

ORDINANCE NO. 2024-11

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ADOPTING AN AMENDMENT TO ITS COMPREHENSIVE DEVELOPMENT PLAN IN ACCORDANCE WITH THE MANDATES SET FORTH IN SECTION 163.3184, *FLORIDA STATUTES*, PURSUANT TO A PRIVATELY INITIATED APPLICATION, WHICH PROVIDES FOR AN AMENDMENT TO THE CITY FUTURE LAND USE MAP CREATING THE EMPLOYMENT HUB DISTRICT AND RE-DESIGNATING FIVE (5) PARCELS OF REAL PROPERTY COMPRISING APPROXIMATELY 477 ± ACRES, MORE OR LESS IN SIZE, CURRENTLY DESIGNATED HENDRY COUNTY “MULTI-USE”, AS “EMPLOYMENT HUB DISTRICT”; SUCH PARCELS OF LAND ARE LOCATED NORTH OF US27 AND DIRECTLY WEST OF THE PRIOR EXISTING CITY BOUNDARY; FURTHER PROVIDING FOR TRANSMITTAL TO THE STATE LAND PLANNING AGENCY; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, the State Legislature of the State of Florida has mandated that all municipalities draft and adopt comprehensive development plans to provide thorough and consistent planning with regard to land within their corporate limits; and

WHEREAS, all amendments to the comprehensive development plan must be adopted in accordance with detailed procedures which must be strictly followed; and;

WHEREAS, the City of Clewiston, Florida has received a privately initiated application requesting an amendment to the City Comprehensive Development Plan which must follow the requirements of the expedited state review process within Fla. Stat. 163.3184(3). And;

WHEREAS, the City of Clewiston, Florida, has carefully prepared an amendment to its Comprehensive Development Plan in order to adopt a map amendment concerning a proposed employment hub district use designation; and

WHEREAS, the City of Clewiston has held all duly required public hearings, in accordance with Chapter 163, Florida Statutes, and its Code of Ordinances; and

WHEREAS, the City Commission desires to adopt the amendment to the current Comprehensive Development Plan to guide and control the future development of the City, and to preserve, promote, and protect the public health, safety and welfare.

NOW, THEREFORE, be it ordained by the City Commission of the City of Clewiston that the City of Clewiston Comprehensive Plan is hereby amended as follows:

SECTION 1: The text of the City of Clewiston Comprehensive Development Plan is hereby amended by

adding future land use Policy 1.1.11:

Policy 1.1.11

Employment Hub District: The Employment Hub District future land use category is intended to promote more development of employment-generating uses including manufacturing, warehousing and distribution, and other industrial uses as well as commercial retail and office uses.

The purpose of this category is to allow for the integration of both commercial and industrial uses and must be implemented through the PUD process. Intensity limitations in this District are as follows:

- Retail commercial – 0.25 FAR.
- Office – 0.50 FAR
- Industrial, including industrial/office flex space and retail showroom in industrial buildings – 0.75 FAR

SECTION 2: The City of Clewiston Comprehensive Development Plan is hereby amended by specifically changing the land use designation for five (5) parcels of real property comprising a total of approximately 477 ± acres, more or less, as more particularly described in **EXHIBIT “A”** to this ordinance from Hendry County “Multi-Use” to “EMPLOYMENT HUB DISTRICT” and amending the City’s Future Land Use Map accordingly; which amendment consists of changing the existing map to the one (1) page map which is attached hereto as **EXHIBIT “B”** and made a part hereof and of the current Comprehensive Development Plan.

SECTION 2. A copy of the Comprehensive Development Plan, as amended, shall be on file in the office of the City Clerk for the City of Clewiston Florida.

SECTION 3. The City Manager is hereby directed to transmit one (1) copy of the amendment to the current Comprehensive Development Plan to the State Land Planning Agency along with a letter indicating the number of acres from the amendment submitted, a copy of the executed adopting ordinance and the Future Land Use Map depicting the subject property and the effective date.

SECTION 4. Severability. If any section, subsection, clause or provision of this Ordinance is declared unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5. Conflict. All sections or parts of sections of the revised Comprehensive Plan in conflict herewith are intended to be repealed to the extent of such conflict.

SECTION 6. The effective date of this plan amendment shall be thirty-one days following adoption of this Ordinance by the City of Clewiston. No development orders, development permits or land uses dependent on this amendment may be issued or commence before it has become effective. If the Ordinance is timely challenged by an “affected person” as defined in Chapter 163, Florida Statutes, the map amendment does not become effective until the state land planning agency or the Administration Commission issues a final order finding the development amendment in compliance.

PASSED on first reading by the City Commission on this 15th day of July, 2024.

PASSED AND ADOPTED on second reading by the City Commission on this 16th day of September, 2024.

ATTEST:



Mary K. Combass, City Clerk


CITY OF CLEWISTON, FLORIDA



James Pittman, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

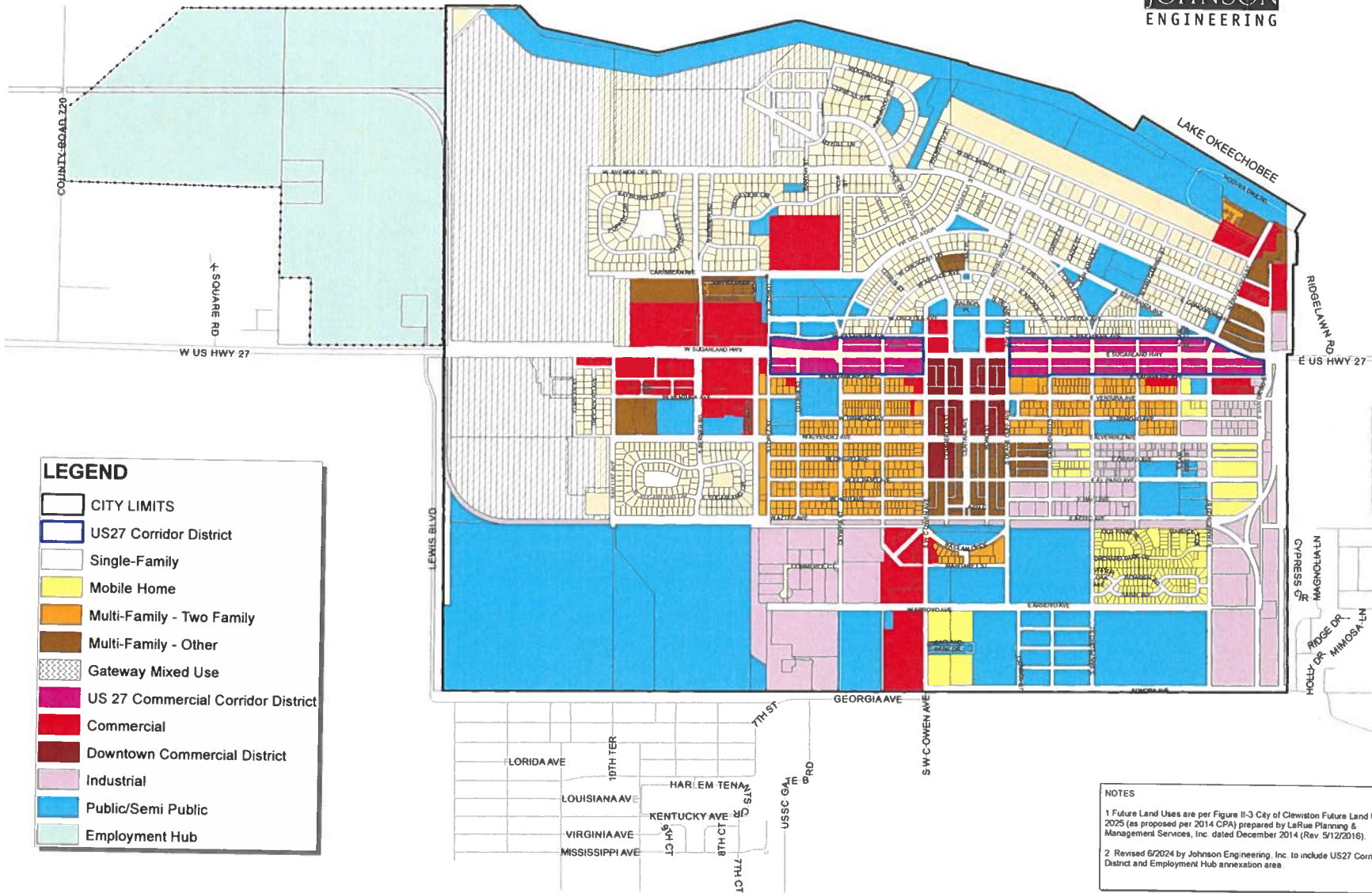
By: 

Dylan J. Brandenburg, City Attorney

City of Clewiston Future Land Use



**JOHNSON
ENGINEERING**



LEGEND

	CITY LIMITS
	US27 Corridor District
	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
	Employment Hub





NOTES

- 1 Future Land Uses are per Figure II-3 City of Clewiston Future Land Use 2025 (as proposed per 2014 CPA) prepared by LaRue Planning & Management Services, Inc. dated December 2014 (Rev. 5/12/2016).
- 2 Revised 6/2024 by Johnson Engineering, Inc. to include US27 Corridor District and Employment Hub annexation area.

Glades County

Hendry County

Legend - Future Land Use

-  Employment Hub
-  Agriculture
-  Commercial
-  Industrial
-  Leisure Recreational
-  Multi-Use
-  Public/Semi Public
-  Gateway Mixed Use
-  City of Clewiston
-  Subject Property

**Proposed
Future Land Use Map**



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community