

**CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
June 27, 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:

<u>Members Present:</u>	Michael Atkinson Donnie Hughes Lewell Hughes Haitham Kaki	
<u>Members Absent:</u>	None	
<u>City Personnel Present:</u>	Karen Moore Al Perry Travis Reese Debbi Towner	
<u>City Attorney Present:</u>	Charlie Schoech	
<u>Visitors Present:</u>	Juan Alvarenga Juan Cardenas Jerry Cochrane Pedro Diaz Darryl Moore Antonio Perez	Moyne Perkins Kristine Petersen Crystal Sands Samuel S. Thomas Veronica Villegas Margaret Wuerstle

Recite the Pledge of Allegiance

Agenda Item #1: Approval of Minutes.

Mr. Atkinson made a motion, seconded by Mr. Kaki to approve the minutes of the May 2, 2016 meeting. Motion passed unanimously on a voice vote – 4 ayes.

This meeting was advertised in the June 16, 2016 issue of the Clewiston News.

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

Agenda Item #2: Reorganization

Pursuant to Sec. 94-23, Mr. L. Hughes reminded the board that as of June 1 the board is required to reorganize. The members discussed and Mr. Kaki nominated Mr. L. Hughes, who respectively declined to remain as chairman of the Planning & Zoning board. Mr. Kaki then nominated Mr. D. Hughes, who accepted the nomination as chairman and Mr. Atkinson nominated Mr. Kaki for secretary, who accepted the nomination.

The motions to nominate Mr. D. Hughes as chairman and Mr. Kaki for secretary was made by Mr. Kaki and Mr. Atkinson respectively, seconded by Mr. Atkinson and Mr. D. Hughes, respectively. Motion passed on a voice vote – 4 ayes.

Agenda Item #3: Ordinance #2016-03 adopting section 110-401

Mr. Reese proposed ordinance 2016-03 amending Division 10, General Commercial District, Chapter 110 zoning by adopting section 110-401, Special Exception – Structures. Our special exception code is very generic so we would like the board to make a recommendation that businesses could apply for a special exception to the height restrictions in order to meet certain potential franchise requirements. Board members inquired about any restrictions for the fire department responses. Mr. Reese stated that the fire department does not have equipment to handle more than 75 feet. Mr. Reese said giving a range gives the architect a threshold and is exactly what the intent is. An applicant would still have to appear before this board and the city commission for approval to a special exception.

The motion to recommend approval to adopt ordinance #2016-03 was made by Mr. Atkinson, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes.

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~~A motion to approve a range of 40 – 70 feet for special exception to the height requirements was made by Mr. Kaki, seconded by Mr. Atkinson. Motion passed on a voice vote – 4 ayes.~~

Agenda Item #4: Special Exception for B.A. Hospitality LLC

Mr. Reese read the staff summary regarding a special exception request. B.A. Hospitality LLC is requesting city approval for a special exception to code section 110-399, maximum height requirements in a commercial zone. In October 2006 the city granted a variance to the standard to allow for a maximum height of 44 feet. Mr. Reese called upon Ms. Crystal Sands, agent for B.A. Hospitality to outline the plans for a proposed Hampton Inn to be located in block 201, lots 1 – 10 & the W 1/3 of lot 31, all lots 32 – 36. Ms. Sands stated that the current site plan shows a building roof height of 47' 9" with a parapet reaching 55' 9". This proposed hotel has the architectural features common in all Hampton Inn franchises. Main entrance to the property will be on W C Owen Avenue and all parking in the front of the hotel. Mr. Reese stated that the technical review will address all development and this will come before this board at that time.

The motion to approve was made by Mr. Atkinson, seconded by Mr. Kaki. Motion passed on a voice vote – 3 ayes/1 nay by L. Hughes.

Agenda Item #5: Variance request for 431 East Ventura Avenue – Moyne Perkins

Mr. Reese read the staff summary. Mr. Perkins stated that the house has been sinking, has mold and termites. It is an ongoing battle in Clewiston as zoning requirements have changed over the years. Mr. Perkins would like to demolish the old house and construct a new concrete block single family home. It is owner occupied and has homestead status. Mr. Reese said that pursuant to code section 110-287, Mr. Perkins does not meet the lot width requirements. R-2 zoning requires 75 feet of lot width and Mr. Perkins' property is the W 12 ½ ft. of lot 4 and all of lot 5 in block 368 totaling only 62 ½ feet; therefore, a variance of 12 ½ feet would be necessary in order for Mr. Perkins to replace his home which will be slightly smaller than the existing home. Mr. Atkinson voiced a concern regarding the floodplain and water flowing to neighboring lots if the home is constructed too high. Mr. Reese stated that during the permitting process all requirements will be met before construction can begin.

The motion to approve was made by Mr. Kaki, seconded by Mr. L. Hughes. Motion passed on a voice vote – 4 ayes.

Agenda Item #6: Presentation by Margaret Wuerstle of the Southwest Regional Planning Council regarding the Main Street Revitalization

Margaret Wuerstle spoke about the deliverables sent to the state. All requirements have been met for future grant funding. All members were handed Deliverable #5 for review and discussion.

Agenda Item #7: Discussion of Merchant Square zoning regulations

After discussion, Mr. Reese said staff will provide a draft at the next meeting.

Agenda Item #8: Discussion of residential & commercial fences

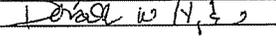
After discussion, Mr. Reese said staff will provide a draft at the next meeting.

Agenda Item #9: Discussion of the Clewiston Commerce Park zoning requirements

After discussion, Mr. Reese said staff will provide a draft at the next meeting.

Adjournment

The motion to adjourn was made by Mr. Kaki, seconded by Mr. Atkinson at 8:06 p.m. Motion passed on a voice vote – 4 ayes.

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