



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

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## MINUTES

### Planning & Zoning Commission Meeting

July 29, 2014 -- 6:00 p.m.

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

**Absent:** Veronica Glover

A quorum being present, the meeting was called to order at 6:00 pm by Chairman Joan Hagedorn.

**Approval of Minutes.** Ron West moved to approve the minutes of the June 17, 2014 meeting as presented. Barbara Fisher seconded the motion. Roll call vote – all ayes.

## NEW BUSINESS

### **Review of Site Plan for McDonalds at the Corner of Grove Avenue and Summit Street**

Patrick Kennedy reviewed the proposed site plan and confirms that it meets the requirements of the City's *Land Development Code*. He provided a *Staff Report* settings forth the following concerns:

1. The width of Grove Avenue and the condition of the asphalt on the roadway
2. The steepness of the proposed fall for the wastewater line
3. Stormwater management of water coming from US 17

Jim Giarruso, Construction Manager, McDonalds, USA, LLC., was present and stated that the building would be a "small footprint" in the traditional style. It would be built to allow for a 10-foot front and a 10-foot back expansion in the future, if needed. Mr. Kennedy said that the proposed expansions are also in line with the City's codes. There will be a single, 24-hour, drive-through window, and WiFi access will be provided. A "play place" will not be included. The proposed start date is mid October and completion will take approximately 75 days.

Barbara Fisher expressed her concern that the modern style of the proposed building did not fit in with the architecture of Crescent City. She presented pictures of two other buildings that McDonalds had constructed in other areas, however Mr. Giarruso stated that those two particular styles were not an option for Crescent City. He did agree to soften the building by using stone on the exterior. The Commission also requested that the "eyebrow" be included in the design to add interest, and Mr. Giarruso agreed that could be done as well. He asked that the City put their request in writing, and Mr. Kennedy agreed to do so. The landscape plan was briefly discussed and Mr. Kennedy confirmed that the plan meets City requirements. Mr. Giarruso assured the Commission that the corporation has guidelines on how the restaurants are maintained by the individual owner/manager, and that McDonalds can be contacted regarding any neglect in maintenance.

Mr. Giarruso will ask the geotechnical engineer for McDonalds to look into the present condition of Grove Avenue, and said he did not foresee a problem with widening the road. Mr. Kennedy suggested that the City's engineering company also be contacted to provide their input.

After discussion, Ron West moved to: (a) approve the McDonalds's site plan as presented, with the stipulation that the concerns set forth in the *Staff Report* be resolved; and (b) modify the building plan to include the "eyebrow," and stone on the exterior walls. The motion was seconded by Ted Carmichael. Vote taken – all ayes

There being no further business, the meeting was adjourned at 6:30 p.m.

**APPROVED** this 16<sup>nd</sup> day of September, 2014.

  
Joan Hagedorn, Chairperson

  
Patrick Kennedy, City Manager