



# City of Crescent City

3 NORTH SUMMIT STREET  
CRESCENT CITY, FLORIDA 32112-2599

City Hall: (386) 698-2525  
Police: (386) 698-1211  
Fire: (386) 698-1212  
Gas Dept: (386) 698-1486  
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FAX: (386) 698-3467

## MINUTES

### Planning & Zoning Commission Meeting

September 16, 2014 -- 6:00 p.m.

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

**Absent:** Ron West

A quorum being present, the meeting was called to order at 6:01 pm by Chairman Joan Hagedorn.

**Approval of Minutes.** Barbara Fisher moved to approve the minutes of the July 29, 2014 meeting as presented. Ted Carmichael seconded the motion. Roll call vote – all ayes.

## NEW BUSINESS

**Review of Zoning Application R14-01 filed by Blake Brandon.** Ms. Brandon submitted her application to rezone the property (fronting the east side of Summit Street and running between Lakeview Drive and Palm Avenue) from “Professional Office” [PO] to “General Commercial” [GC-1]. The owner seeks to rezone the property to make it more marketable by allowing for additional commercial uses.

Mr. Kennedy presented *Staff Review/Staff Recommendation* which set forth issues to consider if the rezoning request was granted: (1) insufficient control over the type of commercial uses that would be allowed; and (2) number of uses that would be in close proximity to residential property. In addition, Staff looked into a Planned Unit Development [PUD] overlay, as provided in the *Land Development Code*. However, for a PUD to be granted the property must be a minimum of 5 acres, unless it is located within a CRA district. Since the property being considered is only 1.44 acres, and is not located within a CRA district, a PUD overlay is not an option. Staff’s final recommendation was to deny the application.

After a lengthy discussion of possible options, and consideration of the *Staff Recommendation*, Barbara Fished moved to deny R 14-01 as presented. The motion was seconded by Ted Carmichael. Vote taken – all ayes. Ms Brandon indicated that she will withdraw her application and not seek review from the City Commission.

## GENERAL DISCUSSION

**McDonalds update.** Mr. Kennedy reported that the stormwater issues have been resolved. The McDonalds Corporation plans to move forward with widening approximately 400-500 feet of Grove Avenue at their expense. And the sewer line slope issue was resolved as well. The architecture elevation drawings were resubmitted in compliance with the request of the Planning and Zoning Commission.


**Multi-use Trail update.** Mr. Kennedy advised that the deadline for the RFQ for the design of the project is this week and once the designer for the trail project is chosen, a workshop will be

scheduled to review our preferred design concept. Mr. Kennedy advised that FDOT will consider the City's proposal of 5' sidewalks and a "share-the-road" bike lane in the existing road provided it can be accomplished within the existing budget.

There being no further business, the meeting was adjourned at 7.06 p.m.

**APPROVED** this 18<sup>th</sup> day of November, 2014.

  
Joan Hagedorn, Chairperson

  
Patrick Kennedy, City Manager