



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, May 12, 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 Work Session on April 14, 2025.
2. Approval of minutes from the Regular Meeting on April 14, 2025.

H. PUBLIC HEARINGS

1. Case No. 0501-SD-25, Pelican Business Park Subdivision

S.E. Civil Engineering & Surveying, on behalf of DMC Enterprises Inc., requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of Lauder Pelican Subdivision into three lots. The property is located on the south side of Canal Road, west of Melanie Martin Interiors (24820 Canal Road), in the General Business (GB) zoning district.

2. Case No. 0502-CU-25, Bayside Garages at Orange Beach

Lucido Engineering & Surveying LLC, on behalf of Steven Carter, requests recommendation to the City Council for **Conditional Use Approval** to construct an enclosed storage facility consisting of two buildings covering 28,600 total square feet and containing 26 total units. The property is Lot 1 of Mango Place Subdivision on Pelican Place in the General Business (GB) zoning district.

I. SITE PLAN REVIEWS

1. Case No. 0407-SP-25, OBA Office Retail

Engineering Design Group, on behalf of Shaver Investments LLC and PJV Holdings Inc., requests approval of **Site Plan Review** to construct a six-unit office and retail commercial building. The property is located at 25299 Canal Road between Canal Plaza and Bayside

Estates in the General Business (GB) zoning district. *Deferred from the Regular Meeting on April 14, 2025.*

- J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**
- K. OTHER BUSINESS**
- L. PUBLIC COMMENTS**
- M. ADJOURN**