



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



**ORANGE BEACH  
PLANNING COMMISSION  
WORK SESSION**

**Monday, February 13, 2023, 3:00 PM  
City Council Chamber  
4099 Orange Beach Boulevard**

- A. CALL TO ORDER
- B. ROLL CALL
- C. DISCUSSION ITEMS

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 Major 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 January 9, 2023.*
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 January 9, 2023.*
3. **Case No. 0201-SD-23, Lost Bay Townhomes, A Subdivision of Parcel A and Parcel C**  
Engineering Design Group, on behalf of Alva Gordon Barnhill, requests approval of **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church in the General Business (GB) zoning district.
4. **Case No. 0202-CU-23, JPEM Duplex at 29110 Perdido Beach Boulevard**  
JPEM LLC requests recommendation to the City Council for approval of **Conditional Use** to construct a duplex on a beachfront lot located at 29110 Perdido Beach Boulevard in the Single-Family Residential (RS-1) zoning district.
5. **Case No. 0204-CPA-23, Comprehensive Plan Amendment, PIN 58938 & PIN 47431**  
The Community Development Department requests approval of a **Comprehensive Plan Amendment** to change the Future Land Use Map (FLUM) designations for Property PIN 58938 and PIN 47431 from *Commercial High Intensity* to *Residential Mixed*.

6. **Case No. 0107-SP-23, Orange Beach Board of Education Central Office**

Sawgrass Consulting, on behalf of the City of Orange Beach, requests approval of **Site Plan Review** to construct a 6,400-SF office building for the Orange Beach Board of Education. The property is located at 4544 and 4550 Orange Beach Boulevard in the General Business (GB) zoning district.

7. **Case No. 0203-SP-23, Abaco Orange Beach**

Abaco Orange Beach LLC requests approval of **Site Plan Review** for a condominium development consisting of 9 buildings and 259 total dwelling units along with a marina on Terry Cove. The development will be constructed in four phases. The property is located at the southern end of Griffith Marina Road and Captain Trent Lane at 4443 and 4459 Captain Trent Lane in the MR (Marine Resort) zoning district.

D. **ADJOURN**