



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



**ORANGE BEACH
PLANNING COMMISSION
WORK SESSION AGENDA**

Monday, November 10, 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 October 13, 2025.*

2. 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. *Deferred from the Regular Meeting on October 13, 2025.*

3. Case No. 1101-SD-25, Moondance Subdivision, Replat of Lots 11, 12, Common Area 1, Common Area 2

Engineering Design Group, on behalf of Two Fish Properties LLC and Ben Walker, requests approval of **Preliminary and Final Minor Subdivision** to replat the lot lines among Lots 11, 12, Common Area 1, and Common Area 2 in the Moondance Planned Unit Development (PUD) Subdivision. The properties are located on Moondance Loop in the said subdivision.

4. Case No. 1102-SD-25, Replat of Lot 906 and West Half of Lot 907, Bear Point Estates Subdivision

Smith Clark & Associates LLC, on behalf of Coby and Maryanne Smith, requests approval of **Preliminary and Final Minor Subdivision** to combine Lot 906 and the West Half of Lot 907 into one lot. The property is located at 29734 Bayshore Drive South in the Single-Family Residential (RS-2) zoning district.

5. Case No. 1103-SP-25, Emerald Coast Carpet Cleaning

Jamison Haber requests approval of **Site Plan Review** to construct a 3,600+ SF building that will serve as the office for Emerald Coast Carpet Cleaning. The property is located at 4395 Canal Square Lane in the General Business (GB) zoning district.

D. ADJOURN