

CITY OF CLEWISTON

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA AMENDING THE CLEWISTON CODE OF ORDINANCES, AMENDING CHAPTER 110 - ZONING; ARTICLE V. – DISTRICTS AND DISTRICT REGULATIONS; DIVISION 14. US 27 COMMERCIAL CORRIDOR DISTRICT; AMENDING SECTION 110-504 DEVELOPMENT STANDARDS TO INCREASE ALLOWABLE BUILDING HEIGHT; PROVIDING FOR INCLUSION IN THE CODE OF ORDINANCES; CONFLICT; SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Clewiston fire department has expanded its capabilities and is now capable of servicing larger structures in case of fire emergency and the community development division recommends increasing allowable height requirements in the US27 Commercial Corridor; and

WHEREAS, the City’s Planning & Zoning Board met to review the proposed revisions on March 11th, 2025 and recommends approval.

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

SECTION 1. The Clewiston Code of Ordinances, Chapter 110 – Zoning is hereby amended additions denoted by green underline deletions denoted by red strikethrough and section 110-504. Development standards shall hereafter read as follows:

Sec. 110-504. Development standards.

Setback requirements.

(1) *Street side.* All parcels shall have a minimum street side yard setback of four feet and, for every ten feet the building length exceeds 150 feet, an additional one foot of setback shall be required, up to the maximum of 30 feet. Street side yard setbacks shall be measured from back of street property line. Reduction in front yard setback may be approved by the TRC if additional conditions are met.

(2) *Interior side yard.* The minimum interior side yard shall be 12 feet, except that the interior side yard setback may be reduced to zero on one side of the lot provided that:

a. A wall constructed of brick or maintenance-free masonry material with a stucco finish is constructed at the zero-setback side, and the opposite side yard is increased to 24 feet.

b. In the event that two contiguous property owners desire to construct buildings using zero side yard setbacks, utilizing a common driveway for ingress and egress to the rear of both properties, said opposite side yard may be reduced to 12 feet provided easements are obtained and recorded ensuring a 24-foot minimum separation between the two buildings for ingress and egress to the rear of the property. This 24-foot accessway shall be maintained free of obstructions skyward and with no openings that would facilitate any loading or unloading, in any portion of the buildings which fronts on the easement.

(3) Rear yard. There shall be a minimum rear yard setback of feet.

(4) Height. Maximum height of building in the US 27 Commercial Corridor District shall not exceed 65 feet.

*Special exception height allowance may be authorized by the imposition of additional conditions of approval, if all negative impacts are ameliorated, height maximum may be increased not to exceed 75 feet.

SECTION 2. Codification. The provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Clewiston.

SECTION 3. Severability. If any phrase, sentence or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 4. Repeal of Laws in Conflict. All ordinances of the City of Clewiston, Florida, which are in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Effective Date. This Ordinance shall take effect immediately upon its passage and consistent with all requirements of general law.

Commissioner Williams offered the foregoing ordinance. Commissioner Gardner seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
JAMES PITTMAN, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HILLARY HYSLOPE, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BARBARA EDMONDS, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MILA GARDNER, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JASON WILLIAMS, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ON FIRST READING, THIS 19 DAY OF May, 2025

Commissioner Williams offered the foregoing ordinance. Commissioner Gardner seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
JAMES PITTMAN, MAYOR	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HILLARY HYSLOPE, VICE MAYOR	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
BARBARA EDMONDS, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MILA GARDNER, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JASON WILLIAMS, COMMISSIONER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

PASSED AND ADOPTED BY THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, ON SECOND READING, THIS 19 DAY OF May, 2025.

ATTEST:

CITY OF CLEWISTON, FLORIDA

Lakisha Burch
for Lakisha Burch, City Clerk

James Pittman
James Pittman, Mayor

(MUNICIPAL SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

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



Proof of Publication
5/15/2025

STATE OF FLORIDA:
COUNTY OF HENDRY:

Before the undersigned authority personally appeared **Katrina Elsen Muros**, who on oath says that she is **Editor in Chief of the Lake Okeechobee News**, a weekly newspaper published in **Hendry County, Florida**; that the attached copy of advertisement, being a **Public Notice** in the matter of

Public Notice

in the **20th Judicial District of the Circuit Court of Hendry County, Florida**, was published in said newspaper in the issues of or by publication on the newspaper's website, if authorized, on **LAKO: 5/7/2025, 5/8/2025, 5/9/2025, 5/10/2025, 5/11/2025, 5/12/2025, 5/13/2025**
LON: 5/7/2025

Affiant further says that the newspaper complies with all legal requirements for publication in Chapter 50, Florida Statutes.


Katrina Elsen Muros

Sworn to and subscribed before me by means of
Physical Presence X Online Notarization
physical presence or online notarization, this
5/15/2025





Name CITY OF CLEWISTON
Order Number 21728
Ordered By Lakisha Burch
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**CITY OF CLEWISTON
NOTICE OF PUBLIC HEARING**

The City Commission of Clewiston will hold a public hearing on the proposed Ordinance.

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Said public hearing will be held as follows:

CLEWISTON COMMISSION

Location: City Hall, 115 West Ventura Avenue, Clewiston, Florida

Date: April 21, 2025 at 5:00 p.m. (FIRST READING)
May 19, 2025, at 5:00 p.m. (SECOND READING)

Or as soon thereafter as may be heard in the orderly course of business. The hearing of the request may be continued from time to time as may be found necessary.

All interested parties are invited to attend and be heard with respect to the proposed ordinance.

Copies of Ordinance No. 2025-06 are available in the City Clerk's Office at the address listed below and can be reviewed by the public, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. or by appointment.

City Clerk's Office
115 West Ventura Avenue
Clewiston, FL 33440
(863) 983-1484

Pursuant to the provisions of the American With Disabilities Act, any person requiring special accommodations to participate in this hearing, because of a disability or physical impairment, should contact the City of Clewiston Clerk's Office at (863) 983-1484 at least five calendar days prior to the Hearing.

Lakisha Burch, City Clerk
City of Clewiston
21728 HEND 5/7/2025