



THE CITY OF
CRESCENT
CITY FLORIDA

AGENDA
Planning & Zoning Commission Meeting,
6:00 pm
December 18, 2024

1) CALL TO ORDER

2) ROLL CALL

3) APPROVAL OF MINUTES

- A) Approval of the minutes for the November 21, 2024 Planning & Zoning Commission Meeting

4) NEW ITEMS

PLEASE NOTE - THE APPLICANT IS REQUESTING THE CONTINUANCE OF ITEM 4.A. TO THE NEXT REGULAR MEETING OF THE PLANNING & ZONING COMMISSION

A. 195 CHESTNUT STREET - VARIANCE FROM SECTION 3.19.2(H) OF THE LAND DEVELOPMENT CODE

The applicant, Cheryl Nelson, is requesting a variance from Section 3.19.2(H) of the LDC to reduce the side setback for an accessory structure from the larger of 10 feet or 10% of the lot width to 5.71 feet for a property line.

B. TEXT AMENDMENT TO SECTION 3.15 OF THE LAND DEVELOPMENT CODE SETBACKS ON THE PF ZONING DISTRICT

This is an administrative proposal to amend Section 3.15 of the Land Development Code to establish setback requirements for the PF, Public Facilities zoning district.



THE CITY OF
CRESCENT
CITY FLORIDA

C. 201 N. SUMMIT STREET – SMALL- SCALE COMPREHENSIVE PLAN AMENDMENT

A request by the City of Crescent City for approval of a Small-Scale Comprehensive Plan Amendment, amending the Future Land Use Map for this 0.95± acre property from the Commercial to the Public Buildings and Grounds designation.

D. 201 N. SUMMIT STREET – ZONING MAP AMENDMENT (REZONING)

A request by the City of Crescent City to rezone this 0.95± acre property from the GC-1, General Commercial zoning district to the PF, Public Facilities zoning district.

E. 122 CENTRAL AVENUE – SMALL- SCALE COMPREHENSIVE PLAN AMENDMENT

A request by the Buseman Family Revocable Living Trust for approval of a Small-Scale Comprehensive Plan Amendment, amending the Future Land Use Map for this 0.17± acre property from the from the Mixed Use to the Commercial designation.

F. 122 CENTRAL AVENUE – ZONING MAP AMENDMENT (REZONING)

A request by the Buseman Family Revocable Living Trust to rezone this 0.95± acre property from the MR-1, Multi-family Residential zoning district to the CB, Central Business zoning district.

5) OTHER ITEMS

- A. Staff Comments -- Discussion of Mass Administrative Rezoning of Properties
- B. Public Comments
- C. Board Member Comments

6) ADJOURNMENT

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/UCak1_v7UFM8nqIviX53nzaA



THE CITY OF
CRESCENT
CITY FLORIDA

MINUTES

Planning and Zoning Commission

November 21, 2024

City Hall 6:00 p.m.

Members Present: Chair Veronica Glover, 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 called the meeting to order at 6:00 p.m.

APPROVAL OF MINUTES:

June 20, 2024, August 15, 2024

Vote: Kimyetta Hardy moved to accept the minutes from June 20, 2024, and August 15, 2024. Bradford Greene seconded the motion, which passed with all ayes.

NEW BUSINESS:

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

City Planner Mark Karet explained that the advertising for this property was problematic and could not be discussed because it is quasi-judicial. He also explained that the building will go up either way, but the uses are slightly different. It is the requirements that are different.

195 Chestnut Street (Variance)

City Planner Mark Karet explained that this item would also be discussed next month, but it could not be addressed because it is quasi-judicial and must be properly noticed.

Public Comment

Charle Irkman spoke on behalf of the Holy Comforter Church on the rezoning change for 201 N Summit Street. He asked if there could be a comparison for the two zonings, GC and PF, which differ.

Adjourn

Veronica Glover adjourned the meeting at 6:32

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_v7UFM8nqIviX53nzaA

APPROVED on the 21st day of November 2024.

Veronica Glover, Chair

Karen Hayes, MMC, City Clerk



Staff Report – Rezoning 201 N Summit Street

Date: December 11, 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.

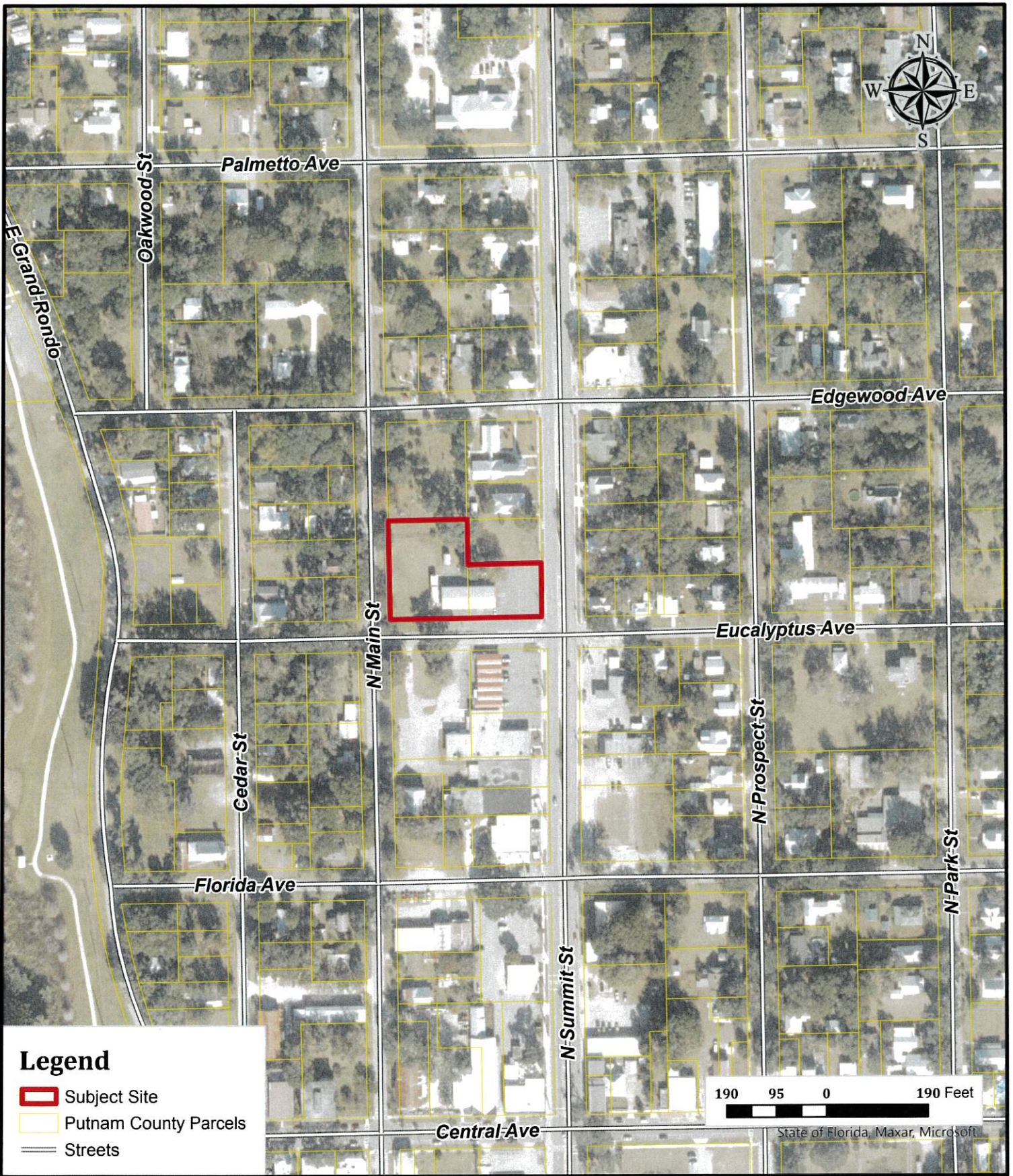
B. Is the rezoning compatible with existing and proposed uses in the adjacent area.

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 of the members 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.



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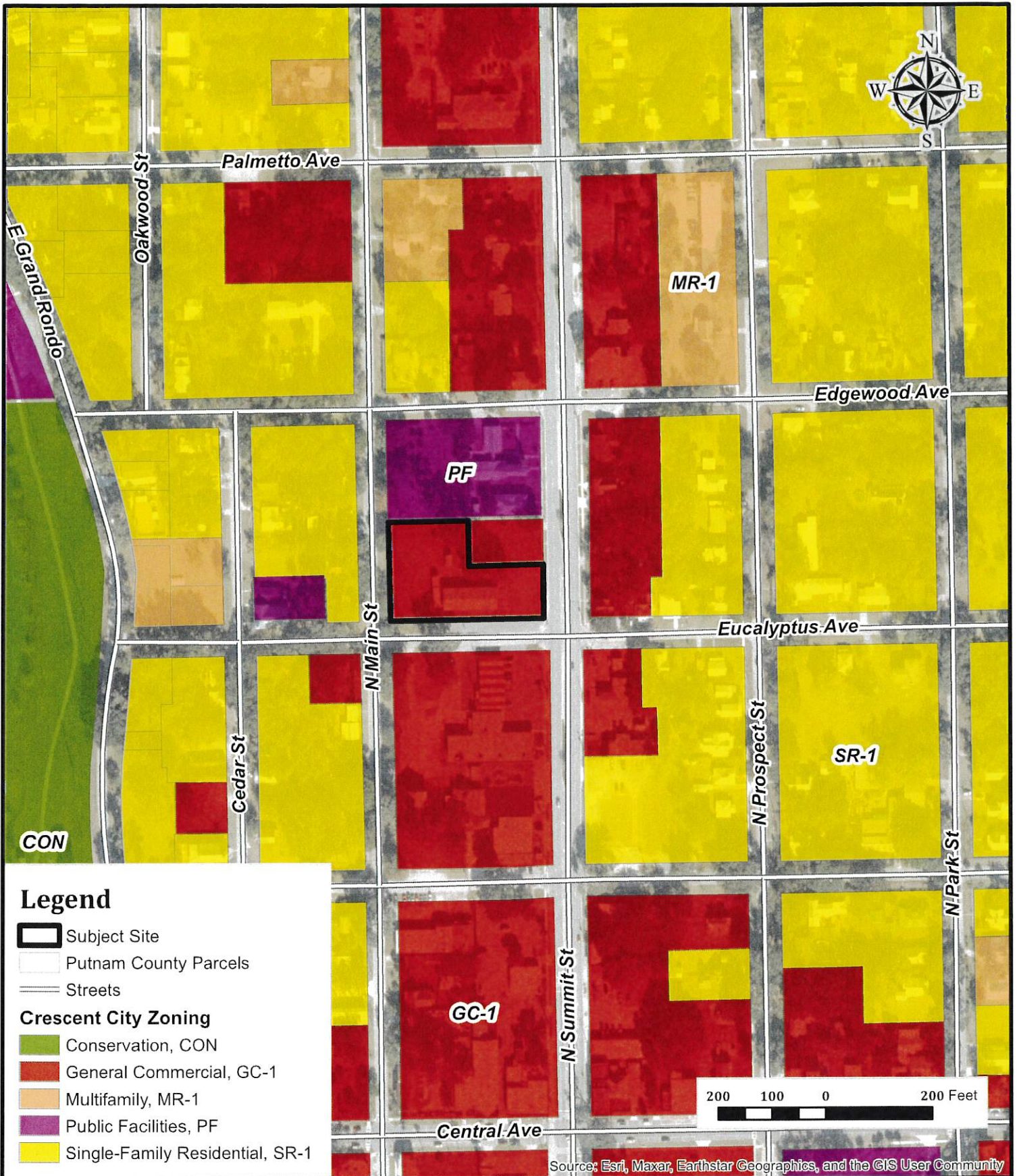


AERIAL MAP

201 N SUMMIT STREET

City of Crescent City, Florida





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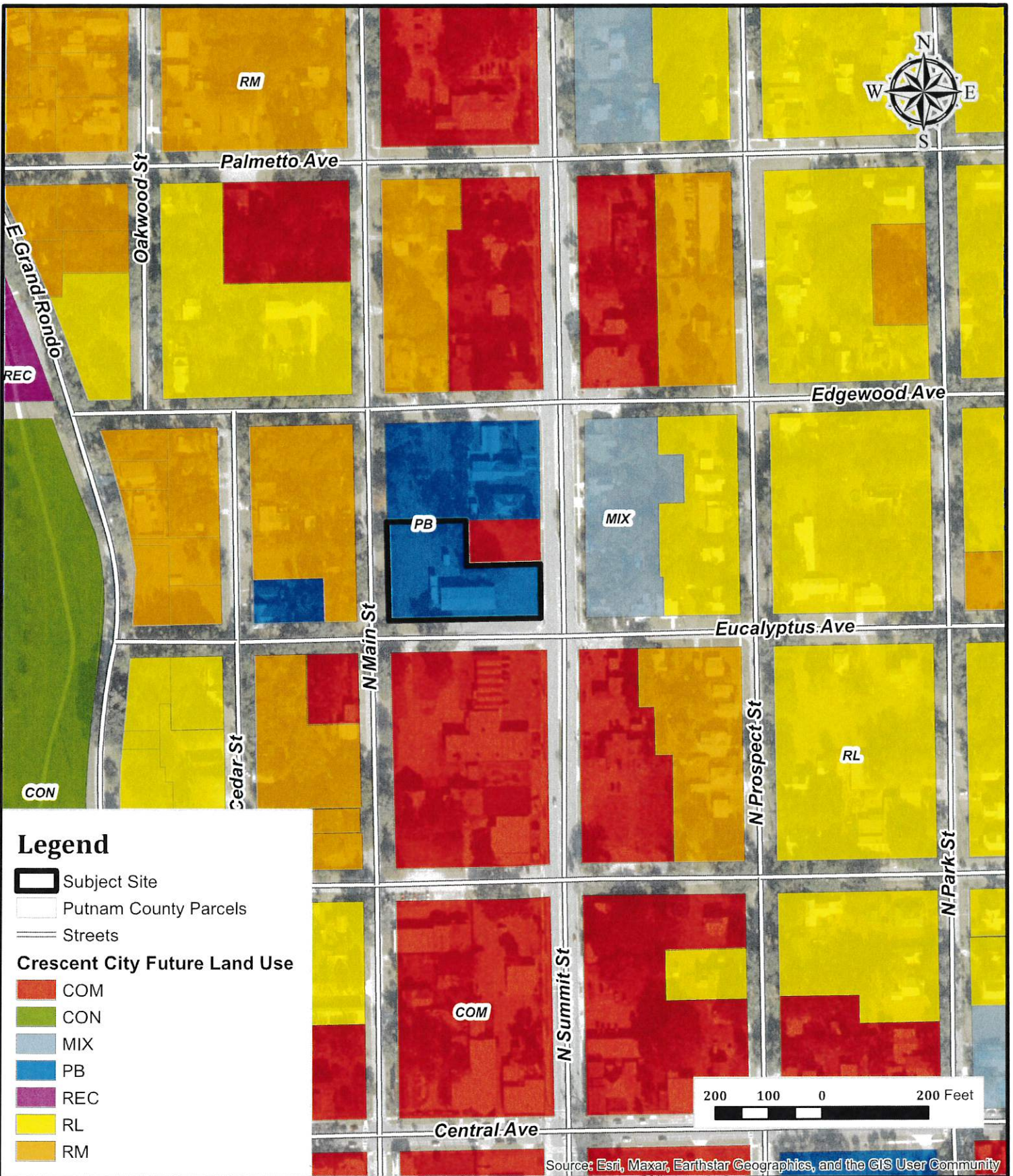


EXISTING ZONING MAP

201 N SUMMIT STREET

City of Crescent City, Florida





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

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 N Summit Street\201 N Summit Street - Proposed FLU

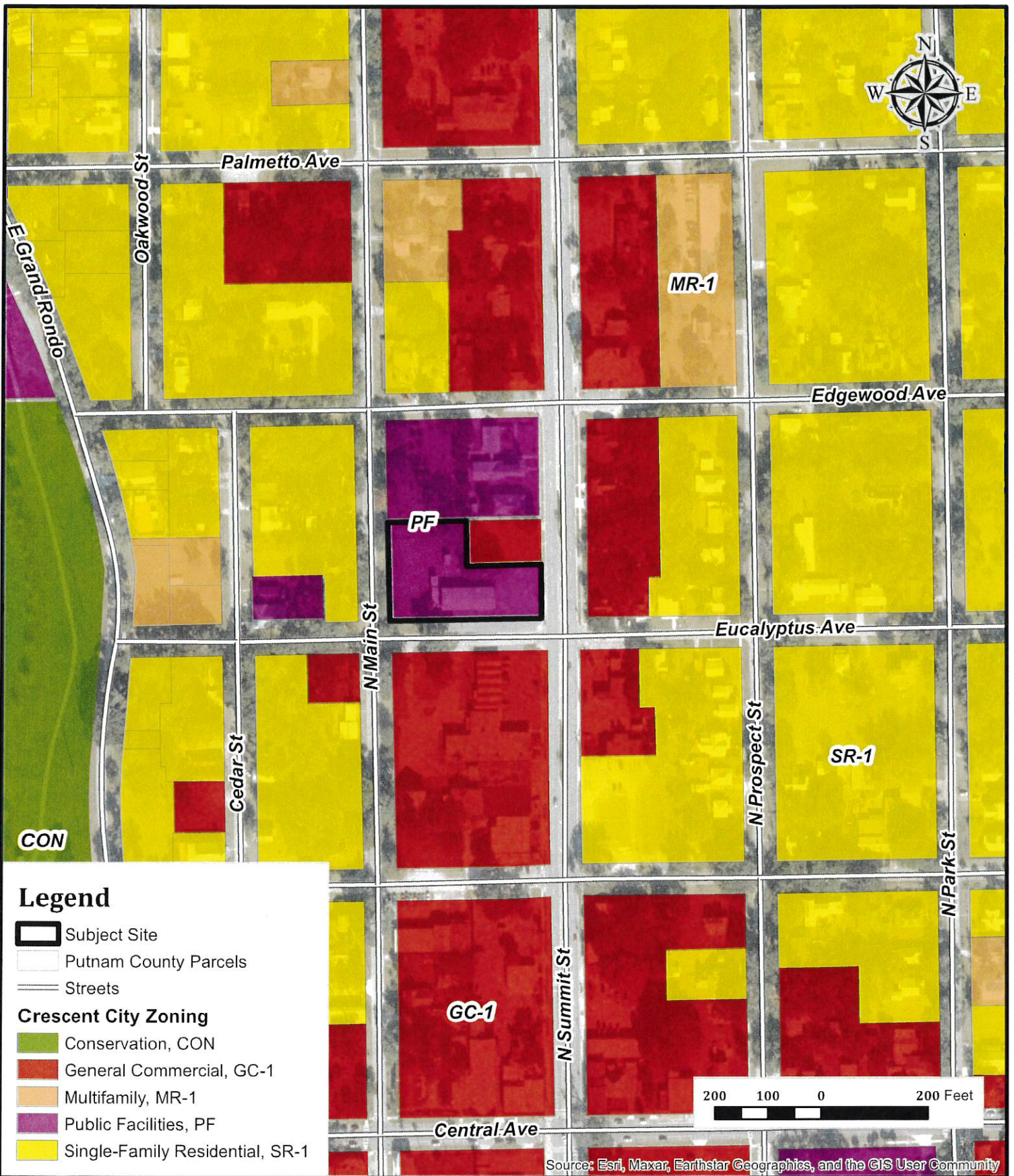
PREPARED BY:
ZEV COHEN
 ASSOCIATES, INC.

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





Staff Report – Text Amendment PF, Public Facilities Setback Requirements

Date: December 10, 2024

To: Planning & Zoning Commission Members

From: Mark P. Karet, AICP, City Planner

Project Request & Location:

This is an administrative proposal to amend Section 3.15 of the Land Development Code (LDC) to establish setback requirements for the Public Facilities (PF) zoning district. The proposed amendment introduces a uniform 10-foot setback for all front, rear, and side yards.

Background & Discussion:

Currently, the PF zoning district does not have setback requirements. The absence of minimum setbacks is not harmful on its face, but it can create challenges in regulating the spatial relationships between public facilities and adjacent land uses. This lack of defined standards could lead to inconsistencies in development patterns, reduced compatibility with surrounding properties, and potential conflicts in land use.

The proposed amendment introduces the following uniform setbacks for the PF zoning district:

Front: 10 feet

Rear: 10 feet

Side: 10 feet

These setbacks will help balance the operational needs of public facilities with the interests of neighboring properties. The proposed 10-foot setbacks provide adequate space for landscaping, buffering, and ensuring safe separation between structures and property boundaries.

Review Criteria:

Per Section 2.11.2 of the Land Development Code all text amendments must be consistent with the provisions of the City's comprehensive plan. There is nothing in the Comprehensive Plan that the proposed amendment would be inconsistent with, ensuring alignment with the City's

long-term goals and policies. The proposed amendment supports consistent and predictable development patterns.

Recommendation:

Staff recommends adoption of the proposed 10-foot setback requirements for the PF zoning district.

A majority of the Planning & Zoning Commission members present at the meeting and voting are required to recommend approval, approval with modifications, or denial of this LDC amendment to the City Commission.

3.15 Public Facilities (PF)

Purpose: Lands designated as Public Facilities District allow uses and activities that provide community service functions that normally do not require heavy machinery for the facilities' primary mission. Land uses designated as requiring Conditional Uses allow use and activities of a public benefit that may use heavy equipment in their operation or embody an aspect normally considered to be a locally undesirable land use.

Permitted Uses

- Art galleries, libraries, museums
- Assisted Living Facility
- Cemetery
- Churches
- Government buildings
- Hospitals
- Schools (all levels)
- Nursing and Retirement Homes

Conditional Uses

- Government Equipment storage and repair yards
- Government Fuel Storage Depot
- Government Sanitary Sewer Treatment Plant
- Government Water Treatment Plant

Public Facilities District (PF)	
Future Land Use	Public Facility District
Minimum lot size	
Minimum lot width	150 feet
Building height	35 feet
<u>Setbacks</u>	<u>Front: 10 feet</u> <u>Rear: 10 feet</u> <u>Side: 10 feet</u>
Maximum Impervious surface	65%
Maximum building coverage	35%
Landscape buffering	See Article 4
Parking and loading	See Article 4



THE CITY OF
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CITY FLORIDA

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

Date: December 10, 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
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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 4,105 trips on a typical weekday, based on the ITE Code 822 for a Strip Retail Plaza, with a trip generation rate of 44.32 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 PM peak hour trips would be approximately 342 trips.

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 4,030 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.

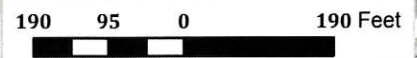
Based on this analysis, the proposed Future Land Use Map amendment is recommended for approval.

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



State of Florida, Maxar, Microsoft

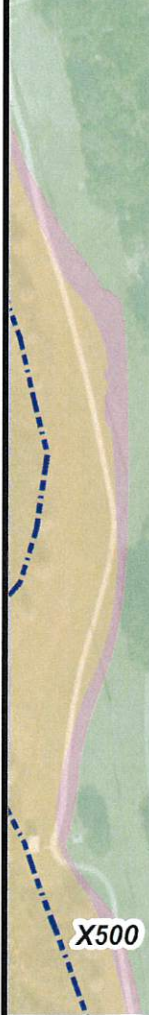
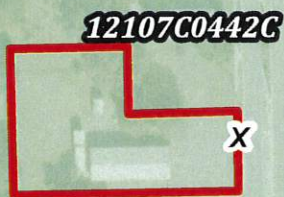
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PREPARED BY:



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

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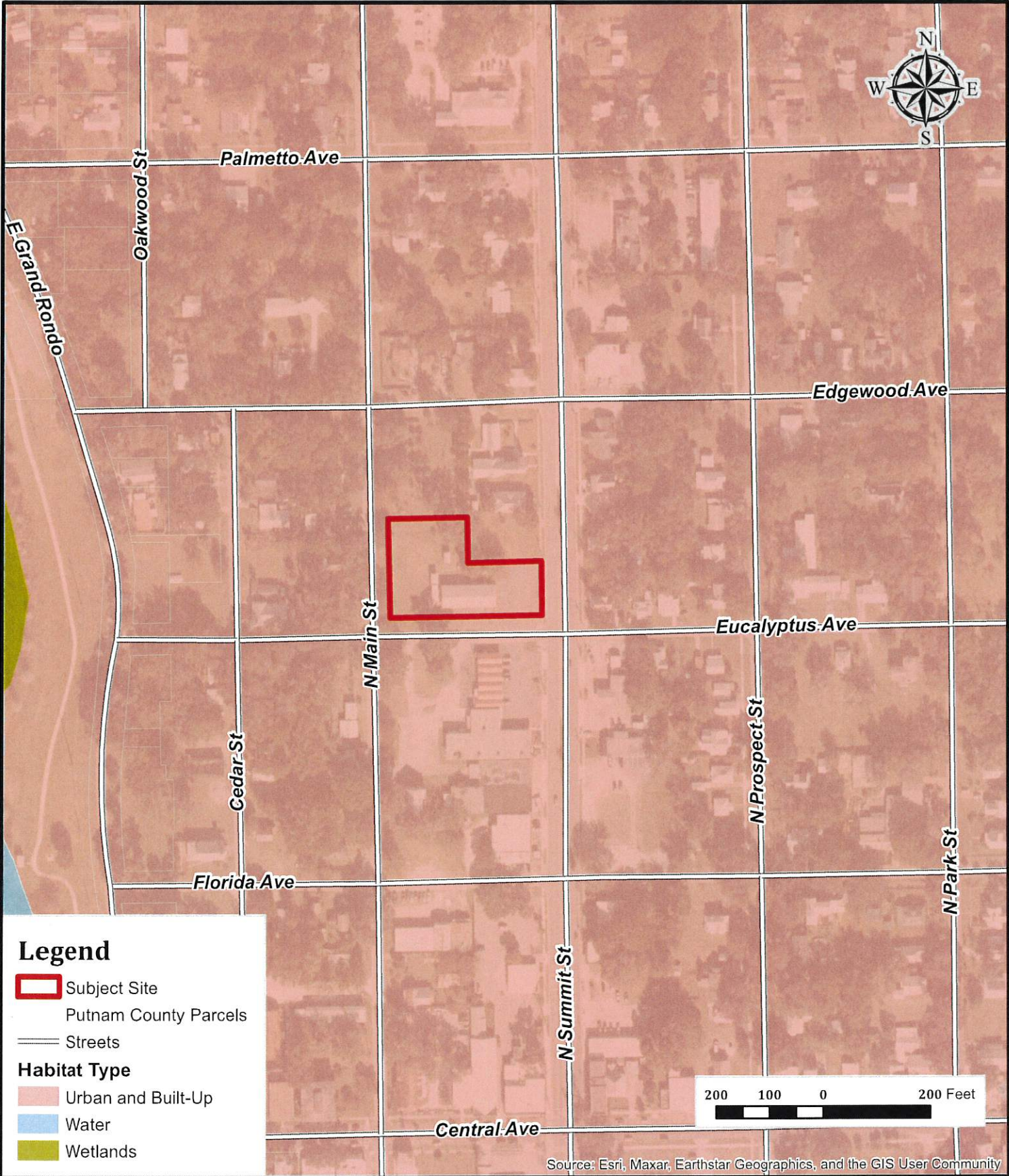
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PREPARED BY:



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






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





Legend

 Subject Site

SOILS

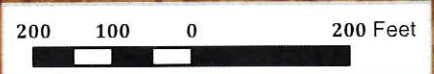
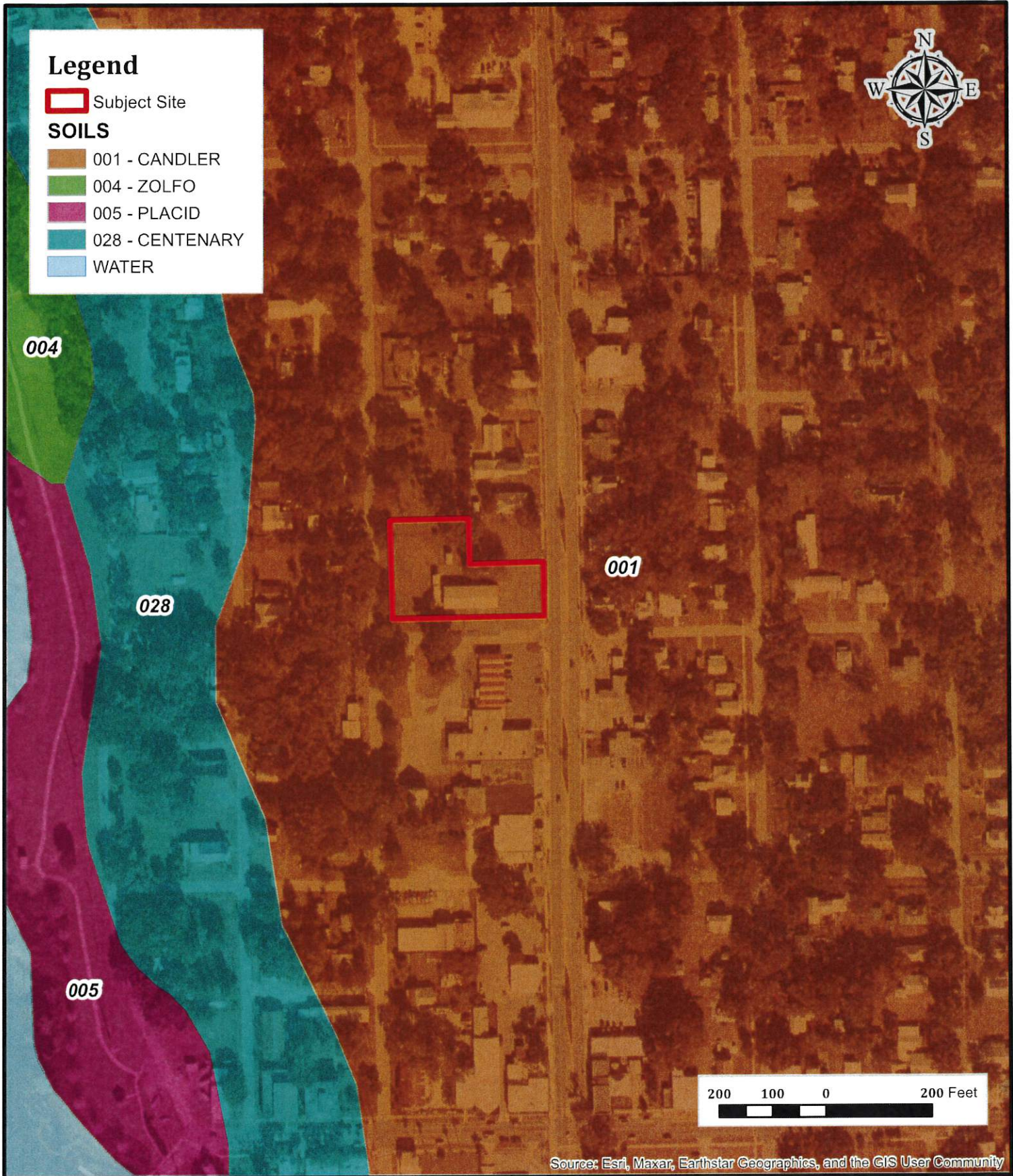
 001 - CANDLER

 004 - ZOLFO

 005 - PLACID

 028 - CENTENARY

 WATER



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

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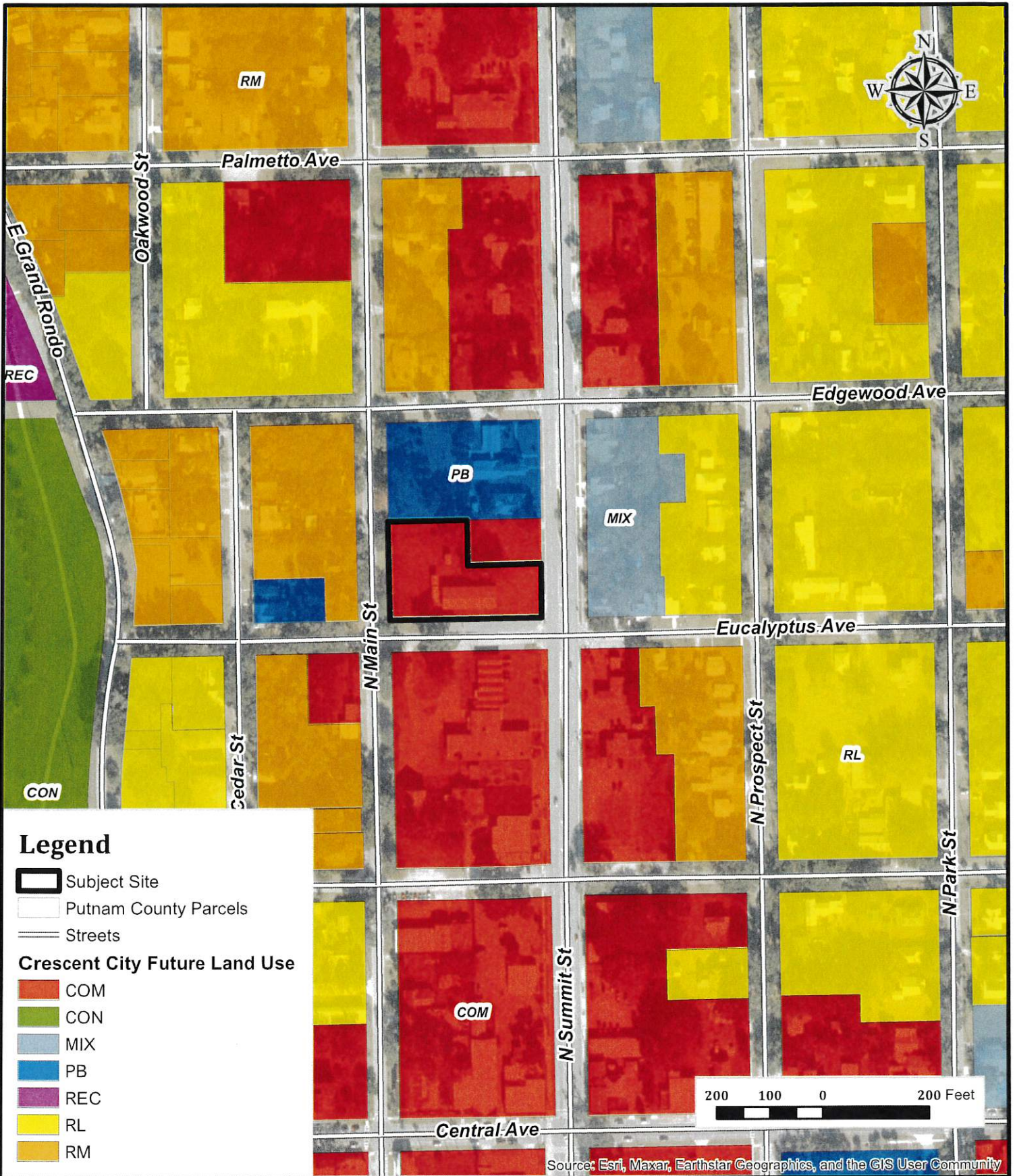


SOILS MAP

201 N SUMMIT STREET

City of Crescent City, Florida





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 N Summit Street\201 N Summit Street - Existing FLU

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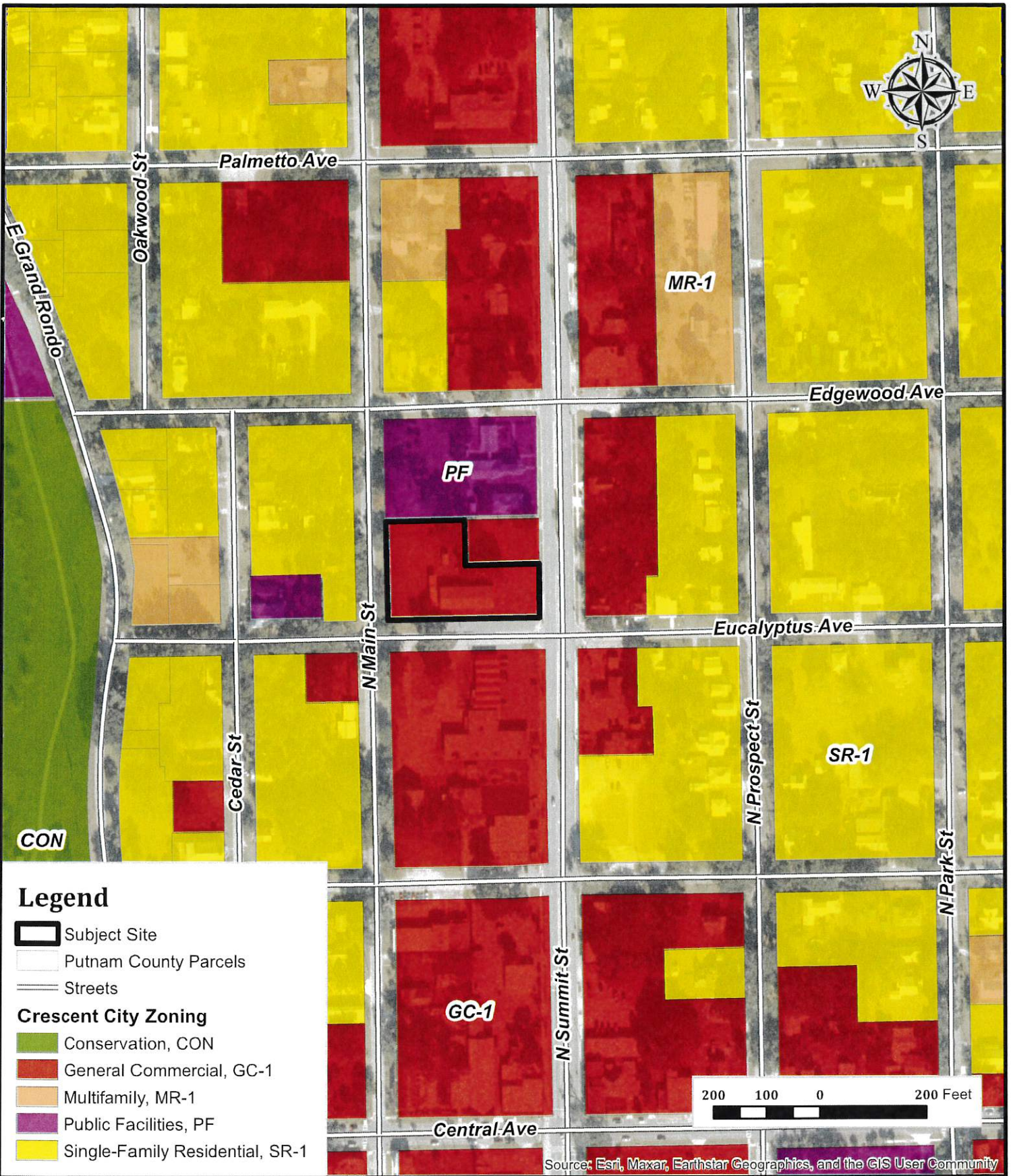


EXISTING FUTURE LAND USE MAP

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

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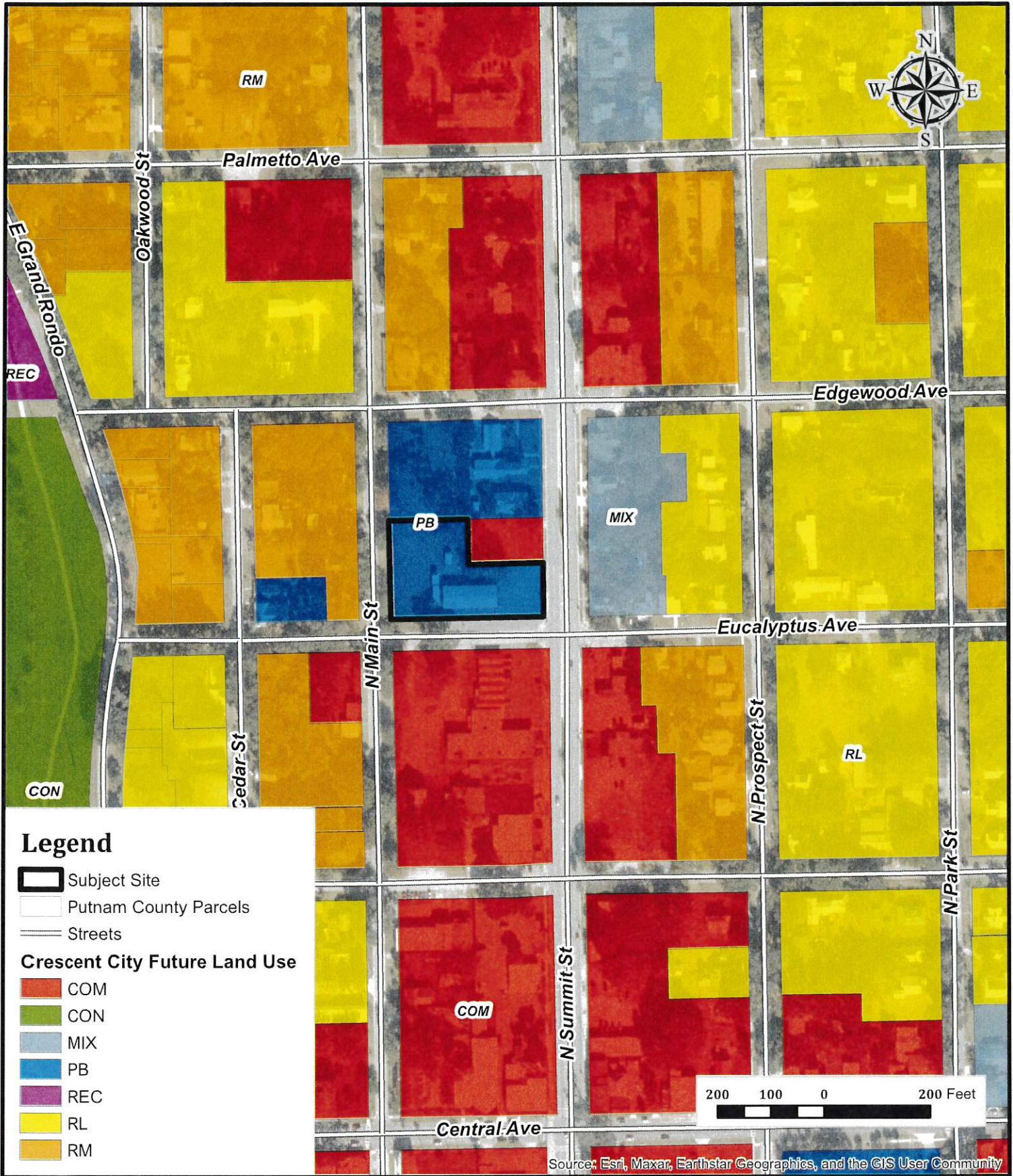
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**EXISTING ZONING MAP
 201 N SUMMIT STREET**

City of Crescent City, Florida



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



Legend

- Subject Site
- Putnam County Parcels
- Streets

Crescent City Future Land Use

- COM
- CON
- MIX
- PB
- REC
- RL
- RM



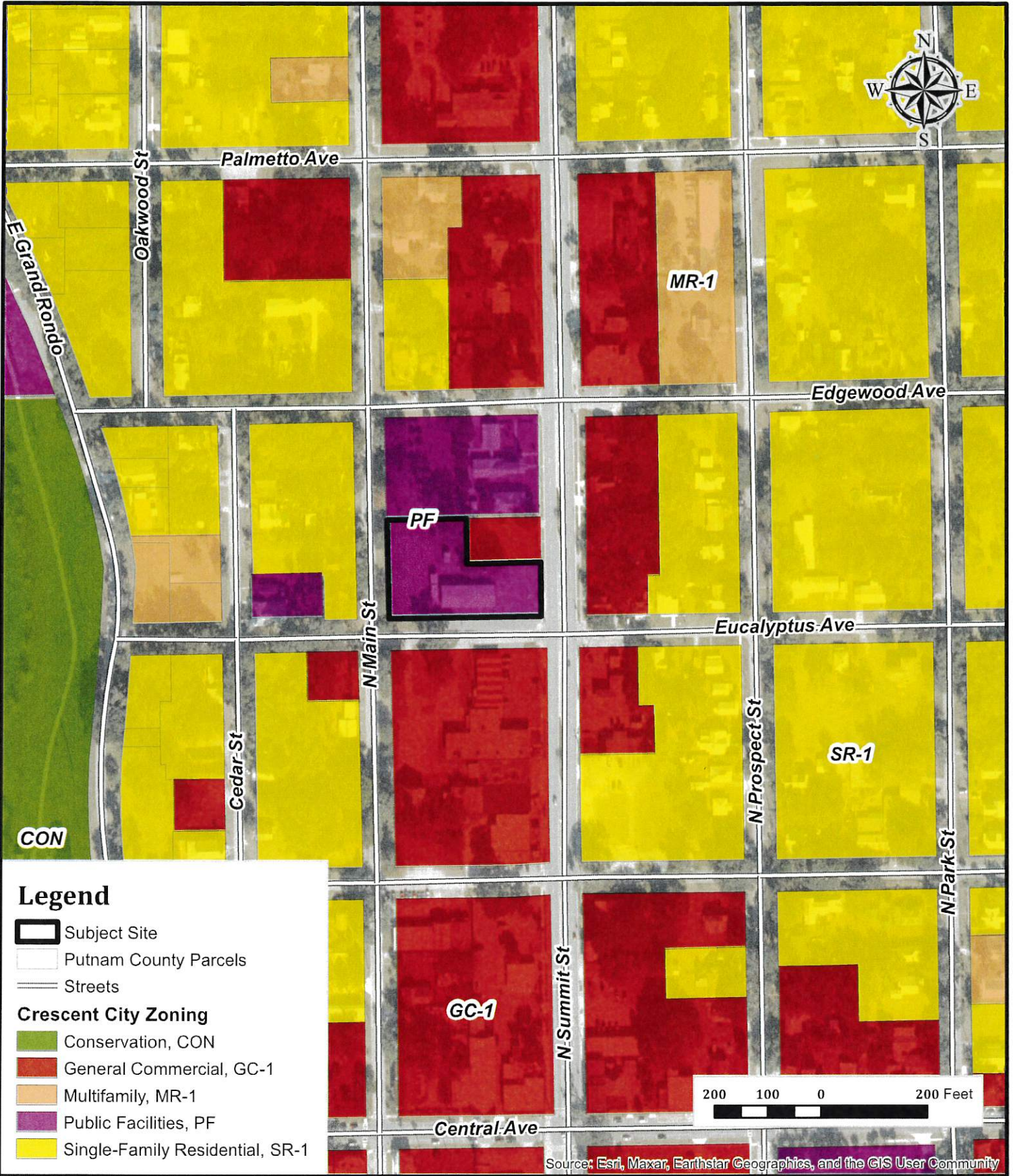
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

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 N Summit Street\201 N Summit Street - Existing Zoning

PREPARED BY:

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





THE CITY OF
CRESCENT
CITY FLORIDA

Staff Report – Small-Scale Comprehensive Plan Amendment (SSCPA) 122 Central Avenue

Date: December 10, 2024

To: Planning & Zoning Commission Members

From: Mark P. Karet, AICP, City Planner

Project Request & Location:

The landowner, the Buseman Family Revocable Living Trust, is requesting a small-scale comprehensive plan amendment (SSCPA) to the Future Land Use Map (FLUM) for a 0.17 ± acre property located at 122 Central Avenue (parcel ID: 30-12-28-1750-0120-0021). The proposed amendment is to change the future land use map designation for the subject property from "Mixed Use" to "Commercial". The applicant plans to lease out an existing building as a professional office.

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

Existing Use:

The property is a developed site containing a 1,925 SF single family home. The home was most recently used as a rental property.

Current Future Land Use Designation & Zoning Classification:

The subject site is designated "Mixed Use" on Crescent City's FLUM. As the name indicates, the "Mixed Use" future land use category is intended to identify existing areas within the City that are suitable for multiple land uses. The intended mixture is 55% to 65% residential and 35% to 45% commercial.

The property is currently zoned "MR-1, Multi-family Residential". This district allows multi-family dwellings at a density up to 10 units per acre.

Proposed Future Land Use Designation & Zoning Classification:

The proposed FLUM designation for the subject property is “Commercial”. This designation 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 proposed zoning district is the “CB, Central Business” zoning district. The CB zoning district is “designed to be pedestrian and downtown friendly. It is intended to invite small scale users serving nearby residents and avoid suburban-style auto dependent uses.”

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	Mixed Use	SR-1
South	Commercial	GC-1
East	Mixed Use	MR-1
West	Mixed Use	GC-1/SR-1

To the north are single family homes. To the south there are multi-family and single-family residences. To the east there are multi-family and single-family residences. To the west there is a single-family home and the Down Da Hatch Pub & Grill.

Access:

The subject property has approximately 74 feet of frontage on Central Avenue. Central Avenue is a City maintained collector road which serves as Crescent City’s “downtown” commercial avenue.

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 habitat or wildlife present that would be impacted by the proposed office use. 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, that has commercial and a variety of residential uses. This location forms part of Crescent City's downtown and is City's most urban land use pattern. The property is located outside the 100-year floodplain in an X-zone, indicating minimal flood risk. The Candler soils on the site are very well drained with rapid to very 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.

Overall, the amendment ensures that the proposed land use is well-coordinated with the surrounding environment and infrastructure, fostering sustainable and community-oriented 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.

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 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. Under the current "Mixed Use " FLUM designation, the site allows a theoretical maximum commercial gross floor area (GFA) of 15,550 SF of square feet. If developed to its maximum potential, the site could generate up to 687 trips on a typical weekday, based on the ITE Code 826 for a specialty retail store, with a trip generation rate of 44.30 trips per 1,000 square feet of gross floor area (GLA). The PM peak hour trips would be approximately 59. The "Commercial" future land use will have an identical theoretical maximum.

The total gross-floor area of the existing building is 1,925 sq. ft. The ITE code for general office is ITE code 970 with a trip generation rate of 9.74 of GFA. The projected average

daily trips for general office is 19 trips.

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 office will have an average daily flow of 75 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 office will have an average daily flow of 75 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 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

-  122 Central Ave
-  Streets



Florida Ave

N Park St

N Lake St

Central Ave

S Park St

S Lake St

80 40 0 80 Feet



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

Date Saved: 11/27/2024
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Central Ave\122 Central Ave - Aerial Map.mxd





PREPARED BY:

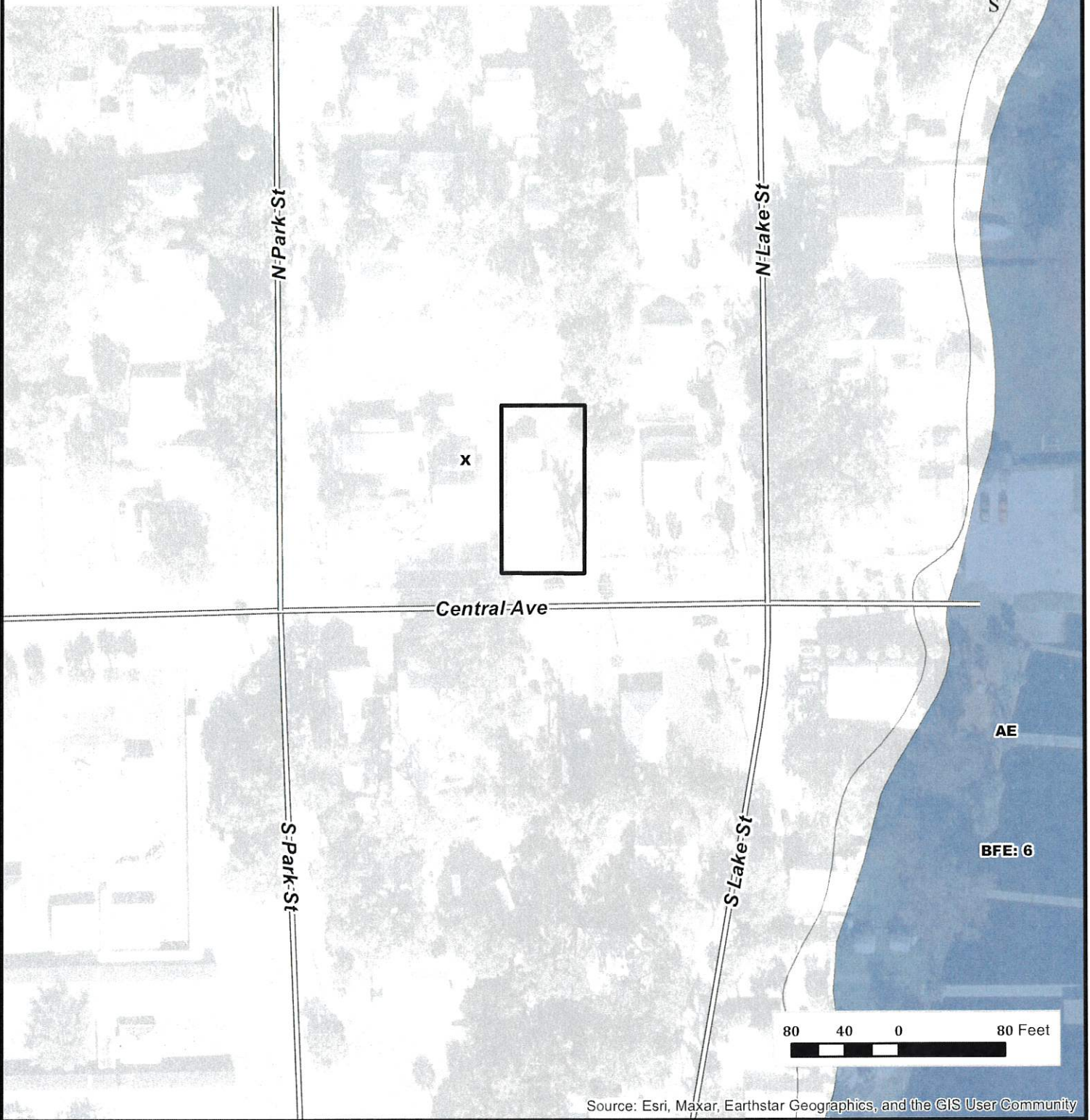


AERIAL MAP
122 CENTRAL AVE
City of Crescent City, Florida



Legend

-  122 Central Ave
-  Streets
-  X - Areas of Minimal Flood Hazard
-  AE - Areas Subject to Inundation by the 1-Percent-Annual-Chance Flood Event, BFE Established



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

Date Saved: 11/27/2024
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PREPARED BY:





FLOOD MAP
122 CENTRAL AVE
City of Crescent City, Florida



Legend

-  122 Central Ave
-  Streets

Habitat Type

-  Urban and Built-Up
-  Water



Florida Ave

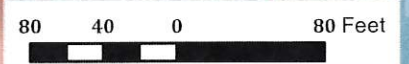
N Park St

N Lake St

Central Ave

S Park St

S Lake St



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

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HABITAT MAP

122 CENTRAL AVE


City of Crescent City, Florida




Legend


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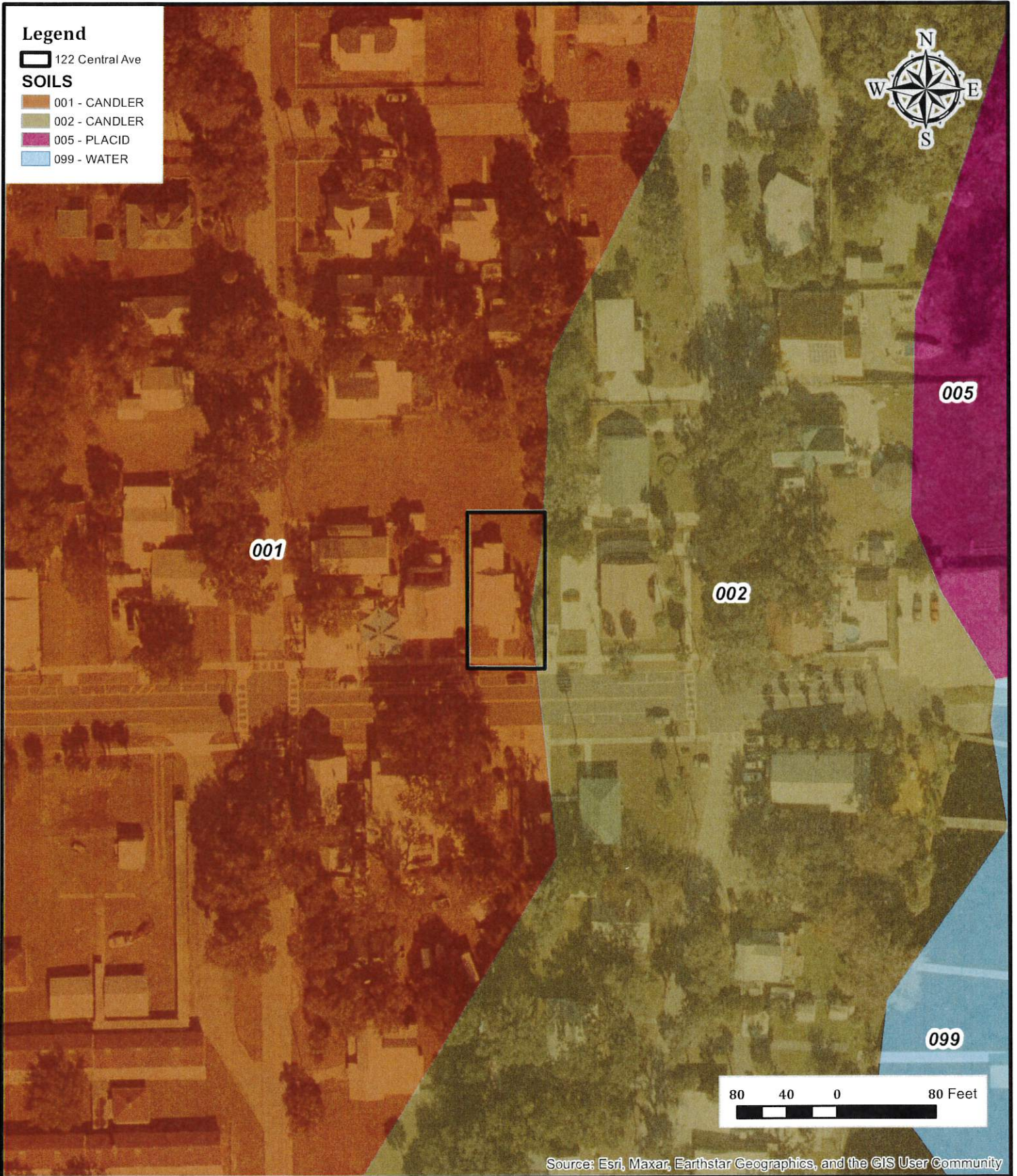
SOILS

 001 - CANDLER

 002 - CANDLER

 005 - PLACID

 099 - WATER



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

Date Saved: 11/27/2024
Created by: jaurant
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PREPARED BY:



SOILS MAP 122 CENTRAL AVE

City of Crescent City, Florida

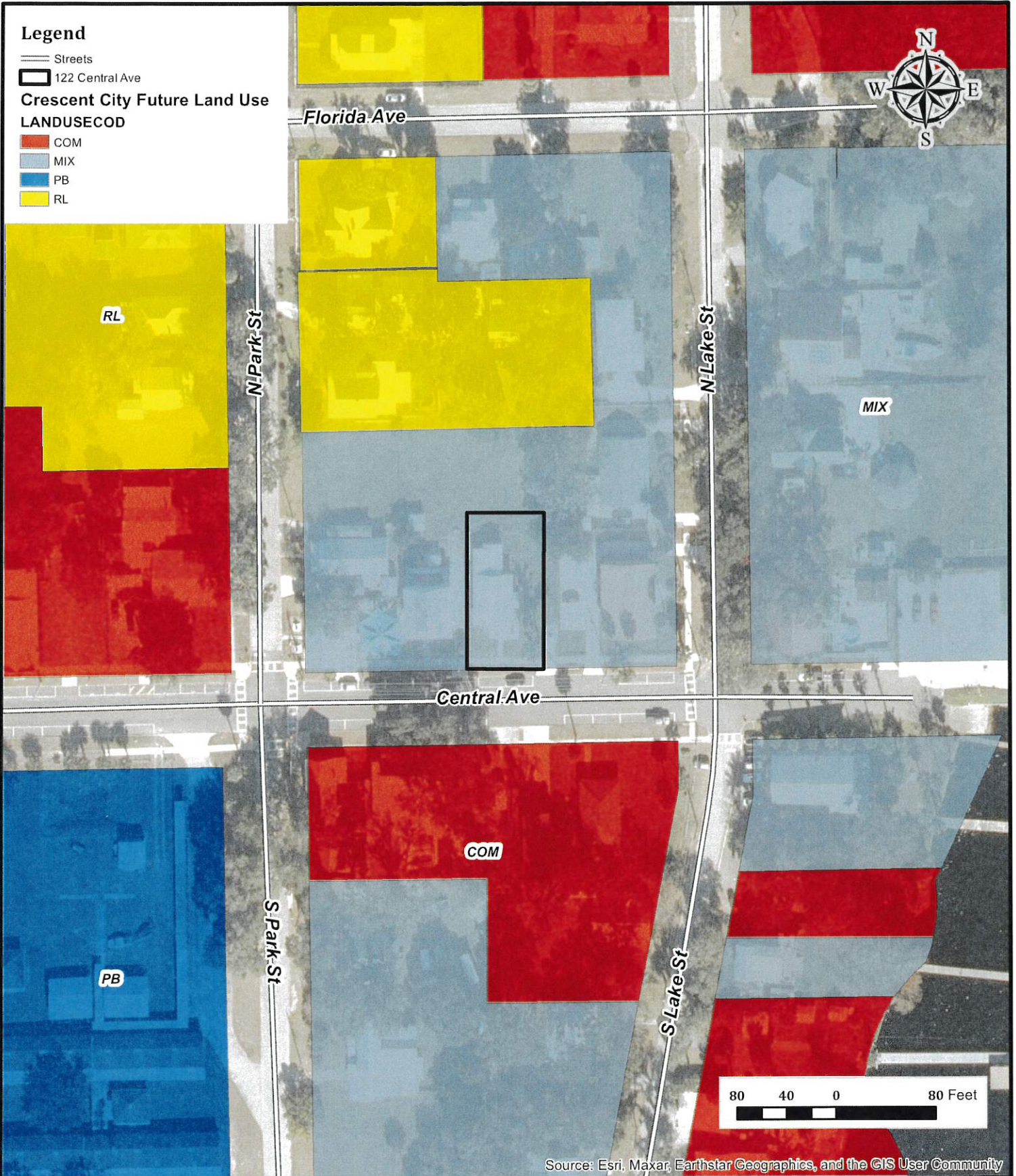


Legend

- Streets
- 122 Central Ave

Crescent City Future Land Use
LANDUSECOD

- COM
- MIX
- PB
- RL



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

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PREPARED BY:



EXISTING FUTURE LAND USE MAP
122 CENTRAL AVE

City of Crescent City, Florida

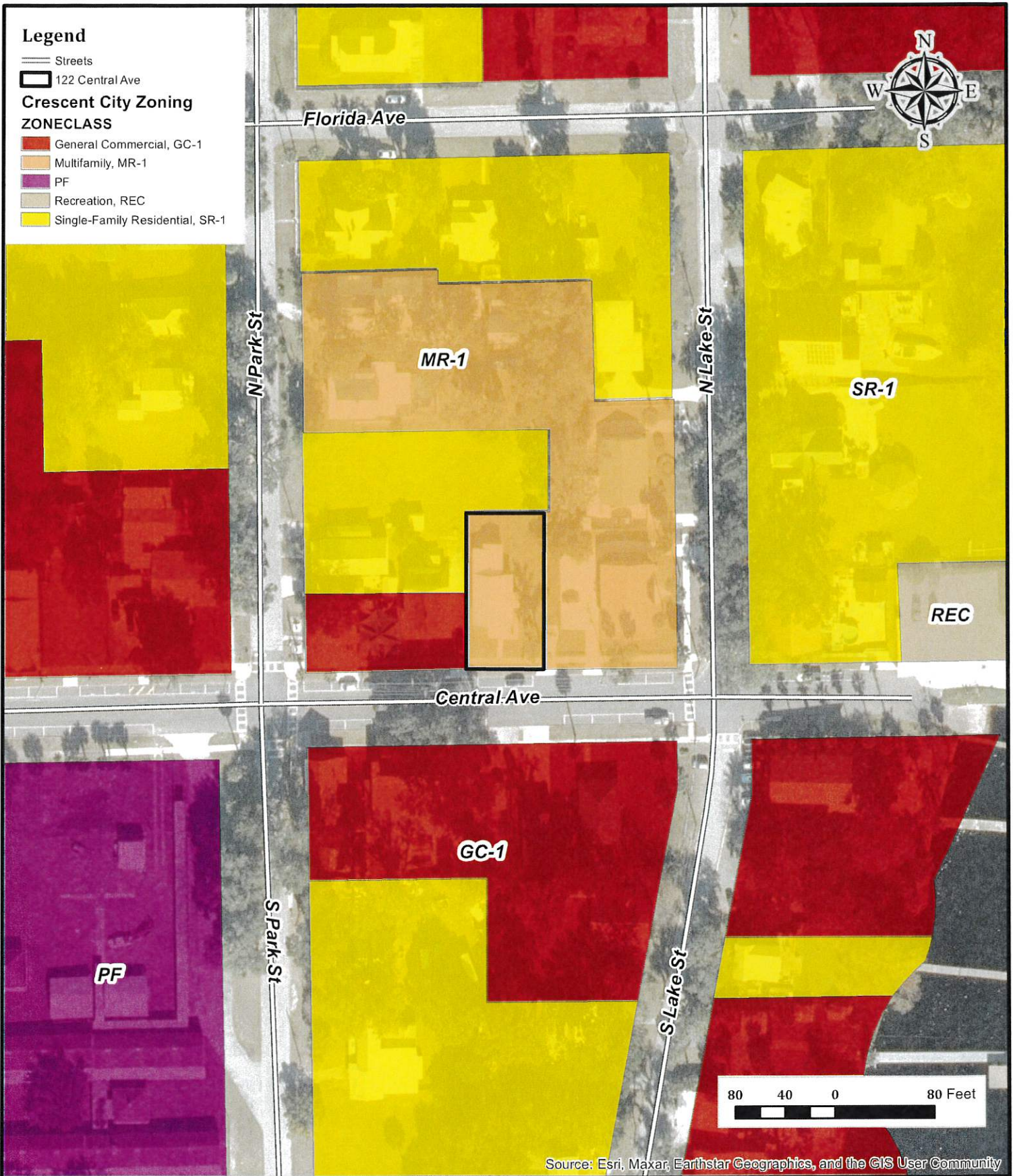


Legend

- Streets
- 122 Central Ave

Crescent City Zoning ZONECLASS

- General Commercial, GC-1
- Multifamily, MR-1
- PF
- Recreation, REC
- Single-Family Residential, SR-1



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

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PREPARED BY:
ZEV COHEN
ASSOCIATES, INC.

EXISTING ZONING MAP
122 CENTRAL AVE
City of Crescent City, Florida

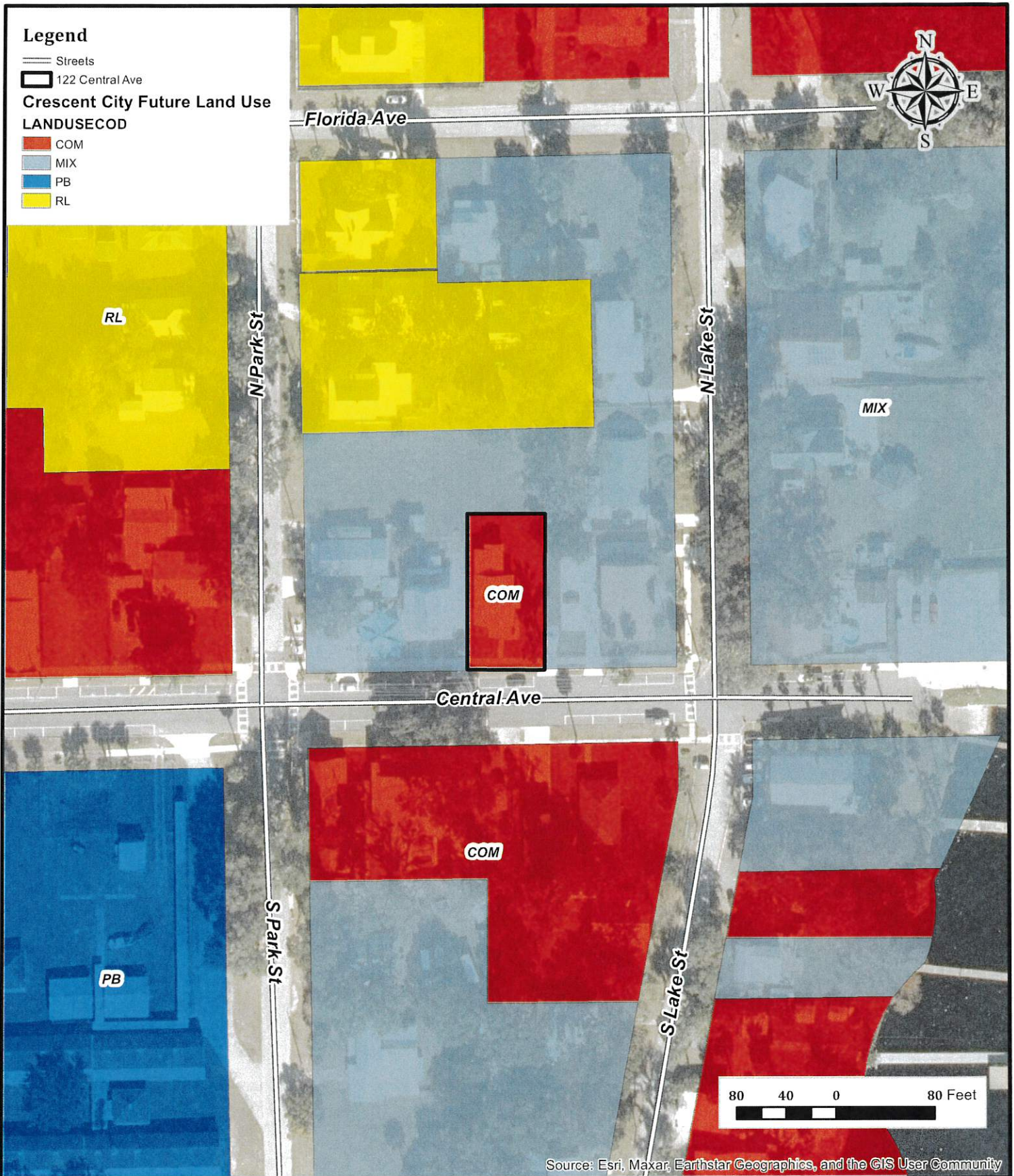


Legend

- Streets
- 122 Central Ave

Crescent City Future Land Use
LANDUSECOD

- COM
- MIX
- PB
- RL



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

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PROPOSED FUTURE LAND USE MAP

122 CENTRAL AVE

City of Crescent City, Florida



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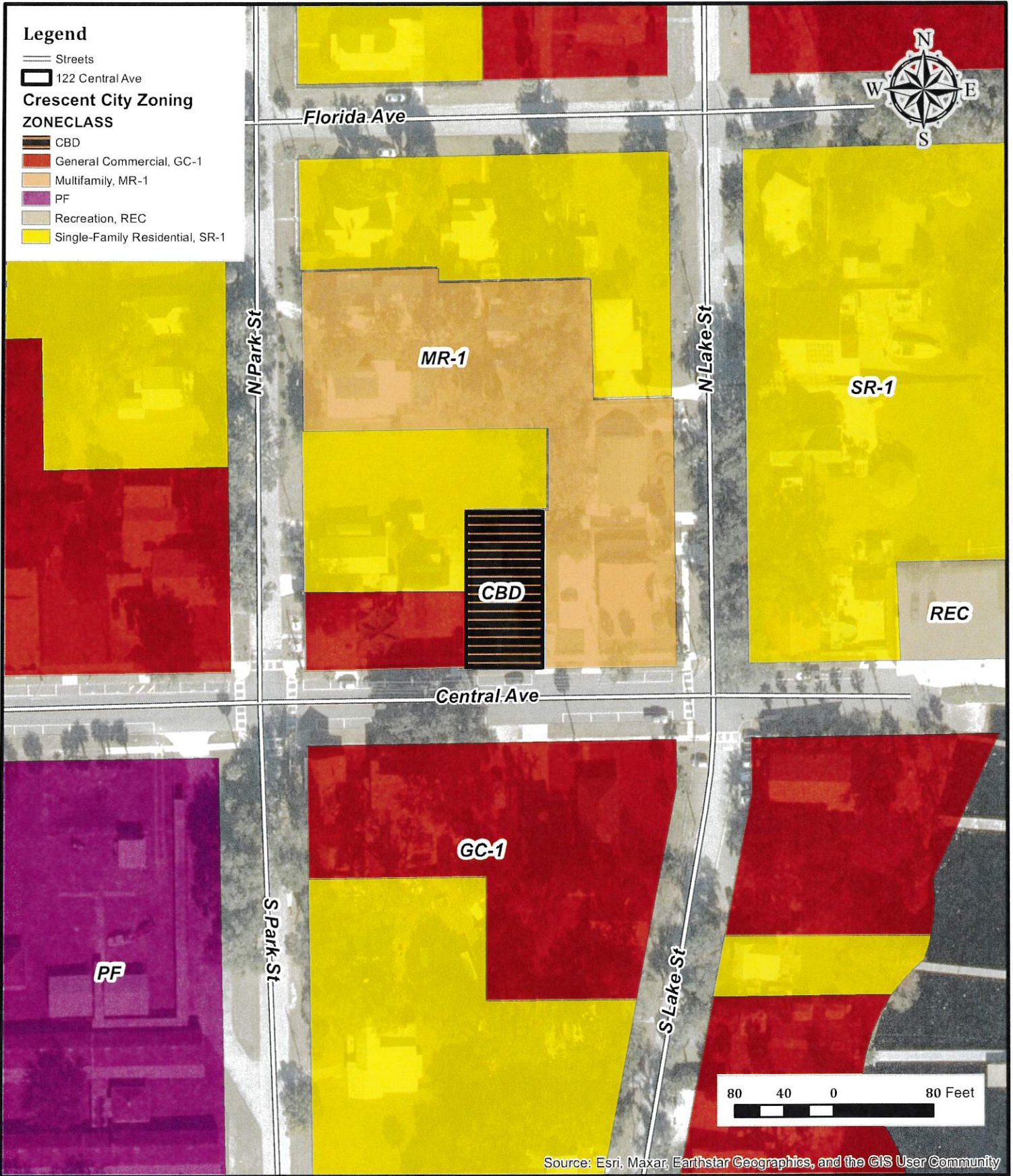
Streets

122 Central Ave

Crescent City Zoning

ZONECLASS

-  CBD
-  General Commercial, GC-1
-  Multifamily, MR-1
-  PF
-  Recreation, REC
-  Single-Family Residential, SR-1



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

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PREPARED BY:


PROPOSED ZONING MAP
122 CENTRAL AVE
City of Crescent City, Florida





Staff Report – Rezoning
122 Central Avenue

Date: December 10, 2024

To: Planning & Zoning Commission Members

From: Mark P. Karet, AICP, City Planner

Project Request & Location:

The landowner, the Buseman Family Revocable Living Trust, is requesting an amendment to the City’s Official Zoning Map to assign the “CB, Central Business” zoning district to a 0.17 ± acre property located at 122 Central Avenue (parcel ID 30-12-28-1750-0120-0021).

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

Background & Discussion:

The property is a developed site containing a 1,925 SF single family home. The home was most recently used as a rental property. The applicant now has an opportunity to rent the property to a tenant that wishes to establish a professional office use on the property as soon as possible.

The property is currently zoned “MR-1, Multi-family Residential” District allows up to 10 dwelling units per acre.

The proposed zoning is the “CB, Central Business” zoning district. The CB district is “designed to be pedestrian and downtown friendly. It is intended to invite small scale users serving nearby residents and avoid suburban-style auto dependent uses.”

The CB zoning is a new district that has been established within the updated land development code. It has not yet been applied to any properties within the City. The plan is to apply the new zoning district to properties through a single administrative rezoning process. The applicant does not wish to wait for that process to unfold so they have elected to make this application on their own.

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	Mixed Use	SR-1
South	Commercial	GC-1
East	Mixed Use	MR-1
West	Mixed Use	GC-1/SR-1

To the north are single family homes. To the south there are multi-family and single-family residences. To the east there are multi-family and single-family residences. To the west, there is a single-family home and the Down Da Hatch Pub & Grill.

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 “Commercial”. The “Commercial” FLUM category designation 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 proposed CB zoning district is one of the zoning classifications intended to implement the “Commercial” FLUM designation.

The City’s CRA Master Plan identifies this area as a Downtown Activity Corridor with rehabilitated commercial buildings and residential dwelling units restricted to the 2nd story or above. The proposed CB zoning district is designed to help create this exact pattern of development.

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

The proposed CB (Central Business) zoning district is compatible with the existing and proposed uses in the adjacent area. The district is designed to be pedestrian and downtown friendly, promoting a mix of small-scale commercial, retail, and professional uses that serve nearby residents and visitors. It prioritizes adaptive reuse of existing structures and incorporates shared or

on-street parking, reducing suburban-style auto dependency. By prohibiting uses such as big-box retail and auto-focused businesses while incentivizing cafes, bakeries, and specialty retail, the CB district aligns with the character and scale of a small vibrant downtown. This approach is intended to create harmony with adjacent land uses, encouraging pedestrian activity, visual interest, and economic vitality while not disrupting surrounding development patterns.

Recommendation:

Staff recommends approval of this request to rezone the subject property to the “CB Central Business” zoning district.

A majority 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

-  122 Central Ave
-  Streets



Florida Ave

N Park St

N Lake St

Central Ave

S Park St

S Lake St



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

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PREPARED BY:



AERIAL MAP 122 CENTRAL AVE

City of Crescent City, Florida



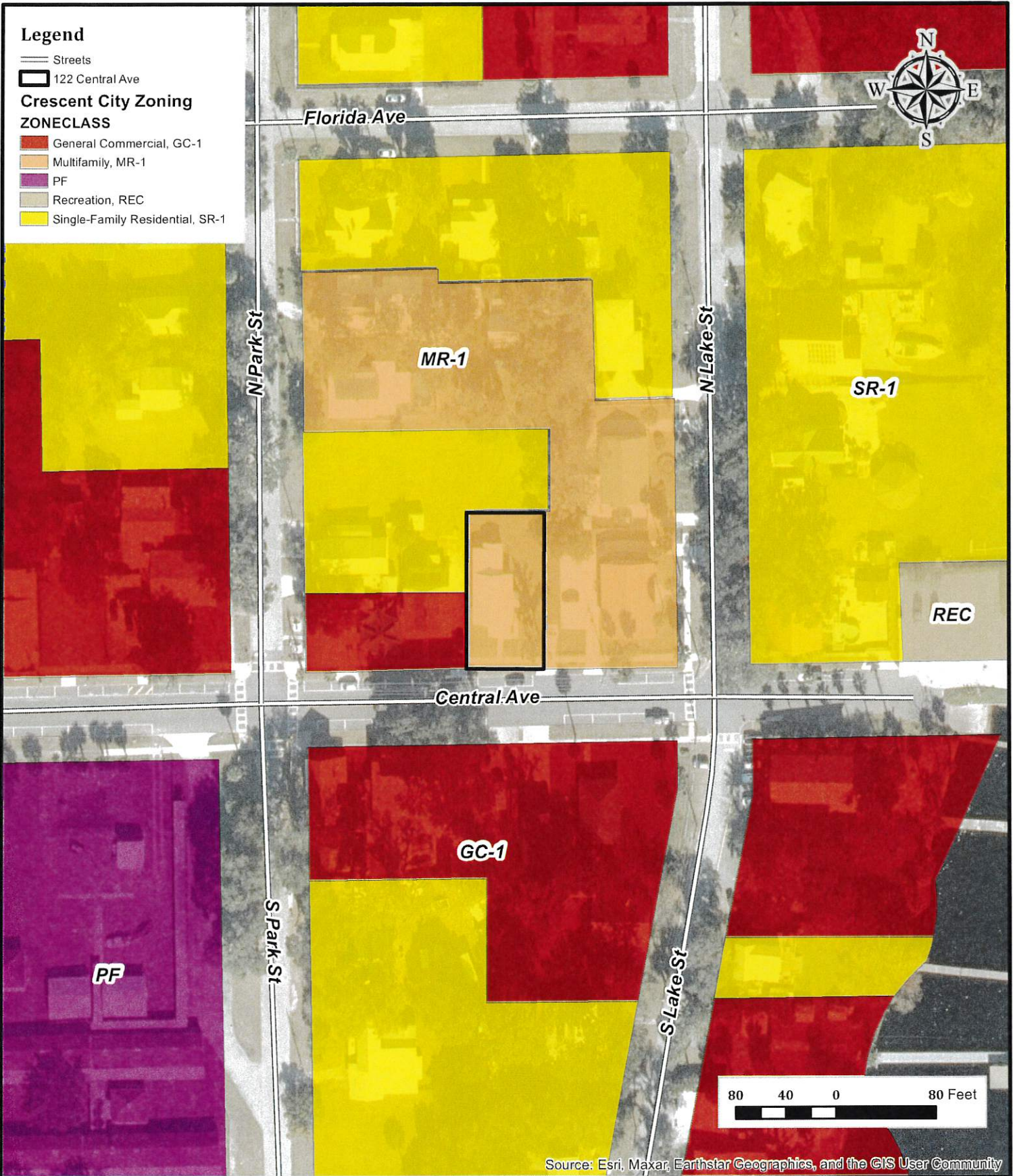
Legend

— Streets

▭ 122 Central Ave

Crescent City Zoning ZONECLASS

- General Commercial, GC-1
- Multifamily, MR-1
- PF
- Recreation, REC
- Single-Family Residential, SR-1



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

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PREPARED BY:


EXISTING ZONING MAP
122 CENTRAL AVE
City of Crescent City, Florida

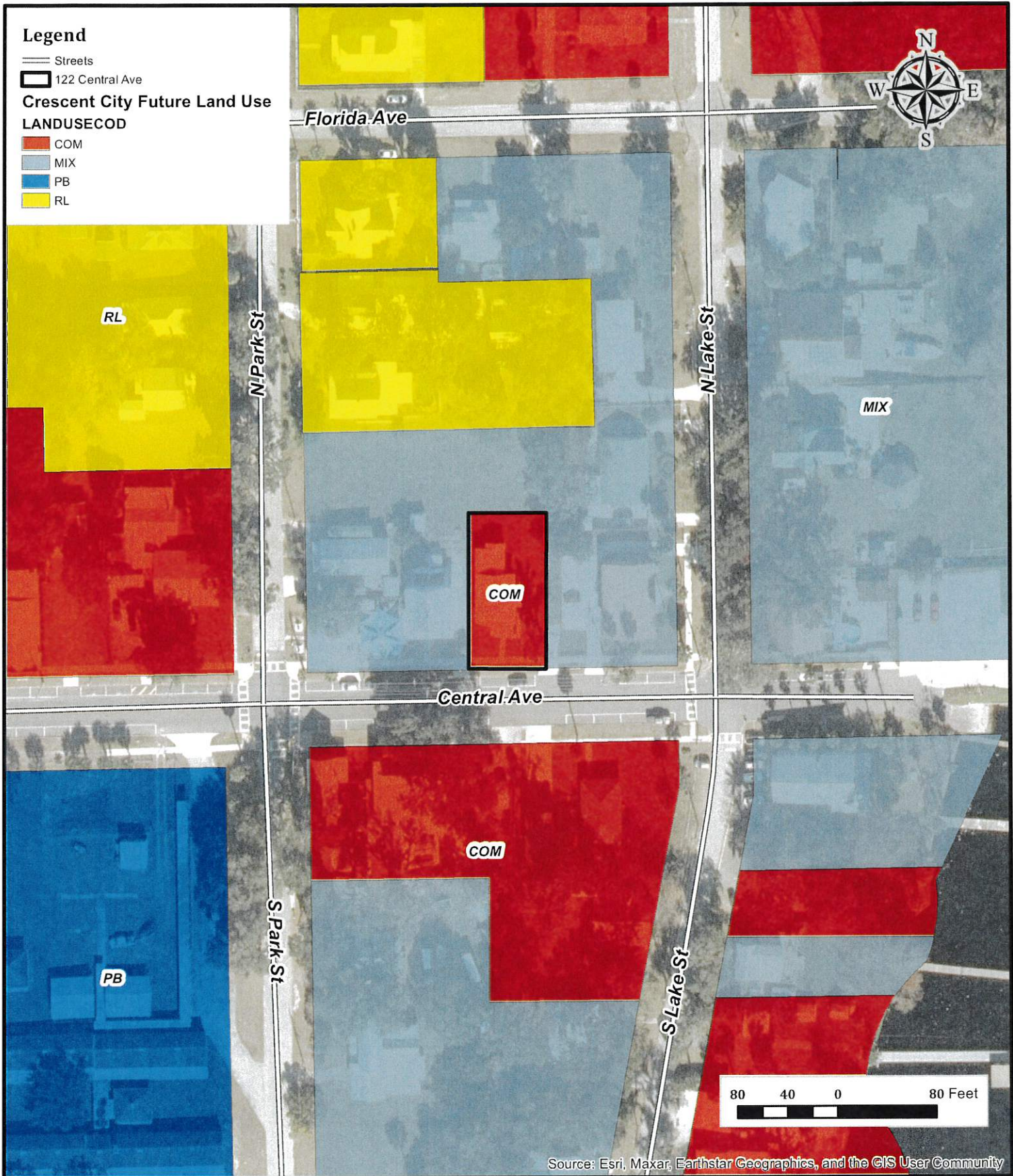


Legend

- Streets
- 122 Central Ave

Crescent City Future Land Use
LANDUSECOD

- COM
- MIX
- PB
- RL



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

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PROPOSED FUTURE LAND USE MAP

122 CENTRAL AVE

City of Crescent City, Florida

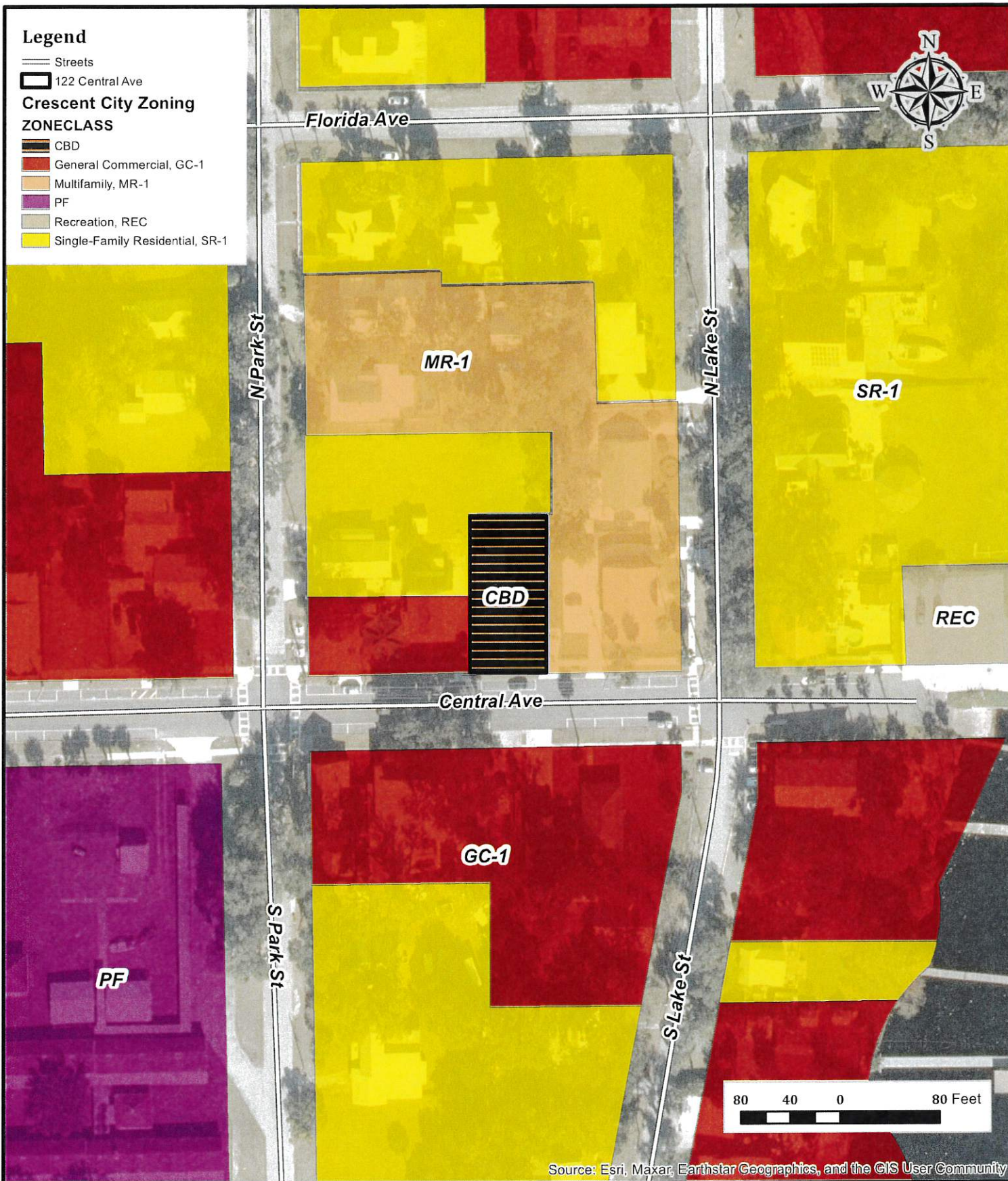


Legend

- Streets
- 122 Central Ave

Crescent City Zoning ZONECLASS

- CBD
- General Commercial, GC-1
- Multifamily, MR-1
- PF
- Recreation, REC
- Single-Family Residential, SR-1



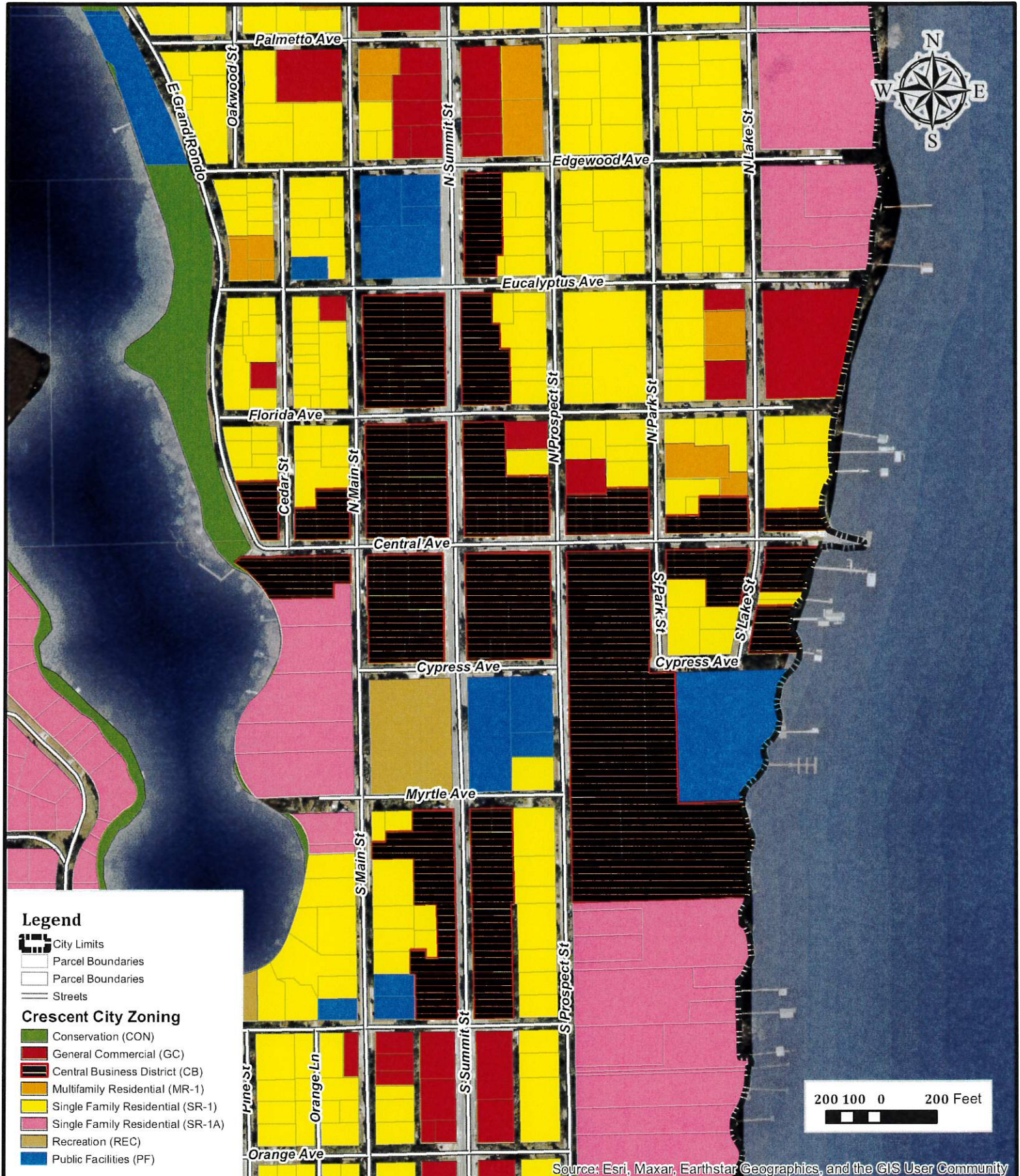
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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PREPARED BY:
ZEV COHEN
ASSOCIATES, LLC

PROPOSED ZONING MAP
122 CENTRAL AVE
City of Crescent City, Florida





Legend

- City Limits
- Parcel Boundaries
- Parcel Boundaries
- Streets

Crescent City Zoning

- Conservation (CON)
- General Commercial (GC)
- Central Business District (CB)
- Multifamily Residential (MR-1)
- Single Family Residential (SR-1)
- Single Family Residential (SR-1A)
- Recreation (REC)
- Public Facilities (PF)

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

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 City\2024\Proposed Central Business (CB) Zoning District

PROPOSED CENTRAL BUSINESS (CB) ZONING DISTRICT MAP

City of Crescent City, Florida

