

Technical Review Staff Meeting July 6, 2018

Attendee list: Amye King, Planning Director; Randy Walter, Utilities Commission; Kyle Fegley, Director of Engineering. The following items were brought before the committee that are of the most interest to the Coalition:

1. **S-8-18, S-9-18, SP-16-18, SP-17-18 – COPPER CREEK PHASE I AND PHASE II.** Both phases were addressed together and involve 86 homes on 48 acres between Sugar Mill Drive and Pioneer Trial (Single family homes in Phase I will be 50 and Phase II, 36). Three major issues discussed were the following:
 - Phase 1 and Phase 2 must be combined on one application or else the developer will have to get a variance due to the size of the cul-de-sacs. The developer will combine the two phases as he does not want to apply for the variance.
 - Since some of the property is wetlands, the developers need to raise the elevation 3 feet for flood insurance requirements. There are a number of large specimen type trees (“historic”) within the 55 acres that need to be removed (the ability to preserve them is in question). Removing some trees may damage and kill surrounding healthy trees. The required 15% tree protection was not shown. Discussion involved the fact that such removal **REQUIRES** City Commission approval.
 - They will not have to treat the run off. The reason for this is that the area is designated a cow pasture and that produces nitrates and phosphates. The new use is residential which produces less nitrates and phosphates.Other discussion points were as follows:
 - Shift in the position of the road to give the proper easement
 - Request for “turning dirt ASAP” stressed by the developer
 - Utilities Commission does not maintain easement
 - Lift Station discussion to relocate placement, and also, pertaining to data flow system that verifies storage possibilities from manual to a module (pressure log file) that regulates use when other systems are draining
 - The need for a larger area for discharged water
 - Maintenance of the lighting within the development
 - Not removing trees in the easement if there is no need for the utilities, so there will be a natural buffer

2. **SP-15-18: RIVER DECK RESTAURANT & MARINA.** This project is south of Canal St. on the water where the drystack storage and restaurant is located. The plan is to renovate the area, put in an additional 50 dry stacks, add 38 boat slips and open a 402 seat restaurant with an estimated 35 employees. The plan was relatively solid; however, some discussion points were the following:
 - Location of the utilities
 - Current bait office remaining where it is
 - Drystacks being replaced due to their current deteriorating condition and adding an additional 50 stacks for more storage
 - Plans for 38 boat slips. Both the state and the Army Corp has given them the permits
 - Doing a compliance archeological evaluation, although the area has previously been disturbed throughout years of development
 - Asphalt replacing the present surface, reducing calcareous (calcium carbonate) drainage.

3. **SP-18-18: CROW'S NEST TIKI BAR ADDITION SITE PLAN.** Request is for an elevated bar space over an existing parking lot on the south side of the current restaurant. The elevated deck would be on a 5 inch concrete platform with an 18 foot elevation over the parking lot. This would increase the capacity by 50 seats. Discussion centered on the existing parking lot inclusion in the Flagler Avenue Special Parking District. The map showed that the property is NOT in the district, so they would not have enough parking if they expanded the restaurant seating. Amye is going to research the parking requirements. She also mentioned the possibility of a 15% administration waiver. If the parking can't be resolved, the owners will abandon the plans for the restaurant addition and will build a kiosk and charge for parking.