

**ORDINANCE NO. 2024-12**

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA PROVIDING FOR THE REZONING OF CERTAIN REAL PROPERTY WITHIN THE CORPORATE LIMITS OF THE CITY OF CLEWISTON; WHICH PROPERTY CONSISTS OF FIVE PARCELS OF LAND LYING IN SECTIONS 7 AND 8 TOWNSHIP 43 SOUTH RANGE 34 EAST HENDRY COUNTY FLORIDA AND MORE PARTICULARLY DESCRIBED IN EXHIBIT A TO THIS ORDINANCE; PROVIDING THAT THESE PARCELS OF REAL PROPERTY SHALL BE ASSIGNED THE CITY ZONING DESIGNATION OF PUD “PLANNED UNIT DEVELOPMENT DISTRICT – CLEWISTON 440”; PROVIDING THAT THE ZONING MAP OF THE CITY OF CLEWISTON BE AMENDED TO REFLECT THE PROPER DESIGNATION FOR THESE PARCELS; PROVIDING THAT A MASTER CONCEPT PLAN FOR THE PROJECT IS HEREBY APPROVED IN ACCORDANCE WITH SECTION 110-457 OF THE CITY OF CLEWISTON ZONING CODE; PROVIDING A CONFLICTS CLAUSE AND A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the City of Clewiston has received a privately initiated request from the owners of the above-described property to re-zone such property from its existing zoning category of Hendry County – “A-2” to the zoning designation of “PUD Planned Unit Development – Clewiston 440”; and

**WHEREAS**, after duly noticed public hearings, held pursuant to Florida Statutes, the City Commission does hereby find, determine, and declare that the public health, safety, and general welfare of the citizens of the City of Clewiston is best served by re-zoning these five parcels of real property described hereinbelow, located within the City, from their current zoning designation of Hendry County – “A-2” to the zoning designation of “PUD – Clewiston 440”.

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

**SECTION 1.** Those certain parcels of real property located within the corporate limits of the City of Clewiston consisting of a total of 477 acres, more or less, and more particularly described in **EXHIBIT “A”** of this ordinance located north of US27 and directly west of prior existing city boundaries are hereby re-zoned from their current zoning designation of Hendry County “A-2” to the zoning designation of Planned Unit Development “PUD – Clewiston 440”.

**(See attached Exhibit A for legal description)**

**SECTION 2.** The City Zoning Map is hereby amended to conform to this Ordinance, and

the appropriate officials of the City are instructed to make the necessary changes to the official City Zoning Map.

**SECTION 3.** The Master Concept Plan for the PUD informally known as “Clewiston 440” is hereby approved in accordance with Section 110-457 of the City’s zoning code.

**(See attached Exhibit B for Master Concept Plan)**

**SECTION 4.** All ordinances or parts of Ordinances in conflict be and the same are hereby repealed.

**SECTION 5.** Should any section or provision of this Ordinance or any portion thereof, any paragraph, sentence or word be declared by a Court of competent jurisdiction to be invalid, such decision shall not affect the validity of the remainder of this Ordinance.

**SECTION 6.** Pursuant to Florida Statute section 163.3184(12) this ordinance is contingent effective upon the concurrent comprehensive plan amendment required to properly enact.

**SECTION 7.** Effective Date. This Ordinance shall take effect immediately upon its passage and consistent with all other 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.

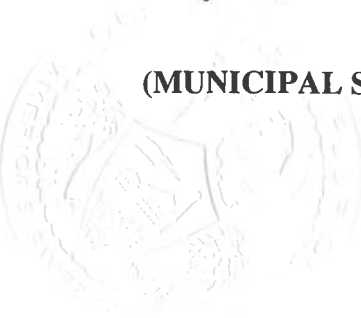
**ATTEST:**

**CITY OF CLEWISTON, FLORIDA**

  
\_\_\_\_\_  
Mary K. Combass, City Clerk

  
\_\_\_\_\_  
James Pittman, Mayor

**(MUNICIPAL SEAL)**



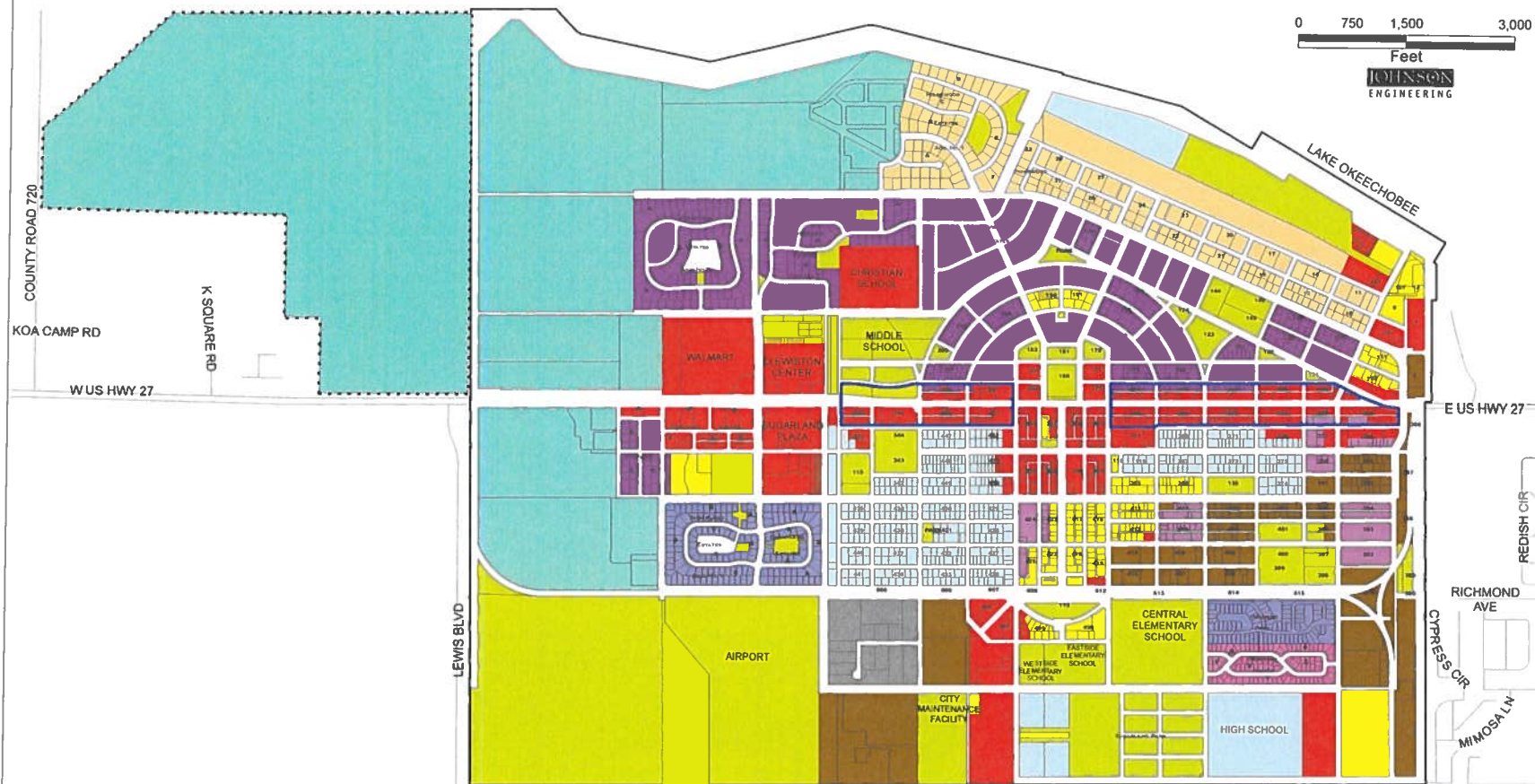
**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

By:  \_\_\_\_\_  
**Dylan J. Brandenburg, City Attorney**



0 750 1,500 3,000

Feet  
**JOHNSON**  
ENGINEERING



**NOTES**

1. Zoning categories shown was taken from a 2017 Zoning Map that was produced by Johnson Prewitt. Zoning geometry shown is based largely on Hendry County parcels with a few exceptions.
2. In some places the 2017 Zoning Map showed zoning other than "PUBLIC" over locations where a parcel did not exist. Parcels were not expanded to include these areas.
3. Parcels in the NW area which are owned by US Sugar were split by a survey boundary that was provided by Survey1, LLC in order to establish zoning geometry matching the 2017 Zoning Map.
4. Parcels with an "UNKNOWN" zoning category are within the City Limits but were not addressed by the 2017 Zoning Map.
5. Subdivision, block and lot labels shown are from a CAD file that was created by Johnson Prewitt and was provided by the City of Clewiston.
6. Only lot lines coincident with parcel lines have been shown.

**LEGEND**











- US27 Corridor District
- Zone C
- Zone CPID
- Zone PUBLIC
- Zone PUD
- Zone R1-A
- Zone R1-B
- Zone R1-C
- Zone R2
- Zone R3
- Zone RM-1
- Zone RM-2
- Zone I



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