



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, October 11, 2021, 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 September 13, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0801-SD-21, Davidson Subdivision**

Weygand Wilson Surveyors, on behalf of Thomas and Rhonda Davidson, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 7 of Emerald Point Subdivision and Lots 1-6, Block 1 of East Orange Beach Subdivision into four lots. The properties are located at 5411 and 5413 Magnolia Circle in the RS-2 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on September 13, 2021.*

2. **Case No. 1003-SD-21, Port Washington Subdivision**

Dewberry, on behalf of 68V Port Washington 2021 LLC, requests approval of **Preliminary Major Subdivision** for a subdivision containing 16 lots and a common area on 9.14 acres. Lots 1-15 will be a single-family residential subdivision, while Lot 16 will contain a multi-family residential development. Lots 1-15 will be on the part of the property that is zoned RS-1 (Single-Family Residential), and Lot 16 will be on the part that is zoned GB (General Business). The property is located on the east side of Washington Boulevard, north of Canal Road and Magnolia Avenue.

I. **SITE PLAN REVIEWS**

1. **Case No. 1001-SP-21, Billfish Bay**

Henry Norris and Associates, on behalf of Ray Nestlehutt, requests approval of **Site Plan Review** for a mixed-use development consisting of 108 condominium units and 36 apartment units along with a dry boat storage facility, marina with wet slips, restaurants, retail and commercial space, and a parking garage. The property is located at the southern end of Captain Trent Lane at 4443 and 4459 Captain Trent Lane in the MR (Marine Resort) zoning district.

2. **Case No. 1002-SP-21, Surf Style**

Sawgrass Consulting LLC, on behalf of David C and Virginia Russell and Donald M. Russell, requests approval of **Site Plan Review** to construct a 23,000-SF retail store. The property is located at the northwest corner of the intersection of Perdido Beach Boulevard and Russell Drive in the GB (General Business) zoning district.

3. **Case No. 1004-SP-21, Port Washington Lot 16 Multi-Family Development**

Dewberry, on behalf of 68V Port Washington 2021 LLC, requests approval of **Site Plan Review** to construct a multi-family residential development containing 18 units on 1.81 acres. The property is located on the east side of Washington Boulevard near the intersection of Washington Boulevard and Magnolia Avenue in the GB (General Business) zoning district.

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**