



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, February 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 January 13, 2025.
2. Approval of minutes from the Regular Meeting on January 13, 2025.

H. PUBLIC HEARINGS

1. Case No. 0202-SD-25, The Wharf Landing, Phase 2 Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of **Final Major Subdivision** to subdivide 108 acres into six lots for the future Margaritaville development. This 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. 0204-SD-25, Lost Bay Townhouses Subdivision

Engineering Design Group, on behalf of DR Horton Inc. - Birmingham, requests approval of **Preliminary and Final Major Subdivision** to subdivide 27.8 acres into a townhouse subdivision with 82 lots along with common area in accordance with the Lost Bay Townhouses Planned Unit Development (PUD) Master Plan. The property is located on Canal Road south of the Brett/Robinson Laundry Facility and Posh Interiors and west of The Island Church.

3. Case No. 0205-SD-25, The Cove at Bear Point Heights Subdivision

Dewberry, on behalf of Jack & Caren Galetta, requests approval of **Preliminary Major Subdivision** to construct a single-family residential subdivision with seven lots and improvements to the Avenue C right-of-way (ROW). The property is located on the north side

of Canal Road at the northeast corner of the intersection of Canal Road and Avenue C ROW in the Single-Family Residential (RS-2) zoning district.

4. Case No. 0207-SD-25, Resubdivision of Lots 67, 68, 69, 70, and Common Area of Windward Lakes Subdivision Phase 2 Subdivision

Alabama Land Surveyors Inc., on behalf of 25361 Windward Lakes Holdings LLC, East Lake Properties LLC, Gregory & Donna Fernandez, Roger & Reba Nappier, Mary Helen Roberts, and Mariner Lakes Association Inc., requests approval of **Preliminary and Final Minor Subdivision** to replat part of the common area on the south side of the subdivision and add to the rear sides of Lots 67, 68, 69, and 70. The properties are located at 25361, 25363, 25365, and 25367 Windward Lakes Avenue in the Mariner Lakes Planned Unit Development (PUD).

I. SITE PLAN REVIEWS

1. Case No. 0201-SP-25, The Wharf Landing Phase 2 - Margaritaville Waterfront District

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Site Plan Review** to develop Lots 2 and 4 of The Wharf Landing Phase 2 Subdivision into mixed-use resort with a six-story multi-use building containing 100 condo-hotel units, 49 condominium units, and more than 76,000 SF of lobby and commercial space. The mixed-use resort will also include 43 transient boat slips. 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. 0203-SP-25, Coastal Alabama Sea Turtle Center

The City of Orange Beach requests approval of **Site Plan Review** to construct a 2,400-SF sea turtle triage facility. The property is located at 3333 Orange Beach Boulevard near the City's Beach Barn facility in the Government (GOV) zoning district.

3. Case No. 0206-SP-25, Coastal Cottages Townhomes

Engineering Design Group, on behalf of Coastal Land Properties, requests approval of **Site Plan Review** for a multi-family residential development with 136 units on 42 acres. The property is located west of the Foley Beach Express, north of Brown Lane, east of Roscoe Road, and south of Bradford Road in the General Business (GB) zoning district.

4. Case No. 0208-SP-25, Intracoastal Storage Area

BC Bayview Investments LLC requests approval of **Site Plan Review** for a contractor laydown yard and outside storage area on 3.3 acres. The property is located at 22321 Canal Road in the Industrial (I-1) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN