



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, December 14, 2020, 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 November 9, 2020.
  - 2. Approval of minutes from the Regular Meeting on November 9, 2020.
  - 3. Approval of minutes from the Special Called Meeting on November 30, 2020.
- H. PUBLIC HEARINGS
  - 1. Case No. 1201-SD-20, Leslie Higgins Plat #1  
Lucido Engineering and Surveying LLC, on behalf of Leslie Higgins, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 781 and 782 into a single lot. The property is located at 5528 MOBILE AVENUE in the RS-2 (Single-Family Residential) zoning district.
  - 2. Case No. 1202-SD-20, Resubdivision of Lots 2 and 3 of Canal Road Commercial Subdivision  
Canal Road Storage LLC, on behalf of Kent and Kathy Trione, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 2 and 3 of Canal Road Commercial Subdivision into a single lot. The property is located on COMMERCIAL AVENUE, east of the Orange Beach Golf Center, in the GB (General Business) zoning district.

3. **Case No. 1203-SD-20, Steele Subdivision**  
Weygand Wilson Surveying LLC, on behalf of Robert Steele, requests approval of **Preliminary and Final Minor Subdivision** to subdivide two lots totaling 7.45 acres into four lots. The property is located at 28996 CANAL ROAD in the RS-1 (Single-Family Residential) zoning district.
4. **Case No. 1205-SD-20, Resubdivision of Lot A, High Tide Subdivision (MCIV Trust Division)**  
Smith Clark and Associates, on behalf of The MCIV Trust, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot A, High Tide Subdivision (Lots 2 and 3 of Perdido Garden Subdivision) into two lots. The property is located at 29733 and 29755 HAYDEN DRIVE in the RS-1 (Single-Family Residential) zoning district.
5. **Case No. 1206-SD-20, Lawrence Plat #1 Revised**  
Lucido Engineering and Surveying LLC, on behalf of Jeff Ellis, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lawrence Plat #1 into two lots. The property is located at 27098 MAGNOLIA DRIVE in the RS-2 (Single-Family Residential) zoning district.
6. **Case No. 1207-PUDA-20, Zeke's Landing PUD Modification for Additional Parking**  
Sawgrass Consulting LLC, on behalf of Zeke's Landing Marina, requests recommendation to City Council for approval of **Major PUD Modification** to the Zeke's Landing PUD Master Plan to rezone 1.6+ acres to the east of the marina from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for inclusion into the Zeke's Landing PUD Master Plan for the purpose of expanding the parking area for additional parking spaces. The property is located at 26713 and 26619 PERDIDO BEACH BOULEVARD.
7. **Case No. 1209-SD-20, CoastAL Beach Development PUD Resubdivision**  
WAS Design Inc., on behalf of GCOF Orange Beach Gulf Front LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide three existing lots into two lots in support of the CoastAL Beach Development Planned Unit Development. The property is located at 25610 and 25722 PERDIDO BEACH BOULEVARD.

I. **SITE PLAN REVIEWS**

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

1. **Case No. 1204-PUD-20, Popeyes Orange Beach PUD**  
SE Civil LLC, on behalf of Liquid Life Real Estate Sales Inc., Collins Enterprises LLC, and Cactus Cantina Properties LLC, requests recommendation to City Council for **Preliminary and Final PUD Approval** to rezone 3.14 acres from NB (Neighborhood Business) to PUD (Planned Unit Development) for a two-phased commercial development containing a Popeyes restaurant with drive-thru in the first phase and a multi-tenant commercial building totaling 4,200 SF in the second phase. The property is located at 4251 ORANGE BEACH BOULEVARD.

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**