



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION**

**Monday, October 10, 2022, 3:00 PM
City Council Chamber
4099 Orange Beach Boulevard**

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. DISCUSSION ITEMS**

1. 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 1.6 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. *Deferred from the Regular Meeting on September 12, 2022.*

2. Case No. 1002-SD-22, Harrell Subdivision Plat #1, A Resubdivision of Lots 899, 924, 925 & 926, Bear Point Estates Subdivision

Joseph Harrell requests approval of **Preliminary and Final Minor Subdivision** to replat Lots 899, 924, 925 and 926, Bear Point Estates Subdivision into two lots. The property is located at 5365 Mississippi Avenue at the northwest corner of the intersection of Mississippi Avenue and Baker Drive in the Single-Family Residential (RS-2) zoning district.

3. Case No. 1003-SD-22, Everhart Subdivision

Sawgrass Consulting LLC, on behalf of Marissa Everhart, requests approval of **Preliminary and Final Minor Subdivision** to replat 2.6 acres from four lots into three lots. The property is located at 26135 Canal Road and 4706 Raley Lane at the northwest corner of the intersection of Canal Road and Callaway Lane in the Marine Resort (MR) zoning district.

4. Case No. 1006-PUD-22, Top Tier Water Sports PUD

Engineering Design Group, on behalf of Top Tier Water Sports, requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 1.5 acres from Multi-Family Residential Medium to Low Density (RM-1) to Planned Unit Development (PUD) for a parking area with 50+ spaces, an office building, and docks for Top Tier Water Sports boat rentals and dolphin cruises. The property is located at 26023 Perdido Beach Boulevard and is behind Cotton's Restaurant.

5. Case No. 1008-PUDA-22, Pandion Ridge PUD Modification – Pandion Ridge Water Park

Sawgrass Consulting LLC, on behalf of Sun Pandion Ridge Commercial RV LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to

the Pandion Ridge Planned Unit Development Master Plan for a water park recreation area on 4.3 acres. The property is located at 22820 Canal Road at the southeast corner of Canal Road and Eagle Way.

6. Case No. 1004-SP-22, Beech RV Park

KP RV-02 LLC, on behalf of Beech Campers & Mobile Home Park Inc., requests approval of **Site Plan Review** to upgrade the current 24.2-acre recreational vehicle park and to construct additional amenities. The park will have 167 recreational vehicle sites. The property is located at 4224 Orange Beach Boulevard in the Mobile Home Park (MHP) and Neighborhood Business (NB) zoning districts.

7. Case No. 1007-SP-22, Lost Bay Townhomes

Engineering Design Group, on behalf of Alva Gordon Barnhill, requests approval of **Site Plan Review** to construct a multi-family residential development consisting of 82 units on 27.8 acres. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church in the General Business (GB) zoning district.

D. ADJOURN