



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, September 8, 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 August 11, 2025.
2. Approval of minutes from the Regular Meeting on August 11, 2025.

H. PUBLIC HEARINGS

1. Case No. 0412-SD-25, The Wharf Landing Villas PUD Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 3 of The Wharf Landing Phase 2 Subdivision into a gated single-family residential subdivision containing 12 lots. The property is located to the east of the proposed Margaritaville resort and is presently zoned General Business (GB). *Deferred from the Regular Meeting on August 11, 2025.*

2. Case No. 0901-SD-25, Subdivision of Lot 1, Resubdivision of Lot 2-A, Matthews Estate Subdivision

Matthews Development requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1 of the Resubdivision of Lot 2-A, Matthews Estate Subdivision into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district.

3. Case No. 0904-SD-25, Mark Smith Plat #2, Lots 417 & 418, Bear Point Estates Subdivision

Lucido Engineering & Surveying LLC , on behalf of Mark Smith, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot A of Mark Smith Plat #1 Subdivision back into two lots. The property is located at 5473 Pensacola Avenue in the Single-Family Residential (RS-2) zoning district.

4. Case No. 0905-PUD-25, Turquoise Village PUD

Overstreet & Associates Consulting Engineers, on behalf of Rodney Jones, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 6.2 beachfront acres from Single-Family Residential (RS-1) to Planned Unit Development (PUD) for a residential subdivision containing 23 lots. The property is located at 26504, 26536 and 26558 Perdido Beach Boulevard.

I. SITE PLAN REVIEWS

1. Case No. 0902-SP-25, Intracoastal Storage Area

BC Bayview Investments LLC requests approval of **Site Plan Review** for a contractor laydown yard and outside storage area on 3.3 acres. The property is located at 22321 Canal Road in the Industrial (I-1) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. Case No. 0903-PUD-25, AC Hotel Orange Beach PUD

Shiv Sagar Hospitality LLC requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 1.8 beachfront acres from Multi-Family Residential High Density (RM-2) to Planned Unit Development (PUD) for the purpose of converting an existing building into a hotel with 100 lodging rooms. The property is located at 23370 Perdido Beach Boulevard.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN