

Minutes
Orange Beach Planning Commission Work Session
August 11, 2025 – 3:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Commissioner Mitchell called the meeting to order at 3:05 PM.

B. ROLL CALL

Board Members Present:

Commissioner Tim Harry
Commissioner Annette Mitchell
Commissioner Pat Simpson
Commissioner Glenn Smith
Commissioner Jack Robertson
Commissioner Lannie Smith
Commissioner Adam Roberson

Staff Present:

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

C. DISCUSSION ITEMS

1. Case No. 0412-SD-25, The Wharf Landing Villas PUD Subdivision

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests approval of **Preliminary Major Subdivision** to subdivide Lot 3 of The Wharf Landing Phase 2 Subdivision into a gated single-family residential subdivision containing 12 lots. The property is located to the east of the proposed Margaritaville resort and is presently zoned General Business (GB).

Griffin Powell informed the Planning Commission of staff's request to defer the public hearing and consideration of the subdivision application to the next meeting on September 8, 2025. He stated the City Council will need to approve The Wharf Landing Villas PUD before the Planning Commission can approve the subdivision application.

There were no comments or questions.

2. Case No. 0414-PUD-25, The Wharf Landing Villas PUD

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC and Intracoastal Investments LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone Lot 3 of The Wharf Landing Phase 2 Subdivision from General Business (GB) to Planned Unit Development (PUD) for a gated single-family residential subdivision containing 12 lots. The property is located east of the proposed Margaritaville resort.

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

Commissioner Mitchell asked if the Fire Department had any issues with the turnaround area. Joel Jenkins, Fire Marshal, stated there were no issues.

Commissioner Roberson asked about golf cart parking at the houses. Ercil Godwin, Sawgrass Consulting, stated that some of the houses will have a space for golf cart parking.

Commissioner Lannie Smith asked about the hammerhead not being on the colored plan. Mr. Godwin stated the hammerhead is on the PUD master plan and will be gated and will tie into the north parking area for the Waterfront District.

Commissioner Lannie Smith asked the Fire Department about the landscaping in the middle of the cul-de-sac as shown on the colored plan. Mr. Jenkins stated there will be no landscaping in the middle of the cul-de-sac based on the PUD master plan. Mr. Godwin stated the colored plan was done earlier in the process and is conceptual.

Commissioner Simpson asked if the houses will be sprinkled. Mr. Godwin stated yes because the houses will be two stories on pilings. Commissioner Roberson confirmed it was required.

Commissioner Simpson asked about the proposed setback deviations. Mr. Godwin stated the existing GB zoning requires greater setbacks for residential uses and the proposed reductions will give them more buildable area.

There were no further comments or questions.

3. Case No. 0801-SD-25, Neal Resubdivision

Engineering Design Group, on behalf of Donald and Genevieve Neal, requests approval of **Preliminary and Final Minor Subdivision** to combine Lots 4, 5, 6, and the East ½ of Lot 3, Block B, Chicago Gulf Beach Subdivision into one lot. The property is located at 26790 Moses Road in the Single-Family Residential (RS-3) zoning district.

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

There were no comments or questions.

4. Case No. 0802-SD-25, Cool Breeze Lot 4A Subdivision

Weygand Wilson Surveying LLC, on behalf of Liquid Life Operations Center LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 4A of the Replat of Lots 3, 4 and 5 of Cool Breeze Commercial Park Subdivision into two lots. The property is located at 4404 and 4422 Canal Square Lane in the General Business (GB) zoning district.

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

Commissioner Mitchell asked if another project had been approved on this property. Mr. Powell stated that the Planning Commission had approved a site plan last year for an operation center for Liquid Life.

There were no further comments or questions.

5. Case No. 0804-SD-25, Resubdivision of Lot 1 of Village of Tannin Town Center Subdivision

Weygand Wilson Surveying LLC, on behalf of Aquaholics Investments II LLC and Tannin Inc., requests approval of **Preliminary and Final Minor Subdivision** to adjust the shared lot line between Lot 1 and PIN 226562 for the purpose of increasing the size of Lot 1. The property is located on Perdido Beach Boulevard, west of the Village of Tannin Town Center.

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

Commissioner Mitchell asked if this will bring the negotiated terms from the PUD amendment approval together. Mr. Powell stated yes.

There were no further comments or questions.

6. Case No. 0806-SD-25, Coastal Cottages PUD Subdivision

Engineering Design Group, on behalf of Coastal Land Properties, requests approval of **Preliminary Major Subdivision** to subdivide 41.2 acres into a townhouse subdivision containing 136 lots in accordance with the Coastal Cottages PUD Master Plan. The property is located west of the Foley Beach Express, west of Roscoe Road, and south of Bradford Road.

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

Commissioner Lannie Smith asked if there were any deviations from the PUD plan that was approved. Mr. Powell stated there were no deviations.

There were no further comments or questions.

7. Case No. 0803-SP-25, Margaritaville at Wharf Landing Amenity District

Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Site Plan Review** for the Amenity District of the proposed Margaritaville resort consisting of pools, amenity building, recreational structures, and accessory structures on 7.8 acres. The property is Lot 1 of The Wharf Landing Phase 4 Subdivision on Margaritaville Way in the General Business (GB) zoning district.

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

Commissioner Mitchell inquired about the golf cart parking and how the number of spaces was determined. Ercil Godwin, Sawgrass Consulting, stated the 50 spaces were based on the size of the parking area. He added the overall parking for the resort had been changed from the previous approval by moving the parking area underneath the bridge to another area in the resort. He stated the amended overall parking layout will handle parking for the Waterfront and Amenity Districts, while the Residential District will be able to accommodate its own parking. He concluded that the golf cart parking area in the Amenity District will be in case someone staying at the resort rents a golf cart.

Commissioner Mitchell asked if any outside guests and golf carts will be allowed. Mr. Godwin stated the resort will not allow outside golf carts on the premises and only golf carts rented from an onsite company will be permitted.

Commissioner Simpson inquired about the variances needed for signage. Mr. Godwin stated the variances will be needed because this resort will be different from other developments in the city. Mr. Powell stated the Board of Adjustment will need to make an interpretation on two of the proposed signs.

There were no further comments or questions.

8. Case No. 0805-SP-25, Express Oil Change

Civil Consultants Inc., on behalf of Liquid Life Operations Center LLC, requests approval of **Site Plan Review** for an automotive service facility consisting of two buildings totaling more than 5,500 square feet. The property is located at 24826 Canal 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 property location. It was confirmed that it is on Canal Square Lane with O'Reilly Auto Parts to the east and Smoothie King to the west. She asked about Fire Department access. It was confirmed that access will be from Canal Square Lane and not Canal Road.

Commissioner Lannie Smith expressed concerns about the lack of connectivity between the two parking areas. Tyler Hendon, applicant, indicated the rear parking area will be for employees and for customers having to leave their vehicles for full service or repairs.

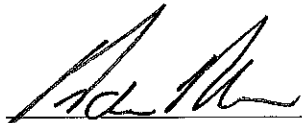
Commissioner Simpson asked about the traffic flow in front of the oil change building. Mr. Hendon explained that each service bay could hold a vehicle inside and a vehicle outside and would not interfere with the backing out area for the parking spaces on the other side of the driveway. He concluded that an employee could be assigned to monitor the traffic flow.

Commissioner Mitchell expressed concerns about possible traffic backing onto Canal Road. Mr. Hendon confirmed that the proposed layout will not have an impact on Canal Road.

There were no comments or questions.

D. ADJOURN

With no further business, the meeting was adjourned at 3:49 PM.



Adam Roberson,
Community Development Director



Annette Mitchell,
Commissioner