



PLANNING BOARD AGENDA REGULAR MEETING

TUESDAY

March 26, 2024 – 5:30 PM

COUNCIL CHAMBERS

4300 S. ATLANTIC AVE., PONCE INLET, FL

SUNSHINE LAW NOTICE FOR BOARD MEMBERS – Notice is hereby provided that one or more members of the Town Council or other Town Boards may attend and speak at this meeting.

A complete copy of the materials for this agenda is available at Town Hall.

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE.
2. ROLL CALL AND DETERMINATION OF QUORUM.
3. ADOPTION OF AGENDA.
4. APPROVAL OF MEETING MINUTES:
 - A. February 27, 2024
5. REPORT OF STAFF:
 - A. Planning Division Reports
 - B. Other Updates and/or Reports – Mr. Lear, Planning & Development Director
6. CORRESPONDENCE & DISCLOSURE OF EX-PARTE COMMUNICATION – None.
7. HEARING OF CASES (Public hearings & Quasi-Judicial matters): A Quasi-Judicial decision entails the application of already-established criteria and general public rule or policy to a limited number of specific individuals, interests, properties, or activities. Certain standards of basic fairness must be adhered to in order to afford due process. The parties must receive notice of all hearings and be able to present evidence, cross-examine witnesses, and be informed of all the facts upon which a Quasi-Judicial board acts. It shall be the responsibility of the APPLICANT to ensure that the proposal meets all the criteria and standards established in the Land Use and Development Code for the development sought. Procedure for Public Hearings:
 1. Reading of the Item for the Record;
 2. Staff Testimony, including noticing information;
 3. Board Discussion;
 4. Public Discussion, including statement of Applicant(s);
 5. Boardmembers individually complete Quasi-Judicial worksheets (if applicable);
 6. Motion and Second by the Board; followed by Board discussion, and
 7. Roll-call Vote.
 - A. Application/Type: FDP #39-2023, Sailfish Marina (*Continued from the February 27, 2024 meeting*)
Property Address: 4912 Sailfish Drive
Review of Final Site Plan – Ms. Rippey
8. BUSINESS ITEMS.
9. PUBLIC PARTICIPATION.

10. BOARD DISCUSSION.

11. ADJOURNMENT.

*If a person decides to appeal any decision made by the Planning Board with respect to any matter considered at a meeting or hearing, he/she will need a record of the proceedings and that for such purpose, may need to ensure that a verbatim record of the proceedings is made (at their own expense), which includes testimony and evidence upon which the appeal is to be based. Persons who require an accommodation to attend this meeting should contact the Ponce Inlet Town Hall at 236-2150 **at least 48 hours prior to the meeting**, in order to request such assistance.*



Meeting Date: March 26, 2024

Agenda Item: 4

Report to Planning Board

Topic: Approval of Meeting Minutes

Summary:

Staff has prepared the attached set of Planning Board meeting minutes and submits for the Board's review and approval.

February 27, 2024

Requested by:

Ms. Stewart, Assistant Deputy Clerk

Reviewed by:

Mr. Lear, Planning & Development Director

Approved by:

Mr. Disher, Town Manager



Town of Ponce Inlet

Planning Board

Regular Meeting Minutes

February 27, 2024

1 **1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE:** Pursuant to proper notice,
2 Chair Cannon called the meeting to order at 5:30 p.m. in the Council Chambers, 4300 S. Atlantic
3 Avenue, Ponce Inlet, FL, and led attendees in the Pledge of Allegiance.

4
5 **2. ROLL CALL AND DETERMINATION OF QUORUM:**

6
7 Board members present:

8 Mr. Oebbecke, Seat #1
9 Mr. Kaszuba, Seat #2
10 Mr. Burge, Seat #3
11 Mr. Cannon, Seat #4; Chair
12 Mr. Carney, Seat #5
13 Mr. Revak, Alternate #1
14 Mr. Young, Alternate #2

15
16 Staff present:

17 Mr. Disher, Town Manager
18 Ms. Gjessing, Assistant Deputy Clerk
19 Attorney Knight, Town Attorney
20 Mr. Lear, Planning & Development Director
21 Ms. Rippey, Principal Planner
22 Ms. Stewart, Assistant Deputy Clerk

23
24 **A. Oaths of Office** – *Ms. Stewart administered the Oath to Mr. Revak and Mr. Young.*

25
26 **3. ADOPTION OF AGENDA:** Chair Cannon requested Items 2-B and 2-C be moved to
27 Item 8-B and 8-C.

28
29 Chair Cannon moved to adopt the agenda as amended; seconded by Mr. Oebbecke. The motion
30 PASSED by consensus, 5-0.

31
32 **4. APPROVAL OF MINUTES:**

33 **A. April 25, 2023**
34 **B. December 19, 2023**

35
36 Chair Cannon moved to approve the April 25, 2023, and December 19, 2023 meeting minutes as
37 presented; seconded by Mr. Kaszuba. The motion PASSED by consensus, 5-0.

38
39 **5. REPORT OF STAFF:**

40 **A. Planning Division Reports** – Mr. Lear stated the Town Council unanimously
41 approved the final development plan for the Marine Science Center Learning Center expansion at
42 100 Lighthouse Drive. He announced the annual Town Hall meeting will be held Thursday,

43 February 29, 2024 at 6:00 pm at the Ponce Inlet Community Center. Last March, a variance request
44 came before this board to allow the access walkway and dock to exceed the permitted square
45 footage; staff has researched to find out what other cities do regarding permitted square footage
46 and walkways and will be forwarding proposed amendments to board members soon.
47

48 **B. Other Reports & Updates** – Mr. Disher referred to the front-page Daytona Beach
49 *News-Journal* article from this morning’s paper regarding a “boatel” concept; he stated his name
50 was mentioned without the reporter contacting him. He said the article neglected to mention that
51 “boatels” have not been approved at this time, and that the property owner has not yet applied; the
52 owner first must apply for a special exception, which requires review by staff, this board, and the
53 Town Council; he explained what special exception uses are. Although there have been informal
54 discussions with staff for several years, no permits have been applied for. In addition, the owner
55 must also receive approval for a site development plan, which starts with a staff review to ensure
56 all code requirements are met, then be reviewed by the Cultural Services Board for the landscape
57 plan; reviewed by the Planning Board; and reviewed for final approval by the Town Council. Until
58 those things have happened, that use is not allowed there. He stated that the word “desirability”
59 was mentioned in the article; from staff’s perspective, a desirable use is one that is allowed by the
60 zoning and development code; if it is developed according to the development code, then it is a
61 desirable use for the community. Chair Cannon asked Mr. Disher to provide the address of the
62 property being discussed. Mr. Disher stated it is 4950 South Peninsula Drive, next to the boat ramp
63 and the boat yard across from the lighthouse; it used to be the Critter Fleet and has been re-branded
64 as Lighthouse Landing. Chair Cannon asked if it was made known to the owner that this use was
65 not permitted. Mr. Disher explained yes, and they have been sent links to the code requirements.
66 Mr. Kaszuba stated the article referenced boats delivering food to people at Disappearing Island
67 and asked if a license was required for that. Mr. Disher replied staff has not found anything that
68 would prohibit it; however, the town would still want to account for it if it generated extra parking.
69 Mr. Oebbecke asked for confirmation that construction will not start within the next few months.
70 Mr. Disher explained it is not likely, since no applications have even been filed. It was asked what
71 other permits would be required. Mr. Disher noted that a permit application was submitted to
72 increase the number of boat slips; a permit from the Florida Department of Environmental
73 Protection (FDEP) is required and has been secured. Mr. Disher reiterated that nothing has been
74 submitted at this time; he noted that the owner may have a houseboat at the property now, but it is
75 not approved to be used as a boatel.
76

77 **6. CORRESPONDENCE/DISCLOSURE OF EX-PARTE COMMUNICATION:** None.
78

79 **7. HEARING OF CASES:**
80

81 **A.** Application/Type: #FDP 39-2023; Sailfish Marina
82 Address: 4912 Sailfish Drive
83 Review of Final Site Plan – Ms. Rippey
84

85 Ms. Rippey provided a PowerPoint presentation of the final development plan for a
86 proposed marina at 4912 Sailfish Drive. The project includes the construction of a 34-slip marina,
87 a 17-space parking lot, a 216 SF restroom building, stormwater retention areas, and a 550 LF
88 wooden walkway. She noted that Mr. Mark Karet, Zev Cohen & Associates, is here representing
89 the owner. She reviewed the authority and process of the final development plan and provided an
90 overview of the property and its location. She explained the project has been reviewed for

91 compliance with the Riverfront Overlay District (ROD) and the town's comprehensive (comp)
92 plan goals, objectives, and policies, both of which resulted from the Town's 2002 visioning
93 exercise to create a pedestrian-oriented riverfront environment; to ensure access to the riverfront
94 for both pedestrians and bicyclists; and to preserve the historic setting and unique character of this
95 area. Ms. Rippey noted that there will be no boat ramp, so no boat trailer traffic will access the
96 site; and no fishing will be allowed on the site. She reviewed the site plan layout for the marina,
97 parking lot, restroom building, and walkway. The applicant hired Lassiter Transportation Group
98 to conduct a Traffic Impact Analysis, and the report indicates that the impact of the proposed
99 development on local roadways is not significant; the projected number of trips generated by the
100 proposed development is two additional vehicles at the a.m. peak and seven vehicles at the p.m.
101 peak. Ms. Rippey reviewed the drainage and utility impacts and noted that based on the stormwater
102 calculations completed by Zev Cohen & Associates, adjacent properties will not be impacted by
103 stormwater runoff. The City of Port Orange determined that the proposed connections to the water
104 and sanitary sewer lines comply with applicable utility regulations.

105
106 Ms. Rippey reviewed the Tree Protection and Removal Plan; it was recommended for
107 approval unanimously by the Cultural Services Board on February 5, 2024. She went over the
108 Landscape Plan and code requirements; all proposed tree and plant species are native or Florida-
109 friendly and will be able to survive with minimal maintenance. She stated the property contains an
110 archeological site, known as the Ellwood Shell Mound; a Phase II Archeological Investigation
111 recommended that no ground surface disturbance take place in the mound area. The current site
112 plan indicates that some site work will take place adjacent to the mound, and as required by the
113 State of Florida, a State-certified archeological monitor will be onsite during construction in case
114 anything of significance is found. The Cultural Services Board recommended that the applicant
115 place one or more signs near the mound explaining its historical significance and warning visitors
116 not to trespass. Ms. Rippey stated the proposed development is consistent with the purpose and
117 intent of the Riverfront Overlay District (ROD) and with the Ponce Inlet Comprehensive Plan
118 policies. She provided an overview of the ROD review criteria and the Final Development Plan
119 review criteria; the proposed development is consistent with the purpose of the future land use
120 category and complies with the requirements of the LUDC. She noted that certified letters were
121 sent on February 9, 2024, to property owners abutting the subject property to notify them of this
122 Planning Board hearing for the site plan; a public hearing notice was also published in the *News-*
123 *Journal*. She reviewed comments received from residents via email, phone calls, and in-person
124 inquiries which included concerns regarding increased vehicular traffic. Based on the findings of
125 her report, staff is recommending approval of the proposed Sailfish Marina final development plan,
126 subject to the conditions listed in the report. Board members discussed their concerns, reviewed
127 comments received from residents regarding their concerns, the designation of Sailfish Drive as a
128 scenic road, and protection of the shell mound. Mr. Young asked for confirmation that the Town
129 approves projects based on the criteria being met, not whether it is a good idea for the area. Ms.
130 Rippey replied that is correct.

131
132 Mr. Karet, Zev Cohen & Associates, introduced Mr. Alex Rinaldi, Blue Water Realty
133 Advisors, and Mr. Chip Steele, Coastal Waterway Services. He reiterated that the Cultural Services
134 Board provided a positive recommendation for this project; a thorough staff report and presentation
135 has been provided indicating the proposed use is consistent with the town's comp plan and zoning,
136 as well as meeting all the ROD review criteria and all final development criteria. He explained that
137 a Phase III investigation is a full-scale archeological dig and would cause extensive disruption of
138 the shell mound. He clarified the Traffic Impact Analysis (TIA) results and reiterated that this

139 project will generate minimal traffic. Discussion ensued regarding the TIA. Mr. Karet explained
140 the standards used to conduct a TIA and that this roadway is not within 1% of the a.m. peak traffic
141 threshold and is less than 8% of the p.m. peak traffic threshold. Mr. Karet reiterated that the traffic
142 volumes with this generator are exceedingly low and have insignificant impacts on the volume of
143 traffic on these facilities; he noted that this project will be an extension of the Sea Love Boat
144 Works. Mr. Carney asked how the property owners would ensure sufficient access for boat traffic
145 to the open channel. Mr. Steele explained that section of water abutting the subject property is not
146 part of the official Intracoastal Waterway (ICW); the Army Corp of Engineers (ACE) maintains
147 the boundaries of that channel. The water abutting the property here is considered a non-marked
148 channel by the ACE, whereas the Coast Guard has placed its own markers there. He reviewed the
149 size and depth of the nearby channel, and what the proposed size of the docks will be. Mr. Steele
150 noted that the FDEP permit does not reference commercial fishing, but the submerged land lease
151 does. The property is zoned commercial by the Town; however, waterfront activity and docks are
152 considered recreational by these agencies; therefore, commercial fishing is not allowed. Discussion
153 reverted to the TIA and traffic projections.
154

155 Chair Cannon referred to the emailed comments from residents and the question of when
156 that property changed from residential to commercial; he noted the property has always been zoned
157 B-2 commercial. He opened public comment; multiple residents from Ocean Way Drive and
158 Sailfish Drive voiced their concerns regarding increased traffic, public parking, and pedestrian
159 access, especially on weekends and holidays; they are also concerned about future development
160 that would impact Ocean Way Drive. They noted that commercial traffic should not be routed
161 through a residential neighborhood nor down Sailfish Drive, which is a scenic road. Chair Cannon
162 closed public comment. He asked if Front Street had been considered as a route to get to the marina.
163 Mr. Karet explained the property owners wanted to locate the parking lot further north, but the
164 town's zoning code does not allow that; they cannot direct pedestrian traffic across the MF-2
165 residential property. Chair Cannon asked if Front Street could be extended to the B-2 zone. Ms.
166 Rippey explained in reviewing this final development plan, because of the residential zoning of
167 the property to the north, the applicant is not permitted per the town's code to use it for a sidewalk
168 or drive; it would have to be rezoned. Mr. Karet stated that pedestrian access to the property is not
169 a desire of his client but a requirement of the town's land development code. Discussion continued.
170 Mr. Karet explained the project complies with the town's land development code and they are
171 asking for a recommendation of approval of the site development plan because it meets all the
172 requirements of the code. He stated they could discuss rezoning the other property if the town so
173 desires, but this site development plan is consistent with the town's comp plan, zoning, and meets
174 the burden of all the LUDC criteria with proposed development. Chair Cannon agreed the applicant
175 has met the criteria and proposed to table this item until the next meeting to give staff time to
176 gather additional information related to the concerns of the residents. Mr. Karet asserted that
177 without the applicant's consent, the Board does not have a basis to delay a decision.
178

179 Chair Cannon moved to table FDP 39-2023, Sailfish Marina Final Site Plan to ensure every
180 possible alternative has been pursued; seconded by Mr. Kaszuba.
181

182 Mr. Kaszuba asked the town attorney to clarify Mr. Karet's statement. Chair Cannon explained he
183 wants to ensure every possible alternative has been pursued and the residents' concerns have been
184 addressed. Attorney Knight explained the issue is whether the applicant complies with the ROD
185 criteria under the LUDC and final development plan criteria. However, if the board members
186 would like additional information or if they are not clear on the provided information, it needs to

187 clearly state in the motion what information they are seeking. Chair Cannon stated the information
188 he wants is whether the traffic could be rerouted down Front Street, including if rezoning is a
189 possibility. Mr. Lear explained the property to the north is zoned MF-2 residential; it would require
190 a future land use amendment and rezoning to change it to B-2. The parcels would also have to be
191 combined. Discussion continued.

192
193 Chair Cannon moved to forward FDP 39-2023, Sailfish Marina Final Site Plan, to the Town
194 Council with a recommendation of approval with the considerations outlined in the presentation
195 abided by; seconded by Mr. Oebbecke.

196
197 Mr. Kaszuba noted that a motion and a second is already on the floor to table this item.

198
199 Chair Cannon moved to withdraw the previous motion to table this item; seconded by Mr.
200 Oebbecke. The motion FAILED 3-2 with the following vote: Chair Cannon – yes; Mr. Oebbecke –
201 yes; Mr. Kaszuba – no; Mr. Burge – no; Mr. Carney - no.

202
203 Chair Cannon restated his previous motion to table FDP 39-2023, Sailfish Marina Final Site Plan
204 until the next meeting with the understanding that staff will provide more information regarding
205 rezoning and the possible extension of Front Street; seconded by Mr. Carney. The motion PASSED
206 4-1 with the following vote: Chair Cannon – yes; Mr. Carney – yes; Mr. Kaszuba – yes; Mr. Burge –
207 yes; Mr. Oebbecke – no.

208
209 **8. BUSINESS ITEMS/PUBLIC HEARINGS:**

210 **A. Annual Board Member Training** – Attorney Knight stated that Board members
211 are bound by Florida’s Sunshine Law, Public Records Law, and the Code of Ethics. He explained
212 the Sunshine Law. and elaborated that two or more members cannot discuss anything that may
213 foreseeably come before the board, including text messages, emails, and phone calls. Attorney
214 Knight reviewed what could be a voting conflict and how to handle one. He reviewed the penalties
215 for violating the Sunshine Law and the Public Records Law. He explained public records requests.
216 He went over quasi-judicial hearings and explained that the Board weighs the relevant competent
217 substantial evidence presented and makes decisions based on those components. He noted a guide
218 on conducting a meeting, Robert’s Rules of Order, was included in the agenda. He reviewed the
219 town’s policy regarding social media and the Code of Ethics.

220
221 **B. Election of Chair** – Mr. Cannon moved to nominate Mr. Kaszuba to serve as Chair;
222 seconded by Mr. Burge. There were no other nominations.

223
224 *The motion PASSED 4-0, with the following vote: Mr. Cannon – yes; Mr. Oebbecke – yes; Mr. Burge*
225 *– yes; Mr. Carney – yes; Mr. Kaszuba – abstained.*

226
227 **C. Election of Vice-Chair** – Mr. Cannon moved to nominate Mr. Carney to serve as
228 Vice-Chair; seconded by Mr. Oebbecke. There were no other nominations.

229
230 *The motion PASSED 4-0, with the following vote: Mr. Cannon – yes; Mr. Oebbecke – yes; Mr. Kaszuba*
231 *– yes; Mr. Burge – yes; Mr. Carney – abstained.*

232
233 **9. PUBLIC PARTICIPATION:** Chair Cannon opened public participation – hearing none,
234 he closed public participation.

235

236 **10. BOARD DISCUSSION:** Mr. Cannon asked how staff will pursue the additional
237 information requested regarding FDP 39-2023, Sailfish Marina before the next meeting. Mr.
238 Disher explained the motion to table this item will allow staff additional time to review the project.
239 Discussions have taken place over the course of a few years; however, the board was not privy to
240 that information until now. Discussion continued regarding the project, the information provided
241 in the agenda, the size of the reports, and timing for board member review of information. Mr.
242 Oebbecke commented that his understanding was if an applicant presents a project, and it meets
243 all the requirements, that the board did not have the discretion to deny it. Mr. Disher explained
244 staff is bound by the LUDC; however, it is ultimately up to the board to decide whether the criteria
245 have been met and whether to make a recommendation of approval. Discussion continued
246 regarding the process for rezoning and the timeframe it would take. More information will be
247 provided next month.

248
249 **11. ADJOURNMENT:** The meeting was adjourned at 8:58 p.m.

250
251 Prepared and submitted by,

252
253 *Draft*

254 Debbie Stewart

255 Assistant Deputy Clerk

256

257 Attachment(s): Resident emails regarding FDP 39-2023, Sailfish Marina



Meeting Date: March 26, 2024

Agenda Item: 7-A

Report to Planning Board

Topic: FDP 39-2023; Final Site Plan
Sailfish Marina
4912 Sailfish Drive

Summary:

Review of Final Site Plan and recommend approval based on the findings and additional information. (*Continued from the February 27, 2024 meeting*)

Suggested motion:

Recommendation of approval of the proposed Sailfish Marina.

Requested by:

Ms. Rippey, Principal Planner

Reviewed by:

Mr. Lear, Planning & Development Director

Approved by:

Mr. Disher, Town Manager



MEMORANDUM

TOWN OF PONCE INLET, PLANNING AND DEVELOPMENT DEPARTMENT

The Town of Ponce Inlet staff shall be professional, caring, and fair in delivering community excellence while ensuring Ponce Inlet citizens obtain the greatest value for their tax dollar.

To: Planning Board
From: Patty Rippey, AICP, Principal Planner
Through: Darren Lear, AICP, Planning & Development Director
Date: March 19, 2024
Subject: UPDATE: FDP 39-2023 - Final Development Plan for Sailfish Marina and Traffic Mitigation Alternatives

Location: 4912 Sailfish Drive
Applicant: Mark Karet, AICP, Zev Cohen and Associates, Inc., representative for Blue Water Realty Advisors, LLC, Owner
Staff Recommendation: *Approval*, based on February 27, 2024, staff report and additional information provided in this staff report

MEETING DATE: March 26, 2024

BACKGROUND

On February 27, 2024, at the regularly scheduled Planning Board meeting, the Planning Board reviewed the final development plan for the proposed Sailfish Marina project. After staff presentation, board member discussion, and input from area residents, the Planning Board continued the item to the next scheduled Planning Board meeting. The Planning Board requested additional information to ensure that every alternative for reducing traffic impacts to Sailfish Marina and surrounding local roads was considered.

ALTERNATIVES

Upon review of available alternatives under the Land Use and Development Code (LUDC) and the Comprehensive Plan, and after consultation with the Town Attorney, staff is providing the following options to reduce traffic impacts:

1. The developer may install a security gate for vehicles at the entrance to the proposed marina parking lot at Sailfish Drive. Only boat slip owners will have access to the parking lot either through a pass code or other secure method. This alternative would still allow pedestrians and bicycles to access the site at Sailfish Drive, as required in the Riverfront Overlay

- 18 District (Sec. 2.14.E.2). The applicant has agreed to install a security gate entering the
19 parking lot from Sailfish Drive.
- 20 2. The developer may install a driveway from Front Street to the planned parking lot. The
21 driveway would be located within a dedicated access easement through the MF-2-zoned
22 property and would include a pedestrian sidewalk.
- 23 3. The developer may extend Front Street itself south from its present terminus through the
24 MF-2 property up to and/or into the B-2 property. This would require the dedication of a
25 50-foot wide public right-of-way to the Town of Ponce Inlet and the construction of a road
26 to Town standards.
- 27 4. The developer *may* be able to accommodate a portion of the required marina parking on
28 the existing parking lots on Front Street. Off-site, shared parking is allowed in the B-2
29 zoning district if surplus parking capacity is available and the parking is located within 300
30 feet of the uses being served (LUDC Section 4.7.10).

31
32 Other traffic mitigation suggestions from the Planning Board and public were investigated, with
33 findings noted below.

- 34
- 35 • *'Parking for Residents Only'* signs on Ocean Way Drive and other local roads are not
36 permitted currently by code, as these roads are publicly dedicated right-of-way and are
37 open to all. Town staff is researching residential parking permit programs, as utilized in
38 other cities experiencing large numbers of visitors. The creation of such a program would
39 require amendments to Town codes. Presently, the Town only has the authority to limit
40 parking to certain days and times and to certain locations based on safety concerns.
 - 41 • A marina parking lot on the adjacent MF-2 property is not permitted by zoning, since a
42 marina is not a permitted use in the MF-2 zoning district.
 - 43 • Traffic calming devices are currently not allowed on public streets by code. Adding traffic
44 calming devices such as speed humps would require an amendment to LUDC Section 4.2.9
45 and to the Town's adopted standard construction details.
- 46

47 **RECOMMENDATION**

48 Considering this additional information, Staff recommends **approval** of the proposed Sailfish
49 Marina final development plan, subject to the following conditions:

- 50
- 51 1. If the floating walkway parallel to shore is to be used to satisfy the pedestrian access
52 requirements of the ROD, it must be un-gated, ADA-compliant, and open to the public.
53 However, if the walkway is not or cannot be open to the public, a finished, ADA-compliant
54 walkway shall be constructed on the adjacent upland to connect the two new wooden
55 walkways provide continuous pedestrian access along the water.
 - 56 2. The parking lot turnaround areas at the west end of the parking lot shall be used for
57 emergency purposes only and shall not be used for parking vehicles or trailers of any kind.

- 58 The turnaround areas shall be marked accordingly with appropriate striping and signage
59 for that purpose.
- 60 3. The developer shall place one or more signs near the historic shell mound explaining its
61 historical significance and warning the public to stay off.
- 62 4. The developer shall provide a security gate at the entrance to the proposed marina at
63 Sailfish Drive. Only boat owners will have vehicular access to the parking lot either
64 through a pass code or other secure method. Pedestrians and bicycles shall have access to
65 the site from Sailfish Drive, as required within the ROD.
- 66 5. Any additional future uses proposed to the property outside the parameters of this final
67 development plan shall be reviewed through the site development review process pursuant
68 to LUDC Section 6.6.6 – Development plans and subdivision plats.
- 69



70
71 Patty Rippey, Principal Planner
72

March 18, 2024
Date