



CITY OF CLEWISTON

PLANNING BOARD AGENDA

September 09, 2025 at 5:05 PM

City Hall Commission Chambers – 115 W Ventura Ave

Board Members:

Greg Thompson, Chair
Haitham Kaki, Vice Chair
Carolina Bentancor, Board Member
Eddie Vazquez, Board Member
Luis Vallejo, Board Member

Administration:

Building Official, Christopher Cooper
City Attorney, Kaylee Tuck
Administrative Assistant Community Development, Leslie Almanza

Civility: Being "civil" is not a restraint on the First Amendment right to speak out, but it is more than just being polite. Civility is stating your opinions and beliefs, without degrading someone else in the process. Civility requires a person to respect other people's opinions and beliefs even if he or she strongly disagrees. It is finding a common ground for dialogue with others. It is being patient, graceful, and having a strong character. That is why we say "Character Counts" in the City of Clewiston. Civility is practiced at all City meetings.

Special Needs: In accordance with the provisions of the American with Disabilities Act (ADA), persons in need of a special accommodation to participate in this proceeding shall within three business days prior to any proceeding, City Hall is wheelchair accessible and accessible parking spaces are available. Please contact the City Clerk's office at (863) 983-1484, extension 105, or email lakisha.burch@clewiston-fl.gov for information or assistance.

Quasi-Judicial Hearings: Some of the matters on the agenda may be "quasi-judicial" in nature. City Commission Members are required to disclose all ex-parte communications regarding these items and are subject to voir dire (a preliminary examination of a witness or a juror by a judge or council) by any affected party regarding those communications. All witnesses testifying will be "sworn" prior to their testimony. However, the public is permitted to comment, without being sworn. An unsworn comment will be given its appropriate weight by the City Commission.

Appeal of Decision: If a person decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting, he or she will need a record of the proceeding, and for that purpose, may need to ensure that a verbatim record of the proceeding is made, which record includes any testimony and evidence upon which the appeal will be based.

PLANNING BOARD AGENDA ITEMS:

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ADDITIONS, DELETIONS, MODIFICATIONS

COMMENTS FROM THE PUBLIC ON NON-AGENDA ITEMS

Public Comments for all meetings may be received by email, or in writing to the City Clerk's Office until 3:00 PM on the day of the meeting. Comments will be "received and filed" to be acknowledged as part of the official public record of the meeting. Planning and Zoning Board meetings are livestreamed and close-captioned for the general public via our website, instructions are posted there.

REGULAR AGENDA

1. Consideration of shed setback exception
2. Storage on private property

CITY STAFF COMMENTS

BOARD MEMBER COMMENTS

ADJOURNMENT

Comment Cards: Anyone from the public wishing to address the Planning and Zoning Board, it is requested that you complete a Comment Card before speaking. Please fill it out completely with your full name and address so that your comments can be entered correctly in the minutes and given to the City Clerk. During the agenda item portion of the meeting, you may only address the item on the agenda being discussed at the time of your comment. During public comments, you may address any item you desire. Please remember that there is a three (3) minute time limit on all public comments. Any person who decides to appeal any decision of the Board with respect to any matter considered at this meeting will need a record of the proceedings and for such purpose, may need to ensure that a verbatim record of the proceedings is made which included testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodation in order to participate should contact the City Clerk's Office (863-983-1484), at least 48 hours in advance to request such accommodation.



Agenda Item Memorandum

TO: Planning Board

FROM: Leslie Almanza, Administrative Assistant Community Development

VIA: Christopher Cooper, Building Official

DATE: September, 09, 2025

SUBJECT: Consideration of shed setback exception

Background:

Resident is asking the City to allow his shed to be placed 2.5ft from the side yard.

Setback for accessory structure in this district is 7.5ft from side yard and 10ft from rear.

Recommendation:

Board's discretion



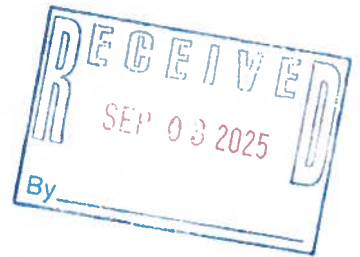
City Of Clewiston

Community Development Department

121 Central Avenue Clewiston, Florida 33440 • Phone: 863-983-1500

www.clewiston-fl.gov

permitting@clewiston-fl.gov



GENERAL PERMIT APPLICATION

Please Complete All Sections

Application Date: 9/3/25

TYPE OF PERMIT: Residential ☒ (see number 7 on reverse side)

Commercial ☐ (see number 8 on reverse side)

Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☐ Roofing ☐ Shed ☒
Pool ☐ Excavation ☐ Other _____

Construction site address: 703 Saginaw Avenue
Parcel Control # _____

Owner name: Tommy Momen
Address 703 Saginaw Avenue
City Clewiston **State** FL **Zip** 33440
Phone # (863) 227-9403 **Email:** Tommy@Wedgworth.com

Company: _____
Address _____
City _____ **State** _____ **Zip** _____
Qualifier Name: _____
License # _____ **Phone #** _____
Contact person _____
Email: _____

Description of proposed improvement:
would like to have the shed 2.5 ft off the
side bc everything else is the same distance off
the fence.

Sq. Ft of improvement: 20x20 **Estimated value of:** \$ 8,000

****Please Note****

Any work valued over \$2500 requires you to file a Notice of Commencement with
the County Clerk, per FL Statue 713.13 (1)(b)

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permitting@clewiston-fl.gov

Application is hereby made by the undersigned to do improvements to the property described on page 1 of this application as per submitted plans and specifications, in accordance with the Florida Building Code and all other applicable Codes and Ordinances. I further understand that a separate permit is required for building, electrical, plumbing, mechanical, signs, wells, pools, furnaces, boilers, heaters, tanks, roofing, and air-conditioning work.

I also acknowledge that:

1. I understand that a permit to do work is subject to time limitations,
2. Issuance of a permit is not authorization to violate any public or private restrictions,
3. Submission of false or misleading information in obtaining this permit may result in the revocation of any permits based on such information,
4. I will be responsible for all trash and construction waste on site,
5. I will be responsible for any damage caused to sidewalks, roads or public utilities by workmen or machinery associated with this permitted work,
6. I certify that all the information provided with this application is accurate and that all work will be in compliance with all applicable laws regulating construction and zoning,
7. I understand that if the value of repair/improvement to my property exceeds \$2,500.00, I am responsible for the driveway (concrete or asphalt) at city right of way,
8. I understand that if the value of repair/improvement to my property exceeds \$2,500.00, I am responsible for a dumpster enclosure per code section 74-214,
9. I understand that a survey of my land is required to be submitted for all permit applications for improvements to my property.

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance or construction.

Signature of Contractor or Authorized Agent

(Date)

Signature of Owner (if Owner/Builder)

(Date)



City Of Clewiston

Community Development Department

121 Central Avenue Clewiston, Florida 334408 • Phone: 863-983-1500

www.clewiston-fl.gov

permitting@clewiston-fl.gov

OWNER/BUILDER INFORMATION

This department understands that as an owner you have the right to build on your property. As a public service to protect you and the investment in your property, this department has put together this information.

Please read and initial each paragraph. If you do not understand a paragraph, the staff of Community Development will be happy to explain it to you.

1. I hold title to this property and I am planning to do all construction.

Initial

TM

2. I understand that the building official and inspectors are not there to design, alter or give advice on how to meet the code – only to verify that the structure meets the minimum code standard.

Initial

TM

3. I understand that if any person gets injured on my construction project – they are entitled to workmen's compensation. And if they do not possess a workmen's compensation policy, I could be held liable for all medical and related costs which could include loss of wages during recovery from their injury.

Initial

TM

BY SIGNING THIS STATEMENT, I ATTEST THAT: (Initial to the left of each statement)

_____ I UNDERSTAND AND AGREE TO THE EXEMPTION PROVISIONS OF FLORIDA STATUTES 489.103 AS LISTED ON THE BACK OF THIS FORM.

_____ I HAVE ACCESS TO THE ADOPTED CODES AND UNDERSTAND THE CODE PROVISIONS.

_____ I HAVE ADEQUATE KNOWLEDGE AND QUALIFICATIONS TO SAFELY PERFORM AND DIRECTLY SUPERVISE THE WORK.

_____ THIS PROPERTY IS NOT AN APARTMENT, CONDOMINIUM OR RENTAL PROPERTY.

_____ THIS STRUCTURE IS NOT BEING BUILT WITH AN INTENTION TO SELL, RENT OR LEASE.

_____ I UNDERSTAND THAT FOR ANY UNLICENSED PERSON I HIRE, I MUST DEDUCT F.I.C.A., WITHHOLDING TAX AND PROVIDE WORKERS' COMPENSATION INSURANCE.

A violation of this exemption is a misdemeanor of the first degree punishable by a term of imprisonment not exceeding 1 year and a \$1,000.00 fine in addition to any civil penalties. In addition, the local permitting jurisdiction shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued.

OWNER/BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM

Pursuant to Florida Law, Chapter 489, Part 1: In order to qualify for this exemption, an owner must personally appear to sign the permit application & to have this form notarized at the Building Department.

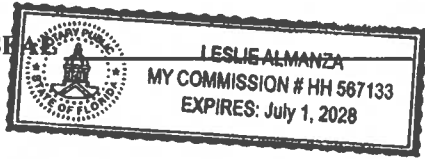
State law requires construction be done by licensed contractors. You have applied for a permit under an exemption to that law. The exemption allows you, as the owner of your property, to act as your own contractor with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself.

You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, provided your costs do not exceed \$75,000. The building or residence must be for your own use or occupancy. It may not be built or substantially improved on for sale or lease. If you sell or lease a building you have built or substantially improved yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption.

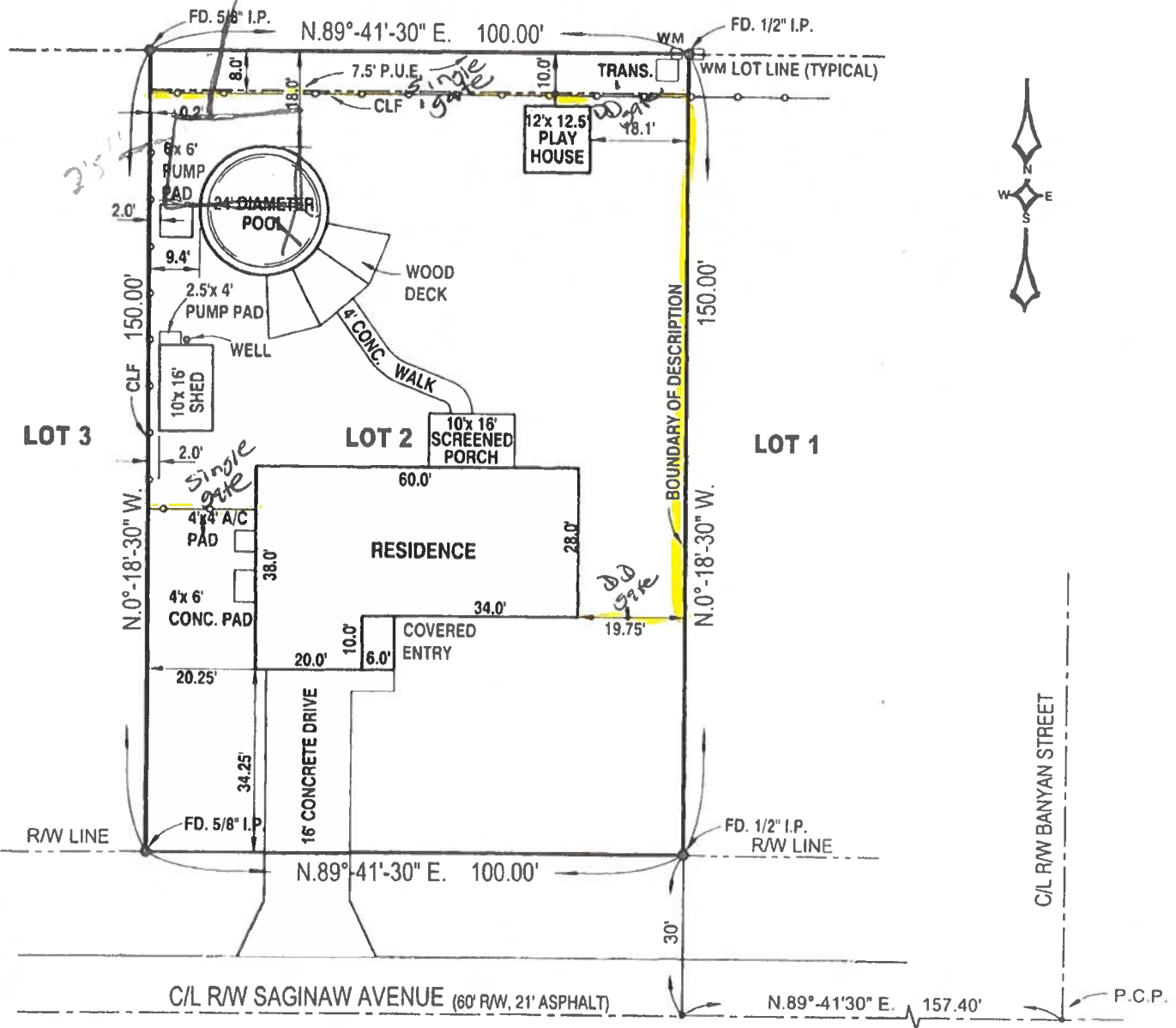
You may not hire an unlicensed person to act as your contractor or to supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

****Please Note****

Any work valued over \$5000 or AC work over \$15,000 requires you to file a Notice of Commencement with the County Clerk, per FL Statue 713.13 (1)(b)

Owner (print)	<u>Tommy morrell</u>
Owner (signature)	<u><i>Tommy Morrell</i></u>
State of Florida, Hendry County	
The foregoing instrument was acknowledged before me this <u>3rd</u> day of <u>September 2025</u>	
By <u>Tommy morrell</u> , who is personally known to me	
or who has produced <u>personally known</u> type of identification.	
Notary	<u><i>Leslie Almanza</i></u>
	

BLOCK E PARK



SURVEYOR'S NOTES

SURVEY BASED ON DESCRIPTION PROVIDED BY CLIENT AND RECORDED PLAT.
 THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT.
 NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE
 FOR EXISTING EASEMENTS, ABANDONMENTS, DEED RESTRICTIONS,
 ZONING SETBACKS, OR RIGHTS OF WAY.
 LOCATION OR EXISTENCE OF UNDERGROUND OR NON-VISIBLE UTILITIES
 OR IMPROVEMENTS, IF ANY, NOT INVESTIGATED.
 TREES AND SHRUBS, IF ANY, NOT SHOWN.
 ORIENTATION BASED ON THE CENTER LINE OF R/W FOR SAGINAW AVENUE
 BEING ASSUMED AT N. 89°-41'-30" E.
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.

ABBREVIATIONS

A/C = AIR CONDITIONER
 CLF = 4' CHAIN LINK FENCE
 C/L = CENTERLINE
 CONC = CONCRETE
 FD = FOUND
 I.P. = IRON PIN - NO CAP
 P.U.E. = PUBLIC UTILITY EASEMENT
 R/W = RIGHT OF WAY
 TRANS. = ELECTRIC TRANSFORMER

MORTGAGE SURVEY

Lot 2, Block E, "Ridgeview Estates Addition No. 1", as recorded in Plat Book 4,
 Pages 85 and 86, Public Records of Hendry County, Florida.

THOMAS A. MORRELL and BARBARA A. MORRELL
EVERGLADES ABSTRACT AND TITLE COMPANY
CHICAGO TITLE INSURANCE COMPANY

PREPARED BY:

Thomas C. Perry, Jr., P.S.M. No. LS5847

12-19-01	FIELD SURVEY
F.B. 353 / P. 42	FIELD BOOK / PAGE
01-1969	JOB NO.
TR	DRAWN BY

SCALE: 1" = 30'

DATE: 12-21-01

SHEET 1 OF 1

JOHNSON-PREWITT & ASSOCIATES, INC.
STATE AUTHORIZATION No. LB 1042
CIVIL ENGINEERS - LAND SURVEYORS
P.O. BOX 1029 850 WEST VENTURA AVENUE
CLEWISTON, FLORIDA

Chris
Cooper

Property line

City Park

7 1/2'

2 1/2 ft

Fence

Wants
From
Fence

2 1/2 ft



New
shed
20x20

Dog pens

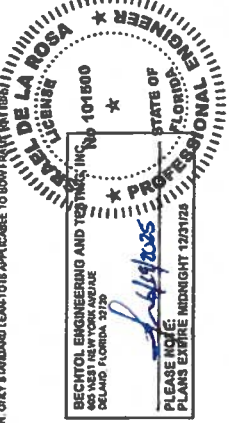
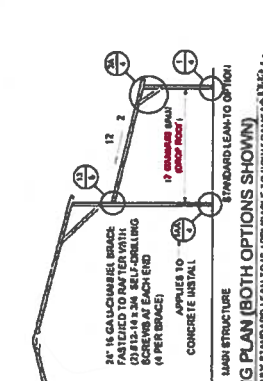
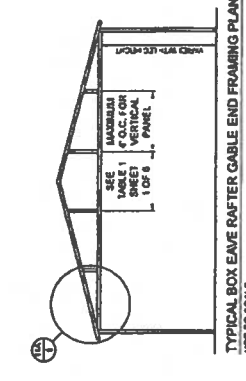
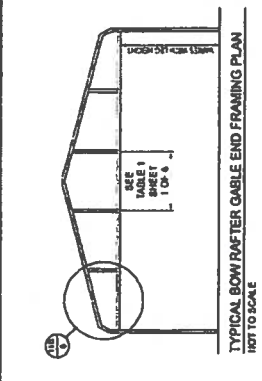
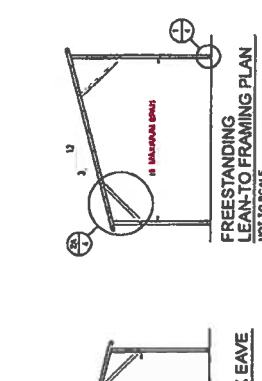
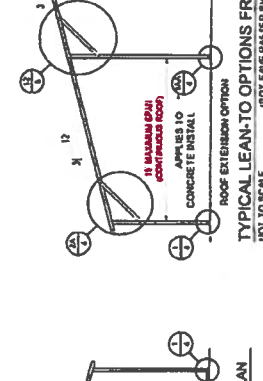
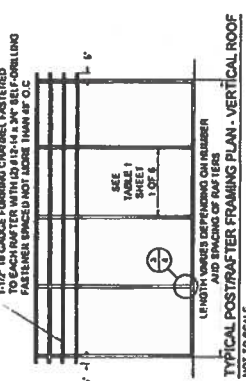
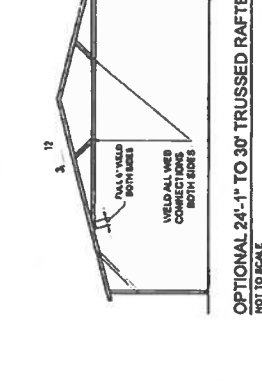
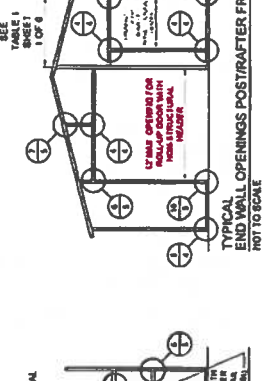
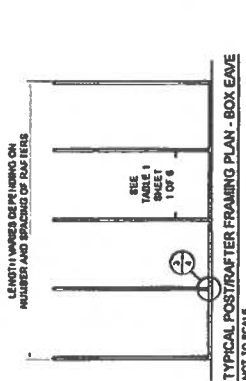
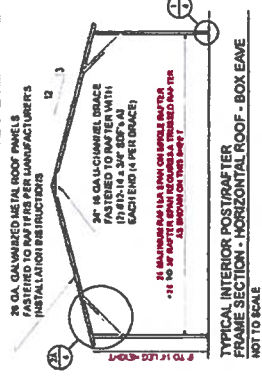
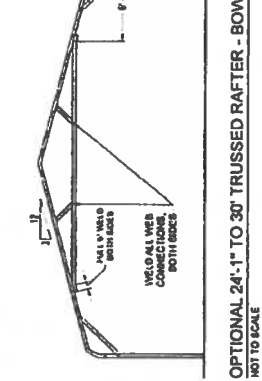
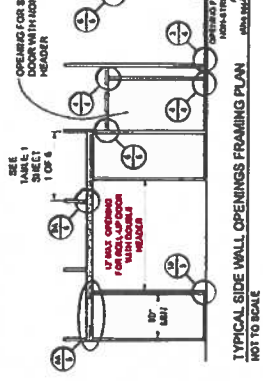
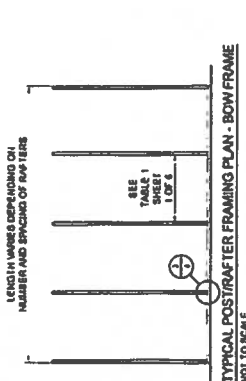
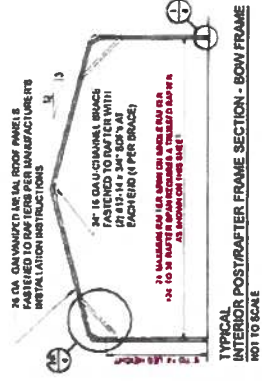
existing
shed

703 Saginaw Ave

I would like the structures
to be in line 2 1/2 ft from

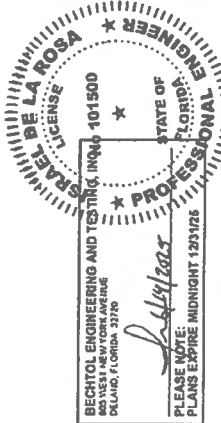
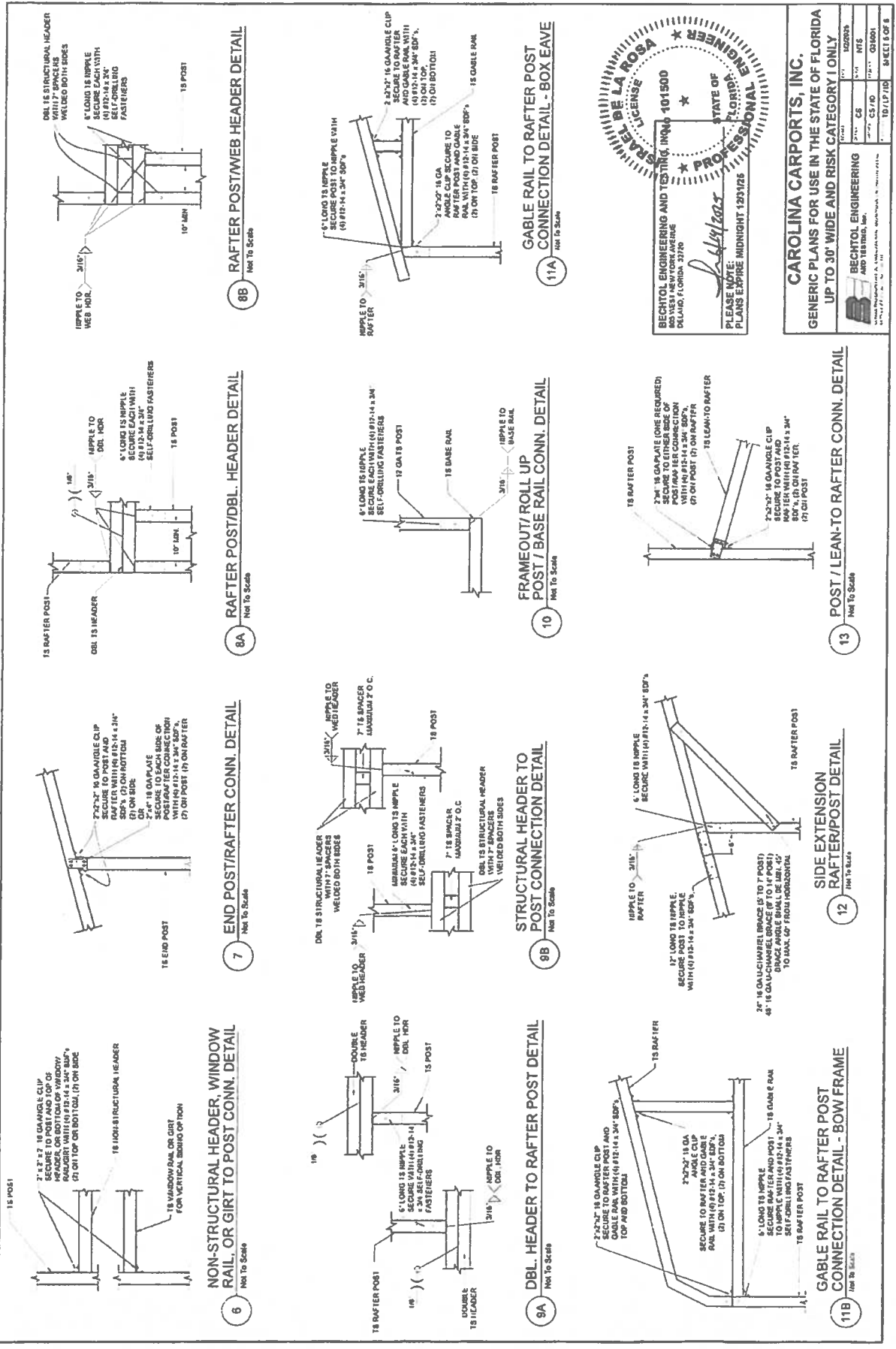
2 1/2 ft from West Property line

Tommy Moriel
863 227-9403



CAROLINA CARPORTS, INC.
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
UP TO 30' WIDE AND RISK CATEGORY I ONLY

DATE	10/17/20
DESIGNED BY	CE
CHECKED BY	CE
DATE	10/17/20
PROJECT NO.	1000000
SHEET NO.	02/001
SHEET TOTAL	02/001



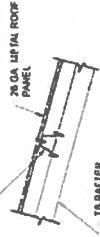
CAROLINA CARPORTS, INC.
 GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
 UP TO 30' WIDE AND RISK CATEGORY I ONLY

PROJECT	DATE	BY	CHKD	DATE
1002029	10/20/24	CS	HTS	
1002029	10/20/24	CS	HTS	
1002029	10/20/24	CS	HTS	

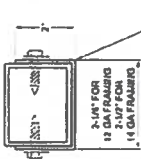
BECHTOL ENGINEERING AND TESTING, INC.
 805 NE 34th AVE, SUITE 200
 DELAND, FLORIDA 32720
 BECHTOL ENGINEERING AND TESTING, INC.
 805 NE 34th AVE, SUITE 200
 DELAND, FLORIDA 32720

VERTICAL SIDE OPTION

1-1/2" 18 GAUGE FURRING CHANNEL FASTENED TO EACH RAFTER WITH (2) 1/2" x 14 x 3/4" SELF-DRILLING FASTENERS SPACED NOT MORE THAN 48" O.C.

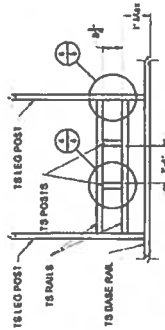


ROOF PANEL ATTACHMENT
(ALTERNATE FOR VERTICAL ROOF PANELS)
NOT TO SCALE



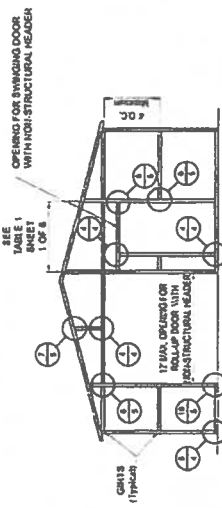
18 GAUGE U-CHANNEL BRACE FASTENED TO THE POST AND RAFTER WITH (2) 1/2" x 14 x 3/4" SELF-DRILLING FASTENERS AT EACH END (4 PER BRACE)

BRACE SECTION
NOT TO SCALE

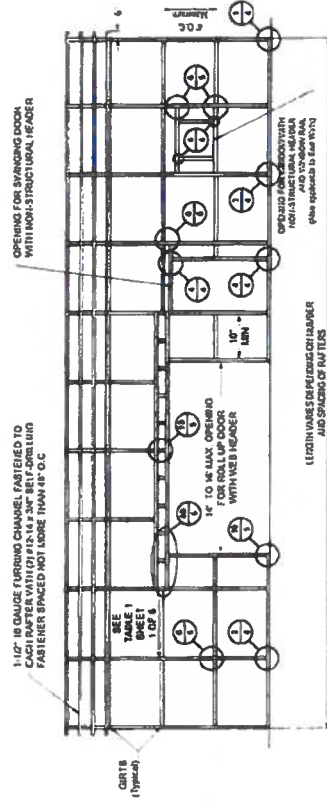


TYPICAL FLOOD VENT FRAMING PLAN
NOT TO SCALE

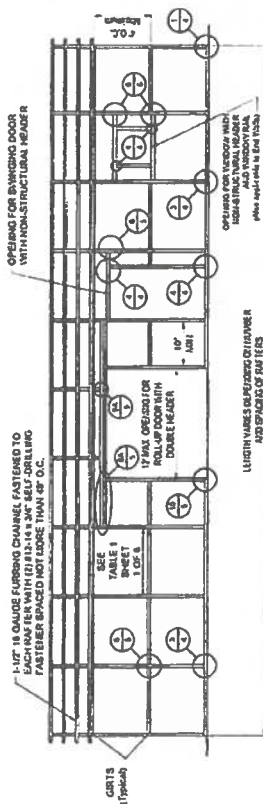
SEE GENERAL NOTE NO. 14, SHEET 1 OF 6



TYPICAL END WALL OPENINGS POST/RAFTER/GIRT FRAMING PLAN
NOT TO SCALE

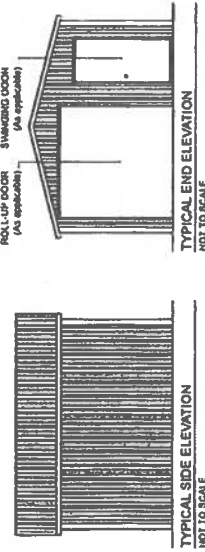


TYPICAL POST/RAFTER/GIRT FRAMING PLAN (14' TO 16' WIDE MAX. OPENING)
NOT TO SCALE

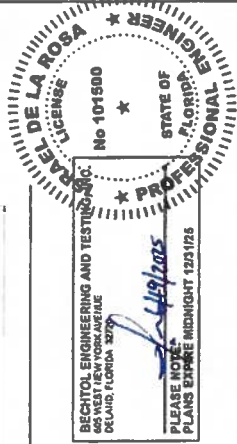
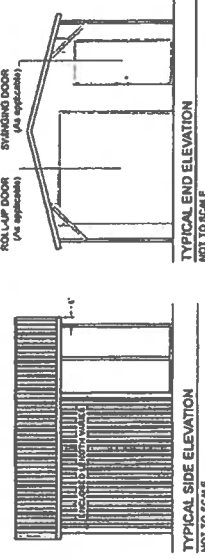


TYPICAL POST/RAFTER/GIRT FRAMING PLAN (12' WIDE MAX. OPENING)
NOT TO SCALE

BOX EAVE FRAME RAFTER ENCLOSED BLDG - VERTICAL SIDES



BOX EAVE FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - VERTICAL SIDES



CAROLINA CARPORTS, INC.			
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA UP TO 30' WIDE AND RISK CATEGORY I ONLY			
PROJECT NO.	CS	HT	1201125
DATE	CS/10	HT	03/2011
SHEET 6 OF 6			

BOW FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF		BOW FRAME RAFTER ENCLOSED BUILDING - HORIZONTAL ROOF		BOW FRAME RAFTER PARTIALLY OPEN / ENCLOSED BUILDING - HORIZONTAL ROOF	
	TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE
	TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE
BOW FRAME RAFTER OPEN CARPORT - HORIZONTAL ROOF		BOW FRAME RAFTER ENCLOSED BUILDING - HORIZONTAL ROOF		BOW FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - HORIZONTAL ROOF	
	TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE
	TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE
BOW FRAME RAFTER OPEN CARPORT - VERTICAL ROOF		BOW FRAME RAFTER ENCLOSED BLDG - VERTICAL ROOF		BOW FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - VERTICAL ROOF	
	TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE
	TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE
BOW FRAME RAFTER OPEN CARPORT - VERTICAL ROOF		BOW FRAME RAFTER ENCLOSED BLDG - VERTICAL ROOF		BOW FRAME RAFTER PARTIALLY OPEN / ENCLOSED BLDG - VERTICAL ROOF	
	TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE		TYPICAL SIDE ELEVATION NOT TO SCALE
	TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE		TYPICAL END ELEVATION NOT TO SCALE
TYPICAL BOW RAFTER GABLE END ELEVATION NOT TO SCALE		TYPICAL BOX EAVE RAFTER GABLE END ELEVATION HORIZONTAL ROOF NOT TO SCALE		TYPICAL BOX EAVE RAFTER GABLE END ELEVATION VERTICAL ROOF NOT TO SCALE	

BECHTOL ENGINEERING AND TESTING, INC.
10000 W. 11TH AVENUE
DENVER, COLORADO 80231

PLEASE NOTE:
PLANS EXPIRE MIDNIGHT 12/31/28

LA ROSA
REGISTERED PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 101500
EXPIRATION DATE 12/31/28

CAROLINA CARPORTS, INC.
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
UP TO 30' WIDE AND RISK CATEGORY I ONLY

PROJECT	C3	DATE	1/2/2025
DRAWN BY	CS/ED	CHECKED BY	HTS
SHEET 1 OF 6		SHEET 2 OF 6	

FBC APPROVED PRODUCTS LIST

NOTES

1. **SIZES AND WINDOWS SHOWN MAY BE SUBSTITUTED FOR DIFFERENT PRODUCT LINES WHEN LOGOS PROVIDED THE FOLLOWING CONDITIONS ARE MET:**

A. **PRODUCT SHALL HAVE A W.D.F.C. PRODUCT APPROVAL.**

B. **COMPONENTS ARE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION REQUIREMENTS.**

C. **METS AND/OR EXCEEDS THE MAXIMUM DEBTOR CRITICALITY OF THE ABOVE APPROVED PRODUCT (18T).**

2. **LETTERS AND OR DECIGARS THE MAXIMUM DEBTOR FRAMES BETWEEN THE BASE FOR SUBSTITUTED PRODUCTS. HEADERS AND WINDOW PALS MAY BE RAISED OR LOWERED AS NECESSARY TO ACCOMMODATE SUBSTITUTED PRODUCT.**

-- **MAXIMUM POST SPACING ON DUTCH LAP IS 47**

GENERAL NOTES:

1. THERE ARE PERMANENT JOINTS TO THE STRUCTURE, INCLUDING JOINTING FORCE RELAYING SYSTEMS, COMPLICATED AND CLOSING, AND BASE RAIL ANCHORAGE. OTHER DESIGN ISSUES INCLUDING BUT NOT LIMITED TO PLUMBING, ELECTRICAL, AND/OR ACCESS, PROPERTY SET-BACKS, EMISSIONS, ATTENTION AND CLOPE, OR OTHER LOCAL REQUIREMENTS ARE THE RESPONSIBILITY OF OTHERS.
2. THESE STRUCTURES ARE DESIGNED AS NON-HAULAGE UNITS FOR STORAGE OF BULK COMMODITIES (GRAIN, CATTLE, OR OTHER EQUIPMENT) AND ARE NOT DESIGNED TO BE USED AS A STORAGE AREA FOR ADDITIONAL LOADS. IMPROVEMENTS TO SPECIFICALLY ADDRESS ADDITIONAL LOADS, WINDLOADS, WINDPROOFING, OR OTHER COMMODITIES NOT LISTED IN THIS SPECIFICATION, ARE THE RESPONSIBILITY OF THE USER. CARROLL COUNTY, INC. IS NOT RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS BEYOND THE SPECIFIED DESIGN LOADS. ENGINEER AND DESIGN, INC. IS NOT RESPONSIBLE FOR STRUCTURAL DAMAGE OR FAILURE DUE TO THE APPLICATION OF ADDITIONAL LOADS BEYOND THE SPECIFIED DESIGN LOADS.

4. ALL COMPONENTS AND CLADDING SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL MEET THE DESIGN PRESCRIPTS REQUIRED BY THE FOUNDATION DRUM CODE #301 AT THE LOCATION OF THE TUN DRUM WITHIN

b. ALL FIELD FRAMING CONNECTIONS SHALL BE 812-14 x 3M; SET OUTLINE SCREW WITHOUT CONTACT NEAR WASHED. ALL RIBBON FRAMING CONNECTIONS SHALL BE METRIC

CONCRETE SHALL HAVE MINIMUM COMPRESSIVE STRENGTH OF 200 MPa/29,000 PSI. THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40. CONCRETE ISLAB FOUNDATIONS SHALL BE REINFORCED WITH #3@75X1141 WELDED WIRE FABRIC CORRESPONDING WITH AREA 105. OR WITH EQUIVALENT FIBER REINFORCED CONCRETE COMPLYING WITH AREA 105.

BASE RAILS CIRCULAR ANCHORAGE SHALL BE 19MM (3/4") DIAMETER AND 601MM (24") LONG. ONE WIRE OF EACH POST LOCATION AND BOTH ENDS OF ORIENTATION WHERE BASE RAIL IS ASSEMBLED SHALL BE WELDED TO THE CONCRETE. CONSTRUCTION SHALL AROUND ANCHOR ILLUSTRATE THIS SHEET FOR EVERY GROUND ANCHOR AND BOLTS. CONSTRUCTION SHALL AROUND ANCHOR ILLUSTRATE THIS SHEET FOR EVERY GROUND ANCHOR AND BOLTS.

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8 CONCRETE ANCHORS SHALL BE LAPCON/REDHEAD LOT 1/2" x 1" OR EQUIVALENT

9. POST/RAFTER BRACING BRACE ON EVERY POST/RAFTER CONNECTION, EXCEPT FOR END WALLS

10 SLAB FOUNDATION BUREAU'S SHALL BE TREATED AND COVERED WITH 6 MIL VAPOR RESISTANCE PER SECTION R318.1 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023). RESIDENTIAL AND SECTION 1916.1 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2023). DURING, SOIL LOAD BEARING PRESSURE OF 7000 PSF IS ASSUMED.

11 14 GA FRAMED 2-1/2" x 2-1/2" TUBE STEEL (TA) WITH 2-1/4" x 1-1/4" TUBES PER F8

12 QA FRAMING, 2-1/4" x 2-1/4" IS W/114 2" x 2" TS NIPPLES.

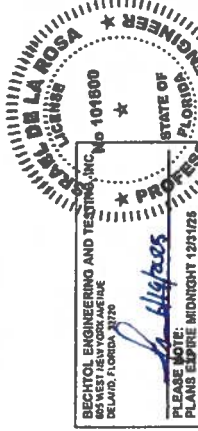
12. FOR CONTINUOUS REINFORCED, LONGITUDINAL BAR OVERLAP SHALL BE 40 BARS DIAMETERS (75" FOR #5 REBAR).

13 TOWNSHIP VILLAGE PER SECTION 1603.1.4 OF THE FLORIDA BUILDING CODE EIGHTH EDITION (2073)- RESIDENTIAL AND SECTION 1603.1.4 OF THE FLORIDA BUILDING CODE EIGHTH EDITION
(2023) - BUILDING AND ASCE 7-22

16. EMERGENCY AGENCIES SHOULD BE KEPT ADVISED OF ANY CHANGES THAT MAY BE NECESSARY TO THE OPERATIONS AND SCHEDULES OF THE EMERGENCY RESPONSE PLAN.

HIGHER OF INTERIOR OR EXTERIOR GRATE REQUIRED TOTAL NUMBER OF FLOOD VENTS NOTED IN THE FBC APPROVED PRODUCTS LIST SHALL BE BASED ON ONE (1) FLOOD VENT PER EVERY 305 SQUARE FEET OF ENCLOSED AREA. SEE TYPICAL FLOOD VENT DRAWING ON SHEET A-0-4.

THIS IS TO CERTIFY THAT THE CALCULATIONS AND SPECIFICATIONS HEREIN HAVE BEEN PREPARED BY THE UNDERSIGNED PROFESSIONAL ENGINEER, AND ARE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1809 OF THE FLORIDA BUILDING CODE, EIGHTH EDITION (1982).



CAROLINA CARPORTS, INC.
GENERIC PLANS FOR USE IN THE STATE OF FLORIDA
UP TO 30' WIDE AND RISK CATEGORY I ONLY

	BECHTOL ENGINEERING AND TESTING, INC.	12/2000 N73 CS CS / ID TB / IP / ID SHEET 1 OF 4
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Agenda Item Memorandum

TO: Planning Board

FROM: Leslie Almanza, Administrative Assistant Community Development

VIA: Christopher Cooper, Building Official

DATE: September, 09, 2025

SUBJECT: Storage on private property

Background:

Reviewing current Ordinances for storage on private property

Recommendation:

To offer clear guidance to the Commission regarding the requirements for storage on private property.

Sec. 50-7. Storage on private property.

Nothing in this chapter shall be construed to prohibit any resident of the city from storing a recreational vehicle of any type on the same lot as his residence, provided such recreational vehicle complies with the definition of a recreational vehicle, travel trailer or camping trailer and is not occupied or used for any purpose while stored; carries a current vehicle registration tag; and, provided further, that such recreational vehicle is stored at least 60 feet from the front property line and ten feet from all other property lines. All commercial trailers may be stored only in a commercial or industrial district and mobile homes may be stored only in an industrial district and shall be located so as to conform with building setbacks of such district.

(Code 1982, § 20-6; Code 1999, § 50-7; Ord. No. 94-01, pt. 1(20-6), 12-19-1994)

CITY OF CLEWISTON

ORDINANCE NO. 2024-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AMENDING THE CODE OF ORDINANCES § 50-7 STORAGE ON PRIVATE PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Clewiston City Commission met at its January 16th, 2024 workshop to conduct a review of § 50-7 and recommended amendments to the City's existing ordinance regarding the storage on private property; and

WHEREAS, the City of Clewiston has determined that it is necessary to amend the City of Clewiston Code of Ordinances to revise § 50-7, Storage on Private Property.

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

SECTION 1. The Clewiston Code of Ordinances, § 50-7, Storage on Private Property is hereby amended as follows, additions are denoted by underline, deletions are denoted by strikethrough:

Sec. 50-7. Storage on private property.

Nothing in this chapter shall be construed to prohibit any resident of the city from storing a recreational vehicle of any type on the same lot as his residence, provided such recreational vehicle complies with the definition of a recreational vehicle, travel trailer or camping trailer and is not occupied or used for any purpose while stored; and displays ~~carries~~ a current vehicle registration sticker and tag; ~~and, provided further, that such recreational vehicle is stored at least 60 feet from the front property line and ten feet from all other property lines.~~ All commercial trailers ~~shall~~ may be stored only in a commercial or industrial district and mobile homes ~~shall~~ may be stored only in an industrial district and shall be located so as to conform with building setbacks of such district.

(Code 1982, § 20-6; Code 1999, § 50-7; Ord. No. 94-01, pt. 1(20-6), 12-19-1994)

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.

Ordinance No. 2024-03

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.

PASSED on first reading by the City Commission on January 22, 2024.

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

ATTEST:

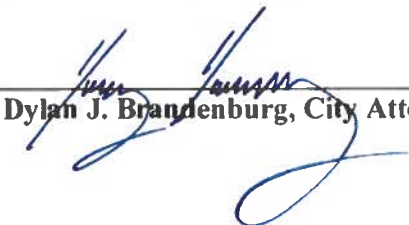
CITY OF CLEWISTON, FLORIDA


Lakisha Burch, City Clerk


James Pittman, Mayor

(MUNICIPAL SEAL)

**APPROVED AS TO FORM
AND LEGAL SUFFICIENCY**

By: 
Dylan J. Brandenburg, City Attorney

**CITY OF CLEWISTON
NOTICE OF PUBLIC HEARING**

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

ORDINANCE No. 2024-03

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA, AMENDING THE CODE OF ORDINANCES § 50-7 STORAGE ON PRIVATE PROPERTY; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

Said public hearing will be held as follows:

CLEWISTON COMMISSION

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

Date: January 22, 2024 at 5:00 p.m. **(FIRST READING)**

December 16, 2024 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. 2024-03 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

PUBLICATION DATE: December 5, 2024

CITY OF CLEWISTON
City Commission Agenda Item Report

AGENDA ITEM NO. (13)
Commission Meeting Date: December 16, 2024

Subject: Storage on Private Property Ordinance 50-7

1) Background/History:

At the request of the City Commission, the Planning and Zoning Board reviewed the Storage on Private Property ordinance for possible updates.

2) Financial Impact:

N/A

3) Attachments:

- Ordinance 50-7

4) Actions/Options/Recommendations:

The City Planning & Zoning Board met on December 10, 2024 to discuss the ordinance and possible changes. A motion was made to remove the 60 foot setbacks, and recommended to have the City Commission allow for 2 RV's to be stored on private property. They also recommended that the City Commission allow for the RV's to be parked in the front of the property. The motion was passed on a voice vote with 2 ayes, 1 nay by Chairman Haitham Kaki. Board member(s) Carolina Betancor and Renaldy Tapia were absent.

STATE OF FLORIDA:
COUNTY OF HENDRY:

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

Public Notice

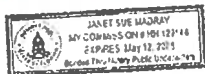
in the **20th Judicial District of the Circuit Court of
Hendry County, Florida**, was published in said news-
paper in the issues of or by publication on the
newspaper's website, if authorized, on
LAKO: 12/11/2024, 12/12/2024, 12/13/2024,
12/14/2024, 12/15/2024, 12/16/2024, 12/17/2024
LON: 12/11/2024

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


Katrina Elsken Muros

Sworn to and subscribed before me by means of
Physical Presence ☒ Online Notarization
physical presence or online notarization, this
12/17/2024





Name	CITY OF CLEWISTON
Order Number	12740
Ordered By	Lakisha Burch
Order Date	12/4/2024
Description	Ordinance No. 2024-03
Number Issues	8
Pub Count	2
First Issue	12/11/2024
Last Issue	12/17/2024
Publications	Lake Okeechobee News, LakeONews.com

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NOTICE OF PUBLIC HEARING**

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Lakisha Burch, City Clerk
City of Clewiston
12740 HEND 12/11/2024