

**CITY OF CLEWISTON
PLANNING AND ZONING BOARD**

Regular Meeting

May 2, 2016

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:

Karen Moore
Al Perry
Travis Reese
Debbi Towner

City Attorney Present:

Charlie Schoech

Visitors Present:

Cheryl Gutjahr
Steven F. Gwyn
Yasir Khan
Zahra Khan
Rene Navarro

Mike Patel
Richard Phelps
Crystal Sands
Norman Sutton
Samuel Thomas

Recite the Pledge of Allegiance

Approval of Minutes.

Mr. D. Hughes made a motion, seconded by Mr. Atkinson to approve the minutes of the March 14, 2016 meeting. Motion passed unanimously on a voice vote-- 4 ayes.

This meeting was advertised in the April 21, 2016 issue of the Clewiston News.

Mr. Schoech conducting the swearing in of all participants wishing to speak.

Agenda Item #1: Request for rezone

Mr. Reese stated that item for consideration by the Planning & Zoning Board is a rezone request for 318 West Pasadena Avenue. The request is to rezone from current Residential (R-1B) to Commercial (C). Background is that in 2006 lots 33+34 in block 201 were rezoned to C as well. Future land use map is US27 Commercial Corridor so the Department of Community Affairs (DCA) will not require involvement because the updated Comprehensive Plan is already commercial. Three (3) citizens made

contact with the office – one had no opinion and two are against. Reverend Thomas, pastor of St. Martin's Episcopal Church spoke about the Nolan Plan from 1925 and stated that the church board is totally against this rezone. Their concern is the safety aspects of the proposed pool. Mr. Reese stated that this is for a rezone only and the matter for consideration tonight is not the proposed hotel which would be reviewed under development standards and separate public hearings.

Mr. Atkinson made a motion, seconded by Mr. Kaki to recommend to the commission that the. Motion passed unanimously on a voice vote – 4 ayes

Agenda Item #2: Request for Special Exception

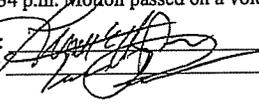
Mr. Reese stated that pursuant to section 110-62 of the Code of Ordinances, the applicant, Clewiston Commons LLC, is seeking a special exception to the permitted uses in section 100-395. This park was rezoned in 2007 to commercial but the Mobile Home/RV use has remained as a legal non-conforming use. The city cannot issue permits for replacement homes in a Commercial district.

Ms. Zahra Khan, legal representation for Clewiston Commons, stated that the land was purchased in 2006 and changed the zoning from RM-1 to C in 2007 without changing the land use at that time. The applicant would like to continue the use of a mobile home park as it's always been. They would like to replace some of the older homes with newer homes to enhance the look of the park. They only have 3 or 4 vacant lots at this time but due to a ramp up in Code Enforcement, there are violations that are being assessed against their park.

Mr. Kaki made a motion, seconded by Mr. Atkinson to recommend to the commission that the request be denied. Motion passed unanimously on a voice vote – 4 ayes

Adjournment

The motion to adjourn was made by Mr. D. Hughes, seconded by Mr. Kaki at 6:34 p.m. Motion passed on a voice vote – 4 ayes.

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