



City of Crescent City

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MINUTES

Planning & Zoning Regular Meeting October 30, 2012

DIGITAL #12

CITY HALL 6:00 PM

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MEMBERS PRESENT: Joan Hagedorn; Barbara Fisher; Ron West; Ted Carmichael;
Veronica Glover

OTHERS PRESENT: Patrick Kennedy, City Manager/Planning & Zoning Director

APPROVAL OF MINUTES: Ron West moved to accept the minutes of the June 19, 2012 regular meeting. Barbara Fisher seconded. All ayes – no roll call vote.

OLD BUSINESS: None at this time

NEW BUSINESS:

(1) **Multi-family Housing:** Patrick Kennedy reported on recent inquiries from the Richman Group regarding the development of multi-family housing on a 15-acre tract of land on Crescent Lake. In 2007, the City changed the land use and zoning to allow multi-family residential on about 12 of the 15 acres. A portion of the SR15/US17 frontage was left commercial. The Richman Group's proposed project is affordable rental housing that would allow for 72 units. The prospective buyers do not have a site plan or project proposal available at this time. A letter dated September 24, 2012, explaining why the buyers are looking at this location and how the project benefits the City, was provided to the committee.

Mr. Kennedy's primary concern is that this type of housing could bring more poverty to Crescent City without any hope of current employment, and would do so at the expense of losing prime waterfront property. The property is recognized as the City's most valuable economic development asset and, as it is currently zoned, cannot be distinguished from affordable or high-end housing. Valuation of housing is not a valid consideration in zoning regulations.

After considering multiple options, Ted Carmichael moved to proceed with a City sponsored comp plan amendment and rezoning of the parcels in question (#119-12-28-3350-0710; #19-28-3350-0710-0020; #19-28-3350-0610-0000; and #19-12-28-3350-0600-0000) back to commercial, and to commence a master planning process that emphasizes Crescent City's waterfront. Roll call vote – all ayes.

(2) **Internet Cafés:** There have been several inquiries over the last year about locating an internet café in Crescent City. The owners have been advised by Mr. Kennedy that the use is not allowed because it is basically an adult gaming facility that promotes gambling. This was confirmed by Mr. Kennedy's site visit to an internet café in Palatka. The owners will argue otherwise, stating that it is nothing more than a "sweepstakes" similar to what McDonalds and other fast food places do to sell hamburgers. However, the following code provisions were adopted back in 2009:

Sec. 12-70. Amusement devices, skill machines or games of chance prohibited.

Amusement devices or skill machines operating or used in any other manner or for any other purpose other than described in section 12-68 of this Chapter are prohibited. Coin operated games of chance as defined in section 12-68 of this Chapter are strictly prohibited.

Games of Chance, coin operated. An automated game of chance, the most common version of which is referred as a slot machine, is any machine or device that is adapted for use in such a way that, as a result of the insertion of any piece of money, coin, or other object, such machine or device is caused to operate or may be operated and if the user, by reason of any element of chance or of any other outcome of such operation unpredictable by him or her, may:

(a) Receive or become entitled to receive any piece of money, credit, allowance, or thing of value, or any check, slug, token, or memorandum, whether of value or otherwise, which may be exchanged for any money, credit, allowance, or thing of value or which may be given in trade; or

(b) Secure additional chances or rights to use such machine, apparatus, or device, even though it may, in addition to any element of chance or unpredictable outcome of such operation, also sell, deliver, or present some merchandise, indication of weight, entertainment, or other thing of value.

After general discussion, it was determined that Sec.12-70 of the City's Code of Ordinances prohibits internet cafés, and the committee recommended that the City maintain this code provision and continue to prohibit such uses.

(3) **Sign Ordinance**

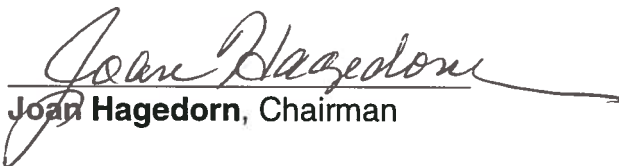
(A) **Changing message signs:** After discussion, the committee recommended that allowing a changing message sign in the front window of a business would be in violation of the code [§6.7.3(b), LDC] which prohibits changing/flashing signs.

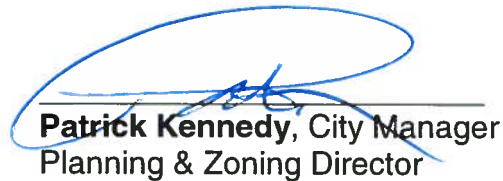
(B) **Flags:** After discussion that the flags were more esthetic than safety issues, the committee recommended giving business owners notice of non-compliance and allowing them six [6] months to remove the flags. This time consideration would allow business owners to recoup part of their investment.

(C) **Removal of billboards:** It was recommended that formal and proactive measures be taken to require billboards to come down.

There being no further business at this time the meeting was adjourned.

ATTESTED this 29th day of January, 2013.


Joan Hagedorn, Chairman


Patrick Kennedy, City Manager
Planning & Zoning Director