



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



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

**Monday, June 8, 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 Work Session on May 11, 2026.
2. Approval of minutes from the Regular Meeting on May 11, 2026.

H. PUBLIC HEARINGS

1. **Case No. 0413-SD-25, The Wharf Landing Residential District PUD Subdivision:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Preliminary Major Subdivision** to subdivide 25+ acres into a residential subdivision containing 142 lots in accordance with The Wharf Landing Residential District Planned Unit Development (PUD) Master Plan at the Margaritaville Resort. The property is located on Brown Lane and Margaritaville Way.
2. **Case No. 0603-SD-26, Yancey Subdivision:** Beyond Measure Surveying, on behalf of April Yancey, requests approval of **Preliminary and Final Minor Subdivision** to subdivide Lot 100, Unit 2, Burkart Estates Subdivision into two lots. The property is located at 28290 Canal Road in the Single-Family Residential (RS-1) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 0601-SP-26, Ono Yacht Sales:** Ashton Boykin, on behalf of John Caruana, requests approval of **Site Plan Review** to locate the Ono Yacht Sales boat brokerage sales office to the building located at 4391 William Silvers Parkway in the General Business (GB) zoning district.

2. **Case No. 0602-SP-26, Margaritaville at Wharf Landing – Back of House District:** Sawgrass Consulting LLC, on behalf of The Wharf Landing LLC, requests approval of **Site Plan Review** for the Back of House District at the Margaritaville Resort that will consist of a 14,500+ SF building along with a 4,000 SF maintenance building and overflow parking. The property is located on Brown Lane and the Foley Beach Express in the General Business (GB) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

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 May 11, 2026.*

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN