

Minutes  
Orange Beach Planning Commission Work Session  
February 10, 2025 – 3:00 PM  
Council Chamber – Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 3:04 PM.

**B. ROLL CALL**

Board Members Present:

Commissioner Tim Harry  
Commissioner Annette Mitchell  
Vice Chairman Kathy Lindsey  
Commissioner Glenn Smith  
Commissioner Jack Robertson  
Chairman Robert Stuart

Staff Present:

Griffin Powell, City Planner  
Jamie Logan, City Attorney  
Sherri Descalzo, Planning Coordinator  
Sean Brumley, GIS Specialist  
Adam Roberson, CDD Director & Building Official  
Woody Speed, Coastal Regulatory Manager

**C. DISCUSSION ITEMS**

**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.

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

There were no comments or questions.

**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.

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

Chairman Stuart asked about the width of the right-of-way and roadway. Mr. Powell stated the right-of-way width will be 36 feet and the roadway width will be 26 feet.

There were no further comments or questions.

**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.

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

Commissioner Robertson asked if the lots would have a lot depth of 100 feet. Mr. Powell stated yes.

There were no further comments or questions.

**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).

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

There were no comments or questions.

**5. 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.

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

Chairman Stuart commented about parking and the requested collective provision of parking spaces.

There were no further comments or questions.

**6. 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.

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

Chairman Stuart asked if this project was a partnership with the State. Mr. Powell stated it was a partnership with the state and federal governments.

There were no further comments or questions.

**7. 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.

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

Commissioner Mitchell asked about the maintenance of Roscoe Road. Mr. Powell indicated the road was maintained by Baldwin County.

There were no further comments or questions.

**8. Case No. 0208-SP-25, Intracoastal Storage Area**

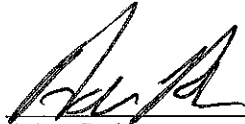
BC Bayview Investments LLC requests approval of **Site Plan Review** for a contractor laydown yard and outside storage area on 3.3 acres. The property is located at 22321 Canal Road in the Industrial (I-1) zoning district.

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

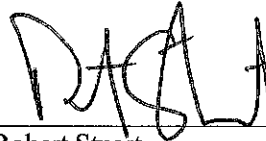
There were no comments or questions.

**ADJOURN**

The meeting was adjourned at 3:37 PM.



Adam Roberson,  
Community Development Director



Robert Stuart,  
Chairman