

CITY OF CLEWISTON  
PLANNING AND ZONING BOARD  
Regular Meeting  
January 9, 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:  
Donnie Hughes  
Lewell Hughes  
Mickey McGahee

Members Absent:  
Haitham Kaki

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

City Attorney Present: (on phone) Gary Brandenburg

Visitors Present:  
Rock Aboujaoude  
Hitendra (Harry) Patel

Recite the Pledge of Allegiance

Oath of Office of Mr. McGahee

Approval of Minutes.

Mr. L. Hughes made a motion, seconded by Mr. McGahee to approve the minutes of the November 7, 2016 & November 8, 2016 meetings. Motion passed unanimously on a voice vote – 3 ayes.

This meeting was advertised in the December 29, 2016 issue of the Clewiston News.

Agenda Item #2: Hampton Inn Development Order for B.A. Hospitality

Mr. Reese read the staff summary. Technical Review met on 11/16/16 and 12/21/16 and found it meets all requirements for development of the site. Mr. Aboujaoude stated that he, the city and Mr. Patel met with city engineer regarding water, sewer and utilities and feel that they have resolved any issues. City Engineer, Tommy Perry is confident that there is enough water for the entire project and will help the whole block. The city is now ready to respond to B.A. Hospitality with their plans for water, sewer and utilities and how they will aid in funding for the infrastructure. The city is responsible for the line up to the building then the responsibility falls on the owner. The applicants' engineer to provide certification that fire flow will be sufficient.

The motion to approve with conditions that the water/fire flow will be certified prior to permitting was made by Mr. L. Hughes, seconded by Mr. McGahee. Motion passed on a voice vote – 3 ayes.

Agenda Item #3: Text amendments to Section 110-287

Mr. Reese state that pursuant to a request by the City Commission, a change to the language of section 110-287 is presented for review and recommendation for possible revisions to the code. This item was tabled at both the October 3<sup>rd</sup> & November 7<sup>th</sup> meetings. This section pertains to the lot width requirements in the R-2 & R-3 districts which require 75' of lot width. In an effort to reduce variance requests, staff is asking the Planning & Zoning board to consider allowing a single family home to be built or replaced on any 50' lot that was previously occupied by a single family structure. Mr. D. Hughes asked the question about replacing on the same footprint. Mr. Reese said as long as they meet all other zoning requirements, the structure would not have to be built to the same footprint. Mr. Brandenburg raised the possibly of time restrictions. The city may not want to have a property owner whose lot has been vacant for twenty (20) years apply for a permit. The discussion led to a five (5) year time limit on how long a property can remain vacant before the city will permit without a variance on a 50' lot. Longer than five (5) years would require a variance.

The motion to recommend approval as presented with a five (5) year limit was made by Mr. McGahee, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

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Agenda Item #4: Text amendments to Section 110-316

Mr. Reese state that pursuant to a request by the City Commission, a change to the language of section 110-316 is presented for review and recommendation for possible revisions to the code. This item was tabled at both the October 3<sup>rd</sup> & November 7<sup>th</sup> meetings. The city has several blocks in the R-3 multi-family zoning districts which abut alleys. Staff is the Planning & Zoning board to consider allowing one-half of an alley be assumed to be a portion of the rear setback area. Mr. Brandenburg asked about applying the same rule to all zoning districts, not just R-3. Mr. Reese stated that staff had that discussion but only one other district is the downtown district which is changing in the near future. So, the language would be part of our new code. Mr. L. Hughes asked Mr. Brandenburg how widespread it is in other communities. His opinion is that property owners create a self-inflicted hardship by wanting to build more than the code allows. Mr. Brandenburg stated that he knew of none in communities he has represented but he also hasn't researched. Mr. Reese stated that this would be a way for potential construction without compromising our standards.

The motion to recommend approval with language that legal will suggest was made by Mr. McGahee, motion died for lack of a second. Mr. McGahee made a motion to continue the discussion of the text amendments as presented to the next meeting for further review, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

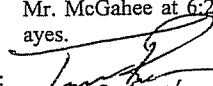

Agenda Item #5 & 6: Discussion of Downtown District & U.S. 27 Corridor

Before the board is a 'red lined' copy of the ordinance that staff has modified. We have modified a map with the green being the new Ventura Overlay. This will a new live/work area, which could be a combination of commercial and residential uses. City Manager Perry mentioned the Ms. Wuerstle is not from here but did a good job in giving the city a guideline to go by. The CRA advisory committee has also reviewed this document. The board was instructed to forward any suggestions to the clerk for inclusion in the ordinance and that the revised document will then be presented at a future meeting for possible recommendation to the City Commission for adoption.

Mr. McGahee made a motion to table the U.S. 27 Corridor review to a future meeting, seconded by Mr. L. Hughes. Motion passed on a voice vote – 3 ayes.

Adjournment

The motion to adjourn was made by Mr. L. Hughes, seconded by Mr. McGahee at 6:23 p.m. Motion passed on a voice vote – 3 ayes.

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