



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, February 14, 2022, 4:00 PM  
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 Regular Meeting on January 10, 2022.
  - 2. Approval of minutes from the Special Called Meeting on January 12, 2022.
- H. PUBLIC HEARINGS
  - 1. **Case No. 0104-SD-22, Blackburn Family Division Plat #1, Subdivision of Lot 2**  
Lucido Engineering and Surveying LLC, on behalf of Elizabeth F. Taupeka, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 2 of Blackburn Family Plat #1 into two lots. The property is located on the north side of Canal Road behind 28295 to 28387 Canal Road in the RS-1 (Single-Family Residential) zoning district. *Deferred from the Regular Meeting on January 10, 2022.*
  - 2. **Case No. 0201-SD-22, Surf Style Resubdivision, Resubdivision of Lot 1 Cottons-Russell Subdivision and Lots 11, 12 and 13 of DM Russell Subdivision**  
Sawgrass Consulting LLC, on behalf of Donald M. Russell, Jr. and Cotton Bayou Holdings LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine the Resubdivision of Lot 1 Cottons-Russell Subdivision and Lots 11, 12 and 13 of DM Russell Subdivision into one lot. The property is located on the northwest corner of the intersection of Perdido Beach Boulevard and Russell Drive in the GB (General Business) zoning district.
  - 3. **Case No. 0202-SD-22, Summer Salt Phase Two, A Resubdivision of Lot 101 of Summer Salt Plaza 2 and Area 5 of Summer Salt Phase One.**  
Summer Salt 2019 LLC requests approval of **Preliminary Major Subdivision** to combine Area 5 of Summer Salt Phase One with Lot 101 of Summer Salt Plaza 2 and to subdivide 22.0 acres into the second phase of the Summer Salt PUD

residential subdivision consisting of 31 cottage lots. The property is located at the end of Salt Drive on the west side of the Summer Salt PUD.

4. **Case No. 0203-SD-22, Buena Vista PUD, Phase 2B Subdivision**

75/25 Investments LLC requests approval of **Final Major Subdivision** for Phase 2B of the Buena Vista on the Beach RV Resort consisting of 13 lots (Lots 78 through 90). The property is located in the northeast corner of the Buena Vista PUD along Buena Vista Boulevard.

5. **Case No. 0204-SD-22, Burroughs Subdivision, A Resubdivision of Lots 411 and 412 of Bear Point Estates Subdivision**

David Burroughs requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 411 and 412 of Bear Point Estates Subdivision into one lot. The property is located at 5519 Pensacola Avenue in the RS-2 (Single-Family Residential) zoning district.

6. **Case No. 0205-CPA-22, Comprehensive Plan Amendment, PIN 26806**

The Community Development Department requests approval of a **Comprehensive Plan Amendment** to amend the Future Land Use Map (FLUM) designation for Property PIN 26806 located at 25930 Bonito Avenue and Lot 3 of Amel Callaway Subdivision from Neighborhood Preservation to Mixed-Use, Low to Medium Intensity Residential.

I. **SITE PLAN REVIEWS**

1. **Case No. 1101-SP-21, Sunset Auto**

Guy Investments LLC, on behalf of Charlie Guy Inc., requests approval of **Site Plan Review** to convert and refurbish the property and existing building at 25893 Canal Road for an automobile sales business. The property is located west of Paris Ace Hardware in the GB (General Business) zoning district. *Deferred from the Regular Meeting on January 10, 2022.*

J. **ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE**

1. **Case No. 0101-PUDA-22, Perdido Beach Resort PUD Modification, PBR Retail Store**

Firmus LLC, on behalf of Gulf Beach Hotel Inc., requests recommendation to City Council for approval of **Major PUD Modification** to the Perdido Beach Resort PUD Master Plan to construct a 48,000-SF furniture store on the north side of Perdido Beach Boulevard across from the hotel. The property is located at 27101 Perdido Beach Boulevard. *Deferred from the Regular Meeting on January 10, 2022.*

K. **OTHER BUSINESS**

1. Request from Sawgrass Consulting LLC and J. Coleman Bryars for approval of a 12-month extension for the site plan review approval for Harbor Club Condominium (Case No. 0306-SP-21).

L. **PUBLIC COMMENTS**

M. **ADJOURN**