

CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
October 5, 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  
Haitham Kaki

Members Absent: None

City Personnel Present: Shari Howell  
Karen Moore  
Travis Reese  
Debbi Towner

City Attorney Present: Charlie Schoech (by phone)

Visitors Present: Juan Cardenas, Christopher Vary

Approval of Minutes.

Mr. D. Hughes made a motion, seconded by Mr. Atkinson to approve the minutes of the September 10, 2015 meeting. Motion passed unanimously on a voice vote – 4 ayes.

Agenda Item #2: Discussion of hardship conditions.

Mr. Reese stated that Mr. Schoech was attending by phone. Mr. Schoech stated that every state has almost identical conditions with minor variations. He read the code that City of Clewiston has adopted in section 110-61. The board has the variance standards determined by legal counsel.

This meeting was advertised in the September 24, 2015 issue of the Clewiston News.

Agenda Item 3: Discussion of modified variance request – Mr. Diaz

Mr. Reese summarized the modified request from Mr. Diaz, which was revised from the September 10, 2015 Planning & Zoning meeting where the board recommended denial as presented. The City Commission did not rule on his request at their September 21, 2015 regular meeting because Mr. Diaz presented a new plan and they thought it best to go back to the Planning & Zoning board for review of the modified plan and get a new recommendation. The variance now requested is 1,500 square feet of lot area reducing from 12,000 to 10,500 square feet and 14 feet for the rear setback reducing from 20 feet to 6 feet. Mr. D. Hughes asked why the commission does not change the R-3 zoning because of the alley. Mr. Schoech stated that if the board entertains the idea of possibly changing R-3 requirements, then they can make it part of the motion for recommendation to the commission. Staff has no objection to reviewing zoning code.

Mr. D. Hughes made a motion to recommend approval of the request as presented and to also recommend modification of the R-3 zoning requirements, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

Agenda Item #4: Discussion of variance request – Mr. Vary

Mr. Reese summarized the variance application from Mr. Christopher Vary for 416 East Osceola Avenue. It is a request to expand the front porch on the single family. There is a 30 foot front setback in the R-1E zoning district and the new front porch would measure 25.78 feet requiring a 4.22 foot variance to the front setback. Mr. Vary stated that the porch is open supported by columns and that his neighbors did not have a problem with a porch.

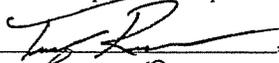
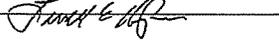
Mr. D. Hughes made a motion, seconded by Mr. Kaki, to recommend approval of the request with the condition that the porch never be enclosed. Motion passed on a voice vote – 4 ayes.

Agenda Item #5: Discussion of the US27 Corridor.

Presented by Mr. Reese is an outline draft of the map depicting the area designated for a new US27 Corridor zoning district, basically populating a list similar to the current commercial code. The board would like to see a color palette incorporated into the ordinance along with no new sign regulations. Existing chapter 100 of the city's code of ordinances would apply to the new district. Mr. Reese suggests that the Planning & Zoning also act as an architectural review board as well to review all construction in the US27 Corridor. Mr. Reese would like the board to submit some of their ideas for the future expansion of US27.

Adjournment

The motion to adjourn was made by Mr. D. Hughes, seconded by Mr. Atkinson at 6:25 p.m. Motion passed on a voice vote – 4 ayes.

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