

CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
September 10, 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: Michael Atkinson

Donnie Hughes

Lewell Hughes

Members Absent:

Haitham Kaki

City Personnel Present:

Travis Reese

Debbi Towner

City Attorney Present:

Charlie Schoech (on phone)

Visitors Present:

Juan Cardenas, Pedro Diaz and Ervin Kelting, Jr.

Approval of Minutes.

Mr. D. Hughes made a motion, seconded by Mr. Atkinson to approve the minutes of the July 13, 2015 meeting. Motion passed unanimously on a voice vote – 3 ayes. (Mr. Kaki absent)

Agenda Item #1: Discussion of variance request.

Mr. Reese summarized the variance request by reading the staff summary. The placement of the two (2) duplexes encroach on the rear and side (corner) setbacks as well as not having enough lot area for the two (2) structures as presented. Mr. Diaz is requesting a variance of 1,500 sq. ft. to the lot area requirement of 12,000 sq. ft. for four (4) units; a variance of 15 ft. to the rear setback requirement of 20 ft.; and a variance of 16 ft. to the side (corner) setback requirement of 20 ft. His proposed plan also has a sidewalk placed entirely in the City's right-of-way and would require a license to occupy from the City. This meeting was advertised in the August 27, 2015 issue of the Clewiston News.

Mr. Diaz stated that he wanted to utilize the maximum land area possible for comfortable living space large enough for a family, not just a single person or a couple.

Mr. D. Hughes stated that his opinion was that we would be starting a precedent if we allowed building too close to the road and not enforcing lot area and setbacks. Why have codes at all? Mr. Atkinson agreed adding that maybe another option would be to reduce the size or number of the units, therefore possibly not requiring a variance to the setbacks or lot area at all. Mr. Schoech, who was on the phone, reiterated by stating that this is not about economics but hardship and that Mr. Diaz has not proven a hardship in his opinion. His thought was to amend the code for higher density. Mr. Reese stated in the R-3 zoning it would be possible to construct a single multifamily building, thereby removing the required separation between the duplexes in this district. Mr. Reese agreed that a closer look at the R-3 zoning requirements might be helpful going forward. The board also suggested two (2) story or connecting the buildings with a firewall.

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

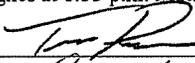
Agenda Item #2: Discussion of US27 Corridor.

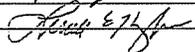
Mr. Reese started the discussion by saying that we need to have ideas for how the City would like the new US27 Corridor Zoning District to look and feel. He would like to see the Planning & Zoning Board also act as the Architectural Board. He also invited them to sit in on a CRA meeting and discuss this topic with them.

He went on to ask the board to study the zoning requirements for the Commerce Park Industrial District (CPID) and how we might lessen the standards that appear to be too restrictive.

Adjournment

The motion to adjourn was made by Mr. Atkinson, seconded by Mr. D. Hughes at 6:55 p.m. Motion passed on a voice vote – 3 ayes.

Submitted by:  Director of Building & Zoning

Approved by:  Chairman