



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, September 13, 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 August 9, 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 August 9, 2021.*

2. **Case No. 0903-PUDA-21, CoastAL PUD Modification**

WAS Design Inc., on behalf of Island Entertainment LLC, requests recommendation to City Council for approval of a **Major PUD Modification** to the CoastAL PUD Master Plan for the following: (a) increasing the footprint of the outdoor bar; (2) increasing the gross floor area of the restaurant; (3) reducing the restaurant building setback on the east side; and (4) modifying the front façade of the restaurant building. The property is located at 25755 Perdido Beach Boulevard.

**I. SITE PLAN REVIEWS**

**1. Case No. 0901-SP-21, Orange Beach Medical Plaza**

Mark D. Pavey, AIA, on behalf of The South Baldwin Healthcare Authority, Inc., requests approval of **Site Plan Review** to construct an 11,000-SF medical office building. The property is located at 4161 and 4171 Orange Beach Boulevard in the NB (Neighborhood Business) zoning district.

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

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**