



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Tuesday, November 12, 2024, 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 Regular Meeting on October 14, 2024.

**H. PUBLIC HEARINGS**

**1. Case No. 1103-SD-24, The Wharf Landing, Phase 2 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide 108 acres into six lots for the future Margaritaville development. The property is located at 22960 Brown Lane on the east side of the Foley Beach Express in the General Business (GB) zoning district.

**2. Case No. 1104-PUD-24, Roscoe Road Townhouses PUD**

Lieb Engineering Company LLC, on behalf of Bailey Shivers, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 39+ acres from Multi-Family Residential Low Density (RM-1) to Planned Unit Development (PUD) for the purpose of converting a multi-family residential development with 60 units into a townhouse subdivision. The property is located on the west side of Roscoe Road, 700+ feet north of the intersection of Roscoe Road and the Foley Beach Express.

**I. SITE PLAN REVIEWS**

**1. Case No. 1105-SP-24, Expressway Business Park**

Hercules Investments LLC requests approval of **Site Plan Review** to construct six office buildings along with parking and common area on 2.6 acres. The property, located on

Commercial Park Drive, is Lot 3B of the Orange Beach Commercial Park Phase 3 Subdivision and is located in the Retail Office (RO) zoning district.

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

**1. Case No. 1102-SD-24, Abbey Road PUD Subdivision**

KO Investments LLC, on behalf of Mitchell G. Lattof, Jr., requests approval of **Preliminary Major Subdivision** to subdivide 3.7 acres into a single-family residential subdivision containing 33 lots in accordance with the Abbey Road Planned Unit Development Master Plan. The property is located at the southwest corner of the intersection of Canal Road and Captain Trent Lane.

**K. OTHER BUSINESS**

1. Election of Officers.

**L. PUBLIC COMMENTS**

**M. ADJOURN**