



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



PLANNING COMMISSION WORK SESSION AGENDA

Monday, October 13, 2025, 3:00 P.M.
City Hall, City Council Chamber
4099 Orange Beach Boulevard

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. DISCUSSION ITEMS**

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.

D. **ADJOURN**