



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, February 8, 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 Work Session on January 11, 2021.
2. Approval of minutes from the Regular Meeting on January 11, 2021.

H. PUBLIC HEARINGS

1. **Case No. 0103-CPA-21, Comprehensive Plan Amendment, PIN 5213 & PIN 50097**  
The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 5213 and PIN 50097 from Residential Mixed to Mixed-Use, Low to Medium Intensity Residential. The property is located at 26713 Perdido Beach Boulevard. *Deferred from the Regular Meeting on January 11, 2021.*
2. **Case No. 0201-SD-21, Summer Salt PUD, Phase One Subdivision**  
Dewberry, on behalf of Summer Salt 2019 LLC, requests approval of **Final Major Subdivision** for the first phase of the Summer Salt PUD that will contain 54 single-family residential lots and 31 cottage lots. The property is located on the north end of Slipper Boulevard north of The Ruby Slipper and Doc's Seafood and Steaks restaurants.

3. **Case No. 0202-SD-21, Replat of Blackburn Family Division Plat #2, Resubdivision of Lot 4**  
Lucido Engineering and Surveying LLC, on behalf of Daniel G. Blackburn, Jr., requests approval to **Preliminary and Final Minor Subdivision** to replat Lots 4A and 4B of Blackburn Family Division Plat #2 to provide a 50-foot wide strip from Lot 4A to Lot 4B for water access. The property is located at 5159 Sampson Avenue in the RS-1 (Single-Family Residential) zoning district.
4. **Case No. 0203-SD-21, Burkett Subdivision**  
Weygand Wilson Surveyors, on behalf of Klinton and Jamie Burkett, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 52, Unit 2 of Burkart Estates Subdivision and an adjacent 0.32 acres to the south into one lot. The property is located at 4798 Burkart Drive in the RS-1 (Single-Family Residential) zoning district.
5. **Case No. 0204-CU-21, Liberty Linen Warehouse and Boat/RV Storage Addition**  
Sawgrass Consulting LLC, on behalf of Charles Campbell, requests recommendation to City Council for **Conditional Use Approval** to construct a 6,400-SF warehouse to supplement the existing facility and a 9,000-SF enclosed boat and RV storage building at Liberty Linen located at 26953 Canal Road in the GB (General Business) zoning district.
6. **Case No. 0207-CPA-21, Comprehensive Plan Amendment, PIN 1446 and Part of PIN 27892**  
The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 1446 and part of PIN 27892 from Commercial Low Intensity to Neighborhood Preservation. The property is located at 4866 White Avenue and 28160 and 28194 Canal Road.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN