



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, September 12, 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 Work Session on August 8, 2022.
2. Approval of minutes from the Regular Meeting on August 8, 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 approval of **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on August 8, 2022.*

**2. 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. *Deferred from the Regular Meeting on August 8, 2022.*

**3. Case No. 0902-PUD-22, Saltwater Cottages PUD**

Jim Brown, on behalf of JWB Bruckmann, requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.73 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development consisting of three single-family residences with a shared single driveway and a single beach walkover. The property is located at 23550 Perdido Beach Boulevard.

4. **Case No. 0903-PUDA-22, Mariner Lakes PUD Modification – Bel Air Multi-Family Residential**  
Dewberry, on behalf of Bel Air Developers LLC, Windward Lakes Villas LLC, and Romar Development Company Inc., requests recommendation to the City Council for approval of **Major PUD Modification** to the Mariner Lakes Planned Unit Development Master Plan to amend the section of the PUD for Bel Air Towers for a multi-family residential development with two buildings, four and five stories in height, and 152 total units. The current plan for this section of the PUD entails three buildings, between 14 and 18 stories in height, and 375 total units. The property is located at 3299 Loop Road and is west of Fairfield Inn and Suites and south of the lake.
5. **Case No. 0904-SD-22, Reserve Cotton Bayou, Replat of Lot 3 Less West 2 Feet and Lot 4 and the West 2 Feet of Lot 5, Block 5, First Addition of Chicago Gulf Beach Subdivision**  
Dewberry, on behalf of Limitless by Truland Homes LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 3 Less West 2 Feet and Lot 4 and the West 2 Feet of Lot 5, Block 5, First Addition of Chicago Gulf Beach Subdivision into one lot. The property is located on the south side of Taylor Lane in the Single-Family Residential (RS-3) zoning district.
6. **Case No. 0905-SD-22, Replat of Lots 3, 4 and 5, Cool Breeze Commercial Park Subdivision**  
Dewberry, on behalf of Canal Road Lot LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 3, 4 and 5, Cool Breeze Commercial Park Subdivision into one lot. The properties are located on the east side of Canal Square Lane at 24826 Canal Road and 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district.
7. **Case No. 0906-PUD-22, Cotton Bayou Cottages PUD**  
Hercules Investments LLC requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.62 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development consisting of four single-family residences with a shared single driveway and a single access pier on Cotton Bayou. The property is located at 26400 Cotton Bayou Drive.
8. **Case No. 0907-SD-22, Replat of Lot 2, Posh Plaza Subdivision**  
Gulf Coast Rental Company LLC, on behalf of Dewey Brazelton, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Posh Plaza Subdivision into two lots. The property is located at 25150 Canal Road in the General Business (GB) zoning district.
9. **Case No. 0908-PUDA-22, The Wharf PUD Modification – Culver’s**  
Engineering Design Group, on behalf of Wharf Entertainment Properties LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to The Wharf Planned Unit Development Master Plan to construct a 4,500+ SF building for a Culver’s restaurant. The property is located at 23671 Canal Road at the northwest corner of Wharf Parkway East and Canal Road.

#### I. **SITE PLAN REVIEWS**

1. **Case No. 0901-SP-22, Orange Beach Medical Plaza**  
Mark D. Pavey, on behalf of the City of Orange Beach, requests approval of **Site Plan Review** to construct a 10,000+ SF medical office building. The property is located at the

southwest corner of Orange Beach Boulevard and Bonito Avenue at 4171 Orange Beach Boulevard in the Neighborhood Business (NB) zoning district.

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

**1. 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 south side of Melanie Martin Interiors. The property is located at 24820 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on August 8, 2022.*

**2. Case No. 0909-CU-22, All About Storage Expansion**

Engineering Design Group, on behalf of All About Storage, requests recommendation to the City Council for approval of **Conditional Use** to construct four additional mini warehouse buildings south of the existing buildings. The property is located at 24140 Canal Road in the General Business (GB) zoning district.

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**