

CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
April 3, 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: Kathy Combass
Debbie McNeil
Al Perry
Travis Reese
Debbi Towner

City Attorney Present: (on phone) Gary Brandenburg

Visitors Present: Javier Gonzalez

Recite the Pledge of Allegiance

Agenda Item #1: Approval of Minutes.

Mr. L. Hughes made a motion, seconded by Mr. Cochrane to approve the minutes of the March 6, 2017 meeting. Motion passed unanimously on a voice vote – 5 ayes, 0 nays.

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

Agenda Item #2: Text Amendment Request from Gustavo A. Perez

Mr. Reese read background and findings pursuant to a request to modify the language of ordinance sec. 110-435 and recommend possible revisions to the code. Mr. Gustavo Perez submitted an application for a text amendment to section 110-435, changing the maximum building height from 35' feet to 55' in the Industrial zoning district. Mr. Perez is planning to construct an addition to his yogurt factory located at 611 East Obispo Avenue. Mr. L. Hughes asked about the transitional between residential and industrial. Mr. Cochrane was concerned about the building being too close to the road and that it's too much building. Also, questions were raised regarding the loading docks in the front of the building. Mr. Gonzalez, representative for the owner, stated that the loading docks will be entirely inside the building. Mr. Cochrane then asked about employees and parking. Mr. Gonzalez stated they currently employee 43 and intend to add an additional 12 – 17 when this new building is done. He also stated that the city allowed him to pave the 42 spaces in the right of way on the south side of the road near the rodeo grounds and 12 spaces in the front of his facility for employee parking. Mr. Cochrane was concerned about customer parking. Mr. Gonzalez said there is no retail sales at this location. Mr. D. Hughes asked why not build in the Commerce Park. Mr. Gonzalez stated that this new building is tied to the yogurt factory and that the All Juice facility in Commerce Park is now manufacturing bottles for use in the yogurt factory and that they already own the land on East Obispo.

The motion to recommend approval of the request to amend the language as presented was made by Mr. McGahee, seconded by Mr. Kaki. Motion passed on a voice vote – 4 ayes, 1 nays. (Mr. Cochrane voting nay)

Agenda Item #3: Discussion of residential & commercial walls and fences

Mr. Reese read background and findings pursuant to a request from the commission to modify the language of section 110-524 regarding fences, walls and hedges. This was on the agendas in June and August 2016. Staff submitted the board recommendations to legal and Mr. Brandenburg provided a modified copy for board review and discussion. The board discussed barbed wire and electronic pet fences. Mr. McGahee said that the electronic fences are underground and dogs wear collars, they do not affect humans. Board would like see barbed wire allowed in certain areas such as commercial and industrial zones by conditional use approved by the Planning & Zoning Board. There will be a new district coming for the US27 Corridor with its own regulations. Legal was asked to make additional changes to this document based on this discussion and submit again for board review at the next meeting, set for Monday, May 1, 2017 at 5:30 p.m.

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~~The motion to recommend to postpone the review until next meeting was made by Mr. McGahee, seconded by Mr. Cochrane. Motion passed on a voice vote – 5 ayes, 0 nays.~~

Agenda Item #4: Discussion of Clewiston Commerce Park

Mr. Reese read background and findings pursuant to a request from the commission to modify the language of Chapter 110, Division 13 regarding land use regulations in the Clewiston Commerce Park Industrial District (CPID). This was on the agendas in June and August 2016. Staff submitted the board recommendations to legal and Mr. Brandenburg provided a modified copy for board review and discussion. Legal has made changes based on discussions by the board. Mr. Cochrane asked for the history as he was not a member when this discussion started. He would like to know why changes to the purchase and economic goal sections. Mr. Reese stated that there were certain requirements when this district was adopted in 2012 that are no longer applicable. Mr. Brandenburg would like to strike the 'prohibited' uses section if the use is not on the 'permitted' use list, it's automatically prohibited. Mr. Perry stated that in his four (4) years with the city there have no requests to purchase in the CPID.

The motion to recommend approval of the request to strike sections 110-496, Prohibited Uses and 110-497, Nuisances was made by Mr. Cochrane, seconded by Mr. Kaki. Motion passed on a voice vote – 5 ayes, 0 nays.

The motion to recommend approval of the request to amend Division 13 with changes and move forward to Commission was made by Mr. L. Hughes, seconded by Mr. McGahee. Motion passed on a voice vote – 5 ayes, 0 nays.

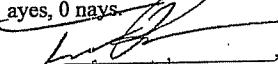
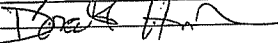
Agenda Item #5: Discussion of Merchant Square Subdivision

Mr. Reese read background and findings pursuant to a request from the commission to create a new Division in Chapter 110, regarding land use regulations in the Merchant Square Subdivision. This was on the agendas in June and August 2016. Staff submitted the board recommendations to legal and Mr. Brandenburg provided a modified copy for board review and discussion. Legal has made changes based on discussions by the board and presented a new ordinance for review. Legal was asked to make additional changes to this document based on this discussion and submit again for board review at the next meeting, set for Monday, May 1, 2017 at 5:30 p.m.

The motion to recommend to postpone the review until next meeting was made by Mr. McGahee, seconded by Mr. L. Hughes. Motion passed on a voice vote – 5 ayes, 0 nays.

Adjournment

The motion to adjourn was made by Mr. Cochrane, seconded by Mr. Kaki at 6:50 p.m. Motion passed on a voice vote – 5 ayes, 0 nays.

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