



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, April 13, 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 March 9, 2026.

H. PUBLIC HEARINGS

1. **Case No. 0411-PUD-25, The Wharf Landing Residential District PUD:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 28+ acres from General Business (GB) to Planned Unit Development (PUD) for a single-family residential development containing 142 lots. The property is located on Brown Lane and Margaritaville Way.
2. **Case No. 0401-CU-26, Bayside Orange Beach Garages, Phase 2:** Bayside Orange Beach LLC requests recommendation to the City Council for **Conditional Use Approval** for the second phase of its development consisting of the south building. The property is located at 24689 Pelican Place in the General Business (GB) zoning district.
3. **Case No. 0404-SD-26, Resubdivision of The Wharf Landing Phase 3:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary and Final Minor Subdivision** to reconfigure the boundary between the existing Lot 1 and Lot 2 of The Wharf Landing Phase 3 Subdivision. The property is located on Brown Lane and Margaritaville Way in the General Business (GB) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 0402-SP-26, Orange Beach Church Pavilion:** Walcott Adams Verneuille Architects, on behalf of Orange Beach Methodist Church, requests approval of **Site Plan Review** to construct an open-air pavilion on the church campus. The property is located at 28751 Canal Road in the Single-Family Residential (RS-1) 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 multi-tenant commercial building. The property is located at 24190 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on March 9, 2026.*
2. **Case No. 0403-PUD-26, Pirates Voyage PUD:** Kadre Engineering, on behalf of Beech Campers & Mobile Home Park Inc., requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 24+ acres from Mobile Home Park (MHP) and Neighborhood Business (NB) to Planned Unit Development (PUD) with the initial phase on 13+ acres featuring a 59,000-SF dinner theater. The property is located at 4224 Orange Beach Boulevard.
2. **Case No. 0405-SP-26, Wind Drift Condominium Parking Area:** Wind Drift Owners Association requests approval of **Site Plan Review** to repurpose an existing parking area to create supplemental overflow parking. The property is located at 28735-28783 Perdido Beach Boulevard in the Multi-Family Residential High Density (RM-2) zoning district.

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN