



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



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, MARCH 14, 2016, 4:00 P.M.  
CITY COUNCIL CHAMBER  
4099 ORANGE BEACH BLVD.**

- 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 8, 2016.
- H. PUBLIC HEARING**
  - 1. **CASE NO. 0202-SD-16 - PRELIMINARY/FINAL PLAT - SUMMER SALT PLAZA, SUBDIVISION OF LOT 2 - OWNER/APPLICANT: OKS INVESTMENTS, L.L.C.** - Request by the applicant for approval of Preliminary/Final Plat to subdivide Lot 2 of the Summer Salt Plaza Subdivision into two lots and to plat the Summer Salt Plaza roadway as a private right-of-way. The municipal address is 24151 PERDIDO BEACH BOULEVARD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on March 8, 2016.*
  - 2. **CASE NO. 0302-PUD-16 - PRELIMINARY PLANNED UNIT DEVELOPMENT ZONING AND MASTER PLAN APPROVAL - HARBOR RIDGE PUD - OWNER: HARBOR RIDGE 2015, L.L.C. - APPLICANT: PREBLE-RISH, L.L.C.** - Request by the applicant for recommendation to City Council for approval of Preliminary Planned Unit Development Zoning and Master Plan to rezone from RS-1 (Single-Family Residential) to PUD for a single-family residential development with 22 lots. The subject property is located at the end of St. Lucia Drive, west of Terry Cove Harbor Phase II Subdivision and east of Beech Mobile Home Park.
  - 3. **CASE NO. 0303-SD-16 - PRELIMINARY PLAT APPROVAL - HARBOR RIDGE PUD SUBDIVISION - OWNER: HARBOR RIDGE 2015, L.L.C. - APPLICANT: PREBLE-RISH, L.L.C.** - Request by the applicant for approval of Preliminary Plat for a 22-lot single-family residential subdivision. The subject property is presently zoned RS-1 (Single-Family Residential) and is located at the end of St. Lucia Drive, west of Terry Cove Harbor Phase II Subdivision and east of Beech Mobile Home Park.

4. **CASE NO. 0304-ZT-16 - ZONING TEXT AMENDMENT - SECTIONS 10.0306 AND 16.04 - BEACH OVERLAY LANDSCAPING REVIEWS AND HARDWOOD TREE REQUIREMENTS FOR ALL LANDSCAPING PLANS** – Request by the Community Development Department for recommendation to City Council for: (1) approval of an amendment to Section 10.0306 of the Zoning Ordinance requiring U.S. Fish and Wildlife Service, in addition to the City of Orange Beach, to review and approve all landscaping and/or landscaping plans for areas of the Beach Overlay District impacted by the Perdido Key Beach Mouse and the Alabama Beach Mouse; and (2) approval of an amendment to Section 16.04 of the Zoning Ordinance requiring one hardwood (shade) tree for every 1,300 square feet of vehicular use area instead of paved area.

**I. SITE PLAN REVIEW**

1. **CASE NO. 0301-SP-16 - SITE PLAN APPROVAL - LUNA'S RESTAURANT ADDITIONAL PARKING AND DRAINAGE PLAN - APPLICANT/OWNER: BRIJOCO, L.L.C.** – Request by the applicant for approval of Site Plan for additional parking and final drainage plans for Luna's Restaurant. The municipal address is 25689 CANAL ROAD and is in the GB (General Business) zoning district.

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

**K. OTHER BUSINESS**

**L. PUBLIC COMMENTS**

**M. ADJOURN**

Interested parties may appear at the public hearings and be heard with respect to the proposed item. Copies of the applications are available at the City of Orange Beach Community Development Department located at 4101 Orange Beach Blvd., Monday through Friday between the hours 8:00 a.m. to 5:00 p.m.

All items on this agenda are scheduled for action unless specifically noted otherwise. Unless otherwise stated, items may be taken out of the order presented at the discretion of the Chairperson.

**NOTICE:**

This meeting has been properly noticed and posted at the following locations:

Orange Beach City Hall, 4099 Orange Beach Blvd.  
Orange Beach Community Development Building, 4101 Orange Beach Blvd.  
Orange Beach Justice Center, 4480 Orange Beach Blvd.  
Orange Beach Post Office, 25778 John M. Snook Dr.  
Orange Beach Public Library, 26267 Canal Rd.  
Orange Beach Community Center, 27235 Canal Rd.  
Bear Point Civic Association, 4681 Bayshore Drive North

Meeting agenda also published online at [www.cityoforangebeach.com](http://www.cityoforangebeach.com)

**ACTIONS:**

All actions on site plan applications and subdivision plats are final unless an appeal is filed by the applicant or aggrieved party to the appropriate appellate jurisdiction. Unless otherwise indicated during the meeting, all other actions by the Planning Commission are recommendations to the City Council, in which case all final decisions, conditions, stipulations or limitations are made by the City Council.

Any item listed on the agenda may be taken out of order if so requested by the applicant, staff or a member of the Planning Commission. The Planning Commission may impose time limitations, as necessary, on individuals wishing to be heard on any agendaed item.