



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



**ORANGE BEACH  
PLANNING COMMISSION  
WORK SESSION**

**Monday, February 12, 2024, 3:00 PM  
City Hall, City Council Chamber  
4099 Orange Beach Boulevard**

**A. CALL TO ORDER**

**B. ROLL CALL**

**C. DISCUSSION ITEMS**

**1. Case Nos. 0103-PUD-04 and 0704-PUD-04, Reversion of the Bama Bayou Planned Unit Development Master Plan**

Pursuant to Section 7.08 of the Orange Beach Zoning Ordinance, the Community Development Department requests recommendation to the City Council to repeal Case No. 0103-PUD-04 (Ordinance No. 2004-792) and Case No. 0707-PUD-04 (Ordinance No. 2004-818) to rescind the Planned Unit Development zoning for the Bama Bayou PUD and parcel PINS 228840, 300713, 69654, 234423, 285653, 232649, and 285612. The zoning will return to the original zoning classification of General Business (GB).

**2. 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 January 8, 2024.*

**3. Case No. 0203-SD-24, The Wharf Landing, Phase 1 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, request approval of **Preliminary and Final Minor Subdivision** to replat 105+ acres into three lots. The property is located on the east side of the Foley Beach Express and Brown Lane along the Intracoastal Waterway.

**4. Case No. 0204-PUD-24, Admiral Self Storage PUD**

Sawgrass Consulting LLC, on behalf of Collins Enterprises and Cactus Properties LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.14 acres to Planned Unit Development (PUD) for an enclosed self-storage facility. The property is located at 4251 Orange Beach Boulevard at the northwest corner of the intersection of Orange Beach Boulevard and Rose Lane.

**5. Case No. 0205-PUD-24, Mill's Row Beachside Cottage Community PUD**

Rockpoint Development LLC, on behalf of Isle of Wight Property Development LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 0.89 acres from Neighborhood Business (NB) to Planned Unit Development (PUD) for a residential development containing 16 townhome units. The property is located at 25086, 25100 and 25122 Perdido Beach Boulevard.

**D. ADJOURN**