



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



**ORANGE BEACH  
PLANNING COMMISSION  
REGULAR MEETING**

**Monday, May 11, 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 April 13, 2026.

**H. PUBLIC HEARINGS**

1. **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. *Deferred from the Regular Meeting on April 13, 2026.*
2. **Case No. 0502-SD-26, Bridewell/Plash Plat #1:** Lucido Engineering & Surveying LLC, on behalf of David G. & Sarah H. Bridewell and Paige B. Plash and Carolyn L. Plash, requests approval of **Preliminary and Final Minor Subdivision** to replat the vacated 30 feet of Michigan Street and Lots 1-5, Block C, Second Addition, Chicago Gulf Beach Subdivision into two lots. The properties are located at 26830 and 26850 Moses Road in the Single-Family Residential (RS-3) zoning district.
3. **Case No. 0503-PUD-26, Bubba's Mini Golf PUD:** 411 OBA LLC requests recommendation to the City Council for **Preliminary and Final PUD Approval** to rezone 3+ acres from General Business (GB) to Planned Unit Development (PUD) to permit a bumper car facility on a portion of Bubba's Mini Golf located at 24621 and 24645 Perdido Beach Boulevard.

4. **Case No. 0504-SD-26, Subdivision of Lot 1, Unit 2, Terry Cove Subdivision:** H&J Investments LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 1, Unit 2, Terry Cove Subdivision into two lots. The property is located at 26063 Marina Road in the Single-Family Residential (RS-1) zoning district.
5. **Case No. 0505-SD-26, Bay Circle South Subdivision:** Lieb Engineering, on behalf of Cotton Bayou Holdings, requests approval of **Preliminary Major Subdivision** to subdivide 2 acres into a single-family residential subdivision containing six lots. The property is located at 26486 Canal Road in the Single-Family Residential (RS-1) zoning district.

**I. SITE PLAN REVIEWS**

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 April 13, 2026.*
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. *Deferred from the Regular Meeting on April 13, 2026.*
3. **Case No. 0501-SP-26, Orange Beach Community Church Parking Area:** Orange Beach Community Church requests approval of **Site Plan Review** to amend the parking area from the previously approved site plan review for the new church. The property is located at 4773 Bay Circle in the Single-Family Residential (RS-1) zoning district.

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

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**