



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, March 9, 2026, 4:00 PM
City Hall, City Council Chamber
4099 Orange Beach Boulevard**

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Regular Meeting on February 9, 2026.

H. PUBLIC HEARINGS

1. **Case No. 0301-SD-26, Dittlinger Subdivision, Replat of Lot 1, Block 5, East Orange Beach Subdivision:** Weygand Wilson Surveying LLC, on behalf of Nicholas & Vera Dittlinger, requests approval of **Preliminary and Final Minor Subdivision** to subdivide one lot into two lots. The property is located at 5306 Pine Road in the Single-Family Residential (RS-2) zoning district.
2. **Case No. 0302-SD-26, Crawford Subdivision, Replat of Lot 13A, Beck Plat #1 Subdivision:** Reese Harpel, on behalf of Audemus Properties LLC, requests approval of **Preliminary and Final Minor Subdivision** to subdivide one lot into two lots. The property is located at 27127 Palmetto Drive in the Single-Family Residential (RS-2) zoning district.
3. **Case No. 0303-SD-26, Horton Resubdivision, Replat of Lots 255 & 256, Bear Point Estates Subdivision:** Smith Clark & Associates, on behalf of Donald & Terra Horton, requests approval of **Preliminary and Final Minor Subdivision** to combine two lots into one lot. The property is located at 5392 Ornacor Avenue in the Single-Family Residential (RS-2) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 0308-SP-26, OSO Restaurant:** Bear Point Harbor LLC requests approval of **Site Plan Review** to construct a 30' by 80' open-sided structure to the east of the restaurant. The property is located at 5749 Bay La Launch Avenue in the Marine Resort (MR) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

1. **Case No. 0304-SP-26, Terrell Office Building:** Lieb Engineering, on behalf of Jim Terrell, requests approval of **Site Plan Review** to construct a 7,500-SF multi-tenant commercial building. The property is located at 24190 Canal Road in the General Business (GB) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN