



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, December 12, 2022, 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 14, 2022.
2. Approval of minutes from the Regular Meeting on November 14, 2022.

H. PUBLIC HEARINGS

1. Case No. 1102-SD-22, Bickers Acres, Resubdivision of Lot 4 of the Resubdivision of Bickers Acres

KO Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 4, Resubdivision of Bickers Acres, into two lots. The property is located at 5211 Carleton Lane North in the Single-Family Residential (RS-1) zoning district. *Deferred from Regular Meeting on November 14, 2022.*

2. Case No. 1201-SD-22, Saltwater Cottages Resubdivision

Jim Brown, on behalf of JWB Bruckmann, requests approval of **Preliminary and Final Minor Subdivision** to combine three lots into one lot in accordance with the approved master plan for the Saltwater Cottages Planned Unit Development. The property is located at 23518, 23524 and 23530 Perdido Beach Boulevard.

3. Case No. 1202-SD-22, Cotton Bayou Cottages Subdivision

Hercules Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide a 1.62-acre lot into two lots. The property is located at 26400 Cotton Bayou Drive in the RS-1 (Single-Family Residential) zoning district.

4. **Case No. 1203-PUD-22, Romar Beach Hotel PUD**
ANR Group, on behalf of Shiv Sugar Hospitality LLC, requests approval of **Preliminary and Final PUD** to rezone 1.8 acres from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for the purpose of converting the existing building into a hotel. The property is located at 23370 Perdido Beach Boulevard.
5. **Case No. 1204-SD-22, Port Washington Subdivision**
Dewberry, on behalf of 68V Port Washington 2021 LLC, requests approval of **Final Major Subdivision** for a subdivision containing 16 lots and a common area on 9.14 acres. Lots 1 through 15 will be a single-family residential subdivision, while Lot 16 will contain a multi-family residential development. Lots 1 through 15 will on the part of the property that is zoned RS-1 (Single-Family Residential), and Lot 16 will on the part that is zoned GB (General Business). The property is located on the east side of Washington Boulevard north of the intersection of Washington Boulevard and Magnolia Avenue.
6. **Case No. 1206-SD-22, Ray's Subdivision Plat #1**
Lucido Engineering & Surveying LLC, on behalf of Donald W. Ray, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 872 and 881 of Bear Point Estates Subdivision into one lot. The property is located at 29373 and 29741 Bayshore Drive South in the RS-2 (Single-Family Residential) zoning district.
7. **Case No. 1207-ZT-22, Zoning Text Amendment, Article 15, Section 15.0902, Temporary Signs and Standards**
The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendment** to modify Section 15.0902, Temporary Signs and Standards, with regard to the size of temporary real estate signs.

I. **SITE PLAN REVIEWS**

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

1. **Case No. 1205-PUD-22, Jones Duplexes PUD**
Lucido Engineering & Surveying LLC, on behalf of Rodney C. Jones, requests recommendation to City Council for approval of **Preliminary and Final PUD** to rezone 1.8 acres from RS-1 (Single-Family Residential) to PUD (Planned Unit Development) for a residential development containing five duplexes. The property is located at 26480 Perdido Beach Boulevard.

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**