

CHAPTER I. OVERVIEW

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1.1. Intent.

The Land Development Code of Crescent City is intended to define procedures and standards for the development of land within the City of Crescent City in order to promote and protect the community's health, safety and welfare, to preserve and strengthen the quality of the downtown area, to allow for high quality, well-designed new development in appropriate areas and to protect important natural and historic resources. Zoning is the single most powerful legal mechanism of an overall urban concept, but it does not fully plan building locations, traffic movement or parklands; it does not create beauty, aesthetic order or amenity. It is the task of the city, therefore, to preserve various elements of urban beauty and require that new projects enhance the existing appearance. The plan for achieving beauty must grow out of our special local characteristics of site, aesthetic tradition, and developmental potential. It is the intent of the city through this code to achieve a pleasant and comprehensible cohesiveness in our community development. The general steps for development to follow are described below. They are described in general in this chapter. Additional details are provided in other documents and other chapters of this code as referenced.

1.2. Jurisdiction.

This code applies to lands within the city limits of Crescent City.

1.3. Annexation.

Owners of land outside the city who desire to be incorporated within the city may petition for annexation subject to Florida law and the requirements of the city. The following steps should first be taken:

1. The existing city limits should be referenced to determine if the parcel is contiguous to the city.
2. The future land use map of the comprehensive plan should be referenced to determine if the parcel is within the city's planning area; annexations outside the planning area may also be considered.

3. City staff should be consulted to determine service capabilities, permitted land uses and the role of the county and other cities.
4. Petition. The petition for annexation must include:
 - a. Proof of ownership.
 - b. Name, address and signature of owner.
 - c. Survey, including legal description of property and street/road address.
 - d. Requested land use designation and zoning.
 - e. Method of providing services including water, sewer, roads, drainage, schools and police protection.
 - f. Justification for the proposal in relation to the comprehensive plans of the city and the county for ultimate review by the department of community affairs.
 - g. Processing fee.

1.4. Comprehensive plan.

All development must be consistent with the city's comprehensive plan which establishes the basis and general guidelines for guiding and regulating land uses. The future land use map of the comprehensive plan should be reviewed to determine if the land use shown would allow the type of development contemplated. The land use categories and zoning permitted in each are as follows:

Land Use Category	Permitted Zoning Districts
Low-Density Residential (less than or equal to 4.00 dwelling units per acre)	SR1-A, SR-1
Medium-Density Residential (4.01--10.00 dwelling units per acre)	MR-1
Commercial	GC-1, PO-1
Industrial	LI-1
Conservation	CON
Recreation	REC
Public Lands and Institutions	PF-1, PF-2

The proposed development must either be consistent with the land use designation or an application must be filed to amend the comprehensive plan. This may be done concurrent with an application to rezone.

Areas designated as "conservation" were mapped based on the best information available at the time of preparation of the comprehensive plan. If information is presented to, and accepted by, the city showing that an area is improperly mapped, then the adjacent land use designation shall apply.

1.5. Zoning.

All development must be consistent with the zoning district shown on the city's official zoning map and with the requirements of the zoning chapter of this code. The intent of each zoning district, the uses permitted, conditional uses and site development standards are listed for each district in chapter III. If the proposed development is allowed in the district only as a conditional use, application for approval may be made as described in section 2.5. If the proposed development is not allowed in the district, application may be made under section 3.3 for rezoning to another district permitted within the comprehensive plan land use category.

1.6. Subdividing.

Any person proposing to divide existing parcels of land may do so consistent with the standards of the applicable zoning district and according to the standards and procedures set forth in chapter IV.

1.7. Site plans.

Developments proposed on properly zoned parcels of record must obtain site plan approval prior to obtaining building permits. Specific requirements are contained in chapter V.

1.8. Other city regulations.

Also applicable, but not contained in this code, are building codes, fire codes and other regulations as may be adopted from time to time by the city.

1.9. Other agencies or jurisdictions.

It is the applicant's responsibility to secure all permits required by other agencies and jurisdictions. Applicants are advised to check with all appropriate agencies prior to submitting an application.

1.10. Preapplication conference.

Anyone interested in undertaking development in the city is encouraged to first confer with the city's staff to determine the most current procedures, submittals, standards, deadlines and fees as well as the identities of other agencies possibly having jurisdiction. However, any information received from staff during this conference is subject to any limitations set forth herein.

1.11. Development approval processes.

The general processes for various types of development approvals are as follows:

1. Rezoning (chapter III):
 - a. Development review committee.
 - b. Planning and Zoning Commission.
 - c. City Commission.

 2. Subdivisions (chapter IV):
 - a. *Development plan.*
 1. Development review committee.
 2. Planning and Zoning Commission.
 - b. *Preliminary plat.*
 1. Development review committee.
 2. Planning and Zoning Commission.
 3. City Commission.
 - c. *Final plat.*
 1. Development review committee.
 2. Planning and zoning chairman.
 3. Mayor.
 - d. *Minor subdivision.*
 1. Development review coordinator.
 2. City Commission.

 3. Site plans (chapter V):
 - a. Development review committee.
 - b. Planning and Zoning Commission.

 4. Planned unit developments- PUD (subsection 3.4.5):
 - a. *Preliminary development plan.*
 1. Development review committee.
 2. Planning and Zoning Commission.
 3. City Commission.
 - b. *Final development plan.*
 1. Development review committee.
 2. Planning and Zoning Commission.
 3. City Commission.
 - c. Subdivision plat or site plan for each section of the PUD (See: Subdivision site plan regulations).
- Note:* Steps may be combined and/or concurrent reviews may be conducted at the applicant's request and based on the nature of the request and the quality of submittals.
5. Conditional uses (subsection 2.6.1):
 - a. Development review committee.
 - b. Planning and Zoning Commission.

6. Variances (section 2.5):
 - a. Development review committee.
 - b. Planning and Zoning Commission.

7. Appeals (section 2.7):
 - a. Decisions of the development review coordinator and development review committee may be appealed to the Planning and Zoning Commission.
 - b. Decisions of the Planning and Zoning Commission may be appealed to the City Commission.
 - c. Decisions of the City Commission may be appealed to a court having competent jurisdiction.