

**CITY OF CLEWISTON
PLANNING AND ZONING BOARD**

Regular Meeting

January 12, 2015

Mr. L. Hughes, Chairman, called a regular meeting of the Clewiston Planning and Zoning Board to order at 5:30 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

ATTENDANCE:

Members Present: Donnie Hughes
Lewell Hughes
Haitham Kaki

Members Absent: Michael Atkinson
Vic McCorvey

City Personnel Present: Travis Reese
Debbi Towner

City Attorney Present: Frank Palen (by telephone)

Visitors Present: Don Shivers, Area Housing Commission of Clewiston,
LaBelle and Hendry County

Approval of Minutes.

Mr. Kaki made a motion, seconded by Mr. D. Hughes to approve the minutes of the November 3, 2014 meeting. Motion passed unanimously on a voice vote – 3 ayes.

Agenda Item #1: Discussion of variance request.

Mr. Reese summarized the variance request. The Area Housing Commission of Clewiston, LaBelle and Hendry County has requested a variance to the parking standards for the property located at 1016 West Ventura Avenue which is zoned R-3. Site development section 102-35 requires two (2) parking spaces per unit and the applicant would like to reduce the number to 1½ per unit due to smaller than average household size. Mr. Reese then asked Mr. Shivers, representative for the Area Housing Commission of Clewiston, LaBelle and Hendry County. Mr. Shivers stated that the development is for 24 one (1) bedroom and 26 two (2) bedroom units to be used for senior housing. It is typical that the average household is smaller in these types of developments. It also allows for more green space throughout the complex. There will still be room for additional parking should that become an issue in the future. This is a \$5,000,000 HUD funded project

Mr. L. Hughes stated that he is a board member of the Area Housing Commission of Clewiston, LaBelle and Hendry County and inquired to the attorney regarding conflict of interest for voting. Because of no personal gain, Mr. Palen stated that there is no conflict of interest.

Mr. D. Hughes made a motion to recommend approval of the variance as presented, seconded by Mr. Kaki. Motion passed on a voice vote – 3 ayes.

Adjournment

The motion to adjourn was made by Mr. D. Hughes, seconded by Mr. Kaki at 5:48 p.m. Motion passed on a voice vote – 4 ayes.

Submitted by: _____, Director of Building & Zoning
Approved by: _____, Chairman