



CITY OF CLEWISTON
115 West Ventura Avenue
Clewiston, Florida 33440

**CITY COMMISSION BUDGET
AND REGULAR WORKSHOP AGENDA**

Monday, July 25, 2022 – 5:00 p.m.

Call Workshop to Order

Prayer and Pledge of Allegiance

Additions/Deletions/Changes and Approval of the Agenda

Public Comments

- 1. FY 2023 Budget Overview**
- 2. US 27 Corridor Ordinance Review**

Adjournment

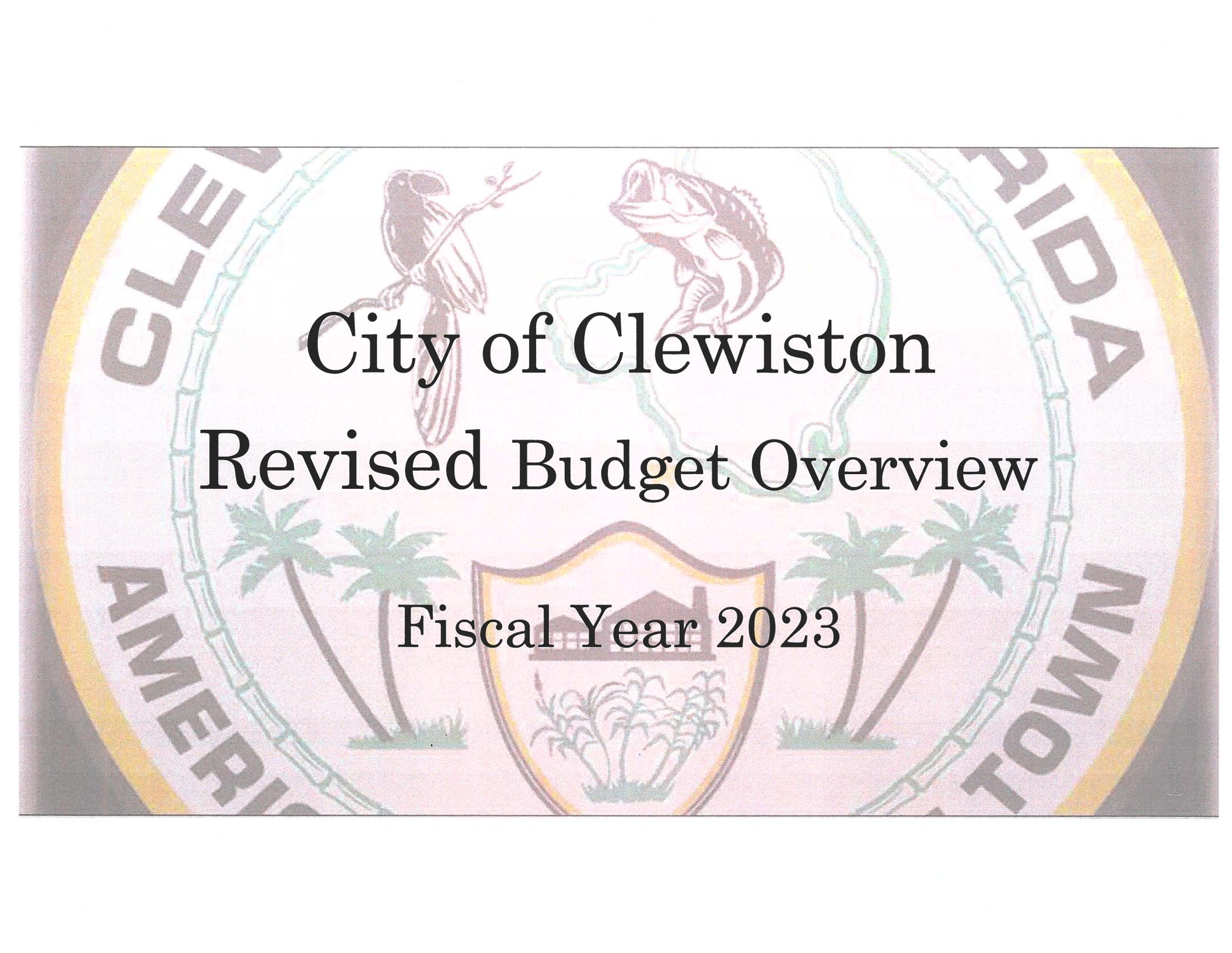
The City of Clewiston is an equal opportunity provider and employer.

City Hall is wheelchair accessible and accessible parking spaces are available. Accommodation requests or interpretive services must be made 48 hours prior to the meeting. Please contact the City Clerk's office at (863) 983-1484, extension 105, or FAX (863) 983-4055 for information or assistance.

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

I, the undersigned authority, do hereby certify the above Notice of Meeting of the City Commission of the City of Clewiston is a true and correct copy of said Notice and that I posted a true and correct copy of said Notice at the front and rear entrances of City Hall, a place convenient and readily accessible to the general public at all times.

Mary K. Combass, City Clerk

The background of the slide features the official seal of the City of Clewiston, Florida. The seal is circular with a yellow border and contains several elements: a parrot perched on a branch in the upper left, a fish in the upper right, a central shield depicting a house and palm trees, and two palm trees in the lower half. The words "CLEWISTON" and "FLORIDA" are written along the top inner edge, and "AMERICA" and "TOWNSHIP" are written along the bottom inner edge.

City of Clewiston

Revised Budget Overview

Fiscal Year 2023

Ad Valorem Information

- 10.5% Increase in Property Values over prior year
- Total Value = \$316,012,339
- Value of 1 Mill = \$316,012
- Current Millage of 6.5314 = \$2,064,003
- Estimated Rolled-back Rate = 6.1358 Mills
- New Construction of \$462,698 = \$2,839 at Roll-back Rate

Revenue Distributions from State of FL

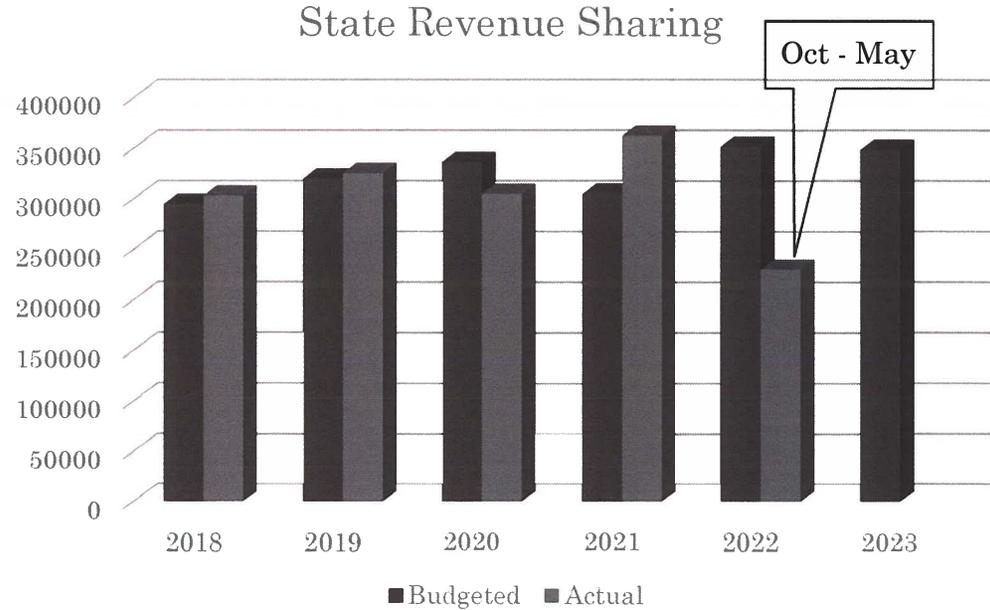
- State Revenue Sharing
 - Half Cent Sales Tax
 - Local Option Gas Tax
- 0.02 Local Option Gas Tax
 - Discretionary Tax
- Communications Service Tax

State Revenue Estimates

- Pending Estimate
 - Communications Services Tax
- To date, estimates equate to an overall decrease of \$49,396
- Population estimates for State Revenue Sharing decreased by 8.1% or 653 persons (8,021 – 7,368)

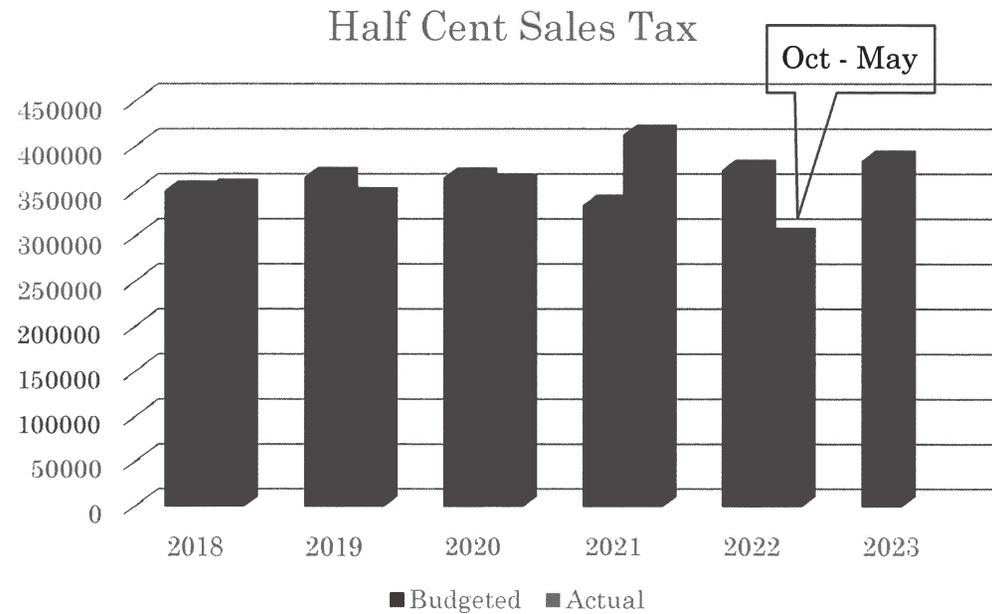
State Revenue Sharing

Year	Budget	Actual
2018	294,525	302,940
2019	319,631	325,206
2020	336,155	304,851
2021	304,960	362,070
2022	351,497	229,908
2023	348,194	



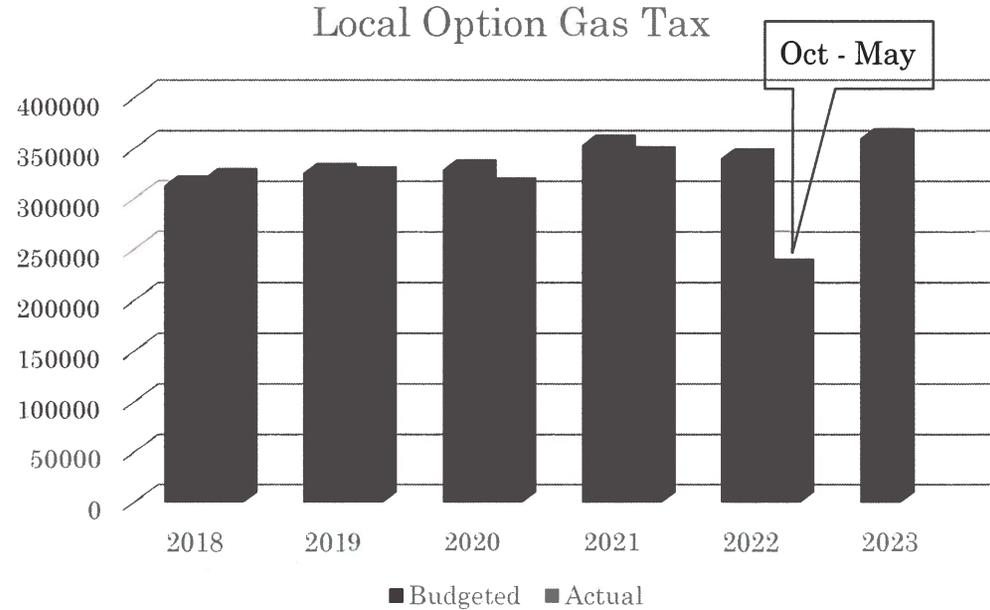
Half Cent Sales Tax

Year	Budget	Actual
2018	350,984	352,827
2019	366,081	343,661
2020	365,489	358,439
2021	335,448	413,291
2022	374,479	298,843
2023	384,623	



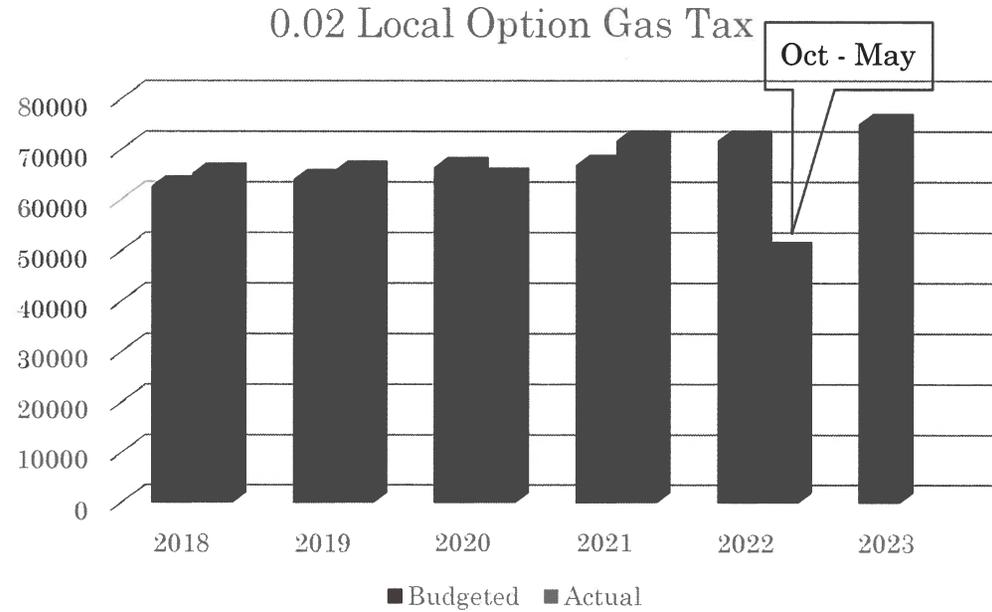
Local Option Gas Tax

Year	Budget	Actual
2018	313,459	320,864
2019	325,778	322,409
2020	329,257	311,356
2021	353,663	342,368
2022	340,193	231,383
2023	360,130	



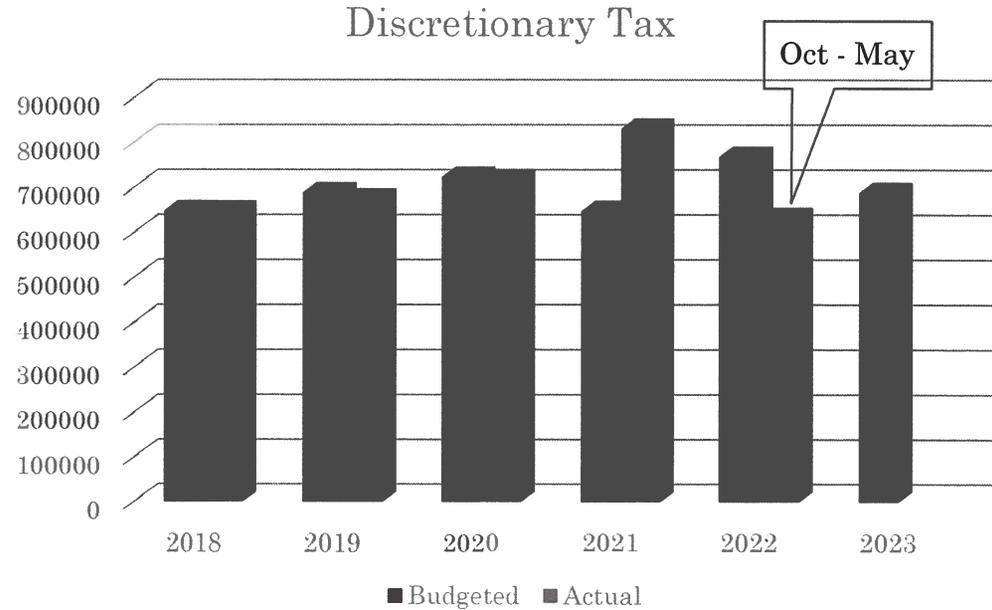
0.02 Local Option Gas Tax

Year	Budget	Actual
2018	62,755	65,322
2019	64,086	65,758
2020	66,484	64,401
2021	66,955	71,771
2022	71,748	49,815
2023	75,056	



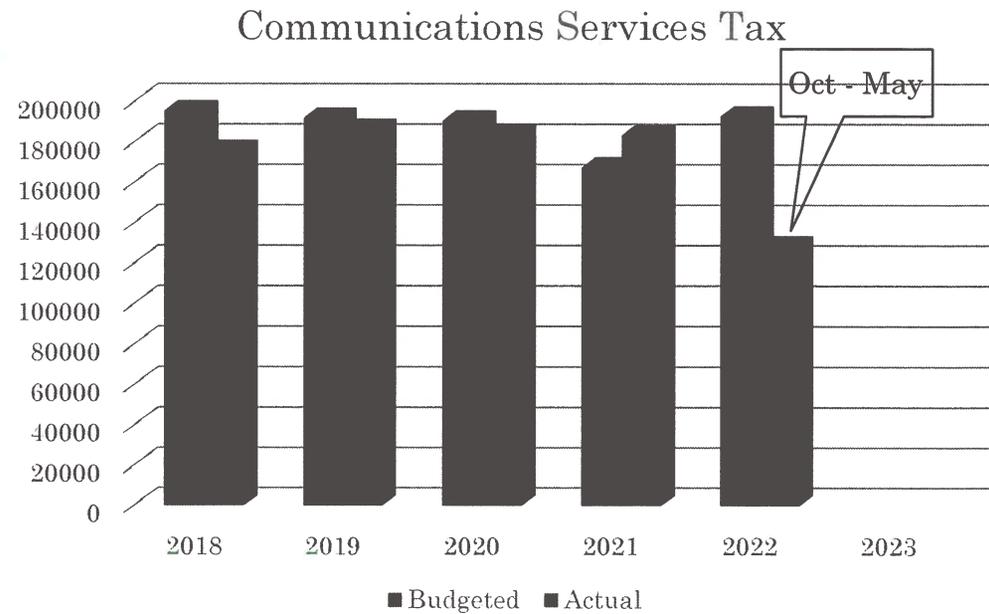
Discretionary Tax

Year	Budget	Actual
2018	648,420	648,197
2019	688,569	675,798
2020	723,188	717,688
2021	648,096	831,342
2022	768,402	633,465
2023	688,920	



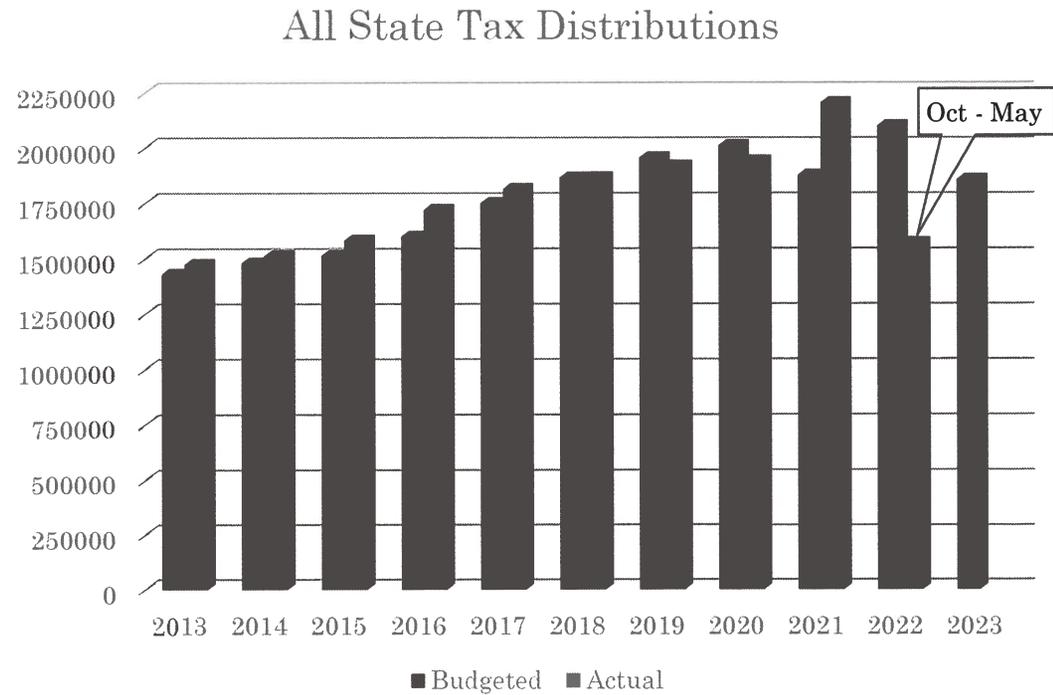
Communications Services Tax

Year	Budget	Actual
2018	195,476	175,895
2019	191,880	186,554
2020	190,629	183,907
2021	167,501	183,422
2022	192,831	128,515
2023	TBA	



All State Tax Distributions

Year	Budget	Actual
2013	1,430,980	1,474,971
2014	1,480,512	1,514,590
2015	1,514,301	1,582,903
2016	1,600,040	1,720,858
2017	1,751,580	1,815,186
2018	1,865,619	1,866,045
2019	1,956,025	1,919,386
2020	2,011,202	1,940,642
2021	1,876,623	2,204,264
2022	2,099,150	1,571,929
2023	1,856,923*	



Budget Considerations

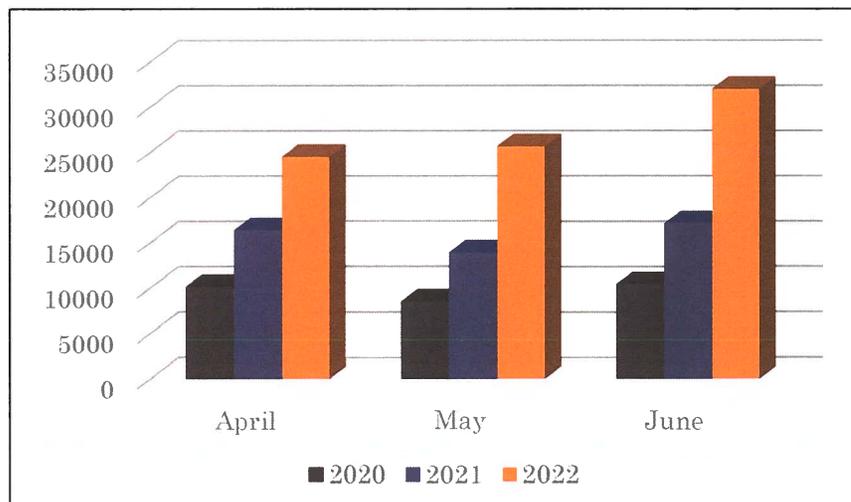
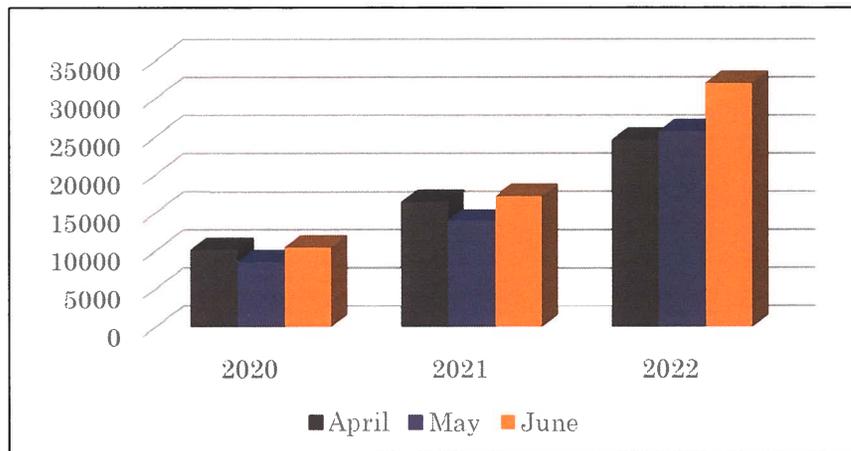
- 15% Increase in Overall Fuel Expense To-Date
- Annual CPI Increase of 6.7% (Less Food & Energy)
- FRS Retirement Rate for Certified Police Officers
 - Increase of 1.94% (Old Rate = 25.89%, New Rate = 27.83%)
- Estimated 10% - 12% Increase in Employee Health Insurance
- Estimated (Conservative) 11% - 13% Increase in Worker's Compensation, Property, and Liability Insurance Premiums Combined

Budget Considerations

- Unfunded Mandates Regarding Stormwater & Aging Stormwater Infrastructure
- State Mandated Minimum Wage Increase
- COLA Consideration for Employees
- Anticipated Increase in Solid Waste Disposal Fees

Fuel Cost Comparison

	April	May	June
2020	10146.03	8538.32	10461.85
2021	16395.66	13907.77	17181.48
2022	24525.81	25664.60	32006.87



FRS Retirement Rate for Certified Police Officers

- Rate Increase of 1.94%
- 7.5% Expense Increase or \$15,913

Employee Health Insurance Benefit

- 10% Estimated Increase in Budgeted Expense
 - City-wide Impact \$112,842
- Effect of Increase per Fund
 - General \$73,324
 - State Library Grant \$623
 - Electric \$15,458
 - Water/Sewer \$17,657
 - Solid Waste \$5,780
- Rate Options Expected in August

Worker's Compensation

- Estimated 2% Increase or \$2,615
- Effect of Increase per Fund
 - General \$1,838
 - Electric \$183
 - Water/Sewer \$333
 - Solid Waste \$261
- Definitive Rates Expected in August

Property & Casualty Insurance

- Estimated 11% Increase (\$464,229 to 515,295)
 - City-wide Impact of \$51,066
- Effect of Increase per Fund
 - General \$28,528
 - Electric \$6,317
 - Water/Sewer \$4,903
 - Solid Waste \$11,318
- Definitive Rates Expected in August

Stormwater Considerations

- Compliance with Unfunded Mandates
 - NPDES: National Pollutant Discharge Elimination System
 - National Program for monitoring and enforcing permits and pretreatment requirements for stormwater
 - BMAP: Basin Management Action Plans
 - Water Quality Restoration Plans

Stormwater Considerations

- Managing Aging Infrastructure
 - Implementation of Geodatabase
 - A database designed to store, query, and manipulate geographic information and spatial data
 - Efficient Process for better management of stormwater infrastructure
 - Efficient collection and analysis of data for compliance and planning

State Mandated Minimum Wage

- In November 2020, voters approved changes to the state's minimum wage. These changes require a minimum wage of \$15 to be implemented no later than September 30, 2026 and include annual thresholds for the minimum wage as follows:
 - September 30, 2021 → \$10.00
 - September 30, 2022 → \$11.00
 - September 30, 2023 → \$12.00
 - September 30, 2024 → \$13.00
 - September 30, 2025 → \$14.00
 - September 30, 2026 → \$15.00

COLA Option

Combine Mandated Minimum Wage Increase of \$11 with COLA

- Remove bottom tier of pay scale
- Adjust next tier to comply with state mandated \$11 minimum wage
- Adjust employees from eliminated tier

This would:

- Provide an approximate 3.4% COLA for most employees with lower tier realizing more of an increase
- Satisfy state mandate
- 43% or 46 employees are below \$15. This option would reduce this amount by 20% or 9 employees

COLA Option

Combine Mandated Minimum Wage Increase of \$11 with COLA

- Overall Cost - \$212,000
 - General \$145,500
 - Library Grant \$1,000
 - Electric \$31,500
 - Water/Sewer \$25,000
 - Solid Waste \$9,000

Solid Waste Considerations

- Effective January 1, 2023 Solid Waste Disposal Fees Will Increase
- Garbage - \$72.45 per ton to \$83.57
 - 15.3% Increase or \$11.12 per ton
- Preliminary Estimated Residential Impact for FY 2023:
 - Annual Increase of \$36,696 Overall
 - Equates to 5% or \$14.73 increase per unit (\$1.23 per month)
 - Current Monthly Residential Rate: \$24.40
- Estimated Commercial Impact:
 - Under Analysis

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District. When the US27 Corridor District requirements conflict with other provisions of Chapter 110, the more stringent requirements shall be applied.

Sec. 110-502 Permitted uses.

Permitted uses within the US27 Corridor District are as follows:

1. Appliance and furniture stores
2. Bakeries, confectionery providing on-premises retail sales
3. Clinics, medical and dental out-patient only
4. ~~Commercial or municipal parking lots or garages~~
5. Commercial recreation facilities, including marinas
6. Convenience food and beverage store
7. Department stores
8. Financial institutions with or without drive-thru teller units
9. Gasoline service stations
10. General retail establishments
11. Hardware and paint ~~and garden supplies~~
12. Hotels or motels
13. Indoor and outdoor vehicular sales such as automobile, motorcycle and all-terrain vehicles and boat and boat trailer and utility trailer sales
14. ~~Laundries and~~ Dry-cleaning services ~~plants~~, which do not use flammable solvents
15. Mortuary and funeral homes
16. Newsstand
17. Reserved
18. Personal services (including, but not limited to, barbershops, beauty salons, spa)
19. Pharmacy
20. Theaters
21. Professional services, business services
22. Public assembly buildings
23. Repair and service of personal, household and office items and equipment
24. Restaurants
25. Shopping centers
26. Supermarkets
27. Veterinarian clinics

Sec. 110-503 Conditional Uses.

The following uses are not permitted in the US27 Corridor District, but may be authorized by the imposition of Conditions of Approval, if all negative impacts are ameliorated by those conditions:

1. Liquor store

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2. Nightclubs, Lounges, Bars
3. Repair and services for automobiles, trucks, boats, recreational vehicles and other automotive equipment
4. Pawn shops
5. Payday, check cashing or deferred deposit loan businesses
6. Tobacco retailers
7. Extended-stay hotel or motel, with occupancy limits for each unit established by condition
- ~~8. 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~~
9. Kindergarten and day care facilities.
10. Vocational schools, limited to office-oriented vocations, such as, but not limited to secretarial, business, real estate and computer programming.
- ~~11. Automatic amusement centers/game rooms.~~
12. Limited residential use must be in harmony with overall development and not as a primary or principal use and not allowed on ground floor.
13. Commercial or municipal parking lots or garages

Sec. 110-504 Reserved

Sec. 110-505 Development standards.

Setback requirements (US27 Corridor District)

1. *Street side.* All parcels shall have a minimum street side yard setback of ~~10~~ 5 feet and, for every ten feet the building length exceeds 150', an additional 1 foot of setback shall be required, up to the maximum of 30 feet. Street side yard setbacks shall be measured from back of street property line.
2. *Interior side yard.* The minimum interior side yard shall be 12 feet, except that the interior side yard setback may be reduced to zero on one side of the lot provided that:

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- a. A wall constructed of brick or maintenance-free masonry material with a stucco finish is constructed at the zero-setback side, and the opposite side yard is increased to 24 feet.
 - b. In the event that two contiguous property owners desire to construct buildings using zero side yard setbacks, utilizing a common driveway for ingress and egress to the rear of both properties, said opposite side yard may be reduced to 12 feet provided easements are obtained and recorded ensuring a 24 foot minimum separation between the two buildings for ingress and egress to the rear of the property. This 24 foot access way shall be maintained free of obstructions skyward and with no openings that would facilitate any loading or unloading, in any portion of the buildings which fronts on the easement.
3. *Rear yard.* There shall be a minimum rear yard setback of 5 feet.
 4. *Height.* Maximum height of building in the US27 Corridor District shall not exceed 55 feet.

*Special exception height allowance may be authorized by the imposition of additional conditions of approval, if all negative impacts are ameliorated, height maximum may be increased not to exceed 65 feet.

Sec. 110-507 Trash receptacles (US27 Corridor District)

- A. All properties must comply with Chapter 74, Article VI.
- B. Trash receptacles located on public sidewalks for use by pedestrians shall be consistent with the size and style approved by City Public Works Department.

Sec. 110-512 Parking (US27 Corridor District)

- A. **Alternative Parking Plans (APP).**
An alternative parking plan is a means to meet vehicle parking requirements other than providing parking spaces on site in accordance with Code requirements. Applicants seeking to meet the requirements of this section by alternative means shall be required to secure approval of an alternative parking plan by the Technical Review Committee (TRC).
 1. **Contents:** alternative parking plans shall be submitted in a form and with such documentation as established by the Community Development Director. At a minimum, such plans shall include the parking alternative and rationale for how the alternative will compensate for the provision of the required parking on site.
 2. **Eligible alternatives:** potential alternatives to be considered include, but are not limited to:

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Shared parking: shared parking is encouraged to promote efficient use of land and resources by allowing users to share off-street parking facilities for uses that are located near one another and that have different peak parking demands or different operating hours. Shared parking shall be subject to the following standards:

- (1) Location. Shared off-street parking spaces shall be located no further than 600 feet from the buildings and uses they are intended to serve.
 - (2) Shared parking agreement. A shared parking plan shall require a shared parking agreement, acceptable to the Community Development Director, which shall include an agreement by the owners(s) of record of the parking area and of the applicant. The agreement shall be fully executed, reviewed by the City Attorney, and then recorded in the Public Records of Hendry County, prior to issuance of a certificate of zoning compliance. A shared parking agreement shall be revocable by the parties to the agreement only if the off-street parking requirement is satisfied by all parties to the agreement. The agreement shall specify that the shared spaces are not leased for a use that operates during the same time frame and would create a conflict. The agreement shall specify the time frame, number, and location of spaces to be shared.
 - (3) Site plan. A site plan shall be submitted to indicate the spaces that are to be shared, the location and access to the properties to be served, the number of spaces, and the projected time of use of the properties which are sharing the spaces.
3. Credit for on-street parking spaces. On-street parking spaces may be used to satisfy 50% of the requirements for off-street parking. Such on-street parking may be located in the public right-of-way and shall be located within 1,000 feet of the use. All such spaces must meet size and delineation requirements.
 4. Bicycle parking. The TRC may approve a reduction in the number of required off-street parking spaces for developments or uses that provide bicycle parking or that make special provisions to accommodate bicyclists.
 - a. Bicycle parking shall be located and clearly designated in a safe and convenient location, at least as convenient as the majority of auto spaces provided.
 - b. Facilities shall be designed to accommodate U-shaped locking devices and shall support bicycles in a stable position without damage to wheels, frame or other components and shall be securely anchored and of sufficient strength to resist vandalism and theft.
- B. Parking lot landscaping. The following shall apply:
1. A landscaped area shall have a minimum width of 2 feet, excluding curbs, retaining walls or similar enclosing structures.

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2. All front yard perimeter landscaping shall include concrete, masonry or metal barriers to contain and/or protect landscaping materials.

Sec. 110-513 Landscape Requirements (US27 Corridor District)

All areas not improved for parking, or occupied by a structure, paved walkway, shall be landscaped in accordance with the landscaping requirements as follows:

1. *Quality.* Plant materials used in conformance with the provisions of this article shall conform to the standard for Florida No. 1 or better, as given in Grades and Standards for Nursery Plants, part I, 1963, and part II, published by the state department of agriculture, or equal.
2. *Trees.* Tree species shall be have a minimum of five (5) feet of clear trunk immediately after planting. Trees of species whose roots are known to cause damage to public roadways or other public works shall be prohibited.
3. *Shrubs and hedges.* Shrubs and hedges shall be a minimum of 2 feet in height when measured immediately after planting. Hedges, where required, shall be planted and maintained so as to form a continuous unbroken solid visual screen within 1 year after time of planting. At intersections and driveways, shrubs cannot be more than twenty-four (24) inches high at maturity and any tree, in the visibility triangle, must have at least seven (7) feet of clear trunk immediately after planting.
4. *Vines.* Vines shall be a minimum of 30 inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements as specified.
5. *Ground covers.* Ground covers in lieu of grass, in whole or in part, shall be planted in such a manner as to present a finished appearance and reasonably complete coverage and shall be used with a decorative mulch, such as pine or cypress bark or other material of a similar nature. In no instance shall stone or gravel be utilized for more than 20 percent of the ground cover area.
6. *Plan approval.* All new construction, prior to the issuance of a building permit, must have a landscape plan approved by the TRC. The landscape plan shall be drawn to a scale not less than 1 inch equals 20 feet and shall include all pertinent dimensions, walls, parking spaces, and vehicular use areas, buildings and accessory structures, pools, ponds and waterways, hydrants and irrigation systems, landscape materials, including types and location of planting protective devices, and a stormwater management plan with calculations
7. *Installation.* All landscaping shall be installed in accordance with the landscape plan prior to issuance of a certificate of occupancy. All landscaping shall be installed in accordance with accepted landscape practices.
8. *Maintenance.* The owner and tenant, if any, shall be jointly and severally responsible for the maintenance of all landscaping, and landscaped areas shall be so maintained as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. If trees, shrubs or other landscape material should die, such materials must be replaced within 30 days.

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9. *Preservation of existing plant material.* Where healthy plant material exists on a site prior to its development, an applicant will be encouraged to retain such landscaping where possible.
10. *Landscaped areas.* 50% of all lot lines fronting a public street shall be landscaped. Each landscaped area shall contain at least 1 tree, shrubs, grass or ground cover.
11. *Other materials.* Required landscaped areas shall be adequately landscaped with shrubs, grass, ground cover or other approved landscape treatment. The TRC may approve alternative landscaping plans that include container plantings.
12. *Areas abutting an interior property line.* On any parcel providing an off-street parking area or other vehicular use area, storage area, outdoor dining area or loading area there shall be provided landscaping between such area and the property line as follows:
 - Areas abutting to residential zoning:* Where such area abuts property zoned for residential for that portion not entirely screened visually by an intervening structure or conforming buffer on the subject property, there shall be provided a landscaped buffer.

Sec. 110-514 Fences, Walls and Hedges (US27 Corridor District)

Fences, walls and hedges shall be constructed and maintained in accordance with Sec. 110-524 Fences, Walls and hedges with the following exceptions:

1. Chain link fences and other wire fences are prohibited in front yard of lots in the US27 Corridor District. Other fencing subject to TRC approval.
2. Barbed wire and razor wire are prohibited.

Sec. 110-515. Outside Storage (US27 Corridor District)

Except as expressly permitted by this section, no material, refuse, machinery, merchandise, or vehicles shall be stored outside of any enclosed structure within this district. This requirement shall not apply to the following:

1. Placement, storage, or keeping of construction equipment, tools, supplies, material, pallets, and all other material related to new construction, provided that all required permits have been obtained for that construction, and that all materials and waste products shall be removed from the premises promptly upon completion of that construction.
2. Motorized vehicles, boats or recreational vehicles for sale by an authorized dealer provided such outdoor storage is solely for display of vehicles immediately available for sale or lease.
3. Other outside storage uses as expressly permitted under a final site plan approval by the TRC.

Secs. 110-516 – 110-518. Reserved.

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SECTION 2. Section 110-149, Zoning Districts Classified is hereby amended to add a new classification as follows:

Sect. 110-149. Zoning Districts classified.

For the purpose of classifying, regulating and restricting the location of residences, apartments, businesses, industry and other uses, the city is hereby divided into the following zoning districts:

P	Public District
R-1A	Single-Family Residential District
R-1B	Single-Family Residential District
R-1C	Single-Family Residential District
R-2	Two-Family (Duplex) Residential District
R-3	Multiple-Family Residential District
RM-1	Mobile Home and Recreational Vehicle Park District
RM-2	Mobile Home Subdivision District
C	General Commercial District
I	Industrial District
PUD	Planned Unit Development
CPID	Commerce Park Industrial District
<u>US27</u>	<u>US27 Corridor District</u>

SECTION 3. Definitions.

Section 110-2 is hereby amended to add the following definitions, which shall be codified in alphabetical order with existing definitions:

Awning. An architectural projection that provides weather protection, identity and/or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight, rigid or retractable skeleton over which an approved cover is attached.

Commercially developed parcel. A parcel of property on which there is at least one walled and roofed structure used, or designed to be used, for other than residential or agricultural purposes.

Fast Food restaurant. A restaurant with drive-up window service, or that otherwise receives payment and/or dispenses products to patrons while in their vehicles (such as a drive-in restaurant).

Front yard. Any portion of land that is past the front façade of the principal structure.

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Frontage. The length of the property line of any one parcel along the main street on which it borders.

Lounge. A place where alcoholic beverages are sold for consumption on site.

Multiple occupancy complex. A commercial use, i.e. any use other than residential consisting of a parcel of property, or parcel of contiguous properties, existing as a unified or coordinated project, with a building or buildings housing more than one occupant.

Nightclub. A place that is open at night, has music, dancing, or a show, and is operated for the purpose of supplying entertainment where alcoholic beverages are dispensed and consumed on the premises, and where meals and refreshments may be provided.

Occupant (occupancy). The use of a building or structure, or any portion thereof for commercial transactions.

Parcel. A unit of land within legally established property lines. If, however, the property lines are such as to defeat the purposes of this Code or lead to absurd results, a "parcel" may be as designated for a particular site by the building official.

Permanent. Designed, constructed and intended for more than short term use.

Roof line. A horizontal line intersecting the highest point or points of a roof.

Street. A public or private right-of-way for vehicular traffic, including highways, thoroughfares, lanes, roads, ways, and boulevards.

Technical Review Committee (TRC). Technical Review Committee is made up of representatives from City Engineering, Building, Public Works, and Utilities Department.

Tobacco Retailers. Any place that sells, offers for sale, or does or offers to exchange for any form of consideration, tobacco products or tobacco paraphernalia.

Unit. That part of a multiple occupancy complex housing one occupant.

SECTION 4. Codification. The provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Clewiston.

SECTION 5. Severability. If any phrase, sentence or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision, and such holding shall not affect the validity of the remaining portions thereof.

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SECTION 6. Repeal of Laws in Conflict. All ordinances of the City of Clewiston, Florida, which are in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. Effective Date. This Ordinance shall take effect immediately upon its passage and consistent with all requirements of general law.

PASSED on first reading by the City Commission on _____, 2022.

PASSED AND ADOPTED on second and final reading by the City Commission on _____, 2022.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Mary K. Combass, City Clerk

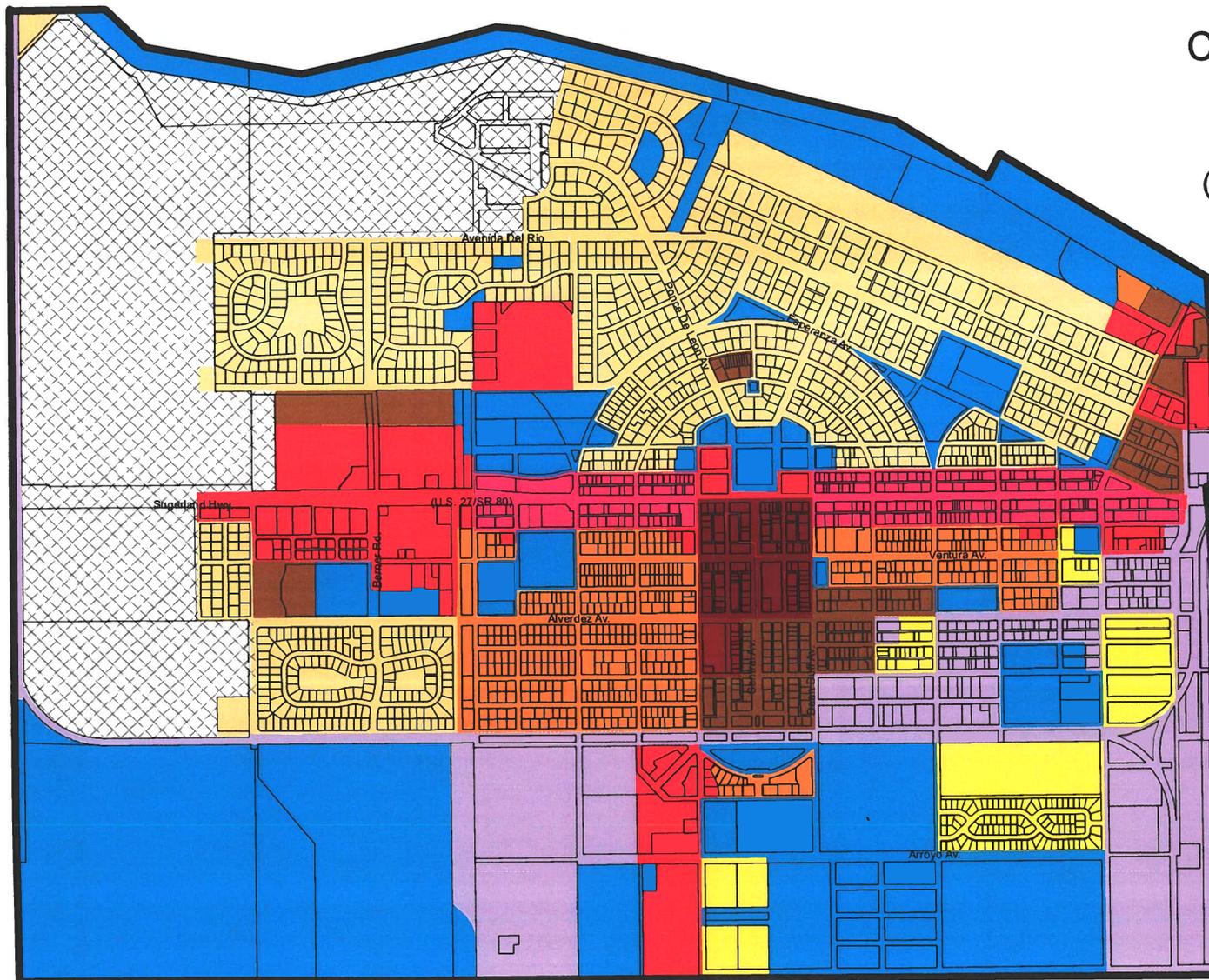
Kristine Peterson, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Dylan J. Brandenburg, City Attorney

FIGURE II-3
CITY OF CLEWISTON
Future Land Use
2025
 (As proposed per 2014 CPA)



Legend

- Single-Family
- Mobile Home
- Multi-Family - Two Family
- Multi-Family - Other
- Gateway Mixed Use
- US 27 Commercial Corridor District
- Commercial
- Downtown Commercial District
- Industrial
- Public/Semi-Public



Prepared by:
 LaRue Planning & Management Services, Inc.
 December, 2014
 Rev. 5/12/2016

