. APPROVAL OF AGENDA
- F. CONFLICTS OF INTEREST
- G. APPROVAL OF MINUTES AND CERTIFIED RECORDS
 - 1. Approval of minutes from the Regular Meeting on July 11, 2022.
- H. PUBLIC HEARINGS
 - 1. **Case No. 0801-CU-22, JPEM Duplex at 29110 Perdido Beach Boulevard**
JPEM LLC requests recommendation to the City Council for **Conditional Use Approval** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district.
 - 2. **Case No. 0803-PUDA-22, Beach Village PUD Modification - Beach Village Phase 2**
Rowe Engineering, on behalf of Beach Village Resort LLP, requests recommendation to the City Council for approval of a **Major PUD Modification** to the Beach Village PUD Master Plan to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision into four residential lots and to add an employee residence in the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard.
 - 3. **Case No. 0804-SD-22, Beach Village Phase 2 Subdivision**
Rowe Engineering, on behalf of Beach Village Resort LLP, requests approval of **Preliminary Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision into four lots and to add a section of common area to the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The properties are located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village PUD Master Plan.

I. **SITE PLAN REVIEWS**

1. **Case No. 0701-SP-22, Caruana Commercial Building (Building Modification)**

Rainbow Nicole Investments LLP requests approval of **Site Plan Review** to modify the proposed commercial building to add a second level with two apartment units. The property is located at 4391 William Silvers Parkway in the General Business (GB) zoning district. *Deferred from the Regular Meeting on July 11, 2022.*

2. **Case No. 0802-SP-22, MMM III Enterprises Warehouse Addition**

Lucido Engineering & Surveying LLC, on behalf of MMM III Enterprises LLC, requests approval of **Site Plan Review** to construct a 2,000-SF warehouse and storage addition to the rear side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district.

3. **Case No. 0805-SP-22, Orange Beach Community Church**

Forrest Daniell & Associates, on behalf of Orange Beach Community Church, requests approval of **Site Plan Review** to construct a new worship center on the site of the previous worship center and to renovate the exterior and interior of the remaining building. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district.

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**