



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, April 8, 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 Regular Meeting on March 11, 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 March 11, 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, requests 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 March 11, 2024.*

**3. Case No. 0401-SD-24, Burdette Replat, Resubdivision of Lots 21 & 22, Azalea Village Subdivision**

Smith Clark & Associates, on behalf of Lisa Burdette, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 21 & 22 of Azalea Village Subdivision into one lot. The property is located at 4282 and 4284 Azalea Street in the Azalea Village Planned Unit Development.

4. **Case No. 0403-PUD-24, ICW Marina**

Lieb Engineering Company, on behalf of BC Bayview Investments LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.3 acres from Industrial (I-1) to Planned Unit Development (PUD) for a 26-slip marina on the Intracoastal Waterway. The property is located at 22321 Canal Road.

5. **Case No. 0406-ZT-24, Zoning Text Amendment, Section 4.01, Table 4.01, Water Recreational Rentals**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Table 4.01 regarding water recreational rentals.

6. **Case No. 0407-ZT-24, Zoning Text Amendment, Section 4.06, Alabama Highway 180 Frontage Roadway Requirement**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Section 4.06 regarding the requirements for the highway frontage roadway on the north side of Alabama Highway 180 between Oak Street and William Silvers Parkway.

7. **Case No. 0408-ZT-24, Zoning Text Amendment, Section 15.1003, Sign Permit Fees**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to modify the language in Section 15.1003 to make the sign fees stated in the said section consistent with the sign fees stated in Ordinance No. 2018-1295.

I. **SITE PLAN REVIEWS**

1. **Case No. 0404-SP-24, Liquid Life Operations Center**

Lieb Engineering Company, on behalf of Canal Road Lot LLC, requests approval of **Site Plan Review** to construct a 22,100-SF operations facility for Liquid Life. The property is located at 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district.

2. **Case No. 0405-SP-24, Keel Storage Building Addition**

Lieb Engineering Company, on behalf of FM Holdings LLC, requests approval of **Site Plan Review** to construct a 4,500-SF storage building at Keel Storage. The property is located at 27103 Canal Road in the General Business (GB) zoning district.

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 March 11, 2024.*

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**