

ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA PROVIDING FOR THE ANNEXATION OF ADDITIONAL TERRITORY OWNED BY UNITED STATES SUGAR CORPORATION TO BE INCLUDED WITHIN THE CITY BOUNDARIES IN ACCORDANCE WITH ARTICLE VIII SECTION 2(c) OF THE CONSTITUTION OF THE STATE OF FLORIDA AND SECTION 171.044, FLORIDA STATUTES AS AMENDED; PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the United States Sugar Corporation has submitted a petition for voluntary annexation of approximately 477 acres of contiguous land, more or less, and more thoroughly described in **EXHIBIT “A”** attached hereto; and

WHEREAS, the City is authorized by Chapter 171, Florida Statutes, to annex contiguous and infill areas, and to extend the City limits upon receipt of written consent of the landowners together with the approval of the City Commission after notice and public hearing; and

WHEREAS, The City Commission of the City of Clewiston, Florida has reviewed and evaluated the petition submitted, and has determined that the annexation of said lands into the City is in the public interest and is consistent with the City’s Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AS FOLLOWS:

- SECTION 1.** The lands described in **EXHIBIT “A”** attached hereto, lying, and being situated in Hendry County, FL are hereby annexed to and included within the boundaries of the City of Clewiston, Florida, a municipal corporation.
- SECTION 2.** Said lands are contiguous to the present City limits of the City of Clewiston. That said lands presently lie in the same County as the City, and when annexed would form a compact addition to the incorporated territory of said City. That owners of said lands contained in said area to be annexed have given written consent to have such annexation attached hereto as **EXHIBIT “A”**.
- SECTION 3.** The City of Clewiston, Florida is authorized by the legislature of the State of Florida, pursuant to Section 177.044, Florida Statutes, and pursuant to the Charter of the City of Clewiston, to annex contiguous areas and to extend the City limits or territorial boundaries upon written consent of all owners of land contained in the area to be annexed, together with the approval of the City Commission of the City of Clewiston, of said annexation duly expressed by ordinance.

SECTION 4. It is the intention of the City Commission of the City of Clewiston, Florida to annex the above-described lands to said City within its territorial limits, and the boundary lines of said City are hereby redefined and extended to as to include said area of land within its territorial limits upon the final passage of this ordinance.

SECTION 5. The additional territory annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved, as those classifications appear in the comprehensive plan and zoning ordinances of Hendry County, Florida, until such time as the City of Clewiston adopts a comprehensive plan future land use and zoning designation for the annexed property as described above.

SECTION 6. The City Clerk is instructed to file this ordinance with the Clerk of the Circuit Court, with the Chief Administrative officer of Hendry County, Florida and with the Florida Department of State.

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 July 15, 2024.

PASSED AND ADOPTED on second and final reading by the City Commission on September 16, 2024.

ATTEST:

CITY OF CLEWISTON, FLORIDA



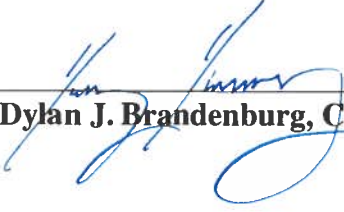
Mary K. Combass, City Clerk



James Pittman, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By:  _____
Dylan J. Brandenburg, City Attorney

CLEWISTON 440 ANNEXATION PARCEL DESCRIPTION:

A parcel land lying in Sections 7 and 8, Township 43 South, Range 34 East, Hendry County, Florida more particularly described as follows:

COMMENCING at the South 1/4 corner of said Section 8, on the west boundary of the corporate limits of the City of Clewiston, Florida, having a coordinate value of 879,757.17 feet North, 669,469.12 East, Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2011 adjustment, run N00°40'53"W along the east line of the west half of said Section 8 and Clewiston City limits a distance of 146.14 feet to the northerly right of way of State Road 25 (US 27) for the **POINT OF BEGINNING**.

From said **POINT OF BEGINNING** run S89°25'24"W along said State Road 25 (US 27) right of way a distance of 749.46 feet;

THENCE N00°34'36"W along said State Road 25 (US 27) right of way a distance of 10.00 feet;

THENCE S89°25'24"W along said State Road 25 (US 27) right of way a distance of 1,387.48 feet to the southeast corner of the Kelly Tractor Co. parcel as recorded in Official Record Book 191, Page 191, of the Public Records of Hendry County, Florida;

THENCE N00°19'09"E along said Kelly Tractor Co. parcel east line, parallel with the west line of said Section 8 a distance of 1,050.09 feet to the northeast corner of said Kelly Tractor Co. parcel;

THENCE S89°25'24"W along said Kelly Tractor Co. parcel north line a distance of 500.04 feet to intersect the west line of said Section 8;

THENCE N00°19'09"E along the west line of said Section 8 a distance of 1,435.08 feet to the southeast corner of Lot 20 of the Re-Subdivision of Section 7 according to the Plat thereof as recorded in Plat Book 2, Page 68, Public Records of Hendry County, Florida;

THENCE N89°06'39"W along the south line of Lots 20, 19A, 19B, 13A, and 13B of said Plat a distance of 3,387.21 feet to the southwest corner of said Lot 13B on the easterly right of way of County Road 720;

THENCE N00°19'47"E along said County Road 720 easterly right of way and west line of Lots 13B, 13C, 13D, and 13E, a distance of 1,060.82 feet to intersect the southeasterly right of way of the Nine Mile Canal; said Canal right of way historically being a total of 80 feet wide;

THENCE N53°38'25"E along said Nine Mile Canal right of way a distance of 455.93 feet;

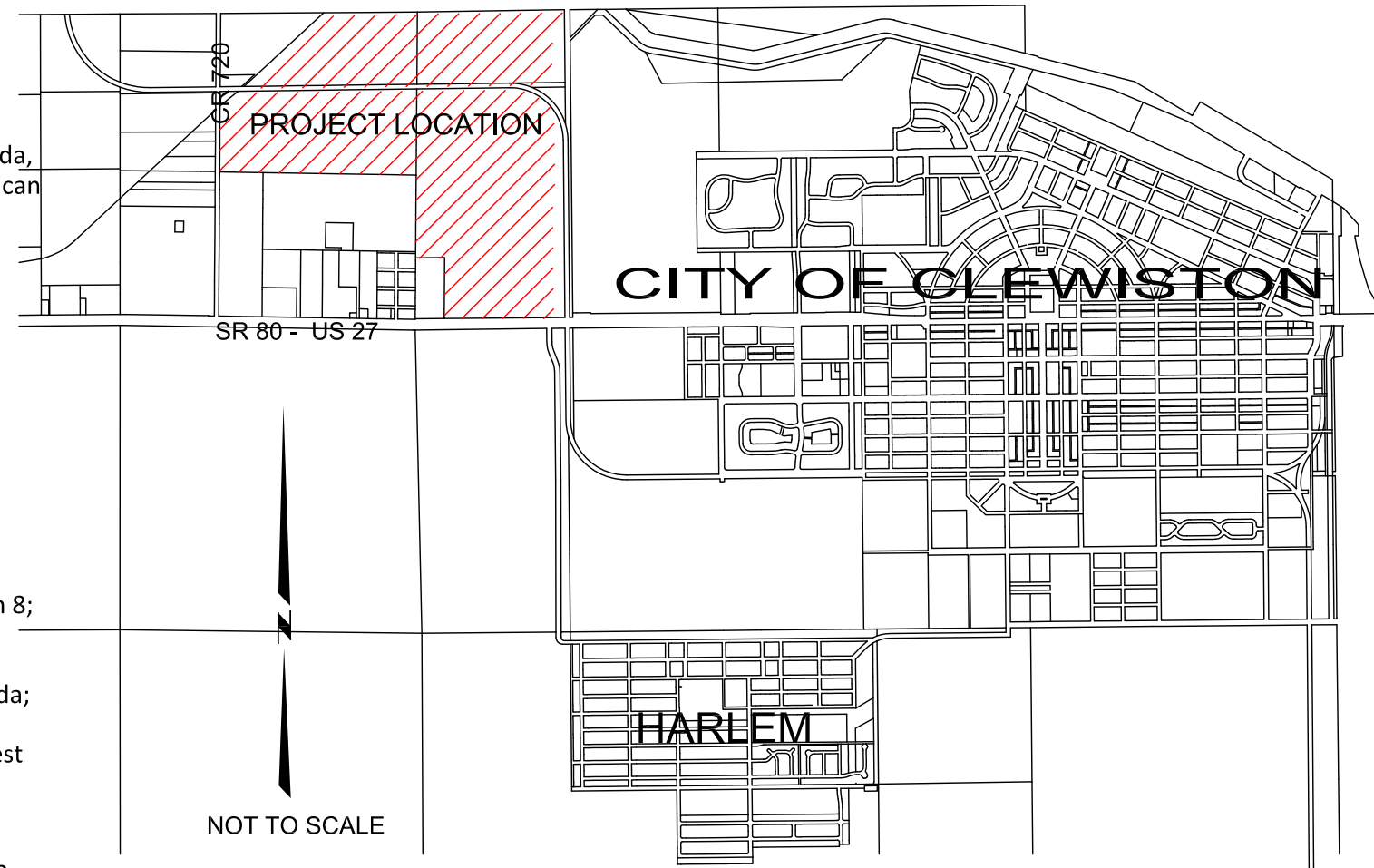
THENCE N50°31'15"E along said Nine Mile Canal right of way a distance of 128.95 feet;

THENCE N46°57'25"E along said Nine Mile Canal southeasterly right of way a distance of 1,859.30 feet;

THENCE N88°32'01"E along the southerly line of said Nine Mile Canal right of way a distance of 1,571.12 feet to intersect the east line of said Section 7;

THENCE N89°32'47"E along said Nine Mile Canal southerly right of way a distance of 2,545.13 feet to intersect the east line of the west half of said Section 8 being on the west boundary of the Clewiston City limits;

THENCE S00°40'53"E along the east line of the west half of said Section 8 and Clewiston City limits a distance of 5264.03 feet to the said **POINT OF BEGINNING**.



VICINITY MAP

NOTES:

1. DATE OF DESCRIPTION: APRIL 22, 2022.
2. BEARING REFERENCE: GRID BEARING OF N00°19'09"E ON THE EAST LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 34 EAST, HENDRY COUNTY, FLORIDA; FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT.
3. THIS IS A NEW DESCRIPTION.
4. PARCEL CONTAINS 477 ACRES, MORE OR LESS.
5. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
6. THIS IS NOT A SURVEY.
7. THIS SKETCH OF DESCRIPTION CONSISTS OF 2 SHEETS AND WITHOUT BOTH SHEETS IT IS INVALID.

SKETCH OF DESCRIPTION FOR AND CERTIFIED TO:

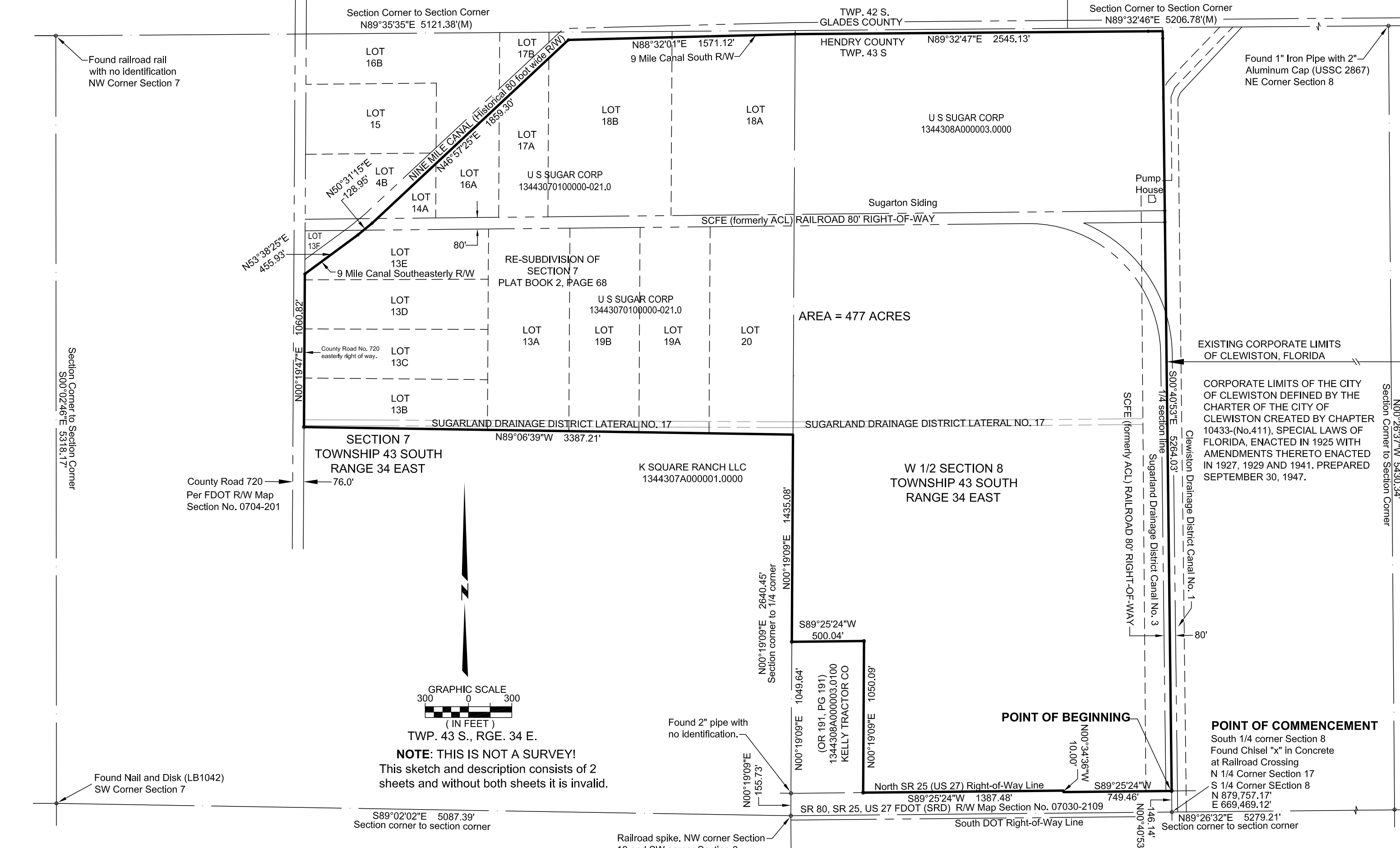
United States Sugar Corporation
111 Ponce de Leon Avenue
Clewiston, FL 33440
and
City of Clewiston, FL

Prepared by: _____
Orvell Howard, LS 2867
SURVEY1, LLC - LB 7650
902 Banyan Street
Clewiston, FL 33440
Phone: (863) 832-2282

Date: 04-25-2022

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SKETCH OF DESCRIPTION
PART OF SECTIONS 7 & 8, TWP. 43 S., RGE. 34 E.



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TWP. 43 S., RGE. 34 E.

EXISTING CORPORATE LIMITS OF CLEWISTON, FLORIDA
 CORPORATE LIMITS OF THE CITY OF CLEWISTON DEFINED BY THE CHARTER OF THE CITY OF CLEWISTON CREATED BY CHAPTER 10433-(No.411), SPECIAL LAWS OF FLORIDA, ENACTED IN 1925 WITH AMENDMENTS THERETO ENACTED IN 1927, 1929 AND 1941. PREPARED SEPTEMBER 30, 1947.

AREA = 477 ACRES

POINT OF COMMENCEMENT
 South 1/4 corner Section 8
 Found Chisel "x" in Concrete at Railroad Crossing
 N 1/4 Corner Section 17
 S 1/4 Corner Section 8
 N 879,757.17'
 E 669,469.12'

POINT OF BEGINNING

Railroad spike. NW corner Section 18 and SW corner Section 8.
 Certified corner record # 099102.

County Road 720
 Per FDOT R/W Map Section No. 0704-201

Found railroad rail with no identification
 NW Corner Section 7

Found 1" Iron Pipe with 2" Aluminum Cap (USSC 2867)
 NE Corner Section 8

Found 2" pipe with no identification.

Found Nail and Disk (LB1042)
 SW Corner Section 7