

Minutes  
Orange Beach Planning Commission  
July 14, 2025 – 4:00 PM  
Council Chamber – Orange Beach Municipal Complex  
4099 Orange Beach Boulevard

**A. CALL TO ORDER**

Chairman Stuart called the meeting to order at 4:00 PM.

**B. INVOCATION**

Commission Mitchell gave the invocation.

**C. PLEDGE OF ALLEGIANCE**

**D. ROLL CALL**

Board Members Present:

Staff Present:

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

Griffin Powell, City Planner  
Sherri Descalzo, Planning Coordinator  
Sean Brumley, GIS Specialist  
Woody Speed, Coastal Regulatory Manager  
Jamie Logan, City Attorney  
Chris Pappas, City Engineer

**E. APPROVAL OF AGENDA**

There were no changes to the agenda, and the agenda stands approved as submitted.

**F. CONFLICTS OF INTEREST**

None

**G. APPROVAL OF MINUTES AND CERTIFIED RECORDS**

There were no changes to the minutes, and the minutes stand approved as submitted.

1. Approval of minutes from the Regular Meeting on June 9, 2025.

**H. PUBLIC HEARINGS**

1. **Case No. 0701-SD-25, The Wharf Landing Phase 4 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 5 of The Wharf Landing Phase 2 Subdivision into two lots. The property is located on Brown Lane east 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 opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

There were no questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

*Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.*

Motion made and seconded (Mitchell/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G. Smith, yes; Commissioner J. Robertson, yes; Commissioner L. Smith, yes; Chairman Stuart, yes.

**Approved (7-0).**

2. **Case No. 0702-SD-25, The Wharf Landing Phase 3 Subdivision**

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to resubdivide Lot 1 of The Wharf Landing Phase 2 Subdivision and Lots 1 and 4 of the Resubdivision of Express Village Subdivision into two lots. The property is located on the east side of Brown Lane and 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 opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

There were no questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

*Motion to approve Preliminary and Final Minor Subdivision subject to staff comments.*

Motion made and seconded (Lindsey/G. Smith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G. Smith, yes; Commissioner J. Robertson, yes; Commissioner L. Smith, yes; Chairman Stuart, yes.

**Approved (7-0).**

3. **Case No. 0703-SD-25, Yoe Resubdivision, Replat of Parcels 2 and 3**

Engineering Design Group, on behalf of Robert H. Yoe III, requests approval of **Preliminary and Final Minor Subdivision** to move the lot line between two parcels. The property is located at 5250 Mississippi Avenue in the Single-Family Residential (RS-1) zoning district.

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

Chairman Stuart opened the Public Hearing. With no persons registered to speak, the Public Hearing was closed.

There were no questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (J. Robertson/L. Smith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G. Smith, yes; Commissioner J. Robertson, yes; Commissioner L. Smith, yes; Chairman Stuart, yes.

**Approved (7-0).**

**4. Case No. 0705-SD-25, Ferrara Resubdivision**

JL Loper Construction Inc., on behalf of Chris and Angela Ferrara, requests approval of **Preliminary and Final Minor Subdivision** to readjust the lot line between Lots 1 and 2 of the Blackburn Family Plat #1 Subdivision. The property is located at 28251 Canal Road in the Single-Family Residential (RS-1) zoning district.

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

Chairman Stuart opened the Public Hearing.

Chad Loper, JL Loper Construction Inc., explained the reason for the request. During house construction, he stated the surveying company discovered that the foundation of the house had been constructed on the lot line between the two lots. He stated this plat will make the house entirely on Lot 1.

Chairman Stuart closed the Public Hearing.

Vice Chairman Lindsey asked if this plat had any impacts on the Oak Shores Subdivision to the east. Mr. Powell stated that it did not.

There were no further questions or comments from the Planning Commission.

Chairman Stuart called for a motion and vote.

Motion to approve the Preliminary and Final Minor Subdivision subject to staff comments.

Motion made and seconded (Mitchell/Harry) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G. Smith, yes; Commissioner J. Robertson, yes; Commissioner L. Smith, yes; Chairman Stuart, yes.

**Approved (7-0).**

**I. SITE PLAN REVIEW**

**1. Case No. 0704-SP-25, Current Tides**

Tom Martin, on behalf of William Kenney, request approval of the **Site Plan Review** for a multi-family residential development containing four units. The property is located at 24566 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) zoning district.

Griffin Powell presented the request and staff comments to the Planning Commission. During the presentation, Chairman Stuart excused himself from the consideration of this project due to a conflict of interest at the Tradewind Condominium located to the south.

Vice Chairman Lindsey opened the floor for comments.

Milton Pate stated he is on the Board of Directors for the Seaside Beach & Racquet Club (Seaside) to the south and had no objections to this project. He indicated Seaside had driveway and greenspace encroachments on the subject lot that Seaside has been maintaining for nearly 30 years. He stated there was a possibility for an adverse possession claim.

Vice Chairman Lindsey asked if the encroachments would be dealt with during permitting. Mr. Powell stated yes.

Commissioner Robertson asked about the parking spaces located underneath the units. Mr. Powell stated the units would have three spaces located underneath and explained how the spaces would be arranged.

Commissioner Lannie Smith asked if the encroachments referenced by Mr. Pate were in the egress easement to the subject lot. Mr. Powell stated the egress easement is on the Tradewind lot to the east, and Seaside's encroachments are on the west side and would not be impacted.

There were no further comments or questions from the Planning Commission.

Vice Chairman Lindsey called for a motion and vote.

Motion to approve Site Plan subject to staff comments.

Motion made and seconded (L. Smith/G. Smith) Commissioner Mitchell, yes; Commissioner Harry, yes; Vice Chairman Lindsey, yes; Commissioner G. Smith, yes; Commissioner J. Robertson, yes; Commissioner L. Smith, yes.

**Approved (6-0).**

Chairman Stuart rejoined the meeting.

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

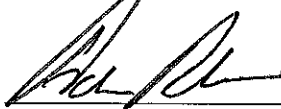
## **K. OTHER BUSINESS**

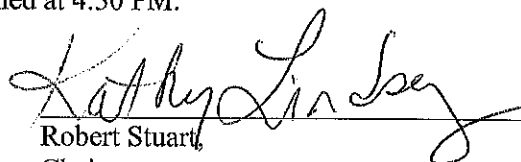
1. Griffin Powell gave an update on the comprehensive plan. He stated The Walker Collaborative had been selected as the consulting firm that would be managing the comprehensive plan, and he briefly introduced the firm and members of the consulting team. He stated the consulting team had visited last week to meet staff, to tour the city, and to gather information. He indicated the first public meeting would occur in September.
2. Sherri Descalzo informed the Planning Commission and the audience of an email scam that involved invoices being sent to applicants asking them to wire money to a link provided. She stated that the Community Development Department would never ask applicants to wire money.
3. Griffin Powell indicated there were eight new applications for the August meeting.

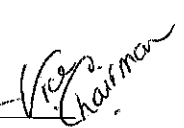
## **L. PUBLIC COMMENT**

## **M. ADJOURN**

With no further business, the meeting was adjourned at 4:30 PM.

  
Adam Roberson,  
Community Development Director

  
Robert Stuart,  
Chairman

  
Kathy Lindsey  
Vice Chairman