

**CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
March 6, 2017**

Mr. D. 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: Jerry Cochrane  
Donnie Hughes  
Lewell Hughes  
Haitham Kaki  
Mickey McGahee

Members Absent: None

City Personnel Present: Debbie McNeil  
Karen Moore  
Al Perry  
Travis Reese  
Debbi Towner

City Attorney Present: (on phone) Gary Brandenburg

Visitors Present: Michael Atkinson Terry Gardner  
Juan Cardenas Javier Gonzalez  
Pedro Diaz James Pittman

Recite the Pledge of Allegiance

Agenda Item #1: Approval of Minutes.

Mr. McGahee made a motion, seconded by Mr. Cochrane to approve the minutes of the January 9, 2017 and February 15, 2017 meetings. Motion passed unanimously on a voice vote – 5 ayes, 0 nays.

This meeting was advertised in the February 23, 2017 issue of the Clewiston News.

Agenda Item #2: Special Exception Request from Gustavo A. Perez

Mr. Reese read background and findings pursuant to section 110-62 of the city code for special exceptions. Mr. Brandenburg stated that it's his opinion that this request is not appropriate to be handled as a special exception per our code. The decision to continue until the next meeting was unanimous.

The motion to recommend table the request and allow the commission to discuss at the next meeting was made by Mr. McGahee, seconded by Mr. L. Hughes. Motion passed on a voice vote – 5 ayes, 0 nays.

Agenda Item #3: Text amendments to Section 110-316

Mr. Cochrane stated that he is opposed to this type of change. Mr. L. Hughes agrees with Mr. Cochrane and Mr. Kaki thinks it will be beneficial and supports the amendment. Legal suggested changes to clarify the language and will submit a new draft for review at the next commission meeting.

The motion to recommend approval of the text amendments with changes by legal was made by Mr. McGahee, seconded by Mr. Kaki. Motion passed on a voice vote – 3 ayes, 2 nays. (Mr. Cochrane and Mr. L. Hughes voting nay)

Agenda Item #4: Review of proposed US27 Corridor regulations

Staff has made changes to the DRAFT Zoning Regulations submitted by Southwest Florida Regional Planning Council. Recommendation is to create Divisions 14 & 15 in Article V, Chapter 110 for land use regulations along the US27 Corridor, entitled "US27 Corridor District" and "Ventura Overlay". After final review by legal, this document is ready to be presented to the City Commission.

The motion to recommend approval of the US27 Corridor zoning regulations after legal review was made by Mr. McGahee, seconded by Mr. L. Hughes. Motion passed on a voice vote – 5 ayes, 0 nays.

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Agenda Item #5- Ordinance 2017-01, Reasonable accommodation procedures

Mr. Reese read the background information: pursuant to a request by the City Commission, a change to the language of section 110-218 is presented for review and recommendation for possible revisions to the code. Section 110-287 for R-2 & R-3 districts have already been reviewed and the Planning & Zoning board asked that staff also look at other districts. R-1B has a number of lots that would be non-conforming and would not be allowed to replace a home without a variance. Lot widths within the R-1B district require a minimum of 90'. In an effort to reduce variance requests, staff is asking the Planning & Zoning board to consider allowing a single family home to be built/replaced on any 50' lot previously occupied by a single family home.

Mr. L. Hughes asked if this zoning district is all residential. Mr. Reese said yes, it is. Mr. McGahee asked if disability and substance abuse is treated the same. Mr. L. Hughes asked if the city code regarding group homes would be replaced by this code. The answer from legal was it would not, this ordinance is separate. Legal also stated that with this type of occupancy occupants are tenants that come and go. Mr. Brandenburg also stated that there should be a process to review all applications for this type of home.

The motion to recommend approval of Ordinance 2017-01 as presented was made by Mr. Cochrane, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes, 2 nays. (Mr. McGahee and Mr. Kaki voting nay)

Agenda Item #5a added to the agenda: Text amendments to Section 110-218

Pursuant to a request by the City Commission, a change to the language of section 110-218 is presented for review and recommendation for possible revisions to the code. Section 110-287 for R-2 & R-3 districts have already been reviewed and the Planning & Zoning board asked that staff also look at other districts. R-1B has a number of lots that would be non-conforming and would not be allowed to replace a home without a variance.

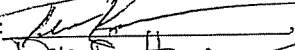
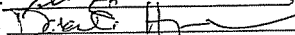
110-218 – lot widths within the R-1B district require a minimum of 90'. In an effort to reduce variance requests, staff is asking the City Commission to consider allowing a single family home to be built/replaced on any 50' lot previously occupied by a single family home.

Mr. Reese said that to his knowledge, there has only been one request for a variance in an R-1B zoning district.

The motion to recommend to approve as presented was made by Mr. McGahee, seconded by Mr. Kaki. Motion passed on a voice vote – 5 ayes, 0 nays.

Adjournment

The motion to adjourn was made by Mr. Cochrane, seconded by Mr. McGahee at 7:18 p.m. Motion passed on a voice vote – 5 ayes, 0 nays.

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