

ORDINANCE NO. 2023-02

AN ORDINANCE OF THE CITY OF CLEWISTON, FLORIDA, AMENDING THE CITY OF CLEWISTON ZONING MAP FOR CERTAIN LANDS WITH A TOTAL APPROXIMATE SIZE OF 405.8-ACRES OWNED BY UNITED STATES SUGAR CORPORATION, FROM VARIOUS ZONING DESIGNATIONS INCLUDING C (GENERAL COMMERCIAL), R1-A & R1-B (SINGLE FAMILY RESIDENTIAL), AND R3 (MULTIPLE-FAMILY RESIDENTIAL) TO PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FOR INCLUSION IN THE CODE, APPENDIX, AND ZONING MAP, CONFLICT AND SEVERABILITY; PROVIDING FINDINGS OF FACT; AND AN EFFECTIVE DATE.

WHEREAS, United States Sugar Corporation is the Owner of various parcels of real property located within the City of Clewiston, Florida more thoroughly described in **Exhibit “A”**, attached hereto; and

WHEREAS, the Owner submitted an application dated August 22nd, 2022, to rezone the subject property to Planned Unit Development (PUD) along with an associated Master Concept Plan (MCP) to allow for the construction of a mixed-use development, known as “Clewiston North and Marina PUD”; and

WHEREAS, the Clewiston Planning & Zoning Board met on February 27th, 2023, and recommended approval of the re-zoning request; and

WHEREAS, the City Commission of the City of Clewiston, FL has determined that the requested PUD zoning and associated MCP are consistent with the City’s intent for the Gateway Mixed Use Future Land Use Category and that approval of the rezoning application and MCP will further the goals and objectives of the City of Clewiston Comprehensive Plan; and

WHEREAS, the subject application and plans have been reviewed by the City of Clewiston Planning Department in accordance with applicable regulations and compliance with all terms of the administrative requirements; and

WHEREAS, the development of the lands within the PUD shall proceed in accordance with the application, dated August 22nd, 2022, as approved by the City Commission and incorporated by reference into and made a part hereof of this ordinance and attached hereto as **“Exhibit A”**.

NOW THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON THAT:

SECTION 1. The zoning classification of the real property more thoroughly described in “**Exhibit A**” is hereby changed to Planned Unit Development (PUD) subject to the following conditions:

1. Allowable uses shall be limited to those listed in the ‘Schedule of Uses’ within “**Exhibit A**”.
2. Development Standards will conform to the Property Development Regulations table, within “**Exhibit A**”.
3. All development must conform to the general design of the MCP contained in “**Exhibit A**” and the requirements of the Clewiston Land Development Code except for specific deviations granted.
4. The Development must connect to the city’s potable water and sanitary sewer system. A demonstration of capacity will be required at the time of development, in addition to sufficient water pressure for a hydrant system and sprinklers within building structures, if required the Florida Building Code and NFPA fire prevention code.
5. The developer/owner or their designee, which may include a community association must maintain common areas, parking areas, and infrastructure within the PUD. If a community association is established the documents for such an association shall be filed with the City.
6. The PUD master concept plan will remain valid for not more than seven (7) years from the date of City Commission approval. Horizontal construction must commence within seven (7) years or the MCP will be deemed vacated. Upon such time a new PUD zoning approval must be filed and approved by the City Commission.
7. To the extent that they do not conflict with the specific provisions of this PUD Ordinance, or associated MCP all provisions of the Clewiston Land Development Code as such may be amended from time to time shall remain applicable to this development.
8. At the time of site plan concurrency analysis the Applicant should attempt to connect to the existing transportation network to the maximum extent possible. For example, future development of the site should attempt to promote connectivity to Berner Road.

SECTION 2. **INCLUSION IN THE CODE OF ORDINANCES.** The provisions of this ordinance shall become and be made a part of the City Code of Ordinances and the sections of these ordinances may be renumbered and codified to accomplish this end. The Appendix and Zoning Map will be changed to correspond to this ordinance.

SECTION 3. CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed. All ordinances or parts of ordinances not specifically in conflict herewith are hereby continued in full force and effect.

SECTION 4. SEVERABILITY. If any part of these ordinances are declared invalid by a court of competent jurisdiction, such part or parts shall be severable, and the remaining part or parts shall continue to be in full force and effect.

SECTION 5. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and approval consistent with all requirements of general law.

PASSED on first reading by the City Commission on March 20, 2023.

PASSED AND ADOPTED on second and final reading by the City Commission on April 17, 2023.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Mary K. Combass, City Clerk

Jimmy Pittman, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Dylan J. Brandenburg, City Attorney



August 22, 2022

Travis Reese
Building Official / Fire Chief / Fire Marshal
City of Clewiston
121 Central Avenue
Clewiston, FL 33440

RE: Clewiston North and Marina PUD Rezone Application

Dear Mr. Reese,

On behalf of the applicant, U.S. Sugar Corporation, enclosed is an application for rezoning to Planned Unit Development (PUD) for a proposed mixed use development known as Clewiston North and Marina PUD. The subject property is 405.8± acres, currently used for sugar cane and pasture. This rezone request represents a long range plan for developing the site consistent with the applicable Gateway Mixed Use Future Land Use designation.

Reason for Request

This PUD rezone is requested to establish a long range plan for a mix of residential, commercial, and open space uses and corresponding parameters for development in alignment with the Comprehensive Plan. A maximum of 551 single family dwellings, 349 multifamily dwellings, 370,000 square feet of non-residential use for commercial/office/marina/resort, and 170 hotel rooms are requested in accordance with the Gateway Mixed Use Future Land Use District. The development will occur in phases extending over a 20-year timeframe to meet needs for businesses and housing options in the City over time.

The subject property's Future Land Use designation, the Gateway Mixed Use District, applies to the western side of the City. Per Policy 1.1.8 of the Comprehensive Plan, this District is meant for "movement and mix of currently designated densities and intensities of use... that provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces, and integration of uses."

The Gateway Mixed Use District applies to land areas north and south of US 27. The property south of US 27 is also owned by US Sugar Corporation and has been rezoned to PUD for a mix of residential and commercial uses known as the Clewiston Gateway South PUD.

The 405.8± acre property that is the subject of this request constitutes the balance of the Gateway Mixed Use District. The existing agricultural uses of the subject property are not consistent with the City's long range land use plan. Through rezoning to PUD, the Clewiston North and Marina project will be planned, coordinated, and complimentary with the future development of the Clewiston Gateway South PUD and with surrounding established commercial and residential areas.

On behalf of U.S. Sugar Corporation, we appreciate your review of this PUD rezoning application. Should you have any questions or need additional information, please feel free to contact me at (239) 334-0046 or ldejohn@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.



Laura S. DeJohn, AICP
Director of Planning and Landscape Architecture

cc: U.S. Sugar Corporation
Mike Rosen

20225092-000



CITY OF CLEWISTON ZONING LAND USE CHANGE APPLICATION

DATE FILED: _____

FEE: \$1,000.00

Current Existing: C, R1-A, R1-B & R3

Proposed: PUD

	<u>Existing</u>	<u>Proposed</u>
Future Land Use Classification	Gateway Mixed Use	(no change)
Existing Zoning District	C, R1-A, R1-B & R3	PUD
Use of Property	Sugar cane & pasture	Mix of residential & commercial

PROPERTY INFORMATION:

Street/Road Address: 1035 W Sugarland Highway

Lot: varies (see legal desc.) Block: varies (see legal desc.) Addition: varies (see legal desc.)

Size of Property in Acres: 405.8 ac PIN: multiple, see attached property list

UNPLATTED LAND (Applicant must provide certified metes and bounds description, including name, address, and telephone number of surveyor) PLEASE ATTACH See attached boundary survey - metes & bounds description on Sheet 1

LEGAL DESCRIPTION: Legal Description is attached

Describe from deed records, attach copy of deed, and use Metes and Bounds Description

Recorded Owner: U.S. Sugar Corporation

Owner's Mailing Address: 211 Ponce De Leon Avenue
Clewiston, FL 33440

Phone Number: (863) 902-2341

Email Address: kmcduffie@ussugar.com & mikerosen66@aol.com

Agent's Name: Laura DeJohn, AICP

Agent's Mailing Address: 2122 Johnson Street
Fort Myers, FL 33901

Phone Number: (239) 334-0046

Email Address: ldejohn@johnsoneng.com

REQUIRED SUPPORTING INFORMATION: The following information is required to be submitted with this application by applicant. All correspondence must be submitted in typewritten form.

- a. Property Survey - See attached
- b. Reason for Request (Please attach a typed statement of reason) - See Cover Letter
- c. Location Maps - See attached
- d. Aerial Photograph - See attached
- e. Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property. N/A

PETITION: As owner/Agent, I hereby petition the City of Clewiston for approval of the above described request as provided by the laws of the State of Florida and the City of Clewiston Code of Ordinances:

Name Printed: Laura DeJohn

Signature: *Laura DeJohn*

(Owner) / (Agent)

Date: 8/22/22

Note: Zoning changes may require an amendment to the City’s Comprehensive Plan (Future Land Use Map). The type of development and size of property determines the assessed fees and process that will involve public hearings, ordinance adoption, and submission of an amendment package to the State Department of Community Affairs. In some cases, please expect a processing period of two to six months.

LEGAL DESCRIPTION

PARCEL NUMBER 1

A PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 43 SOUTH, RANGE 34 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8 AND RUN SOUTH 89° 32' 44" WEST, ALONG THE NORTH LINE OF SAID SECTION 8, A DISTANCE OF 1809.94 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT CANAL C-21 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 46° 08' 08" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 650.18 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE BEING CURVED CONCAVE TO THE NORTHEAST WITH A DELTA ANGLE OF 34° 07' 44" AND A RADIUS OF 410.00 FEET, AND HAVING A CHORD BEARING OF SOUTH 63° 12' 00" EAST AND A CHORD LENGTH OF 240.62 FEET) A DISTANCE OF 244.22 FEET TO THE END OF THIS CURVE; THENCE SOUTH 80° 09' 48" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1827.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE BEING CURVED CONCAVE TO THE NORTH WITH A DELTA ANGLE OF 23° 17' 31" AND A RADIUS OF 410.00 FEET, AND HAVING A CHORD BEARING OF NORTH 88° 19' 33" EAST AND A CHORD LENGTH OF 165.53 FEET) A DISTANCE OF 166.67 FEET TO THE END OF THIS CURVE; THENCE NORTH 76° 28' 32" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2020.83 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG THE ARC OF THE CURVED RIGHT OF WAY LINE (SAID CURVE BEING CURVED CONCAVE TO THE SOUTH WITH A DELTA ANGLE OF 27° 11' 43" AND A RADIUS OF 390.00 FEET, AND HAVING A CHORD BEARING OF SOUTH 89° 55' 36" EAST AND A CHORD LENGTH OF 183.38 FEET) A DISTANCE OF 185.11 FEET TO THE END OF THIS CURVE; THENCE SOUTH 76° 19' 44" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 503.35 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WESTERLY LINE OF RIDGEWOOD ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGES 82 AND 83, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE SOUTH 13° 36' 21" WEST, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 100.21 FEET TO THE NORTHWEST CORNER OF SAID RIDGEWOOD ADDITION NO. 1; THENCE CONTINUE SOUTH 13° 36' 21" WEST, ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, A DISTANCE OF 802.82 FEET; THENCE SOUTH 02° 53' 15" EAST, ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, A DISTANCE OF 414.12 FEET; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, BEING THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST WITH A DELTA ANGLE OF 92° 12' 41" AND A RADIUS OF 215.00 FEET, AND HAVING A CHORD BEARING OF SOUTH 43° 15' 35" WEST AND A CHORD LENGTH OF 309.87 FEET) A DISTANCE OF 346.02 FEET TO THE END OF THIS CURVE; THENCE SOUTH 89° 32' 43" WEST, ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, A DISTANCE OF 84.97 FEET; THENCE SOUTH 00° 31' 47" EAST, ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, A DISTANCE OF 355.46 FEET; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID RIDGEWOOD ADDITION NO. 1, BEING THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE BEING CURVED CONCAVE TO THE NORTHWEST WITH A DELTA ANGLE OF 90° 20' 13" AND A RADIUS OF 25.00 FEET, AND HAVING A CHORD BEARING OF SOUTH 44° 20' 39" WEST AND A CHORD LENGTH OF 35.46 FEET) A DISTANCE OF 39.42 FEET TO THE END OF THIS CURVE AND AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF AVENIDA DEL RIO OF THE GENERAL PLAN OF THE CITY OF CLEWISTON, FLORIDA, AS REVISED SEPTEMBER 7, 1937, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 71 TO 78, INCLUSIVE, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE SOUTH 89° 27' 52" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 522.31 FEET; THENCE SOUTH 01° 16' 03" EAST A DISTANCE OF 40.46 FEET TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 2, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE SOUTH 89° 27' 38" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1125.46 FEET; THENCE SOUTH 89° 23' 50" WEST, ALONG SAID NORTH RIGHT OF WAYLINE, A DISTANCE OF 1300.57 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 8; THENCE SOUTH 89° 26' 38" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 2551.73 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 1, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE NORTH 00° 40' 45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1190.36 FEET; THENCE CONTINUE NORTH 00° 40' 45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 815.09 FEET; THENCE NORTH 21° 48' 16" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 45.59 FEET; THENCE NORTH 43° 07' 55" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 624.57 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 8; THENCE NORTH 89° 32' 44" EAST A DISTANCE OF 302.28 FEET TO THE POINT OF BEGINNING.

(continued on following page)

PARCEL NUMBER 2

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 43 SOUTH, RANGE 34 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8 AND RUN SOUTH 00° 26' 37" EAST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 2535.49 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 2, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA AND THE NORTHERLY LINE OF RIDGEVIEW ESTATES ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 122 AND 123, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE SOUTH 89° 26' 38" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND SAID NORTHERLY LINE OF RIDGEVIEW ESTATES ADDITION NO. 2, A DISTANCE OF 424.58 FEET TO THE NORTHWEST CORNER OF SAID RIDGEVIEW ESTATES ADDITION NO. 2 AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00° 33' 42" EAST, ALONG THE WEST LINE OF SAID RIDGEVIEW ESTATES ADDITION NO. 2, A DISTANCE OF 1614.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 3, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA, AND THE SOUTHWEST CORNER OF SAID RIDGEVIEW ESTATES ADDITION NO. 2; THENCE SOUTH 89° 26' 30" WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 2123.70 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 1, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE NORTH 00° 40' 45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1614.98 FEET TO AND INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 2; THENCE NORTH 89° 26' 38" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2127.02 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBER 3

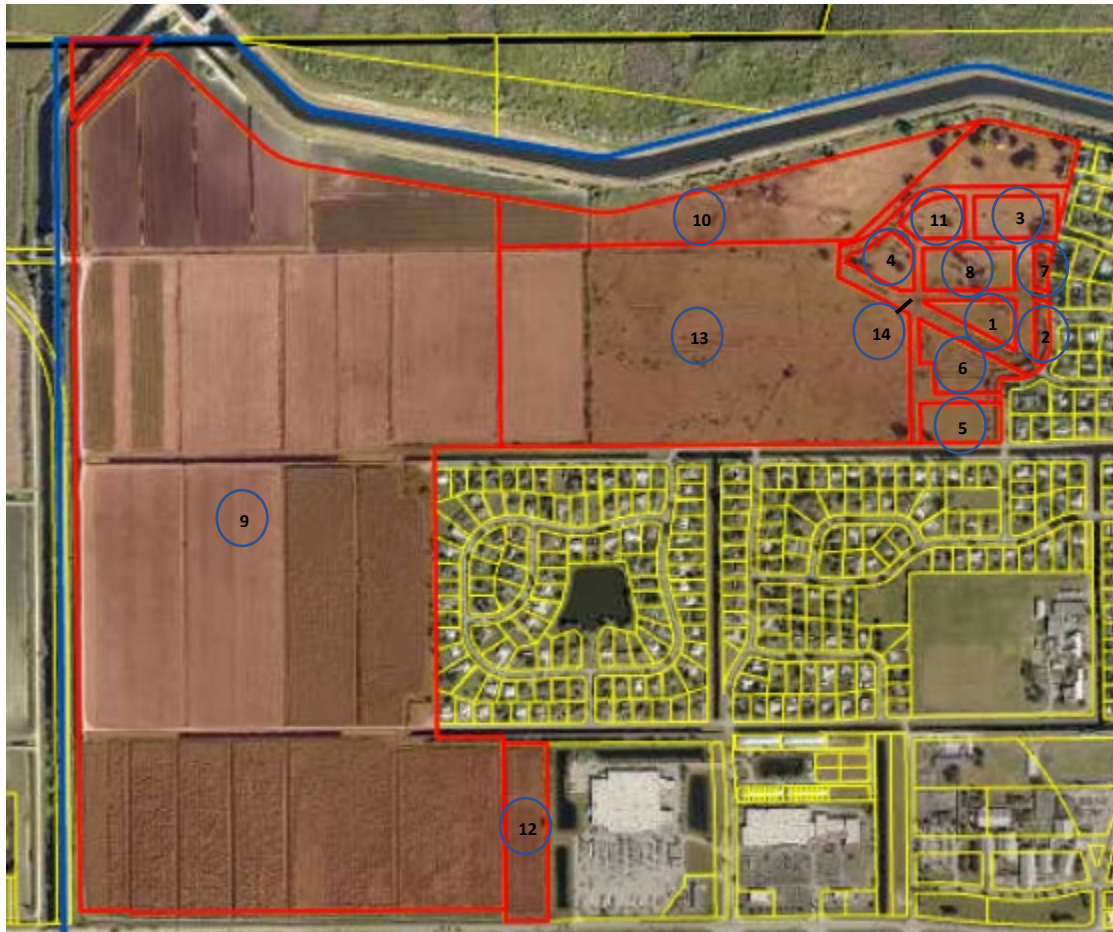
A PARCEL OF LAND LYING IN SECTIONS 8 AND 9, TOWNSHIP 43 SOUTH, RANGE 34 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 8 AND RUN SOUTH 00° 26' 37" EAST, ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 4190.37 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 3, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE NORTH 89° 26' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 243.04 FEET TO AN INTERSECTION WITH THE NORTHERLY PROJECTION OF THE WEST LINE OF THE WAL-MART PARCEL AS DESCRIBED IN OFFICIAL RECORD BOOK 545, PAGE 402, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE SOUTH 00° 33' 39" EAST, ALONG SAID NORTHERLY PROJECTION OF, AND THE WEST LINE OF, SAID OFFICIAL RECORDS BOOK 545, PAGE 402, A DISTANCE OF 1103.07 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF U.S. 27 (S.R.25 & 80); THENCE SOUTH 89° 26' 35" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. 27, A DISTANCE OF 2535.36 FEET; THENCE NORTH 00° 40' 45" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. 27, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89° 26' 35" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID U.S. 27, A DISTANCE OF 250.20 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 1, AS RECORDED IN OFFICIAL RECORD BOOK 221, PAGE 172, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA; THENCE NORTH 00° 40' 45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1088.00 FEET TO AND INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF THE CLEWISTON DRAINAGE DISTRICT CANAL NO. 3; THENCE NORTH 89° 26' 30" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 2787.84 FEET TO THE POINT OF BEGINNING.

List of Parcel Identification Numbers

Key	Parcel ID	Prop Id	Acres
1	3 34 43 01 010 0129-001.0	33092	1.85
2	3 34 43 01 010 0130-001.0	33093	1.00
3	3 34 43 01 010 0125-001.0	33090	2.75
4	3 34 43 01 010 0042-001.0	32970	1.10
5	3 34 43 01 010 0066-001.0	32971	2.64
6	3 34 43 01 010 0067-001.0	32972	3.26
7	3 34 43 01 010 0038-002.0	32967	0.46
8	3 34 43 01 010 0040-001.0	32968	2.98
9	3 34 43 08 A00 0002.0000	35565	268.87
10	3 34 43 09 A00 0001.0A00	35570	19.21
11	3 34 43 01 010 0041-001.0	32969	1.01
12	3 34 43 09 A00 0002.1100	35580	5.94
13	3 34 43 09 A00 0002.0000	35571	84.89
14	3 34 43 09 A00 0005.0000	60356	12.19
Total			414.15*

* Acreage per the Property Appraiser data is inclusive of east-west CDD Canals No. 2 & 3, which are owned by others and not included in the project area per the boundary survey and project acreage of **405.8 acres**.



List of Parcel Identification Numbers

1 **Parcel ID** - 3 34 43 01 010 0129-001.0
Prop Id - 33092
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 1.85

2 **Parcel ID** - 3 34 43 01 010 0130-001.0
Prop Id - 33093
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 1

3 **Parcel ID** - 3 34 43 01 010 0125-001.0
Prop Id - 33090
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 2.75

4 **Parcel ID** - 3 34 43 01 010 0042-001.0
Prop Id - 32970
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 1.1

5 **Parcel ID** - 3 34 43 01 010 0066-001.0
Prop Id - 32971
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 2.64

6 **Parcel ID** - 3 34 43 01 010 0067-001.0
Prop Id - 32972
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 3.26

7 **Parcel ID** - 3 34 43 01 010 0038-002.0
Prop Id - 32967
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 0.46

8 **Parcel ID** - 3 34 43 01 010 0040-001.0
Prop Id - 32968
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 2.98

List of Parcel Identification Numbers

9 **Parcel ID** - 3 34 43 08 A00 0002.0000
Prop Id - 35565
Address - SUGARLAND HWY
Owner - U S SUGAR CORP
Acres - 268.87

10 **Parcel ID** - 3 34 43 09 A00 0001.0A00
Prop Id - 35570
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 19.21

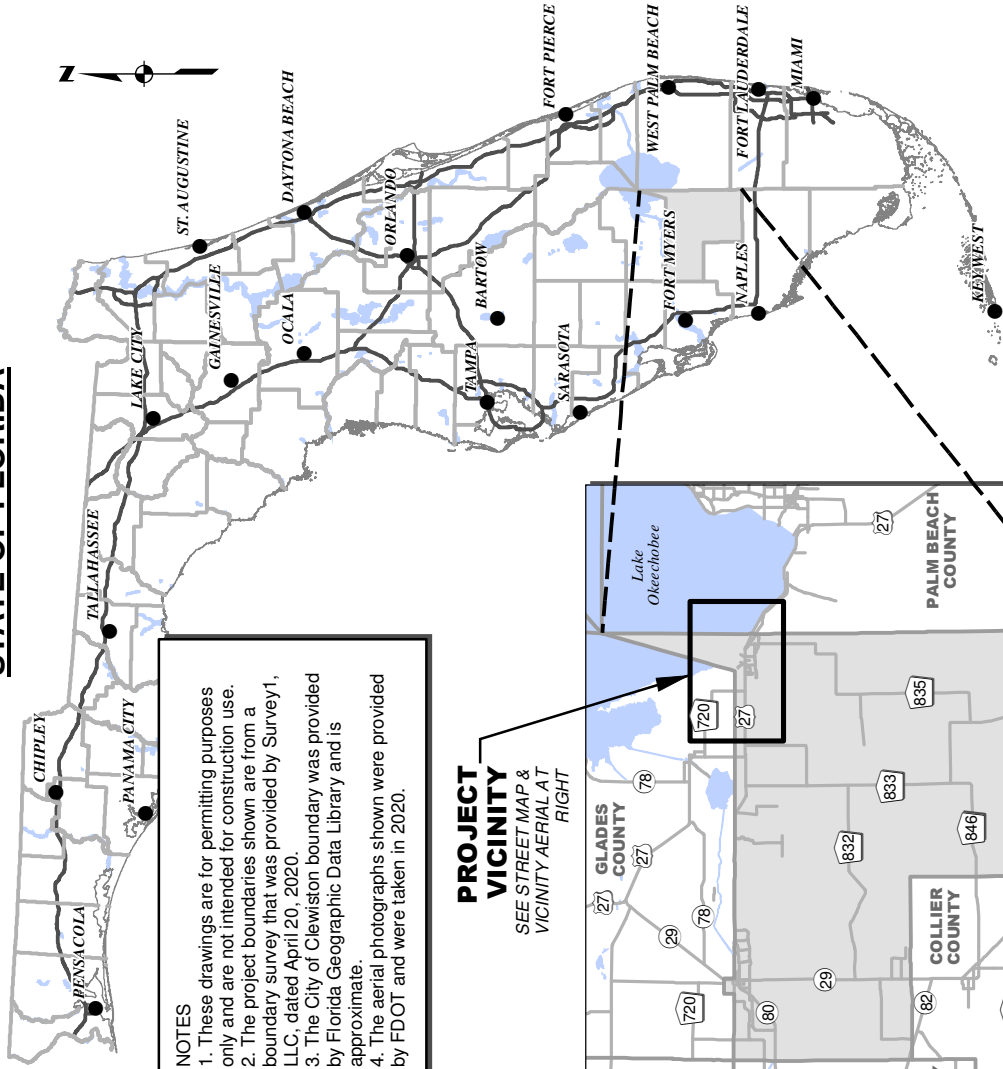
11 **Parcel ID** - 3 34 43 01 010 0041-001.0
Prop Id - 32969
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 1.01

12 **Parcel ID** - 3 34 43 09 A00 0002.1100
Prop Id - 35580
Address - 1035 W SUGARLAND HWY
Owner - U S SUGAR CORP
Acres - 5.94

13 **Parcel ID** - 3 34 43 09 A00 0002.0000
Prop Id - 35571
Address - UNDEVELOPED
Owner - U S SUGAR CORP
Acres - 84.89

14 **Parcel ID** - 3 34 43 09 A00 0005.0000
Prop Id - 60356
Address - BANYAN ST
Owner - U S SUGAR CORP
Acres - 12.1932

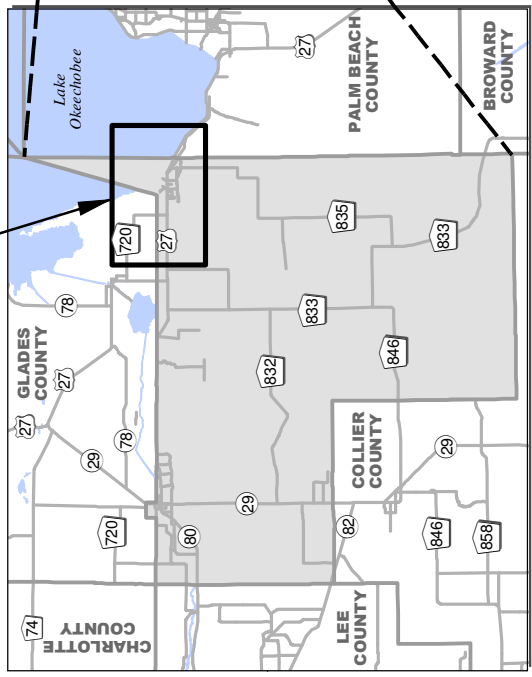
STATE OF FLORIDA



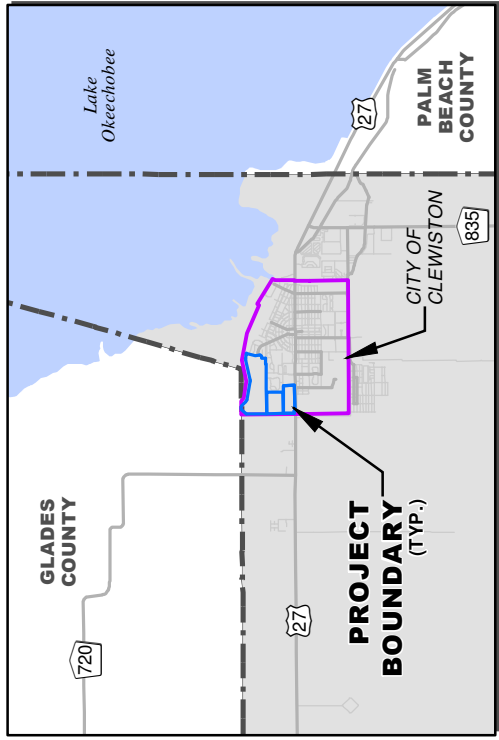
NOTES

1. These drawings are for permitting purposes only and are not intended for construction use.
2. The project boundaries shown are from a boundary survey that was provided by Survey1, LLC, dated April 20, 2020.
3. The City of Clewiston boundary was provided by Florida Geographic Data Library and is approximate.
4. The aerial photographs shown were provided by FDOT and were taken in 2020.

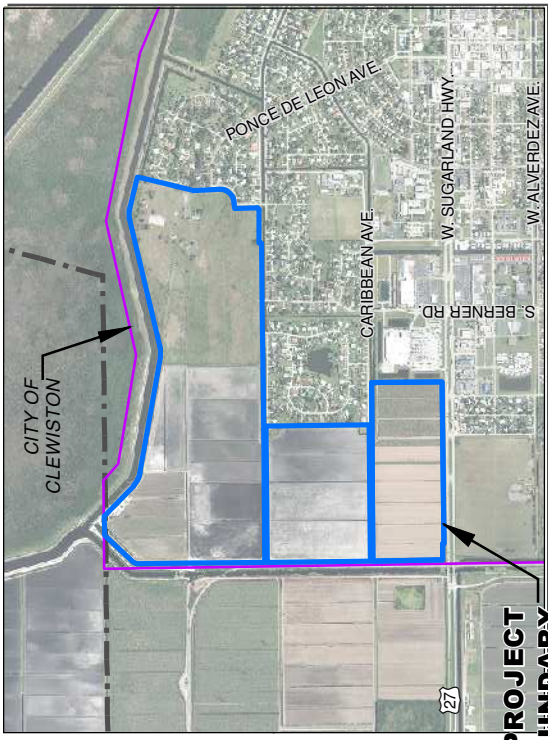
PROJECT VICINITY
SEE STREET MAP & VICINITY AERIAL AT RIGHT



HENDRY COUNTY
N.T.S.



STREET MAP
N.T.S.



VICINITY AERIAL
N.T.S.

PROJECT BOUNDARY
(TYP.)

Sections 8 & 9, Township 43 South, Range 34 East
Latitude: 26° 45' 37.18" N, Longitude: 80° 57' 19.25" W



JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

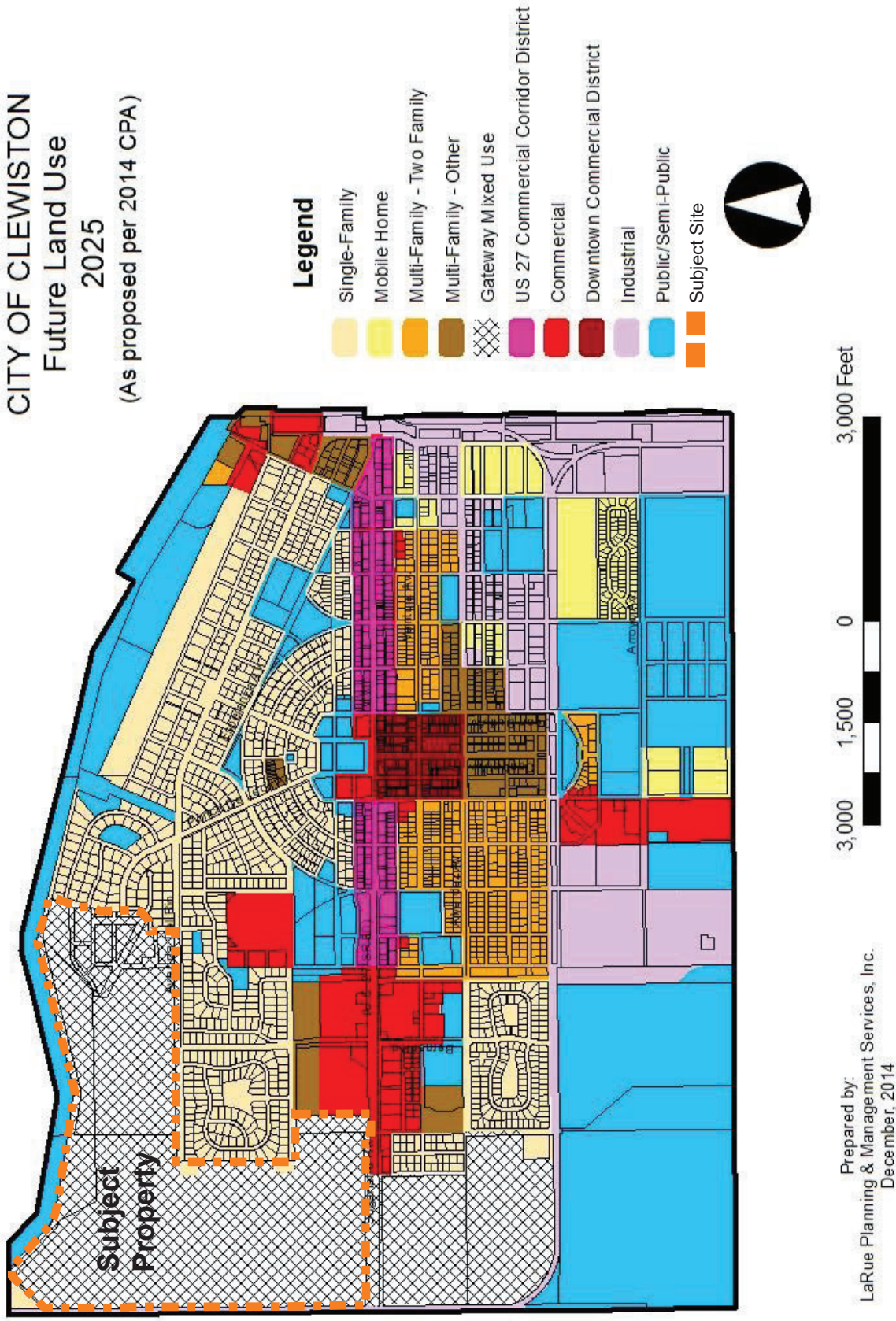
Clewiston North Parcel
Hendry County, Florida

Location Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
May 2022	20225092-000	--	N/A	1

Clewiston North & Marina PUD Rezone

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



Prepared by:
 LaRue Planning & Management Services, Inc.
 December, 2014

Clewiston North & Marina PUD Rezone

OFFICIAL ZONING MAP OF
CLEWISTON
 FLORIDA

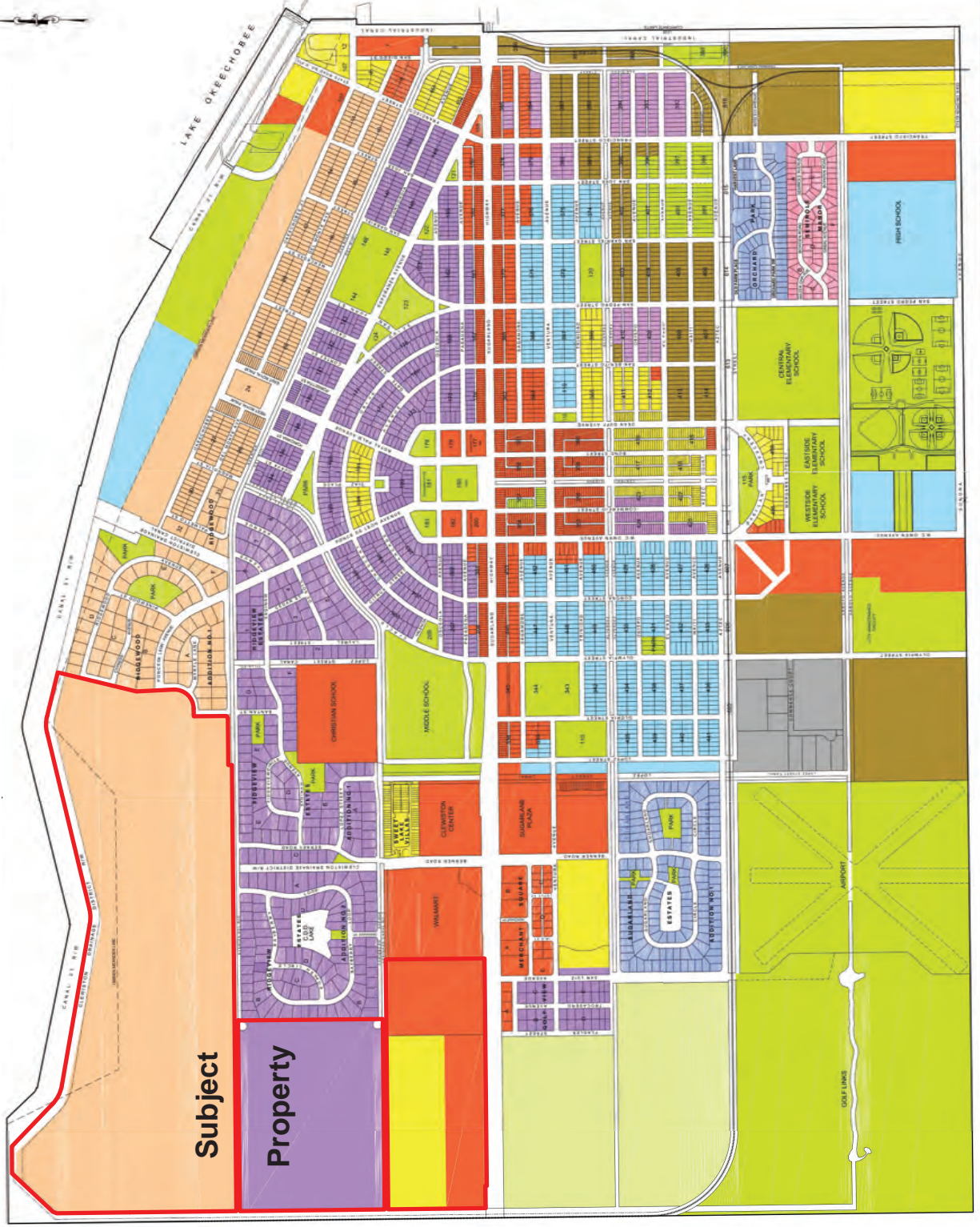
IN ACCORDANCE WITH CHAPTER 177, F.S.
 (AMENDMENT 10, 2001)
 MAY 18, 2007

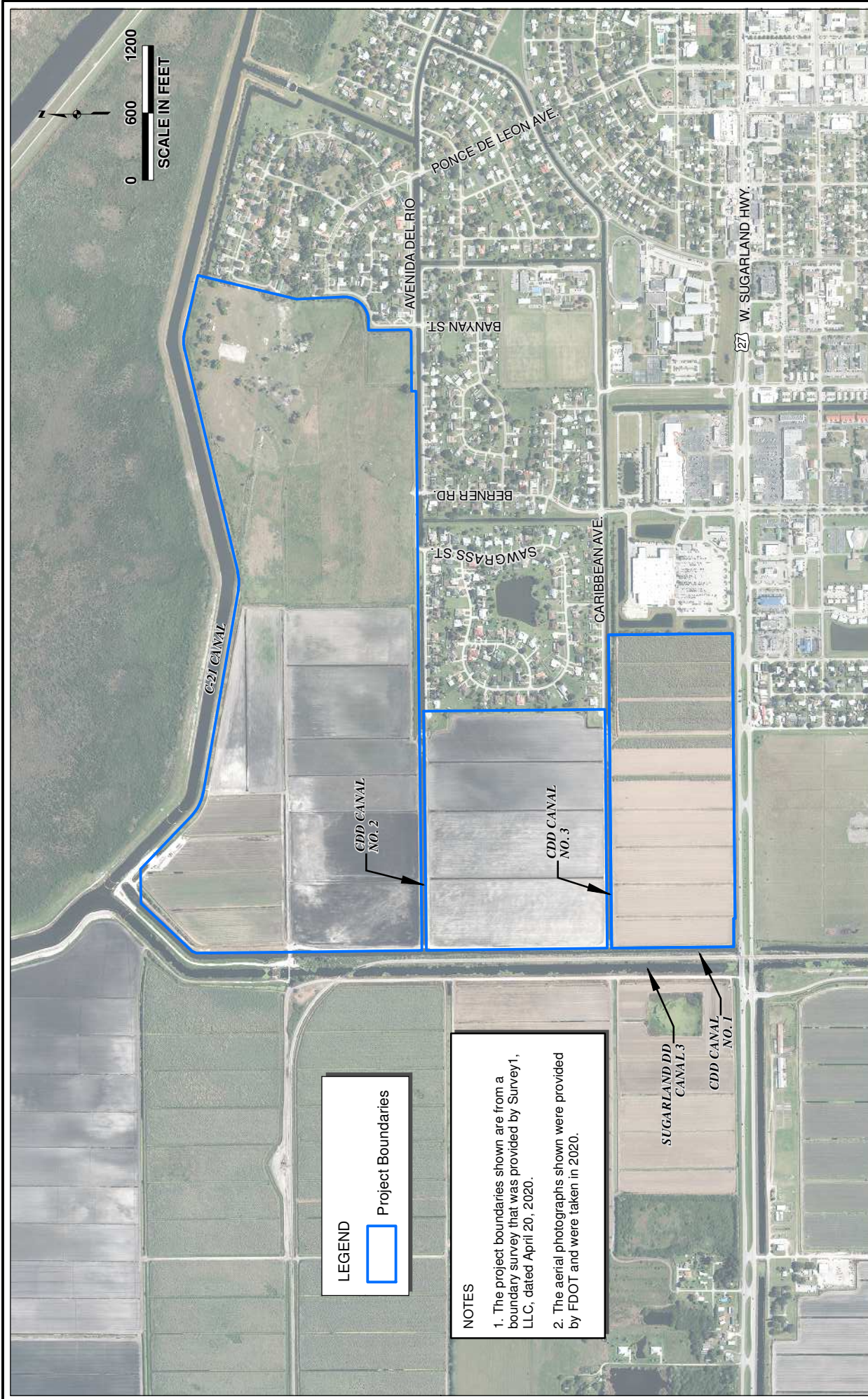
SCALE: 1" = 100'



ZONING LEGEND

[Red]	ZONE C
[Orange]	ZONE CHD
[Yellow]	ZONE PUBLIC
[Light Green]	ZONE PD
[Light Blue]	ZONE R1A
[Purple]	ZONE R1B
[Blue]	ZONE R1C
[Light Purple]	ZONE R2
[Light Yellow]	ZONE R3
[Light Blue]	ZONE RM1
[Light Purple]	ZONE RM2
[Light Green]	ZONE
[Red]	SUBJECT SITE





LEGEND
 Project Boundaries

NOTES
 1. The project boundaries shown are from a boundary survey that was provided by Survey1, LLC, dated April 20, 2020.
 2. The aerial photographs shown were provided by FDOT and were taken in 2020.

JOHNSON ENGINEERING

JOHNSON ENGINEERING, INC.
 2122 JOHNSON STREET
 P.O. BOX 1550
 FORT MYERS, FLORIDA 33902-1550
 PHONE (239) 334-0046
 FAX (239) 334-3661
 E.B. #642 & L.B. #642

Clewiston North Parcel
 Hendry County, Florida

Aerial Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
August 2022	20225092-000	--	As Shown	1

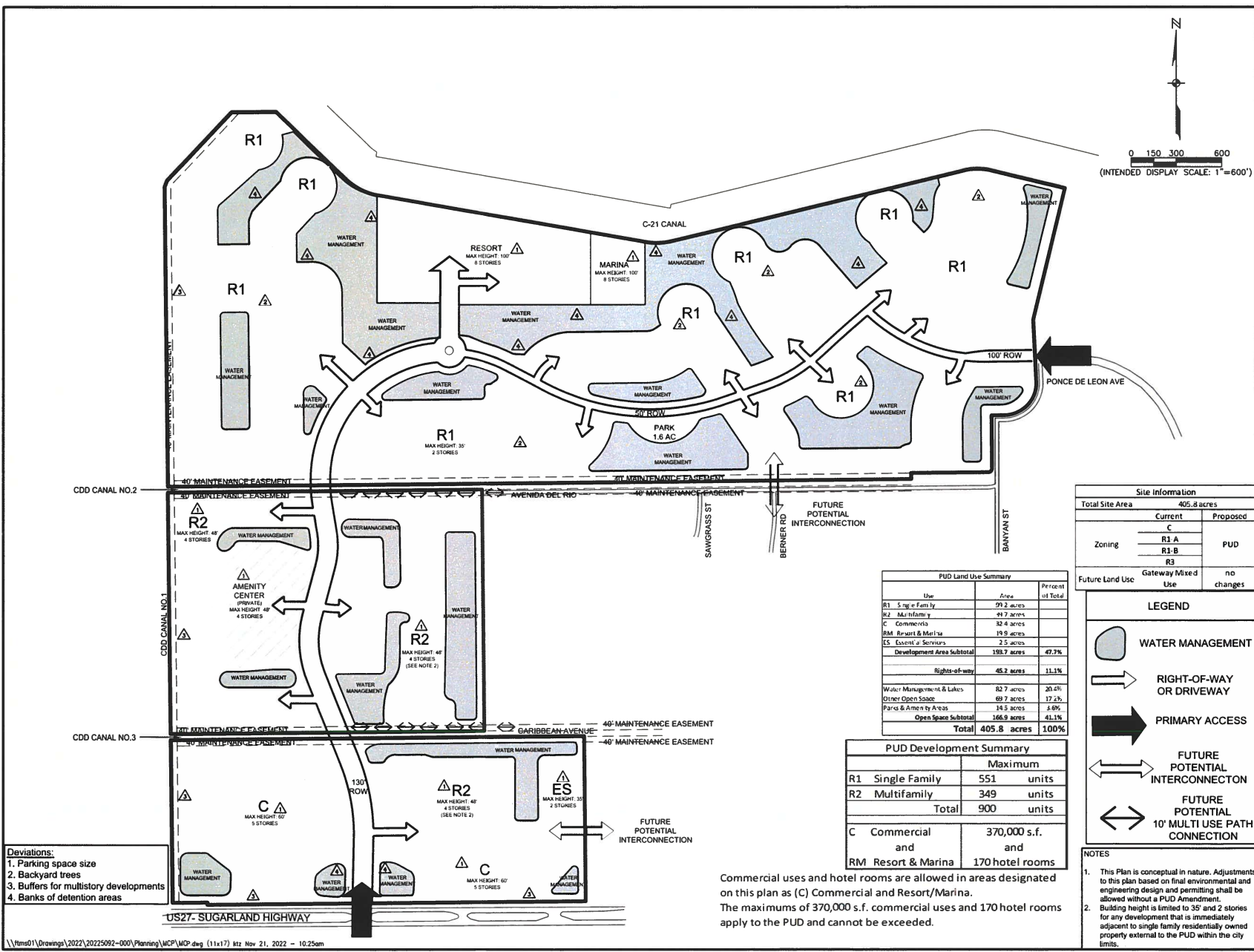
UNITED STATES SUGAR CORPORATION

CLEWISTON NORTH & MARINA PUD
 CLEWISTON, FL

DATE	BY	REVISIONS
11/22		1. Sufficiency Review & Response

DATE: AUGUST 2022
 PROJECT NO.: 20225092-000
 FILE NO.: N/A
 SCALE: 1"=600'

MASTER CONCEPT PLAN
 SHEET NUMBER
 1 OF 1



Site Information		
Total Site Area	405.8 acres	
Zoning	Current	Proposed
	C	PUD
	R1-A	
	R1-B	
	R3	
Future Land Use	Gateway Mixed Use	no changes

PUD Land Use Summary		
Use	Area	Percent of Total
R1 Single Family	99.2 acres	
R2 Multifamily	24.7 acres	
C Commercial	32.4 acres	
RM Resort & Marina	19.8 acres	
ES Essential Services	2.5 acres	
Development Area Subtotal	198.7 acres	49.2%
Rights-of-way	45.2 acres	11.1%
Water Management & Lakes	82.7 acres	20.4%
Other Open Space	69.7 acres	17.3%
Parks & Amenities Areas	14.5 acres	3.6%
Open Space Subtotal	166.9 acres	41.1%
Total	405.8 acres	100%

PUD Development Summary		
	Maximum	
R1 Single Family	551 units	
R2 Multifamily	349 units	
Total	900 units	
C Commercial and	370,000 s.f.	
RM Resort & Marina	170 hotel rooms	

LEGEND

- WATER MANAGEMENT
- RIGHT-OF-WAY OR DRIVEWAY
- PRIMARY ACCESS
- FUTURE POTENTIAL INTERCONNECT
- FUTURE POTENTIAL 10' MULTI USE PATH CONNECTION

NOTES

- This Plan is conceptual in nature. Adjustments to this plan based on final environmental and engineering design and permitting shall be allowed without a PUD Amendment.
- Building height is limited to 35' and 2 stories for any development that is immediately adjacent to single family residentially owned property external to the PUD within the city limits.

- Deviations:**
- Parking space size
 - Backyard trees
 - Buffers for multistory developments
 - Banks of detention areas

Commercial uses and hotel rooms are allowed in areas designated on this plan as (C) Commercial and Resort/Marina. The maximums of 370,000 s.f. commercial uses and 170 hotel rooms apply to the PUD and cannot be exceeded.

Schedule of Uses

The PUD Master Concept Plan delineates five tracts or use areas on the site:

(R1) Single Family Residential

(R2) Multi-family Residential

(C) Commercial

(RM) Resort and Marina

(ES) Essential Services

The uses allowed in each area are listed below.

Generally permitted uses throughout the PUD

Agricultural uses (until time of development)

Entrance features such as gate houses

Essential services

All uses allowed in the City's P Public District, subject to the FAR and height standards of the P Public District

Excavation for water retention or water detention

Fences, walls

General recreation

Model homes, model units, and speculative homes

Neighborhood recreation

Parks, public and private

Pedestrian facilities, trails, and observation decks

Recreational facilities, indoor and outdoor, public and private

Real estate sales office

Signs

Temporary construction trailer

Temporary sales office

Any other use deemed by the Director of the Clewiston Community Development Department to be comparable and compatible in nature to the uses listed above

R1 Single Family Residential

Single family dwellings, detached and customary accessory structures incidental thereto

Single family dwellings, attached (duplex, triplex or townhomes) and customary accessory structures incidental thereto

Zero lot line dwellings and customary accessory structures incidental thereto

Clubhouses, which may include dining service, fitness facilities, meeting rooms

Home occupations subject to LDC Section 110-525

Kindergartens and day care centers, provided that a minimum outdoor play area of 100 square feet for each child enrolled shall be provided for on the premises, but not within the required front or side yard, and provided that such play area shall be shaded by canopies and/or shade trees and shall be enclosed with a continuous fence or wall having a minimum height of four feet

Private docks and boat lifts

Any other use deemed by the Director of the Clewiston Community Development Department to be comparable and compatible in nature to the uses listed above

R2 Multi-Family Residential

All uses allowed within R1, plus:

Apartments, Condominiums, Townhouse and other similar multifamily uses and customary accessory structures incidental thereto

Clubhouses, which may include dining service, fitness facilities, meeting rooms

Churches

Kindergartens and day care centers, provided that a minimum outdoor play area of 100 square feet for each child enrolled shall be provided for on the premises, but not within the required front or side yard, and provided that such play area shall be shaded by canopies and/or shade trees and shall be enclosed with a continuous fence or wall having a minimum height of four feet

Nursing and convalescent facilities

Any other use deemed by the Director of the Clewiston Community Development Department to be comparable and compatible in nature to the uses listed above

C Commercial

Any use permitted in R2, 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

Appliance and furniture stores

Art gallery

Bakeries, confectionery providing on-premises retail sales

Car wash

Clinics, medical and dental out-patient only

Commercial or municipal parking lots or garages

Commercial recreation facilities

Convenience food and beverage store

Dance studio

Department stores

Drive through facilities

Financial institutions with or without drive-thru teller units

Free standing signs having a sign face area greater than six square feet

Gasoline service stations

General retail establishments

Hardware, paint and garden supplies

Hotels, motels or tourist courts, including extended stay hotel or motel, and including ancillary uses serving onsite guests or the public (restaurant, bar, nightclub, retail, personal service, professional services, business services, medical clinic)

Indoor and outdoor vehicular sales such as automobile, motorcycle and all terrain vehicles and boat and boat trailer and utility trailer sales.

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

Kindergartens and day care centers, provided that a minimum outdoor play area of 100 square feet for each child enrolled shall be provided for on the premises, but not within the required front or side yard, and provided that such play area shall be shaded by canopies and/or shade trees and shall be enclosed with a continuous fence or wall having a minimum height of four feet

Laundries and dry cleaning plants, which do not use flammable solvents

Mortuary and funeral homes

Newsstand

Nursing and convalescent facilities

Offices

Medical offices

Personal services (including, but not limited to, barbershops, beauty salons, spa)

Pharmacy

Pool halls and theaters

Professional services, business services

Public assembly buildings

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 – indoor only.

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

Restaurants

Restaurant, bar or nightclub operating after 10:00 PM

Service stations

Shopping centers

Supermarkets

Theater

Veterinarian clinics

Vocational schools, limited to office-oriented vocations, such as, but not limited to secretarial, business, real estate and computer programming

Any other use deemed by the Director of the Clewiston Community Development Department to be comparable and compatible in nature to the uses listed above

RM Resort and Marina

Hotels, motels or tourist courts, including extended stay hotel or motel, and including ancillary uses serving onsite guests or the public (restaurant, bar, nightclub, retail, personal service, professional services, business services, medical clinic)

Apartments, Condominiums, Townhouse and other similar multifamily uses and customary accessory structures incidental thereto

Art gallery

Clubhouses, which may include dining service, fitness facilities, meeting rooms
Commercial recreation facilities, including marinas
Docking facilities and boat ramp
Indoor and outdoor vehicular sales or rental such as kayak, paddleboard, personal watercraft,
boat and boat trailer and utility trailer sales or rental
Convenience food and beverage store
Ship's store
Service stations and boat fueling
General retail establishments
Commercial or municipal parking lots or garages
Personal services (including, but not limited to, barbershops, beauty salons, spa)
Professional services, business services
Public assembly buildings
Repair and services of kayak, paddleboard, personal watercraft, boat and boat trailer and utility
trailer and related 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.
Restaurants
Shopping centers
Any other use deemed by the Director of the Clewiston Community Development Department to
be comparable and compatible in nature to the uses listed above

ES Essential Services

Public recreational areas such as parks, playgrounds, ball fields, golf courses and similar uses
(0.25 FAR)
Governmental and administrative facilities (1.0 FAR)
Utilities
Communications facilities
Any other use deemed by the Director of the Clewiston Community Development Department to
be comparable and compatible in nature to the uses listed above

Property Development Regulations

Clewiston North and Marina PUD							
	Min. Lot Size	Min. Lot Width (Note 1)	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. Waterbody Setback (Note 2)	Max. Building Height / Max. Stories (Note 3)
Single family	5,000 s.f.	50'	20' (Note 4)	5' (Note 5)	15'	20'	35' 2 stories
Multi-family	n/a	n/a	15'	10'	15'	20'	48' 4 stories
Commercial (Retail/Office/ Hotel/ Institutional)	10,000 s.f.	100'	20'	15' or 0'	20'	20'	60' 5 stories
Resort and Marina (Hotel/Marina/ Mixed Use)	n/a	n/a	20'	15' or 0'	20'	20'	100' 8 stories
Essential Service	n/a	n/a	15'	10'	15'	20'	35' 2 stories

Notes:

- (1) Lot width is the horizontal distance between the side lot lines, or between the side lot line and the longest front lot line, measured at right angles to the lot depth at a point midway between the front and rear or narrowest front lot line.
- (2) Water body setback applies to principal structures. Docks, decks, pools, screen enclosures, fishing piers, shade structures, boat lifts, and boat canopies, and accessory structures that are 30 inches or less above ground level, are allowed to encroach into waterbody setbacks if permission is granted in writing by all applicable easement or right-of-way holders.
- (3) Building height is limited to 35' and 2 stories for any development that is immediately adjacent to single family residentially zoned property external to the PUD within the City limits.
- (4) Front setback for single family dwellings maybe reduced to 12 feet for side entry garages.
- (5) Zero lot line, attached dwellings and duplexes are allowed to provide a minimum 10' side setback at the terminal dwelling wall in lieu of two 5' side setbacks per lot.

Standards & Measurements:

Water body setbacks are measured from the control elevation.

Building height is measured from the finished floor elevation to the flat roof or to the deck line of a mansard roof or to the mid-height level between eaves and ridge for gable, hip, or gambrel roofs. Exceptions are allowed for architectural features and appurtenances that are non-habitable.

Minimum building separations are as required by the Fire Code.

Maximum building coverage is addressed by the open space as shown and quantified on the PUD Master Concept Plan.

Deviations

1. Deviation from LDC Section 102-31 which requires a standard parking space to be a minimum of ten feet in width and 20 feet in length, to allow a minimum of nine feet in width and 18 feet in length for all parking within the Clewiston North and Marina PUD.

JUSTIFICATION: The proposed development is the Gateway Mixed Use District along the U.S. 27 corridor. Per LDC Section 102-31, parking spaces located in the U.S. 27 Corridor District or Downtown District are allowed with a minimum dimension of 9' x 18'. Allowing the deviation for all parking spaces within the Clewiston North and Marina PUD will advance the intent of the existing provisions for the Corridor District and the Downtown District and will advance the intent of FDOT's US 27 Clewiston Corridor Vision Plan dated March 2021. The Vision Plan anticipates the US 27 corridor adjacent to the Clewiston North and Marina PUD to transform from a Rural context (C2) to a Rural Town (C2T) with similar characteristics to the Downtown District, where the standard parking space size is 9' x 18'. Parking spaces measuring 9'x18' are adequate and appropriate to serve the anticipated retail, office, residential, institutional, hotel, and/or business developed areas.

2. Deviation from LDC 102-115 which requires a minimum of one tree located in the front yard and one tree located in the rear yard of each single unit or duplex to allow a minimum of one tree located in the front yard only on single family lots within the Clewiston North and Marina PUD.

JUSTIFICATION: The design of the PUD features treelined streets and single family homes with water-oriented backyards. The intent of the LDC will be met considering that the project will be providing trees within rights-of-way that are in excess of the minimum Code requirement. Relief from the backyard tree requirement will help avoid hazards and conflicts caused for the trees and the outdoor living spaces where tree roots can cause damage and trees present hazards during high intensity storm events.

3. Deviation from LDC Section 102-119 (c) which requires multi-story developments to have an additional 10 feet of buffer width for each additional story or upper story to limit this additional buffering to only where the PUD is immediately adjacent to single family residentially zoned property external to the PUD within the City limits.

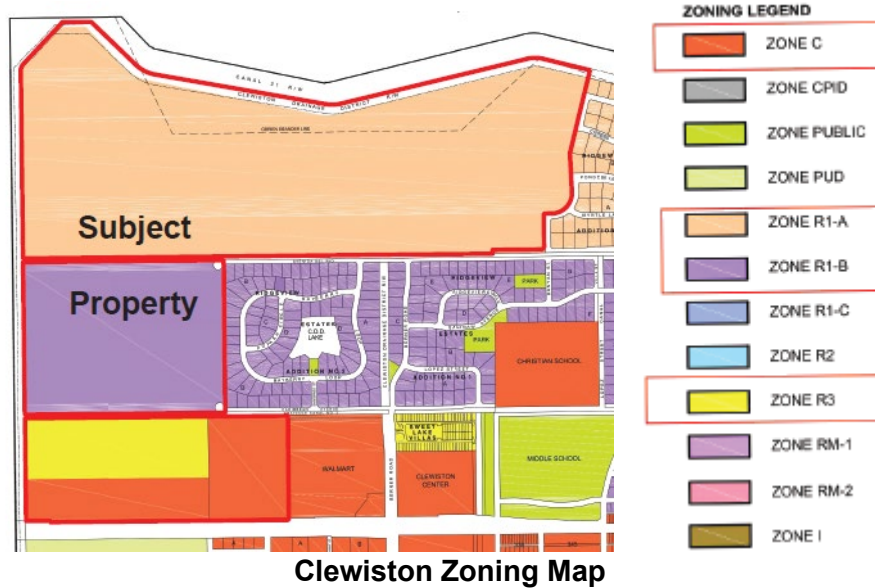
JUSTIFICATION: The proposed development is in the Gateway Mixed Use District where a mixed use environment with concentrations of retail, office, residential, institutional, and/or industrial developed areas are envisioned. The ability to construct buildings with multiple floors contributes to efficient land use, and due to the large size of the PUD, some buildings with multiple floors may be feasible. Granting this deviation will ensure that the single family residentially zoned property external to the PUD within the City limits is protected by the provision of the LDC requiring additional buffering, while affording the opportunity for a mixed use development pattern with less buffering between uses that are part of a coordinated development plan within the PUD.

4. Deviation from LDC Section 102-143 (10) which requires that banks of detention and dry retention areas shall be sloped and planted to prevent erosion, and that bank slopes should not exceed a 3:1 ratio, to allow seawalls along wet detention areas.

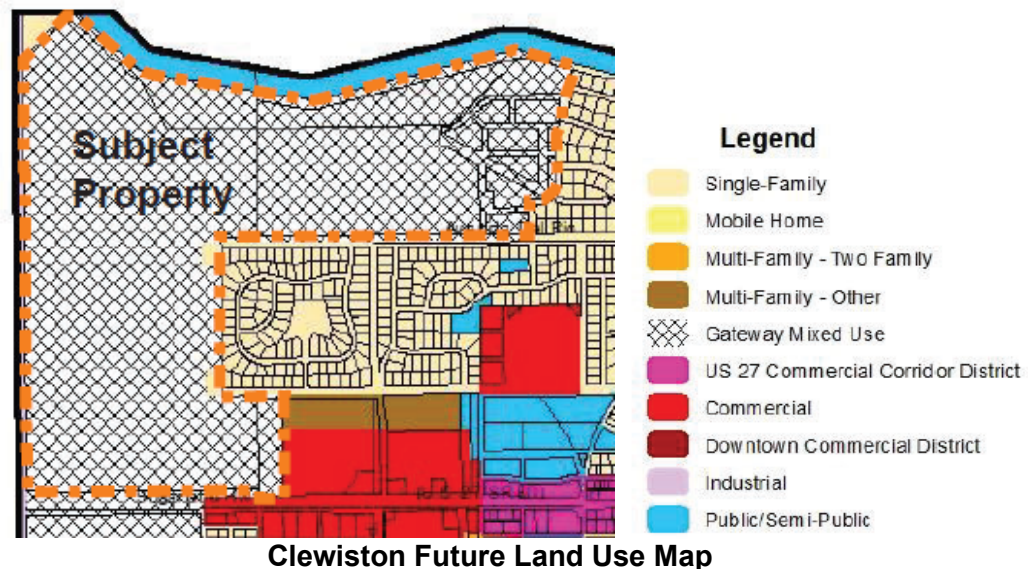
JUSTIFICATION: The design of the development is built around the creation of water views and water access. The design of lakefront lots are intended to afford access to the water. The deviation is needed to allow seawalls in lieu of planted slopes in the vicinity of the residential lots and marina, and where a seawall may be used for aesthetic purposes.

Comprehensive Plan Consistency Narrative

The applicant, U.S. Sugar Corporation, requests rezoning to **Planned Unit Development (PUD)** from the current zoning designations C (General Commercial), R1-A & R1-B (Single Family Residential), and R3 (Multiple-Family Residential).



The subject property is 405.8± acres fronting on US 27 in the western part of the City, designated as the **Gateway Mixed Use District** per the Comprehensive Plan.



The site is currently used for agricultural uses, including sugar cane and pasture.

The rezoning will allow for a maximum total long term buildout of 900 dwelling units, 170 hotel rooms, and 370,000 square feet of non-residential development for commercial, office, resort, and marina uses. The plan includes a total of 166.9 acres of open space in the form of parks, amenity areas, lakes and other open pervious space. The development will occur in phases extending over a 20-year timeframe.

The rezoning to PUD will be consistent with all applicable goals, objectives and policies of the Clewiston Comprehensive Plan as described in detail below.

FUTURE LAND USE ELEMENT

Policy 1.1.8: Gateway Mixed Use District

The Clewiston North and Marina PUD meets the intent of the Gateway Mixed Use District, which is meant for “movement and mix of currently designated densities and intensities of use... that provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces, and integration of uses.”

Densities of Use

Policy 1.1.8 of the Comprehensive Plan establishes density for the subject site as follows:

The Gateway Mixed Use District may allow a maximum of 1,585 residential units and residential pods may range in net density from 1.5 to 15 dwelling units per acre.

The Clewiston North and Marina PUD complies with the prescribed densities. The project has a gross density of 2.2 units per acre (900 units/405.8 acres). The units are anticipated to include 551 single family homes and 349 multifamily units. Up to 60 of the 349 multifamily units may be developed as mixed use within the Resort & Marina area. Residential pods will range in net density from 1.5 to 15 dwelling units per acre. The PUD complies with the maximum number of allowable units, as summarized below:

Density Compliance	
Clewiston North & Marina PUD (proposed)	900 units
Clewiston Gateway South PUD (approved)	570 units
Total Units	1,470 units
Gateway Mixed Use District Maximum Units Allowed	1,585 units

Intensities of Use

Policy 1.1.8 of the Comprehensive Plan establishes intensity for the subject site as follows:

Total commercial use within this District shall be limited to 500,000 square feet of gross floor area. The maximum floor area ratios shall be 0.25 for retail uses and 0.50 for office and similar types of development uses. A minimum of 30,000 square feet of commercial uses shall be provided. Commercial development in excess of 30,000 square feet of gross floor area must have direct access to State Road 80, Commercial uses with 30,000 square feet or less that are intended to provide for the convenience of shopping, entertainment, office or service related needs of the immediate community, and which demonstrate compatibility either through design techniques, buffering or common open space may be provided access internal to the residential neighborhood, but must not exceed 10% of the area of the PUD.

The Clewiston North and Marina PUD complies with the prescribed intensities. Floor area ratios will not exceed 0.25 for retail uses or 0.5 for office and similar uses. The commercial development areas have direct access to State Road 80 (US 27). The PUD complies with the maximum allowable commercial gross floor area, as summarized below:

Intensity Compliance		
Clewiston North & Marina PUD (proposed)	370,000 square feet	170 hotel rooms
Clewiston Gateway South PUD (approved)	15,000 square feet	100 hotel rooms
Total Intensity	385,000 square feet	270 hotel rooms
Gateway Mixed Use District Maximum Commercial Gross Floor Area Allowed	500,000 square feet	Hotel not specified in Comprehensive Plan

Open Space

Policy 1.1.8 of the Comprehensive Plan states:

Not less than 35% of the site area must be used as common open space. Included in common open space are water management lakes, recreational facilities (exclusive of arenas and other structures designed for spectator sports), parks, sidewalks and trails, natural preserve areas and other commonly owned or maintained open non-paved areas.

The PUD Master Concept Plan shows that the minimum 35% open space requirement is met, with approximately 41% of the property used for water management and lakes, parks, amenity areas, and general open non-paved areas.

Open Space Compliance		
Water Management & Lakes	82.7 acres	20.4%
Other Open Space	69.7 acres	17.2%
Parks & Amenity Areas	14.5 acres	3.6%
Open Space Subtotal	166.9 acres	41.1%
Total Site	405.8 acres	100%

The rights-of-way within the project will be designed with sidewalks, which will additionally count toward the total open space, providing an amenity to those who are internal to the project and to the surrounding community.

Pedestrian Connections

Policy 1.1.8 of the Comprehensive Plan states:

Pedestrian connections between residential and commercial uses and an internal road network that aligns with and extends the existing public road network will be encouraged through the PUD process.

The Clewiston North and Marina PUD complies by providing pedestrian facilities and aligning and extending the existing public road network where feasible and practical. The PUD Master Concept Plan shows a 130-foot wide right-of-way extending from the primary project access at US 27 to the north where the Resort & Marina Tracts are located. This right-of-way will extend approximately $\frac{3}{4}$ mile, and will provide for a four-lane divided street including pedestrian amenities to connect residential and commercial uses within the site and to the adjoining neighborhood and US 27 corridor.

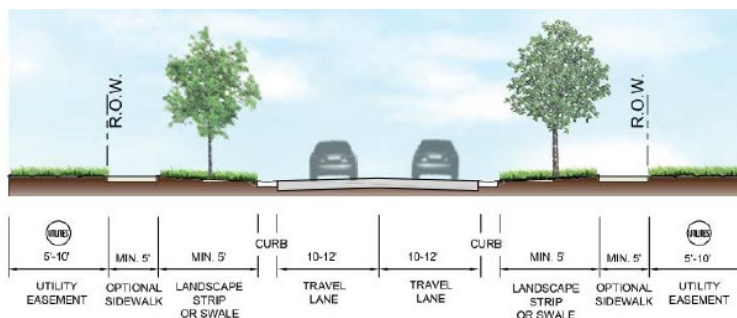


Concept for 130-foot wide right-of-way in Clewiston North & Marina PUD

Concept is illustrative and subject to adjustment at time of engineering design and permitting.

The Master Concept Plan also shows connection aligning with Ponce De Leon Avenue with a 100-foot wide right-of-way at the project's eastern limits. This connection will also provide for sidewalks and extend the existing public road network.

The balance of the proposed roadway network within the PUD will be 50-foot wide streets with two lanes (undivided) and a sidewalk on one side for appropriate scale and traffic calming within the neighborhood setting.



Concept for 50-foot wide right-of-way in Clewiston North & Marina PUD

Concept is illustrative and subject to adjustment at time of engineering design and permitting.

Utilities

Objective 1.2 of the Comprehensive Plan states:

The City will, through regulation of land use, make every reasonable effort to assure that land is provided to meet the needs of utility companies based on such needs being made known to the City and the City having legal means to achieve the objective.

The Clewiston North & Marina PUD will develop in phases extending over a 20-year timeframe. Through the process of development permitting, there will be the necessary coordination to ensure utilities are available and accommodated within the project. The Master Concept Plan includes 2.5 acres dedicated for essential service functions that may be needed in the future.

Land Development

Policy 1.4.1 of the Comprehensive Plan outlines standards to be implemented at time of Land Development.

The Clewiston North & Marina PUD will develop in phases extending over a 20-year timeframe. Through the process of development permitting, conformance will be demonstrated with the Code required subdivision process, drainage standards, standards for transportation and parking design, and standards for utility services. See the list of requested deviations related to parking space size, buffers, trees on single family lots, and water management area side slopes.

Historic Resources

Objective 1.5 of the Comprehensive Plan states:

Sites and structures within the City which are determined to have historic or archeological significance and worthy of preservation in accordance with standards established by the Florida Division of Historical Resources shall be protected. This will include, but not be limited to, cooperation and coordination with recognized historic preservation organizations.

Two sites within the northeast quadrant of the Clewiston North and Marina PUD have been recognized as historic sites: Redbelly Ridge (8HN121) and Toronjas de Wilma or Wilma's Grapefruit (8HN122). See the Archeological Data from Florida Master Site File included with this application.

As noted in the Comprehensive Plan, Redbelly Ridge (8HN121) was determined in a State Dept. of Historic Resources letter dated 10/18/06 to be potentially eligible for listing in the National Register of Historic Places based on indications of prehistoric habitation, and at least local significance.

The site known as Toronjas de Wilma or Wilma's Grapefruit (8HN122) is also noted in the Comprehensive Plan as a location that has insufficient information available to evaluate eligibility for listing in the National Register of Historic Places.

The PUD Master Concept Plan is designed to accommodate these sites so they can be protected within open space areas. Adequate space is provided in order to restrict excavation or development within 50 feet of these sites if required through state and federal permitting.

TRAFFIC CIRCULATION ELEMENT

A Traffic Impact Statement (TIS) is included in this application submittal. Per the TIS, the applicable road level of service standards on the surrounding road network will be maintained considering the trips that will be generated through the buildout of the PUD. As stated above, the PUD is planned with rights-of-way that will provide pedestrian facilities and align with and extend the existing public road network from US 27 to Ponce De Leon Avenue. The TIS concludes that turn lanes from US 27 into the site are recommended, and these will be designed and permitted as warranted at time of development permitting.

FDOT's US 27 Clewiston Corridor Vision Plan dated March 2021 contains a vision for the US 27 corridor adjacent to the Clewiston North and Marina PUD to transform from a Rural context (C2) to a Rural Town (C2T) with small concentrations of retail, office, residential, institutional, and/or industrial developed areas. The Master Concept Plan and proposed development standards for the Clewiston North and Marina PUD are consistent with this vision, allowing for building heights of 1 to 2 stories; detached and attached buildings with front setbacks of 20' or less; uses fronting the highway; and parking mostly on the side or rear and occasionally in front; as prescribed in the FDOT Context Classification Guide.

HOUSING ELEMENT

The proposed development of 551 single family homes and 349 multifamily units in the Gateway Mixed Use District is consistent with the land use pattern anticipated in the Comprehensive Plan. The combination of residential and commercial uses brings housing options and business and job opportunities within City limits to meet current and future demand as contemplated in the Comprehensive Plan.

SANITARY SEWER, SOLID WASTE, DRAINAGE, POTABLE WATER, AND NATURAL GROUNDWATER AQUIFER RECHARGE ELEMENT

Consistent with provisions outlined in the Comprehensive Plan, the Clewiston North and Marina PUD will be subject to applicable level of service standards and required coordination with utility providers as well as permitting with City, County, and state agencies at time of development.

CONSERVATION ELEMENT

A Preliminary FLUCFCS map depicting the land use cover and wetlands on the subject property observed by Johnson Engineering, Inc. ecologists is included with this application. As stated in the Comprehensive Plan, applications will be filed at time of development with the state and federal agencies with jurisdiction in order to obtain environmental permits. The impacts to

wetlands, habitat, and associated mitigation requirements will be determined through the environmental permitting process.

RECREATION AND OPEN SPACE ELEMENT

The PUD Master Concept Plan shows that the minimum 35% open space requirement is met, with at least 41% of the property used for water management and lakes, parks, amenity areas, and general open non-paved areas. Park and amenity areas comprise 14.5 acres, and the rights-of-way within the project will be designed with sidewalks, which will additionally count toward the total open space, and will provide a recreational amenity and connectivity for those who are internal to the project and for the surrounding community.

ECONOMIC ELEMENT

The Clewiston North and Marina PUD will be an asset to the economy of Clewiston and will support several initiatives identified in the Comprehensive Plan. The introduction of 551 single family homes and 349 multifamily units in the Gateway Mixed Use District will address the identified need for quality housing for families at virtually all income levels. The proposed resort and marina with access to the C-21 Canal helps address the identified shortage of good hotel rooms, and adds to eco-tourism opportunities. The proposed mix of uses will bring housing options, business and job opportunities, hotels, and potential for tourism within City limits to meet current and future demand, as contemplated in the Comprehensive Plan. This will diversify the range of jobs and create new employment opportunities which will contribute to the overall economic stability of the local economy.

PUBLIC SCHOOL FACILITIES ELEMENT

As outlined in the Comprehensive Plan, each phase of the Clewiston North and Marina PUD development will be coordinated with the City and School Board to ensure adequate school capacity at time of final subdivision or site plans for residential development.

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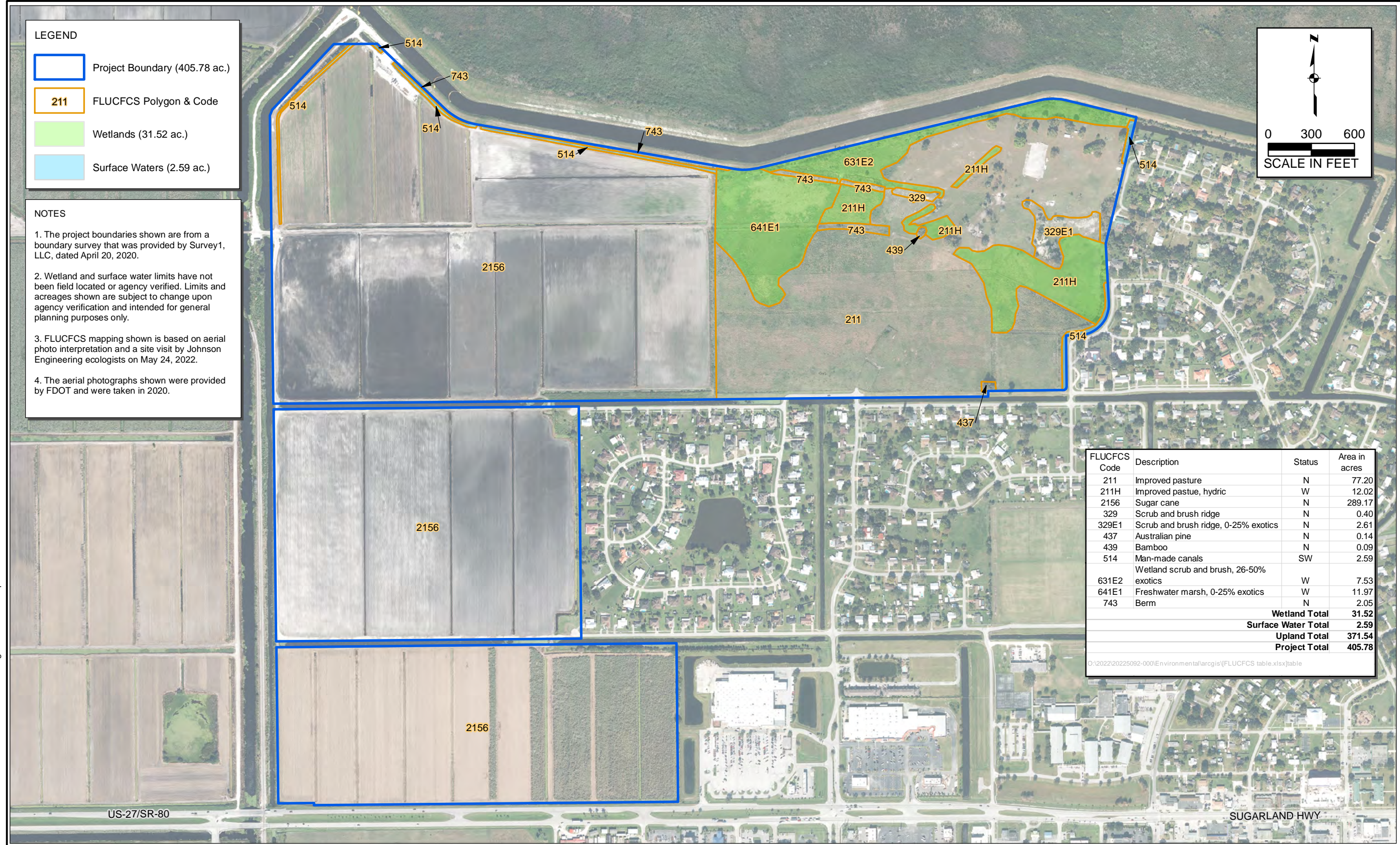
LEGEND

- Project Boundary (405.78 ac.)
- 211 FLUCFCS Polygon & Code
- Wetlands (31.52 ac.)
- Surface Waters (2.59 ac.)

NOTES

1. The project boundaries shown are from a boundary survey that was provided by Survey1, LLC, dated April 20, 2020.
2. Wetland and surface water limits have not been field located or agency verified. Limits and acreages shown are subject to change upon agency verification and intended for general planning purposes only.
3. FLUCFCS mapping shown is based on aerial photo interpretation and a site visit by Johnson Engineering ecologists on May 24, 2022.
4. The aerial photographs shown were provided by FDOT and were taken in 2020.

0 300 600
SCALE IN FEET



FLUCFCS Code	Description	Status	Area in acres
211	Improved pasture	N	77.20
211H	Improved pasture, hydric	W	12.02
2156	Sugar cane	N	289.17
329	Scrub and brush ridge	N	0.40
329E1	Scrub and brush ridge, 0-25% exotics	N	2.61
437	Australian pine	N	0.14
439	Bamboo	N	0.09
514	Man-made canals	SW	2.59
631E2	Wetland scrub and brush, 26-50% exotics	W	7.53
641E1	Freshwater marsh, 0-25% exotics	W	11.97
743	Berm	N	2.05
Wetland Total			31.52
Surface Water Total			2.59
Upland Total			371.54
Project Total			405.78

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Clewiston North Parcel
Hendry County, Florida



JOHNSON ENGINEERING, INC.
201 S. BERNER ROAD, #3
CLEWISTON, FLORIDA 33440
PHONE (863) 805-0707

FLUCFCS Map

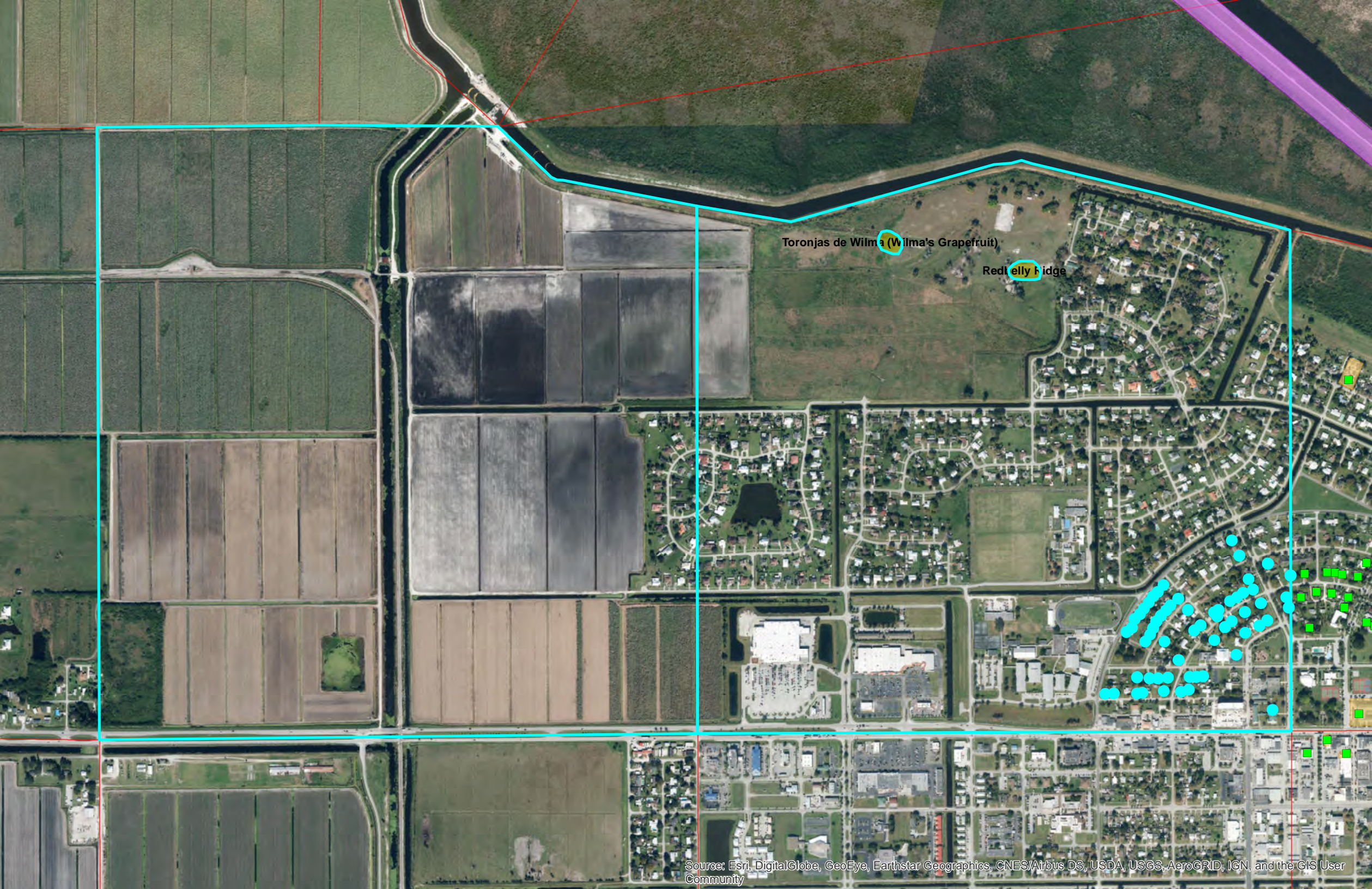
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
June 2022	20225092-000	--	As Shown	1



AR=2
 SS=0
 CM=0
 RG=0
 BR=0
 Total=2

Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
HN00121	AR	Redbelly Ridge	Clewiston		Eligible	
HN00122	AR	Toronjas de Wilma (Wilma's Grapefruit)	Clewiston		Insufficient Info	



Toronjas de Wilma (Wilma's Grapefruit)

Red Kelly Ridge