



City of Crescent City

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MINUTES

Planning & Zoning Regular Meeting January 29, 2013

DIGITAL #13-01

CITY HALL 6:00 PM

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Members Present: Joan Hagedorn; Barbara Fisher; Ron West; Ted Carmichael

Member Absent: Veronica Glover

Others Present: Patrick Kennedy, City Manager/Planning & Zoning Director

Chairperson Joan Hagedorn called the meeting to order at 6:03 p.m. A quorum being present, the meeting proceeded as follows:

Approval of Minutes: Ron West moved to accept the minutes of the October 30, 2012 regular meeting as submitted. It was seconded by Barbara Fisher. Roll call vote - all ayes.

Old Business: None at this time

New Business: Waterfront Land Use, Zoning and Redevelopment

Patrick Kennedy referred back to the meeting on October 30, 2012 regarding the proposed multi-family housing project on a 15-acre tract of land on Crescent Lake. The Board's recommendation at that meeting was to rezone this tract of land to straight commercial. A letter was sent informing the property owner of record and, to date, there has been no response. Since this housing project has apparently been abandoned, there is adequate time to determine if rezoning the property "straight commercial" is the best way to proceed. This type of zoning creates a loss of control in its use and, since waterfront property is such a valuable asset, it may not be the best option.

To begin the process of discussion, Mr. Kennedy proposed creating a "waterfront zoning district." The concept and language were pulled from several sources. Options such as a straight zoning district, or overlay zoning with an emphasis on mixed use need to be considered. With overlay, the underlying zoning would remain in place and allow mixed use, resulting in the least amount of change to the Comp Plan.

The pros and cons of straight commercial zoning vs. mixed use were discussed at length. Mixed use allows 45% commercial and 55% residential and is mandated by the Comp Plan and may need to be reconsidered. All agreed that construction of a small hotel would be ideal.

Mr. Kennedy recommended revising and modifying **Article III – Zoning District** of the Land Development Code (LDC) as a whole, with the focus being on Section 3.4.15. Copies of the **Article** were provided to all members with Mr. Kennedy's proposed additions underlined and proposed deletions marked with an overstrike. The members requested more time to review the document and it was agreed that a more in-depth discussion of any changes would take place at the next meeting.

Visitor Comments: None

General Discussions:

(1) **Tinset Letter** – Joan Hagedorn received a letter from Mrs. Tinset setting forth the negative impact on this property due to construction on adjoining property. Concerns were expressed by all members, but it was determined that nothing can be done to remedy the situation at this point. It was stressed that measures need to be implemented to prevent similar occurrences in the future.

(2) **Drainage Issues** – Blocking established drainage is an issue that needs to be researched further, specifically to determine whether it is a Building Code or a Land Development Code matter. Regardless of where it falls, the Board agreed that upcoming proposals need to be examined in more detail at the beginning of a building project and that guidelines need to be established. A possible solution would be to require drainage plans which would be reviewed by a third-party engineer at the expense of the property owner.

(3) **Fire Hydrants** – Patrick Kennedy reported that bids for fire hydrant repair and/or replacement will be put out within thirty [30] days. Two hydrants have already been purchased. Joan Hagedorn stated that a company called Certified Underground Contractors may have a surplus and she will obtain contact information.


(4) **Isolation Valves** – Ted Carmichael expressed concern regarding installation of valves that have a limited amount of turns and would like to see the best possible type of valve utilized. He recommended an valve exercise checklist and would be willing to set up some type of program.

(5) **Margery Neal Nelson Sunrise Park** - The **Invitation to Bid** for the paving project was published in the Palatka Daily News on January 25, 2013.

There being no further business at this time the meeting was adjourned at 7:07 p.m.

ATTESTED this 19th day of February, 2013.


Joan Hagedorn, Chairperson


Patrick Kennedy, City Manager