



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, November 10, 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 October 13, 2025.
2. Approval of minutes from the Regular Meeting on October 13, 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 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.

I. SITE PLAN REVIEWS

1. 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.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

1. Request for a 12-month extension for Abbey Road PUD Subdivision Preliminary Major Subdivision Approval, Case No. 1102-SD-24.
2. Election of Officers.

L. PUBLIC COMMENTS

M. ADJOURN