



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, March 13, 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 February 13, 2023.
 - 2. Approval of minutes from the Regular Meeting on February 13, 2023.
- H. PUBLIC HEARINGS
 - 1. **Case No. 0302-SD-23, Buena Vista on the Beach, Phase 3B**
75/25 Investments LLC requests approval of **Final Major Subdivision** for Phase 3B of the Buena Vista on the Beach Planned Unit Development (PUD) consisting of 12 lots. The property is located on Lakeview Drive in the Buena Vista on the Beach Motor Coach Resort.
 - 2. **Case No. 0303-SD-23, Caruana Subdivision Plat #1**
John Caruana requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lots 16 through 20 of Block 3, Chicago Gulf Beach First Subdivision into two lots. The property is located at 3349 and 3353 Adams Avenue in the Single-Family Residential (RS-3) zoning district.
 - 3. **Case No. 0304-CU-23, Three T's Restaurant and Warehouse**
October Investments LLC requests recommendation to the City Council for approval of **Conditional Use** for a commercial development consisting of a 7,300-SF restaurant and 20,800-SF warehouse. The property is located at 25431 Canal Road in the General Business (GB) zoning district.
 - 4. **Case No. 0305-SD-23, Walker Avenue Subdivision**
Sawgrass Consulting LLC, on behalf of the City of Orange Beach, requests approval of **Preliminary and Final Minor Subdivision** to subdivide 3.5 acres on the west side of Walker

Avenue into two lots. The property is located 4697, 4699 and 4775 Walker Avenue in the Marine Resort (MR) zoning district.

5. **Case No. 0306-PUDA-23, The Wharf PUD Modification – Wharf Main Street Addition**

Sawgrass Consulting LLC, on behalf of Wharf Retail Properties LLC, requests recommendation to the City Council for approval of a **Major PUD Modification** to The Wharf Planned Unit Development (PUD) Master Plan for multiple commercial buildings with 34,000 square feet of leasable space along with nearly 16,000 square feet of lawn and assemble area. The property is located at 4555 Main Street at the northwest corner of the intersection of Main Street and Canal Road.

I. **SITE PLAN REVIEWS**

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

1. **Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A**

Matthews Development LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district.

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**