



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



**ORANGE BEACH  
PLANNING COMMISSION  
WORK SESSION**

**Monday, November 9, 2020, 3:00 PM  
City Council Chamber  
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. **Case No. 1101-SD-20, Blackburn Family Division Plat #1 Revision**

Paul and Elizabeth Taupeka, Daniel G. Blackburn, Grant Blackburn, H. Wade Faulkner, and Jay B. Faulkner request approval of **Preliminary and Final Minor Subdivision** to revise the Blackburn Family Subdivision Plat #1 to move the private 60-foot right-of-way ingress/egress easement on Lot 2 to the south approximately 40 feet. The utilities will remain in the original location, and the current utility easement will stay the same. The property is located at 28251 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.

2. **Case No. 1102-RZ-20, Harbor Club, Portion of Lot 2 Rezoning**

Sawgrass Consulting LLC, on behalf of Coleman Bryars, requests recommendation to City Council for approval of the **Rezoning** of the north 550 feet of Lot 2 of the Harbor Club Subdivision from GB (General Business) to MR (Marine Resort) to allow for the same zoning of the entire lot. The property is located on the south end of GRIFFITH MARINA ROAD.

3. **Case No. 1103-SD-20, Replat of Lot 1, Oxford Investments LLC Subdivision**

Lucido Engineering and Surveying LLC, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 4.1 acres into two lots. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.

4. **Case No. 1105-SD-20, Buena Vista PUD, Phase 2B Subdivision**

Hercules Investments LLC, on behalf of Orange Beach RV Investments LLC, requests approval of **Preliminary Major Subdivision** for Phase 2B of the Buena Vista on the Beach RV Resort consisting of 13 lots or Lots 78 through 90. The property is located at 23601 PERDIDO BEACH BOULEVARD in the Buena Vista Planned Unit Development Master Plan.

5. **Case No. 1106-PUD-20, The Ridge at Romar PUD**

Hercules Investments LLC, on behalf of Carol Hines, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 1.39 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) to remove the existing single-family house and to construct two new single-family houses with swimming pools and parking. The property is located at 23708 PERDIDO BEACH BOULEVARD.

6. **Case No. 1109-SD-20, The Bluffs of Orange Beach PUD Subdivision**

Dewberry, on behalf of Sky Land Company LLC, requests approval of **Final Major Subdivision** to subdivide 2.01 acres into a residential subdivision containing 10 cottage lots. The property is located at 25768 PERDIDO BEACH BOULEVARD in The Bluffs of Orange Beach Planned Unit Development Master Plan.

7. **Case No. 1107-SP-20, Atlas Condominium**

Forrest Daniell and Associates, on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Site Plan Review** to construct a 38-unit, 13-story condominium. The property is located at 25610 PERDIDO BEACH BOULEVARD in the BR-2 (Beach Resort High Density) zoning district.

D. **ADJOURN**