

ORDINANCE NO. 2023-03

AN ORDINANCE OF THE CITY OF CLEWISTON, FLORIDA, AMENDING THE OFFICIAL ZONING MAP BY CHANGING THE ZONING DESIGNATIONS OF CERTAIN PROPERTY LOCATED ALONG THE U.S. 27 CORRIDOR OF APPROXIMATELY 86.05± ACRES FROM VARIOUS ZONING CATEGORIES TO US 27 COMMERCIAL CORRIDOR DISTRICT (US 27), PROVIDING FOR INCLUSION IN THE CODE, APPENDIX, AND ZONING MAP, CONFLICT AND SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, On July 20th, 2015, the City Commission of the City of Clewiston Florida after all duly required, notice, public hearings, and required plan reviews enacted ordinance 2015-02 amending the future land use map of the city, the goals, objectives, and policies of the city comprehensive plan to create and designate the US 27 Corridor future land use area in order to guide and control the future development of the City, and to preserve, promote and protect the public's health, safety, and welfare; and

WHEREAS, on October 17th, 2022, after several years and multiple workshops, and public hearings, the City Commission of the City of Clewiston upon review and recommendation of approval by the Clewiston Planning & Zoning Board adopted ordinance 2022-10 creating the US 27 Corridor zoning district and associated district regulations; and

WHEREAS, Goal 1, Objective 1.1, Policy 1.1.10 of the Clewiston Comprehensive plan supports the creation of a US 27 Commercial Corridor District.

WHEREAS, The City Commission of the City of Clewiston now in accordance with its comprehensive plan desires to rezone those properties which fall within the US 27 Corridor future land use category into the US 27 Zoning District; and

WHEREAS, The City of Clewiston Planning & Zoning Board conducted a public hearing on March 27th, 2023, found that the zoning map amendment is consistent with the relevant goals, objectives, and policies contained within the City's Comprehensive Plan and recommends approval of this city-initiated rezoning request; and

WHEREAS, The City Commission of the City of Clewiston Florida finds this requested rezoning change to be in the public interest, and consistent with the relevant goals, objectives, and policies contained within the City's Comprehensive Plan.

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

SECTION 1. The Official Zoning Map of the City of Clewiston is hereby amended to reflect that portion of land more specifically described in **EXHIBIT A** of this ordinance, as US 27 Corridor (US 27).

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 this ordinance is 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.** These ordinances shall take effect immediately upon its passage and consistent with all requirements of general law.

PASSED on first reading by the City Commission on April 17, 2023.

PASSED AND ADOPTED on second and final reading by the City Commission on May 15, 2023.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Mary K. Combass, City Clerk

James Pittman, Mayor

(MUNICIPAL SEAL)

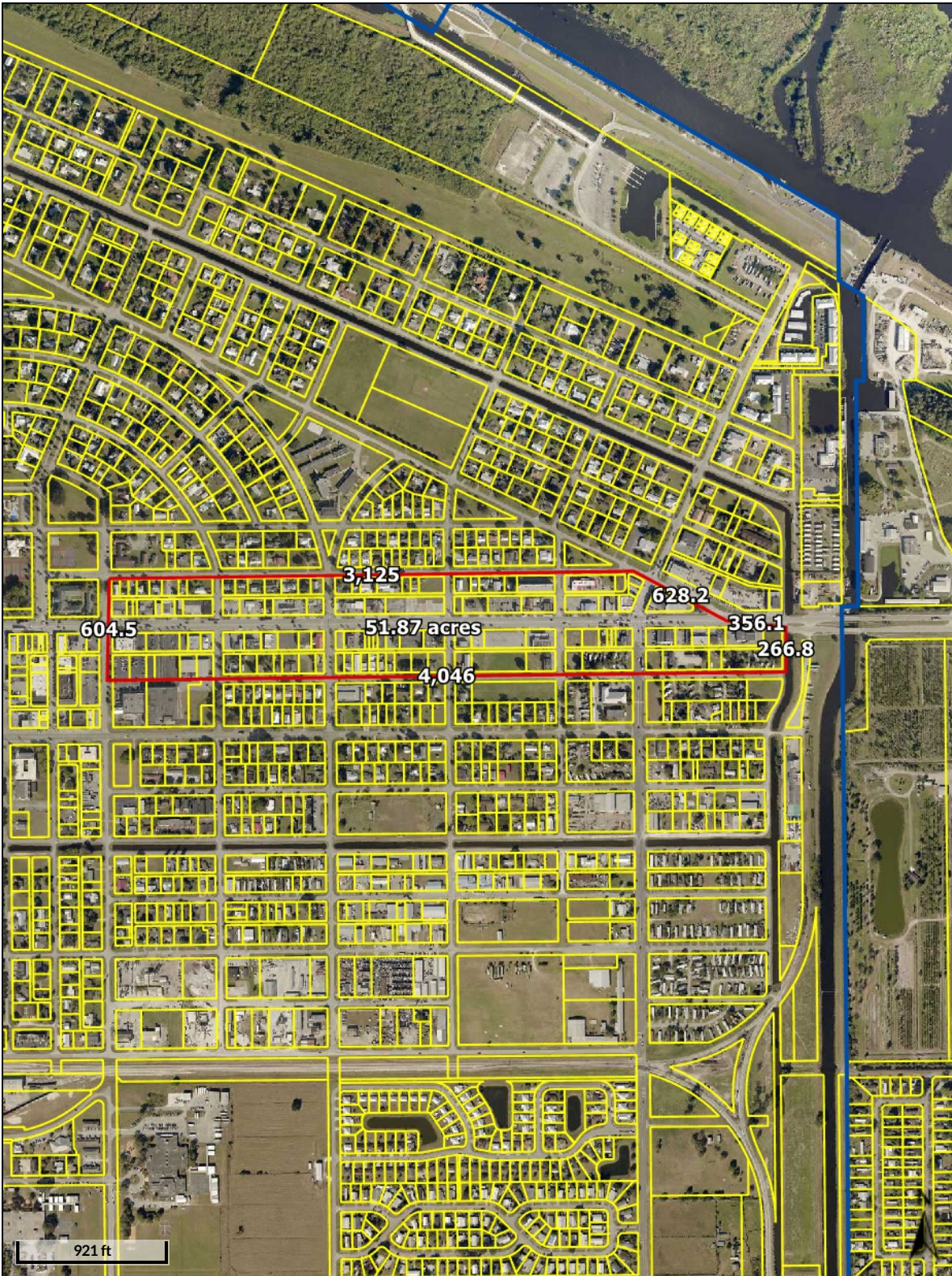
**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: _____
Dylan J. Brandenburg, City Attorney

EXHIBIT A

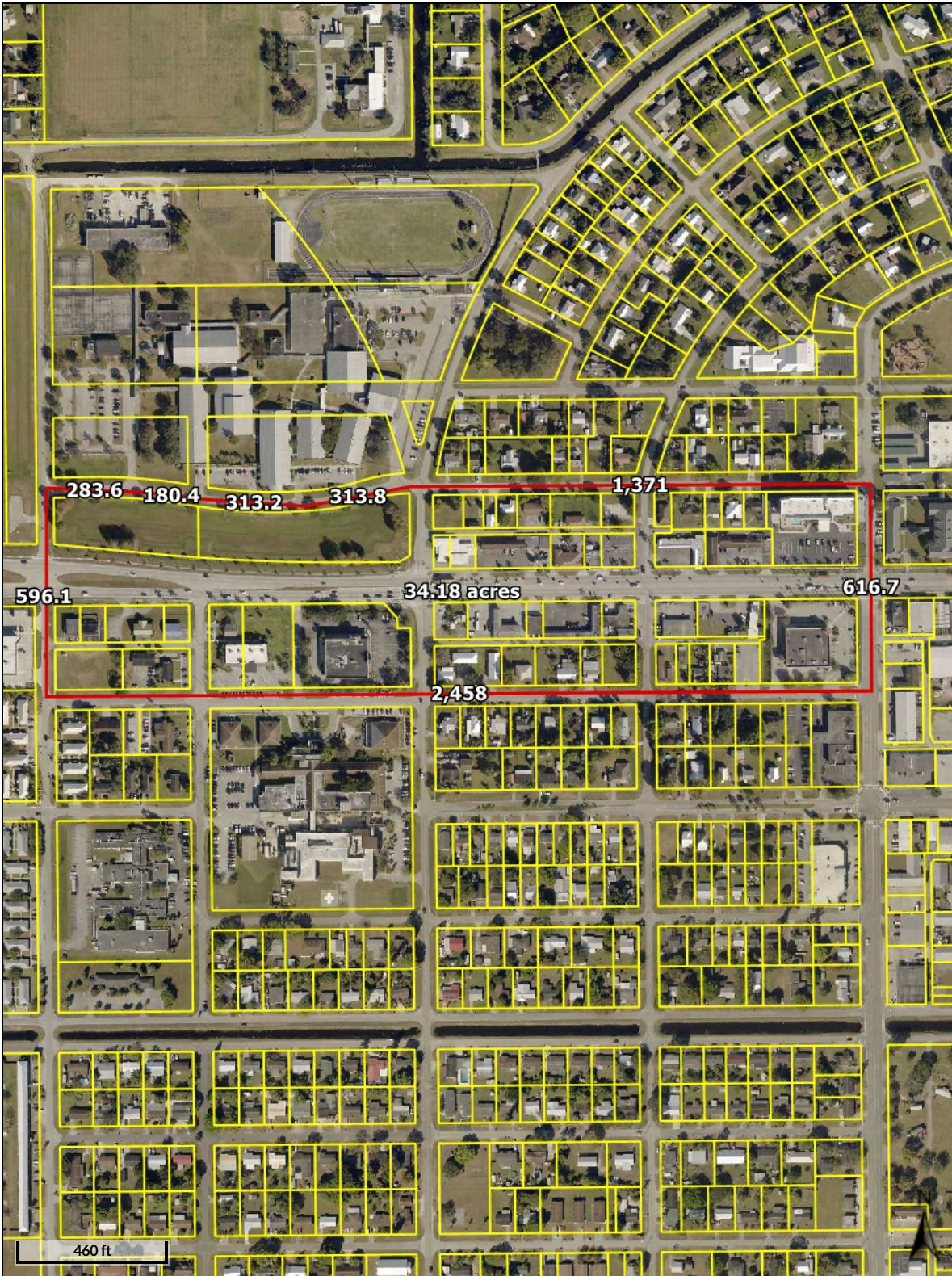


Dena R. Pittman, CFA
Hendry County Property Appraiser



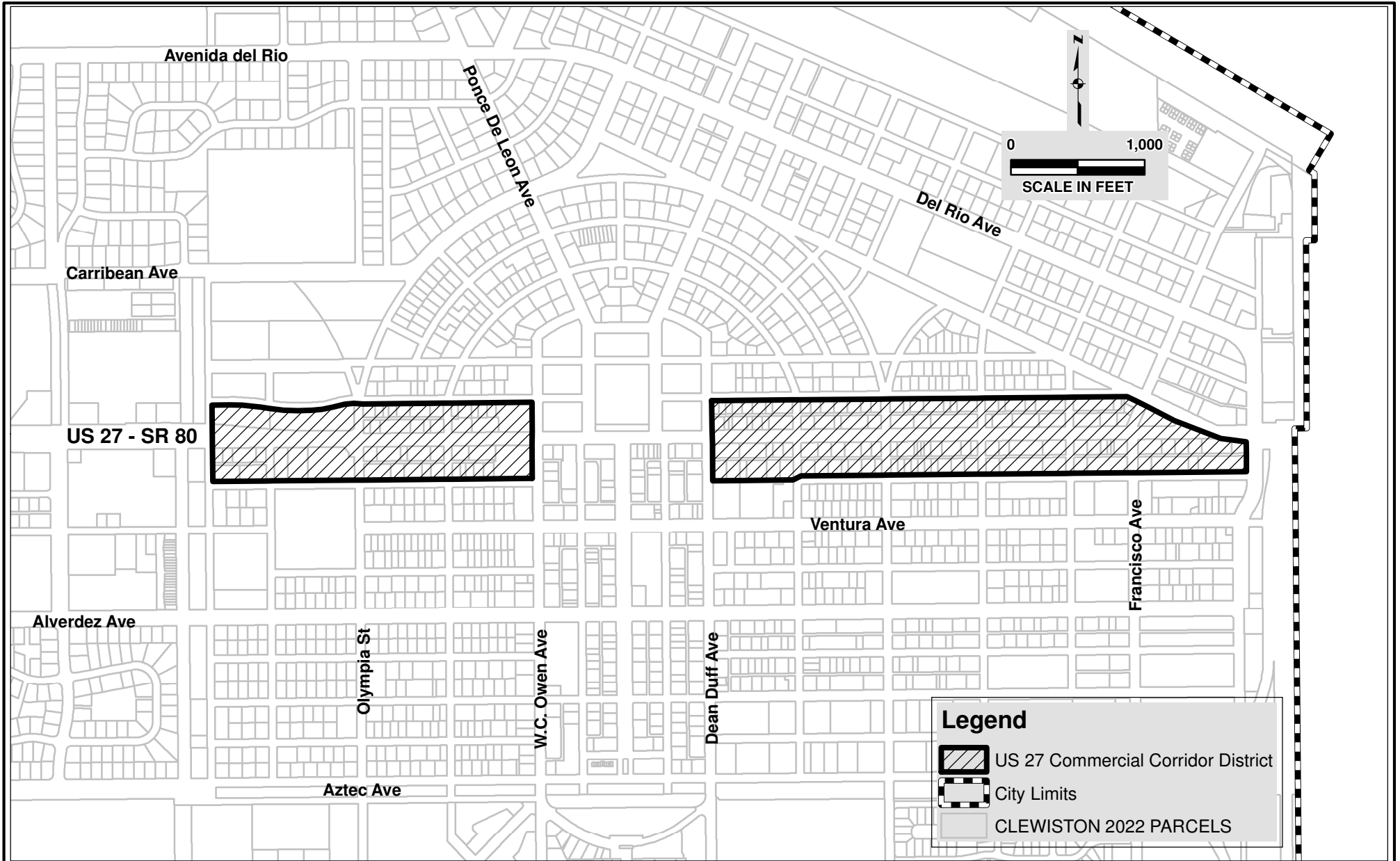
Legend

- 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-
- Seven K Estates
- Wheeler Road
- Parcels
- County Outlines
 - Hendry
 - <all other values>



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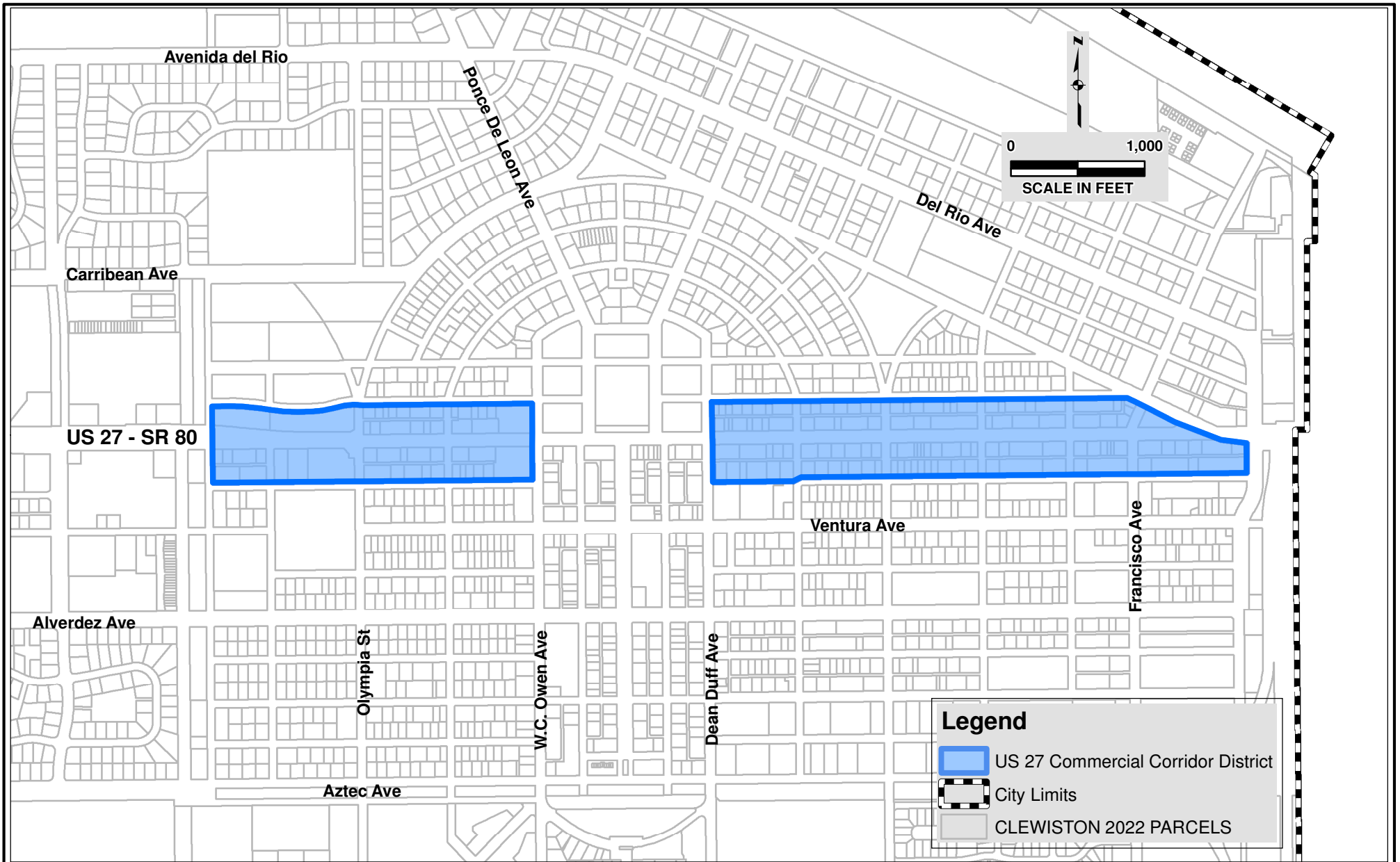
Clewiston, Florida



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

**US 27 Commercial
 Corridor District**

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
11/7/2022	20203262-004	00-00-00	As Shown	1



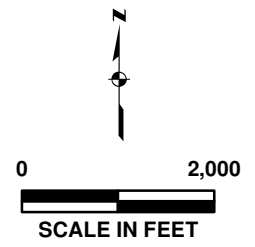
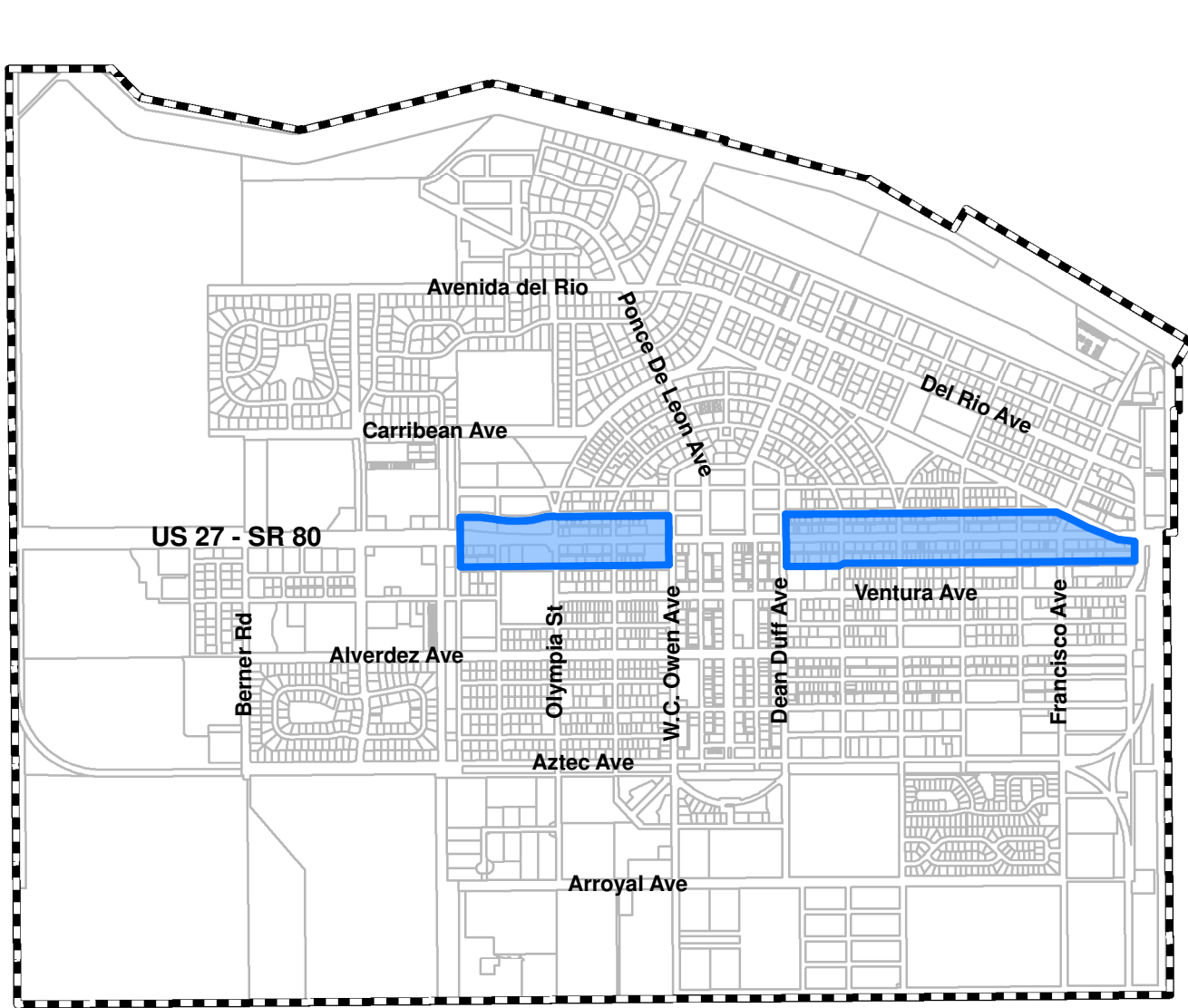
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Legend

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- City Limits
- CLEWISTON 2022 PARCELS

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