



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



**PLANNING COMMISSION  
REGULAR MEETING AGENDA**

**MONDAY, MAY 9, 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 April 11, 2016.
  - 2. Approval of minutes from the Special Called Meeting on April 21, 2016.
- H. PUBLIC HEARING**
  - 1. **CASE NO. 0501-PUD-16 - FINAL 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 Final Planned Unit Development Zoning and Master Plan to rezone 7.67 acres 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.
  - 2. **CASE NO. 0502-PUDA-16 - PLANNED UNIT DEVELOPMENT MAJOR MODIFICATION - BUENA VISTA PUD BUILDING FOOTPRINTS & SETBACKS - OWNER: ORANGE BEACH RV INVESTMENTS, L.L.C. - APPLICANT: SAWGRASS CONSULTING, L.L.C.** - Request by the applicant for recommendation to City Council for approval of a major modification to the Buena Vista PUD Master Plan to: (a) increase the average building footprint of the coach houses from 650 square feet to 1,056 square feet; (b) allow coach houses to have up to three bedrooms with all coach houses meeting the required parking as specified in Article 8 of the Zoning Ordinance; and (c) reducing the front and rear setbacks from 10 feet to 5 feet. The municipal address of the subject property is 23601 PERDIDO BEACH BOULEVARD.

3. **CASE NO. 0503-SD-16 – PRELIMINARY MAJOR PLAT APPROVAL – BUENA VISTA PUD, PHASE 2B SUBDIVISION – OWNER: ORANGE BEACH RV INVESTMENTS, L.L.C. – APPLICANT: SAWGRASS CONSULTING, L.L.C.** – Request by the applicant for approval of Preliminary Major Plat for Lots 78 to 90 of the Buena Vista PUD Subdivision. The municipal address of the subject property is 23601 PERDIDO BEACH BOULEVARD.
4. **CASE NO. 0504-SR-16 – SUBDIVISION REGULATIONS AMENDMENT – SECTIONS 1.2 AND 4.1** – Request by the Community Development Department for approval to amend Section 1.2 of Article 1 of the Subdivision Regulations to reword the paragraph in this section and to amend Section 4.1 of Article 4 of the Subdivision Regulations to define “private right-of-way.”

**I. SITE PLAN REVIEW**

1. **CASE NO. 0402-SP-16 – SITE PLAN APPROVAL – CACTUS CANTINA PATIO – OWNER/APPLICANT: CACTUS CANTINA** – Request by the applicant for approval of Site Plan to add an outdoor seating area in front of Cactus Cantina to be located at The Commons Shopping Center. The municipal address is 25910 CANAL ROAD in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 04/11/2016.*

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

1. **CASE NO. 0406-SP-16 – SITE PLAN APPROVAL – ROMAR MINI STORAGE – OWNER: GULF SHORES AIRPORT WAREHOUSE, L.L.C. – APPLICANT: HASTY LANEY** – Request by the applicant for approval of Site Plan to construct two storage buildings containing 18 units. The municipal addresses are 4396 MONEY BAYOU DRIVE and 4398 MONEY BAYOU DRIVE in the GB (General Business) zoning district. *Deferred from the Regular Meeting on 04/11/2016.*

**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.