

CITY OF CLEWISTON
PLANNING AND ZONING BOARD

Regular Meeting
September 8, 2008

Mr. Hughes 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: Lewell Hughes
Ramon Iglesias
Jack Webb
Sassy Whitehead

Members Absent: Leroy Hare

City Personnel Present: Wendell Johnson
Travis Reese
Debbi Towner
Jim Watt, City Attorney

Visitors Present: Edson O. Atalla Melissa & Rob Corbett
Fred R. Bosley Tish Swangler

Approval of Minutes:

Mr. Iglesias made a motion, seconded by Mr. Webb to approve the minutes of the June 9, 2008 meeting. Motion passed unanimously on a voice vote.

Special Exception request by Edson Atalla for sale of alcohol, 108 West Ventura Avenue, Block 356, Lots 18 – 24, GPOC, Zoned C.

Mr. Watt started by saying that there is no language in the code pertaining to special exception provisions and conditions. He felt that appropriate conditions should be included in the code for special exceptions to eliminate the broadness of the language. Mr. Johnson said that zoning section 110-61 covered this and can be granted as such.

Mr. Atalla stated he would like to sell beer/wine at his new convenience store for consumption off site. The special exception is to allow alcohol sales within 500 feet of a church/school which is prohibited by Code section 6-2 in the City of Clewiston's Code of Ordinances.

Mr. Iglesias' opinion was that if a special exception was made for a different business within 500 feet of an established church or school then this one should be granted as well. Mr. Webb disagreed, stating that a precedent had not been set and that it should stop.

Mr. Iglesias stated further that it is his opinion that the City Commission should revisit the language of the code for special exceptions. He feels that there should be certain conditions that would need to be met before applying for a special exception. Discussion that followed had the board members agreeing that a request be submitted to the City Commission for review of Section 110-61 of the City of Clewiston's code of ordinances.

There was a letter from the First Baptist Church to deny and Mr. Bosley spoke on behalf of the Church of Christ also to deny the request.

Mr. Webb made a motion to deny, seconded by Ms. Whitehead. Motion passed 3-1 on a voice vote with Mr. Iglesias voting nay.

Approval of a Development Application request by Knapheide Truck Equipment.

Ms. Corbett stated that they are eager to start construction. They should have their SFWMD permit later this month and would like an early development permit so that they can get their infrastructure started while waiting for the architect to finish with the plans for the building. There was no correspondence from neighbors and none were present.

Ms. Whitehead made a motion to approve as presented, seconded by Mr. Iglesias. Motion passed unanimously on a voice vote.

Adjournment

The motion to adjourn was made by Mr. Webb, seconded by Mr. Iglesias at 6:06 p.m.

Submitted by: Travis Reese, Building Official
Approved by: James E. Atalla, Chairman