



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION**

**Monday, November 14, 2022, 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-22, Phoenix Key, Phase One Subdivision

Phoenix Key LLC requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 4, 5, 6 and 7 of East Perdido Key, Phase One Subdivision into one lot. The property is located at 29040, 29050, 29060 and 29070 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) and Single-Family Residential (RS-1) zoning districts.

2. Case No. 1105-ZT-22, Zoning Text Amendments, Articles 4, 5, 8, 10, 12 and 15

The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendments** to modify Sections 4.02 (Requirements for Lot Area, Lot Width, and Other Factors), 4.03 (Minimum Setbacks), 5.06 (Number of Principal Buildings on Lot), 8.01 (Required Off-Street Parking), 10.0305 (Considerations in Reviewing Site Plans), 10.0306 (Beach Overlay District), 12.06 (Enforcement), and 15.0902 (Temporary Signs and Standards) of the Zoning Ordinance.

3. Case No. 1104-SP-22, Orange Beach Water Authority Conference Room Expansion

Mark D. Pavey, on behalf of the Orange Beach Water Authority, requests approval of **Site Plan Review** to add 700+ square feet to the existing building to expand the existing conference room. The property is located at 25097 Canal Road in the General Business (GB) zoning district.

D. ADJOURN