



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, October 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 September 8, 2025.

**H. PUBLIC HEARINGS**

**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. *Deferred from the Regular Meeting on September 8, 2025.*

**2. Case No. 0905-PUDA-25, Jones Duplexes PUD Modification, Turquoise Village**

Overstreet & Associates Consulting Engineers, on behalf of Rodney Jones, requests recommendation to the City Council for approval of **Major PUD Modification** to the Jones Duplexes Planned Unit Development (PUD) Master Plan to rezone 7.9 acres from Single-Family Residential (RS-1) to PUD for inclusion into the Jones Duplexes PUD Master Plan and to amend the development into a residential development containing 18 single-family houses and 10 duplexes for 38 total dwelling units. The property is located at 26504, 26536 and 26558 Perdido Beach Boulevard. *Deferred from the Regular Meeting on September 8, 2025.*

**3. Case No. 1001-SD-25, Allen Resubdivision, Replat of Lots 9 & 10, Block A, Second Addition to Chicago Gulf Beach Subdivision**

Charles and Amy Allen requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 9 and 10, Block A, Second Addition to Chicago Gulf Beach Subdivision into one lot. The property is located at 26750 Moses Road in the Single-Family Residential (RS-3) zoning district.

**4. Case No. 1002-SD-25, Water's Edge Subdivision**

Kadre Engineering LLC, on behalf of WEOB LLC, requests approval of **Final 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.

**5. Case No. 1003-SD-25, U-Own-It Boat & RV Storage Replat, Replat of a Portion of Lot 2, Allen Cox Jr. Subdivision**

Smith, Clark & Associates LLC, on behalf of U-Own-It Boat & RV Storage POA Inc. and Coastal Storage Inc., requests approval of **Preliminary and Final Minor Subdivision** to replat the parcel and existing storage units into one lot. This property is located at 4387 William Silvers Parkway in the Pleasure Island RV & Boat Storage Planned Unit Development (PUD) Master Plan.

**I. SITE PLAN REVIEWS**

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

**K. OTHER BUSINESS**

1. Request for a 12-month extension for Oak Shores Subdivision Preliminary Major Subdivision Approval, Case No. 0705-SD-25.

**L. PUBLIC COMMENTS**

**M. ADJOURN**