

**ORDINANCE NO. 2023-xxxx**

**AN ORDINANCE FURTHER AMENDING ORDINANCE NO. 172,  
CITY OF ORANGE BEACH ZONING ORDINANCE,  
ROMAR BEACH HOTEL PLANNED UNIT DEVELOPMENT  
PRELIMINARY AND FINAL PUD APPROVAL  
(#1203-PUD-22)**

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**FINDINGS:**

1. The following proposed amendment to the City of Orange Beach Zoning Ordinance has been heard and considered by the Orange Beach Planning Commission in Public Session after the required public advertisement period.
2. The City Council of the City of Orange has held the required Public Hearing after the required public advertisement period concerning the proposed amendment.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ORANGE BEACH, ALABAMA, AS FOLLOWS:**

1. That the Zoning Ordinance of the City of Orange Beach as previously amended is hereby further amended for the property described for the purpose of converting the existing building into a hotel;
2. That the zoning classification is hereby rezoned from RM-2 (Multi-Family Residential High Density) to PUD (Planned Unit Development) for the property legally described as follows:

156'(S) X 785'(S) BEG AT SW COR LOT 15 OF D M RUSSELL SUBD, RUN  
N 785'(S) 767'(D) TO S MARG COTTON BAYOU, TH SW'LY ALG M ARG  
160'(S) 130'(D) TO W SEC 9 LINE, TH S 420', TH E 82.7', TH S 262.7' TO N  
R/W LN OF HWY 182, TH NE 15.5' TO POB IN CI TY OF ORANGE BEACH  
SEC 9-T9S-R5E (WD)

*Tax Parcel ID #05-66-06-13-3-001-104.000, PPIN #003292*

*23370 Perdido Beach Boulevard*

3. That the Zoning ordinance of the City of Orange Beach as previously amended is hereby further amended to approve the preliminary and final PUD for Romar Beach Hotel pursuant to application #1203-PUD-22 on file with the Department of Community Development;
4. That approval of this PUD is contingent upon the conditions recommended by staff as follows:
  - a. That approval includes the following deviations to the zoning ordinance:
    - (1) Section 4.03, Minimum Setbacks: Eliminating the required landscape area of 5 feet on the east side between the east driveway and east lot line to accommodate the increase in the width of the east driveway to 26 feet; and
    - (2) Section 4.05, Buffering Between Uses: Allowing the new construction areas on the third, fourth, fifth, and rooftop levels to have a setback of 20 feet instead of 30 feet from the west side lot line to match the setback of the existing building.
  - b. Coastal Permits will be required for the project.
5. That all ordinances or parts of ordinances in conflict are, to the extent of such conflict, repealed; and
6. That this Ordinance shall become effective immediately upon its adoption and publication as required by law.

ADOPTED THIS 7<sup>th</sup> DAY OF FEBRUARY, 2023.

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Renee Eberly  
City Clerk

The City Clerk of the City of Orange Beach, Alabama hereby certifies that the foregoing ORDINANCE 2023-xxxx was posted on \_\_\_\_\_ in the following three (3) public places:

Orange Beach City Hall \_\_\_\_\_

Orange Beach Post Office \_\_\_\_\_

Orange Beach Public Library \_\_\_\_\_

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Renee Eberly, City Clerk