

CITY OF CLEWISTON
PLANNING AND ZONING BOARD
Regular Meeting
(Tuesday, March 11, 2025 at 5:00 pm)

Mrs. Betancor, acting Chairman, called a regular meeting of the Clewiston Planning and Zoning Board to order at 5:01 p.m., in the City Hall Commission Chambers, 115 West Ventura Avenue.

ATTENDANCE:

Members Present: Carolina Betancor, Renaldy Tapia, Andy Vann

Members Absent: Haitham Kaki, Donnie Hughes

City Personnel Present: Travis Reese, Tara Dyess

City Attorney Present: (on phone) Dylan Brandenburg

Visitors Present: none

Recite the Pledge of Allegiance

Agenda Item #1: Approval of Minutes.

Mrs. Carolina Betancor made a motion, seconded by Mr. Andy Vann to approve the minutes of the December 10, 2024 meetings. Motion passed unanimously on a voice vote – 3 ayes, 0 nays.

This meeting was advertised in the March 5, 2025 issue of the Clewiston News.

Agenda Item #2: Review of proposed text amendment to Section 110 Division 13 CPID

Mr. Travis Reese read the proposed text amendment to the code, Section 110 Division 13 CPID Commerce Park Industrial District. The requested amendments are to remove the conditional uses and allow for them to be permitted uses with the exception of (u) Repair and maintenance of automotive, agricultural and marine equipment, that section will stay in place. This allows for a more streamlined process to get the properties developed. Right now there are too many conditional uses and since the properties have been sold, there is no reason for the conditional use. The second amended section is Sec. 110-498 Development standards (b) Height. The request is to remove the 70 feet height restriction and raise it to 75 feet. Reason being we have a ladder truck on order so there are no objections to allowing them to build up to the 75 feet now. The third amendment is to Sec. 110-499 Development review; Striking out the pre-application and conference requirement and reducing in parenthesis (1) the requirement for 6 sets of copies to two sets since most things are digital now. Also in staff review, change the applicate sufficiency letter being submitted to the city manager to now being submitted to the planning department for review. There is also a strikeout to parenthesis (c) as it is no longer applicable to this district. Last change is to strikeout Sec. 110-500 required approvals. There was a discussion and explanation by Mr. Reese that it basically makes it easier for the property owner to develop the district and grow faster. But also keeping it to our code standards. Opened for public comments with none requested.

The motion to recommend to approve changes to section as amended was made by Mr. Andy Vann, seconded by Mrs. Carolina Betancor. Motion passed on a voice vote – 3 ayes, 0 nays.

Agenda Item #3: Discussion of proposed text amendment to Section 110 Division 14

Mr. Travis Reese read the proposed text amendment to the code, Section 110 Division 14 Commercial Corridor District. Pertaining to Sec. 110-504 Development standards (4) max height requirement, be changed from 55 feet to 65 feet. Also under the special exception change from 65 feet to 75 feet. Reason for the request is that the City Fire Department has a ladder truck on order and the requirement is no longer a need. The reason not to allow it to go to 75 feet in the standards is more for esthetics purposes. Allowing the additional 10 feet to be a special exception. There was a discussion had and open for public comments with none requested.

The motion to recommend to approve changes to section as amended was made by Mr. Renaldy Tapia, seconded by Mrs. Carolina Betancor. Motion passed on a voice vote – 3 ayes, 0 nays.

Adjournment

The motion to adjourn was made by Mrs. Carolina Betancor, seconded by Mr. Andy Vann at 5:19 p.m. Motion passed on a voice vote – 3 ayes, 0 nays.

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