



CITY OF CLEWISTON

PLANNING BOARD AGENDA

January 13, 2026 at 5:00 PM

City Hall Commission Chambers-115 W Ventura Ave

Board Members:

Greg Thompson, Chair

Haitham Kaki, Vice Chair

Carolina Bentancor, Board Member

Eddie Vazquez, Board Member

Luis Vallejo, Board Member

Administration:

Community Dev. Director Chris Cooper

City Attorney, Kaylee Tuck

City Clerk, Fransheska Berrios

Planning Assistant, Leslie Almanza

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in the City of Clewiston. Civility is practiced at all City meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, City Hall is wheelchair accessible and accessible parking spaces are available. Please contact the City Clerk's office at (863) 983-1484, extension 104, or email fransheska.berrios@clewiston-fl.gov for information or assistance.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. City Commission Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. An unsworn comment will be given its appropriate weight by the City Commission.

Appeal of Decision: If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

PLANNING BOARD AGENDA ITEMS:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for all meetings may be received by email, or in writing to the City Clerk's Office until 3:00 PM on the day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Planning and Zoning Board meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

1. Application for a variance at Commercio Street
2. Application for a special exception at 813 East Ventura Avenue

CITY STAFF COMMENTS

BOARD MEMBER COMMENTS

ADJOURNMENT

Comment Cards: Anyone from the public wishing to address the Planning and Zoning Board, it is requested that you complete a Comment Card before speaking. Please fill it out completely with your full name and address so that your comments can be entered correctly in the minutes and given to the City Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comments. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodation in order to participate should contact the City Clerk's Office (863-983-1484), at least 48 hours in advance to request such accommodation.



Agenda Item Memorandum

TO: Planning and Zoning Board

FROM: Leslie Almanza, Planning Assistant

VIA: Christopher Cooper, Community Development Director

DATE: January 13, 2026

SUBJECT: Consideration of Variance Application at Comercio Street

Background: The applicant is requesting a variance due to the zoning requirements, which currently restricts them from constructing the proposed building. Minimum lot area per City of Clewiston Ordinances is 9,500 Square feet. Actual lot area is 5,000 square feet.

Staff Recommendation: Staff supports variance request

City Of Clewiston

121 Central Avenue Clewiston, Florida 33440 • Phone: 863-983-1500

www.clewiston-fl.gov

tara.dyess@clewiston-fl.gov / permitting@clewiston-fl.gov

APPLICATION FOR VARIANCE

Application Fee (non-refundable) \$500.00 plus \$150.00 per additional request

This application **must** have **all** fields completed and returned to Community Development Department at the address above. It is important that the applicant or a representative be present at each required public meeting to answer any board questions regarding your request. You will be notified of all meeting dates.

Owner Name: Brian Sullivan Contractor Inc.
Address: 80 Goff Rd City, State: Uenus FL
Phone Number(s): 863 465-1371 Email: brian@briansullivancontractor.com
Legal Description: Lot(s) 1+2 Block 423
Subdivision: _____ Present Zoning: R-3
Property Address: Commercial St
Street boundaries: _____
Property boundaries lengths: (in feet)
Front: 50' Rear: 50'
Right: 100' Left: 100'

The following information and documentation has to be submitted with this application:

1. Developed property: Provide a Plot (or site) plan which shows existing buildings, (with dimensions), and their distance from adjacent property lines. Indicate the area of your (proposed) new construction – or your reason for applying for a modification to the conforming uses allowed within your property's present zoning classification.
2. Undeveloped property: If the property is vacant, submit a plot plan describing and/or illustrating what sort of changes or alterations (to the current zoning list of allowable uses), that you wish to make on the above described property.
3. Elevation drawings and photo/sketch of proposed construction.

Helpful tips: ✓ Most of the legal information needed can be found on your *mortgage survey*.

✓ A copy of your *mortgage survey* may also be used as a basis for your **Plot plan**

THE APPLICANT BELIEVES THAT THE CITY SHOULD GRANT THIS REQUEST BECAUSE:

VARIANCE: A variance from the terms of the Zoning Code shall not be granted until the applicant can justify the need for a variance by providing responses to the following criteria:

1. Describe the special conditions and circumstances that exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings or structures in the same Zoning District.

Area was a mobile home Park. City does not want mobile homes in the center of town. City is changing zoning and will no longer allow mobile homes.

2. Why would the literal interpretation of the provisions of the Zoning Code deprive you of rights commonly enjoyed by other properties in the same Zoning District under terms of the Code?

The lot is currently un-buildable in its current zoning

3. Explain how the special conditions or circumstances of this case do not result from actions of the applicant.

The city will no longer approve mobile homes in this area. the lots are not big enough to meet R-3 setbacks

4. Will granting the variance requested confer on the applicant any special privilege that is denied by the Zoning Code to other lands, structures or buildings in the same Zoning District.

not to my knowledge

5. Will this be the minimum variance that will make possible the reasonable use of the land, building or structure if granted?

Yes

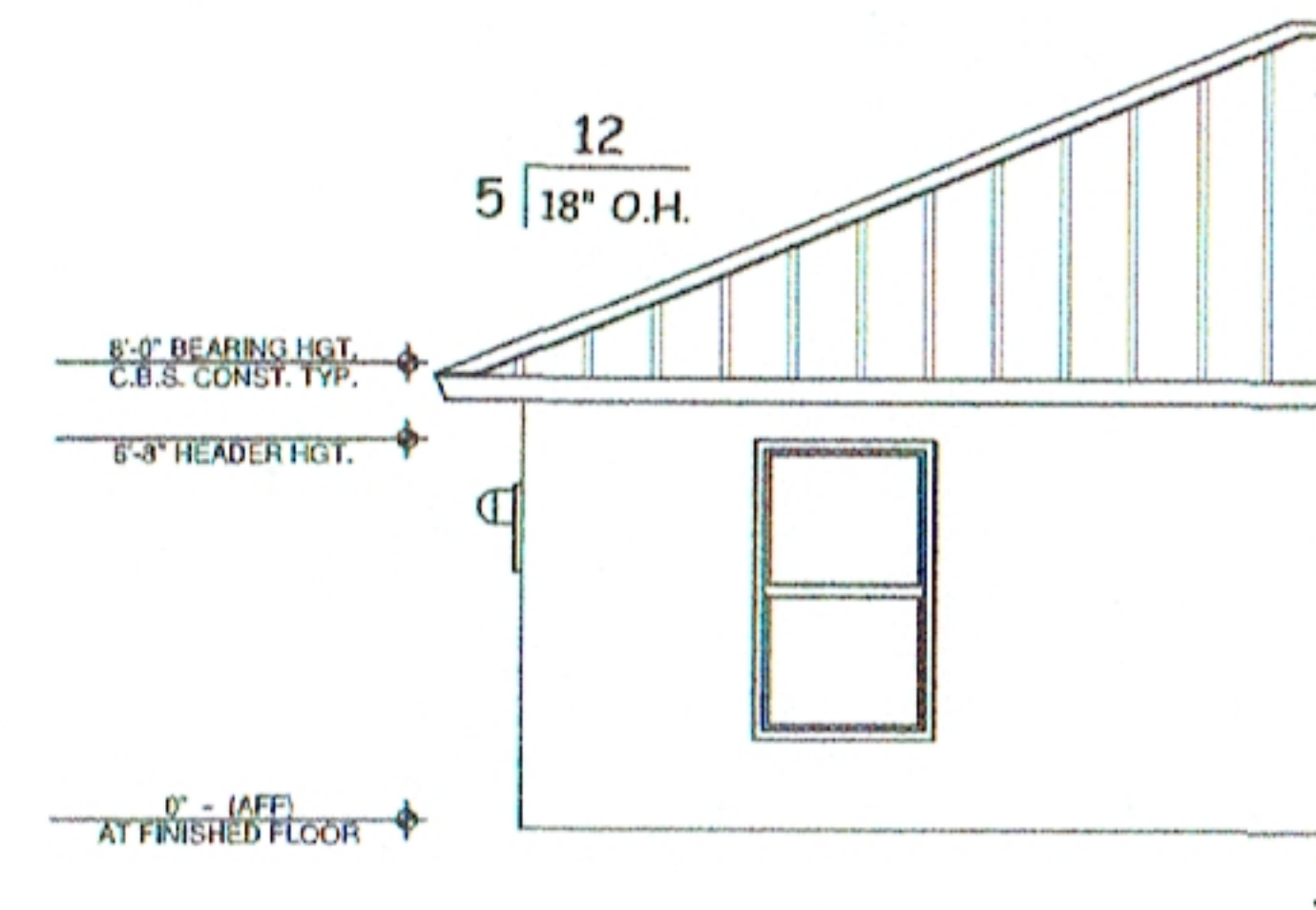
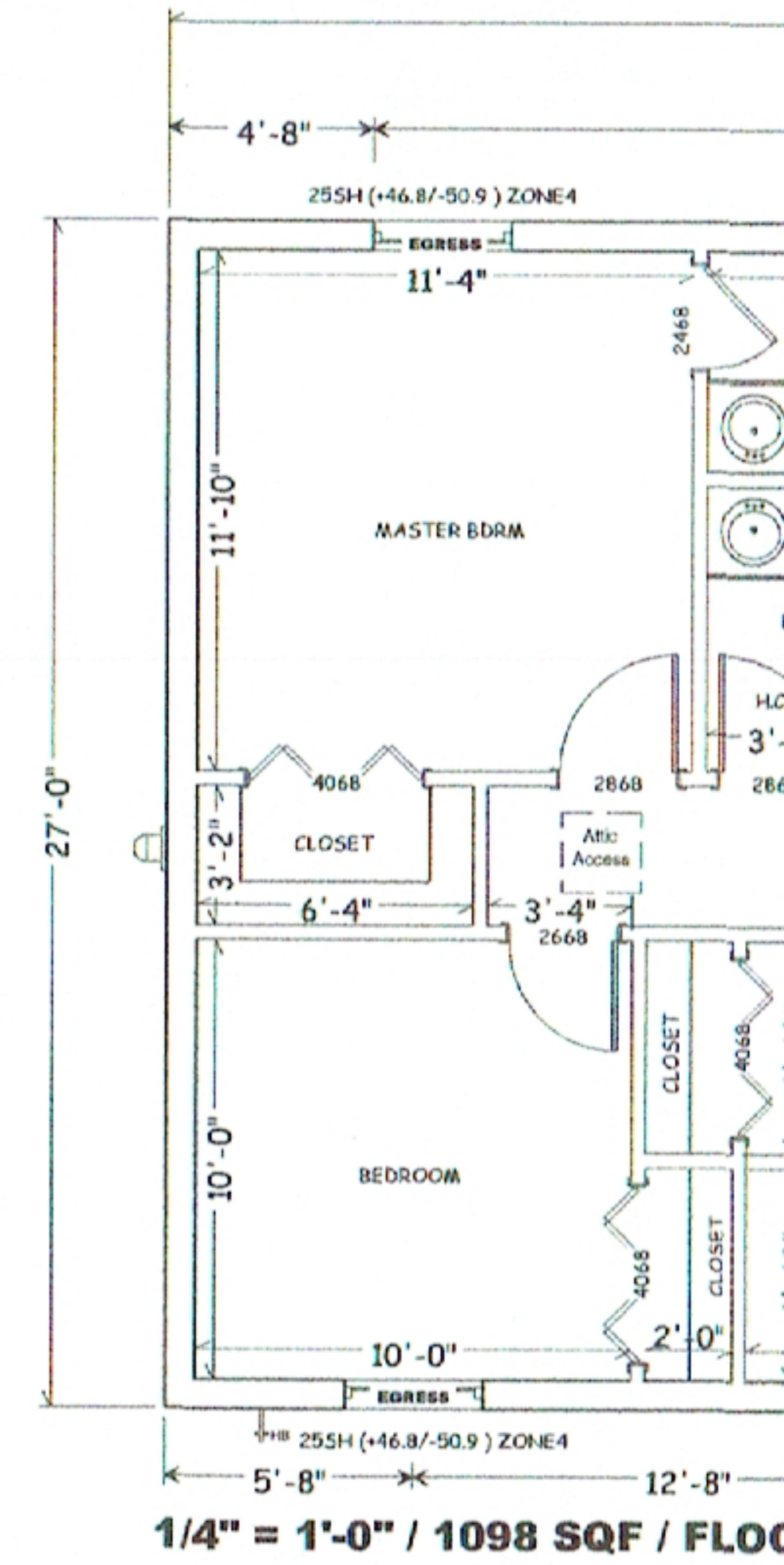
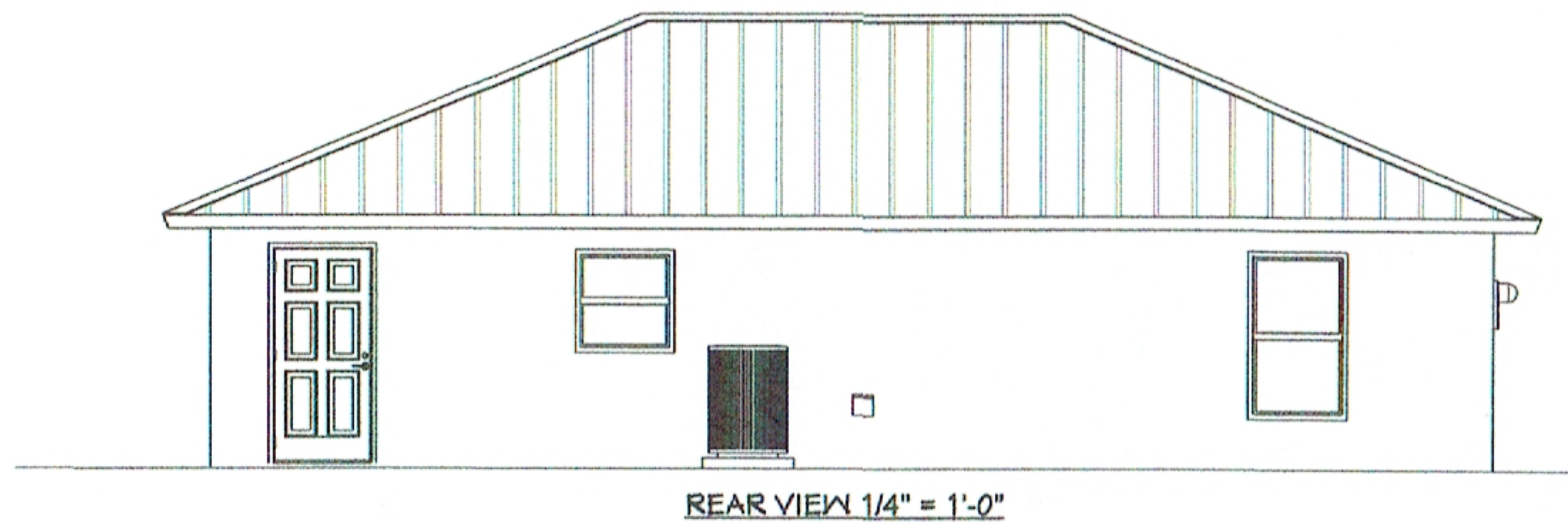
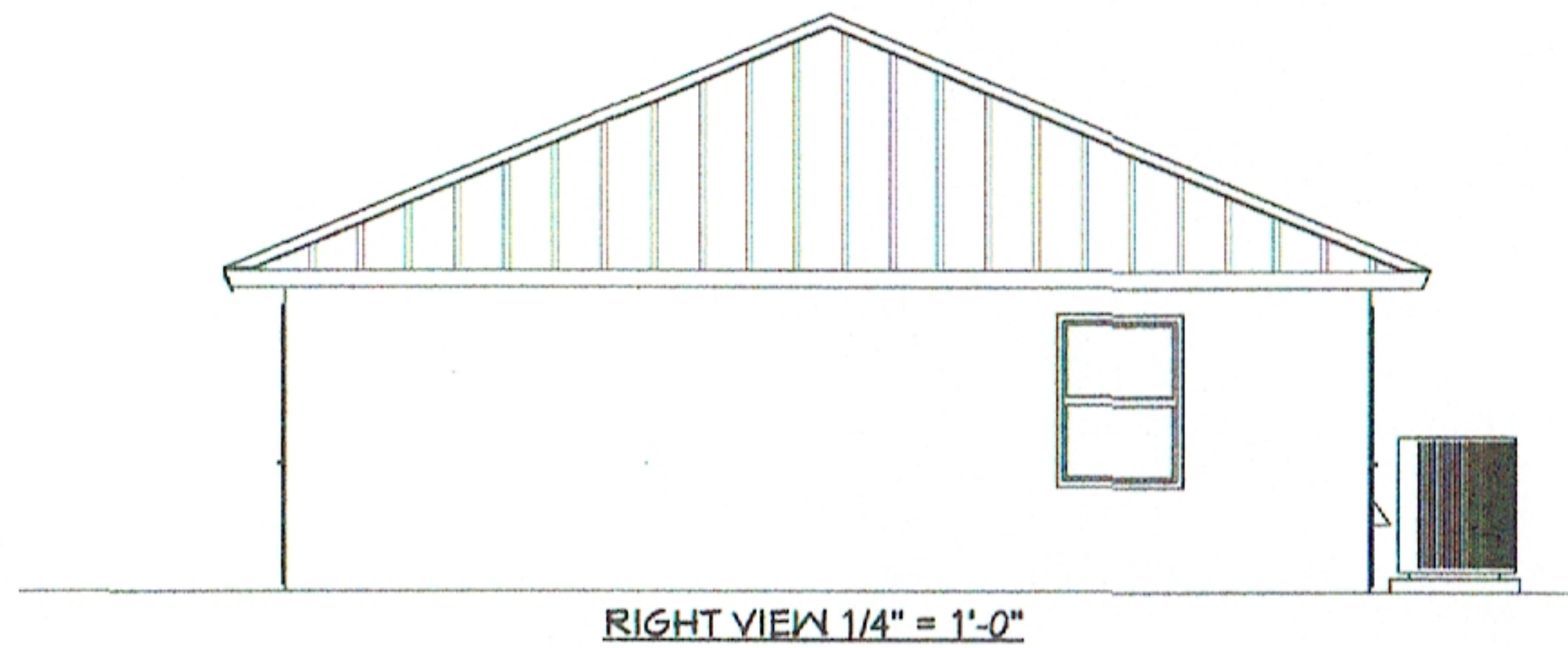
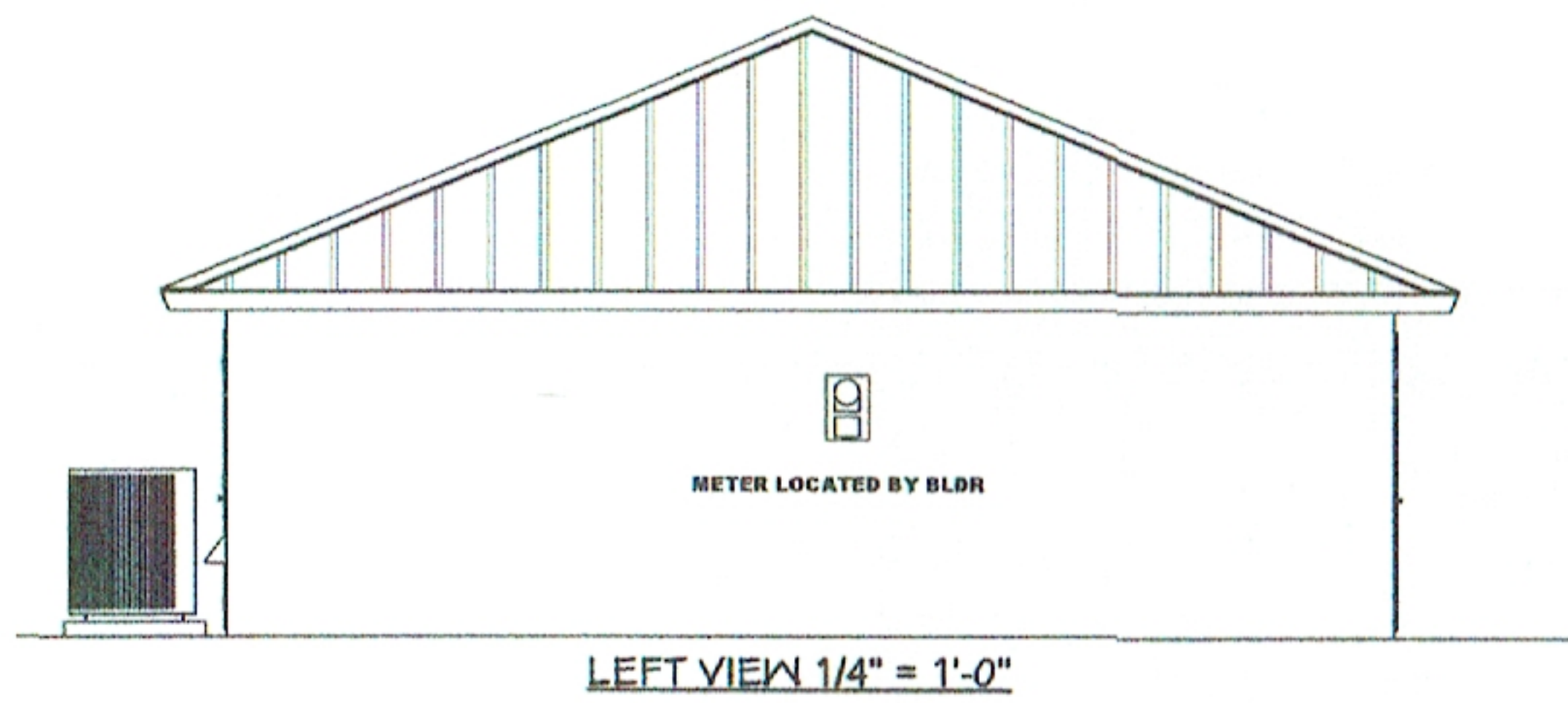
6. How will the granting of the variance be in harmony with the general purpose and intent of the Zoning Code, not be injurious to the neighborhood, or be detrimental to the public welfare?

It will allow a structure to be built

Signature of Owner or Agent

N. Li

Date 10/15/2025



BLOCK 423 | BLOCK 423 | BLOCK 423

20' ALLEY EASEMENT

N 00°33'17" W
212.27'(M)

F.I.R. 1/2"
NO ID.

1.22'(OUT)

49.96'(M) N 00°34'20" W
50.00'(P)

F.I.R. 1/2"
NO ID.

30.00'

LOT 3
BLOCK 423

100.00'(M) S 89°10'17" W

100.00'(P)

VACANT VACANT
LOT 2 SFR LOT 1
BLOCK 423 | BLOCK 423

100.00'(P)

99.72'(M) N 89°08'50" E

20'± Parkway

60' Total Right-of-Way
20'± Asphalt-Pavement

WEST EL PASO AVENUE

METER

80'
150'

3.27'(OUT)

S.I.R. 1/2"
LB.8500

50.00'(M) S 00°53'38" E

50.00'(P)

F.I.R. 1/2"
NO ID.
30.00'

20'± Parkway

BASIS OF BEARING
(PER PLAT)
S 89°07'14" W
59.43'(M)
END. NAIL
LB.8416

30.00'

60' Total Right-of-Way
20'± Asphalt-Pavement

COMMERCIO STREET



Sec. 110-316. - Lot and building requirements.

The principal building, accessory buildings and other land uses in the R-3 Multiple-Family Residential District shall be located so as to comply with the following requirements:

Minimum lot area		8,500 sq. ft.
Minimum lot width at building line		80 ft.
Minimum front yard		25 ft.
Minimum rear yard		20 ft.
Minimum side yard (interior)		20 ft.
Minimum setback from lot lines for accessory structures:		
	Front	50 ft.
	Side (interior)	10 ft.
	Side (corner)	15 ft.
	Rear	10 ft.

Single-family dwellings and accessory structures shall conform to minimum yard requirements of the R-2 Two-Family Residential District, section 110-287.

Townhouses and accessory structures shall conform to the minimum yard requirements of the R-2 Two-Family Residential District, section 110-289.

(Code 1982, § 24-13(c); Code 1999, § 110-313; Ord. No. 94-01, pt. 1(24-13(c)), 12-19-1994)

Sec. 110-319. - Density regulations.

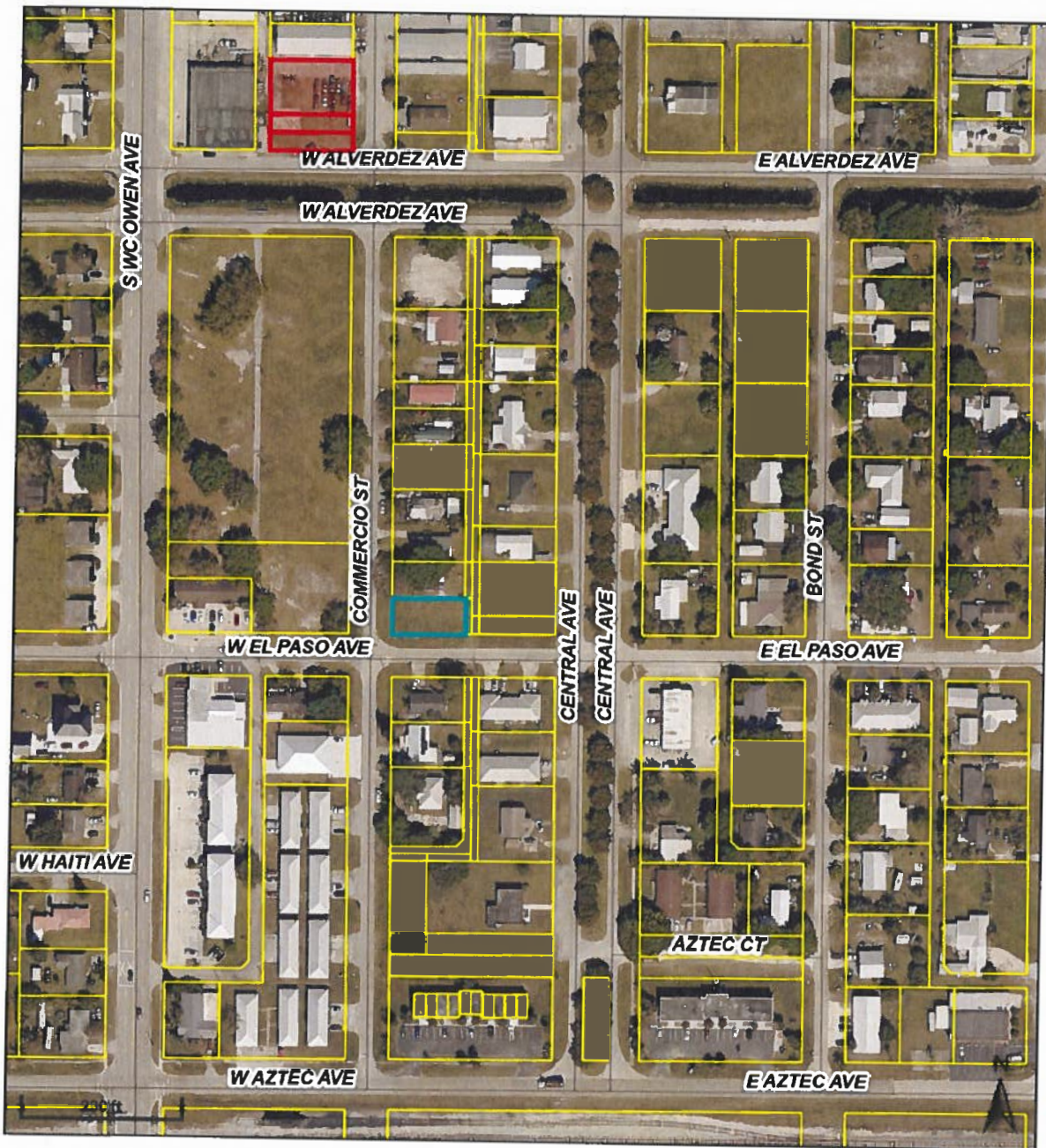
Density requirements in the R-3 Multiple-Family Residential District shall be calculated as follows:

- (1) One dwelling unit: 8,500 square feet of land area.
- (2) Two dwelling units: 9,500 square feet of land area.
- (3) Three or more dwelling units: 9,500 square feet of land area for first three dwelling units, plus an additional 2,500 square feet of land area for each additional dwelling unit.

(Code 1982, § 24-13(g); Code 1999, § 110-316; Ord. No. 94-01, pt. 1(24-13(f)), 12-19-1994)



Dena R. Pittman, CFA
Hendry County Property Appraiser



Legend

- City Limits
- Banyan Village
- Christopher Lane
- Double J Acres
- Everhigh Acres
- Felda
- LaDeca Acres
- Midway Acres
- Montura Ranch Estates
- Pioneer Plantation
- Pt LaBelle Units 1-9
- Seven K Estates
- Wheeler Road
- Parcels
- County Outlines
- Hendry
- <all other values>
- Roads

Date created: 12/1/2025

Last Data Uploaded: 11/28/2025 9:03:24 PM

Developed by  SCHNEIDER
GEOSPATIAL



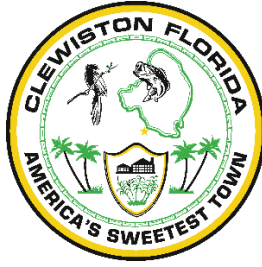
Receipt for Planning & Zoning Applications #VAR-25-0001

Invoice Number: #520
Application Number: #VAR-25-0001
Application Type: Variance – Major
Address: Comercio St
Requested: October 27, 2025, 2:56pm
Paid: November 20, 2025, 3:54pm
Check Number: 18023

Fee	Description	Explanation	Total
PZ Petition – Variance	\$500.00 plus \$150.00 per additional request	(0 * (\$150.00 per additional request)) + \$500.00	\$500.00

Total Paid: \$500.00
Payment Method: Check

Thank you for your payment.



Agenda Item Memorandum

TO: Planning and Zoning Board

FROM: Leslie Almanza, Planning Assistant

VIA: Christopher Cooper, Community Development Director

DATE: January 13, 2026

SUBJECT: Consideration of a special exception at 813 East Ventura Avenue

Background:

The applicant is requesting a special exception due to the zoning requirements, which currently restricts them from constructing the proposed building. Property is zoned commercial

Staff Recommendation: Staff supports the special exception request

City Of Clewiston

121 Central Avenue Clewiston, Florida 33440 • Phone: 863-983-1500 • Fax: 863-983-1430

www.clewiston-fl.gov

permitting@clewiston-fl.gov

APPLICATION FOR APPEALS OR SPECIAL EXCEPTIONS

Application Fee (non-refundable):	Major (requires site development)	\$1,500.00
	Minor (use change only)	\$ 500.00
	Appeal of administration decision	\$ 500.00

Due in the Planning Department by the 10th of the month

THIS APPLICATION MUST HAVE ALL INFORMATION FIELDS COMPLETED. RETURN IT TO THE COMMUNITY DEVELOPMENT DEPARTMENT AT 121 CENTRAL AVENUE. IT IS IMPORTANT THAT THE APPLICANT OR A REPRESENTATIVE BE PRESENT AT EACH REQUIRED PUBLIC MEETING TO ANSWER ANY BOARD QUESTIONS REGARDING YOUR REQUEST. YOU WILL BE NOTIFIED OF MEETING DATES.

Owner(s) Name: CRAIG DAVIS

Address: 813 E Ventura Ave

City, State: Clewiston FL 33440

Phone Number(s): 561 722 8225

Legal Description: Lot(s) 1011 Block 384

Subdivision: Clewiston CRATES Present Zoning: Commercial

Property Information: Address 813 E Ventura

Street boundaries: _____

Property boundaries lengths: (in feet)

Front 95' Right side: 123'

Rear: 95' Left side: 123'

Type of request: ☐ Appeal of Administrative Decision ☒ Special Exception

☐ Other _____

Reason or need for request:

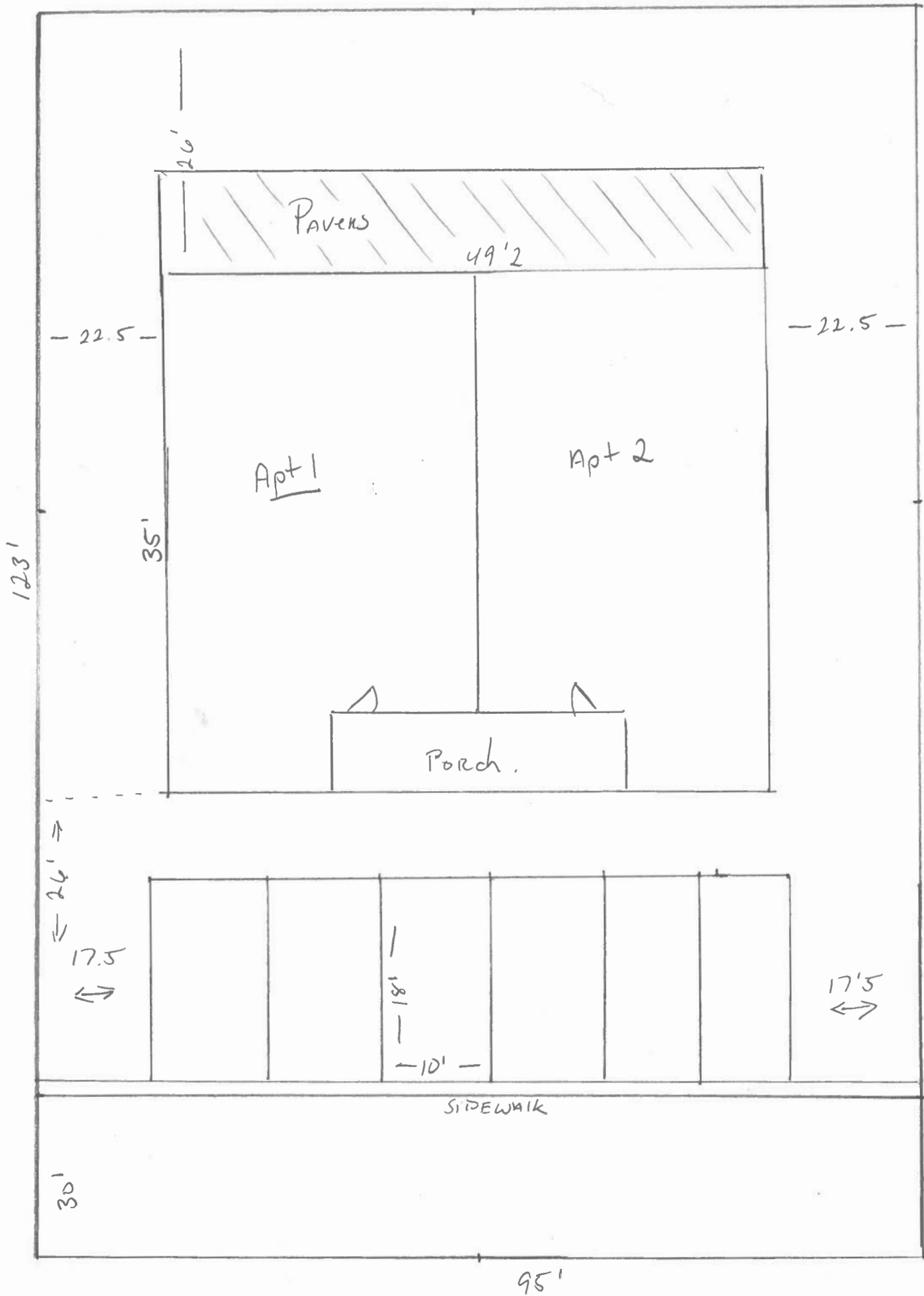
The following information and documentation has to be submitted with this application:

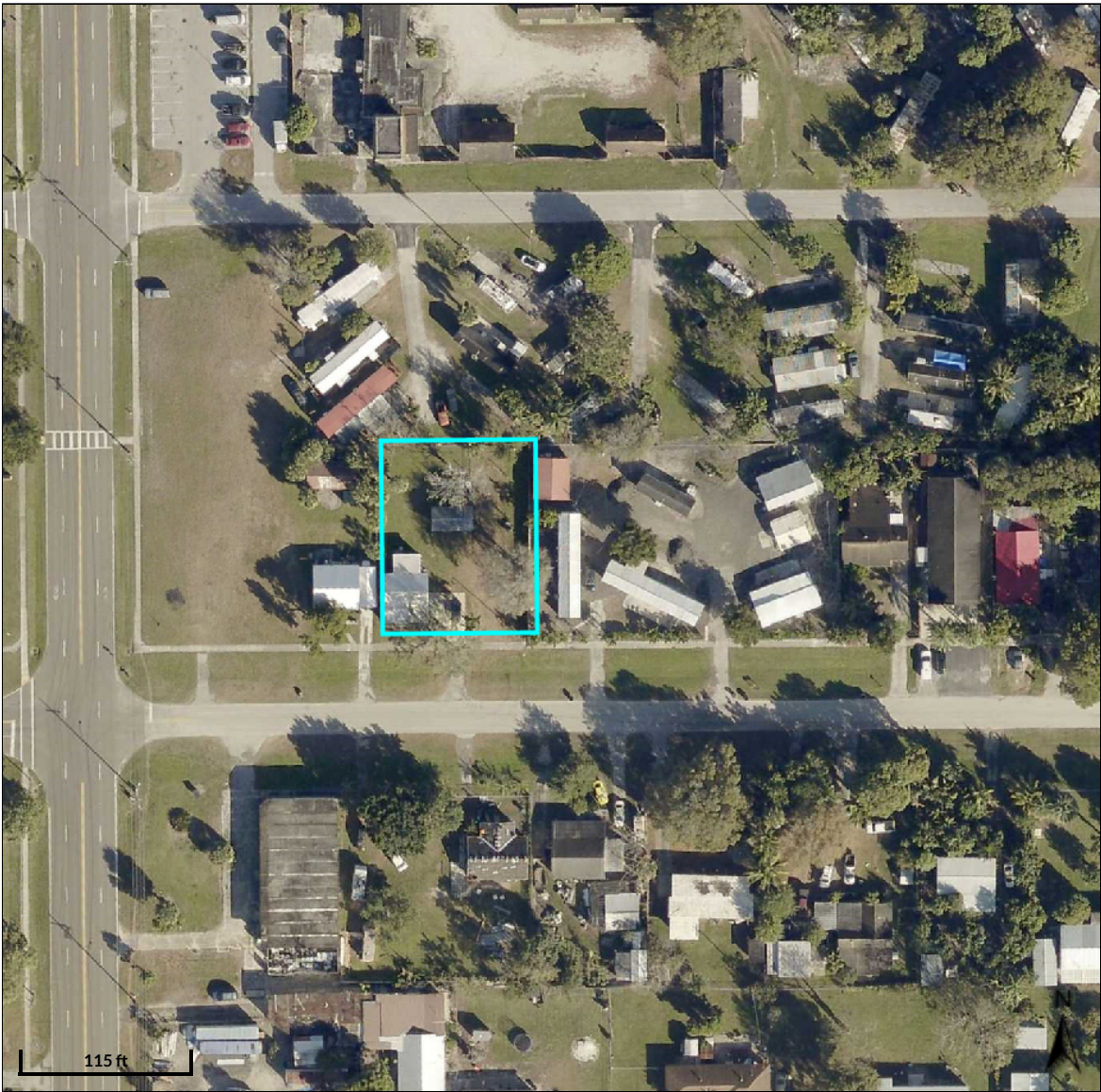
- Developed property: Provide a Plot (or site) plan which shows existing buildings, (with dimensions), and their distance from adjacent property lines. Indicate the area of your (proposed) new construction – or your reason for applying for a modification to the conforming uses allowed within your property's present Zoning classification.
- Undeveloped property: If the property is vacant, submit a Plot plan describing and/or illustrating what sort of changes or alterations, (to the current Zoning list of allowable uses), that you wish to make on the above described property.

Helpful tips: ✓ Most of the legal information needed can be found on your **mortgage survey**.

✓ A copy of your **mortgage survey** may also be used as a basis for your **Plot plan**

Signature of Owner or Agent [Signature] Date 12-3-25





- Legend**
- City Limits
 - Banyan Village
 - Christopher Lane
 - Double J Acres
 - Everhigh Acres
 - Felda
 - LaDeca Acres
 - Midway Acres
 - Montura Ranch Estates
 - Pioneer Plantation
 - Pt LaBelle Units 1-9
 - Seven K Estates
 - Wheeler Road
 - County Outlines
 - Hendry
 - <all other values>

Parcel ID	3 34 43 01 010 0384-008.0	Prop ID	33956	Owner Address	813 EAST VENTURA AVE LLC
Sec/Twp/Rng	01-43-34	Class	0100 - SINGLE FAMILY		290 BERENGER WALK
Property Address	813 E VENTURA AVE	Acreage	0.287		ROYAL PALM BEACH, FL 33414
	CLEWISTON				
District	3				
Brief Tax Description	CLEWISTON BLK 384 LOTS 10 + 11				
	(Note: Not to be used on legal documents)				

Date created: 11/20/2025
Last Data Uploaded: 11/19/2025 9:07:07 PM

Sec. 110-395. - Permitted uses.

(a) Uses permitted in the C General Commercial District are as follows:

- (1) Any use permitted in the R-2 district and the R-3 district although any residential use must be in harmony with overall development and not as a primary or principal use, but no single-family residences are permitted.
- (2) Appliance and furniture stores.
- (3) Bakeries, confectionery providing on-premises retail sales.
- (4) Clinics, medical and dental out-patient only.
- (5) Commercial or municipal parking lots or garages.
- (6) Commercial recreation facilities, including marinas.
- (7) Convenience food and beverage store.
- (8) Department stores.
- (9) Financial institutions with or without drive-thru teller units.
- (10) Gasoline service stations.
- (11) General retail establishments.
- (12) Hardware, paint and garden supplies.
- (13) Hotels, motels or tourist courts.
- (14) Indoor and outdoor vehicular sales such as automobile, motorcycle and all terrain vehicles and boat and boat trailer and utility trailer sales.
- (15) Kennels; provided that they shall be allowed only if they are located on the same property with and are ancillary to either a veterinary clinic or a pet grooming facility; provided that no more than two animals at any such facility are allowed to be in outside runs at any one time and that such animals not be allowed in such outside runs before 6:30 a.m. or after 6:30 p.m. of any day; provided that all other animals are kept in cages, pens or runs located inside a fully enclosed air conditioned structure; provided that no more than 35 pets are kept in any such facility at any one time; provided the facilities are used to house only dogs, cats and birds; and also provided that the facilities are operated in a manner so that they do not create any noise or smell that is unreasonably objectionable to the occupants of other property.
- (16) Kindergarten and day care facilities.
- (17) Laundries and dry cleaning plants, which do not use flammable solvents.
- (18) Mortuary and funeral homes.
- (19) Newsstand.
- (20) Reserved.
- (21) Personal services (including, but not limited to, barbershops, beauty salons, spa).

- (22) Pharmacy.
 - (23) Pool halls and theaters.
 - (24) Professional services, business services.
 - (25) Public assembly buildings.
 - (26) Repair and services of automobiles, trucks, boats, recreational vehicles and other automotive equipment provided repair and service work is not performed on any premises within 50 feet of a residential zoning district. Storage areas shall have a wall or fence that screens any repairing or storage areas that are visible from the street or adjacent property owner.
 - (27) Repair and service of personal, household and office items and equipment such as, but not limited to, shoe repair, typewriter repair and small appliance repair.
 - (28) Restaurants.
 - (29) Shopping centers.
 - (30) Supermarkets.
 - (31) Veterinarian clinics.
 - (32) Vocational schools, limited to office-oriented vocations, such as, but not limited to secretarial, business, real estate and computer programming.
- (b) Special exception uses. A use which may be allowed in the C General Commercial District by special exception are as follows:
- (1) Extended stay hotel or motel, occupancy limits for each unit shall be established and imposed by condition of approval.

(Code 1982, § 24-15(b); Code 1999, § 110-386; Ord. No. 76-8, § 1, 11-8-1976; Ord. No. 81-8, § 1, 9-21-1981; Ord. No. 94-01, pt. 1(24-15(b)), 12-19-1994; Ord. No. 2000-01, pt. 1, 3-20-2000; Ord. No. 2000-02, pt. 1, 3-20-2000; Ord. No. 2009-04, § 1, 6-15-2009; Ord. No. 2017-03, § 2, 2-20-2017)

PROPERTY APPRAISAL INFORMATION 2025										2025-0-33956-232363																																												
Hendry County Property Appraiser					PROPERTY 33956					R RES					10/25/2015					OWNER ID: 813 EAST VENTURA AVE LLC					TAX AREA: 15C					IMPROVEMENT VALUE					94,179																			
Legal Description										232363										290 BERENGER WALK										*33956*										LAND MARKET										51,188				
CLEWISTON BLK 384 LOTS 10 + 11																				ROYAL PALM BEACH, FL 33414																				TOTAL MARKET VALUE										145,367				
																														ACRES: 0.2870										AG VALUE										0				
																														APPR VAL METHOD: Cost										PRODUCTIVITY LOSS										0				
																														SOH %: 0.00										ASSESSED VALUE										145,367				
																														NSOH 54 %: 100.00										EXEMPTION VALUE														
																														NSOH 55 %: 0.00										TAXABLE VALUE										145,367				

PROPERTY 33956

R

RES

10/25/2015

OWNER ID: 232363

813 EAST VENTURA AVE LLC

TAX AREA: 15C

IMPROVEMENT VALUE

94,179

Legal Description

CLEWISTON BLK 384 LOTS 10 + 11

290 BERENGER WALK

33956

LAND MARKET

51,188

ROYAL PALM BEACH, FL 33414

ACRES: 0.2870

TOTAL MARKET VALUE

145,367

APPR VAL METHOD:

Cost

PRODUCTIVITY LOSS

0

SOH %:

0.00

ASSESSED VALUE

145,367

NSOH 54 %:

100.00

EXEMPTION VALUE

=

NSOH 55 %:

0.00

TAXABLE VALUE

=

145,367

3 34 43 01 010 0384-008.0

Map ID: 7-15

DBA:

SITUS 813 E VENTURA AVE CLEWISTON, FL 33440

GENERAL

SKETCH INFORMATION

EXEMPTIONS

UTILITIES

LAST APPR.

TOPOGRAPHY

LAST APPR. YR

ROAD ACCESS

LAST INSP. DATE

ZONING

NEXT INSP. DATE

PRIMARY USE

OF IMPRV

NEXT REASON

REMARKS

BUILDING PERMITS

SALES INFORMATION

PICTURE

REGION: SUBD: 334430A00 (100 NBHD 30190000 (118% SUBSET: IMPROVEMENT VALUATION

#	TYPE	SHAPE	MTHD	CLASS	SUB	Quality	LF	LENGTH	WIDTH	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
9	PAV C		ASC	*7*			03	100	12.00	144.0	5.59	1	1999	1999		805	60.00%	0%	0%	0%		0.60	483

1 Single Family Residential Living Area: 3,323.0 (E1946) Homestead: (100) 143,935 Living Area: 960 79,813

IMPROVEMENT FEATURES		
DESCRIPTION	UNITS	CODE

DESCRIPTION	UNITS	CODE

# DESCRIPTION	REGION:		SUBD:		SUBSET:		LAND VALUATION		IRR Wells:		Capacity:		IRR Acres:		Oil Wells:	
	ZONING	LUSE	SOL	CLS	TABLE	HS	METH	UNITS	UNIT PRICE	GROSS VAL	ADJ	LAND ADJ	SRG	MKT VAL		

AG	ACRES	AG USE	AG TABLE	PRODUCTIVITY VALUATION	AG UNIT PRG	AG VALUE



Receipt for Planning & Zoning Applications #AV-25-0002

Invoice Number: #589

Application Number: #AV-25-0002

Application Type: Administrative Variance – Minor

Address: 813 E VENTURA AVE, CLEWISTON 33440

Parcel: 3 34 43 01 010 0384-008.0

Parcel Legal Description: CLEWISTON BLK 384 LOTS 10 + 11

Property Owner: 813 EAST VENTURA AVE LLC

Property Owner Address: 290 BERENGER WALK, ROYAL PALM BEACH, FL 33414

Requested: November 20, 2025, 3:53pm

Paid: November 20, 2025, 3:54pm

Check Number: #1083

Fee	Description	Explanation	Total
PZ Petition – Variance	\$500.00 plus \$150.00 per additional request	(0 * (\$150.00 per additional request)) + \$500.00	\$500.00

Total Paid: \$500.00
Payment Method: Check

Thank you for your payment.