



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, June 12, 2023, 4:00 PM  
Orange Beach Community Center  
27235 Canal Road**

**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 Regular Meeting on May 8, 2023.

**H. PUBLIC HEARINGS**

1. **Case No. 0604-SD-23, Council Subdivision**

Camrey Council, on behalf of Steven and Camrey Council, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 3 and 4, Block 1, of the Amel Callaway Subdivision into one lot. The property is located at 25920 Rose Lane in the Single-Family Residential (RS-1) zoning district.

**I. SITE PLAN REVIEWS**

1. **Case No. 0402-SP-23, Beach Getaways Operation Building**

Canal Road 25 LLC requests approval of **Site Plan Review** to construct a 5,000-SF building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on May 8, 2023.*

2. **Case No. 0409-SP-23, OBL Parking Lot**

Orange Beach Land, on behalf of Petron LLC, requests approval of **Site Plan Review** to construct a private gravel parking lot for employees of the CoastAL restaurant complex. The property is located at 3150 Orange Beach Boulevard, north of Walgreens, in the General Business (GB) zoning district. *Deferred from the Regular Meeting on May 8, 2023.*

3. **Case No. 0601-SP-23, Orange Beach City Hall – Finance Department Addition**  
Sawgrass Consulting LLC, on behalf of the City of Orange Beach, requests approval of **Site Plan Review** to construct a 6,300-SF addition to the south side of City Hall that will serve as offices for the Finance Department. The property is located at 4099 Orange Beach Boulevard in the Governmental Use (GOV) zoning district.
4. **Case No. 0602-SP-23, Orange Beach High School Field House & Batting Cages**  
Sawgrass Consulting LLC, on behalf of the City of Orange Beach, requests approval of **Site Plan Review** to construct a 4,700-SF field house and 13,000-SF covered batting cages for the Orange Beach High School baseball and softball teams at the Orange Beach Sportsplex. The property is located at 4389 William Silvers Parkway in the Governmental Use (GOV) zoning district.

**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. *Deferred from the Regular Meeting on May 8, 2023.*
2. **Case No. 0603-SD-23, Moondance at Perdido Bay Subdivision**  
Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of **Final Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue Planned Unit Development Master Plan. The property is located at 5362 Mississippi Avenue.

**K. OTHER BUSINESS**

1. Request for a 12-month site plan review approval extension for Case No. 0602-SP-22, Solis Condominium.

**L. PUBLIC COMMENTS**

**M. ADJOURN**