



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

Monday, October 14, 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 September 9, 2024.

H. PUBLIC HEARINGS

1. Case No. 0705-SD-24, Oak Shores Subdivision

Lucido Engineering & Surveying LLC, on behalf of Daniel G. Blackburn, requests approval of **Preliminary Major Subdivision** to subdivide Lot 4-A of Blackburn Family Division Plat #2 Subdivision and Lots 1, 4 and 5 of Jamaica Estates Subdivision into a single-family residential subdivision containing 76 lots. The property is located at the northwest corner of the intersection of Canal Road and Sampson Avenue in the Single-Family Residential (RS-1) zoning district. *Deferred from the Regular Meeting on September 9, 2024.*

2. Case No. 1002-SD-24, Replat of Lots 14 & 15, Amended Plat of Moondance at Perdido Bay Subdivision

Engineering Design Group, on behalf of Two Fish Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to amend the Moondance at Perdido Bay Subdivision to modify the shared lot line between Lots 14 and 15. The properties are located at 29928 and 29936 Moondance Loop in the Moondance at Perdido Bay Planned Unit Development (PUD).

3. Case No. 1004-SD-24, Vicens Corner, Replat of Lots 11-13, Block 4, Chicago Gulf Beach First Addition Subdivision

Weygand Wilson Surveying, on behalf of Elite Home Building LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 11, 12 and 13 of Block 4,

Amended 10/07/2024

Chicago Gulf Beach First Addition Subdivision into one lot. The property is located at the northwest corner of the intersection of Jefferson Avenue and Cusack Court.

4. Case No. 1005-PUD-24, Saltwater Cottages II PUD

WAS Design, on behalf of Compass Construction, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 4 acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential development containing five single-family houses. The property is located at 23592 and 23608 Perdido Beach Boulevard.

5. Case No. 1006-PUDA-24, Turquoise Place PUD, Turquoise Place South Lot

Forrest Daniell & Associates, on behalf of Larry Wireman, requests recommendation to the City Council for approval of a **Major PUD Modification** to the Turquoise Place Planned Unit Development (PUD) Master Plat for a six-unit condominium with a clubhouse and rooftop pool deck amenities on 1.17 acres between the Turquoise Place and The Palms Condominium. The property is located at 26302 Perdido Beach Boulevard.

6. Case No. 1007-ZT-24, Section 2.02, Words and Terms Defined

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to Section 2.02 of the Zoning Ordinance, Words and Terms Defined, to amend the definition of *grade plane*.

I. SITE PLAN REVIEWS

1. Case No. 1001-SP-24, Orange Beach Wildlife Center Greenhouse

The City of Orange Beach requests approval of **Site Plan Review** to construct a 30' by 70' greenhouse facility at the Orange Beach Wildlife Center. The property is located at 3900 Collegiate Lane in the Agricultural (AG) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN