



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, May 13, 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 April 8, 2024.
2. Approval of minutes from the Regular Meeting on April 8, 2024.

**H. PUBLIC HEARINGS**

**1. 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. *Deferred from the Regular Meeting on April 8, 2024.*

**2. Case No. 0501-SD-24, Dickens-Langley Replat, Replat of Lots 3 & 4 and Conservation Area 1 of Lauder Pelican Subdivision**

Lucido Engineering & Surveying LLC, on behalf of Christopher Dickens and Eric Langley, requests approval of **Preliminary and Final Minor Subdivision** to replat and adjust the lot lines among Lots 3 and 4 and Conservation Area 1 of Lauder Pelican Subdivision. The properties are located at 4309 and 4311 Lauder Lane in the Single-Family Residential (RS-1), General Business (GB), and Multi-Family Residential High Density (RM-2) zoning districts.

**3. Case No. 0502-SD-24, Replat of Lots "B", "C", 4-9 & 16-18, Walker's Subdivision, and Lots "A", 6, 7 & 18, Durant Subdivision**

Sawgrass Consulting LLC, on behalf of Alan & Donna Burns and Silver Shaft LLC, requests approval of **Preliminary and Final Minor Subdivision** to relocate the shared

lot line between Lots "A", 6, 7, & 18 and Lots "B" 5, 8, & 17. The properties are located at 28633 and 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

**4. Case No. 0503-PUD-24, Abbey Road PUD**

Greg Kennedy, on behalf of Mitchell G. Lattof, Jr., requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3.7 acres from Marine Resort (MR) to Planned Unit Development (PUD) for a single-family residential subdivision containing 34 lots. The property is located at the southwest corner of the intersection of Canal Road and Captain Trent Lane.

**5. Case No. 0504-PUD-24, Oak Shores PUD**

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 45+ acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a single-family residential subdivision containing 76 lots along with common area and piers and slips on Bay La Launch for the subdivision residents. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue.

**6. Case No. 0505-SD-24, Subdivision of the Replat of Lots 3, 4 & 5, Cool Breeze Commercial Park Subdivision**

Weygand Wilson Surveying, on behalf of Canal Road Lot LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide the Replat of Lots 3, 4 and 5, Cool Breeze Commercial Park Subdivision into two lots. The property is located at 24826 Canal Road and 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district.

**I. SITE PLAN REVIEWS**

**J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**