



City of Crescent City

3 NORTH SUMMIT STREET
CRESCENT CITY, FLORIDA 32112-2599

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MINUTES

Planning & Zoning Commission Meeting

May 21, 2013

Digital: 13-05

City Hall 6:00 pm

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

Member Absent: Joan Hagedorn, Chairperson

Barbara Fisher called the May 21, 2013 Planning & Zoning Commission Meeting to order at 6:00 p.m. A quorum being present, the meeting proceeded as follows:

Approval of Minutes. Ron West moved to approve the minutes of the April 16, 2013 meeting as presented. Ted Carmichael seconded the motion. Roll call vote – all ayes.

NEW BUSINESS

Variance V13-02, 20 902 Center Street. Pamela Roberts filed for a variance to reduce the side setbacks from 7.5 feet to 5 feet to allow construction of a new residence. Patrick Kennedy stated that with the undersized lot, it is hard to meet today's setbacks. He presented *Staff Recommendation to Planning & Zoning Commission* setting forth the following conditions for approval:

(1) The new residence will be constructed in keeping with all other elements of the zoning district, the Land Development Code and the Florida Building Code.

(2) The 5-foot separation between the residence and the property line must be kept free from obstruction to allow passage to the back yard; including, but not limited to, keeping accessory uses (*i.e.* storage boxes, sheds, etc.) or equipments (*i.e.* HVAC, hot water heaters, etc.) out of the setback.

After no questions or objections, Ron West moved to approve the *Variance Application and Staff Review V13-02 – Recommendation to Planning & Zoning Commission* subject to the conditions as stated. The motion was seconded by Veronica Glover. Roll call vote – all ayes.

Deletion of School Concurrency from Comp Plan. Patrick Kennedy reported that changes have been made in State law and that concurrency is no longer mandated for public schools, as well as for transportation, recreation and open space. Only four [4] items remain: sanitary sewer, solid waste, drainage and potable water. The Public Schools Facilities Element is no longer required as part of the Comprehensive Plan and only the Interlocal Agreement portion of

the legislation remains. There is still work to be done on this matter and it will be brought back to the Planning & Zoning Commission when finalized.

It has been Mr. Kennedy's observation that impact fees cause hesitancy on the part of new residences and new businesses. Regarding parks, he would like to start with a moratorium on impact fee with the goal of eliminating them altogether. Another issue to be addressed is the \$50.00 fee charged for Business Tax (formerly Occupational License). This amount is significantly higher than the \$30.00 fee charged by Putnam County.

OLD BUSINESS

None at this time

GENERAL DISCUSSION

1. **Status of House on Miller Property.** Herb Gopman contacted the City to report he is having problems reaching both the house moving company and the land clearing company. His intention is to proceed despite the delay in communication.
2. **Request for Proposals on Redevelopment of Miller Property.** Mr. Kennedy reported progress in this area and stated that more information should be available next month.
3. **Revisions to Article III, LDC.** Mr. Kennedy reported that the revisions to Article III were presented to the City Commission at the May 9, 2013 regular meeting. The Commissioners were asked to review the revisions and be prepared to discuss the matter at the next City Commission meeting scheduled for June 13, 2013.

There being no further business, the meeting was adjourned at 6:18 p.m.

APPROVED:



Joan Hagedorn, Chairperson
August 20, 2013



Patrick Kennedy, City Manager
August 20, 2013