



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION**

**Monday, January 13, 2025, 3:00 PM
City Hall, City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

1. Case No. 1204-PUD-21, Reversion of the Cactus Cantina 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. 1204-PUD-21 (Ordinance No. 2022-1405) to rescind the Planned Unit Development (PUD) zoning for PIN 230457 located at 4251 Orange Beach Boulevard. The zoning will return to the original classification of Neighborhood Business (NB).

2. Case No. 0101-SD-25, Resubdivision of Lots B1, C1, 4A and 5A of the Resubdivision of Walker's Subdivision

Sawgrass Consulting LLC, on behalf of Chad Summerlin, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots B1, C1, 4A and 5A of the Resubdivision of Walker's Subdivision into one lot. The property is located at 28675 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

3. Case No. 0102-SD-25, Water's Edge Subdivision

Kadre Engineering LLC, on behalf of Alan & Donna Burns, requests approval of **Preliminary Major Subdivision** to subdivide 3+ acres into a single-family residential subdivision containing six lots. The property is located at 28633 Sampson Avenue in the Single-Family Residential (RS-1) zoning district.

4. Case No. 0103-PUD-25, Lost Bay PUD

DR Horton Inc. – Birmingham requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 27.8 acres from General Business (GB) to Planned Unit Development (PUD) for the purpose of converting a multi-family residential development with 82 units into a townhouse subdivision containing 82 lots. The property is located south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church.

5. Case No. 0104-PUD-25, Coastal Cottages PUD

Engineering Design Group, on behalf of Coastal Land Properties, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 25 acres from General Business (GB) to Planned Unit Development (PUD) for a townhouse subdivision containing 136 lots. The property is located west of the Foley Beach Express, north of Brown Lane, east of Roscoe Road, and south of Bradford Lane.

6. **Case No. 0105-ZT-25, Zoning Text Amendment, Section 10.0306, Pedestrian-Oriented Area Sidewalks**

The Community Development Department requests recommendation to the City Council for approval of **Zoning Text Amendment** to amend Section 10.0306, Beach Overlay District, regarding the requirements for the pedestrian sidewalk in the pedestrian-oriented area in the Beach Overlay District.

D. **ADJOURN**