



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, March 11, 2024, 4:00 PM
City Hall, 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 12, 2024.
2. Approval of minutes from the Regular Meeting on February 12, 2024.

H. PUBLIC HEARINGS

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). *Deferred from the Regular Meeting on February 12, 2024.*

2. 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. *Deferred from the Regular Meeting on February 12, 2024.*

3. **Case No. 0301-SD-24, Barba Replat, Replat of Lots 1 & 2, East Orange Beach, Third Addition Subdivision**
Adrian Barba requests approval of **Preliminary and Final Minor Subdivision** to amend the lot line between Lots 1 & 2 of East Orange Beach, Third Addition Subdivision. The lots are located at 27300 and 27312 Park Drive in the Single-Family Residential (RS-2) zoning district.
4. **Case No. 0302-SD-24, Moye Replat, Replat of Lots 482 & 483, Bear Point Estates Subdivision**
Paul Dennis & Carla Moye requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 482 & 483 of Bear Point Estates Subdivision into a single lot. The property is located at 5707 Pensacola Avenue in the Single-Family Residential (RS-2) zoning district.
5. **Case No. 0303-SD-24, Bay Grove Subdivision**
Mitchell G. Lattof, Jr. requests approval of **Preliminary and Final Minor Subdivision** to subdivide 4.36 acres into two lots. The property is located at the southwest corner of the intersection of Canal Road and Captain Trent Lane in the Marine Resort (MR) zoning district.
6. **Case No. 0304-ZT-24, Zoning Text Amendment, Sections 4.01 and 5.1303, Charter Boat Home Occupations**
The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to remove the references of charter boat home occupations from Section 4.01, Table of Permitted Uses, and Section 5.1303, Home Occupations.

I. SITE PLAN REVIEWS

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0201-SD-24, Sampson Replat, Resubdivision of Parcel Four**
Engineering Design Group, on behalf of Alan & Donna Burns and Silver Shaft LLC, requests approval of **Preliminary and Final Minor Subdivision** to relocate the lot line between Property PINS 14315 and 16085. The lots are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.
Deferred from the Regular Meeting on February 12, 2024.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN