



THE CITY OF
CRESCENT
CITY FLORIDA

AGENDA

**Planning & Zoning Commission Meeting, 6:00 pm
November 21, 2024**

APPROVAL OF MINUTES:

June 20, 2024

August 15, 2024

NEW BUSINESS: DISCUSSION ONLY

- FLUM/Comp Plan Amendment for 201 N Summit Street (Fire Station)
- Zoning change for 201 N Summit Street (Fire Station)

Adjourn

Persons with disabilities or languages requiring special accommodations to participate in this meeting should contact City Hall at 386.698.2525 at least 24 hours before requesting such accommodations.

MEETING CONNECTION INFORMATION:

You may view the meeting live on the City's YouTube channel. Go to www.crescentcity-fl.com and click on the YouTube link or go to https://www.youtube.com/channel/UCakl_y7UFM8nqIviX53nzaA



THE CITY OF
CRESCENT
CITY FLORIDA

MINUTES

Planning and Zoning Commission

June 20, 2024

City Hall 6:00 p.m.

Members Present: Vice-Chair Kimyetta Hardy, Dan Dodge, Bradford Greene, Robert Chayer, City Manager Charles Rudd, City Clerk Karen Hayes, City Attorney Bobby Pickens, and City Planner Mark Karet were present. Veronica Glover was excused. Vice-Chair Kimyetta Hardy called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES:

March 21, 2024

April 4, 2024

Vote: Dan Dodge moved to approve the minutes on March 21st and April 4th, 2024. Bradford Greene seconded the motion. The Motion passed all ayes.

NEW BUSINESS:

School Board Annexation Property

The Putnam County District School Board is requesting the following approvals for a 39.12±-acre property located at 1282 Huntington Road:

Annexation

Vote: Dan Dodge moved to approve the annexation for the School Board for 1282 Huntington Road. Robert Chayer seconded the motion. The motion passed all ayes.

Comp Plan Rezoning

Vote: Robert Chayer moved to approve the Comprehensive Plan Rezoning for 1282 Huntington Road. Bradford Greene seconded the motion. The motion passed all ayes

Rezoning

Vote: Robert Chayer moved to approve the Rezoning for 1282 Huntington Road. Bradford Greene seconded the motion. The motion passed all ayes.

Public Comment

Diane Sykes asked about the disadvantage of the impact and why Putnam County needs a new school.

II. School Board City Property

The Putnam County, District School Board, is requesting the following approvals for a 19.48±-acre property bearing the parcel ID number 24-12-27-3350-1440-0000, generally located 1,300± feet east of the intersection of County Road 308 & Union Avenue:

Comp Plan Amendment

Vote: Bradford Green moved to approve the Comprehensive Plan Amendment for 24-12-27-3350-1440-0000. Robert Chayer seconded the motion. The motion passed all ayes.

Rezoning

Vote: Bradford Green moved to approve the Rezoning for 24-12-27-3350-1440-0000. Robert Chayer seconded the motion. The motion passed all ayes.

III. McDonald's

Craig McDonald with Corporate Property Services, Inc. on behalf of McDonald's Corporation, is requesting the following approval for ±1.46 acres of land located at 898 North Summit Street:

Site Plan Approval

Vote: Robert Chayer moved to approve the site plan proposal for McDonald's. Bradford Green seconded the motion. The motion passed all ayes.

Public Comment

Kevin To spoke about McDonald's, he is in favor of McDonald's, but he is not in favor of McDonald's being a political help.

IV. St Johns Recovery Place

1125 N Summit St. is requesting the following approval for a 7.55±-acre property located at 1125 N Summitt Street:

Amending PUD Zoning

Vote: Dan Dodge moved to approve the amendment of the PUD-zoned property at 1125 N Summit Street. Robert Chayer seconded the motion. The motion passed with all ayes.

Public Comment

Pamela Taylor stated she lives behind St. John Recovery Place and has never had an issue with it. She also stated she was for its expansion.

Diane Sykes questioned if St. John's Recovery had a site plan and, if not if they would be getting a plan and if they had one. She also asked if the Sheriff's Department would be notified when people do leave.

Michelle Smith from St. John's Recovery explained that she calls the Colonial and informs him about the person who just left or is about to leave, and he informs his officers. She explained that the people who do leave normally end up coming back.

Allen Taylor spoke on behalf of St. John's Recovery and stated he lives behind the facility and has never had any issues. They are quiet and self-preserved.

V. Windstream

William A. Menadier of Menadier Engineering on behalf of CSL Florida System, LLC. is requesting the following approval for a ±0.25-acre site located at 600 Grand Rondo East:

Site plan approval

Vote: Dan Dodge moved to approve the site plan approval at 600 Grand Rondo East with the contingent on the easement completion. Robert Chayer seconded the motion. Roll call was taken. Robert Chayer aye, Dan Dodge aye, Bradford Greene aye, Kimyetta Hardy aye. The motion passed 4-0.

Public Comments

Diane Sykes stated her concern is the big trucks and whether there is a mechanism in place in case the trucks leak fluid.

Mr. Menadier explained the retention pond will catch the fluids that come from trucks. The trucks are not big, they are the ones you see now in the parking lot.

Elizabeth Gomez spoke about the tree between her yard and Windstream and permitted Windstream to trim the part of the tree that is in her yard.

VI. An administrative request for a Large-Scale Comprehensive Plan Updating the Water Supply Facilities Work Plan and Amending Policy D.2.3.2 within the Public Facilities Element.

Vote: Bradford Greene moved to approve the Large-Scale Comprehensive Plan updating the Water Supply Facilities Work Plan and amending the policy D.2.3.2. Dan Dodge seconded the motion. The motion passed all ayes.

VII. Adjourn

Vote: Dan Dodge moved to have the meeting adjourned. Bradford Green seconded the motion. The motion passed all ayes. Vice Chair Kimyetta Hardy adjourned the meeting at 8:52

MEETING CONNECTION INFORMATION:

You may view the meeting live on the City’s YouTube channel. Go to www.crescentcity-fl.com and click on the YouTube link or go to

https://www.youtube.com/channel/UCak1_y7UFM8nqIviX53nzaA

APPROVED on the 21st day of November 2024.

Kimyetta Hardy, Vice-Chair

Karen Hayes, MMC, City Clerk



THE CITY OF
CRESCENT
CITY FLORIDA

MINUTES

Planning and Zoning Commission

August 15, 2024

City Hall 6:00 p.m.

Members Present: Chair Veronica Glover, Kimyetta Hardy, Dan Dodge, Bradford Greene, Robert Chayer, City Manager Charles Rudd, City Clerk Karen Hayes, and City Planner Mark Karet were present. Veronica Glover called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES:

June 20, 2024, Meeting

Vote: Dan Dodge moved to table the minutes for further review. Kimyetta Hardy seconded the motion, which passed with all ayes.

NEW BUSINESS:

FLUM/Comp Plan Amendment for 600 Cherry Street

Mark Karet spoke on the FLUM/Comp Plan amendment and showed the Planning and Zoning Commission the Future Land Use Maps.

Vote: Bradford Greene moved to approve the FLUM amendment for 600 Cherry Street. Robert Chayer seconded the motion. Roll call was taken. Bradford Greene, aye; Kimyetta Hardy, Aye; Dan Dodge, aye; Robert Chayer, aye; Veronica Glover, aye. The motion passed 5-0.

Zoning change for 600 Cherry Street

Vote: Kimyetta Hardy moved to approve the Zoning change for 600 Cherry Street from Agriculture and General Commercial to Single Family Residential. Bradford Greene seconded the motion. Roll call was taken. Robert Chayer, aye; Dan Dodge, aye; Kimyetta Hardy, aye; Bradford Green, aye; Veronica Glover, aye. The motion passed 5-0.

Colbert Park Grant Presentation

Charles Rudd spoke about Colbert Park. He explained that the Commission had set aside \$50,000 for the restrooms. He stated that the City is applying for an FRDAP grant. The grant would fund 100% of the playground equipment and 50% of the bathroom; in that case, the City would have to pay the other 50%. Charles Rudd asked the Planning and Zoning Commission to agree on whether they wanted one or two stalls. Charles Rudd mentioned that there will be a public input meeting on September 12, 2024, at 5:30 and a presentation at the next Concerned Citizens of Putnam County meeting.

After a brief discussion, the Planning and Zoning Commission said they would like two-bathroom stalls.

Public Comment

Alice McCoy remodels kitchens and bathrooms, and she was astonished at the price of a stainless-steel toilet and sink.

Adjourn

Veronica Glover adjourned the meeting at 7:10 p.m.

MEETING CONNECTION INFORMATION:

You may view the meeting live on the City’s YouTube channel. Go to www.crescentcity-fl.com and click on the YouTube link or go to https://www.youtube.com/channel/UCak1_y7UFM8nqIviX53nzaA

APPROVED on the 21st day of November 2024.

Veronica Glover, Chair

Karen Hayes, MMC, City Clerk



THE CITY OF
CRESCENT
CITY FLORIDA

**Staff Report – Small-Scale Comprehensive Plan Amendment (SSCPA)
201 N Summit Street**

Date: November 15, 2024

To: Planning & Zoning Commission Members

From: Mark P. Karet, AICP, City Planner

Project Request & Location:

This is a City of Crescent City administrative proposal requesting a small-scale amendment to the Future Land Use Map (FLUM) for a 41,350 ± sq. ft. (0.95 ± acre) property located at 201 N Summit Street (parcel IDs: 30-12-28-1750-0280-0020 and 30-12-28-1750-0280-0030). The request is to change the land use designation from "Commercial" to "Public Building and Grounds."

This SSCPA request is in conjunction with a separate rezoning application.

Existing Use:

The property is developed and situated in an urban area, with some open space on the Main Street side. In addition to the existing Fire Station and two (2) accessory structures, the City of Crescent City proposes to develop a 2,600 ± sq. ft. emergency medical services (EMS) station. The proposed EMS station will feature an apparatus bay, office spaces, dormitories, a kitchen, restrooms, common areas, and storage rooms.

Current Future Land Use Designation & Zoning Classification:

The subject site is designated "Commercial" on Crescent City's FLUM. Crescent City's "Commercial" future land use category includes areas intended for activities related to the sale, rental, and distribution of products or the provision of services. Commercial use intensity shall not exceed 70% of the total parcel area with the maximum building height limited to 40 feet.

The property is currently zoned “GC-1, General Commercial.” The GC-1 district's primary purpose is to implement the Commercial land use designation from the Crescent City FLUM, controlling commercial activities and their intensity to ensure compatibility with surrounding areas and balance between commercial and residential zones.

Proposed Future Land Use Designation & Zoning Classification:

The proposed FLUM designation for the subject property is Crescent City “Public Buildings and Grounds.” This designation is intended to accommodate a wide range of public and quasi-public uses, including schools, churches, government buildings, and hospitals. Development in this category shall be limited to a maximum of 65% impervious surface, and building height shall not exceed 40 feet.

The proposed zoning district is “PF, Public Facilities”. The purpose of the PF zoning district is to allow uses and activities that provide community service functions that normally do not require heavy machinery for the facilities’ primary mission.

Surrounding Characteristics:

These are the FLUM designations and zoning that exist in the vicinity of the subject property:

DIRECTION	FUTURE LAND USE DESIGNATION	ZONING DESIGNATION
North	Commercial	GC-1, General Commercial
	Public Building and Grounds	PF, Public Facilities
East	Commercial	GC-1, General Commercial
	Mixed-use	
South	Commercial	GC-1, General Commercial
West	Residential, Medium Density	SR-1, Single-Family Residential

To the north, there is the Church of the Holy Comforter and a cemetery. To the east, there are established single-family residences. To the south, the area is developed with commercial establishments like Parker House Liquor Store and Lounge, Gullett Title, Inc., as well as the South Putnam County Government Center, a public facility. To the west, the area consists mainly of single-family homes, along with some vacant wooded land zoned SR-1.

Access:

The subject property features approximately 101 feet of frontage on N Summit Street, a Principal Arterial Road maintained by the State of Florida. It also has about 190 feet of frontage on N Main

Street and 285 feet on Eucalyptus Avenue, both of which are Local Roads maintained by the City of Crescent City.

Natural Resources:

The vegetative community and land use on the subject property consists of Urban and Built-up (1100) lands according to the St. Johns River Water Management District (SJRWMD) (2010-2022) Florida Land Use, Cover and Forms Classification System (FLUCCS).

Soils:

The following soil type present on the property according to the USDA's Natural Resources Conservation Service is described below:

Candler – The Candler series consists of very deep, excessively drained soils with very rapid to rapid permeability, found on uplands. These soils formed in thick beds of eolian or sandy marine deposits. Slopes typically range from 0 to 12 percent but can reach up to 40 percent in more dissected areas.

Flood Zone:

Per the National Flood Insurance Program's (NFIP) Flood Insurance Rate Map Panel 12107C0442C (eff. 2/2/2012), the subject site is located outside the 100-year flood plain in an X-zone. This is an area with a minimal chance of flooding.

Flora & Fauna Habitat:

The entire subject site is already developed and disturbed. The property has been modified for urban use, and there are no significant natural habitats or wildlife habitats present that would be impacted by the proposed EMS station. Given that the site is situated in an area classified as Urban and Built-up land, there is no threat to local flora and fauna.

Consistency Analysis:

The proposed amendment to the Future Land Use Map is consistent with the goals, objectives and policies contained in the Crescent City Comprehensive Plan.

FLU Goal 1

Preserve and protect the City's natural resources and quality of life by establishing a pattern of development that is harmonious with the City's

natural environment and provides a desired lifestyle for City residents.

This Future Land Use Element goal supports the proposed amendment to the Future Land Use Map for the subject property. The site is situated in a well-established urban area, commercial development to the north, east, and south, and residential development to the west. The existing Fire Station and the proposed EMS station are public safety facilities that serve the broader community and are consistent with the City's goal to support development that enhances the quality of life for its residents. The addition of the EMS station will provide essential services without altering the character of the area. As the proposed EMS station is oriented towards N Summit Street, the open space along Main Street will be maintained, helping to preserve the area's aesthetic appeal and offering visual relief within the urban environment.

Additionally, the property is located outside the 100-year floodplain in an X-zone, indicating minimal flood risk. The Candler soils on the site are excessively drained with very rapid to rapid permeability, making them suitable for development due to their excellent drainage characteristics.

Objective A.1.1

The City shall coordinate future land uses with the appropriate topography, adjacent land uses, soil conditions, and the availability of facilities and services.

The proposed Future Land Use amendment supports Objective A.1.1 by aligning with the site's topography, adjacent land uses, soil conditions, and available services. The property's Candler soils, characterized by good drainage and rapid permeability, are well-suited for development with minimal need for stormwater management. Located in a mixed-use area with residential neighborhoods to the west, and commercial uses to the north, east, and south, the proposed PF designation and the planned EMS station will fit seamlessly into the existing context.

The site is served by adequate public infrastructure and utilities, and the new development will strengthen local services by enhancing emergency response capabilities. Overall, the amendment ensures that the proposed land use is well-coordinated with the surrounding environment and infrastructure, fostering sustainable and community-benefiting development.

Additionally, the site's proximity to existing infrastructure including roads, water, and sewage systems ensures that essential services are readily available to support future residents. There are 8" inch sanitary sewer mains in N Summit Street, Eucalyptus Street and Main Street. There is a 6-inch water line on the east of N Summit Street and a 2-inch line on the west side. The plans to install an 8-inch water line in Main Street within the next year.

Urban Sprawl:

Key indicators of urban sprawl include leapfrog development, premature development, and inefficient use of urban services. Local governments are tasked with preventing these issues through careful planning and regulation.

This amendment does not constitute leapfrog development, as the site is in a well-established urban area with a mix of established surrounding land uses. Additionally, the amendment does not represent premature development, since central water and sewer services are available, and the property is accessible via the existing road network.

Infrastructure Impact Analysis:

Urban services are required to serve this site, and the concurrency process mandates that adequate capacity be available for new development before final development orders are approved. The intensity of commercial use, as measured by impervious surface, should not exceed 70% of the parcel, and the maximum building height is limited to 40 feet. Under the current "Commercial" FLUM designation, the site allows a theoretical maximum gross floor area (GFA) of 115,780 square feet. If developed to its maximum potential, the site could generate up to 1,753 trips on a typical weekday, based on the ITE Code 822 for a Strip Retail Plaza, with a trip generation rate of 19 trips per 1,000 square feet of gross leasable area (GLA). In this case, 80% of the maximum GFA (92,264 sq. ft.) was used to calculate the GLA. The AM peak hour trips would be approximately 1,476.

According to the preliminary floor plans and preliminary site documents provided by the City's architect, the plan is to add a 2,601 sq. ft. EMS Station to a site that already houses a fire station building. The total gross-floor area for the entire site once the EMS Station is constructed would be 7,457 sq. ft. The projected average daily trips for the proposed EMS Station along with the existing Fire Station would be 75 trips. This represents a net decrease of 1,678 daily trips from the theoretical maximum.

The City's potable water treatment plant has a maximum daily capacity of 0.500 million gallons per day (MGD) and an average daily flow of 0.198 MGD. The proposed EMS Station, along with the existing Fire Station, will have an average daily flow of 427 gallons per day (GPD). Therefore, the water treatment plant has sufficient capacity to accommodate the proposed Future Land Use Map designation.

The City's wastewater treatment plant has a maximum daily capacity of 0.350 million gallons per day (MGD) and a current average daily flow of 0.100 MGD. The proposed EMS

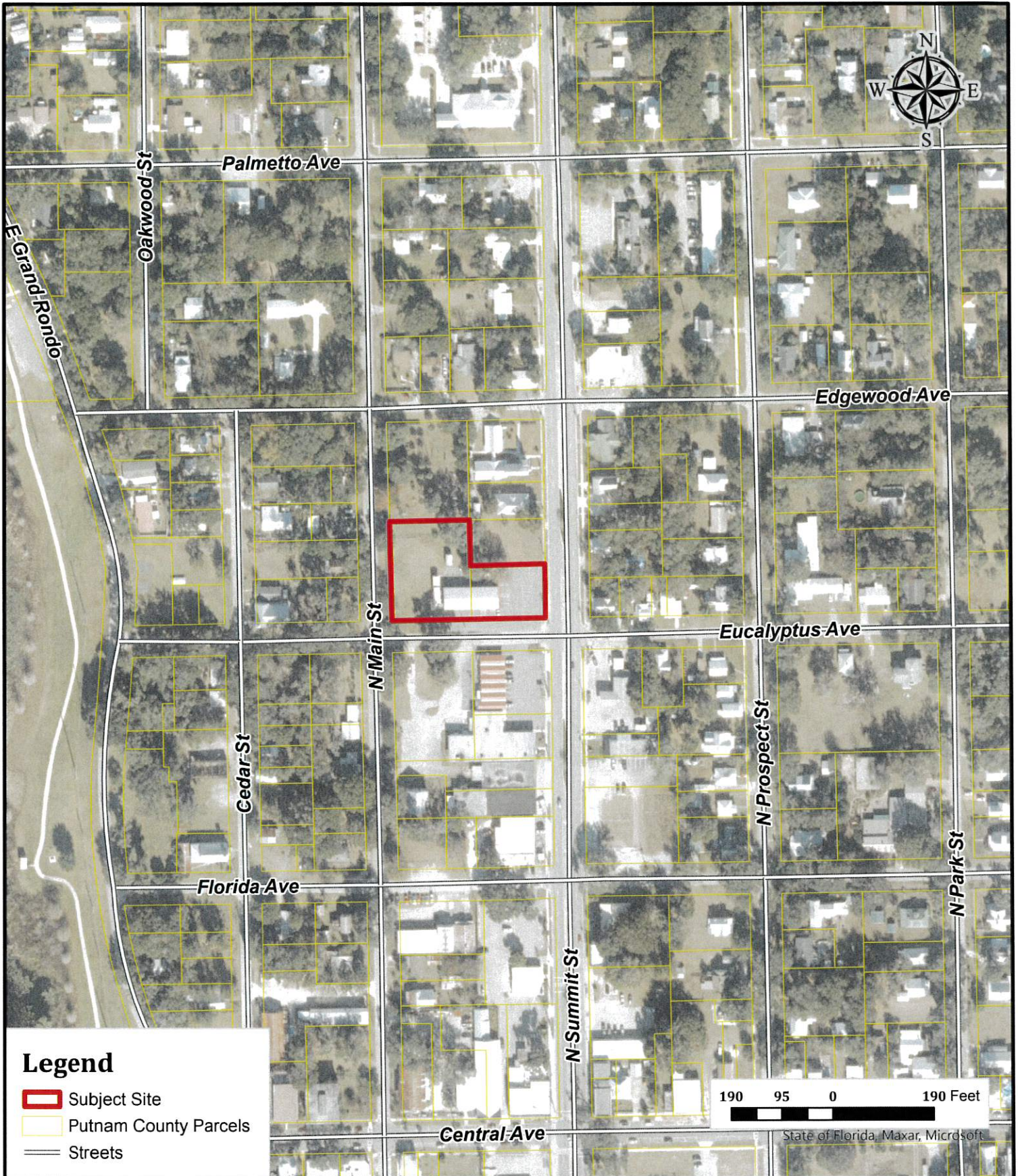
Station, along with the existing Fire Station, will have an estimated average daily flow of 427 gallons per day (GPD). Therefore, the plant has sufficient capacity to accommodate the proposed Future Land Use Map designation.

Recommendation:

Staff finds that the small-scale amendment is consistent with the Comprehensive Plan, does not constitute urban sprawl, and that the City has adequate capacity to meet the demand for urban services.

Based on this analysis, the proposed Future Land Use Map amendment is recommended for approval.

A majority vote of the Planning & Zoning Commission members present at the meeting and voting is required to recommend approval or denial of this request amend the Future Land Use Map to the City Commission.



Legend

-  Subject Site
-  Putnam County Parcels
-  Streets

190 95 0 190 Feet

State of Florida, Maxar, Microsoft

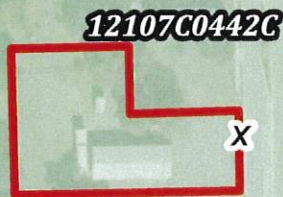
Date Saved: 11/13/2024
 Created by: srbriem
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PREPARED BY:



AERIAL MAP
201 N SUMMIT STREET
City of Crescent City, Florida



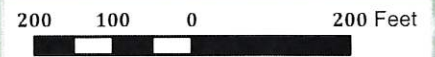


Legend

-  Subject Site
-  Waterbodies

FEMA Flood Zones

-  A
-  AE
-  X
-  X500



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date Saved: 11/13/2024

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Path: Z:\PROJECTS\2021 21248 Crescent City\2024\201
N Summit Street 201 N Summit Street - FEMA Flood

PREPARED BY:



FEMA FLOOD MAP
201 N SUMMIT STREET
City of Crescent City, Florida



ORDINANCE 2024-16

AN ORDINANCE OF THE CITY OF CRESCENT CITY, FLORIDA ADOPTING A SMALL-SCALE COMPREHENSIVE PLAN AMENDMENT IN ACCORDANCE WITH SECTION 163.3187, FLORIDA STATUTES; AMENDING THE FUTURE LAND USE MAP DESIGNATION FOR A PROPERTY TOTALING APPROXIMATELY 0.95± ACRES LOCATED AT 201 N SUMMIT; PROVIDING FOR A CHANGE IN THE FUTURE LAND USE MAP DESIGNATION FROM COMMERCIAL TO PUBLIC BUILDINGS AND GROUNDS; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTION; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS the real property which is the subject of this Ordinance is described by Tax Identification Parcel Numbers 30-12-28-1750-0280-0020 and 30-12-28-1750-0280-0030 located in the City of Crescent City; and

WHEREAS the owner, City of Crescent City, has requested this amendment; and

WHEREAS Section 163.3187, *Florida Statutes*, provides the procedure and criteria for adoption of a small-scale amendment to a comprehensive plan; and

WHEREAS the Planning & Zoning Commission, as the City's local planning agency, has reviewed the proposed amendment and recommended approval of the proposed amendment; and

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF CRESCENT CITY, FLORIDA:

Section 1. Legislative findings and intent.

- (a) Crescent City hereby adopts and incorporates into this Ordinance the agenda materials and supporting documents relating to the application for the proposed small-scale amendment for the subject property.
- (b) Crescent City has complied with the requirements and procedures of Florida law in processing and advertising this Ordinance.
- (c) This Ordinance is internally consistent with the goals, objectives, and policies of the *Crescent City Comprehensive Plan*.
- (d) The exhibit to this Ordinance is incorporated herein as if fully set forth herein verbatim.

Section 2. Amendment to the Comprehensive Plan.

- (a) Upon enactment of this Ordinance, the Future Land Use Element of the *Crescent City Comprehensive Plan* and the Future Land Use Map are hereby amended as depicted in Exhibit

“A” by assigning the Public Buildings and Grounds” future land use designation to this 0.95± real property which is the subject of this ordinance.

(B) The property which is the subject of this comprehensive plan amendment is described as follows:

LEGAL DESCRIPTION:

CRESCENT CITY MB2 P30 BLK 28 LOT 3 AND S, 110FT OF LOT 2 (EXBK189 P348RD)

ADDRESS: 201 N Summit Street

TAX PARCEL IDENTIFICATION NUMBER: 30-12-28-1750-0280-0020 & 30-12-28-1750-0280-0030

Section 3. Implementing Administrative Actions.

The Interim City Manager is hereby authorized to implement the provisions of this Ordinance as deemed appropriate and warranted.

Section 4. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance proves to be invalid, unlawful, or unconstitutional, it shall not be held to impair the validity of the Ordinance or effect of any other action or part of this Ordinance.

Section 5. Conflicts.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 6. Non-Codification.

It is the intention of the City Commission that the provisions of this Ordinance shall not be made a part of the codified version the *Code of Ordinances* provided; however, the action taken herein shall be depicted on the Future Land Use Map.

Section 7. Effective Date.

The small-scale comprehensive plan amendment set forth herein shall not become effective, in accordance with Section 163.3187(5)(c), *Florida Statutes*, until 31 days after the enactment of this Ordinance. If challenged within 30 days after adoption, the small-scale amendment set forth in this Ordinance shall not become effective until the state land planning agency or the Administration Commission, respectively, issues a final order determining that the subject small-scale amendment is in compliance with controlling state law.

First Reading: approved on this 12th day of December 2024.

Second Reading: approved on this 9th day of January 2025.

CITY COMMISSION, City of Crescent City, Florida

By: _____
Michele Myers, Mayor

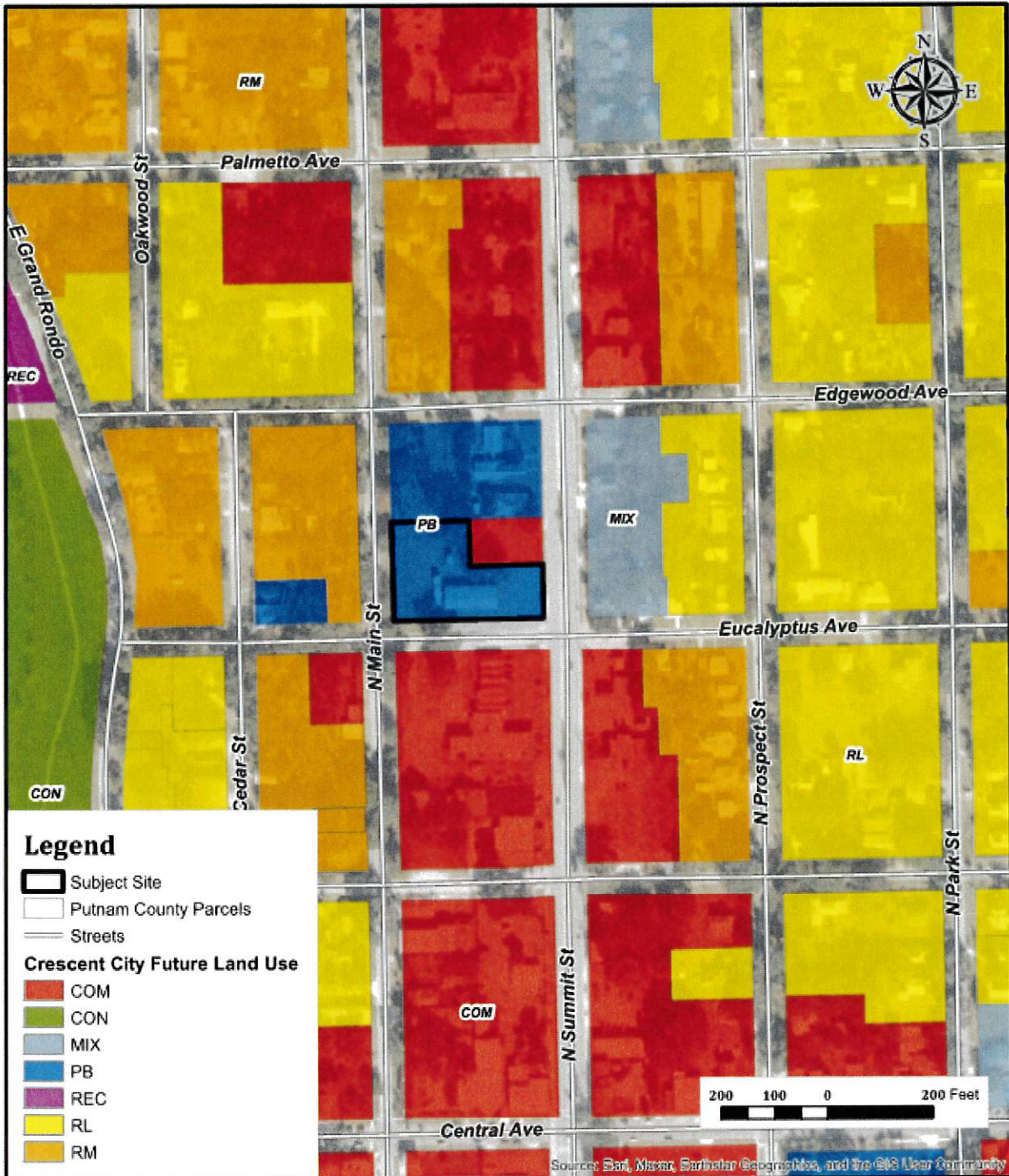
Approved for form and content by:

George Young, City Attorney

Attest:

Karen Hayes, MMC, City Clerk

EXHIBIT A
Proposed Future Land Use Map Amendment



Legend

- Subject Site
- Putnam County Parcels
- Streets
- Crescent City Future Land Use**
- COM
- CON
- MIX
- PB
- REC
- RL
- RM

Date Saved: 11/11/2024
 Project: 23193301075029121243 Crescent City 204201
 1 Summit Street 201 N Summit Street Proposed P.U.

PREPARED BY:

PROPOSED FUTURE LAND USE MAP
201 N SUMMIT STREET
City of Crescent City, Florida





THE CITY OF
CRESCENT
CITY FLORIDA

Staff Report – Rezoning

201 N Summit Street

Date: November 15, 2024

To: Planning & Zoning Commission Members

From: Mark P. Karet, AICP, City Planner

Project Request & Location:

This is a City of Crescent City administrative proposal requesting an amendment to the City’s Official Zoning Map to assign the “PF, Public Facilities” zoning classification to a 41,350 ± sq. ft. (0.95 ± acre) property located at 201 N Summit Street (parcel IDs: 30-12-28-1750-0280-0020 and 30-12-28-1750-0280-0030).

This request is in conjunction with a separate Future Land Use Map (FLUM) amendment application.

Background & Discussion:

The property is a developed site containing an existing Fire Station and two (2) accessory structures. The City is proposing to construct a 2,600 ± sq. ft. emergency medical services (EMS) station. The proposed EMS station will feature an apparatus bay, office spaces, dormitories, a kitchen, restrooms, common areas, and storage rooms.

The property is currently zoned “GC-1, General Commercial”. The primary purpose “GC-1” zoning district is to implement the “Commercial” future land use designation, controlling commercial activities and their intensity to ensure compatibility with surrounding areas and balance between commercial and residential zones.

The proposed zoning district is “PF, Public Facilities”. The purpose of the PF zoning district is to allow uses and activities that provide community service functions that normally do not require heavy machinery for the facilities’ primary mission

Surrounding Characteristics:

These are the FLUM designations and zoning that exist in the vicinity of the subject property:

DIRECTION	FUTURE LAND USE DESIGNATION	ZONING DESIGNATION
North	Commercial	GC-1, General Commercial
	Public Building and Grounds	PF, Public Facilities
East	Commercial	GC-1, General Commercial
	Mixed-use	
South	Commercial	GC-1, General Commercial
West	Residential, Medium Density	SR-1, Single-Family Residential

To the north, there is the Church of the Holy Comforter and a cemetery. To the east, there are established single-family residences. To the south, the area is developed with commercial establishments like Parker House Liquor Store and Lounge, Gullett Title, Inc., as well as the South Putnam County Government Center, a public facility. To the west, the area consists mainly of single-family homes, along with some vacant wooded land zoned SR-1.

Review Criteria:

Section 2.8.4 of the Land Development Code sets forth two findings that must be made by the Planning & Zoning Commission when considering changes to the zoning map:

- A. *Is the rezoning consistent with all the relevant Goals, Objectives, and Policies of the Comprehensive Plan*

The applicant has applied for a companion FLUM amendment which will change the designation on the property to “Public Building and Grounds”. The “Public Building and Grounds” FLUM category is intended to accommodate a wide range of public and quasi-public uses, including schools, churches, government buildings, and hospitals. The proposed PF zoning is intended to implement the “Public Building and Grounds” FLUM designation.

The PF (Public Facilities) zoning district is suitable for the City’s proposed use, which is to construct a 2,600 ± sq. ft. emergency medical services (EMS) station on a developed site within the urban area of Crescent City. The site currently houses an existing Fire Station and two accessory structures.

The proposed EMS station will include an apparatus bay, office spaces, dormitories, a kitchen, restrooms, common areas, and storage rooms. Both the Fire Station and the EMS station will serve as public safety facilities, benefiting the broader community, in line with the City’s goal to promote developments that enhance residents’ quality of life. This addition will provide essential services while maintaining the area’s character.

Furthermore, the property is located outside the 100-year floodplain in an X-zone, indicating minimal flood risk. The site's well-drained Candler soils, which feature rapid to very rapid permeability, are well-suited for urban development due to their excellent drainage properties.

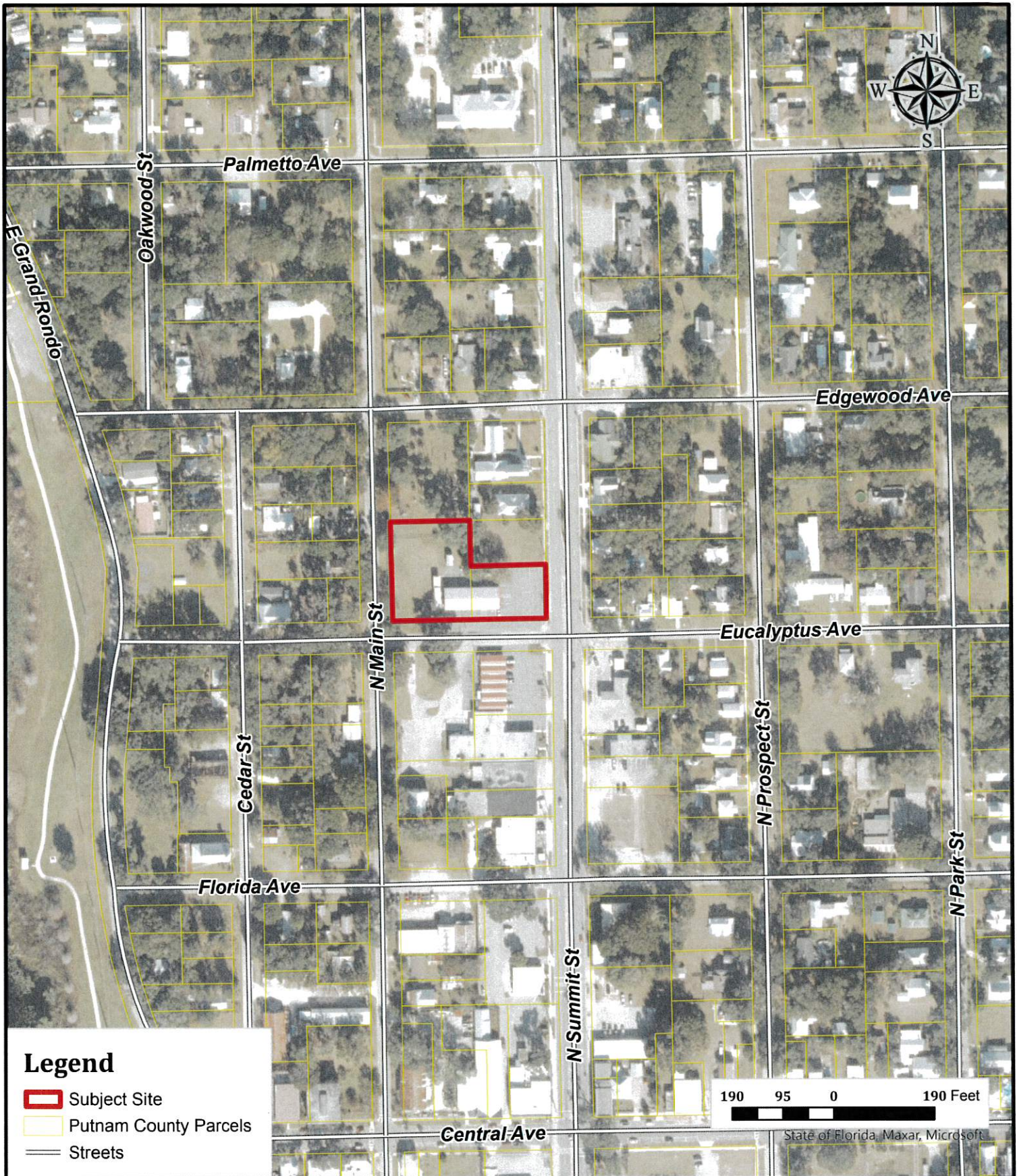
B. Is the rezoning compatible with existing and proposed uses in the adjacent area.

In general, public facilities are indispensable for a community's functionality, safety, and growth. While their necessity is unquestionable, ensuring compatibility with surrounding land uses requires a deliberate approach. The proposed EMS station is designed to integrate with the existing fire station and surrounding urban environment. The facility will be oriented towards N Summit Street, a principal arterial roadway. By placing the station on the existing parking lot, the impact on the residential development to the west is minimized. The site's open space along Main Street will be preserved. Overall, the EMS station will improve public safety without altering the character of the surrounding area.

Recommendation:

Staff recommends approval of this request to rezone the subject property to the "Public Facilities, PF" zoning classification.

A majority vote of the Planning & Zoning Commission members present at the meeting and voting is required to recommend approval or denial of this rezoning to the City Commission.



Legend

-  Subject Site
-  Putnam County Parcels
-  Streets

190 95 0 190 Feet

State of Florida, Maxar, Microsoft

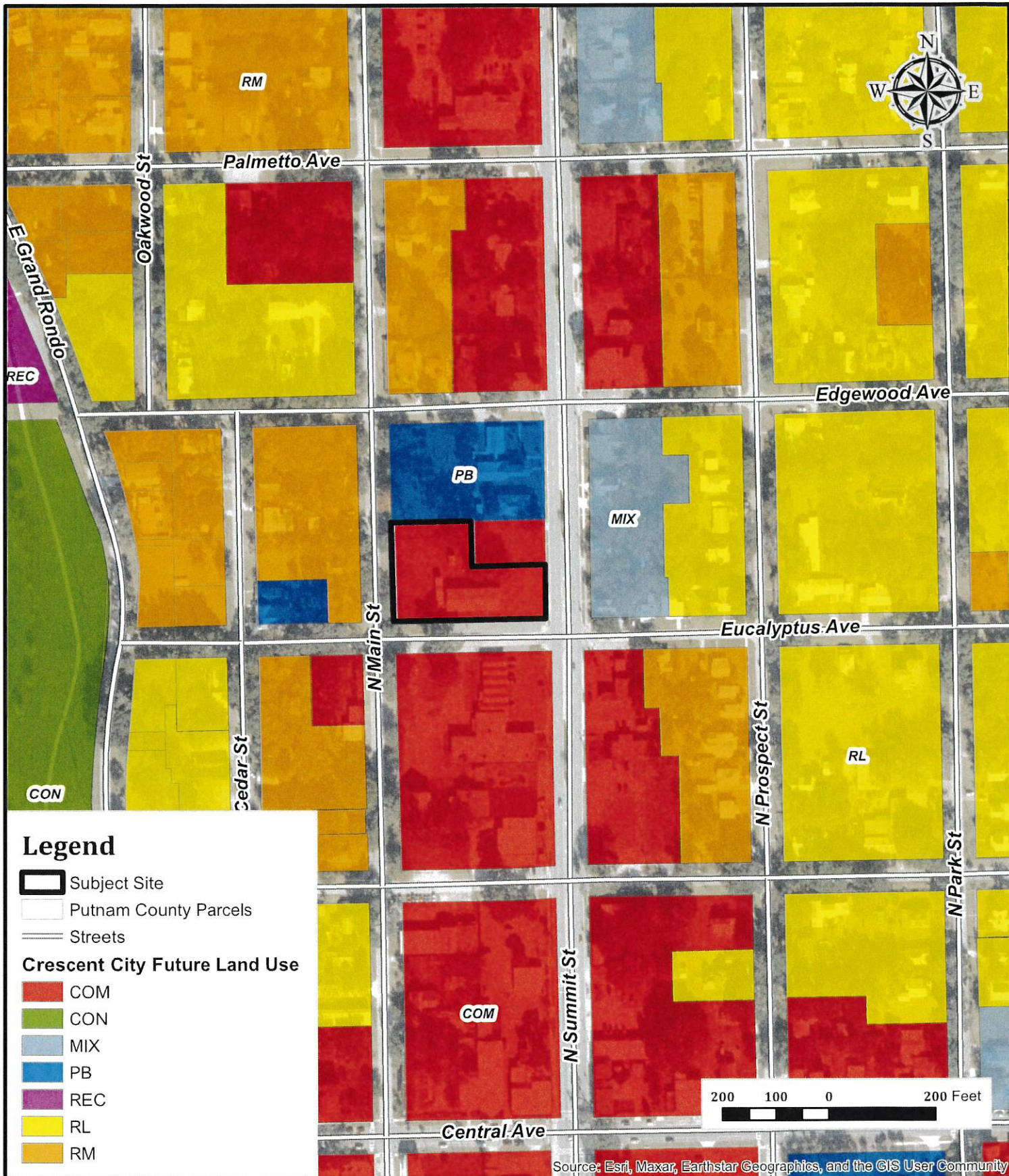
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PREPARED BY:



AERIAL MAP
201 N SUMMIT STREET
City of Crescent City, Florida





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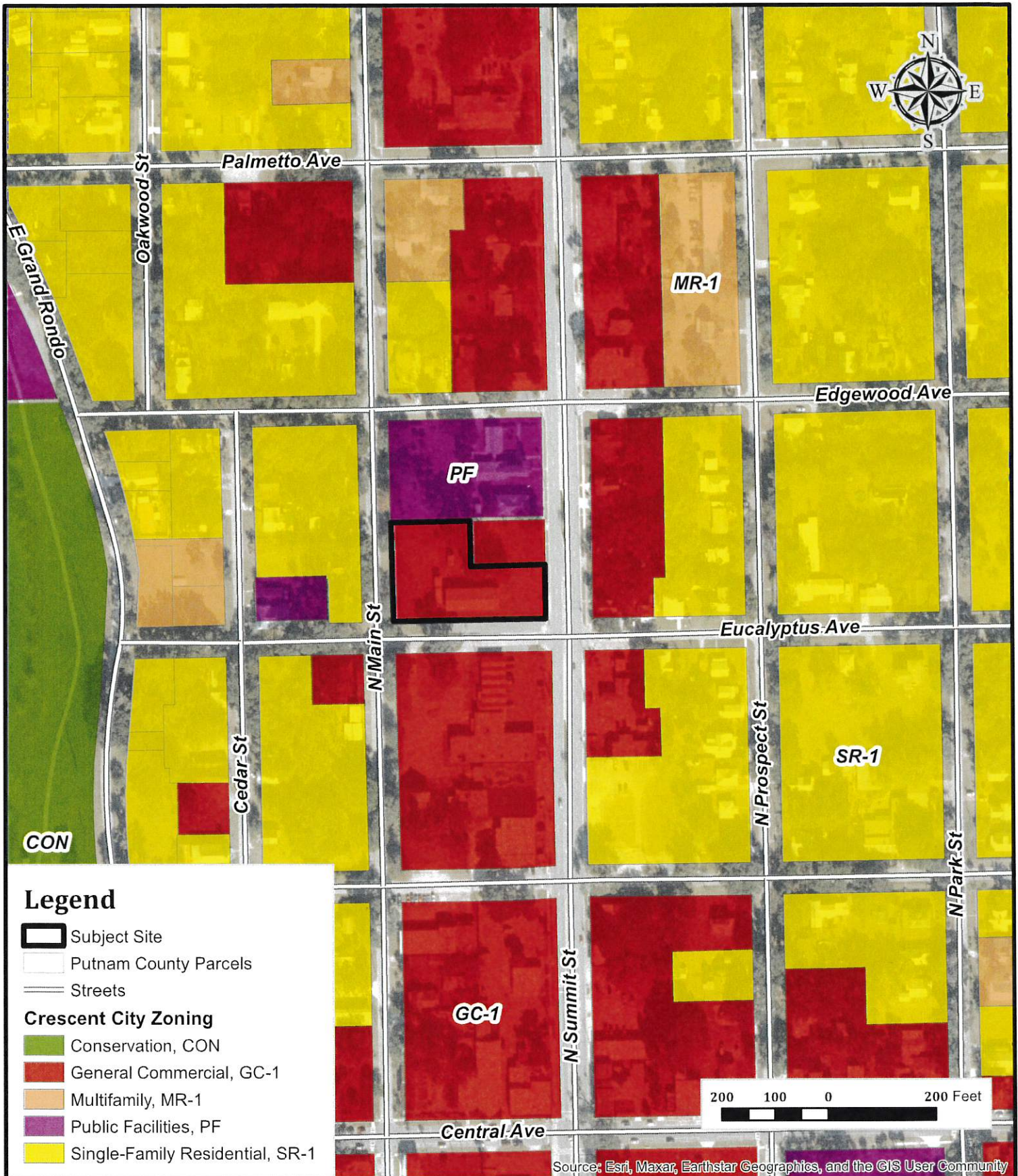


EXISTING FUTURE LAND USE MAP

201 N SUMMIT STREET

City of Crescent City, Florida





Legend

- Subject Site
- Putnam County Parcels
- Streets

Crescent City Zoning

- Conservation, CON
- General Commercial, GC-1
- Multifamily, MR-1
- Public Facilities, PF
- Single-Family Residential, SR-1

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

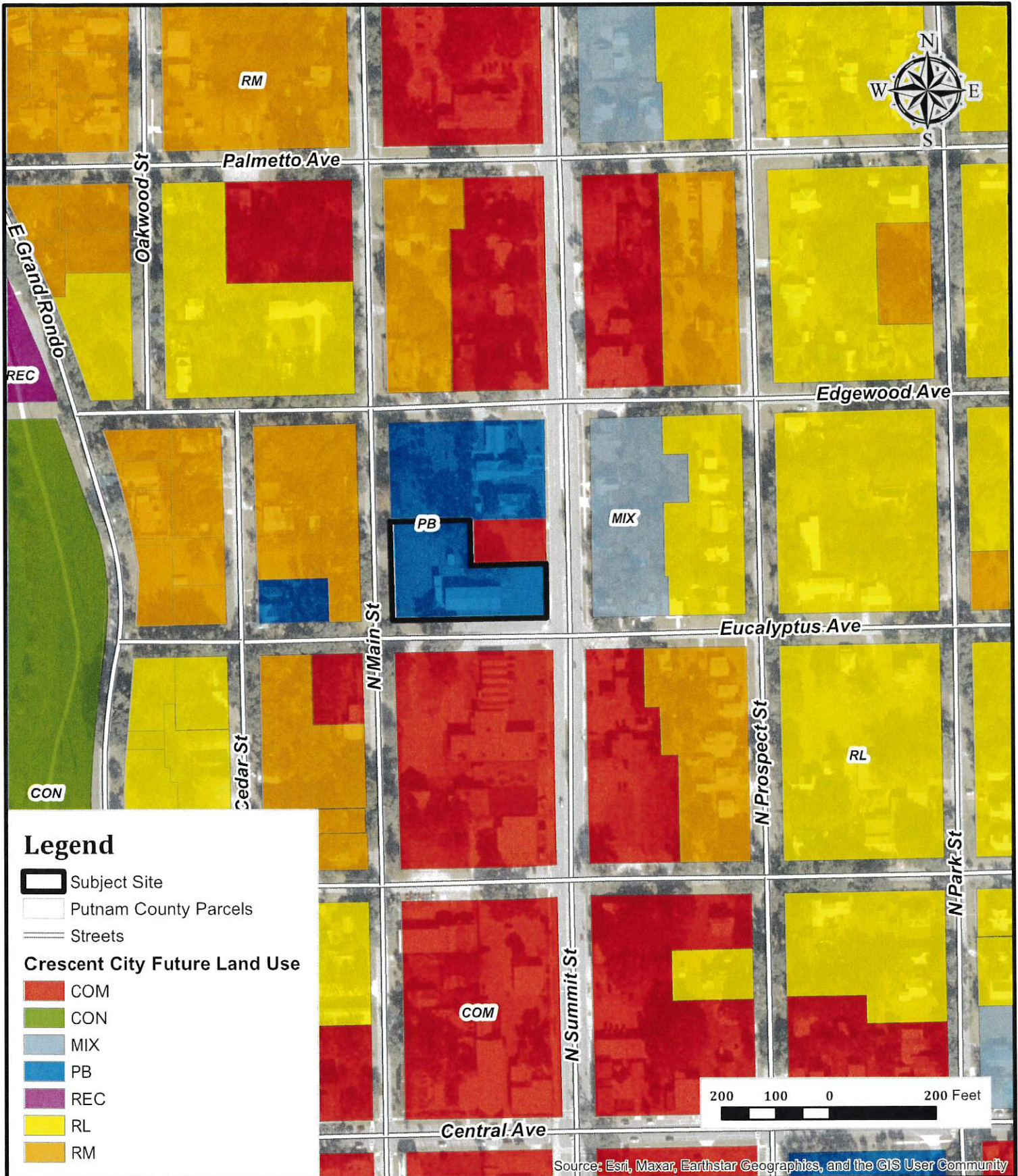
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PREPARED BY:



EXISTING ZONING MAP
201 N SUMMIT STREET
City of Crescent City, Florida





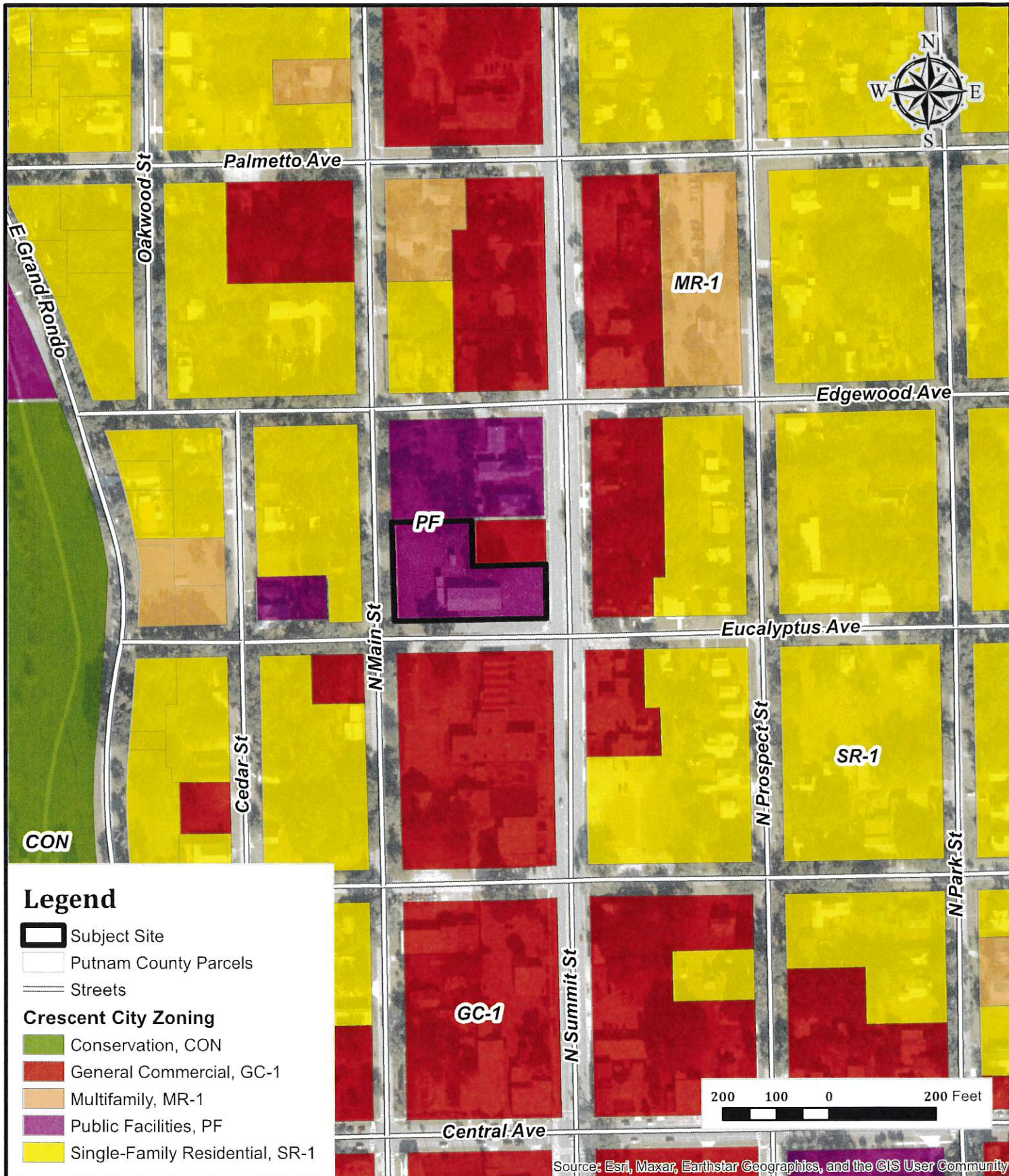
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PREPARED BY:



PROPOSED FUTURE LAND USE MAP
201 N SUMMIT STREET
 City of Crescent City, Florida





Legend

- Subject Site
- Putnam County Parcels
- Streets

Crescent City Zoning

- Conservation, CON
- General Commercial, GC-1
- Multifamily, MR-1
- Public Facilities, PF
- Single-Family Residential, SR-1

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

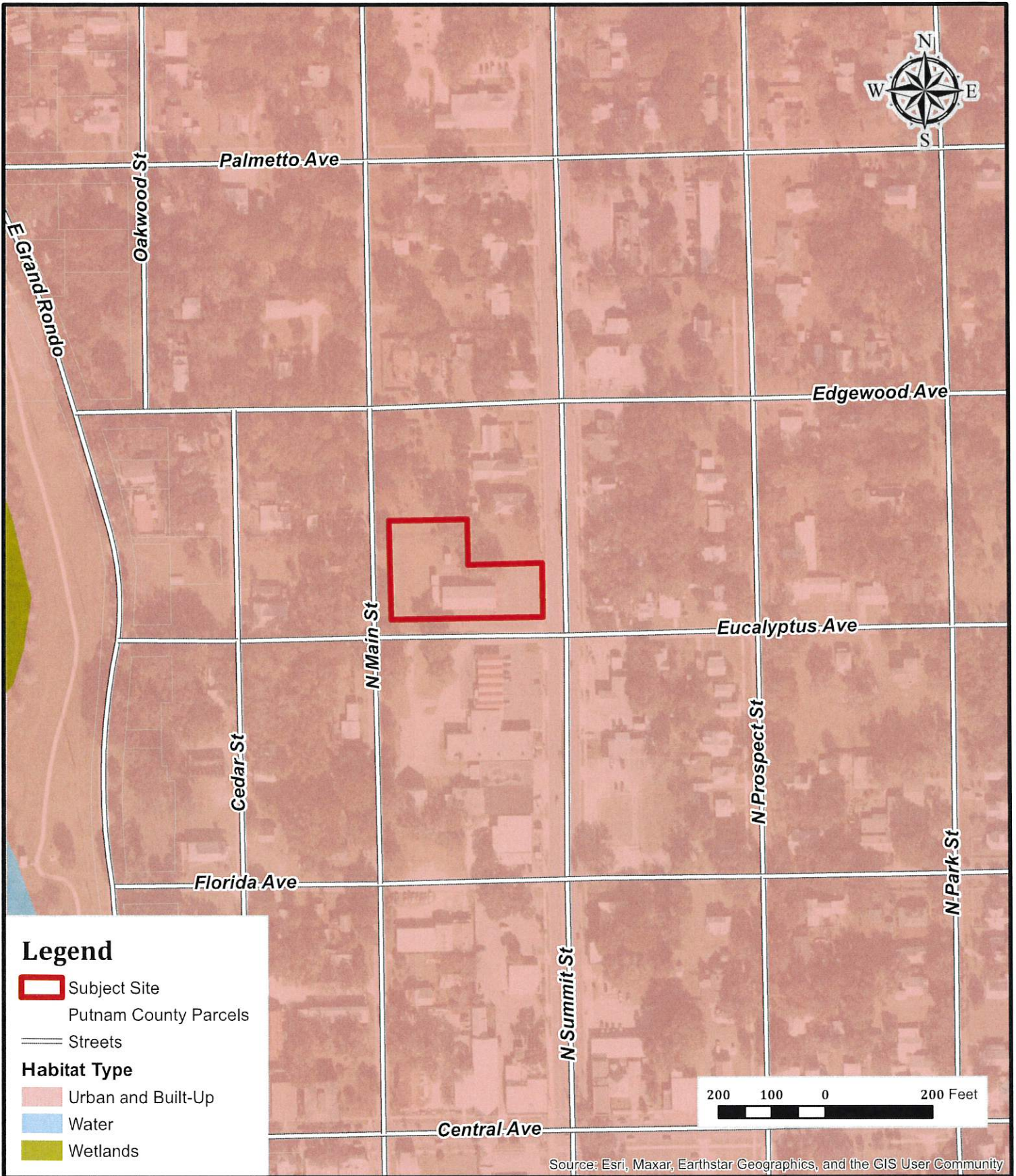
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PREPARED BY:



PROPOSED ZONING MAP
201 N SUMMIT STREET
City of Crescent City, Florida





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PREPARED BY:



HABITAT MAP

201 N SUMMIT STREET


City of Crescent City, Florida





Legend

 Subject Site

SOILS

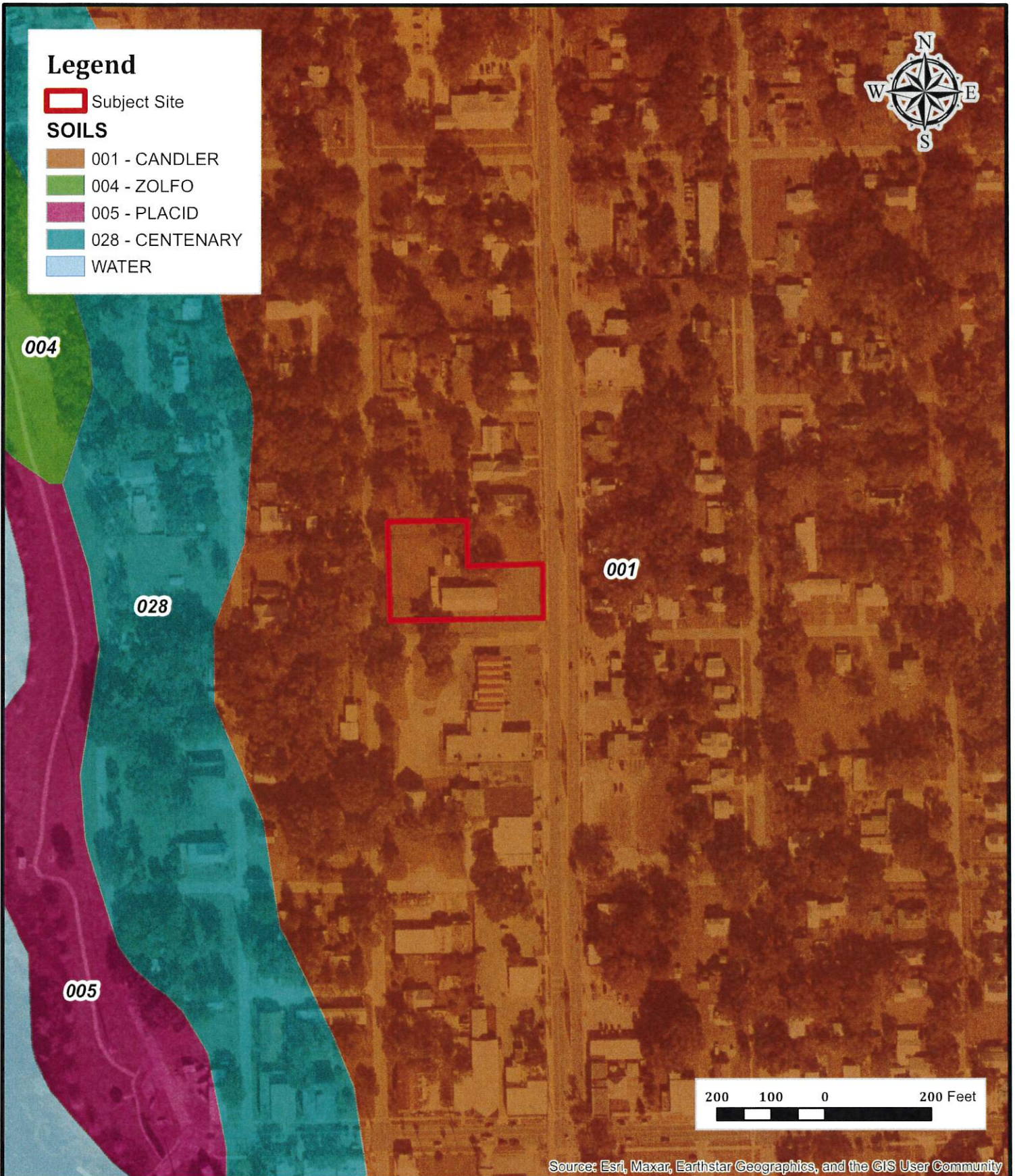
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 004 - ZOLFO

 005 - PLACID

 028 - CENTENARY

 WATER



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date Saved: 11/13/2024

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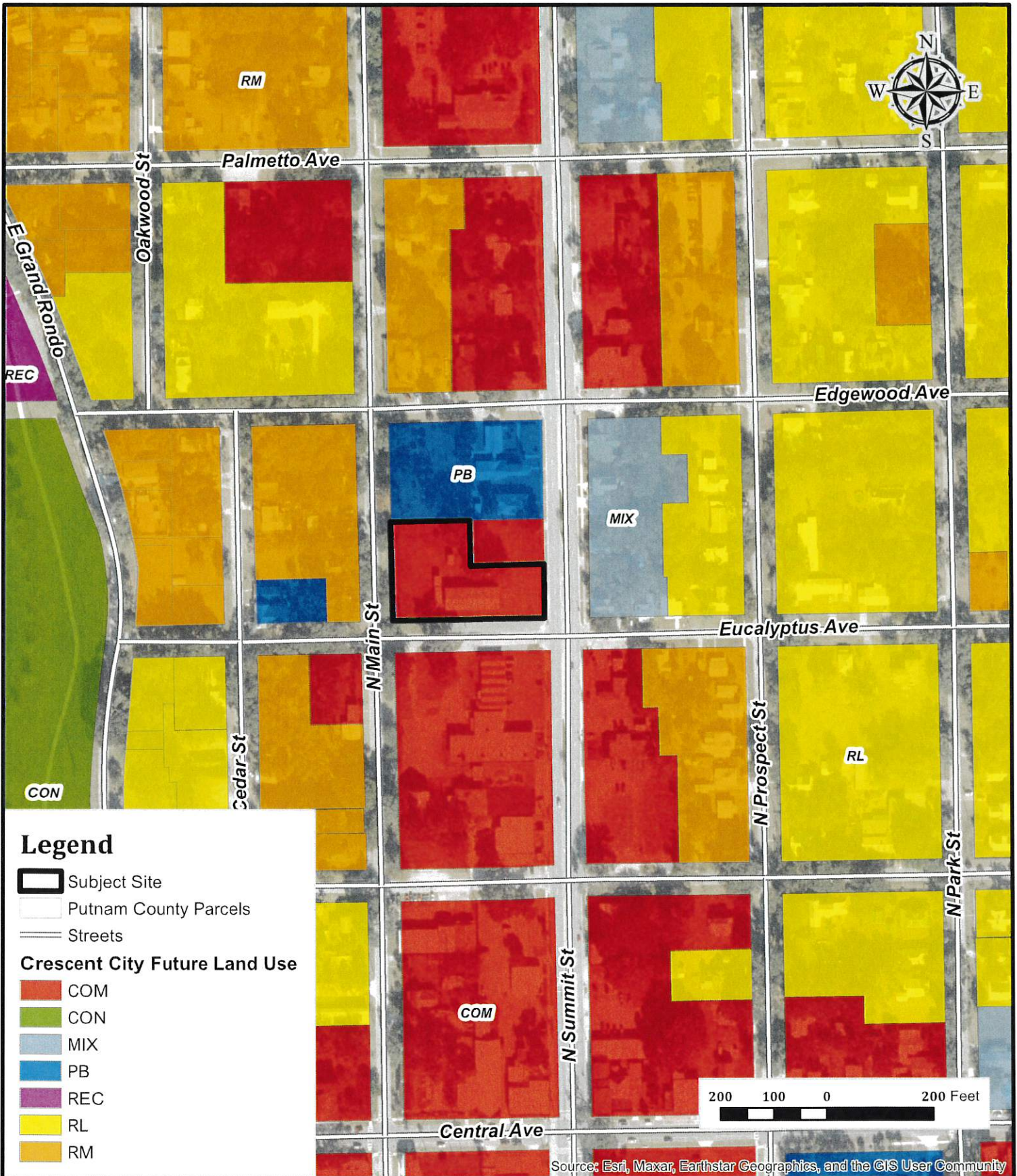


SOILS MAP

201 N SUMMIT STREET

City of Crescent City, Florida





Date Saved: 11/13/2024

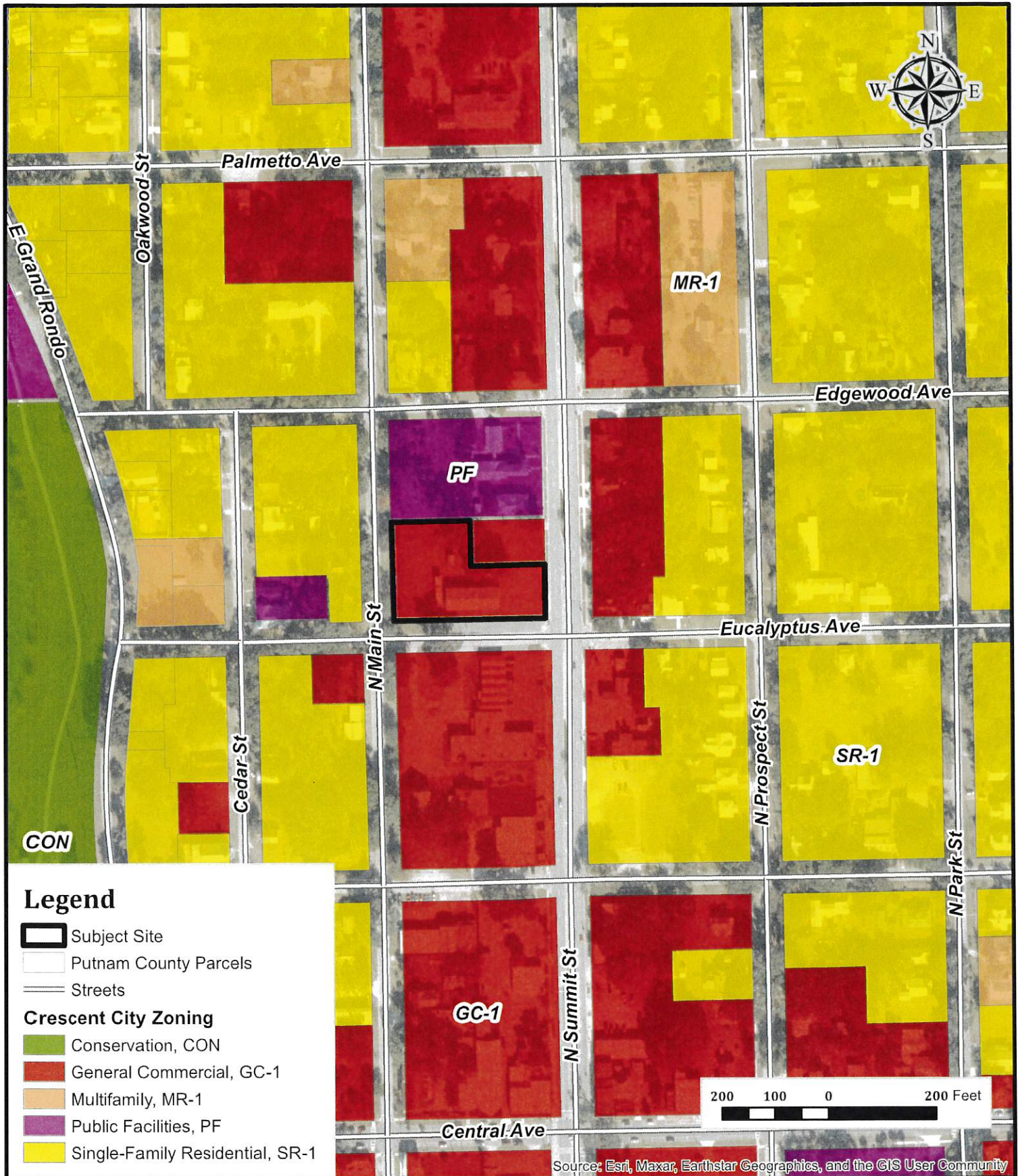
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PREPARED BY:



EXISTING FUTURE LAND USE MAP
201 N SUMMIT STREET
City of Crescent City, Florida





Legend

- Subject Site
- Putnam County Parcels
- Streets

Crescent City Zoning

- Conservation, CON
- General Commercial, GC-1
- Multifamily, MR-1
- Public Facilities, PF
- Single-Family Residential, SR-1

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

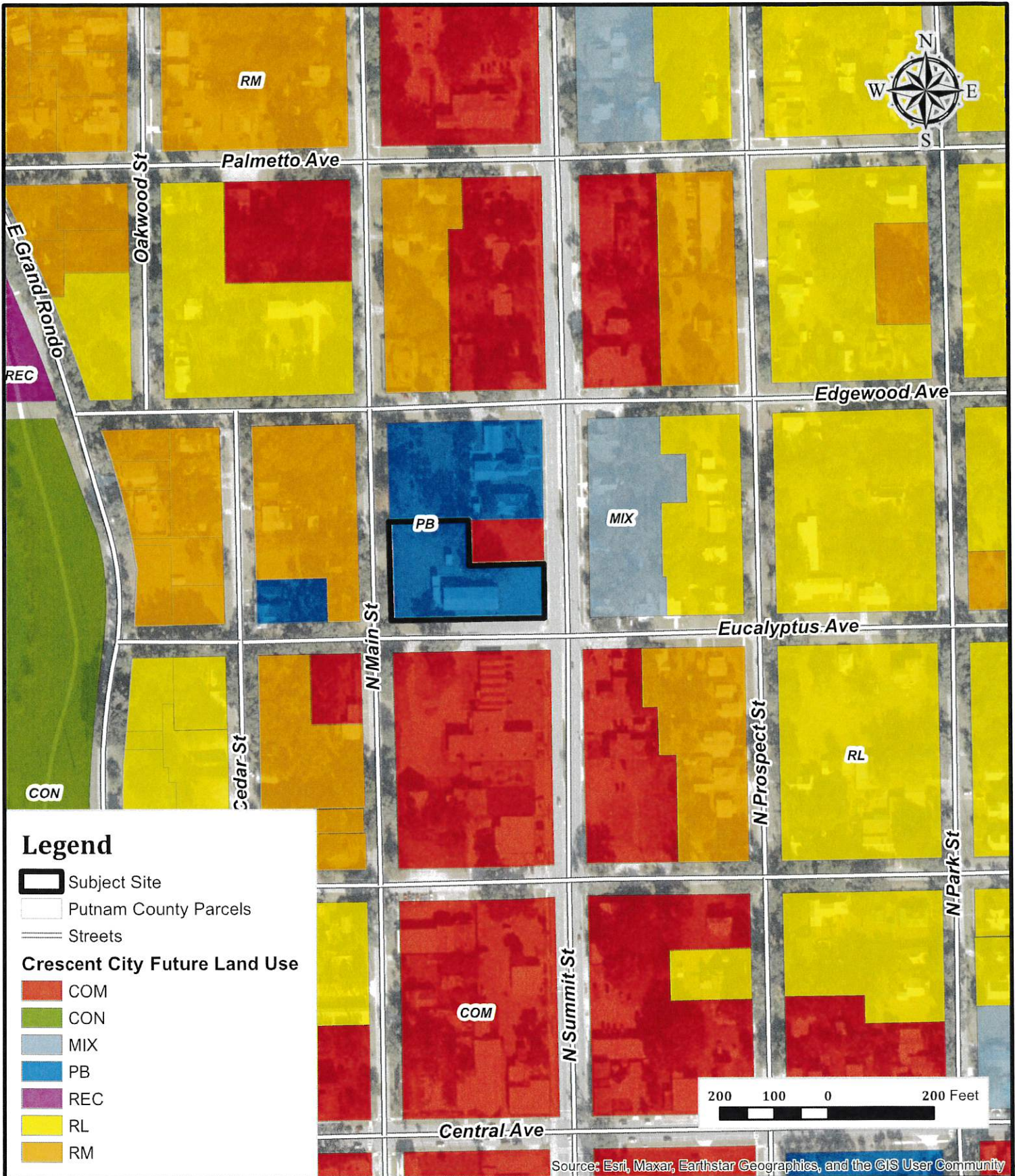
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PREPARED BY:



EXISTING ZONING MAP
201 N SUMMIT STREET
City of Crescent City, Florida





Date Saved: 11/11/2024
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PREPARED BY:

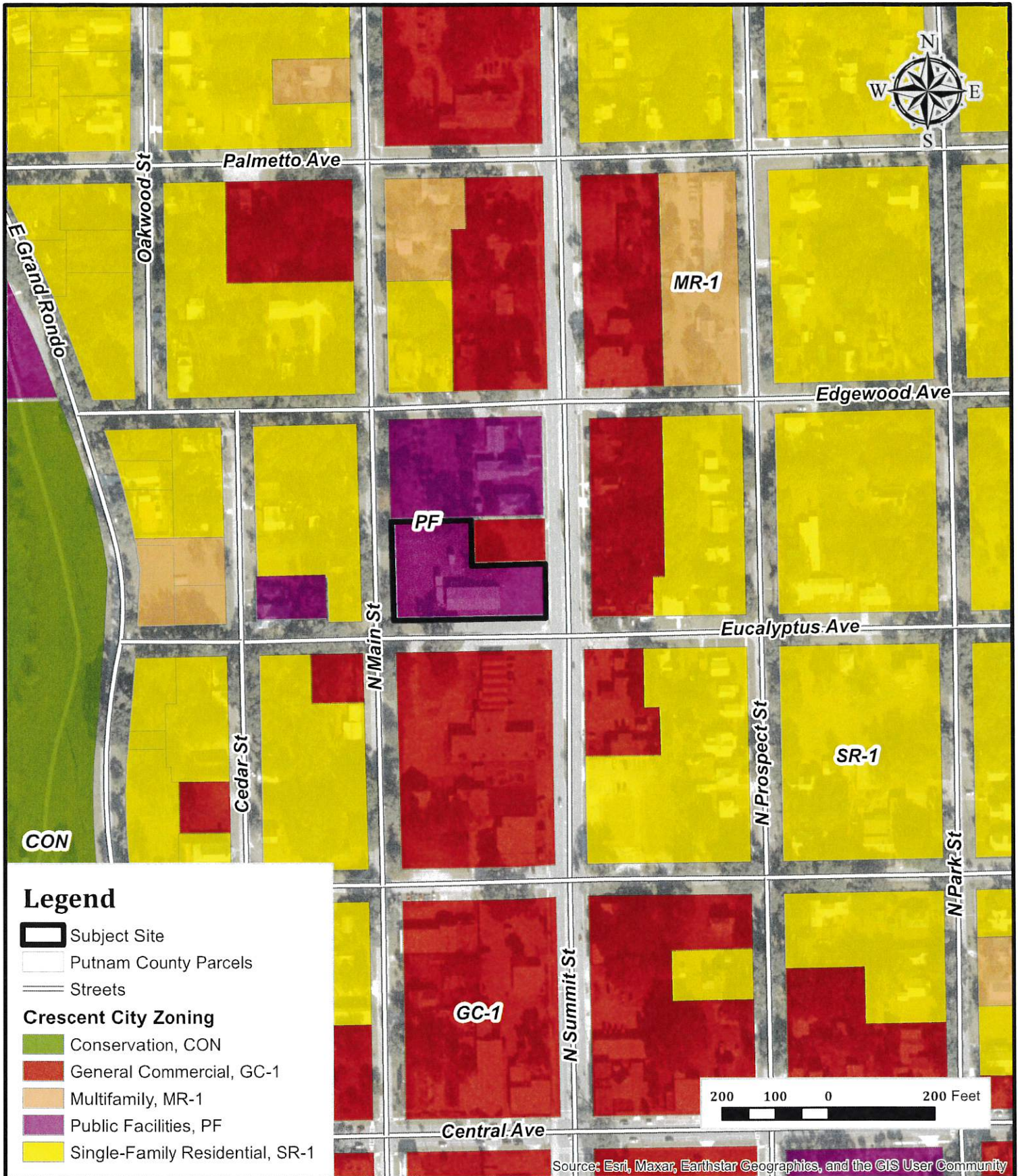


PROPOSED FUTURE LAND USE MAP

201 N SUMMIT STREET

City of Crescent City, Florida





Legend

- Subject Site
- Putnam County Parcels
- Streets

Crescent City Zoning

- Conservation, CON
- General Commercial, GC-1
- Multifamily, MR-1
- Public Facilities, PF
- Single-Family Residential, SR-1



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Date Saved: 11/11/2024
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PREPARED BY:



PROPOSED ZONING MAP
201 N SUMMIT STREET
City of Crescent City, Florida



ORDINANCE 2024-17

AN ORDINANCE OF THE CITY OF CRESCENT CITY, FLORIDA AMENDING THE OFFICIAL ZONING MAP FOR PROPERTY TOTALING 0.95± ACRES LOCATED AT 201 N. SUMMIT AVENUE FROM THE GC-1, GENERAL COMMERCIAL ZONING DISTRICT TO THE PF, PUBLIC FACILITIES ZONING DISTRICT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR SEVERABILITY; PROVIDING FOR NON-CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS the real property which is the subject of this Ordinance is described by Tax Identification Parcel Numbers 30-12-28-1750-0280-0020 and 30-12-28-1750-0280-0030, located in the City of Crescent City; and

WHEREAS the owner, City of Crescent City, has requested this change to the zoning controlling the development of their property; and

WHEREAS City staff has conducted a review and analysis of the general planning and land development issues related to the subject zoning map amendment; and

WHEREAS the Planning & Zoning Commission reviewed this request and recommended approval of the proposed zoning map amendment to the City Commission; and

WHEREAS City staff, the Planning & Zoning Commission and the City Commission have determined that the proposed rezoning of the subject property as set forth in this Ordinance is consistent with the *Crescent City Comprehensive Plan*, the land development regulations of Crescent City, and the controlling provisions of State law; and

WHEREAS the City Commission of the City of Crescent City finds that the recommended zoning map amendment is in the best interest and welfare of Crescent City.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF CRESCENT CITY, FLORIDA:

Section 1. Legislative Findings and Intent.

- (a) The City Commission hereby adopts and incorporates into this Ordinance the agenda materials and supporting documents relating to the application for the proposed rezoning for the subject property.
- (b) The City Commission has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.
- (c) This Ordinance is consistent with the goals, objectives, and policies of the Crescent City Comprehensive Plan.

Section 2. Rezoning of Real Property/Implementing Actions.

(a) Upon enactment of this Ordinance the official zoning map or maps are hereby amended rezoning the real property which is the subject of this Ordinance to the PF, “Public Facilities” zoning district from the existing GC-1, General Commercial district zoning.

(b) The property which is the subject of this zoning map amendment is described as follows:

LEGAL DESCRIPTION:

CRESCENT CITY MB2 P30 BLK 28 LOT 3 AND S, 110FT OF LOT 2 (EXBK189 P348RD)

ADDRESS: 201 N Summit Street

TAX PARCEL IDENTIFICATION NUMBERS: 30-12-28-1750-0280-0020 and 30-12-28-1750-0280-0030

Section 3. Incorporation of Map.

The map attached to this Ordinance is hereby ratified and affirmed and incorporated into this Ordinance as a substantive part of this Ordinance as Exhibit “A”.

Section 4. Implementing Administrative Actions.

The Interim City Manager is hereby authorized to implement the provisions of this Ordinance as deemed appropriate and warranted.

Section 5. Conflicts.

All ordinances or part of ordinances in conflict with this Ordinance are hereby repealed.

Section 6. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 7. Non-codification.

It is the intention of the City Commission that the provisions of this Ordinance shall not be codified in the *Code of Ordinances* or the *Land Development Code*; provided, however, that the actions taken herein shall be depicted on the official zoning map or maps.

Section 8. Effective Date

This Ordinance shall take effect upon the effective date of Ordinance 2024-16.

First Reading: approved on this 12th day of December 2024.

Second Reading: approved on this 9th day of January 2025.

CITY COMMISSION, City of Crescent City, Florida

By: _____
Michele Myers, Mayor

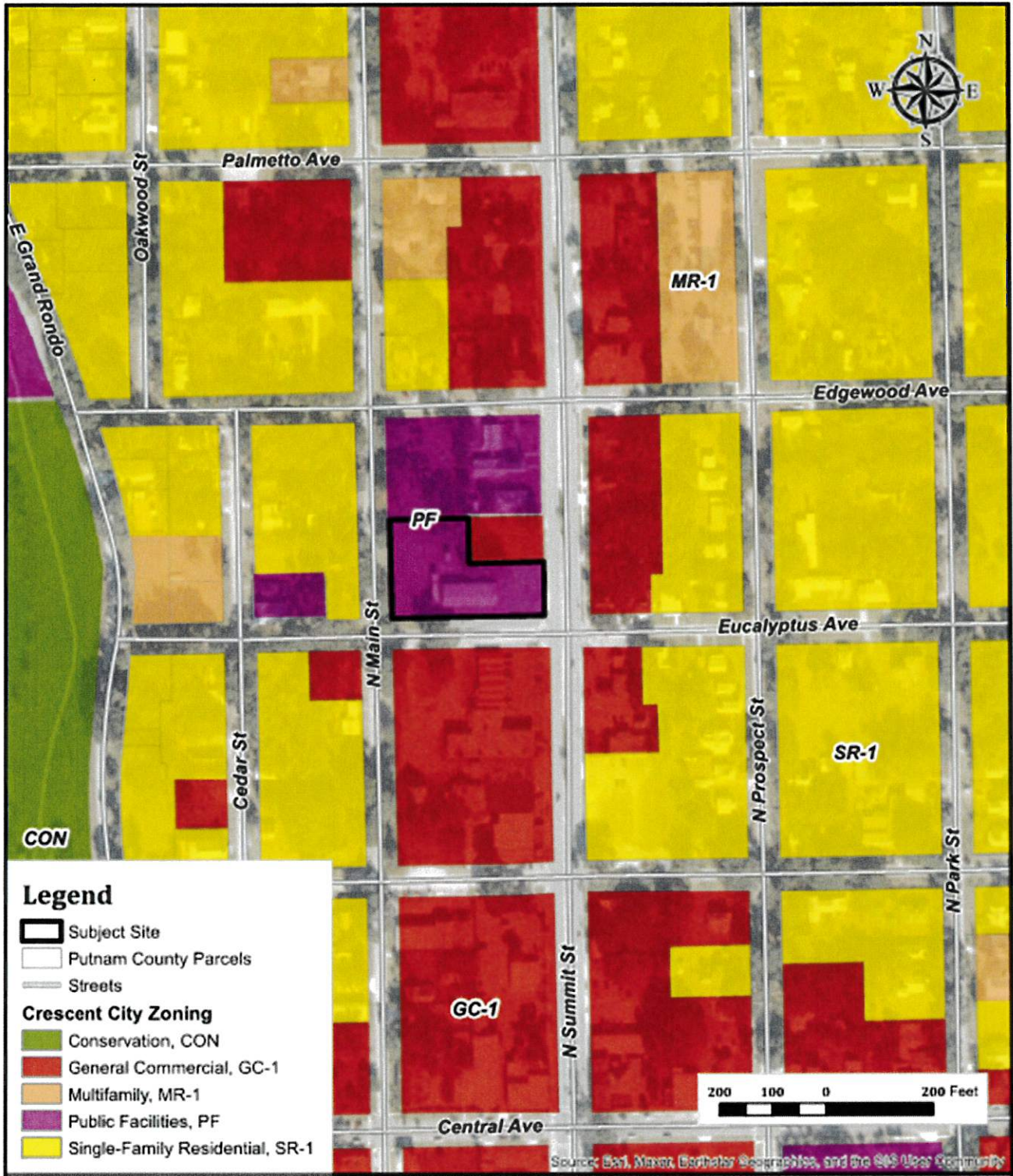
Approved for form and content by:

Donald Holmes, City Attorney

Attest:

Karen Hayes, MMC, City Cler

Exhibit "A"
Proposed Zoning Map Amendment



Legend

- Subject Site
- Putnam County Parcels
- Streets
- Crescent City Zoning**
- Conservation, CON
- General Commercial, GC-1
- Multifamily, MR-1
- Public Facilities, PF
- Single-Family Residential, SR-1

Date Saved: 11/11/2024
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PREPARED BY:

PROPOSED ZONING MAP
201 N SUMMIT STREET
 City of Crescent City, Florida

