



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

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## MINUTES

### Planning & Zoning Commission Meeting

April 16, 2013

Digital: 13-04

City Hall 6:00 pm

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**Members Present:** Joan Hagedorn, Chairperson; Barbara Fisher, Vice Chairperson; Ted Carmichael; Ron West; Patrick Kennedy, City Manager

**Member Absent:** Veronica Glover

Chairperson Joan Hagedorn called the April 16, 2013 Planning & Zoning Commission Meeting to order at 6:00 p.m. A quorum being present, the meeting proceeded as follows:

**Approval of Minutes.** Barbara Fisher moved to approve the minutes of the February 19, 2013 meeting as presented. Ted Carmichael seconded the motion. Roll call vote – all ayes.

Patrick Kennedy suggested that “NEW BUSINESS” be addressed first out of consideration for the variance applicant, Robert Chayer. All members concurred.

### NEW BUSINESS

**Variance V13-01, 20 N. Park Street.** Robert Chayer filed for a variance to the accessory building size limitations under Section 3.4.5, LDC, to allow for additional storage behind an existing garage building. Patrick Kennedy presented *Staff Recommendation to Planning & Zoning Commission* setting forth the following conditions for approval:

- (1) Maintain vegetative buffer on north side and rear yards.
- (2) Require building permits for each of the proposed structures.
- (3) Storage of equipment and materials is limited to residential uses. The property shall not be used for commercial, agriculture or industrial use.
- (4) The buildings cannot be used for storage of hazardous material of any sort, other than household cleaners, etc. in quantities normal for residential use.
- (5) No additional storage or accessory buildings or expansions will be allowed without applying for additional variances from the Planning & Zoning Commission.
- (6) No outside storage.
- (7) The applicant must construct the structures within 180 days from the date of approval of this variance.

(8) Failure to meet any of these 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 Application and Staff Recommendations* of the City Manager as set forth above. The motion was seconded by Barbara Fisher. Roll call vote – all ayes.

## **OLD BUSINESS**

### **Amendments to Article III of the Land Development Code (LDC) – Ordinance No. 13-01.**

Patrick Kennedy provided a new revision of Article III, which now includes *Section 3.6 Historic Preservation*. Only minor changes were made in the previous language, *i.e.* references to the current Building Code instead of the former Southern Building Code.

Discussion was held on the requirements for inclusion on the National Historic Register and, under Article III, Section 3.6.10, criteria is provided for a local register of historic places. In this venue, the City Commission would make the final determination. The pros and cons of being placed on the local register were mentioned.

Barbara Fisher moved to approve the amendments to Article III as presented. The motion was seconded by Ron West. Roll call vote – all ayes

## **GENERAL DISCUSSION**

**Economic Development Plan.** Patrick Kennedy advised the Commission that the City intends to apply for a DEO Grant in the amount of \$35,000.

**Status of Fire Hydrant Replacement Project.** Bids for this project will go out on May 2, 2013, and a proposal is expected to be presented at the May 9, 2013 City Commission meeting.

**Status of 301 S. Summit St. (former Chevrolet dealership).** Contamination of this property occurred due to a leak in an underground gas tank at the Valero Station (formerly Texaco). The remediation process is being handled by a company out of Ocala.

**Landscape of the Medians.** FDOT is still working on the design for this project. It is predicted that it will be completed sometime in 2014.

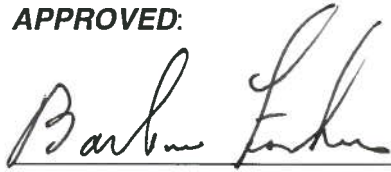
**Status of Wal-Mart.** It is uncertain when this project will begin, but the standard Patrick Kennedy has been given is “three years.”

**FDOT Streetlight Assistance.** Patrick Kennedy reported on reimbursement funds available to the City on a yearly basis. He became aware of this only recently, but the City will be receiving approximately \$3,500 for this quarter, with a future amount of approximately \$17,000 per year.

**Signage on the Medians.** FDOT has not yet approved signage in the medians and until it does so, nothing like the “Adopt a Highway” project can go forward.

There being no further business, the meeting was adjourned at 6:35 p.m. The next meeting is scheduled for May 21, 2013.

**APPROVED:**



Barbara Fisher, Vice-Chairperson  
May 21, 2013



Patrick Kennedy, City Manager  
May 21, 2013