



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

City Hall: (386) 698-2525  
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## MINUTES

### City Commission Regular Meeting

March 9, 2017 - 6:00 p.m.

**Present.** Mayor Brett Peterson; Commissioner Harry Banks; Commissioner Marcus Hardy; Commissioner Barbara Scholl; Commissioner Judy West; Patrick Kennedy, City Manager and Jay Asbury, City Attorney.

The regular meeting of the City Commission was held March 9, 2017 at City Hall. A quorum being present, the meeting was called to order at 6:00 p.m. by Mayor Brett Peterson.

**Students of the Month.** The March Students of the Month were William Ojeda-Rivera from Miller Middle School and Adrian Trujillo from Middleton Burney Elementary School.

**Approval of Minutes.** Motion by Commissioner West, second by Commissioner Banks, to approve the Minutes of the City Commission Meeting of February 9, 2017. Motion passed - all ayes.

### NEW BUSINESS

**Eva Lyon Park Tree Trunk Concepts.** Sam Knowles, local chainsaw artist, presented several ideas to carve the 15 foot live oak tree trunk damaged in the hurricane. He would use oil and varnish to preserve and protect the carving when finished.

Jeb Teuton from Above and Beyond Tree Care presented his idea to cut the trunk into slabs to be crafted into tables. The process will take approximately two years.

Motion by Commissioner Scholl, second by Commissioner West, to retain Sam Knowles to carve a double catfish with a walkway for a budget of \$3,000. Roll call vote – Commissioner Banks, no; Commissioner Hardy, no; Commissioner West, aye; Commissioner Scholl, aye; Mayor Peterson, aye. Motion passed by a vote of 3 to 2.

**Police Department Recruitment & Retention Package Approval.** Chief Damiano presented a Hiring/Retention Package proposal based on a three year commitment, which included wage adjustments, a take home vehicle, adjustment to the Police Pension benefit, addition of rank structure and Certification Cost reimbursement or signing bonus. All reimbursement provisions in any new contract will include a probationary period for reimbursement.

Following was conversation regarding schedules, patrol schedules and County coverage for off hours.

Motion by Commissioner Scholl, second by Commissioner West, to table further discussion until a Special Meeting on this subject to be held on March 16, 2017 at 5:00 p.m. Motion passed - all ayes.

**City Hall HVAC Contractor Selection.** Patrick Kennedy reported that two bids were received for the HVAC replacement at City Hall. Staff recommends the low bidder, Artic Air, Inc.

Motion by Commissioner Banks, second by Commissioner Scholl, to proceed with Artic Air, Inc. for the HVAC at City Hall. Motion passed - all ayes.

**Park Security Cameras – Mayor Peterson.** Mayor Peterson presented information on a FlashCAM-880SX digital crime deterrent system for the parks. The system is solar charged, wireless, provides high resolution images, operates in total darkness and has optional voice messages. The estimated price for this system is \$7,000. Information on a Dome style 1080P day/night camera along with a long-range camera was also presented. The estimate for this system is \$3,000.

Patrick Kennedy reported that at a recent meeting in the park with concerned citizens the use of cameras was also suggested. Due to the cost and feature differences, a style and budget will need to be established in order to proceed with the bid request process. Each park might be best served with a different system based on the configuration and needs of each location. This proposal is for Harry Banks Park as a trial. Funding could be sourced from the Better Place Plan budget or the surplus funds from the previous year's General Fund Budget.

Motion by Commissioner West, second by Commissioner Hardy, to approve the pursuit of bids for one FlashCAM-880SX for Harry Banks Park and after a 6 month evaluation a second consideration for Eva Lyon Park or Sunrise Park. Motion passed – all ayes.

**CPA 17-01 - A proposed amendment to the Future Land Use Map for 1125 N. Summit Street.**

Patrick Kennedy introduced the agenda item and explained that the Future Land Use Map is the guiding document that dictates land use and zoning must be consistent with the map. The land use at 1125 N. Summit Street is currently designated Industrial. The potential buyers of the property are interested in a proposed use of a residential treatment facility which would not be allowed under the parameters of the Industrial future land use. The current owner of the property is requesting a change to Commercial which would allow for the concurrent rezoning proposal to allow for the treatment facility.

Mr. Kennedy read aloud Ordinance 17-02 AN ORDINANCE OF THE COMMISSION OF THE CITY OF CRESCENT CITY FLORIDA AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION ON PARCEL NO. 18-12-28-0000-0110-0000, A 7.55-ACRE PARCEL OF REAL PROPERTY FROM "INDUSTRIAL" TO THE CLASSIFICATION OF "COMMERCIAL".

Patrick Kennedy said that if approved, the Ordinance would need to be submitted to Tallahassee for technical compliance review. If approved, it would become effective in 31 days. The Planning and Zoning Commission conducted two hearings to consider the application and recommends approval.

Susan Fraser, a land use consultant of SLF Consulting, Inc. in Jacksonville, spoke as a representative of the current owner of the property. She confirmed that the property owner requests the property to be designated Commercial regardless of the outcome of the concurrent rezoning request.

Dr. Beth Gopman, Lake Street is concerned with potential safety issues related to a residential treatment facility.

Alan Taylor, 128 Harbison Avenue stated that after attending all meetings regarding this property, he is comfortable and encouraged by the restrictions and oversight provided by state agencies.

Motion by Commissioner West, second by Commissioner Banks, to approve and accept the first reading of Ordinance 17-02 to amend the Future Land Use Map changing the designation on Parcel No. 18-12-28-0000-0110-0000 from Industrial to Commercial. Roll call vote – Commissioner Banks, aye; Commissioner Hardy, aye; Commissioner West, aye; Commissioner Scholl, abstain; Mayor Peterson, aye. Motion passed – 4 ayes; 1 abstain.

**RZ 17-01 - A proposed rezoning for 1125 N. Summit Street.**

Patrick Kennedy introduced Ordinance 17-03 which would rezone the property at 1125 N. Summit Street to a commercial PUD, allowing a residential treatment facility.

Mr. Kennedy read aloud Ordinance 17-03 AN ORDINANCE OF THE COMMISSION OF THE CITY OF CRESCENT CITY APPROVING THE REZONING OF 7.55 ACRES OF PROPERTY FROM THE CURRENT CLASSIFICATION OF LIGHT INDUSTRIAL LI-1 TO THE CLASSIFICATION OF COMMERCIAL PUD TO ALLOW FOR A RESIDENTIAL DETOXIFICATION FACILITY and the 19 conditions required by the Planning and Zoning Commission to recommend approval.

Susan Fraser, a land use consultant of SLF Consulting, Inc. in Jacksonville, presented the case, which included a video showing a similar facility.

Mark A. Hernandez, M.D., 12355 S.W. 76<sup>th</sup> Street, Miami, Florida introduced himself as the operator and manager of the proposed facility. He specializes in psychiatry and has worked with substance abuse patients in residential facilities since 2000. His goal is to improve treatment programs. He confirmed this would be a residential detoxification facility, not a longer term treatment facility.

Adult only treatment begins with controlled detoxification that can last from 3 to 45 days and is paid for from private funds or insurance. Once a patient completes this phase, they are transferred to an outpatient treatment facility. All patients are voluntary and if a patient wishes to leave against medical advice, staff or family are required to escort them to another facility, an airport or their home. In the event of an emergency, or a patient who insists on leaving the facility before arrangements can be made, 911 will be utilized.

Maureen Cooper, 34 N. Prospect Street; Nancy Harris, 315 N. Summit Street and Diane Sykes, 304 Chestnut Street presented questions regarding licensing, inspections, oversight and feedback from other municipalities.

The facility will be governed by the Department of Children and Family Services and the Joint Commission on Accreditation of Healthcare Organizations for Behavioral Healthcare and will require two licenses. The first license will be for a detoxification facility and the second will be for medication assisted treatment for opioid addiction. The facility will be subject to random inspections from both organizations and the City.

Chief Damiano and Patrick Kennedy reported that inquiries to other municipalities resulted in reporting of minimal police issues. Some complaints were remedied with new management. None of the facilities were bound by conditions included in the proposal with Crescent City.

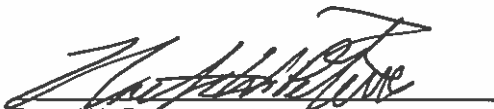
DEA and DCF have strict regulations in place for the storage of any detoxification medications listed as narcotics.

After clarification from Dr. Hernandez, the conditions were amended to allow a total patient count to 60 with no more than 2 per room.


Motion by Commissioner West, second by Commissioner Hardy, to approve and accept the first reading of Ordinance 17-03 to rezone Parcel No. 18-12-28-0000-0110-0000 from Light Industrial to Commercial PUD to allow for a residential detoxification facility subject to amendment of conditions prior to second reading. Roll call vote – Commissioner Banks, aye; Commissioner Hardy, aye; Commissioner West, aye; Commissioner Scholl, abstain; Mayor Peterson, aye. Motion passed – 4 ayes; 1 abstain.

There being no further business and no other visitor or citizen communication, the meeting was adjourned at 8:50 p.m.

**APPROVED** this 13th day of April, 2017.



Brett W. Peterson, Mayor



Patrick Kennedy, City Manager