

**CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
August 5, 2013**

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.

Pledge of Allegiance recited.

**ATTENDANCE:**

Members Present: Donnie Hughes  
Lewell Hughes  
Haitham Kaki  
Vic McCorvey

Members Absent: none

City Personnel Present: Karen Moore  
Travis Reese  
Debbi Towner

City Attorney Present: Charlie Schoech

Visitors Present: Betty Austin Virginia Dickson  
Ramon Iglesias Maria & Jim Spry  
Malcolm Wilson Roy & Cindy Winfrey

Approval of Minutes.

Mr. Donnie Hughes made a motion, seconded by Mr. McCorvey to approve the minutes of the June 10, 2013 meeting. Motion passed unanimously on a voice vote – 4 ayes.

Mr. Schoech swore in all members of the audience who were planning to testify as this is a quasi-judicial meeting.

Agenda Item #1: Special Exception request from Clewiston Marina, Inc.

Mr. Reese read the background for the record. The parcel known as Wayside Park was granted a special exception for RV use in April 2012 for RV use in R3 zoning; however, the property has recently sold so a new special exception if required for RV use according to stipulations set forth by the City Commission. Ramon Iglesias spoke about intentions for the park and has no problems with stipulations. Ms. Dickson, owner at adjoining condominiums, is against an RV park and has started a petition signed by many of the current owners living in Bass Capital. She has concerns about noise, traffic and safety. Ms. Dickson also suggested that a 10 foot sound barrier, not green barrier if granted. She had concerns about Mr. Kaki, owner of three (3) voting; Mr. Schoech stated that Mr. Kaki's ownership will be addressed later. Mr. Iglesias stated that they will not allow tents or generators and RV's must have a self-contained unit. Allowing this would give \$5,400 extra in taxes to the City. Mr. Schoech stated that the fact that Mr. Kaki owns units at Bass Capital is not a conflict and is in the record along with the petition presented to the board.

Mr. McCorvey made a motion to approve the petition into the record, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

Mr. Schoech went on to say that the Planning & Zoning board can, if they choose to approve the special exception, add stipulations to the recommendation presented to the City Commission. Stipulations are as follows:

- a vegetative buffer on west side of property between the park and Bass Capital prior to rental
- Must comply with city landscape code
- Owner to arrange to meet with City Building Official to determine conditions of all structures
- No gas generators shall be allowed
- No ATV's shall be allowed
- Lighting shall be directed away from neighboring residences
- One mobile home which is new or looks new not to exceed fifty-two (52) feet in length and must meet all city ordinances pertaining to skirting and maintenance
- This special exception shall expire on October 1, 2020

**PLANNING & ZONING MEETING – AUGUST 5, 2013**

Mr. McCorvey made a motion to approve with stipulations, seconded by Mr. Donnie Hughes. Motion passed on a voice vote – 3 ayes/1 nay.

Agenda Item #2: Variance request from Clean Cuts, LLC. for 414 East Sagamore Avenue

Mr. Reese stated this is a lot of record. The applicant, Clean Cuts, LLC would like a variance to the lot width and side setbacks. There is CDBG funding granted in order to demolish and replace the house on this lot; however the lot does not meet code section 110-268, R-2 zoning. Clean Cuts, LLC is requesting a 15 foot reduction of the lot width from the required 75 feet to 60 feet and a 2 foot reduction of the side setback from the required 10 feet to 8 feet. These reductions would allow the house to be constructed.

Mr. McCorvey made a motion to approve as presented, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

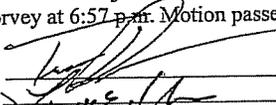
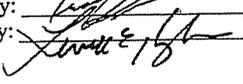
Agenda Item #3: Variance request from Clean Cuts, LLC. for 402 East Trinidad Avenue

Mr. Reese stated this is a lot of record. The applicant, Clean Cuts, LLC would like a variance to the lot width, lot area and side setbacks. There is CDBG funding granted in order to demolish and replace the house on this lot; however the lot does not meet code section 110-313, R-3 zoning. Clean Cuts, LLC is requesting a 25 foot reduction of the lot width from the required 75 feet to 50 feet, a 1,500 sq. ft. reduction of the required lot area from 7,500 sq. ft. to 6,000 sq. ft. and a 2 ½ foot reduction of the side setback from the required 10 feet to 7 ½ feet. These reductions would allow the house to be constructed.

Mr. McCorvey made a motion to approve as presented, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

Adjournment

The motion to adjourn was made by Mr. Kaki, seconded by Mr. McCorvey at 6:57 p.m. Motion passed on a voice vote – 4 ayes.

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