

Minutes
Orange Beach Planning Commission Work Session
October 13, 2025 – 3:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Vice Chairman Lindsey called the meeting to order at 3:05 PM.

B. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Jack Robertson
Commissioner Lannie Smith
Commissioner Adam Roberson
Vice Chairman Lindsey

Staff Present:

Griffin Powell, City Planner
Jamie Logan, City Attorney
Sherri Descalzo, Planning Coordinator
Sean Brumley, GIS Specialist
Chris Pappas, City Engineer

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.*

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Lannie Smith asked about the front elevation and the parking. Mr. Powell stated the front would have the same elevation as the previous submissions and the parking area would be re-stripped for more spaces. Commissioner Roberson stated that the previous submissions met the parking requirements.

Vice Chairman Lindsey asked about the wall. Mr. Powell said the wall would be constructed on the west lot line between the site and the Beach Music property to prevent hotel guests from trespassing.

Commissioner Harry asked about the emergency fire lane. Mr. Powell stated the project will ask for a deviation to the 5-foot landscaped buffer area on the east lot line to increase the driveway width. He stated the Fire Department is good with the increased width.

There were no further comments or questions.

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.*

Griffin Powell presented the request and staff comments to the Planning Commission.

Commissioner Robertson asked if the by-right plan contained the 19-bedroom houses. Mr. Powell stated yes.

Vice Chairman Lindsey asked if the applicant had acquired the additional lots after the original PUD was approved. Rodney Jones, property owner, stated yes and added that the lots were acquired when the Turquoise Place Condominium was constructing its parking garage.

There were no further comments or questions.

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.

Griffin Powell presented the request and staff comments to the Planning Commission.

There were no comments or questions.

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.

Griffin Powell presented the request and staff comments to the Planning Commission.

On the sidewalk waiver request, Commissioner Mitchell stated the Planning Commission had denied the waiver during the preliminary subdivision approval. She believed the subdivision needed to have the sidewalk.

Vice Chairman Lindsey stated the Planning Commission would discuss the sidewalk waiver request at the time of vote.

There were no further comments or questions.

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.

Griffin Powell stated staff would request the Planning Commission to defer the public hearing and consideration of this application to the next meeting on November 10, 2025.

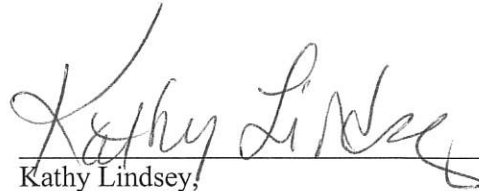
There were no comments or questions.

D. ADJOURN

With no further business, the meeting was adjourned at 3:34 PM.



Adam Roberson,
Community Development Director



Kathy Lindsey,
Vice Chairman