



City of Crescent City

3 NORTH SUMMIT STREET
CRESCENT CITY, FLORIDA 32112-2599

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MINUTES

Planning & Zoning Commission Meeting January 21, 2014

Digital: 14-01

City Hall 6:00 pm

Members Present: Joan Hagedorn, Chairperson; Barbara Fisher, Vice-Chairperson, Ted Carmichael; Ron West; Veronica Glover; and Patrick Kennedy, City Manager

Joan Hagedorn called the January 21, 2014 Planning & Zoning Commission Meeting to order at 6:01 p.m. A quorum being present, the meeting proceeded as follows:

Approval of Minutes. Ron West moved to approve the minutes of the September 10, 2013 meeting as presented. Barbara Fisher seconded the motion. Roll call vote – all ayes.

NEW BUSINESS

Variance V14-01; 315 Chestnut Street; Brett & Chris Peterson

The Petersons requested a variance to construct a 1,050 sq. ft. garage on their property located at 315 Chestnut Street. After review of the documentation submitted by the Petersons, staff recommended approval of the variance subject to the following conditions:

- (1) Building permits are required for each of the proposed structures;
- (2) Use as storage of equipment and materials is limited to residential use. The property shall not be used for commercial, agricultural or industrial storage or uses;
- (3) The buildings cannot be used for storage of hazardous materials of any sort, other than household cleaners, etc., in quantities normal for residential use;
- (4) No additional storage or accessory buildings or expansions will be allowed without applying for an additional variance from the Planning & Zoning Commission;
- (5) No outside storage;
- (6) Applicant must construct the structures within 180 days from the date of approval of this variance;
- (7) Failure to meet any of the above conditions will serve to rescind this variance and subject the property owner to appropriate code enforcement action.

After discussion, Ron West moved to approve the variance subject to the conditions as stated in the Staff Report. The motion was seconded by Veronica Glover Roll call vote – all ayes.

OLD BUSINESS

Patrick Kennedy provided an update on the status of the following:

(1) Variance No: V13-01; Applicant, Robert Chayer, decided not to proceed with the additional storage unit at 20 North Park Street;

(2) The Conditional Use approval for a pole barn and fire pit located at 3 Bananas Restaurant, 11 S. Lake Street, is on hold until further notice.


GENERAL DISCUSSION

Concerns were expressed regarding H&R Block's placement of signs on property other than their own. The Commission agreed that this action violates certain codes and should be remedied.

There being no further business, the meeting was adjourned at 6:17 p.m.

APPROVED this 20th day of May, 2014.


Joan Hagedorn, Chairperson


Patrick Kennedy, City Manager