



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, July 11, 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 June 13, 2022.
- H. PUBLIC HEARINGS
  - 1. **Case No. 0702-SD-22, Buck Subdivision, A Replat of Lots 2 and 3, Block 1, Buena Vista Subdivision**  
Smith Clark & Associates LLC, on behalf of Jason Buck, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 2 and 3, Block 1, Buena Vista Subdivision into one lot. The property is located at 28819 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.
  - 2. **Case No. 0703-PUDA-22, The Wharf PUD Modification, Cobblestone Hotel at The Wharf**  
Sawgrass Consulting LLC, on behalf of Wharf Entertainment Properties LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to The Wharf PUD Master Plan for the construction of a 4-story, 63-room hotel. The property is located at 23299 Wharf Lane.
  - 3. **Case No. 0705-SD-22, The Pearls Subdivision**  
Weygand Wilson Surveyors LLC, on behalf of David A. Lindsey, Lindsey & Associates LLC, and Seahaven Farms LLC, requests approval of **Preliminary and Final Minor Subdivision** to shift the lot line between a 100-foot and 40-foot lot. The property is located at 23666 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district.

4. **Case No. 0710-CPA-22, Comprehensive Plan Amendment, PIN 43423 and 4003**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to amend the Future Land Use Map (FLUM) designation for Property PIN 43423 and 4003 located at 26456 and 26468 Perdido Beach Boulevard, respectively, from Residential Mixed to Resort High Intensity.

I. **SITE PLAN REVIEWS**

1. **Case No. 0704-SP-22, Keel Storage Addition**

Lieb Engineering Company, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to expand the existing storage business to the lot to the east and use this lot as an outdoor storage area. The property is located at 27103 Canal Road in the General Business (GB) zoning district.

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

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.

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**