



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, March 14, 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 February 14, 2022.
- H. PUBLIC HEARINGS
 - 1. **Case No. 0104-SD-22, Blackburn Family Division Plat #1, Subdivision of Lot 2**
Lucido Engineering and Surveying LLC, on behalf of Elizabeth F. Taupeka, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Blackburn Family Plat #1 into two lots. The property is located on the north side of Canal Road behind 28295 to 28387 Canal Road in the RS-1 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on February 14, 2022.*
 - 2. **Case No. 0301-SD-22, Peed Subdivision, A Resubdivision of Lots 10 and 11, Block 1, Garrett Subdivision**
Julie and Paul Peed requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 10 and 11, Block 1, Garrett Subdivision into one lot. The property is located at 26118 Garrett Lane in the RS-2 (Single-Family Residential) zoning district.
 - 3. **Case No. 0302-SD-22, Buena Vista RV Resort PUD Subdivision, Phases 3, 4 and 5**
75/25 Investments LLC requests approval of **Preliminary Major Subdivision** for Phases 3, 4 and 5 of the Buena Vista on the Beach Resort consisting of 56 lots (Lots 24-76 and 98-101). These phases are located at the end of Buena Vista Boulevard and Parkside Lane on the west and northwest side of the Buena Vista Planned Unit Development.

4. **Case No. 0303-PUD-22, Top Tier Water Sports PUD**

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

I. **SITE PLAN REVIEWS**

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

1. **Case No. 0304-CU-22, AES Dives Alabama Home Occupation**

Genette Waddell requests recommendation to City Council for **Conditional Use Approval** to operate a scuba dive charter boat home occupation at the residence located at 26792 Marina Road in the RS-1 (Single-Family Residential) zoning district.

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**