



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, January 9, 2023, 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 December 12, 2022.
  - 2. Approval of minutes from the Regular Meeting on December 12, 2022.
- H. PUBLIC HEARINGS
  - 1. **Case No. 1207-ZT-22, Zoning Text Amendment, Article 15, Section 15.0702 and 15.0902, Temporary Signs and Standards**  
The Community Development Department requests recommendation to City Council for approval of **Zoning Text Amendment** to modify Sections 15.0702 and 15.0902 with regard to temporary residential real estate signs. *Deferred from Regular Meeting on December 12, 2022.*
  - 2. **Case No. 0104-SD-23, Buena Vista RV Resort PUD Subdivision, Phase 3A**  
75/25 Investments requests approval of **Final Major Subdivision** for Phase 3A of the Buena Vista RV Resort PUD Subdivision consisting of 10 lots (Lots 24-29, 42-43, and 63-64). Phase 3A is located on Parkside Lane and Lakeside Drive on the west side of the Buena Vista RV Resort.
  - 3. **Case No. 0105-SD-23, Mariner One Subdivision**  
Dewberry, on behalf of Windward Lakes Villas LLC and Bel Air Developers LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine four lots into one lot in accordance with the major amendment to the Mariner Lakes Planned Unit Development Master Plan that was approved in October 2022. The property is located at 3299 Loop Road.

4. **Case No. 0106-PUD-23, 3 T's Shrimping Company PUD**  
October Investments LLC requests recommendation to the City Council for approval of **Preliminary and Final PUD** to rezone 5.2 acres from GB (General Business) to PUD (Planned Unit Development) for a commercial development consisting of a 7,300-SF restaurant and 20,800-SF warehouse. The property is located at 25431 Canal Road.

I. **SITE PLAN REVIEWS**

1. **Case No. 0101-SP-23, OSO Early Restaurant Kitchen Expansion**  
Robertson Commercial requests approval of **Site Plan Review** to expand the kitchen more than 400 square feet at the OSO Early Restaurant. The property is located at 27370 Canal Road in the MR (Marine Resort) zoning district.
2. **Case No. 0102-SP-23, Orange Beach Store**  
Orange Beach Store, on behalf of AGLC LLC, requests approval of **Site Plan Review** to construct a 7,000-SF commercial building at the northwest corner of the intersection of Orange Beach Boulevard and Perdido Beach Boulevard at The Shoppes at Palm Pointe. The property is located at 25777 Perdido Beach Boulevard in the GB (General Business) zoning district.

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

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 December 12, 2022.*
2. **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. *Deferred from Regular Meeting on December 12, 2022.*

K. **OTHER BUSINESS**

1. Request for a 12-month extension for Case No. 0202-SD-22, Summer Salt Phase 2 Subdivision.

L. **PUBLIC COMMENTS**

M. **ADJOURN**