



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



**ORANGE BEACH  
PLANNING COMMISSION  
WORK SESSION**

**Monday, December 11, 2023, 3:00 PM  
City Hall, City Council Chamber  
4099 Orange Beach Boulevard**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. DISCUSSION ITEMS**

**1. Case No. 1108-ZT-23, Zoning Text Amendment, Section 5.28, Storage on Vacant Residential Lots**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to add a new section to Article 5 of the Orange Beach Zoning Ordinance regarding the storage of vehicles, boats, trailers, recreational vehicles, materials, etc. on vacant residential lots. *Deferred from the Regular Meeting on November 13, 2023.*

**2. Case No. 1201-SD-23, Replat of Lot 2 of F.B.C. Subdivision & Lots 99 – 103 of Oak Ridge Subdivision.**

First Baptist Church of Bay Minette, Lawson & Camelia Miller, Jeff & Lori Brumfield, James & Bertha Thompson, Aaron & Teresa Nicholson, and Zackery & Kimberly Ann Smith-Kalinauskas request approval of **Preliminary and Final Minor Subdivision** to subdivide a portion of Lot 2 of F.B.C. Subdivision and adding the subdivided portion to the rear sides of Lots 99 through 103 of Oak Ridge Subdivision. The properties are located at 25609, 25577, 25555, 25537, and 25511 Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district and Lot 2 of F.B.C. Subdivision in the Single-Family Residential (RS-1) zoning district.

**3. Case No. 1203-PUD-23, Turquoise Place North PUD**

Forrest Daniell & Associates PC, on behalf of October Investments LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 18.5 acres located at 26303 and 26427 Perdido Beach Boulevard from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a 7-story, 90-unit condominium along with amenities and to rezone 1.2 acres located at 26302 Perdido Beach Boulevard to PUD for a 3-story, 2-unit condominium along with amenities and parking for beach access.

**4. Case No. 1204-PUDA-23, Pandion Ridge PUD Modification, Manager's Mobile Home Unit**

Sawgrass Consulting LLC, on behalf of Sun Pandion Ridge LLC, requests recommendation to the City Council for approval of **Major PUD Modification** to the Pandion Ridge Planned Unit Development (PUD) to allow for one mobile home unit in Phase 3 of the resort to serve as a residence for the site manager. The site for the mobile home unit will be on Wild Boar Circle.

5. **Case No. 1206-SD-23, Ammons Subdivision, Lots 31 & 32, Canal Place, Unit 2 Subdivision**

Linder Surveying Consultants, on behalf of James & Laralei Ammons, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 31 and 32 of Canal Place, Unit 2 Subdivision into one lot. The property is located on the south side of Canal Road, east of Alabama Credit Union, in the Single-Family Residential (RS-1) zoning district.

6. **Case No. 1202-SP-23, Emerald Coast Carpet Cleaning**

Engineering Design Group, on behalf of Jamison Haber, requests approval of **Site Plan Review** to construct a 3,600+ SF building that will serve as the office for Emerald Coast Carpet Cleaning. The property is located at 4395 Canal Square Lane in the General Business (GB) zoning district.

7. **Case No. 1205-SP-23, Canal Road Gas Station**

Goodwyn Mills Cawood LLC, on behalf of Divyesh Patel, requests approval of **Site Plan Review** to construct a 4,500+ SF gas station/convenience store. The property is located at 26787 Canal Road in the General Business (GB) zoning district.

D. **ADJOURN**