

Minutes
Orange Beach Planning Commission
August 11, 2025 – 4:00 PM
Council Chamber – Orange Beach Municipal Complex
4099 Orange Beach Boulevard

A. CALL TO ORDER

Commissioner Mitchell called the meeting to order at 4:02 PM.

B. INVOCATION

Commissioner Simpson gave the invocation.

C. PLEDGE OF ALLEGIANCE

D. 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
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

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 July 14, 2025

H. PUBLIC HEARINGS

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 presented the request and staff comments to the Planning Commission.

Commissioner Mitchell 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.

Commissioner Mitchell called for a motion and vote.

Motion to approve Preliminary Major Subdivision subject to staff comments.

Motion made and seconded (L. Smith/Simpson) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.

Approved (7-0).

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 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.

Commissioner Mitchell called for a motion and vote.

Motion to give favorable recommendation of Preliminary and Final PUD to City Council subject to staff comments.

Motion made and seconded (Harry/G. Smith) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.

Approved (7-0).

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.

Commissioner Mitchell 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.

Commissioner Mitchell called for a motion and vote.

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

Motion made and seconded (L. Smith/Robertson) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.

Approved (7-0).

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 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.

Commissioner Mitchell called for a motion and vote.

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

Motion made and seconded (Roberson/Simpson) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.

Approved (7-0).

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 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.

Commissioner Mitchell called for a motion and vote.

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

Motion made and seconded (Simpson/G. Smith) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.
Approved (7-0).

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 Mitchell 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.

Commissioner Mitchell called for a motion and vote.

Motion to approve Preliminary Major Subdivision subject to staff comments.

Motion made and seconded (Harry/Roberson) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.
Approved (7-0).

I. SITE PLAN REVIEW

1. 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 opened the floor for comments. There were none.

There were no questions or comments from the Planning Commission.

Commissioner Mitchell called for a motion and vote.

Motion made and seconded to approve Site Plan Review subject to staff comments.

Motion made and seconded (G. Smith/Harry) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.
Approved (7-0).

2. 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 opened the floor for comments. There were none.

There were no questions or comments from the Planning Commission.

Commissioner Mitchell called for a motion and vote.

Motion made and seconded to approve Site Plan Review subject to staff comments.

Motion made and seconded (Simpson/Robertson) Commissioner Harry, yes; Commissioner Simpson, yes; Commissioner G. Smith, yes; Commissioner Robertson, yes; Commissioner L. Smith, yes; Commissioner Roberson, yes; Commissioner Mitchell, yes.

Approved (7-0).

J. OTHER BUSINESS

1. Griffin Powell stated there were five new applications for the September meeting.

K. PUBLIC COMMENT

L. ADJOURN

With no further business, the meeting was adjourned at 4:37 PM.



Adam Roberson,
Community Development Director



Annette Mitchell,
Commissioner