



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, January 13, 2025, 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 December 9, 2024.

**H. PUBLIC HEARINGS**

**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.

I. **SITE PLAN REVIEWS**

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

K. **OTHER BUSINESS**

L. **PUBLIC COMMENTS**

M. **ADJOURN**