

Minutes
Orange Beach Board of Adjustment
February 19, 2025 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Chairman Linda Bradley called the meeting to order at 4:02 PM.

B. ROLL CALL

Members Present: Ryan Beebe, McGee Scarbrough, David Dichiarra, Linda Bradley, Ryan Long

Staff Present: Sean Brumley, GIS Specialist; Sherri Descalzo, Planning Coordinator; Griffin Powell, City Planner; Adam Roberson, Community Development Director/Building Official

C. APPROVAL OF MINUTES

Approval of minutes from the Regular Meeting on January 15, 2025.

Motion was made and seconded by (Long/Beebe). Vice Chairman Ryan Beebe, yes; McGee Scarbrough, yes; David Dichiarra, yes; Ryan Long, yes; Chairman Linda Bradley, yes.

Approved (5-0)

D. VARIANCE

1. Case No. 0201-V-25, Brown Lane – The Wharf Landing Phase 2 Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of a variance to Section 16.04, B. 1. A. 1., Landscaping Requirements – Perimeter Requirements, to forgo the requirement to plant hedge materials 3 feet in height and planted 3 feet on center for a continuous screening along the private right-of-way frontage for Lots 1 through 5 of The Wharf Landing Phase 2 Subdivision along Margaritaville Way. This property is located north of the Intracoastal Canal Waterway and east of Brown Lane and the Foley Beach Express.

Ercil Godwin, Sawgrass Consulting LLC, presented the request. He stated the request is to eliminate the hedge row along the street frontage in the proposed Margaritaville project. He stated the preference is not to have the hedge row because the purpose of the project is to be one large development and the hedge row would block off and segregate the uses and phases. He added that the project would replace the landscaping with more trees and ground cover.

BOA Member Long asked where the hedges would have to be planted. Mr. Godwin and Griffin Powell, City Planner, confirmed it would be on the private lots along Margaritaville Way.

Mr. Godwin explained that the development seeks to be open and walkable and felt the hedge rows would prevent that from happening. He added that Margaritaville Way will be a private road owned by the development. The reason for subdividing the property was to accommodate the site plan review approvals and phases.

BOA Member Long asked if the variance would apply to Margaritaville Way. It was confirmed that the variance would apply to lots with the right-of-way frontage.

BOA Member Dichiara stated the request seems reasonable and there would be landscaping reviews during the site plan approval to provide a check. Mr. Godwin stated the project meets all landscaping requirements with the exception of the hedge row requirement.

Chairman Bradley stated the purpose of the ordinance is to provide borders and screening to protect adjoining properties. She stated the lots in this subdivision will be one development.

Chairman Bradley opened the Public Hearing. With no persons present to speak, the Public Hearing was closed.

Chairman Bradley asked if there were any additional comments. There were none.

Chairman Bradley asked for a motion and vote with the following language to be added.

Motion to approve the variance for Case 0201-V-25 Brown Lane, the Wharf Landing Phase 2 only for Lots 1-5.

Motion was made and seconded by (Long/Beebe). Vice Chairman Ryan Beebe, yes; McGee Scarbrough, yes; David Dichiara, yes; Ryan Long, yes; Chairman Linda Bradley, yes.

Approved (5-0)

E. APPEALS

F. NEW BUSINESS

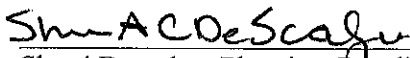
G. OLD BUSINESS

H. ADJOURN

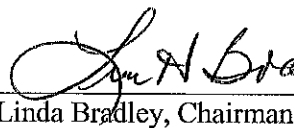
The meeting was adjourned at 4:12 PM.

Respectfully submitted,

Approved,



Sherri Descalzo, Planning Coordinator



Linda Bradley, Chairman