



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

City Hall: (386) 698-2525  
Police: (386) 698-1211  
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Gas Dept: (386) 698-1486  
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FAX: (386) 698-3467

## MINUTES

### Planning & Zoning Regular Meeting

February 19, 2013

DIGITAL #13-02

CITY HALL 6:00 PM

=====

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

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

Chairperson Joan Hagedorn called the meeting to order at 6:00 p.m. A quorum being present, the meeting proceeded as follows:

**Approval of Minutes:** Ron West moved to accept the minutes of the January 29, 2013 regular meeting as submitted. It was seconded by Barbara Fisher. Roll call vote - all ayes.

**Old Business:** None

### **New Business - Waterfront Land Use, Zoning and Redevelopment**

Based on discussions at the January 29, 2013 Planning & Zoning meeting, Patrick Kennedy presented copies of **Article III – Zoning District** of the Land Development Code (LDC) with additional revisions (additions being underlined and deletions marked with an overstrike). The following sections were specifically discussed:

*Section 3.6 Historic Preservation* (PAGE 1) - Barbara Fisher questioned the removal of this section and, after discussion, the Board determined that it would remain a part of Article III and directed that the historic preservation provisions in the Code of Ordinances be transferred into this section of the Land Development Code.

*Section 3.4 Establishment of Districts* (PAGE 4) – A *Mixed Use* designation for waterfront districts is added under “Table Inset.”

*Section 3.4.1 SR1-A District* (PAGE 5) – Under *2. Conditional Uses*, section *(h)* is added to address outdoor recreational facilities requiring an impervious surface area greater than 500 square feet. Under this section, tennis courts, skate rinks and similar uses would become conditional uses.

A side discussion incurred wherein Veronica Glover stated we need those kind of facilities in our parks (tennis courts, basketball courts, skate rinks) in order to deter crime and drug use among the youth. Mr. Kennedy welcomed the idea, but would like to see some form of commitment by the parents and youth in the community before recommending the expense of any funds. He suggested that the youth initiate the proposal by presenting their ideas to the City Commission. The problem of inadequate lighting at the existing sports facility was also addressed. Possible funding sources were also discussed, including Better Place Plan, General Fund Reserve and community fund raising efforts.

*Section 3.4.5 GC-1 District* (PAGE 11) - Under *(2) Conditional Uses*, adult entertainment stores and lingerie modeling stores are deleted.

*Section 3.4.8 REC Recreational District* (PAGE 14) – Under *(1) Permitted Uses*, section *b.* is amended to include “courts,” and section *e.* is added to address docks, piers and boat ramps that provide for public or private access to the waterways. This is also covered in *Section 3.4.9 PF-1 Public Buildings and Grounds District (1) Permitted Use*, section *h.* (PAGE 14).

*Section 3.4.15 Waterfront District* (PAGES 24, 25 & 26) – The title is amended to read *Waterfront Overlay District* and language has been added under *(1) Permitted Uses; (2) Permitted Accessory Uses and Structures; and (3) Conditional Uses*. Single family zoning districts were expressly excluded from this over-lay district per the direction of the Planning & Zoning Commission at its January meeting.

Mr. Kennedy stated that underlying zoning is enhanced or restricted by an overlay designation, with the focus on taking advantage of waterfront property. Ted Carmichael is in favor of high-end condominiums and wants to make sure the zoning designation will not interfere.

*Section 3.5.8 Fence Requirements* (PAGE 29) – Under section *(2) Height of Fences*, changes were proposed regarding where to measure the height of the fence; specifically using the average grade within 5’ feet of the adjoining property line to establish the height regardless of where the fence is located, unless a variance is obtained from the Planning and Zoning Commission.

*Section 3.5.8 Fence Requirements* (PAGE 31) – Section *(9) Pool and screen enclosure setback requirements*, addresses the location of a pool enclosure. The same housing setbacks will apply.

*Section 3.5.14 Boats and motor homes* (PAGE 33) – Boats and motor homes of a certain size are not permitted at the front of residential property and are not allowed in a side yard if the size exceeds 25’.

*Section 3.5.17 Communications towers* (PAGE 34) – This section addresses the setback requirements for communication towers which, as worded, prohibits such towers in residential districts. He would not apply this restriction to a personal TV antenna, satellite dish or wireless internet pole.

Mr. Kennedy asked the Board to further review all proposed changes to Article III and provide him with input for any further revisions for the next meeting.

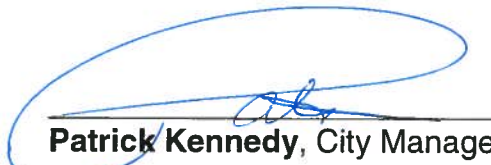
**Visitor Comments:**           None

**General Discussions:** Mr. Kennedy spoke briefly on the tower recently installed by North Florida Broadband Authority. NFBA is able to provide high speed internet services not currently available through Windstream, the current telephone and internet service provider. Mr. Kennedy suggested writing a letter to Windstream, the State or to the newspaper setting forth the current problems residents are having with Windstream.

There being no further business at this time, the meeting was adjourned at 7:05 p.m.

**ATTESTED** this 16<sup>th</sup> day of April, 2013.

  
**Joan Hagedorn**, Chairperson

  
**Patrick Kennedy**, City Manager