



## CITY OF CLEWISTON

### PLANNING BOARD AGENDA

April 7, 2026 at 4:00 PM

City Hall Commission Chambers-115 W Ventura Ave

#### Board Members:

Greg Thompson, Chair

Haitham Kaki, Vice Chair

Carolina Bentancor, Board Member

Luis Vallejo, Board Member

#### Administration:

Community Dev. Director Chris Cooper

City Attorney, Kaylee Tuck

City Clerk, Fransheska Berrios

Planning Assistant, 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 104, or email [fransheska.berrios@clewiston-fl.gov](mailto:fransheska.berrios@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**

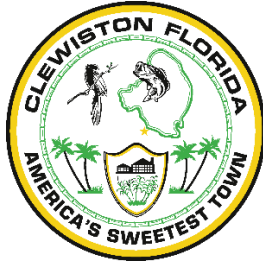
1. Comprehensive Plan Review

**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 and Zoning Board

**FROM:** Leslie Almanza, Planning Assistant

**VIA:** Christopher Cooper, Community Development Director

**DATE:** April 07, 2026

**SUBJECT:** Comprehensive Plan Review

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**Background:** The Local Planning Agency will review the proposed changes to the Comprehensive Plan and provide any comments or recommendations.

# City of Clewiston



## Comprehensive Plan Goals, Objectives and Policies Document

**Created 1991**

**Amended: 2007, 2008, 2009, 2015, 2022, and 2024**

**Current Effective Date: May 2026**

# City of Clewiston



**Comprehensive Plan Amendment 2026-01  
Support Document Update**

# City of Clewiston

## **CITY COMMISSION**

James Pittman (Mayor)

Hilary Hyslope (Vice Mayor)

Barbara Edmonds

Mali Gardner

Jason Williams II

## **CITY MANAGER**

Danny Williams

## **CITY CLERK**

Fransheska Berrios

## **CITY PLANNING CONSULTANTS**

James Borsos

Jim Fleischmann

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## **I. INTRODUCTION**

Per Florida Department of Commerce records, the most recent Clewiston Evaluation and Appraisal Report (EAR) and related Comprehensive Plan Amendment were due on March 1, 2021. However, based upon the City's EAR Notification Letter dated April 8, 2021, the Florida Department of Economic Opportunity (now the Department of Commerce) concluded that no EAR-based amendments were needed. Copies of related correspondence are included in Attachment A. As a result, the proposed comprehensive plan amendments will be processed as normal City-initiated amendments pursuant to the Expedited State Review process.

The City of Clewiston Comprehensive Plan, with the exception of three amendments (Ordinance 2021-01: Update of the 10-Year Water Supply Plan; Ordinance 2022-01: Incorporation of a Property Rights Element within the Comprehensive Plan; and 2024-01 – Creation of the Employment HUB District Future Land Use Category and assigning the Category to 438 acres of recently annexed land) has not been comprehensively updated since 2015.

## **II. SUMMARY OF PLAN AMENDMENT CATEGORIES**

The following principal 2025 Plan amendment categories are included in the amendment process principally to increase its effectiveness and use and reflect changed local conditions:

### **A. Format Revision Elements**

In order to create a more user-friendly Comprehensive Plan and concentrate on elements required by the Florida Statutes, the following format revisions are made

1. Create separate 2025 Comprehensive Plan Goals, Objectives and Policies and Amendment 2025-01 Support documents.
2. Renamed the Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element to Infrastructure Element.
3. Reorganize and Renumber Comprehensive Plan Elements to reflect Items B and C amendments, as follows:
  - Element I – Introduction
  - Element II – Future Land Use
  - Element III – Transportation
  - Element IV – Housing
  - Element V – Infrastructure
  - Element VI – Conservation
  - Element VII– Recreation and Open Space
  - Element VIII – Intergovernmental Coordination
  - Element IX – Capital improvements
  - Element X – Property Rights
  - Element XI – Economic
4. Add a Table of Contents and lists of Tables, Maps and Attachments.

## **B. Deletion of Elements Amendments**

The following Elements, as currently written, do not contain required goal, objective and policy statements. As a result, they are deleted.

1. Element X – Concurrency Management
2. Element XI – Reserved
3. Element XII – Consistency with the SW Florida Comprehensive Plan
4. Element XIII - Public Participation in the Planning Program
5. Element XV – Reserved

## **C. Deletion of Element XV - Public Schools Element**

The Element is no longer required by Florida Statutes and has been replaced by the City participating in the School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the Hendry County School Board (Ref: Revised Intergovernmental Coordination Element).

## **D. Update and Editing of Individual Elements (Refer to Section IV)**

The Goals, Objectives and Policies of Each Element of the Comprehensive Plan 2025 Goals, Objectives and Policies document (2025 Revisions) have been reviewed by City Staff, the Planning and Zoning Board and the City Commission for updates and clarity. The 2025 Revisions amendments to the current adopted Comprehensive Plan (2015) are indicated by underline (additions to current text) or ~~strikethrough~~ (deletions of current text).

## **III. SUPPORT DOCUMENTATION UPDATE**

Florida Statutes Chapter 163.3177(1)(f) requires the Comprehensive Plan to be based upon relevant and appropriate data and analysis. In this regard supportive data and analysis updates have been prepared. The following is a summary of the 2025 Comprehensive Plan data and analysis updates:

### **A. Population and Household Projections and Land Use Update**

1. Population and Household Projections. Per the Census Reporter using data from the 5-Year American Community Survey, City population in 2023 was 7,257 residents with a median age of 35.1 years. Table 1 Population and Household Projections include updated 10 and 20-year projections prepared by the Shimberg Institute For Affordable Housing at the University of Florida.

**Table 1: Population and Household Projections**

<b>Year</b>	<b>Resident Population (1)</b>	<b>Resident Households (2)</b>
2025	7,314	2,708
2030	7,368	2,728
2035	7,395	2,739
2040	7,413	2,746
2045	7,418	2,747

(1) Shimberg Institute For Affordable Housing

(2) - Assumes maintenance of the 2020 Census household of 2.7 persons

2. Vacant Land to Accommodate Projected Household Growth

From Table 1, projected household growth during the 2025 – 2045 period will require an additional 39 residential units. An estimate of the remaining residential development potential within the Town’s conventional zoning districts, illustrated on Map 1, is presented in Table 2. Remaining development potential in the Town’s conventional zoning districts is 78 units.

**Table 2: Additional Residential Development Potential**

Zoning District	Vacant Acres	Vacant Parcels	Dwelling Unit Type	Residential Unit Potential
R1B	1.91	5	Single-Family	8
R1C	0.83	1	Single-Family	1
R2	9.91	13	Duplex	26
R3	5.37	21	Single-Family	21
RM1	2.63	3	Mobile Home	22
<b>Total</b>	<b>20.65</b>	<b>43</b>	-	<b>78</b>

Source: Hendry County Property Appraiser tax role data for Clewiston

**B. Mixed-Use Future Land Use Update**

The Gateway Mixed-Use District Future Land Use category was created in 2007 (Town Ordinance 2006-05). In addition, the Future Land Use Map was amended (Ref: Map 2) to assign the Gateway Mixed-Use designation to multiple parcels.

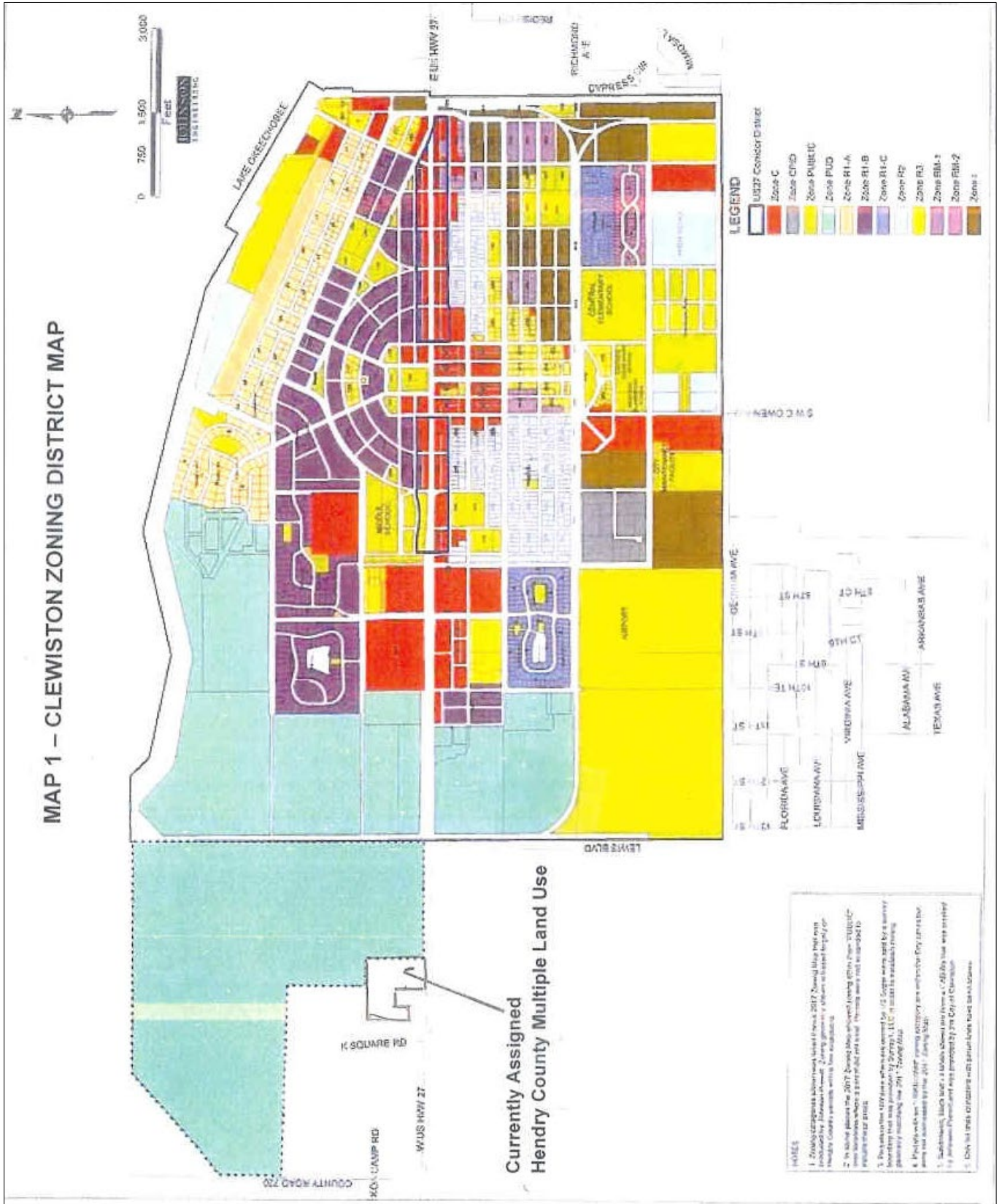
In addition to assignment if the Gateway Mixed-Use designation, several related land use approvals have occurred. The locations of properties that were the subject of an annexation, zoning approval and/or conceptual plan approval within, and proximate to, the initial Gateway Mixed-Use land use designation are illustrated on Map 2. A summary of each of the approvals is presented in Table 3. Copies of Master Concept Plans, required as part of zoning approvals, are included in Attachment A.

**C. Mixed-Use PUD Potential Impact on Population Projections**

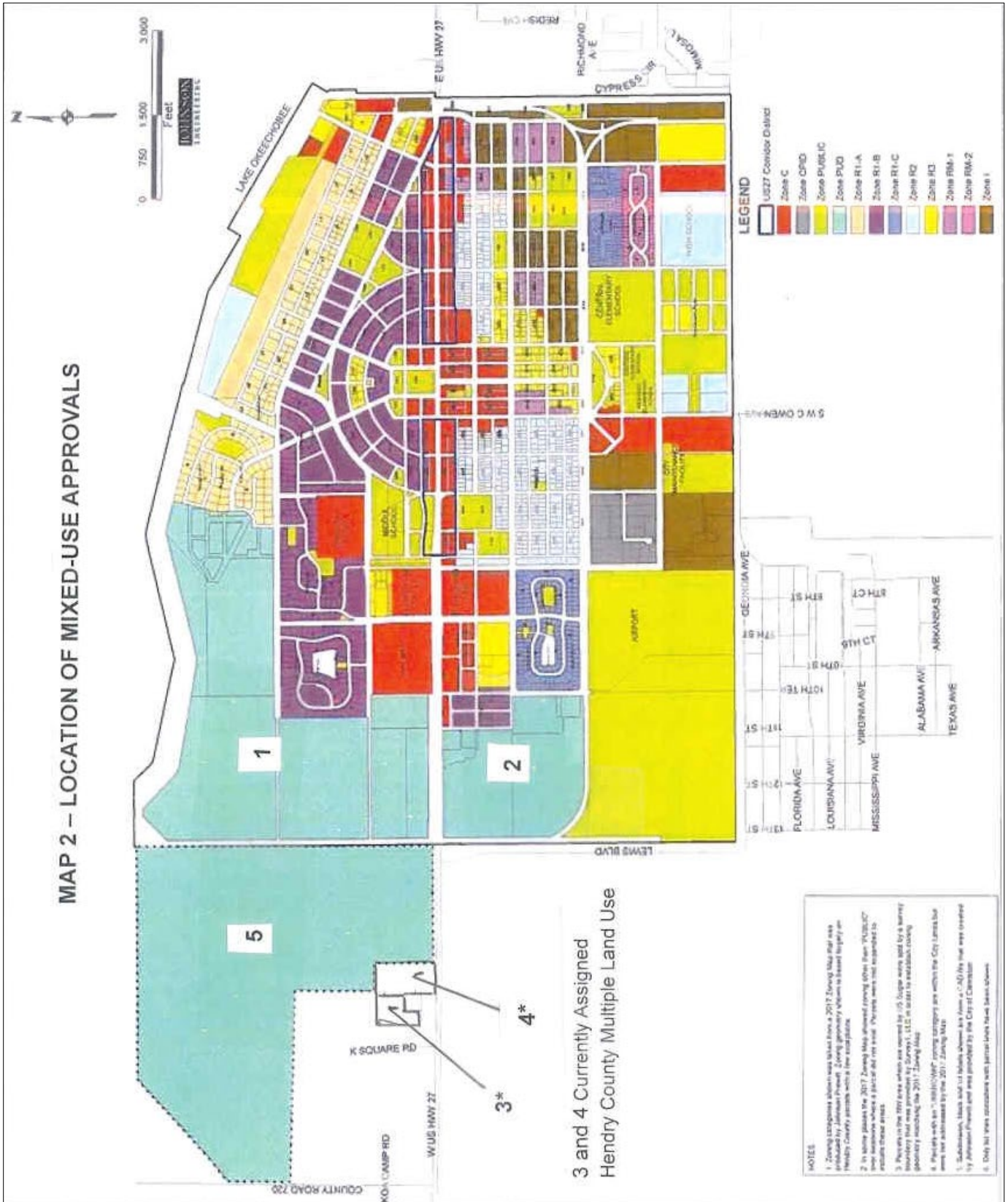
Mixed-Use PUD residential development potential is summarized in Table 4. Assuming full residential development potential (1,349 units) and the current Town average household size (2.7 residents per household), PUD buildout could result in an additional 3,642 Town residents. Assuming buildout during the 2025 – 2045 planning period, current population projections (7,418 residents) would be increased to 11,060 residents by 2045.

Specific timing of PUD development is contingent upon the following three variables: (1) Specific development approvals and conditions of approval; (2) the extent and timing of infrastructure expansion into the PUD areas; and (3) positive marketing of the approved residential products. As the timing of these variables is unknown, incorporation of the impact upon planning period population projections should be delayed until variables (1) and (2) are satisfactorily addressed. When appropriate, this document should be updated.

Map 1: Clewiston Zoning District Map



Map 2: Location of Mixed-Use Approvals



**Table 3: Summary of Major Land Use Approvals**

<b>Approval Document</b>	<b>Map 2 Ref.</b>	<b>Summary of Approval</b>	<b>Acres</b>
Ordinance 2023-02	1	Amendment of the City Zoning Map to assign the Planned Unit Development (PUD) zoning district, including a Master Concept Plan, to the property located on the north side of US 27 along the western boundary of the City from R-1A, R-1C and C to Mixed-Use PUD informally known as “ <b>Clewiston North and Marina</b> ”.	406.0
Ordinance 2006-08	2	Amendment of the City Zoning Map to assign the Planned Unit Development (PUD) zoning district, including a Master Concept Plan, to the property located on the south side of US 27 along the western boundary of the City from R-1A, R-1C and C to Mixed-Use PUD informally known as “ <b>Clewiston Gateway South</b> ”.	120.0
Resolution 2020-43		Approval of an amendment to the “Gateway South” PUD Master Concept Plan.	
Ordinance 2024-08	3	Annexation of 10.7 acres owned by Hendry County School Board. The property shall maintain the Hendry County assigned future land use (i.e. Multi-Use) and zoning classifications until the City of Clewiston adopts future land use and zoning designations for the property.	10.7
Ordinance 2024-09	4	Annexation of 12.1 acres owned by Kelly Tractor Co. The property shall maintain the Hendry County assigned future land use (i.e. Multi-Use) and zoning classifications until the City of Clewiston adopts future land use and zoning designations for the property.	12.1
Ordinance 2024-10	5	Annexation of 477 acres owned by United States Sugar Corporation	477.0
Ordinance 2024-11		Creation of the Employment Hub District Future Land Use category, addition of Policy 1.1.11 <i>Employment Hub District</i> to the Future Land Use Element and assignment of the category to the annexed property.	
Ordinance 2024-12		Amendment of the City Zoning Map to assign the Planned Unit Development (PUD) zoning district to the annexed property and approval of the Master Concept Plan informally known as “ <b>Employment Hub</b> ”.	
<b>Total Acres</b>			<b>1,025.8</b>

Two of the three large, planned unit developments, in combination, include residential and commercial components. The impact upon future residential development opportunities, summarized in Table 4, is substantial and is expected to occur in phases over several years. Infrastructure requirements, including water, sewer and drainage facilities, will be determined during related development review and approval processes. An initial project, construction of a \$ 5.7million FDEP grant funded 2.4 mile 16-inch water main extension from the City potable water supply to the intersection of Highway 27 and Lewis Boulevard, will commence during 2026.

**Table 4: Summary of PUD Residential Development Potential**

Planned Unit Development	Residential Type (units)			
	Single-Family	Townhouse	Apartments	Total
Gateway North and Marina	490	212	77	779
Gateway South	213	157	200	570
<b>Total Units</b>	<b>703</b>	<b>369</b>	<b>277</b>	<b>1,349</b>

**D. Transportation Data Update**

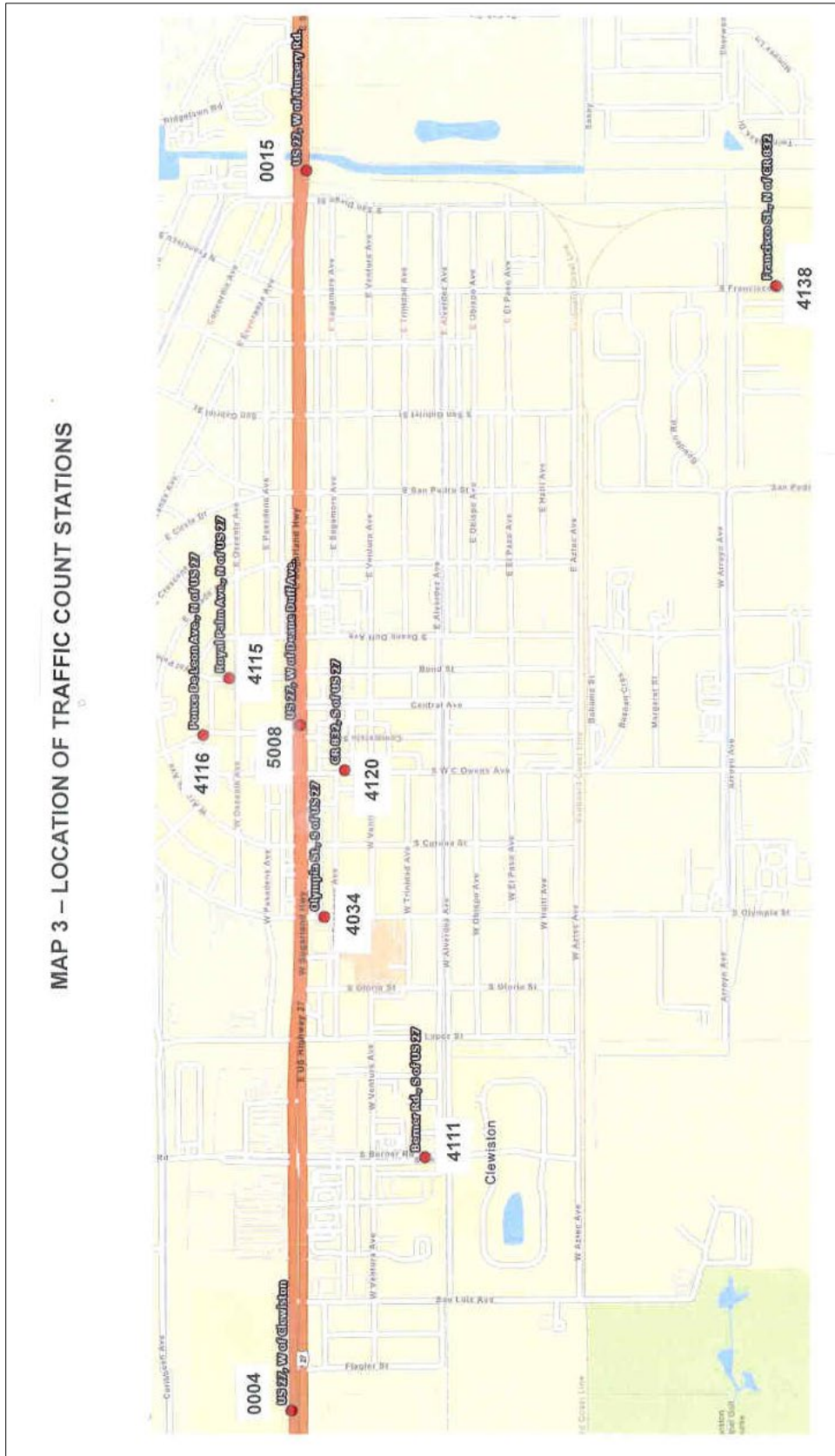
Traffic count data on City roads and streets is provided by the Florida Department of Transportation (FDOT) District 1. Data provided indicates that the City’s 24-hour Average Daily Traffic (ADT) volume Level-of-Service (LOS) C standard on U.S. 27 of 35,700 vehicles has not been compromised by the current traffic volume counts. Count Station locations within the City are illustrated on Map 3 and 2023 24-hour and peak hour traffic volume data are presented in Table 5.

**Table 5: 2023 Vehicle Count Data**

Count Station	Location	24-Hour Vehicle Count	Peak Hour Vehicle Count	Peak Hour Truck %
4111	Berner Road, south of US 27	3,462	341	2.08
4120	C.R 832, south of US 27	5,202	504	5.88
4138	Francisco Street, north of C.R. 832/Sonora Avenue	4,485	502	5.26
4034	Olympia Street, south of US 27	3,702	338	N/A
4116	Ponce De Leon Avenue, north of US27	1,064	131	7.71
4115	Royal Palm Avenue, north of US 27	570	71	4.39
0004	US 27, east of Railroad, west of Clewiston	22,196	1,713	27.22
0015	US 27, west of Nursery Road	22,313	1,736	21.27
5008	US 27, west of Deane Duff Avenue	26,183	1958	14.46

Source: Florida Department of Transportation District 1, October and November 2023 and August 2024 (one station).

Map 3: Location of Traffic Count Stations



## E. Housing and Household Data Update

Table 6 – 2023 Housing and Household Characteristics includes data prepared by the Census Reporter using data from the 2023 5-Year American Community Survey.

**Table 6: 2023 Housing and Household Data**

<b>Characteristic</b>	<b>Amount</b>
Dwelling Units	2,949 units
Households	2,684 Households
Persons per Household	2.7 persons
Median Household Income	\$57,110 per year
Owner-Occupied	1,664 units
Median Value of Owner-Occupied	\$210,000
Renter-Occupied	1,020 units
Median Rent of Renter-Occupied	\$ 729 per month

*Source: Census Reporter*

## F. Infrastructure Services

### 1. Potable Water Supply Service

The City of Clewiston owns and operates its water treatment and distribution system which provides potable water to the City and unincorporated areas of Hendry County, including Harlem and portions of the South Shore Water Association (SSWA). The service area is depicted on Map 4.

Pursuant to Florida Statutes requirements, the City, as a potable water supply provider, must prepare a 10-Year Water Supply Facilities Work Plan (WSFWP) consistent with the 2017 Lower West Coast Water Supply Plan.

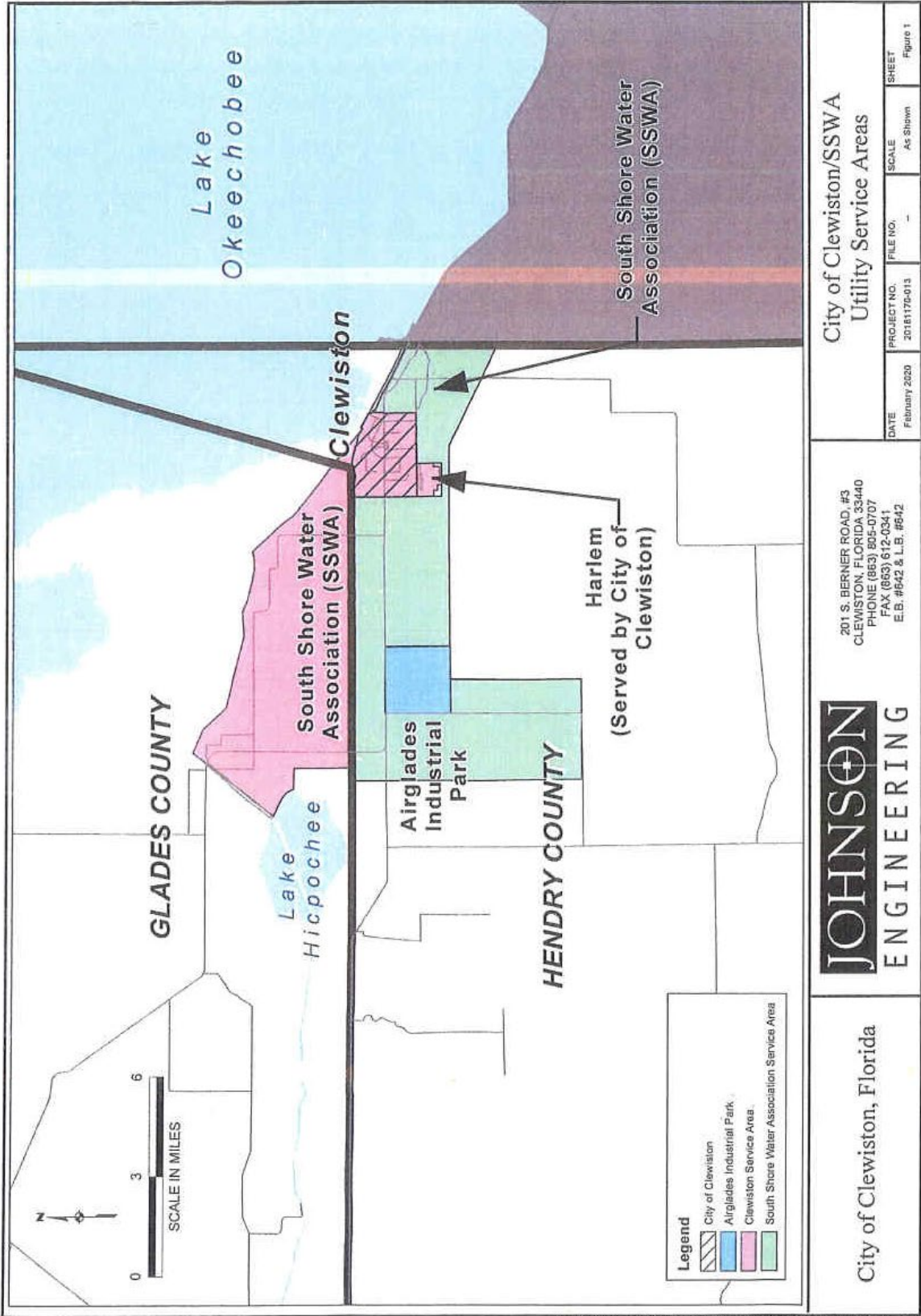
The City prepared the Clewiston 10-Year Water Supply Work Plan dated June 2020 (2020 WSP) which was incorporated within the Comprehensive Plan in 2021 (i.e. Ordinance 2021-01). In addition to preparing the requisite projections and capacity data and regional issue analyses, substantial objectives and policies amendments were made to the following Comprehensive Plan Elements: Future Land Use, Potable Water Sub-Element; Conservation; Intergovernmental Coordination; and Capital Improvements. The City's 10-Year WSFWP is currently being updated for approval by the City Commission in May 2026.

The potable water level-of-service (LOS) standard was established at 115 gallons/capita/day in the 2020 WSP; however, the standard is set at 125 gallons/capita/day in Section 90-6(3) of the City code of ordinances. A coordinated standard will be established in the WSFWP update. .

A summary of demand versus supply projections in the 2020 WSFWP is presented in Table 7. Per the 10-Year Capital Plan. One additional production well (PW-5) is proposed by 2030 to provide operational flexibility.

Map 4: Clewiston Potable Water Service Area

MAP 4 – CURRENT CLEWISTON POTABLE WATER SERVICE AREA



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**Table 7: 2020 Clewiston WSP Potable Water Demand Versus Supply**

<b>Clewiston Service Area</b>	<b>2019</b>	<b>2020</b>	<b>2025</b>	<b>2030</b>
Total Population Served	15,003	15,193	16,145	17,139
Finished Drinking Water Demand per Capita (GPD)	115	115	115	115
Finished Water Avg. Daily Demand (GPD)	1,725,345	1,747,204	12,856,715	1,970,988
Available Facility Capacity (GPD)	3,000,000	3,000,000	3,000,000	3,000,000
Facility Capacity Surplus (Gallons)	1,274,855	1,252,796	1,143,285	1,029,012
Raw Water SFWMD Permitted Surplus /(Deficit) - GPD	277,622	248,477	102,462	(49,902)

*Source: The City of Clewiston 10-Year Water Supply Facilities Work Plan; June 2020*

The South Florida Water Management District (SFWMD) updated the Lower West Coast Water Supply Plan in 2022. Projections prepared for the Clewiston Service Area are presented in Table 8.

**Table 8: 2022 Lower West Coast WSP Projections for Clewiston System**

<b>Clewiston Service Area</b>	<b>2025</b>	<b>2030</b>	<b>2035</b>	<b>2040</b>	<b>2045</b>
Population	14,958	15,084	15,181	15,322	15,399
Net Finished Water Demand (MGD) (1)	1.61	1.63	1.64	1.65	1.66
Gross (Raw) Water Demand under Average Rainfall (MGD)	2.38	2.39	2.41	2.43	2.44

*– Average finished water demand at 108 gallons/capita/day.  
Source: 2022 Lower West Coast Water Supply Plan Update*

A comparison of data in Table 7 with that in Table 8 indicates that finished water demand projections for the Clewiston system in the 2022 Lower West Coast Water Supply Plan are substantially lower than the projections in the 2020 Clewiston WSP. Clewiston’s South Florida Water Management District (SFWMD) Consumptive Use Permit (i.e. 26-00769-W) expired in October of 2025. The draft permit renewal application projected Annual Average Daily Raw Water Demand at 2.58 mgd by 2045; an amount which is within the current permitted limit of 2.96 mgd.

## 2. Wastewater Collection and Disposal Service

The Clewiston Wastewater Treatment Facility (WWTF), FDEP Regulation Identification FL004065, provides services to approximately 4,000 residential and 100 nonresidential properties in the City, Harlem, and mobile home communities within the service area which is illustrated on Map 5.

Reclaimed water is disposed through three holding ponds, and a land application site of 24 effluent spray fields with underdrains totaling 192.9 acres.

Existing 2020 and projected 2045 daily flow data are presented in Table 9. The operating permit is scheduled to expire on March 29, 2027. Per the 10-Year Capital Plan, a capacity analysis will be undertaken during FY 2025/26.

**Table 9: Average Daily Wastewater Flow for Clewiston System**

<b>Capacity or Use (mgd)</b>	<b>2020</b>	<b>2045</b>
FDEP Rated Capacity	1.50	To be determined
Average daily flow	1.45	1.97
Average daily reuse (Irrigation)	1.45	0.75
Deep well Injection	0	1.71

Source: 2022 Lower West Coast Water Supply Plan Update

Design for a wastewater treatment plant upgrade and expansion to 3.0 mgd is underway and should be completed by fall of 2026. The upgrades will provide the facility with three disposal options, spray irrigation in restricted service areas, and discharge to an existing Class 1 underground injection well.

### 3. Drainage Service

The Clewiston Drainage District is an Independent Special District with its own independently elected governing board with responsibility for draining, reclaiming, and irrigating lands and within its jurisdiction and protecting those lands from the effects of water and lack of water. The jurisdictional area of the District is illustrated on Map 6. Principal services provided include the following.

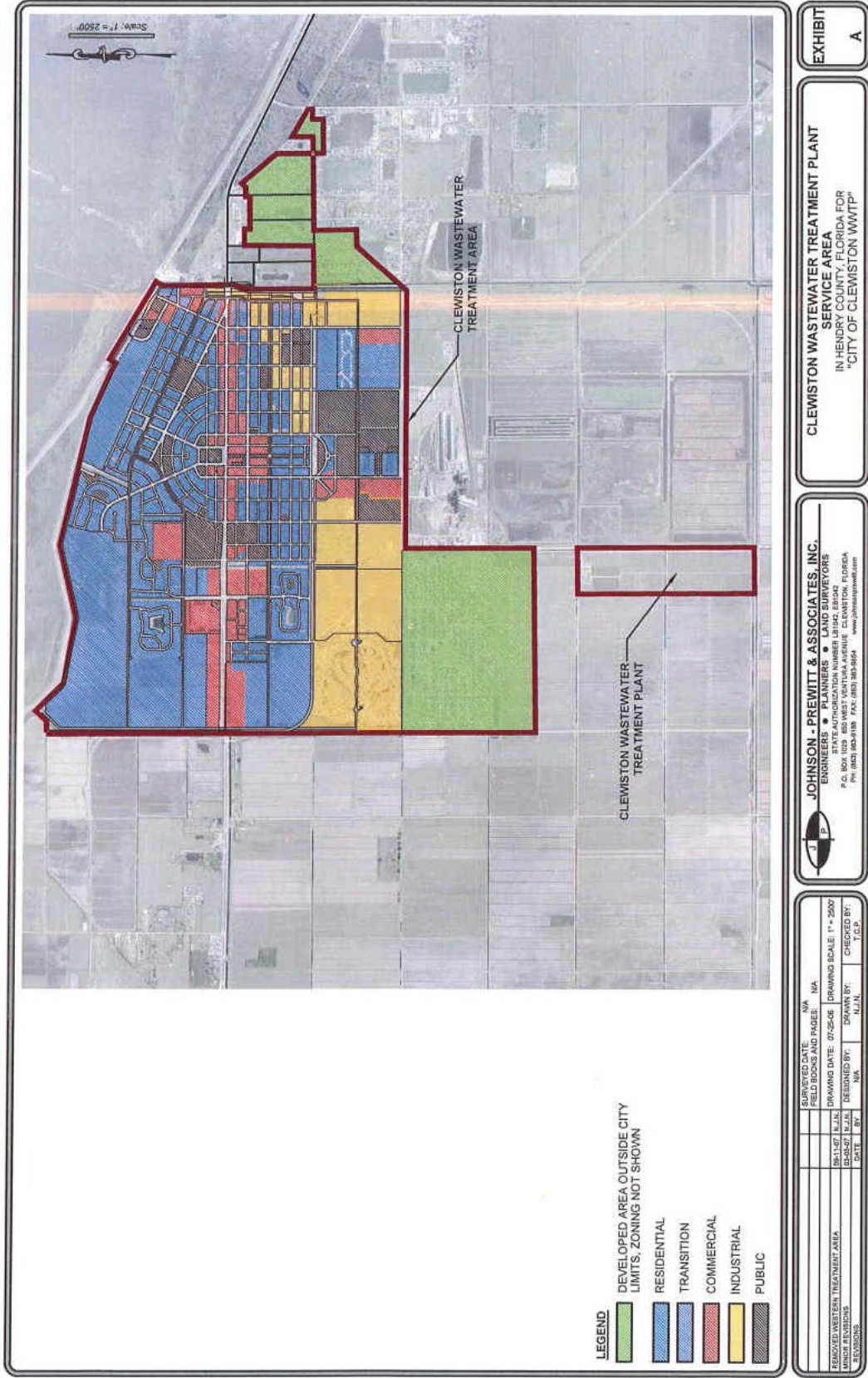
- Construct, operate, and maintain canals, ditches, drains, and levees, including related pumps, plants and pumping systems.
- Construct, operate, and maintain irrigation works machinery, and plants.
- Construct and maintain roadways necessary to provide access to areas made suitable and available for cultivation and urban and suburban development as a result of the drainage, irrigation, and reclamation operations of the District.
- Acquire, construct and operate recreational facilities.

System maintenance of the secondary culvert and swale structures is performed by the City Public Works Department.

A Watershed Management Plan, funded by the Hazard Mitigation grant program, will be completed in 2026. Principal deliverables include identifying: (1) existing flood protection infrastructure; (2) locations and value of flood prone areas; (3) proposed flood protection projects; and (4) future development pressures and associated policy and infrastructure needs.

Map 5: Clewiston Wastewater Service Area

MAP 5 – CURRENT CLEWISTON WASTEWATER SERVICE AREA



Map 6: Clewiston Drainage District Service Area



MAP 6 – CURRENT CLEWISTON DRAINAGE DISTRICT SERVICE AREA

#### 4. Solid Waste Collection and Disposal Service

The City's Solid Waste Division provides residential solid waste collection service twice a week. Yard and garden trash collection once per week Bulk waste and special pickups can be arranged by calling the City Public Works Department. Commercial collection service is also available on an "on-call" basis or through a regularly scheduled pickup.

Collected solid waste is delivered to the Clewiston Transfer Station for transport to the Lee/Hendry Regional Solid Waste Disposal Facility, serving Lee and Hendry Counties and located in Hendry County. The facility is operated by Lee County per an interlocal agreement between Lee and Hendry Counties.

Per the 2024 Lee County Public Facilities Level-of-Service and Concurrency Report, (Report) the Class I (Municipal Solid Waste) level-of-service is 3.7 pounds per person per day which is equivalent to the City's solid waste disposal level-of-service standard. Per the Report, the Class I Landfill, at the current disposal rate, has a life expectancy of 19.5 years.

#### 5. Recreation and Open Space

The City of Clewiston Waterfront Master Plan, prepared cooperatively by the City of Clewiston and the Southwest Florida Regional Planning Council, is an adopted (Town Resolution 2023-040) oriented to transforming the Lake Okeechobee waterfront into an amenity-rich public space. The planning and design effort to enhance recreational opportunities for residents and visitors, was funded through a Florida Fish and Wildlife Commission Florida Boating Improvement Program (FDIP) grant.

The Master Plan, included in Attachment B, consists of the redevelopment and improvement of an existing park (east of the existing bridge) and the implementation of additional improvements (west side of the existing bridge). Key features of improvements include infrastructure improvements, additional recreational amenities and boating access to Lake Okeechobee.

Economic development, including private investment, enhanced property values in the City, and support for local businesses, by increasing tourism and attracting visitors to the area is one of the principal objectives of the Master Plan.

Improvements currently completed or underway include:

Improvements funded or programmed during the next five years include:

### **IV. 2025 Comprehensive Plan Goals, Objectives and Policies Amendments**

Each Element of the July 20, 2015 Comprehensive Plan, as amended, was reviewed and discussed with City Staff, the Planning and Zoning Board and City Commission. Element amendments include minor wording revisions to clarify meaning, intent and/or direction. Those amendments are not repeated in this section; rather, they are highlighted in the 2025 Comprehensive Plan Goals, Objectives and Policies document by underline (additions) and ~~striketrough~~ (deletions) to the current text. Major revisions which

add new or revised direction to existing policy, address new issues or add specificity are summarized, element-by-element as follows:

## **A. Future Land Use Element Goals, Objectives and Policies**

1. Amend Goal 1 as follows:

**Goal 1:** The City shall ensure the development and maintenance of a functional and well-related pattern of land uses and residential densities that fosters a wholesome, safe, and attractive physical environment, avoids blighting influences, protects natural resources, and has the potential to be served with public facilities and services in a timely and cost-effective manner. The concurrency management system shall ensure that all development can meet the requirement for concurrency, established in Section 90 Concurrency Management of the City Code, prior to the issuance of a local development order or permit.

2. Amend Policy 1.1.7 as follows:

**Policy 1.1.7:** Mixed-Use Designation: Lands shall be designated as Mixed-Use on the Future Land Use Map only through adoption of a Comprehensive Plan Map Amendment. They currently may be used for agriculture and/or may have an existing urban designation such as residential, commercial or industrial, on the Future Land Use Map. The purpose of this category is to allow for the use of creative planning techniques that allow for the movement and mix of currently designated densities and intensities of use. For example, lands designated mixed use could provide a sense of entry into Clewiston through allowing for commercial and residential uses designed to establish pedestrian interaction, public spaces and integration of uses.

- (1) If such lands Properties currently enjoy assigned an urban designation or designations, they have the right to pursue may petition for an urban level of development consistent with the potential developmental intensity of that the current designation or designations. In designating such properties as Mixed-Use, the actual current land use (e.g. industrial) may, in the process of change, be transformed amended to another land use within the Mixed-Use area (e.g. residential) provided that the current density and intensity of use are not exceeded.
- (2.) Lands Properties which are currently vacant and do not have urban land use designations may be considered for the mixed-use designation only after provided that there has been a showing that such designation will demonstrates a benefit to the community. Such a showing can be accomplished by analyzing the carrying capacity of the area in question utilizing the land use designations that might otherwise be considered for the site as well as including the impacts upon level-of-service standards adopted by the City. In requesting such a land use designation all data and information used in the capacity analysis shall be made a part of all applications for change.
- (3.) Development will only be allowed permitted in the Mixed-Use designation through zoning to Planned Unit Development. Clustering and the integration of differing types of housing units, including both single and multi-family product types, with commercial development, along with and open space and

recreation areas are strongly encouraged. ~~and will become the standards for review of any PUD rezone. Pedestrian connections between residential and commercial uses and an internal road network that aligns with and extends the existing public road network will be encouraged through PUD process.~~

(4.) Properties assigned a Mixed-Use Designation shall comply with the requirements of Part 1 Subpart B Chapter 110 Article V Division 1 Planned Unit Development District of the Clewiston Code of Ordinances and the following development standards:

- a. Clustering of units and uses is encouraged in order to provide for the preservation and conservation of open space and onsite recreational areas. Not less than 35% of the site area must be used as common open space. Included in common open space are water management lakes, recreational facilities (exclusive of arenas and other structures designed for spectator sports), parks, sidewalks and trails, natural preserve areas and other commonly owned or maintained open non-paved areas. This open space requirement may be reduced to 20% for property proposed to be designated mixed-use if it is less than twenty (20) acres in area.
- b. PUDs less than ten (10) acres in area, approved for development within this land use category shall have a mix of land uses that allow non-residential uses to be not more than 50 percent of the development's aggregate land use mix.

3. Amend Policy 1.1.8 as follows:

**Policy 1.1.8: Gateway Mixed-Use (GMU) District Future Land Use Category:** ~~This District is comprised of land within the City of Clewiston's Mixed Use Future Land Use Category and is described by the following legal description: The District GMU~~ land use category will provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces and integration of uses.

(1.) The purpose of the Gateway Mixed-Use (GMU) District Future Land Use Category is to allow for the use of creative planning techniques within the limits and conditions contained in Policy 1.1.7 that allow for the movement and mix of currently designated densities and intensities of use. This District land use category will provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces and integration of uses.

(2.) ~~The Gateway Mixed Use District may allow A~~ maximum of 1,585 residential units ~~may be permitted~~ and residential pods may range in net density from 1.5 to 15 dwelling units per acre.

4. Amend Policy 1.1.10 As follows:

**Policy 1.1.10: US 27 Commercial Corridor District (US 27 CCD) Future Land Use Category:** ~~The US 27 Commercial Corridor District~~ US 27 CCD Future Land Use Category is intended to promote redevelopment and enhance the opportunity for a

more vibrant commercial corridor. The District-US 27 CCD provides a vehicle for development of a variety of nonresidential uses complemented by residential uses at urban densities. Land development regulations applicable to this district, are administered through the PUD process and may include design guidelines and flexibility with regard to allowable height, floor area ratio, setbacks, coverage, and parking requirements.

5. Add Policy 1.1.11 as follows:

**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 Future Land Use category are as follows:

- (1) Retail Commercial – 0.25 FAR.
- (2) Office – 0.50 FAR.
- (3) Industrial, including industrial/office flex space and retail showroom in industrial buildings – 0.75 FAR.

6. Add Policy 1.3.1 as follows:

**Policy 1.3.1:** The City will review all development permit applications to determine compliance with standards and requirements regarding provision of open space, signage, on-site traffic flow, and required parking so as to avoid traffic congestion, hazardous public safety conditions, and efficient land use, while at the same time, avoiding use of excessive impervious areas with resulting adverse environmental effects.

7. Add Policy 1.3.2 as follows

**Policy 1.3.2:** The City will consider, in conjunction with issuance of all development orders within its boundaries, the impacts of development on adjacent jurisdictions, regional service entities, and regional planning policy. Furthermore, the City will cooperate with such entities to assure equitable, timely, and coordinated urban development activities.

8. Add Policy 1.3.3 as follows:

**Policy 1.3.3:** Provisions for landscaping and other buffering methods shall be established so as to prevent inappropriate land uses relationships, prevent noise transmission, provide screening of unattractive views and enhance the aesthetic qualities of streets, neighborhoods, and public areas of the City.

9. Add Policy 1.3.4 as follows:

**Policy 1.3.4:** Commercial and light industrial development projects shall be located and designed so as to minimize adverse effects on residential areas, traffic facilities and the esthetic character of the City.

10. Add Policy 1.3.5 as follows:

**Policy 1.3.5:** Public facilities and utilities shall be located and designed to provide the most cost-effective service; minimize public inconvenience and hazardous conditions; and, assure the lowest practicable operating cost.

11. Replace Policy 1.6.2 as follows:

**Policy 1.6.2:** The City shall consider recommendations of the US 27 Clewiston Corridor Vision Plan when reviewing proposed projects within the CRA.

12. Delete Policies 1.6.3 to 1.6.6

13. Amend Objective 1.8 as follows:

**Objective 1.8:** At a minimum, the ~~The~~ threshold acreage for new schools shall be as follows: determined by the parties, including the City of Clewiston, participating in the Interlocal Agreement with the Hendry County School Board for school planning and development (City Resolution 2023-106).

~~a) Elementary Schools: A minimum of four acres for the first 200 students, plus one acre for each additional 100 students.~~

~~b) Middle Schools/Junior High Schools: A minimum of six acres for the first 300 students, plus one acre for each additional 100 students.~~

~~c) Senior High School: A minimum of seven acres for the first 300 students, plus one acre for each additional 50 students up to 1,000 students, plus one acre for each additional 100 students thereafter.~~

~~d) Area Vocational: Technical School: A minimum of 20 acres for the first 500 students, plus one acre for each additional 50 students up to 1,000 students.~~

14. Delete Policies 1.8.2 to 1.8.4

**Policy 1.8.2:** Access to the site must be from a collector road (minor collector or local road for elementary schools) and avoid the need for slow down zones.

15. Add the Future Land Use Classification System as follows:

**Future Land Use Classification System:** The Future Land Use categories presented in Table 2-3 are adopted as the "Land Use Classification System" of the City of Clewiston. Specific permitted uses are listed, by zoning district, in the City Code of Ordinances, Part 1 Subpart B Chapter 110 Article V, as amended. A summary of Code section references listing permitted uses is presented in Table 2-3

<b>Table 2-3 Future Land Use Categories</b>	
<b>Future Land Use Category</b>	<b>Summary of Permitted Uses</b>
<b>Single-family</b>	Part 1 Subpart B Chapter 110 Article V Divisions 3 -5 Sections 193, 217, and 250.
<b>Mobile home</b>	Part 1 Subpart B Chapter 110 Article V Divisions 8 and 9 Sections 344 and 372.
<b>Multi-family – Two-family</b>	Part 1 Subpart B Chapter 110 Article V Division 6 Section 286.
<b>Multi-family – Other</b>	Part 1 Subpart B Chapter 110 Article V Division 7 Section 315.
<b>Commercial</b>	Part 1 Subpart B Chapter 110 Article V Division 10 Section 395.
<b>Downtown Commercial District</b>	Part 1 Subpart B Chapter 110 Article V Divisions 10 and 12 Sections 395 and 455.
<b>US 27 Commercial Corridor District</b>	Part 1 Subpart B Chapter 110 Article V Division 14 Section 502.
<b>Industrial</b>	Part 1 Subpart B Chapter 110 Article V Divisions 11 and 13 Sections 430 and 495.
<b>Gateway Mixed-Use</b>	Part 1 Subpart B Chapter 110 Article V Division 12 Section 455.
<b>Public/Semi-Public</b>	Part 1 Subpart B Chapter 110 Article V Division 2 Section 108
<b>Employment Hub District</b>	Part 1 Subpart B Chapter 110 Article V Division 12 Section 455.

Source: *LaRue Planning and Management Services, Inc., February, 2015; James Borsos November 2025*

16. Add the Future Land Use Map Series as follows:

**Future Land Use Map Series**

**Future Land Use Map - The City of Clewiston FY 2025 - 2035 Future Land Use Map is displayed on Map 2-1.**

**Community Redevelopment Area Map - The City of Clewiston Community Redevelopment Area Map is displayed on Map 2-2.**

**B. Traffic Circulation Element Goals, Objectives and Policies**

1. Amend Policy 1.1.1 as follows:

**Policy 1.1.1:** The City will assist the County in undertaking transportation improvements and services, including review of design standards which impact traffic circulation and safety, are consistent with adopted levels of service and are consistent

with this Comprehensive Plan, the Regional Policy Plan and FDOT’s Transportation Plan.

- Amend Policy 1.2.2 as follows:

**Policy 1.2.2:**The City shall not permit development which will result in traffic impacts which will cause the established level-of-service (LOS) standards to be exceeded. LOS determinations by the City shall be based upon the average daily traffic (ADT) data and peak hour data with methods established in the most recent edition of the FDOT Highway Capacity Manual. and means of achieving this objective shall be set forth in the City’s development regulations adopted and implemented consistent with the requirement S163.3202 (I), F.S.

- Delete Policy 1.2.3
- Add the Roadway Classification Map and Roadway Level-Of-Service as follows:

**C. Roadway Classification Map And Roadway Level-Of-Service**

The City Roadway Classification Map is displayed on Map 3-1. U.S. Highway 27, the City’s only major road, is currently operating at a level substantially below the adopted LOS C Average Daily Traffic Volume standard.

**Table 3-1: Clewiston Major Roadway Level-of-Service**

Roadway	From	To	Count Site	City LOS	Conditions				
					# of Lanes	LOS C Volume	Year	AADT (2)	LOS
US 27/SR 25/SR 80	West of Old US27	Sugarland Canal	0015	C	4	35,700 (1)	2000	17,700	C
							2013	16,875	C
							2020	18,400	C
							2024	23,500	C

(1) Maximum Average Daily Traffic Volume

(2) Average Daily Traffic Volume Count

Source: Florida Department of Transportation District 4

**D. Housing Element Goal, Objectives and Policies**

- Amend Objective 1.1 as follows:

**Objective 1.1:** The City shall identify, reduce and/or eliminate substandard housing and blighted areas by at least 10 percent continuing to enforce City Code sections Part 1 Subpart A Chapters 18 Articles IV Dangerous Buildings and Article IV Minimum Standards For Habitable Structures and Outdoor Areas in order to ensure:

- Continual maintenance of housing
- Provision of special needs housing
- Encouragement of redevelopment within blighted areas

2. Amend Policy 1.1.2 as follows:

**Policy 1.1.2:** The City will use the 2010 2020 U.S. Census data and data prepared by the Shimberg Center for Affordable Housing at the University of Florida as a basis for determining housing conditions and the need for neighborhood stabilization.

3. Amend Policy 1.1.4 as follows:

**Policy 1.1.4:** The City shall manage its housing resource as to conserve stable housing by providing for rehabilitation and stabilization of existing stock and provision of additional affordable housing, including Rehabilitation and stabilization shall include ~~require~~ adequate maintenance and upgrading of housing when rehabilitation is economically feasible and ~~require~~ demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence, safety hazard, or an incompatible and inappropriate land use.

4. Amend Policy 1.1.5 as follows:

**Policy 1.1.5:** The City shall use the standards adopted subsequent to the housing stock inventory and analysis incorporated within City Code sections Part 1 Subpart A Chapters 18 Article IV Dangerous Buildings and Article IV Minimum Standards for Habitable Structures and Outdoor Areas as criteria for determination as to which housing should be conserved, rehabilitated or demolished.

5. Amend Policy 1.2.2 as follows:

**Policy 1.2.2:** ~~Adequate sites for group homes and foster care facilities~~ It is acknowledged that Community Residential Homes, meeting the requirements of Florida Statutes Chapter 419 shall be maintained at all density ranges and in neighborhood locations of comparable density and cluster are to be permitted in the City in order that new construction or conversion of existing structures ~~will be adequate~~ are available to meet the wide range of housing needs for persons requiring such special housing.

6. Amend Policy 1.2.3 as follows:

**Policy 1.2.3:** The City will permit ~~group homes~~ day care and foster care facilities properly licensed by the ~~Department of Health and Rehabilitative Services Florida Department of Children and Families~~ and other agencies depending upon the specific type of facility in residential districts consistent with density standards established for such districts and in accordance with the needs of the populations to be housed. ~~such as access to transportation and other public services.~~

7. Amend Policy 1.2.8 as follows:

**Policy 1.2.6:** The City, through enforcement of adopted land development regulations, shall allow a full range of housing types with appropriate adequate site improvements, including potable water, wastewater, and drainage facilities, and public facilities

services to ensure the long-term stability of the housing and healthful, safe living environments within residential districts.

8. Amend Policy 1.4.1 as follows:

**Policy 1.4.1:** Pursuant to Florida Statutes requirements, the City shall make necessary provisions in its land development regulations to permit group homes and foster care facilities which foster non-discrimination. Further, as well as mobile homes, and modular or factory-built homes that comply with the Florida Building Code, with appropriate supporting infrastructure shall be permitted in areas of comparable character density and intensity so as to ensure assist in meeting the needs of all populations. and such housing shall be provided with appropriate supporting infrastructure.

9. Amend Policy 1.6.2 as follows:

**Policy 1.6.2:** The City or its designee shall work with all available resources, including private businesses, non-profit groups, Hendry County, and appropriate state and federal agencies to coordinate the delivery of adequate sites and distribution of affordable housing to the projected future very low-, low- and moderate-income households and rural farmworker households. The City will also work with these entities by:

- (1) Periodically inviting their representatives to discussions on the subject of affordable housing; workshops;
- (2) Considering incentives in local regulations, such as tax credits including economic opportunities in the CRA Community Redevelopment Plan the to for private-sector developers upon completion of a development having an affordable housing component. project or development component.
- (3) Considering funding sources such as Federal and State Community Development Block Grants or funding available through the Farm Home administration; or
- (4) Coordinating the provision of adequate public facilities and services.

## **E. Infrastructure Element Goals, Objectives and Policies**

1. Revise Sanitary Sewer Goals, Objectives and Policies as follows:

(1) **Policy 1.2.2:** The City shall monitor effluent spray fields in order to permit the treatment plant to operate at its full design capacity until such time that the City has the ability to dispose of the effluent in the existing deep injection well.

(2) **Policy 1.2.3:** The City Utility Department will conduct a study and develop an implementation program for the orderly expansion of the collection/ transport system into newly approved subdivisions and recently annexed areas without sewers per Table 3 of the 2025 Support Documentation Update Report. The study will also include an implementation and funding program.

- (3) **Policy 1.2.4:** The City Utility Department will annually monitor ~~and prepare a report on~~ the collection system infiltration, inflow conditions and master pumping stations. The City will pursue funding to take corrective measures, recommended in the Comprehensive Utility Master Plan, as necessary, to reduce hydraulic loading, minimize cost of treatment if infiltration problems arise and replace the master pumping station as needed.
2. Revise Drainage Goals, Objectives and Policies as follows:
    - (1) **Policy 1.1.5:** As a part of the ~~proposed stormwater master plan~~ Watershed Management Plan the City will establish priorities for correcting existing problems and deficiencies and implement programs to ensure ~~the identifies~~ identified problems are resolved.
    - (2) **Policy 1.1.8:** The Clewiston Drainage District and the City shall conduct a study and develop an implementation program for the orderly expansion of the drainage system into recently annexed areas per Table 3 of the 2025 Support Documentation Update Report. The study will also include an implementation and funding program.
  3. Revise Potable Water Goals, Objectives and Policies as follows:
    - (1) **Policy 1.1.3** The City shall not extend water distribution lines for the purpose of enabling additional direct service connections until a target of at least 70% utilization of the potential service connections to the existing distribution system has been achieved or distribution lines are undersized to meet anticipated demand and funding has been secured for the desired capacity increase, or authorized by subdivision plat approval or issuance of development permits; provided, however, that improvements intended to improve the quality of existing service shall not be so restricted.
    - (2) **Policy 1.1.4:** The City shall include a study and implementation program within the next 10-Year Water Facilities Plan Update (WSP Update) for the orderly expansion of the potable water supply into recently annexed areas per Table 3 of the 2025 Support Documentation Update Report. The WSP Update will also include an implementation and funding program.
    - (3) **Policy 1.3.2:** The City ~~adopts shall adopt~~ the Water Supply Facilities Work Plan by reference into its Comprehensive Plan for the planning period ~~2015-2025~~ 2026 – 2036 and will maintain a Water Supply Facilities Work Plan that is coordinated with the ~~South Florida Water Management District's (SFWMD)~~ Lower West Coast Water Supply Plan by updating its own work plan within 18 months of an update to the SFWMD Water Supply Plan of areas that affect the City.

## **F. Conservation Element Goals, Objectives and Policies**

1. Amend Policy 1.2.5 as follows:

**Policy 1.2.5:** ~~At the time Hendry County adopts regulations to protect potable water sources by a wellfield protection ordinance, the City will enact necessary complimentary regulations. The City shall regulate the storage, handling, use or production of hazardous substances within zones of protection surrounding potable water supply wellfields by implementing Subpart A Chapter 155 Article 1 Section 155-2.03 Potable Wellfield Protection of the City Code.~~

2. Amend Policy 1.2.6 as follows:

**Policy 1.2.6:** The City will continue its current practice of disposing of treated wastewater effluent from its treatment plant by spray irrigation field disposal, ~~and expand the system to meet future needs.~~ However, reclaimed water reuse options will be explored in order to accommodate future disposal demand.

### **G. Recreation and Open Space Element: No Amendments proposed**

### **H. Intergovernmental Coordination Element Goals, Objectives and Policies**

1. Add Policy 1.1.5 as follows:

**Policy 1.1.5:** The City shall coordinate with the Florida Department of Transportation and Hendry County in the establishment of transportation programs and traffic circulation patterns consistent with the City's Future Land Use Map.

2. Amend Objective 1.3 as follows:

**Objective 1.3:** The City establishes level-of-service standards, ~~service areas and phasing of improvements as set forth~~ in the Sanitary Sewer, Solid Waste, Drainage, and Potable Water Element and phasing of improvements in Five-Year Schedule of Capital Improvements.

3. Add Policy 1.4.3 as follows:

**Policy 1.4.3:** The City will continue to coordinate and share recreation facilities with Hendry County, proximate local governments and private interests.

4. Amend Objective 1.5 as follows:

**Objective 1.5:** The City shall, ~~upon adoption of this objective,~~ coordinate the Comprehensive Plan with the Hendry County School Board (School Board) Five-Year Facilities Plan. by participating in the School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the Hendry County School Board.

5. Delete Existing Policy 1.5.2

6. Renumber Policy 2.1.3 to 1.5.2 as follows:

**Policy ~~2.1.3~~ 1.5.2:** On an annual basis after the update of the Five-Year Work Program, the School Board shall provide information for their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board

shall provide the City each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvements plan, including planned facilities with funding representing the district's unmet needs.

7. Add Policy 1.5.3 as follows:

**Policy 1.5.3:** The City shall include a representative appointed by the School Board, as a voting member of the City's Local Planning Agency, as required by Section 163.3174, Florida Statutes.

8. Delete Goal 2, Objective 2.1, and Policies 2.1.1, 2.1.2, and 2.1.4

**I. Capital Improvements Element Goals, Objectives and Policies**

1. Amend Policy 1.1.1 as follows:

**Policy 1.1.1:** The City will prepare and adopt by ordinance each year a capital budget Five-Year Schedule of Capital Improvements (Five-Year Schedule), in conjunction with the annual budget approval process, setting forth capital improvements it proposes to undertake during that each year. The Five-Year Schedule and such budget will be reviewed as part of an annual review by the City of the Capital Improvements Element to determine revisions required to fully meet with City's needs.

2. Amend Policy 1.1.2 as follows:

**Policy 1.1.2:** Capital improvements determined to be necessary to implement the goals, objectives, and policies of this comprehensive plan shall be given priority and shall be included in the schedule set forth in this element Five-Year Schedule at the time of each annual review if such improvements have a cost of \$5,000.00 \$25,000 or more. All capital improvements having a cost of \$500.00 or more shall be included in the City's annual capital outlay program along with an shall include identified funding source.

3. Amend Policy 1.2.1 as follows:

**Policy 1.2.1:** The level-of-service standards set forth herein in Table IX-1 are adopted as the basis for the City's issuance of development orders and permits for new construction:

**Table IX – 1: Level-of-Service Standards (LOS)**

<b><u>Infrastructure</u></b>	<b><u>LOS Standard</u></b>
<b><u>Traffic Circulation</u></b>	<b><u>LOS C for U.S. 27 and C.R. 832 (W.C. Owen Avenue and Sonora Avenue)</u></b>
<b><u>Sanitary Sewer</u></b>	<b><u>77.3 gallons/capita/day</u></b>
<b><u>Solid Waste</u></b>	<b><u>Total solid waste generation of 3.7lbs/capita/day.</u></b>

<u>Drainage Primary System</u>	<u>Removal of 4.0" of runoff per day in developed areas and 2.5" of runoff per day in agricultural areas.</u>
<u>Drainage Secondary System</u>	<u>3-year, 1-hour (Interim Standard pending study)</u>
<u>Potable Water</u>	<u>125 gallons/capita/day</u>
<u>Recreation/Open space</u>	<u>Refer to Town Code Part 1 Subpart A Chapter 90 Section 6 Subsection (6).</u>

- Amend Goal 2 as follows:

**Goal 2:** The City shall ensure that future needs are addressed consistent with the adopted level of service standards for public schools. School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the Hendry County School Board. (School Concurrency Interlocal Agreement) incorporated herein by reference

- Amend Objective 2.1 as follows:

**Objective 2.1: Implement School Concurrency.** Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with adopted level of service standards for public school concurrency. Section 11 of the School Concurrency Interlocal Agreement.

- Amend Policy 2.1.1 as follows:

**Policy 2.2.1:** Consistent with the Interlocal Agreement, the City and the School Board agree to the following standards for school concurrency stated in Section 11.6 of the School Concurrency Interlocal Agreement.

- Amend Policy 2.2.2 as follows:

**Policy 2.2.2:** The City shall ensure that future development pays a proportionate share of the costs of capital facility enters into a mitigation agreement for additional capacity, as needed, to accommodate new development and to assist in maintaining adopted level-of service standards. via impact fees and other legally available and appropriate methods in development conditions.

- Amend Policy 2.2.3 as follows:

**Policy 2.2.3:** The City hereby incorporates by reference the School Board's current annual financially feasible Facilities Work Program, which includes school capacity sufficient to meet anticipated student demands projected by the County and the City. in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five-year planning period.

TYPE SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH Capacity
Middle/Junior High	100% of permanent FISH Capacity
K-8	100% of permanent FISH Capacity
High School	100% of permanent FISH Capacity
Special Purpose	100% of permanent FISH Capacity

9. Amend Policy 2.2.4 as follows:

**Policy 2.2.4:** ~~The School Board's District Facilities Work Program (5-year Facilities Work Plan) schedule of improvements ensures the that~~ level-of-service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, subsequent annual updates to the ~~schedule 5-year Facilities Work Plan~~ shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

10. Amend Policy 2.2.5 as follows:

**Policy 2.2.5:** ~~The City will update the Capital Improvements schedule its 5-year schedule of capital improvements Five-Year Schedule on an annual basis by December October 1st, to incorporate the upcoming five years of the School Board's Five Year Facilities Work Program (Capital Improvement Program). school projects located within the City. The City and the School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long range plans for School Board facilities.~~

11. Delete Policies 2.2.6 and 2.2.7 as follows:

**Policy 2.2.6:** ~~The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.~~

**Policy 2.2.7:** ~~The City will coordinate with the School Board, to correct existing deficiencies and addressing future needs including:~~

- ~~(1) Implementation of a financially feasible 5-year schedule of capital improvements to ensure level-of-service standards are achieved and maintained;~~
- ~~(2) Identification of adequate sites for funded and planned schools; and~~
- ~~(3) The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.~~

## **J. Property Rights Element Goal, Objectives and Policies**

The Property Rights Element has been rewritten to correspond more closely with Florida Statutes Chapter 163.3177 (6)(i).

## **K. Economic Element Goals, Objectives and Policies**

1. Revise Policy 1.2.4 as follows:

**Policy 1.2.4:** Establish and begin implementation of an Economic Development Action Program based on the draft outline prepared by the City Manager dated September 10, 2003, including the establishment of a State Enterprise Zone designation. Continue to support the efforts of the Hendry County Economic Development Council in promoting the expansion and diversification of the county's economic base.

2. Revise Policy 1.2.5 as follows:

**Policy 1.2.5:** Cooperate with Hendry County to limit residential tax burdens while funding facilities and services needed for economic development by:

- a) requiring new development to pay the cost of facilities and services needed to accommodate their impacts and support economic growth through applying appropriate user fees and impact fees the implementation of development approval conditions; and
- b) documenting the generation of revenues and types of expenditures from fees collected from new development.

3. Revise Objective 1.3 as follows:

**Objective 1.3:** Increase the number of private and public employers that create permanent full-time jobs paying at least 20% higher than the 1998 average wages by industry category in the Clewiston commuter shed

4. Revise Policy 1.3.1 as follows:

**Policy 1.3.1:** Conduct a feasibility, timing, and size study of Implement an attractive and competitive business park either within the present or annexable City area, recently annexed Employment Hub District Future Land Use category.

5. Revise Policy 1.3.2 as follows:

**Policy 1.3.2:** Establish clear and reasonable development standards within the Planned Unit Development (PUD) zoning district for use when reviewing and approving industrial and commercial development locating in existing or new business parks.

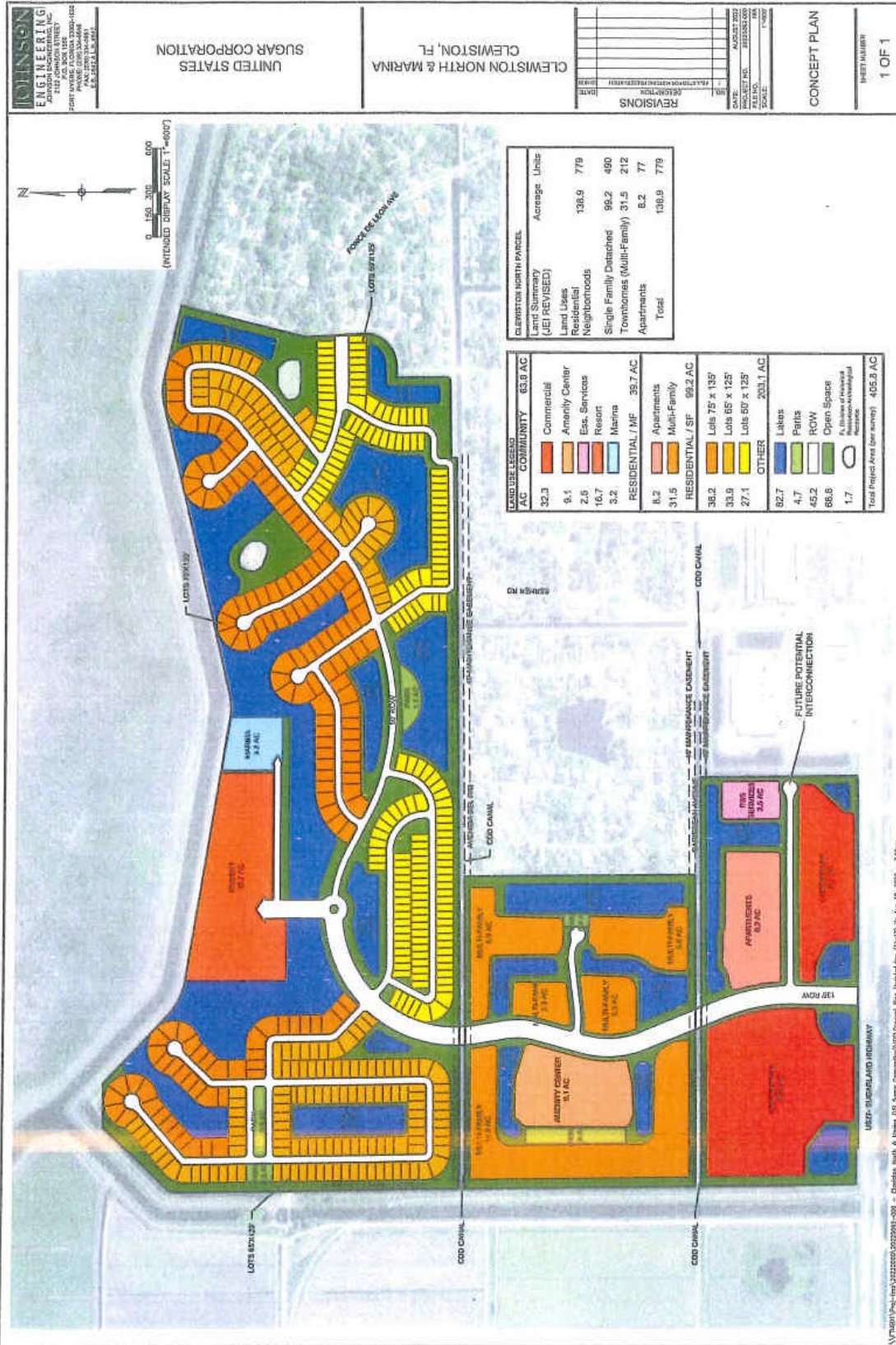
6. Add Policy 1.3.6 as follows:

**Policy 1.3.6:** The City shall continue to support development of tourism and ecotourism businesses.

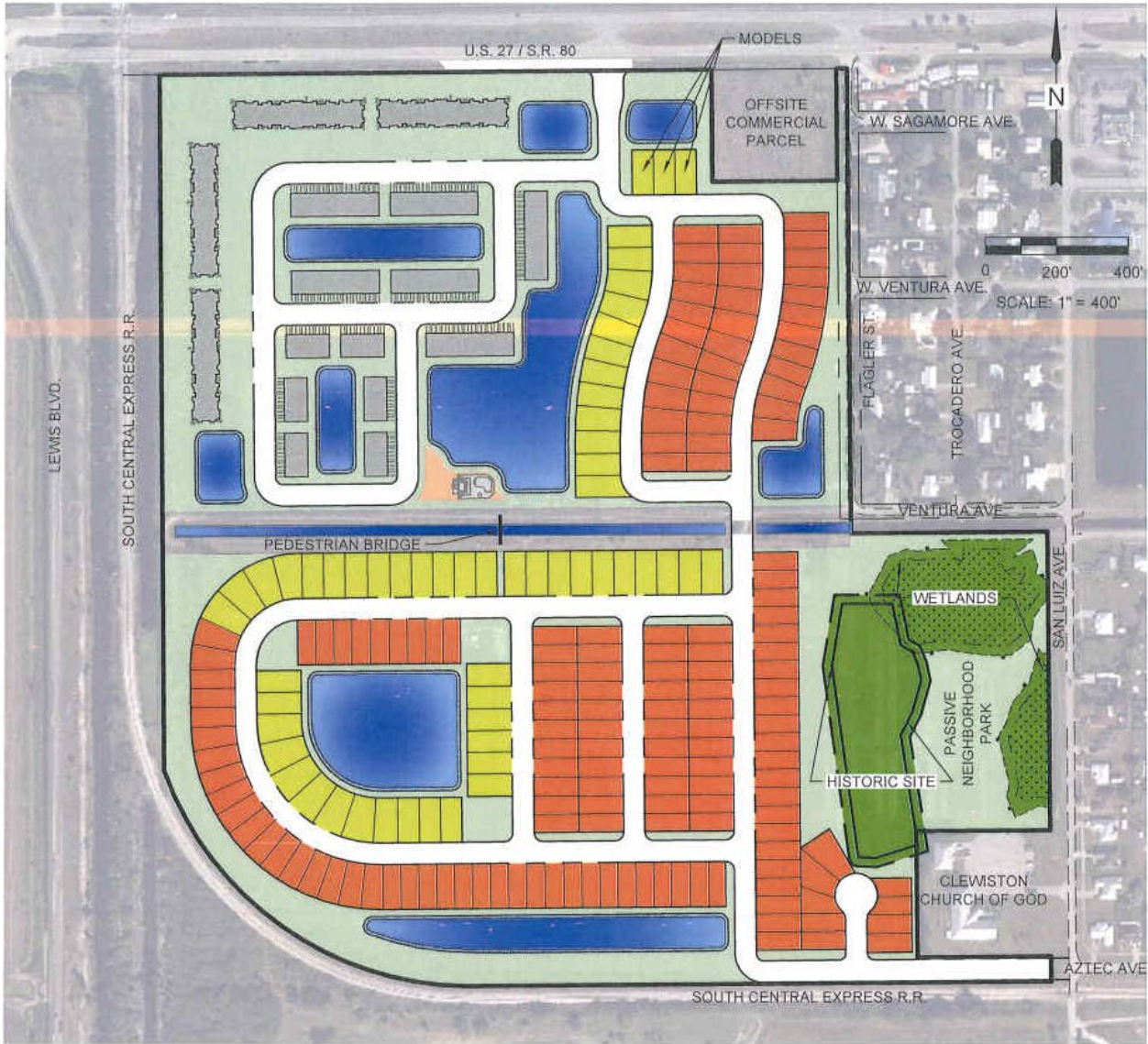
7. Add Policy 1.3.7 as follows:

**Policy 1.3.7:** The City will encourage and promote the development of higher education programs, including technical schools, offering degrees in business, commerce, health services, technologies, and education curriculum.

# Attachment A: Mixed-Use Concept Plans



**CLEWISTON NORTH AND MARINA**



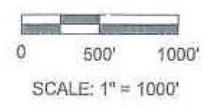
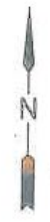
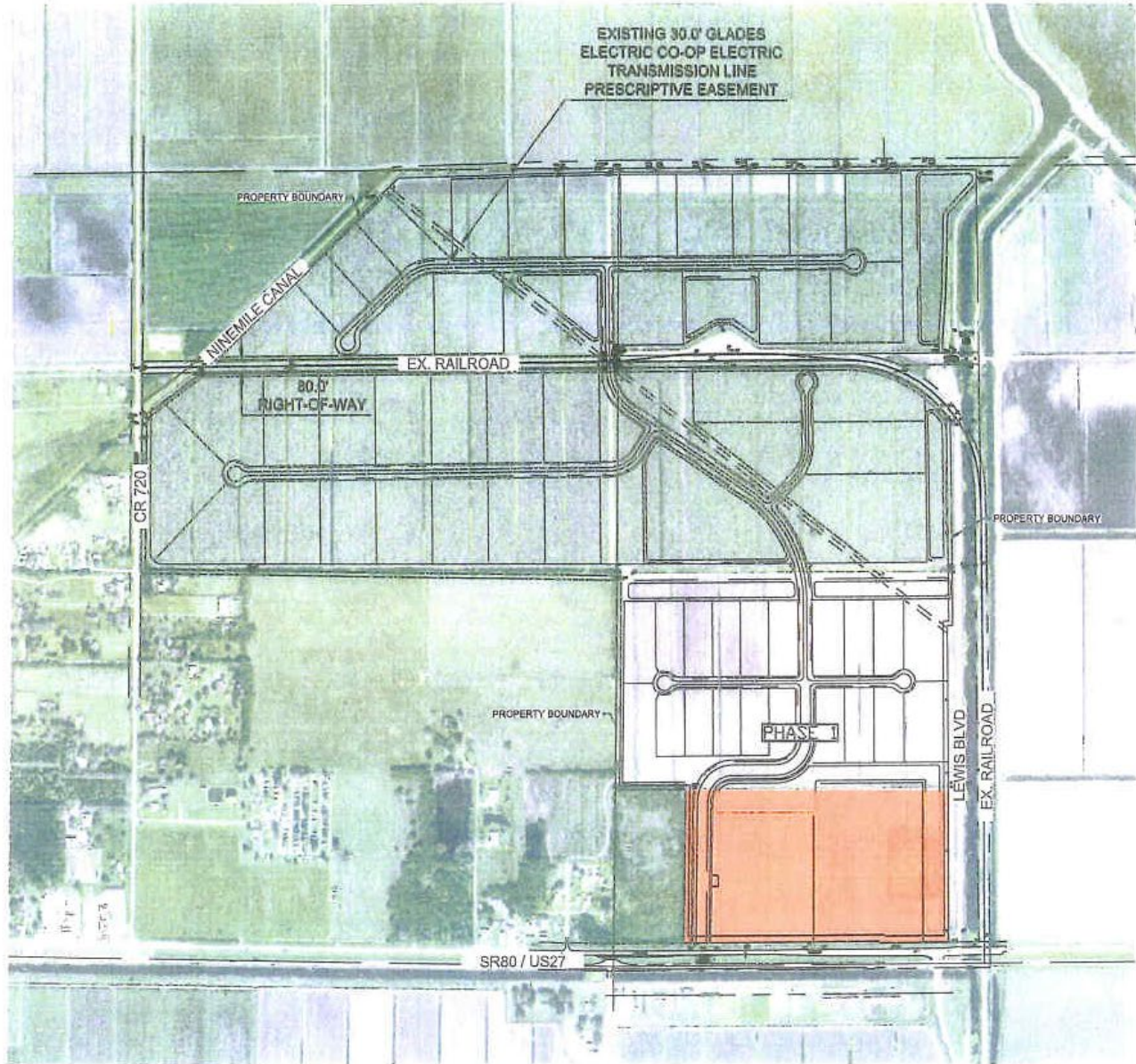
PUD - ZONING APPROVAL	
570 UNITS	RESIDENTIAL DWELLING UNITS
15,000 SF	COMMERCIAL
PROVIDED	
157 UNITS	SINGLE FAMILY LOTS - 50' WIDE
56 UNITS	SINGLE FAMILY LOTS - 60' WIDE
157 UNITS	TOWN HOMES
200 UNITS	APARTMENTS
0 SF	COMMERCIAL

HATCH LEGEND			
	SINGLE FAMILY DETACHED - 50'		RIGHT-OF-WAY
	SINGLE FAMILY DETACHED - 60'		PRESERVE AREAS
	AMENITY CENTER		LAKES
			OPEN SPACE



**CLEWISTON GATEWAY SOUTH**  
**SITE PLAN EXHIBIT**

MCP-00858-00.DWG  
July 01, 2024



**EMPLOYMENT HUB**

PHASING FOR ALT SITE PLAN\_20240318.DWG

**SITE PLAN EXHIBIT**

August 8, 2025

# Attachment B: Clewiston Waterfront Master Plan

03/20/20



## Legend

- Primary Connectors:** this includes US 27 and Francisco Street as the primary thoroughfare within the City and direct access to the waterfront.
- Secondary Streets:** these streets, south of Downtown, will benefit from pedestrian improvements over time that help to unify the general Downtown area and improve pedestrian comfort and connectivity to the broader pedestrian network and access to the waterfront.
- Pedestrian Routes:** focused pedestrian enhancements, including landscaped and shade trees, signage, crosswalks, lighting and furnishings along these routes will further enhance overall connectivity and access to the waterfront.
- Commercial Areas:** future investment in both public spaces and incentives or assistance with private property owners will continue the City's efforts to encourage revitalization.
- Downtown Core:** this area should receive the greatest focus on reinvestment both in streetscape and in furthering private investment in creating a vibrant Downtown for residents and in attracting additional visitation.
- Greenspace:** enhancing the small and irregular parcels that are not currently used for active parks or community space with landscapes, shade trees, shade shelters, furnishings and signage will better create a greenway network throughout the northern part of the City and better unify the connectivity and waterfront access.
- Gateways:** these areas identify future gateway locations to welcome residents and visitors.
- Waterfront Master Plan Area**



## Waterfront Master Plan

The Waterfront Master Plan included the area already developed for waterfront use - referred to as the east side, and expanded west of the existing bridge. (Currently being replaced) that provides access to the top of the dike, and referred to as the west side.

East of the bridge, the Plan includes reconfigured parking, new shade structures and fishing dock, a new kayak and canoe launch, landscape, and formalized pathways and walkways that connect to the other portions of the waterfront.

West of the bridge, the Plan significantly increases the waterfront access for boaters and includes a separate launch area for canoes and kayakers. Substantial emphasis was also placed on the landside elements to provide ample opportunity for use by non-boaters, residents and visitors including open space for play or programming, walking trails and pathways, a large playground area and fit stations.

## Plan Elements

1. **New pathway connection to pier:** a new pathway will provide a connection from the existing sidewalk along the empty road area (conduits) to the existing pier on the east side of the inland dike. Along the southern portion of the inland dike, the connection will be constructed similar to a seawall and connect to additional pathways.
2. **Improved Kayak Launch:** a new and enlarged kayak launch along the inland dike with connectivity to the new pathways, adjacent parking lot with kayak drop-off, and the large pavilion, concessions and trash building.
3. **Shade Shelters:** New shade shelters will be installed throughout the waterfront area for additional sun and rain protection.
4. **Pavilion / Concessions / Trash:** a new structure will be constructed that can serve as a shade shelter and concession stand during tournaments or other high use areas, along with a large area for trash and recycling.
5. **Reconfigured Boat Parking:** the existing boat parking will be slightly reconfigured to maximize parking area after construction of the bridge, and include designated staging and loading areas.
6. **Staging / Loading:** designated staging and loading areas have been incorporated into the parking to minimize any traffic disruption during high use times.
7. **New Restrooms:** new restrooms will be constructed to better support current and future use.
8. **Covered Fishing Platforms:** a new fishing platform with roof will be constructed to provide additional shaded fishing opportunities.
9. **New Sidewalk:** enhanced connectivity will be incorporated throughout the waterfront area with new sidewalks, pathways, and boardwalks.
10. **Stabilized Sod (overflow Parking / Events / Food Truck, etc.):** as part of the improved western area, stabilized sod will be used in large areas that can serve as open play fields, event lawns, as well as use for vehicular parking such as food trucks during events or additional truck and trailer parking during tournaments.



11. **Amphitheater / Stages:** an amphitheater or stage will be constructed along the west side of the bridge that can be used for community events and festivals.
12. **Event Lawn:** the event lawn will provide open play for children and families when there are no other special events, and can also be used as an event lawn during concerts or other performances.
13. **Community Pavilion:** the large pavilion can be used for rental events, special events, and provide a large sheltered area for general use.
14. **Playground:** a playground will be incorporated for use at any time, including as an additional activity for families during fishing tournaments.
15. **Picnic Tables / Grills:** a high preference in the community survey, various areas will include picnic tables and grills.
16. **New Bridge:** a new bridge is under construction to the levee that will better accommodate heavy vehicles, improve the turning movements at the top, improve the overall appearance, and allow for larger boat access along the canal.
17. **Restrooms:** additional restrooms will be constructed on the west site for general and special event use.
18. **Fit Stations:** outdoor fit stations will be incorporated along the meandering pathways to provide an additional amenity and better serve residents that may incorporate the park into daily or weekly use.
19. **New Boat Parking:** a large paved boat parking area will replace the existing dirt overflow parking with improved circulation.
20. **New Boat Ramps:** new boat ramps will help increase capacity during tournaments and increase overall access to the waterfront.
21. **New Docks:** additional dockage will be provided to support a safe harbor during storm events and enhance public access to the waterfront.
22. **Large Overlook / Pavilion:** this feature will provide shaded waterfront gathering, great views and be a signature corner feature in the marina.
23. **Storage:** an on-site storage building for City use as well as for kayaks, canoes, or other supplies, will be incorporated (may include rental fees if used for public storage).
24. **Kayak / Canoe Staging:** this area, along with the drop off, will better improve access and ease for launching kayaks or canoes.
25. **Kayak / Canoe Launch:** these will provide additional launch locations to improve access to the water.
26. **New Boat Dockage:** parallel docks will be constructed to also provide additional boat access and support the safe harbor for those who may be leaving the coastal areas.
27. **Large Lookout Tower:** a large signature lookout tower will be constructed on the landside of the waterfront along the natural trail.
28. **Small Lookout Tower:** a series of small lookout towers will be constructed atop the levee to provide views of Lake Okaschobee.
29. **New Parking:** additional truck and trailer parking has been incorporated atop the levee.

# City of Clewiston

## **CITY COMMISSION**

James Pittman (Mayor)  
Hilary Hyslope (Vice Mayor)  
Barbara Edmonds  
Mali Gardner  
Jason Williams II

## **CITY MANAGER**

Danny Williams

## **CITY CLERK**

Fransheska Berrios

## **CITY PLANNING CONSULTANTS**

James Borsos  
Jim Fleischmann

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# I. Introduction

## A. County Location and Setting

Clewiston (Ref: Map I-1) is situated in Hendry County in Southwest Florida. Hendry County shares land boundaries with the counties of Broward, Charlotte, Collier, Glades, Lee and Palm Beach. Hendry County also contacts Martin and Okeechobee Counties at a point in Lake Okeechobee. Only Lee County lies between Hendry County and the Gulf of Mexico, and only Palm Beach County lies between Hendry County and the Atlantic Ocean.

The nearest major metropolitan area lies nearly fifty miles east and west of Clewiston. The production of sugar cane has historically been and continues to be a major source of employment in the Clewiston area.

The climate of Clewiston is subtropical with warm average temperatures year-round. As with most of Southwest Florida, Hendry County is a rather level, low area that has poor natural drainage, and contains many man-made canals, levees, and related surface water management features. However, land elevations are considerably higher than in the coastal counties, with some points rising over 40 feet. Without exception, the Data Analysis prepared for this Comprehensive Plan reflects this general description of all areas of Hendry County. But, the Data Analysis does so in much greater detail.

## B. Comprehensive Plan Requirements

Chapter 163.3161 - 163.3197, Florida Statutes (Community Planning Act) establishes basic requirements for the format and content of the City of Clewiston Comprehensive Plan

Chapter 163.3164(10), Florida Statutes defines comprehensive plan as “. . . a plan that meets the requirements of Sections 163.3177 and 163.3178”.

Section 163.3177 lists required conditions, studies, surveys and elements of the Comprehensive Plan. Further, the following two provisions of Chapter 163, Florida Statutes, are emphasized by the State:

1. Clewiston is charged with setting levels of service for public facilities in the comprehensive plan in accordance with which development must occur and permits will be issued; and
2. Public facilities and services needed to support development in Clewiston shall be available concurrent with the impacts of such development.

The original City of Clewiston Plan was adopted in 1991. Prior to its adoption, the State of Florida amended Chapter 163 F.S., creating the 1985 “Growth Management Act”.

The purpose of the 1991 Comprehensive Plan was to analyze the City’s developments and provide guidelines for its future growth. The 1991 Comprehensive Plan included guidelines for Plan implementation. The 2006 Comprehensive Plan revision analyzed the City’s development to provide implementable and financially feasible goals, objectives, and policies for meeting the City

of Clewiston's existing infrastructure deficiencies and future infrastructure needs for the City's projected growth. The difference in purposes is significant. The requirements for the 1991 Comprehensive Plan did not explicitly specify the implementation means; the requirements for the 2006 Comprehensive Plan revision mandated implementation.

The 2011 Comprehensive Plan revision requirements are presented in the Community Planning Act. The regulations specify that a plan revision is to be carried out, when it is to be completed, how it is to be completed, what it is minimally to contain, and what it is ultimately to achieve.

According to Chapter 163 (F.S.) specific plans are to be made to ensure that future growth will not deteriorate the level of service of existing facilities, and that improvements to facilities will be met to keep pace with growth. The Comprehensive Plan must provide that infrastructure, facilities and services will be in place at the time that impacts from growth and development occurs in Clewiston.

The specified elements required for included in the City of Clewiston to include in the Comprehensive Plan revision are:

1. Future Land Use
2. Traffic Circulation
3. Housing
4. A combined Element including Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge. Infrastructure
5. Conservation.
6. Recreation and Open Space
7. Intergovernmental Coordination.
8. Capital Improvements
9. Concurrency Management Private Property Rights
10. Public School Facilities. Economic

This Comprehensive Plan includes a chapter for each of these required Elements plus a chapter for an optional Economic Element.

### **C. Context of Planning**

The 2011 Community Planning Act essentially views planning and the Comprehensive Plan as a process; an orderly and incremental one. The revised Comprehensive Plan is to be fully evaluated by the local government every seven years, and its contents revisited as necessary. Annually, the Capital Improvements Element is to be revisited. The Goals, Objectives and Policies are to include the mechanisms and the timing for the means to plan implementation.

The revised Comprehensive Plan is required to be followed by changes in land development regulations, and by a system to ensure that facilities are in place concurrent with development impacts. Clearly the Comprehensive Plan is to be a process requiring constant monitoring and incremental evaluation.

Because the revised Comprehensive Plan is to be viewed as a process, it is important that the City of Clewiston attempt to analyze existing development conditions and project future growth to the extent possible given existing data and information. In analyzing such data and information, the best effort is put forth to understand existing and probable future conditions. During the

analysis, it becomes apparent that some needed data and information is just not available for varying reasons. If the unavailable data and information is important or vital to a proper analysis, then it is necessary as a part of the planning process to include seeking the data and information in the Comprehensive Plan's goals, objectives, and/or policies.

It is not to be considered alarming that certain data and information are not available at any given phase in the Comprehensive Plan's process; it is only necessary that a planned attempt be made to obtain it, so that it may be used in future analyses. The unavailability of some data and information was encountered in the development of this revision of the City of Clewiston Comprehensive Plan.

## County Location and Setting

### **D. Data Analysis and Support Documentation**

As part of the preparation of this 2015 the initial City of Clewiston Comprehensive Plan, and its periodic updates Data Analysis was is prepared as support documentation. for the revised Plan. The Data Analysis is not adopted as a part of this the Comprehensive Plan or updates but is adopted as the primary analytical basis for the revised Plan updates in compliance with the Community Planning Act. and the Goals, Objectives and Policies are based upon the Data Analysis findings.

Data used shall be the best available, unless the City desires original data or special studies. Where data augmentation, updates, or special studies or surveys are deemed necessary, appropriate methodologies shall be clearly described or referenced and shall meet professionally accepted standards for such methodologies.

As mentioned in the section above, and as described in the Data Analysis and further within this Comprehensive Plan, certain data and information have simply not been available to facilitate adequate planning in some parts of the Comprehensive Plan Elements. For most of these deficiencies it has been possible to identify the means for obtaining the currently unavailable data and information. For these, the means and timing for obtaining them are included in this Plan's Goals, Objectives, and Policies. As the necessary analyses are made from the data and information obtained in the future, the Comprehensive Plan will be amended as relevant to the Goals, Objectives, and Policies of the Comprehensive Plan.

### **E. Level-of-Service Standards and Concurrency Requirements**

Level-of-service standards shall be established by the City to ensure that adequate facility capacity is provided for future development and for the purposes of issuing development orders or permits. Clewiston shall establish a level-of-service standard for each public facility located within its boundary.

Individual objectives and policies throughout the City of Clewiston's Comprehensive Plan establish level-of-service standards and otherwise support and implement the concurrency directive.

The purpose of the City's Concurrency Management System is to provide the necessary regulatory mechanism for evaluating development orders to ensure that the level-of-service standards adopted as part of the Comprehensive Plan are maintained. Concurrency determination consists of three primary components: an inventory of existing public facilities for

which concurrency is to be determined; a concurrency assessment of each application for an approval of a development order or permit; and a schedule of improvements needed to correct any existing public facility deficiencies. Under this system, and according to the Florida State Legislature, no development orders may be issued which will cause a public facility to operate below its adopted level-of-service standard. However, development orders may be conditioned such that needed public facility improvements will be in place concurrent with the impacts of the proposed development.

The City's concurrency management system shall ensure that public facilities and services needed to support development are available concurrent with the impacts of such developments. Requirements for a concurrency determination in the City of Clewiston are included in Part II of the Code of Ordinances, Chapter 90 *Concurrency Management*.

#### **F. Internal Consistency Requirements**

Required comprehensive plan elements shall be consistent with each other. All elements shall follow the same general format. Where data are relevant to several elements, the same data shall be used, including population estimates and projections.

Each map depicting future conditions must reflect goals, objectives and policies within all elements and each such map must be contained within the comprehensive plan.

#### **G. Consistency with the Southwest Florida Regional Comprehensive Plan**

The Southwest Florida Regional Planning Council Strategic Regional Policy Plan for Southwest Florida (Regional Plan) sets forth the means for achieving State goals and also establishes regional goals and policies to assist local governments in the preparation of their comprehensive plans.

The City has supported many of the goals and policies of the Regional Plan within its comprehensive plan elements, including Housing, Transportation, Infrastructure and Recreation and Open Space.

#### **H. Plan Implementation Requirements**

Recognizing that the intent of the Legislature is that comprehensive plans are to be implemented, sections containing goals, objectives, and policies shall describe how Clewiston's programs, activities, and land development regulations will be initiated, modified or continued to implement the comprehensive plan in a consistent manner.

#### **I. Procedural Requirements**

The City's comprehensive plan shall be adopted and amended pursuant to the procedural requirements of Sections 163.3184 and 163.3187, Florida Statutes.

The comprehensive plan adoption ordinance is included herein by reference. Copies of ordinances and legal notices published pursuant to Chapter 163, Florida Statutes are on file with the Clewiston City Clerk.

## **J. Monitoring and Evaluation**

The intent of this section is to meet that portion of the general requirements regarding monitoring and evaluation procedures. Specific procedures for evaluating the effectiveness of the Comprehensive Plan are provided in Section 163.3191, Florida Statutes.”

Florida Statutes requires that the City’s planning program be a continuous and ongoing process. In order to institute the ongoing process, Section 163.3191 requires that a formal Evaluation and Appraisal Report (EAR) be prepared and submitted to the state each seven years.

## **K. Citizen Participation in the Amendment Process**

All citizens and real property owners within the City shall be encouraged to become involved in and fully informed of the City’s planning program. They will be afforded opportunities to attend public meetings, make verbal and written comments, and view/review summary reports and supporting graphic material.

When the City begins the adoption or amendment process, it is required by State law that appropriate public hearings be held. Procedures presented in Chapter 163, Part II, Florida Statutes are closely followed and adhered to at that time. As particular issues or matters of expressed community concern arise, the Local Planning Agency (LPA) may hold additional public meetings or hearings to address such concerns. Copies of public meeting legal notices are published pursuant to Chapter 163, Florida Statutes.

The City’s public participation program is established by City Resolution and is summarized as follows:

1. Copies of the adopted Comprehensive Plan and copies of public notices, agendas and descriptive information concerning proposed amendments shall be available for public perusal at the City Hall and public library.
2. Public advertisements in accordance with applicable State of Florida Statutes shall be published within the local newspaper of general circulation.
3. The City Commission and Planning and Zoning Board shall conduct public workshops and required public hearings when a Comprehensive Plan amendment is proposed.
4. The Planning and Zoning Board and City Commission shall consider responses to public comments which are relevant to a proposed Comprehensive Plan amendment prior to consideration of its approval.
5. During the extended time period required for the adoption of a Comprehensive Plan amendment, the Planning and Zoning Board and City Commission shall publish periodic progress reports and encourage dissemination of relevant information by the media.

## **L. Planning Periods**

The City’s comprehensive plan must include at least two planning periods; one for at least the first ten-year period subsequent to the adoption and one for an overall twenty-year period. On

this basis, the following two required planning periods are utilized in the Clewiston Comprehensive Plan: Short-range - 2035 and Long-term - 2045.

The City is essentially fully developed, with little remaining vacant land. As a result, buildout impacts upon infrastructure and services, as projected in Chapters II, III, and IV are fully accounted for in the short-range planning period. If any redevelopment has occurred, this conclusion will be revised as necessary at the time each subsequent Evaluation and Appraisal Report is prepared.

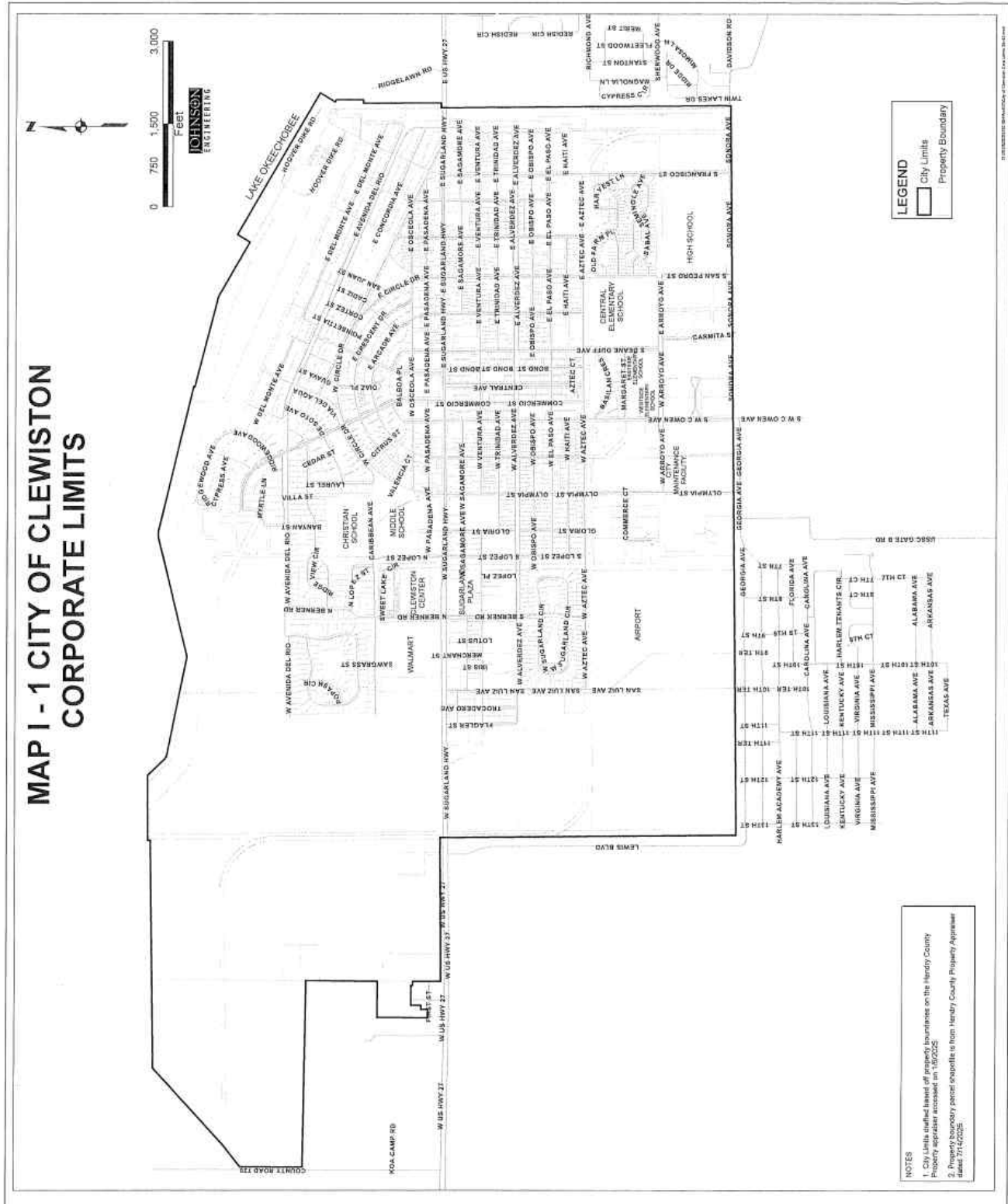
### **M. Population Projections**

Population projections for Clewiston are prepared during the 2025 EAR Comprehensive Plan Amendment process. Resident population projections used in the amendment process are prepared by the Shimberg Institute at the University of Florida are as follows: 2035 – 7,395 residents and 2045 – 7,418 residents.

#### **New Planning Timeframes:**

The City of Clewiston, in the Comprehensive Plan Revision, will establish new planning periods of 2015-2020 (short range) and 2015-2025 (long range).

# Map I-1 CITY OF CLEWISTON CORPORATE LIMITS



## II. Future Land Use Element

### A. Introduction

The Future Land Use Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(a), Florida Statutes, establishes the Future Land Use element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Future Land Use goal, objectives and policies is presented in Chapter II of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Document Update Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Future Land Use Goals, Objectives and Policies

**Goal 1:** The City shall ensure the development and maintenance of a functional and well related pattern of land uses and residential densities that fosters a wholesome, safe, and attractive physical environment, avoids blighting influences, protects natural resources, and has the potential to be served with public facilities and services in a timely and cost-effective manner. The concurrency management system shall ensure that all development can meet the requirement for concurrency, established in Section 90 Concurrency Management of the City Code, prior to the issuance of a local development order or permit.

**Objective 1.1:** The City shall enforce regulations to ensure that land development will be permitted only when such development is developed in accordance with the Future Land Use Map (Ref Map II-1) and standards established by the City with respect to land use compatibility, topography, soil conditions, flooding conditions, environmental limitations, protection of natural resources, and the availability of public facilities to serve such facilities.

**Policy 1.1.1:** The City shall enforce land development regulations that prohibit development which would result in a reduction of services below the level-of-service standards set forth herein. Public facilities and services shall be available concurrent with the impacts of development or conditions set forth in development permits to make them available when impact occurs pursuant to Section 90-3 of the City Code.

**Policy 1.1.2:** The City shall effectively regulate or prohibit those uses which are inconsistent with the community's character ensuring compatible land use patterns.

**Policy 1.1.3:** The City will review all development permit applications in accordance with land development regulations to determine compliance with standards and requirements set forth therein **including: regarding provision (1) Provision** of facilities for drainage, open space, on-site traffic flow and parking so as to ensure that drainage standards are met as set forth in the **Drainage sub-element; Goals, Objectives and Policies of the Infrastructure Element;** **that open (2) Open** space is provided to ensure **provision of** adequate light **and air as well as and** safe visibility at points of vehicular ingress and egress to driveways and parking areas; **(3) that access Access** to public thoroughfares is **limited controlled** by standards of width, spacing and proximity to intersections; and **(4) that sufficient, properly located parking Parking is required properly located** to avoid congestion and safety hazards for pedestrians.

**Policy 1.1.4:** The City will, in conjunction with issuance of all development orders within its boundaries, avoid adverse impacts of development on adjacent jurisdictions, regional service entities, and regional planning policies. Furthermore, the City will advise such entities of proposed development activities which may have an impact on their facilities, operations and policies in sufficient time to receive comments from those entities.

**Policy 1.1.5:** The areas designated on the Future Land Use Map as Industrial shall provide for manufacturing beyond simple assembly, research and warehousing and will be primarily designed for a limited range of industry and related uses. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development. Industrial intensity shall be limited to a maximum floor area ratio of 0.5. Within a mix of uses, the percent distribution shall be at least 70% for industrial and not more than 30% for all other uses exclusive of residential.

**Policy 1.1.6:** Development density/intensity standards in the City for purposes of this Comprehensive Plan shall not exceed the following maximum limits, per gross acre:

<b>Table II-1 Residential Density and Non-Residential Intensity Standards</b>	
Single Family	4 dwelling units per acre
Multi-Family	14 to 18 dwelling units per acre*
Mobile Home	8 dwelling units per acre
Residential dwelling units in mixed-use configurations within the Downtown Commercial District and US 27 Commercial Corridor District	Up to 18 dwelling units per acre (except that at least two dwelling units are permitted regardless of the resulting density) in addition to square footage allowed under maximum commercial floor area ratio
Commercial	Max. Floor Area Ratio of 1.0
Industrial	Max. Floor Area Ratio of 0.5
Public/Semi-Public	Not to exceed the most restrictive ground coverage requirement of adjacent uses

\* Land which has been divided prior to the adoption of the Comprehensive Plan may be developed at net densities as provided in the City's Code as long as the gross density of the Comprehensive Plan is not exceeded.

**Policy 1.1.7:** Mixed-Use Designation: Lands shall be designated as Mixed-Use on the Future Land Use Map only through adoption of a Comprehensive Plan Map Amendment. They currently may be used for agriculture and/or may have an existing urban designation such as residential, commercial or industrial, on the Future Land Use Map. The purpose of this category is to allow for the use of creative planning techniques that allow for the movement and mix of currently designated densities and intensities of use. For example, lands designated mixed use could provide a sense of entry into Clewiston through allowing for commercial and residential uses designed to establish pedestrian interaction, public spaces and integration of uses.

1. If such lands Properties currently enjoy assigned an urban designation or designations, they have the right to pursue may petition for an urban level of development consistent with the potential developmental intensity of that the current designation or designations. In designating such properties as MixedUse, the actual current land use (e.g. industrial) may, in the process of change, be transformed amended to another land use within the Mixed-Use area (e.g. residential) provided that the current density and intensity of use are not exceeded.
- 
2. Lands Properties which are currently vacant and do not have urban land use designations may be considered for the mixed-use designation only after provided that there has been a showing that such designation will demonstrates a benefit to the community. Such a showing can be accomplished by analyzing the carrying capacity of the area in question utilizing the land use designations that might otherwise be considered for the site as well as including the impacts upon level-of-service standards adopted by the City. In requesting such a land use designation all data and information used in the capacity analysis shall be made a part of all applications for change.
3. Development will only be allowed permitted in the mixed-use designation through zoning to Planned Unit Development. Clustering and the integration of differing types of housing units, including both single and multi-family product types, with commercial developments, along with and open space and recreation areas are strongly encouraged. And will become the standards for review of any PUD rezone. Pedestrian connections between residential and commercial uses and an internal road network that aligns with and extends the existing public road network will be encouraged through PUD process.
4. Properties assigned a Mixed-Use Designation shall comply with the requirements of Part 1 Subpart B Chapter 110 Article V Division 1 *Planned Unit Development District* of the Clewiston Code of Ordinances and the following development standards:
  - a. Clustering of units and uses is encouraged in order to provide for the preservation and conservation of open space and onsite recreational areas. Not less than 35% of the site area must be used as common open space. Included in common open space are water management lakes, recreational facilities (exclusive of arenas and other structures designed for spectator sports), parks, sidewalks and trails, natural preserve areas and other commonly owned or maintained open non-paved areas. This

open space requirement may be reduced to 20% for property proposed to be designated Mixed-Use if it is less than twenty (20) acres in area.

- b. Residential pods may range in net density from 1.5 units per acre to 18 units per acre. Gross density for a Mixed-Use development within this land use designation shall not exceed four (4) dwelling units per gross acre. Lands designated commercial for PUDs of ten (10) or more acres in area shall be developed with a maximum floor area ratio (FAR) of 0.25 for retail and 0.50 for office and similar types of development. Lands designated commercial for PUDs less than ten (10) acres in size shall be developed with a maximum FAR of one (1).
- c. Commercial development in excess of 30,000 square feet of gross floor area for PUDs of ten (10) or more acres in area must have or provide access to State Road 80.
- d. Commercial uses of 30,000 square feet or less that are intended to provide for the convenience shopping, entertainment, office or service-related needs of the immediate community may be served by other collectors or arterials. Compatibility must be demonstrated either through design techniques, buffering or common open space.
- e. PUDs less than ten (10) acres in area, approved for development within this land use category shall have a mix of land uses that allow non-residential uses to be not more than 50 percent of the development's aggregate land use mix.
- f. PUDs of ten (10) or more acres in area approved for development within this land use category shall have a mix of land uses in conformance with the following schedule of proportional minimums and maximums:

<b>Table II-2 Percent Aggregate Land Use Mix Within the Mixed-Use Future Land Use Map Category for PUDs of Ten (10) or more Acres in Area</b>		
Land Uses in Mixed-Use	Minimum % Land Use Mix	Maximum % Land Use Mix
Residential	35%	64%
Single-Family	10%	90%
Multi-Family	10%	90%
Commercial/Non-Residential	1%	10%
Open Space	35%	N/A

**Policy 1.1.8: Gateway Mixed-Use (GMU) District Future Land Use Category:** This District is comprised of land within the City of Clewiston's Mixed Use Future Land Use Category and is described by the following legal description: The District GMU land use category will provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces and integration of uses.

~~3-34-43-09-A00-0002.0000:~~ CLEWISTON FRAC OUTSIDE TOWNSITE INSIDE MEAN[ND]ER LINE EXC RD RWY + EXC THAT PORTION LYING E OF WLY BDRY OF RIDGEWOOD S/D ADD 1 + EXC BEG W/L OF LOPEZ ST + N RWY LINE OF HWY 27 W 185 FT N TO S/L OF CAN 3 E 185 FT S TO POB + EXC THAT PORTION OF RIDGEVIEW EST ADD 1 LYING OUTSIDE TOWNSITE + EXC BEG 1125 FT W OF A PT WHERE WLY BDRY LINE OF GEN PLAN OF CLEWISTON INTERSECTS THE SLY RWY LINE CDD 2-S 00 DEG 18 MIN 10 SEC E 1614.74 FT-S 89 DEG 41 MIN 30 SEC W 95 FT-N 00 DEG 18 MIN 10 SEC W 1614.74 FT-N 89 DEG 41 MIN 30 SEC E 95 FT TO POB + EXC THAT PART OF SEC 9 LYING S OF CDD#3 + N OF SR 80 + W OF LOPEZ ST CANAL + E OF W RWY OF BERNER RD EXC THAT PART LYING BETWEEN CLEWISTON DR CANALS 2 + 3 BETWEEN W/L OF SEC 9 + W RAW CLEWISTON DR DIST CANAL + EXC THAT PART OF SW ¼ LYING W OF BERNER RD + S OF CLEWISTON DR CANAL #3 **84.89 AC**

~~3-34-43-09-A00-0001.0A00:~~ CLEWISTON ALL THAT PORTION OF SEC 9 LYING N OF O'BRIEN MEANDER LINE + S OF OLD EVERGLADES DRAINAGE DISTRICT LEVEE EXC CANAL RWY + EXC CLEWISTON DR DIST DEEDED IN BK 221 PG 169 **19.21 AC**

~~3-34-43-08-A00-0002.0000:~~ CLEWISTON FRAC E ½ INSIDE MEANDER LINE EXC RD RAW + EXC CANAL RAW + EXC E 421 FT LYING BETWEEN S RAW CLEWISTON DR CANAL #2 + N RAW OF CLEWISTON DR CANAL #3 **268.865 AC**

~~3-34-43-01-010-0066-001.0:~~ CLEWISTON BLK 66 LOTS 1 TO 22

~~3-34-43-01-010-0067-001.0:~~ CLEWISTON BLK 67 LOTS 1 TO 19

~~3-34-43-01-010-0129-001.0:~~ CLEWISTON BLK 129 LOTS 1 TO 15

~~3-34-43-01-010-0042-001.0:~~ CLEWISTON BLK 42 LOTS 1 TO 10

~~3-34-43-01-010-0040-001.0:~~ CLEWISTON BLK 40 LOTS 1 TO 31

~~3-34-43-01-010-0041-001.0:~~ CLEWISTON BLK 41 LOTS 1 TO 13

~~3-34-43-01-010-0125-001.0:~~ CLEWISTON BLK 125

~~3-34-43-09-A00-0002.1100:~~ CLEWISTON THAT PART OF SW ¼ LYING W OF BERNER RD + S OF CLEWISTON DR CANAL EXC E 70 FT + EXC THAT PART LYING ELY OF THE FOLLOWING DESCRIBED LINE BEG SW COR RIDGEVIEW EST ADD NO 1 S 00 DEG 33M 56S E 80 FT S 89 DEG 26M 19S W 1060.52 FT TO POB S 00 DEG 33 M 15S E 1064.48 FT TO NLY RWY OF SR 80 + END OF LING **5.94 AC**

~~3-34-43-17-A00-0001.0000:~~ CLEWISTON BEG 50 FT S + 641 FT W OF NE COR W 1850 FT S 1250 FT E 1850 FT N 1250 FT TO POB **53.51 AC**

~~3-34-43-17-A00-0002.0000:~~ CLEWISTON BEG 1300 FT S + 50 FT W OF NE COR W 2490 FT S 1240 FT E 2490 FT N 1240 FT TO POB EXC BEG NE COR SEC 17-S 00 DEG 30M 30S E ALG E LINE 2519.32 FT S 89 DEG 25M 26S W 70 FT TO W RAW SAN LUIZ AVE AND POB CONT 375.00 FT N 00 DEG 30M 30 S W 350.00 FT N 89 DEG 25M 26S E 375.00 FT S 00 DEG 30M 30S E 350 FT TO POB + EXC RR R/W.

1. The purpose of the Gateway Mixed-Use (GMU) District Future Land Use Category is to allow for the use of creative planning techniques within the limits and conditions contained in Policy 1.1.7 that allow for the movement and mix of currently designated densities and intensities of use. This District land use category will provide a sense of entry into the City of Clewiston through flexible planning that will establish and support pedestrian interaction, public spaces and integration of uses.
2. Clustering of units and uses is encouraged and will be evaluated during PUD review. Not less than 35% of the site area must be used as common open space. Included in common open space are water management lakes, recreational facilities (exclusive of arenas and other structures designed for spectator sports), parks, sidewalks and trails, natural preserve areas and other commonly owned or maintained open non-paved areas.
3. The Gateway Mixed Use District may allow A maximum of 1,585 residential units may be allowed and residential pods may range in net density from 1.5 to 15 dwelling units per acre.
4. Total commercial use within this District shall be limited to 500,000 square feet of gross floor area.
5. The maximum floor area ratios shall be 0.25 for retail uses and 0.50 for office and similar types of development uses. A minimum of 30,000 square feet of commercial uses shall be provided.
6. Commercial development in excess of 30,000 square feet of gross floor area must have direct access to State Road 80.
7. Commercial uses with 30,000 square feet or less that are intended to provide for the convenience of shopping, entertainment, office or service-related needs of the immediate community, and which demonstrate compatibility either through design techniques, buffering or common open space may be provided access internal to the residential neighborhood, but must not exceed 10% of the area of the PUD.
8. Pedestrian connections between residential and commercial uses and an internal road network that aligns with and extends the existing public road network will be encouraged through the PUD process.

**Policy 1.1.9: Downtown Commercial District (DCD) District Future Land Use Category:**

The Downtown Commercial District DCD Future Land Use Category is intended to promote redevelopment and enhance the opportunity for a more vibrant community center. The District DCD provides a vehicle for development of a variety of nonresidential uses complemented by residential uses at urban densities. This category envisions new development and redevelopment occurring in a manner that will improve walkability and reduce reliance on private vehicular transportation. Land development regulations applicable to this district may include design guidelines and flexibility with regard to allowable height, floor area ratio, setbacks, coverage, and parking requirements.

**Policy 1.1.10:** **US 27 Commercial Corridor District (US 27 CCD) Future Land Use Category:** The US 27 Commercial Corridor District US 27 CCD Future Land Use Category is intended to promote redevelopment and enhance the opportunity for a more vibrant commercial corridor. The District-US 27 CCD provides a vehicle for development of a variety of nonresidential uses complemented by residential uses at urban densities. Land development regulations applicable to this district, are administered through the PUD process and may include design guidelines and flexibility with regard to allowable height, floor area ratio, setbacks, coverage, and parking requirements.

**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-future land use category are as follows:

1. Retail Commercial – 0.25 FAR.
2. Office – 0.50 FAR.
3. Industrial, including industrial/office flex space and retail showroom in industrial buildings – 0.75 FAR.

**Objective 1.2:** The City will, through regulation of land use, make every reasonable effort to assure that land is provided to meet the needs of utility companies based on such needs being made known to the City and the City having legal means to achieve the objective.

**Policy 1.2.1:** The City shall request that all utility providers advise the City of current needs and future needs as determined by those providers in order that an appropriate procedure and notification process can be mutually agreed upon whereby reservation, dedication, or acquisition of sites can be utilized as appropriate.

**Objective 1.3:** Reserved-Land development regulations and associated review processes shall be incorporated within the City Code of Ordinances to assure compliance with Comprehensive Plan directives.

**Policy 1.3.1:** The City will review all development permit applications to determine compliance with standards and requirements regarding provision of open space, signage, on-site traffic flow, and required parking so as to avoid traffic congestion, hazardous public safety conditions, and efficient land use, while at the same time, avoiding use of excessive impervious areas with resulting adverse environmental effects.

**Policy 1.3.2:** The City will consider, in conjunction with issuance of all development orders within its boundaries, the impacts of development on adjacent jurisdictions, regional service entities, and regional planning policy. Furthermore, the City will cooperate with such entities to assure equitable, timely, and coordinated urban development activities.

**Policy 1.3.3:** Provisions for landscaping and other buffering methods shall be established so as to prevent inappropriate land uses relationships, prevent noise transmission, provide screening of unattractive views and enhance the aesthetic qualities of streets, neighborhoods and public areas of the City.

**Policy 1.3.4:** Commercial and light industrial development projects shall be located and designed so as to minimize adverse effects on residential areas, traffic facilities and the esthetic character of the City.

**Policy 1.3.5:** Public facilities and utilities shall be located and designed to provide the most cost-effective service; minimize public inconvenience and hazardous conditions; and assure the lowest practicable operating cost.

**Objective 1.4:** The City of Clewiston, shall periodically revise update its land development regulations to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policies:

**Policy 1.4.1:** Criteria, standards and related provisions established in the land development regulations for reducing impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

1. regulate the subdivision of land;
2. regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses;
3. regulate areas subject to seasonal and periodic flooding by requiring on site retention to achieve a level of treatment equivalent to retaining the first one-inch of runoff or 2.5 times the percentage of impervious area, whichever is greater.
4. ensure safe and convenient on-site traffic flow and vehicle parking needs through the site plan review process and off-street parking regulations;
5. ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities and services is concurrent with development; and
6. provide that development orders and permits shall not be issued which result in a reduction of the level-of-services for affected public (community) facilities.

~~The purpose of such regulations shall be to eliminate or reduce uses inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses.~~

**Objective 1.5:** The City shall protect historic resources which were identified through a survey of historically significant sites conducted by the City in 1997, and subsequent research.

- Policy 1.5.1:** Sites and structures within the City which are determined to have historic or archeological significance and worthy of preservation in accordance with standards established by the Florida Division of Historical Resources shall be protected. This will include, but not be limited to, cooperation and coordination with recognized historic preservation organizations.
- Policy 1.5.2:** The City shall encourage preservation of significant historic and archaeological sites through public information programs, and assistance to owners in securing technical and funding assistance from organizations and agencies established for that purpose.
- Objective 1.6:** The City of Clewiston shall encourage the redevelopment and renewal of blighted areas as identified in the City's CRA (Ref: Map II-2) and shall attempt to reduce and/or eliminate substandard housing and blighted areas by at least 10% over the planning period.
- Policy 1.6.1:** The City shall identify and prioritize areas in need of redevelopment and renewal within the CRA.
- Policy 1.6.2:** The City shall consider recommendations of the US 27 Clewiston Corridor Vision Plan when reviewing proposed projects within the CRA.
- Policy 1.6.2:** The City will review all development permit applications in accordance with provisions to be included within its land development regulations to determine compliance with standards and requirements set forth therein regarding provision of open space, signage, on-site traffic flow, and required parking so as to avoid traffic congestion, hazardous public safety conditions, and efficient land use, while at the same time, avoiding use of excessive impervious areas with resulting adverse environmental effects.
- Policy 1.6.3:** The City will consider, in conjunction with issuance of all development orders within its boundaries, the impacts of development on adjacent jurisdictions, regional service entities, and regional planning policy. Furthermore, the City will cooperate with such entities to assure equitable, timely, and coordinated urban development activities.
- Policy 1.6.4:** Provisions for landscaping and other buffering methods shall be established in the City's land development regulations so as to prevent inappropriate land uses relationships, prevent noise transmission, provide screening of unattractive views and enhance the aesthetic qualities of streets, neighborhoods, and public areas of the City.
- Policy 1.6.5:** Commercial and light industrial development projects shall be located and designed so as to minimize adverse effects on residential areas, traffic facilities and the esthetic character of the City.
- Policy 1.6.6:** Public facilities and utilities shall be located and designed to provide the most cost-effective service; minimize public inconvenience and hazardous conditions; and, assure the lowest practicable operating cost.

**Objective 1.7:** The City will continue to maintain a development character which is compact in form, orderly in its land use pattern, and diversified in its make up so as to ensure employment, affordable housing, a pleasant living environment, and cost-effective public services.

**Policy 1.7.1:** The City will encourage clustering of urban uses in locations where infrastructure facilities are available or where extensions and enlargements can be achieved efficiently without contributing to unnecessary services installed to serve a dispersed development pattern.

**Objective 1.8:** ~~At a minimum, the~~ The threshold acreage for new schools shall be ~~as follows:~~ determined by the parties, including the City of Clewiston, participating in the Interlocal Agreement with the School Board for school planning and development (City Resolution 2023-106).

a) ~~Elementary Schools:~~ A minimum of four acres for the first 200 students, plus one acre for each additional 100 students.

b) ~~Middle Schools/Junior High Schools:~~ A minimum of six acres for the first 300 students, plus one acre for each additional 100 students.

c) ~~Senior High School:~~ A minimum of seven acres for the first 300 students, plus one acre for each additional 50 students up to 1,000 students, plus one acre for each additional 100 students thereafter.

d) ~~Area Vocational/ Technical School:~~ A minimum of 20 acres for the first 500 students, plus one acre for each additional 50 students up to 1,000 students.

**Policy 1.8.1:** Upon issuance of a development order for a new school, the necessary public facilities such as, but not limited to, sanitary sewer, solid waste, potable water, drainage and roads are to be in place to serve the proposed use. Furthermore, the School Board shall obtain a written agreement from the service provider assuring adequate capacity is available.

**Policy 1.8.2:** ~~Access to the site must be from a collector road (minor collector or local road for elementary schools) and avoid the need for slow down zones.~~

**Policy 1.8.3:** ~~Ingress and egress should not create detrimental impacts on roads adjacent to the site and the site must provide for adequate on-site parking and circulation of user vehicles.~~

**Policy 1.8.4:** ~~Approaches to the site should be safe for pedestrians, bicycles, cars, and buses.~~

**Objective 1.9:** The City shall identify land use categories in the Future Land Use Element in which schools are an allowable use.

**Policy 1.9.1:** Schools shall be allowed by right in Multi-Family and Public/Semi-Public categories.

**Policy 1.9.2:** Elementary schools should be located to serve as a focal point for neighborhoods.

**Policy 1.9.3:** Proposed school sites should be located away from industrial uses, major arterial roadways, railroads, airports, and similar land uses to avoid noise, odors, dust and traffic impacts and hazards.

**Policy 1.9.4:** Disrupting influences caused by school yard noises and traffic shall be buffered to ensure sufficient distances from hospitals, adult communities, and nursing homes.

**Policy 1.9.5:** School sites shall be located outside flood prone areas or floodways. New school sites should, whenever possible, avoid wetlands, and other environmentally sensitive areas, and not interfere with historic or archeological resources.

**C. Future Land Use Classification System**

The future land use categories presented in Table II-3 are adopted as the “Land Use Classification System” of the City of Clewiston. Specific permitted uses are listed, by zoning district, in the City Code of Ordinances, Part 1 Subpart B Chapter 110 Article V, as amended. A summary of Code section references listing permitted uses is presented in Table II-3.

<b>Table II-3 Future Land Use Categories</b>	
<b>Future Land Use Category</b>	<b>Summary of Permitted Uses</b>
Single-family	Part 1 Subpart B Chapter 110 Article V Divisions 3 -5 Sections 193, 217, and 250.
Mobile home	Part 1 Subpart B Chapter 110 Article V Divisions 8 and 9 Sections 344 and 372.
Multi-family – Two-family	Part 1 Subpart B Chapter 110 Article V Division 6 Section 286.
Multi-family – Other	Part 1 Subpart B Chapter 110 Article V Division 7 Section 315.
Commercial	Part 1 Subpart B Chapter 110 Article V Division 10 Section 395.
Downtown Commercial District	Part 1 Subpart B Chapter 110 Article V Divisions 10 and 12 Sections 395 and 455.
US 27 Commercial Corridor District	Part 1 Subpart B Chapter 110 Article V Division 14 Section 502.
Industrial	Part 1 Subpart B Chapter 110 Article V Divisions 11 and 13 Sections 430 and 495.
Gateway Mixed-Use	Part 1 Subpart B Chapter 110 Article V Division 12 Section 455.
Public/Semi-Public	Part 1 Subpart B Chapter 110 Article V Division 2 Section 108
Employment Hub District	Part 1 Subpart B Chapter 110 Article V Division 12 Section 455.

Source: LaRue Planning and Management Services, Inc., February, 2015; James Borsos November 2025

**D. Future Land Use Map Series**

**1. Future Land Use Map**

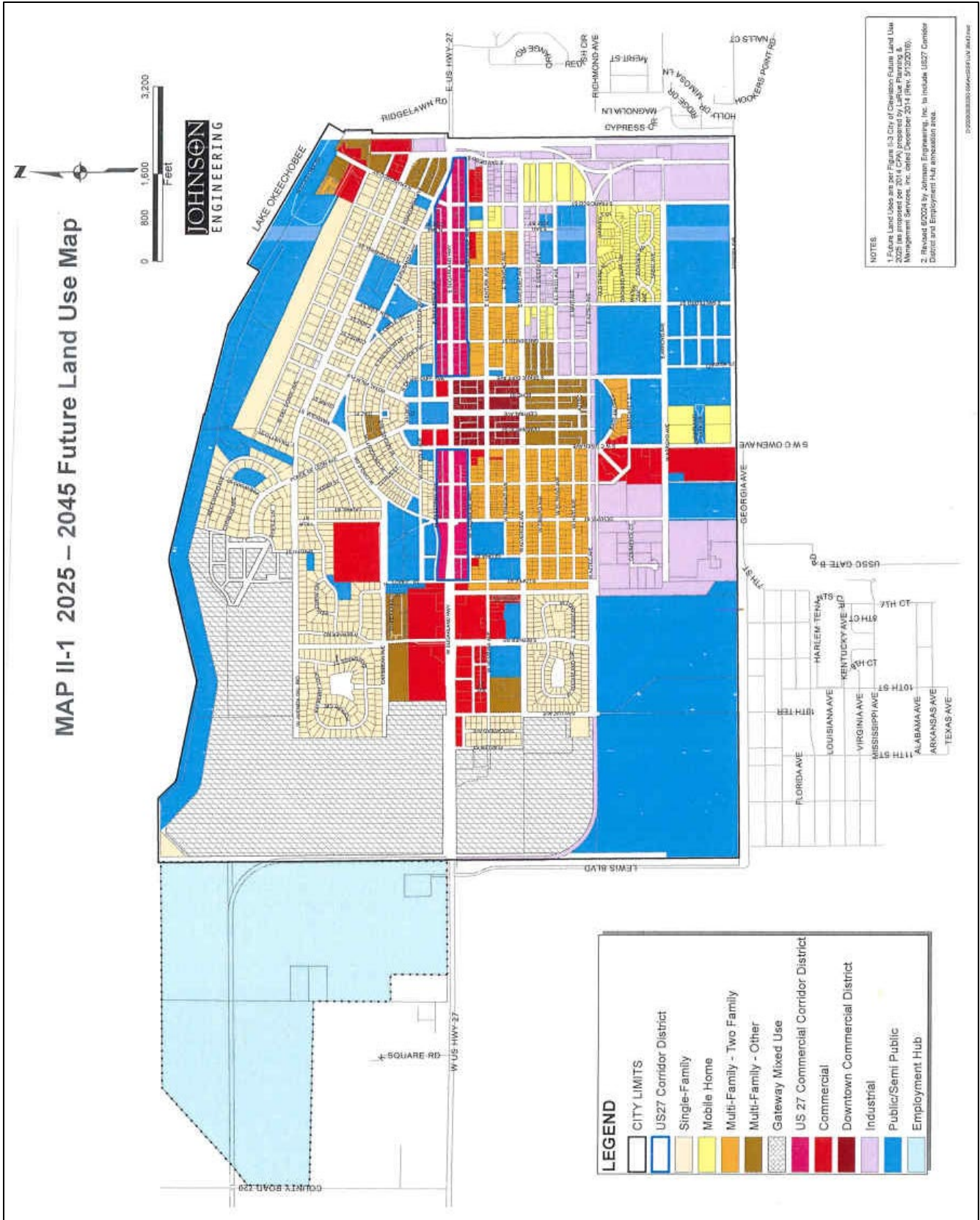
The City of Clewiston FY 2025 – 2045 Future Land Use Map is displayed on Map II-1.

**2. Community Redevelopment Area Map**

The City of Clewiston Community Redevelopment Area Map is displayed on Map II-2.

# Map II-1 2035 FUTURE LAND USE MAP

MAP II-1 2025 -- 2045 Future Land Use Map



**JOHNSON  
ENGINEERING**

**LEGEND**

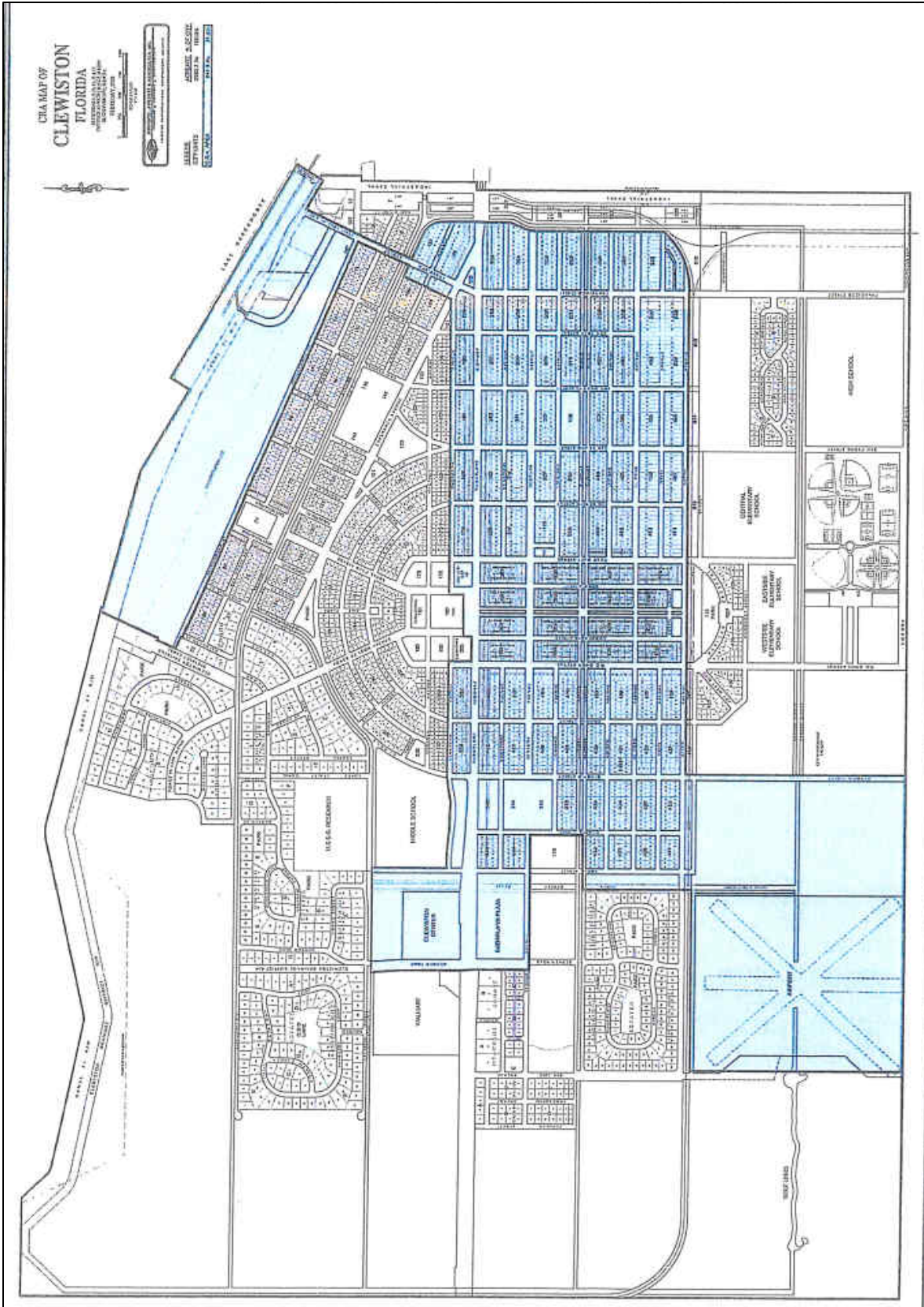
[Black outline]	CITY LIMITS
[Blue outline]	US27 Corridor District
[Light yellow]	Single-Family
[Light orange]	Mobile Home
[Orange]	Multi-Family - Two Family
[Dark orange]	Multi-Family - Other
[Grey hatched]	Gateway Mixed Use
[Pink]	US 27 Commercial Corridor District
[Red]	Commercial
[Dark red]	Downtown Commercial District
[Purple]	Industrial
[Light blue]	Public/Semi Public
[Dark blue]	Employment Hub

**NOTES**

1. Future Land Use Map for Future U.S. City of Clewiston Future Land Use 2025 (as proposed per 2014 CPA) prepared by Larue Planning & Management Services, Inc. dated December 2014 (rev. 5/10/2016).
2. Revised 6/2024 by Johnson Engineering, Inc. to include US27 Corridor District and Employment Hub annotation area.

population: 64,454 (2014) and 71,000 (2025)

**Map II-2 COMMUNITY REDEVELOPMENT AREA**



### III. Traffic Circulation Element

#### A. Introduction

The Traffic Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(b), Florida Statutes, establishes the Traffic Circulation element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Traffic Circulation goal, objectives and policies is presented in Chapter III of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Document Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

#### B. Traffic Circulation Goals, Objectives and Policies

**Goal 1:** To develop a traffic circulation system which safely and efficiently meets existing and future transportation needs, promotes accepted design standards and achieves desired levels of service.

**Objective 1.1:** The City will cooperate with the ~~State of Florida~~ Florida Department of Transportation (FDOT), Hendry County and adjacent communities to achieve coordinated planning of land uses, transportation programs, and traffic circulation and capacity improvements so as in order to achieve and maintain service level standards adopted by each local unit of government and to protect the necessary rights-of way through development permitting.

**Policy 1.1.1:** The City will assist the County in undertaking transportation improvements and services, including review of design standards which impact traffic circulation and safety, are consistent to ensure consistency with the City's adopted level-of-services, and are consistent with this Comprehensive Plan, the Regional Policy Plan and FDOT's Transportation Plan.

**Policy 1.1.2:** The City shall continue to enforce provisions in its land development regulations to establish roadway requirements, including appropriate development setbacks and right-of-way dedications, addressing the need to acquire and preserve existing and future rights-of-way.

**Policy 1.1.3:** The City shall require dedication of on-site rights-of-way required to comply with the ~~Future Traffic Circulation Map~~ Roadway Classification Map prior to issuance of a development order.

**Objective 1.2:** The City of Clewiston shall adopt in this Comprehensive Plan, minimum Level-of-Service (LOS) standards for all roads to ensure safe, convenient and efficient traffic circulation in accordance with the guidelines of the Florida Department of Transportation, FDOT.

**--Policy 1.2.1:** The following minimum level-of-service standards, using FDOT 2023 Multimodal Quality/ Level-of-Service Handbook evaluation criteria, are adopted for peak hour traffic flow on roadways within the City as depicted on the Future Traffic Circulation Map: Roadway Classification Map.

- |                                   |                               |
|-----------------------------------|-------------------------------|
| a: Principal Arterial (FDOT)      | LOS C                         |
| b: County System Minor Arterials  | LOS C ( <b>non-existing</b> ) |
| c: County System Urban Collectors | LOS C                         |
| d: Local Collectors and Streets   | LOS C                         |

**Policy 1.2.2:** The City shall not permit development which will result in traffic impacts which will cause the established level of service (LOS) standards to be exceeded unless necessary improvements are implemented prior to, or concurrent with the impacts of the development.

**Policy 1.2.3:** The City shall maintain level of service standards for all roads in accordance with provisions of this Comprehensive Plan.

**Objective 1.3:** The City, as part of its major thoroughfare access management program per Part 1 Subpart A Chapter 102 Articles II Off-Street Parking and Loading Regulations and Article III Access Location, Construction Requirements and Intersection Visibility of the City Code will review building plans for the provision of safe convenient, and efficient major thoroughfare access, safe on-site traffic flow, sight visibility standards and site improvements for motorized and non-motorized vehicle movement and parking as well as pedestrian walkways.

**Policy 1.3.1:** The City will continue to review and update its City Code regulations regarding driveway design standards, location and spacing of driveway/ street intersections, sight distance requirements and other relevant regulations and, by setting forth standards in general conformance with FDOT standards, ensure that access design enables safe and efficient traffic flow, properly designed on-site traffic flow and parking, access for fire and emergency vehicles and related characteristics are established the City's site development requirements within the City's land development regulations.

**Policy 1.3.2:** The City, in development requirements and regulations as described in Policy 1.3.1, shall review plats, site plans and other permit applications to ensure that land development activities do not prevent implementation of the Traffic Circulation system.

**Objective 1.4:** The City shall coordinate development with the provision of adequate motorized and non-motorized transportation facilities.

**Policy 1.4.1:** The City shall monitor land use development trends and traffic levels of service to ensure that needed transportation facilities are provided by developers or appropriate government agencies prior to or concurrent with development.

**Policy 1.4.2:** The City will explore non-local funding sources for bicycle-related road improvements and maintenance programs proposed for local streets and other selected locations.

- Policy 1.4.3:** As new development is permitted, the City of Clewiston shall reserve and protect needed right-of-way and/or easements for bicycles and pedestrian facilities.
- Policy 1.4.4:** The City shall enforce provisions in its Land Development Regulations which require sidewalks in new commercial and residential developments that are subject to plat or site plan approval to be linked where possible to the existing sidewalk system.
- Policy 1.4.5:** Areas of the City not currently served by bicycle or pedestrian facilities shall receive top priority when such facilities are built in the future.
- Objective 1.5:** The City of Clewiston shall support and encourage FDOT in the implementation of projects listed in the FDOT 5-Year Work Program which are under within the City's jurisdiction and are consistent with and further the Comprehensive Plan.
- Policy 1.5.1:** The City will promptly report to FDOT any observed deficiencies and needed improvements on state roads so that these may be added to the current work program or included in upcoming work programs covering the 2025 – 2030 or 2030 – 2035 planning periods.
- Policy 1.5.2:** The City will observe FDOT District 1 traffic volume reports and conditions on local streets on an ongoing basis to determine needs for traffic controls and other means of assuring an acceptable level-of-service and generally safe conditions for motorists and pedestrians.
- Policy 1.5.3:** The City shall assure that traffic improvements in residential areas do not conflict with the environmental and aesthetic conditions of such areas.
- Objective 1.6:** The City shall provide protection of existing and future rights-of-way from building encroachment.
- Policy 1.6.1:** The City shall require plan drawings for building permit applications to delineate the ultimate right-of-way line of abutting roads in accordance with the City's Future Traffic Circulation Map and right-of-way standards of the City, County and State Department of Transportation as applicable. Street/right of ways will not be less than 60' with swales or 50' with curb and gutter except where Avenida del Rio, Caribbean Avenue, Alverez Avenue and Arroyo Avenue are adjacent to drainage canals, their widths shall not be less than 40 feet. A permit for building approval will only be issued if the proposed improvements satisfy the City's standards for the ultimate right-of-way line.
- Policy 1.6.2:** The City shall require all new developments to meet setback distances for ultimate right-of-way requirements for arterial and collector roadways so as to achieve the planned traffic circulation plan, Goals, Objectives and Policies as set forth in this element.

**C. Roadway Functional Classification Map and Roadway Level-Of Service**

The City Roadway Functional Classification Map is displayed on Map III-1. U.S. Highway 27, the City's only major road, is currently operating at a level substantially below the adopted LOS C Average Daily Traffic Volume standard.

**Table III-1 Clewiston Major Roadway Level-of-Service**

Roadway	From	To	Count Site	City LOS	Conditions				
					# of Lanes	LOS C Volume	Year	AADT (2)	LOS
US 27/SR 25/SR 80	West of Old US27	Sugarland Canal	0015	C	4	35,700 (1)	2000	17,700	C
							2013	16,875	C
							2020	18,400	C
							2024	23,500	C

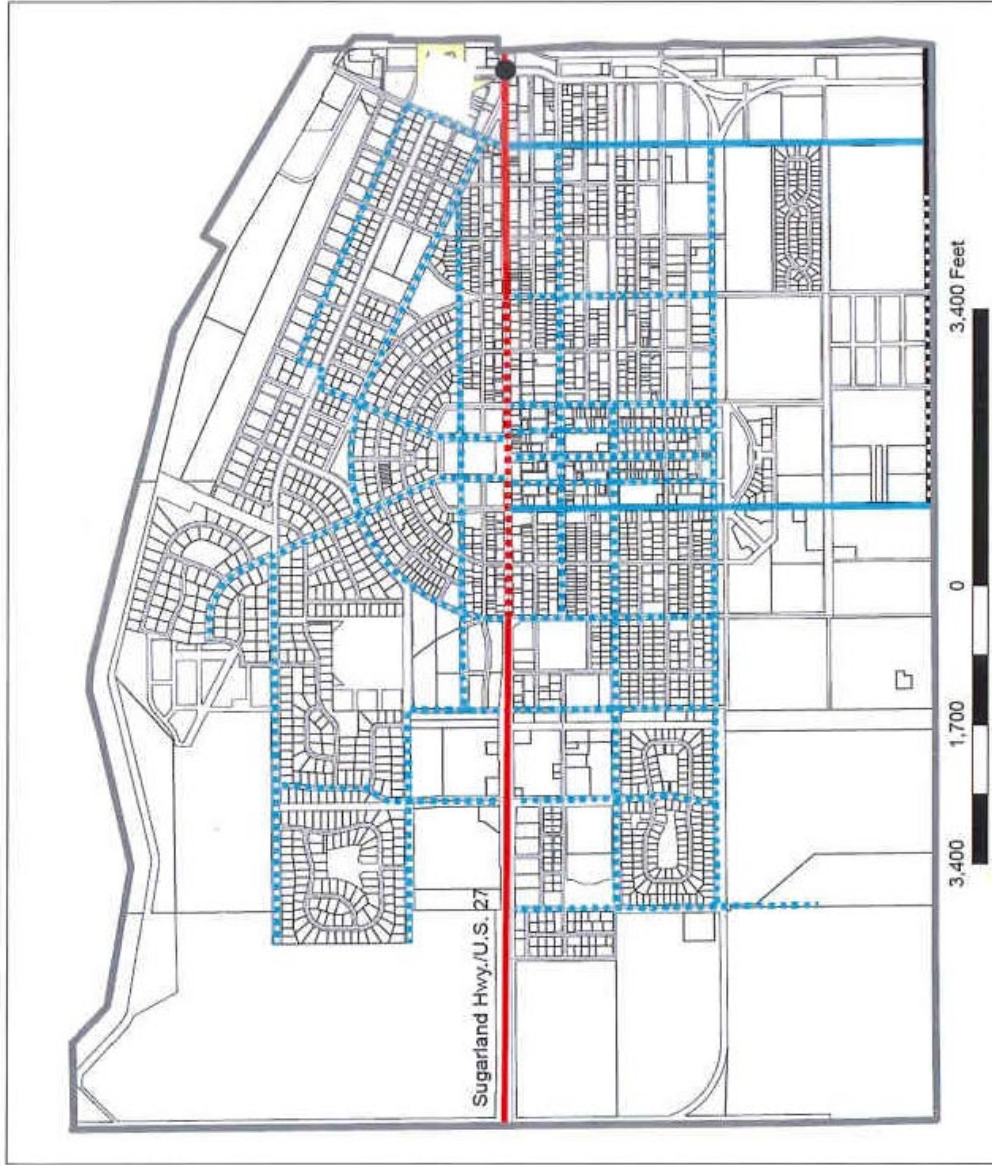
(1) Maximum Average Daily Traffic Volume

(2) Average Daily Traffic Volume Count

Source: Florida Department of Transportation District 1

# Map III-1 ROADWAY CLASSIFICATION

MAP III-1 Clewiston Roadway Functional Classification Map



- FUNCTIONAL CLASSIFICATION**
- State Roads/Principal Arterials**
- SR 4-lane divided
  - SR 5-lane undivided
- County Roads/Urban Collectors**
- CR 4-lane undivided
  - CR 2-lane undivided
- City Roads/Urban Collectors**
- City 4-lane undivided
  - City 2-lane undivided
- All other roads are local streets

Prepared by:  
LaRue Planning and Management Services, Inc.  
February, 2015

## IV. Housing Element

### A. Introduction

The Housing Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(f), Florida Statutes, establishes the Housing element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Housing goal, objectives and policies is presented in Chapter IV of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Update Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Housing Goal, Objectives and Policies

**Goal 1:** A community having a safe, healthful, and desirable living environment where housing is built and maintained in a manner which responds to the economic needs of the City's population; where opportunities are available for people having special housing needs to find suitable housing; and, where public services and facilities are provided to enable expansion of the housing supply to meet demonstrated needs.

**Objective 1.1:** The City shall identify, reduce and/or eliminate substandard housing and blighted areas by at least 40 percent continuing to enforce City Code sections Part 1 Subpart A Chapters 18 Articles IV Dangerous Buildings and Article IV Minimum Standards For Habitable Structures and Outdoor Areas in order to ensure:

1. Continual maintenance of housing
2. Provision of special needs housing
3. Encouragement of redevelopment within blighted areas

**Policy 1.1.1:** The City of Clewiston shall ~~formulate and begin~~ continue to implement a program to identify, reduce, and/or eliminate substandard housing. This will include amendment of housing and building codes and other applicable regulations to ~~establish update and enforce~~ minimum standards for safety and for aesthetic, structural and/or sanitary conditions in the existing housing stock.

**Policy 1.1.2:** The City will use the 2010 2020 U.S. Census data and population projections prepared by the Shimberg Center for Affordable Housing at the University of Florida as a basis for determining housing conditions and the need for neighborhood stabilization.

**Policy 1.1.3:** The City shall ~~conduct a review of applicable~~ identify land development regulations for weaknesses which allow the formation of blighted areas, and coordinate with Hendry County to make necessary revisions to address the issue. as part of the required amendment process.

- Policy 1.1.4:** The City shall manage its housing resource as to conserve stable housing by providing for rehabilitation and stabilization of existing stock and provision of additional affordable housing, including Rehabilitation and stabilization shall include ~~require~~ adequate maintenance and upgrading of housing when rehabilitation is economically feasible and ~~require~~ demolition of housing when it is determined to be uneconomical for continued use or when its removal will remove a blighting influence, safety hazard, or an incompatible and inappropriate land use.
- Policy 1.1.5:** The City shall use the standards ~~adopted subsequent to the housing stock inventory and analysis incorporated within City Code sections Part 1 Subpart A Chapters 18 Articles IV Dangerous Buildings and Article IV Minimum Standards For Habitable Structures and Outdoor Areas~~ as criteria for determination as to which housing should be conserved, rehabilitated or demolished.
- Policy 1.1.6:** The City shall enforce standards for rehabilitation of substandard housing units incorporating housing quality standards which meet or exceed those of the Federal Section 8 Existing Housing Program. Building, housing, and zoning codes in effect in the City shall be amended as necessary to maintain consistency with these standards.
- Objective 1.2:** The City will pursue on an ongoing basis all available means of providing an adequate supply of land for suitable housing for its to accommodate existing and future populations, including as well as individuals and families with special housing needs.
- Policy 1.2.1:** The City will utilize available federal, state, and local subsidy programs to meet demonstrated needs for housing assistance.
- Policy 1.2.2:** ~~Adequate sites for group homes and foster care facilities~~ It is acknowledged that ~~Community Residential Homes, meeting the requirements of Florida Statutes Chapter 419 shall be maintained at all density ranges and in neighborhood locations of comparable density and cluster are allowed in the City~~ in order that new construction or conversion of existing structures ~~will be adequate~~ are available to meet the wide range of housing needs for persons requiring such special housing.
- Policy 1.2.3:** The City will permit ~~group homes day care~~ and foster care facilities properly licensed by the ~~Department of Health and Rehabilitative Services Florida Department of Children and Families and other agencies depending upon the specific type of facility~~ in residential districts consistent with density standards established for such districts and in accordance with the needs of the populations to be housed. ~~such as access to transportation and other public services.~~
- Policy 1.2.4:** The City shall support non-discrimination in housing providing opportunities for both conventional housing and housing for special population groups.

- Policy 1.2.5:** The City shall maintain public services and facilities which are essential for healthful housing and neighborhood environments in a manner which prevents property damage, public safety problems, or other undesirable living conditions.
- Policy 1.2.6:** The City shall provide information, technical assistance, and incentives to the private sector to maintain a housing production capacity sufficient to meet the demonstrated housing need within the City.
- Policy 1.2.7:** The City shall coordinate with the Hendry County Housing Authority in programs which provide affordable housing for groups with special housing needs including housing for farm workers.
- Policy 1.2.8:** The City, through enforcement of adopted land development regulations, shall allow a full range of housing types with appropriate adequate site improvements, including potable water, wastewater, and drainage facilities and public facilities services to ensure the long-term stability of the housing and healthful, safe living environments within residential districts.
- Policy 1.2.9:** The City shall provide reasonable and expeditious processing for proposed housing developments intended for persons with special housing needs.
- Objective 1.3:** Uniform and equitable treatment will be provided by the City to persons and businesses displaced by City land acquisition and construction activities and programs in accordance with Florida and federal statutes and comparable relocation housing shall be identified and offered to displaced parties as required to comply with the statutes and meet demonstrated needs.
- Policy 1.3.1:** The City shall ensure that reasonably located, standard housing at affordable costs is available to persons displaced by condemnation of their land for public purposes and that such housing is identified prior to City approval or other required authorization being granted by the City for the public project proposed to be undertaken.
- Objective 1.4:** The City will ensure continue to coordinate with the public and private sectors to provide a sufficient supply of housing sites to meet demonstrated needs for low- and moderate-income housing and for development of group homes and foster homes as well as mobile homes with standards and criteria which assure compatible land development patterns.
- Policy 1.4.1:** Pursuant to Florida Statutes requirements, the The City shall make necessary provisions in its land development regulations to permit group homes and foster care facilities which foster non-discrimination. Further, as well as mobile homes, and modular or factory-built homes that comply with the Florida Building Code, with appropriate supporting infrastructure shall be permitted in areas of comparable character density and intensity so as to ensure assist in meeting the needs of all populations. and such housing shall be provided with appropriate supporting infrastructure.

**Policy 1.4.2:** The City shall periodically re-examine provisions in its land development regulations to determine unnecessary barriers and unwarranted added housing costs as part of the regulatory and permitting process administered by the City and eliminate such barriers if found to achieve sufficient affordable housing.

**Objective 1.5:** The City appointed Advisory Committee shall continue to identify Historic Significant Housing Resources.

**Policy 1.5.1:** The City Commission shall request direct the advisory committee Advisory Committee to coordinate with the State Division of Historical Resources, ~~the Catoosa Valley Historical Society~~ and the Clewiston Museum in the preparation and maintenance of architectural and historical surveys for the purpose of developing a program of historical and archaeological preservation.

**Policy 1.5.2:** The City shall assist property owners of historically significant housing in applying for and utilizing state and federal assistance programs.

**Policy 1.5.3:** The City shall pursue, with the assistance of the Florida Division of Historical Resources and appropriate local organizations, State or National Historic Designations for qualified historically significant structures identified in the 1997 survey.

**Objective 1.6:** The City will encourage private/public partnerships to assist low and very low-income households in finding adequate housing.

**Policy 1.6.1:** The City shall encourage local agricultural businesses to provide adequate sites and distribution of affordable and suitable housing for the projected future demand for very low-, low-, and moderate-income farm labor and migrant worker households and, subject to applicable local land development regulations, shall allow farm worker housing in Multi-Family Residential and Mobile Homes future land use classifications.

**Policy 1.6.2:** The City or its designee shall work with all available resources, including private businesses, non-profit groups, Hendry County, and appropriate state and federal agencies to coordinate the delivery of adequate sites and distribution of affordable housing to the projected future very low-, low-, and moderate-income households and rural farmworker households. The City will also work with these entities by:

1. Periodically inviting their representatives to discussions on the subject of affordable housing; workshops;
2. Considering incentives in local regulations, ~~such as tax credits including economic opportunities in the CRA Community Redevelopment Plan~~ the to for private-sector developers upon completion of a development having an affordable housing component. project or development component.
3. Considering funding sources such as Federal and State Community Development Block Grants or funding available through the Farm Home Administration; or
4. Coordinating the provision of adequate public facilities and services.

**Objective 1.7:** Through future land use designations and zoning districts, the City shall allow an adequate number of appropriate sites and housing opportunities for very-low-, low-, and moderate-income households including mobile homes.

**Policy 1.7.1:** The principles and criteria for siting ~~very low-, low-, and moderate income~~ housing shall ensure that ~~the projected future number of~~ very-low-, low-, and moderate-income households have adequate public facilities and services, and that local regulations ensure varying minimum lot sizes and densities to provide a range of housing opportunities in the City.

**Policy 1.7.2:** The City shall encourage private sector participation in the provision of ~~the projected future demand for~~ very-low, low, and moderate-income affordable housing in new developments by making available public sector incentives such as local housing trust funds or density bonuses. ~~in order to provide affordable housing units in new developments.~~

**Policy 1.7.3:** Any federal, state, local or private funding or other assistance sought or developed by the City or County should provide affordable housing to City residents, assist residents displaced by housing rehabilitation or demolition activity, offset the costs of City housing efforts, return tax revenue to the community, provide local employment, or leverage private sector investment in residential areas.

## **V. Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Infrastructure Element**

### **A. Introduction**

The Infrastructure Element (Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element) is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(c), Florida Statutes, establishes the Infrastructure Element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Infrastructure goals, objectives and policies is presented in Chapter V of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### **B. Sanitary Sewer Goals, Objectives and Policies**

**Goal 1:** A reliable sewage collection, transportation and treatment system which is built, maintained, and upgraded as necessary to meet the present and future needs of the City and adjacent areas served by the City at an affordable cost and without adverse effects on natural resources.

**Objective 1.1:** The City shall approve site plans for new developments only if public facilities have adequate capacity to serve proposed new development without exceeding level-of-service standards or that capacity will be available at time of impacts from such development.

**Policy 1.1.1:** The level-of-service standards for City wastewater shall be 407 77.3 gallons per capita per day. This level-of-service shall be used as the basis for determining the availability of facility capacity and the demand generated by a development. For developments served by septic systems, compliance with state regulations shall be the measure of adequate level-of-service.

**Policy 1.1.2:** The City shall require that all new development connect to the City's centralized sanitary sewer system.

**Objective 1.2:** The City will take necessary steps to assure that both existing deficiencies and future demands will be met in a cost-effective manner while maintaining adequate reserve capacity.

**Policy 1.2.1:** The City shall implement procedures to inspect and rehabilitate/replace sewer lines and manholes.

**Policy 1.2.2:** The City shall monitor effluent spray fields in order to permit the treatment plant to operate at its full design capacity until such time that the City has the ability to dispose of the effluent in the existing deep injection well.

**Policy 1.2.3:** The City Utility Department will conduct a study and develop an implementation program for the orderly expansion of the collection/ transport system into newly approved subdivisions and recently annexed areas without sewers per Table 3 of the 2025 Support Documentation Update Report. The study will also include an implementation and funding program.

**Policy 1.2.4:** The City Utility Department will annually monitor ~~and prepare a report on~~ the collection system infiltration, inflow conditions and master pumping stations. The City will pursue funding to take corrective measures, recommended in the Comprehensive Utility Master Plan as necessary, to reduce hydraulic loading, minimize cost of treatment if infiltration problems arise and replace the master pumping station as needed.

### **C. Solid Waste Goals, Objectives and Policies**

**Goal 1:** Solid waste collection and disposal service for residents and businesses within the City which is cost effective; has the least possible adverse impacts on the environment; and, which facilitates recycling of waste products in accordance with available technology and statutory requirements.

**Objective 1.1:** The City shall coordinate with Hendry and Lee Counties to ensure that there are acceptable level-of-service capacity standards maintained at the Hendry-Lee disposal facility, that meet State mandated sanitary landfill use reduction requirements.

**Policy 1.1.1:** The City hereby establishes a level-of-service standard for solid waste generation of ~~5.3~~ 3.7 lbs./capita/day.

**Policy 1.1.2:** The City shall cooperate with Hendry County and Lee County in any resource separation programs (e.g., newspaper, glass, and aluminum) and shall assist in implementing such program.

**Policy 1.1.3:** The City shall continue to participate in regional recycling programs to reduce the amount of generated solid waste required to be disposed of by landfill by 30%.

**Policy 1.1.4:** The City will coordinate with Hendry ~~County~~ and Lee Counties for recyclable material collection.

**Objective 1.2:** The City will participate in effective coordination with ~~other governmental entities~~ Hendry and Lee Counties to efficiently dispose of the solid waste generated by the community.

**Policy 1.2.1:** The City will continue to ~~coordinate with~~ Hendry County and Lee County and participate with Hendry County and Lee Counties in an interlocal agreement for solid waste disposal and reduction of recyclable material.

**Objective 1.3:** The City will manage hazardous wastes originating in the City in a manner which protects natural resources and precludes human health hazards.

**Policy 1.3.1:** The City will, in cooperation with Hendry County Solid Wastes Authority, develop a hazardous waste management program for the proper storage, recycling, collection and disposal of hazardous wastes.

#### **D. Drainage Goals, Objectives and Policies**

**Goal 1:** Provide adequate, properly designed drainage facilities which protect life and properties from flooding, reduce erosion, and prevent degradation of the quality of receiving waters.

**Objective 1.1:** The City will identify and correct the existing deficiencies of the stormwater system, maximize the use of the existing system, and make necessary improvements to meet future needs.

**Policy 1.1.1:** The City adopts the following level-of-service standards for the stormwater system:

Primary Facilities: Removal of 4.0 inches of runoff per day in developed areas and 2.5 inches of runoff per day in agricultural areas.

Secondary Facilities: 3-year, 1-hour. (Interim)

Mm. 1st Floor Elevation: 18.0 ft. NGVD or 18 inches above adjacent road crown, whichever is higher.

Water Quality Treatment: First 1 inch of runoff or 2.5 inches times the percent of impervious area, whichever is greater, in accordance with SFWMD criteria, including credits for dry retention systems.

**Policy 1.1.2:** The City will request the State Department of Transportation to undertake necessary studies and make drainage improvements to U.S. 27 as required to meet level-of-service standards provided in this element so as to eliminate current and potential future problems.

**Policy 1.1.3:** The City shall obtain and review data relating to the existing drainage conditions and stormwater watershed management system under the jurisdiction of the City to determine needed improvements to the system and its operating condition in order to attain the established level-of-service standard. The interim level-of-service standard set forth in Policy 1.1.1 shall be reviewed and revised, if necessary, in response to study results.

**Policy 1.1.4:** The City will provide routine maintenance to drainage facilities under its jurisdiction so as to maintain optimum capacity and prolong their service life.

**Policy 1.1.5:** As a part of the ~~proposed stormwater master plan~~ **Watershed Management Plan** the City will establish priorities for correcting existing problems and deficiencies and implement programs to ensure ~~the identifies~~ identified problems are resolved.

**Policy 1.1.6:** The City will coordinate with State and County regulatory agencies, the Clewiston Drainage District, and the South Florida Water Management District to ensure that all existing and future development within the City provides and maintains stormwater management facilities in accordance with regulations and requirements of such agencies and that existing conditions which are in conflict with such regulations and requirements be mitigated in accordance therewith.

**Policy 1.1.7:** The City shall require that on-site retention achieve a level of treatment equivalent to retaining the first one inch of runoff or 2.5 inches times the percent of impervious area, whichever is greater.

**Policy 1.1.8:** The Clewiston Drainage District and the City shall conduct a study and develop an implementation program for the orderly expansion of the drainage system into recently annexed areas per Table 3 of the 2025 Support Documentation Update Report. The study will also include an implementation and funding program.

**Objective 1.2:** The City will manage the use and development of floodplains to preserve natural and manmade drainage features, prevent property damage and avoid safety hazards due to flooding.

**Policy 1.2.1:** The City will vigorously enforce its floodplain management regulations and reuse them as necessary based on flooding experience and to fully comply with requirements of the Federal Emergency Management Agency.

## **E. Potable Water Goals, Objectives and Policies**

**Goal 1:** A reliable, healthful, and adequate supply of potable water to meet present and future needs of the City's population, as well as business and industrial establishments.

**Objective 1.1:** The City shall assure that public facilities have adequate capacity to serve proposed new development without exceeding level-of-service standards or that capacity will be available at time of impacts from such development and shall include methods to conserve potable water and maximize the use of the existing distribution system in lieu of extending the system to encourage scattered development.

**Policy 1.1.1:** The level-of-service standard for potable water distribution shall be **415 125** gallons per capita per day. This level-of-service shall be used as the basis for determining the availability of facility capacity and the demand generated by a development.

**Policy 1.1.2:** In accordance with S163.3202 F.S., the City shall analyze the feasibility of expanding requirements for low water consumption plumbing fixtures. Consideration also shall be given to providing incentives for xeriscape landscaping practices, special educational programs and establishment of progressive water rate structures.

**Policy 1.1.3:** The City shall not extend water distribution lines for the purpose of enabling additional direct service connections until a target of at least 70% utilization of the potential service connections to the existing distribution system has been achieved or distribution lines are undersized to meet anticipated demand and funding has been secured for the desired capacity increase, or authorized by subdivision plat approval or issuance of development permits; provided, however, that improvements intended to improve the quality of existing service shall not be so restricted

**Policy 1.1.4:** The City shall include a study and implementation program within the next 10-Year Water Facilities Plan Update (WSP Update) for the orderly expansion of the potable water supply into recently annexed areas per Table 3 of the 2025 Support Documentation Update Report. The WSP Update will also include an implementation and funding program

**Objective 1.2:** The City shall monitor the water distribution system to identify deficiencies and determine the system's capacity to meet future needs.

**Policy 1.2.1:** The City shall study the distribution system to identify low pressure and flow areas with recommendations to upgrade pipe size and flow capability to meet current and future needs, with a prioritized funding plan.

**Policy 1.2.2:** The City shall revise, as necessary, its Capital Improvements Schedule Five-year Schedule of Capital Improvements for necessary system upgrades.

**Objective 1.3:** The City will ensure that the existing distribution facility is kept in good operating condition.

**Policy 1.3.1:** The City will conduct an ongoing operation and maintenance program to service the distribution system.

**Policy 1.3.2:** The City adopts shall adopt the Water Supply Facilities Work Plan by reference into its Comprehensive Plan for the planning period 2015-2025 2026 – 2036 and will maintain a Water Supply Facilities Work Plan that is coordinated with the South Florida Water Management District's (SFWMD) Lower West Coast Water Supply Plan by updating its own work plan within 18 months of an update to the SFWMD Water Supply Plan of areas that affect the City.

**Policy 1.3.3:** The City shall develop and maintain a water audit program for all City facilities, including irrigation, by the end of 2015. City facilities shall comply with Chapter 75 of the code of ordinances for regulating consumptive use of water.

**Policy 1.3.4:** The City will require installation of ultra-low volume (ULV) plumbing fixtures in all new construction. Maximum flow volumes are:  
Toilets: 1.6 gal/flush at 80 psi  
Showerheads: 2.5 gpm at 80 psi  
Faucets: 2.2 gpm at 60 psi

**Policy 1.3.5:** The City Utilities Division will provide a website that includes information on its water supply and water shortage declarations, and a number for residents to report leaks.

## VI. Conservation Element

### A. Introduction

The Conservation Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(d), Florida Statutes, establishes the Conservation Element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Conservation goal, objectives and policies is presented in Chapter VI of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Conservation Goals, Objectives and Policies

**Goal 1:** Conservation, protection, and management of the natural resources of the City to ensure maintenance of wildlife habitats for the benefit and enjoyment of future generations while promoting the highest environmental quality possible.

**Objective 1.1:** The City will continuously monitor air quality data collected at sampling stations inside and adjacent to the City; and through its development permitting activities, as well as through effective intergovernmental coordination with Hendry County and the Florida Department of Environmental Protection (FDEP), shall ensure that no established air quality standard is exceeded or degraded on an annual average basis.

**Policy 1.1.1:** The City will review air quality data and reports generated by the FDEP on a regular basis to determine any implications for regional efforts or permitting actions as may be required to maintain air quality standards.

**Policy 1.1.2:** Prior to City approval of a Development of Regional Impact (DRI), as defined in Florida Administrative Code (FAC) 28-24 and subject to FS 380.06(2)(d), the developer shall conduct a study of transportation-related air quality impacts which may be reasonably expected to result from the project, and provide measure for mitigating those impacts.

**Policy 1.1.3:** New commercial or industrial development which will release toxic or hazardous substances into the air will be buffered from existing residential, public, conservation or preservation land uses, as well as areas designated for these land uses on the Future Land Use Map.

**Objective 1.2:** The City shall take steps to conserve, appropriately use, and protect the quality and quantity of current and projected water resources including wetlands.

- Policy 1.2.1:** The City shall ~~update and implement provisions within its land development regulations as required by Section 163.3202 F.S. so as to~~ require all future development to meet stormwater quantity and quality standards as set forth by the South Florida Water Management District.
- Policy 1.2.2:** The City shall enforce Ordinance 81-4 whereby emergency conservation of water sources is accomplished in accordance with the plans of the South Florida Water Management District.
- Policy 1.2.3:** The City shall participate in the Lake Okeechobee Surface Water Management (SWIM) plan and will coordinate with the South Florida Water Management District in the implementation of the plan through the City's public operations and permitting process. ~~in accordance with revisions to its land development regulations as required by S.163.3202, F.S.~~
- Policy 1.2.4:** The City shall work with the Clewiston Drainage District (CDD) to implement a water quality monitoring program within its jurisdictional area, as periodically revised, for the discharges into the primary canal system and discharges from the CDD pump stations.
- Policy 1.2.5:** ~~At the time Hendry County adopts regulations to protect potable water sources by a wellfield protection ordinance, the City will enact necessary complimentary regulations. The City shall regulate the storage, handling, use or production of hazardous substances within zones of protection surrounding potable water supply wellfields by implementing Subpart A Chapter 155 Article 1 Section 155-2.03 Potable Wellfield Protection of the City Code.~~
- Policy 1.2.6:** The City will continue its current practice of disposing of treated wastewater effluent from its treatment plant by spray irrigation field disposal, ~~and expand the system to meet future needs.~~ However, reclaimed water reuse options will be explored in order to accommodate future disposal demand.
- Policy 1.2.7:** The City shall not approve any development that would alter the ecological functions of wetlands habitat. Ecological functions include:
- (a) provision of wildlife and fisheries habitat;
  - (b) maintenance of in-stream flows and lake levels during periods of high and/or low rainfall;
  - (c) erosion control;
  - (d) water quality enhancement; and (e) natural vegetative communities.
- Policy 1.2.8:** Wetlands, within the City of Clewiston and as shown on Figure II-4 in the Future Land Use Element, are general designations and actual wetland boundaries are subject to field verification by the Applicant at the time of South Florida Water Management District permitting. Once verified as being wetlands, such lands shall be designated Conservation on the Future Land Use Map and development of such wetlands shall be restricted as stated below in Policy 1.2.9.

**Policy: 1.2.9:** Development within wetlands shall conform to the following criteria:

1. All permits from an agency with jurisdiction shall be approved prior to issuance of a final development order.
2. All new development or redevelopment shall be designed to avoid impacts to wetlands. Where impacts cannot be avoided, impacts shall be minimized and shall be mitigated by wetland compensation or wetland enhancement. Wetland impacts, where unavoidable and where properly mitigated, as determined by state and federal agencies having jurisdiction, shall be permitted for:
  - a) Access to the site.
  - b) Internal traffic circulation, where other alternatives do not exist, or for purposes of public safety.
  - c) Utility transmission and collection lines.
  - d) Pre-treated stormwater management.
  - e) Preventing all beneficial use of the property from being precluded. If a site is such that all beneficial use of the property will be precluded due to wetland restrictions, the property shall be developed at a density of one dwelling unit per 20 acres.
  - f) If buildable uplands are available, residential development shall be clustered away from wetlands such that wetlands and their functions are protected.
  - g) If buildable uplands are available on site, but the proposed development will cause or result in a disturbance of wetlands, residential development shall be transferred from the wetland portions of the site to the non-wetland portions at a density of one unit per 10 acres, and whatever unavoidable impact to wetlands that occurs be mitigated.
3. Commercial and industrial development shall not be located within wetlands.
4. Publicly owned wetlands (designated Conservation) on the Future Land Use Map shall have a density of zero.
5. No parcel shall be created after the effective date of this amendment which consists entirely of wetlands.

**Policy 1.2.10:** Mitigation activities for impacting wetland areas will be permitted when the mitigation activities are intended and designed to restore wetland areas to their natural conditions, including water flows, hydroperiods, and native vegetative communities. Mitigation of wetland impacts will be allowed when permits authorizing the mitigation have been obtained from the South Florida Water Management District, the Florida Department of Environmental Protection, and/or the U.S. Army Corps of Engineers, as applicable. The rate of mitigation shall be one-to-one, or as specified by the permitting authorities, whichever is more restrictive.

**Objective 1.3:** The City of Clewiston shall ensure the preservation of threatened and endangered species, and species of special concern, through the protection of individual species and their critical habitat through the implementation of the following policies:

**Policy 1.3.1:** Sites proposed for development activities within the known range of endangered or threatened species shall be surveyed at the applicant's expense subsequent to a request by local officials. Such survey shall be conducted by a qualified ecologist, approved by the City, prior to approval of a site plan or commencement of development activities to determine whether or not endangered or threatened plant and animal populations occur, and the potential impact of the proposed development upon same. This request will originate within the City's site plan review process.

**Policy 1.3.2:** Where endangered or threatened plant or animal species or their critical habitats are identified as existing on a proposed development site, said population or habitat shall be protected from the negative influences of development by adequate buffering or clustering of development, or other professionally recognized methods of mitigating such effects.

**Objective 1.4:** The City will protect and preserve existing native habitats and re-establish where possible.

**Policy 1.4.1:** The following noxious, exotic species shall be prohibited for use in initial or subsequent landscaping, or for replacement of damaged vegetation. Additionally, the listed exotic species shall be removed during new construction and owners of developed properties shall be encouraged to replace listed species with appropriate native plants.

Casuarinas cunninghamiana	(Beefwood)
Casuarinas glauca	(Scaly-bark Beefwood, Brazilian Oak)
Casuarinas equisetifolia	(Australian Pine)
Melaleuca quinquenervia	(Punk Tree or Cajeput)
Schinus terebinthifolius	(Brazilian Pepper)

**Policy 1.4.2:** A portion of the natural, native, upland plant communities which may be present on development sites shall be preserved and maintained in their original state, in conjunction with the City's permitting responsibilities except where such preservation can be shown to conflict with the public interest.

**Objective 1.5:** The City shall protect its groundwater resources and the environment through sound stormwater management practices as well as other resource conservation and protection measures.

**Policy 1.5.1:** The City will coordinate with the South Florida Water Management District in the establishment of water quality standards.

**Objective 1.6:** The City shall ensure environmentally sound management of hazardous wastes and reduction of potential problems resulting therefrom.

**Policy 1.6.1:** The City shall support enforcement of current state and federal regulations aimed at prohibiting discharge of wastewater containing hazardous and industrial waste to septic tanks or through stormwater runoff into aquifer recharge areas or surface waterbodies.

**Policy 1.6.2:** The City shall establish public education programs encouraging City residents and business owners to avoid dumping of used petroleum products, paint, hazardous materials and pesticides onto the ground or waterbodies.

**Policy 1.6.3:** The City shall coordinate and monitor hazardous wastes by collection and transportation entities to ensure safe and responsible handling practices.

## VII. Recreation and Open Space Element

### A. Introduction

The Recreation and Open Space Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(e), Florida Statutes, establishes the Conservation Element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Conservation goal, objectives and policies is presented in Chapter VI of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Update Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Recreation and Open Space Goals, Objectives and Policies

**Goal 1:** Provide sufficient, diversified recreation and open space opportunities to ensure the physical and mental health of City residents and strengthen the City's ability to retain and attract business and industrial employment for the City's population.

**Objective 1.1:** The City shall ensure adequate and safe public access to all existing and proposed public recreational facilities.

**Policy 1.1.1:** The City shall enforce provisions within its land development regulations which require that accessways be provided at all public recreational sites of a sufficient width and character to enable 2-way vehicular traffic, pedestrians and bicycles. In the event of prohibitive costs, design constraints or safety problems, vehicular access and parking may be provided off-site, but within reasonable walking distance of the recreational facility.

**Policy 1.1.2:** All recreational sites intended for active use shall be provided access for the transportation disadvantaged through the designation of handicapped parking spaces, bicycle parking/storage spaces and informational signs indicating hours of operation. Passive parks abutting improved streets may utilize on-street parking in lieu of on-site parking.

**Objective 1.2:** The City shall coordinate recreational facility development and usage of its recreational facilities with Hendry County, surrounding local governments, and private interests.

**Policy 1.2.1:** The City encourages equitable inter-community sharing of recreation and open space facilities.

**Policy 1.2.2:** The City shall maintain an inventory of public and private recreation resources to determine if there are service inadequacies and opportunities for sharing of facilities and programs so as to provide safe, convenient access for all residents to parks and other recreation facilities in accordance with level-of-service standards set forth in this Element.

**Objective 1.3:** The City will maintain its present public open space areas and require dedication to the City at time of platting of new residential lots.

**Policy 1.3.1:** The City will utilize and maintain its open space areas so as to enhance community character and the health of the City's citizens and continue to require within its development regulations the provision of open space as a condition of land development and permitting by limiting the amount of land that may be covered by structures and impervious surfaces, by requiring setbacks and by relating structural bulk to land area; and by designation within the Comprehensive Plan those open space areas worthy of preservation through acquisition, dedication in fee simple easement or other appropriate means and thereby ensure implementation of the Comprehensive Plan.

## VIII. Intergovernmental Coordination Element

### A. Introduction

The Intergovernmental Coordination Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(6)(h), Florida Statutes, establishes the Intergovernmental Coordination Element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Intergovernmental Coordination goals, objectives and policies is presented in Chapter VIII of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Intergovernmental Coordination Goals, Objectives and Policies

**Goal 1:** To achieve greater governmental efficiency and resolve conflicts by coordinating development activities between the City of Clewiston and Hendry County, and relevant regional, state and federal entities.

**Objective 1.1:** The City shall continue to coordinate planning and development regulations with adjacent local governments and agencies to assure that impacts of proposed developments will not prevent achieving level-of-service standards, create land use conflicts or in any respect contribute to inconsistent and incompatible land development patterns.

**Policy 1.1.1:** The City shall continue to advise adjacent local governments of proposed development activities which might reasonably be expected to affect public facility service standards and review such projects from the standpoint of conformity with the plans of adjacent local governments, including annexations.

**Policy 1.1.2:** The City will assure that full consideration is given in its comprehensive plan and all amendments thereto concerning the relationship and consistency of its ongoing planning program to provide reasonable development compatibility across jurisdictional boundary lines.

**Policy 1.1.3:** In the event of conflict with other local units of government, the City shall work through the SWFRPC to achieve solutions through informal mediation.

**Policy 1.1.4:** The City will, in conjunction with issuance of all development orders within its boundaries, avoid adverse impacts of development on adjacent jurisdictions, regional service entities, and regional planning policies. Furthermore, the City will advise such entities of proposed development activities which may have an impact on their facilities, operations and policies in sufficient time to receive comments from those entities

**Policy 1.1.5:** The City shall coordinate with the Florida Department of Transportation and Hendry County in the establishment of transportation programs and traffic circulation patterns consistent with the City's Future Land Use Map.

**Objective 1.2:** The City of Clewiston shall maintain mechanisms to address development issues proposed in its Comprehensive Plan, affecting Hendry County and other governmental jurisdictions.

**Policy 1.2.1:** The City shall continue to utilize the information mediation process established by the Southwest Florida Regional Planning Council (SWFRPC) to attempt to resolve land use conflicts with adjacent local governments

**Policy 1.2.2:** On request and under the general direction of the City Commission, the City shall continue to provide and exchange information pertaining to Significant proposed development among the appropriate local and Regional agencies.

**Policy 1.2.3:** For proposed development in the City which may have extra-jurisdictional impacts due to its size, character or location, the City shall establish procedures for review of comprehensive plans and comprehensive plan amendments which shall include:

1. Identifying intergovernmental issues and conflicts;
2. Identifying the impacts of capital projects listed in the Capital Improvements Element of the City of Clewiston Comprehensive Plan Five-Year Schedule of Capital Improvements upon the provision of basic services; and
3. Determining the relationship of development proposed within the City of Clewiston Comprehensive Plan to the development proposed in the Comprehensive Plan or Comprehensive Plan Amendment of Hendry County and/or adjacent nearby municipalities. This shall include distributing a copy of relevant proposed plan amendments to adjacent these local governments.

**Policy 1.2.4:** ~~The City of Clewiston shall, at least annually, implement the procedures established in Policy 1.2.3. If any extra-jurisdictional issues or negative impacts are identified pursuant to a Policy 1.2.3 review the City shall implement Policy 1.2.1 as necessary.~~

**Policy 1.2.5:** The City shall periodically review applications to Hendry County for zoning changes, major development orders, or proposed County Future Land Use Map Amendments affecting the City of Clewiston's planning area, to ensure consistency with the City of Clewiston's Comprehensive Plan.

**Objective 1.3:** ~~The City establishes shall establish level-of-service standards, service areas and phasing of improvements as set forth in the Sanitary Sewer, Solid Waste, Drainage, and Potable Water Infrastructure Element and phasing of improvements in Five-Year Schedule of Capital Improvements.~~

**Policy 1.3.1:** Public facilities shall be in place or appropriate provisions made to maintain specified level standards of service to serve all development and redevelopment.

**Objective 1.4:** The City will assist the SWFRPC and Hendry County in achieving orderly and timely development of the region and supports regional coordination activities. of the Council.

**Policy 1.4.1:** The City will adopt land development regulations which further the SWFRPC policies for physical, economic and social development of the region.

**Policy 1.4.2:** The City will coordinate its planning and development permitting with SWFRPC and other agencies, as well as local governments, to ensure orderly and timely development of Hendry County and the region.

**Policy 1.4.3:** The City will coordinate and share recreation facilities with Hendry County, proximate local governments and private interests.

**Objective 1.5:** ~~The City shall, upon adoption of this objective, coordinate the Comprehensive Plan with the Hendry County School Board (School Board) Five-Year Facilities Plan.~~ by participating in the School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the School Board of Hendry County.

**Policy 1.5.1:** The following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the City:

1. Upon receipt of a written notice from the School Board informing the City of the acquisition or leasing of property to be used for new public educational facilities, the City shall notify the School Board within sixty (60) days as to the consistency of the site with the Comprehensive Plan; and
2. Subsequent to a request by the School Board for a Comprehensive Plan determination, the City shall determine the consistency with the Comprehensive Plan of any proposed educational capital improvement projects.

**Policy 1.5.2:** ~~The City of Clewiston shall use the Southwest Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.~~

The City shall include a representative appointed by the School Board, as a voting member of the City's Local Planning Agency, as required by Section 163.3174, Florida Statutes.

**Goal 2:** ~~Collaborate and coordinate to ensure high-quality public school facilities which meet the needs of the City's existing and future population.~~

**Objective 2.1: School Interlocal Agreement**

The City will implement the Interlocal Agreement with the school board, and adjacent counties or special districts per Florida Statutes 1013.33 (2) as applicable, providing for close coordination and evaluation of development proposals.

**Policy 2.1.1:** General types of provisions that will be included in the Interlocal Agreement in order to advise the school board, adjacent counties, special taxing districts and municipalities of proposed developments which would impact their jurisdiction include:

Provisions for a feedback process/information exchange of any potential adverse impacts(s) from proposed developments and/or conflicting planning activities through the Local Planning Agency as well as through public meetings with notices published in the weekly paper when required.

**Policy 2.1.2: Intergovernmental Coordination**

The City and the School Board shall maintain and enhance joint planning processes and procedures for coordination of public education facilities for planning and decision making.

**Policy 2.1.3  
1.5.3:**

On an annual basis after the update of the Five-Year Work Program, the School Board shall provide information for their five-year Capital Facilities Plan to determine the need for additional school facilities. The School Board shall provide the City each year, a general education facilities report. The educational facilities report shall contain information detailing existing facilities and their locations and projected needs. The report shall also contain the School Board's capital improvements plan, including planned facilities with funding representing the district's unmet needs.

**Policy 2.1.4:**

In order to coordinate the effective and efficient provision and siting of public educational facilities with associated infrastructure and services within the City the School Board shall meet jointly to develop mechanisms for coordination as provided in the Interlocal Agreement. Such efforts may include:

1. Coordinated submittal and review of the annual capital improvements program of the City, and the School Board's Annual Five Year Work Program update, any annual educational facilities report, and the Five Year School Plant Study when updated or modified.
2. Coordinated review and assessment of the associated costs and expenditures of siting and developing schools with needed public infrastructure.
3. Coordinated review of residential planned developments or mixed use planned development involving residential development.
4. Use of a unified data base including population (forecasts of student population), land use and facilities.
5. Use of the planning staff from the City and the School Board, to review coordinated siting of schools with parks for multi functional use. Directives resulting from the joint meeting shall be incorporated into the Comprehensive Plan, Land Development Regulations, and other appropriate mechanisms as deemed necessary.

## IX. Capital Improvements Element

### A. Introduction

The Capital Improvements Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(3) Florida Statutes, establishes the Capital Improvements Element requirement and establishes minimum criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Capital Improvements goals, objectives and policies is presented in Chapter IX of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Update Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. Capital Improvement Element Goals, Objectives and Policies

**Goal 1:** To ensure that public facilities are provided, on a fair-share costs basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.

**Objective 1.1:** The City will utilize orderly capital improvement planning, funding, and implementation practices in providing public improvements for which it has responsibility and shall be guided by appropriate criteria in identifying and prioritizing capital outlay needs.

**Policy 1.1.1:** The City will prepare and adopt by ordinance each year a capital budget Five-Year Schedule of Capital Improvements (Five-Year Schedule), in conjunction with the annual budget approval process, setting forth capital improvements it proposes to undertake during that each year. The Five-Year Schedule and such budget will be reviewed as part of an annual review by the City of the Capital Improvements Element to determine revisions required to fully meet with City's needs.

**Policy 1.1.2:** Capital improvements determined to be necessary to implement the goals, objectives and policies of this comprehensive plan shall be given priority and shall be included in the schedule set forth in this element Five-Year Schedule at the time of each annual review if such improvements have a cost of \$5,000.00 \$25,000 or more. All capital improvements having a cost of \$500.00 or more shall be included in the City's annual capital outlay program along with an include identified funding source.

**Policy 1.1.3:** The City Manager will have responsibility for preparing the annual Five-Year Schedule capital outlay program and Capital Improvements Element (including an updated five-year schedule) after evaluating the population growth within the City, the condition of City facilities, and the provisions of the Comprehensive Plan.

**Policy 1.1.4:** The City will provide funding for capital improvements in a manner which accommodates new development, is financially feasible given funding sources available to the City and is consistent with plans of State agencies and Special Districts.

**Policy 1.1.5:** The City will be guided by the following criteria in identifying and prioritizing capital improvements with the order of importance being the same as the order listed (i.e., (a) having greater importance):

- a. Funding feasibility
- b. Protection of public health and safety
- c. Overcome existing level-of-service deficiencies
- d. Increased utilization of existing City facilities, multiple use of facilities, or improved efficiency of facility operation
- e. Aid in implementation of plans of State agencies and Special Districts
- f. Meet requirements of future development
- g. Positive contribution to the City’s physical character, economic stability, or environmental quality

**Policy 1.1.6:** The City supports coordination of capital improvement planning by all levels of government as a means of providing services in an orderly, economical, and efficient manner.

**Objective 1.2** The City will issue development orders and permits only to the extent that the level-of-service standards set forth in this element are fully met and service provided concurrent with the impacts of development.

**Policy 1.2.1:** The level-of-service standards set forth **herein in Table IX-1** are adopted as the basis for the City’s issuance of development orders and permits for new construction:

**Table IX-1 Level-of-Service Standards (LOS)**

<b>Infrastructure</b>	<b>LOS Standard</b>
<b>Traffic Circulation</b>	LOS C for U.S. 27 and C.R. 832 (W.C. Owen Avenue and Sonora Avenue)
<b>Sanitary Sewer</b>	77.3 gallons/capita/day
<b>Solid Waste</b>	Total solid waste generation of 3.7lbs/capita/day.
<b>Drainage Primary System</b>	Removal of 4.0” of runoff per day in developed areas and 2.5” of runoff per day in agricultural areas.
<b>Drainage Secondary System</b>	3-year, 1-hour (Interim Standard pending study)
<b>Potable Water</b>	125 gallons/capita/day
<b>Recreation/Open space</b>	Refer to City Code Part 1 Subpart A Chapter 90 Section 6 Subsection (6).

<b>Traffic Circulation</b>	LOS C for U.S. 27 and C.R. 832 (W.C. Owen Avenue and Sonora Avenue)
<b>Sanitary Sewer</b>	107 gallons/capita/day
<b>Solid Waste</b>	Total solid waste generation of 5.3lbs/capita/day.
<b>Drainage Primary System</b>	Removal of 4.0” of runoff per day in developed areas and 2.5” of runoff per day in agricultural areas Secondary System
<b>Secondary System</b>	3-year, 1-hour (Interim Standard pending study)
<b>Potable Water</b>	115 gallons/capita/day

- Policy 1.2.2:** The City shall continue to enforce the appropriate land development regulations to ensure that improvements will be made to public facilities to conform with level-of-service standards for all projects permitted after that date or that phasing or other provisions are made concurrent with impacts so as to enable the implementation of the Concurrency Management System.
- Objective 1.3:** The City will manage its fiscal resources in a manner which ensures its capability to meet future capital improvements needs associated with continued development and redevelopment of the City.
- Policy 1.3.1:** The City's annual budgeting process will reflect immediate as well as long-term implications of capital project expenditures in terms of trends and projections in the City's economic character expressed public attitudes, comprehensive plan provisions, and consistency with plans of regional service agencies, water management districts, and other entities with whom coordination of facility planning is appropriate.
- Policy 1.3.2:** The City will ascertain that public facility capacity demand required to serve development for which development orders were issued prior to adoption of this Comprehensive Plan shall be included in committed development computations with appropriate capacity allocation prior to determining remaining capacity for new development.
- Objective 1.4:** In order to maintain adopted level-of-service standards, future development shall bear a proportionate cost of necessary public facility improvements equivalent to the benefits it receives from the improvements.
- Policy 1.4.1:** The City of Clewiston shall continue to evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units, or special assessments.
- Policy 1.4.2:** The City of Clewiston shall continue to apply for and secure grants or appropriate funds when available to finance the provision of capital improvements.
- Objective 1.5:** Public facility needs currently existing in the City and those which may be determined at a future time (i.e., secondary storm drainage facilities) will be met through the combination of land development/permitting, management, allocation of costs in an equitable manner in relation to the circumstances giving rise to the facility need and institution of a systematic funding program which will enable achieving and maintaining level-of-service standards.
- Policy 1.5.1:** The City will utilize prioritized capital improvement programming, funding from all tax sources, user fees, grant programs, development moratoria and other means to ensure that each identified facility need is satisfied at the time impacts occur or in the case of existing capacity deficiencies, such deficiencies shall be corrected within the 5-year period covered by the Schedule of Capital Improvements.

**Goal 2:** The City shall ensure that future needs are addressed consistent with the adopted ~~level of service standards for public schools. School Concurrency Interlocal Agreement for Hendry County, the City of LaBelle, the City of Clewiston and the School Board of Hendry County. (School Concurrency Interlocal Agreement incorporated herein by reference).~~

**Objective 2.1: Implement School Concurrency.** Manage the timing of residential subdivision approvals, site plans or their functional equivalent to ensure adequate school capacity is available consistent with ~~adopted level of service standards for public school concurrency. Section 11 of the School Concurrency Interlocal Agreement.~~

**Policy 2.1.1:** Consistent with the Interlocal Agreement, the City and the School Board agree to ~~the following~~ standards for school concurrency ~~stated in Section 11.6 of the School Concurrency Interlocal Agreement.~~

**Policy 2.2.2:** The City shall ensure that future development ~~pays a proportionate share of the costs of capital facility~~ ~~enters into a mitigation agreement for additional capacity, as needed,~~ to accommodate new development and to assist in maintaining adopted level-of-service standards, ~~via impact fees and other legally available and appropriate methods in development conditions.~~

**Policy 2.2.3:** ~~The City hereby incorporates by reference the School Board's current annual financially feasible Facilities Work Program, which includes school capacity sufficient to meet anticipated student demands projected by the County and the City, in consultation with the School Board's projections of student enrollment, based on the adopted level of service standards for public schools. The City, in coordination with the School Board, shall annually update the Capital Improvements Element by adopting by reference the School Board's financially feasible Work Program, to ensure maintenance of a financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained during the five year planning period.~~

TYPE SCHOOL	LEVEL OF SERVICE
Elementary	100% of permanent FISH Capacity
Middle/Junior High	100% of permanent FISH Capacity
K-8	100% of permanent FISH Capacity
High School	100% of permanent FISH Capacity
Special Purpose	100% of permanent FISH Capacity

**Policy 2.2.4:** ~~The School Board District Facilities Work Program (5-year Facilities Work Plan) schedule of improvements~~ ensures ~~the that~~ level-of-service standards for public schools are achieved and maintained within the period covered by the 5-year schedule. After the first 5-year schedule of capital improvements, subsequent annual updates to the ~~schedule~~ ~~5-year Facilities Work Plan~~ shall ensure levels of service standards are achieved and maintained within each year of subsequent 5-year schedule of capital improvements.

**Policy 2.2.5:** The City will update the Capital Improvements schedule its 5-year schedule of capital improvements Five-Year Schedule on an annual basis by December October 1st, to incorporate the upcoming five years of the School Board's Five-Year Facilities Work Program (Capital Improvement Program). school projects located within the City. The City and the School Board will coordinate during updates or amendments to the Comprehensive Plan and updates or amendments for long range plans for School Board facilities.

**Policy 2.2.6:** The City shall ensure maintenance of the financially feasible capital improvements program and to ensure level of service standards will continue to be achieved and maintained within each year of the subsequent 5-year schedule of capital improvements.

**Policy 2.2.7:** The City will coordinate with the School Board, to correct existing deficiencies and addressing future needs including:

1. Implementation of a financially feasible 5-year schedule of capital improvements to ensure level of service standards are achieved and maintained;
2. Identification of adequate sites for funded and planned schools; and
3. The establishment of an impact fee ordinance in order to generate additional revenue to help fund school improvements.

## **X. Property Rights Element**

### **A. Introduction**

The Property Rights Element is required to be included within the Comprehensive Plan per requirements of state planning law. Specifically, Chapter 163.3177(3) Florida Statutes, establishes the Property Rights Element requirement and establishes minimum criteria to guide its preparation.

### **B. Property Rights Goal, Objective and Policies**

**Goal 1:** Acknowledge the Florida Constitution and its protection of private property rights and ensure that private property rights are considered in local decision making.

**Objective 1.1:** The City shall ensure that private property rights are considered in local decision-making.

**Policy 1.1.1:** The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to Florida Statutes and the City of Clewiston Code of Ordinances including, without limitations, the City's Land Development Code.
3. The right of the property owner to privacy and to exclude others from their property for the protection of the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through lineal transfer, sale, or gift.

**Policy 1.1.2:** All development applications, including comprehensive plan amendments, shall be made available for public review and an affected person/party shall be provided equal opportunity for participation in all associated hearings.

## XI. **XVI** Economic Element

### A. **Introduction**

The Economic Element is not required, but may be included within the Comprehensive Plan per state planning law. Specifically, Chapter 163.3177(1)(a) Florida Statutes, establishes the basic criteria to guide its preparation.

A summary of data, analysis and support documentation necessary to form the basis for the historical Economic goals, objectives and policies is presented in Chapter XIV of the Amended City of Clewiston Comprehensive Plan dated 2015 (2015 Plan). The City of Clewiston Support Documentation Report dated 2025 provides selected data, analysis and support documentation updates used as the basis for the revised City of Clewiston Comprehensive Plan dated 2025 (2025 Plan).

### B. **Economic Goals, Objectives and Policies**

**Goal 1:** Achieve and maintain a diversified, stable economy and positive business climate to improve the quality of life by increasing per capita disposable income in the Clewiston market area.

**Objective 1.1:** Increase labor force membership completing development and training/retaining programs for those prospective better-paying occupations in Central Florida requiring work flexibility, creativity, people skills, and life-long learning.

**Policy 1.1.1:** Identify central Florida labor force needs and trends as a means with which to target training objectives and programs.

**Policy 1.1.2:** Work with school districts in the Clewiston commuter shed to reduce dropout rates, increase graduation rates, and provide technical training and continuing education programs for targeted businesses.

**Policy 1.1.3:** **Working Work** with local businesses through the Chamber of Commerce, **promoting to promote** direct involvement in curriculum development for career training/retraining to improve labor force skills, and enhance employability.

**Policy 1.1.4:** Assist the School Board and the business community in the development of a “Working English – Trade Skills” pilot program to improve the language skills and to prepare agricultural workers for jobs in other businesses.

**Policy 1.1.5:** **Working Work** with the School Board to support the use of a one-stop career training center and coordinate communications with various colleges, universities, and other post-secondary education institutions to provide effective delivery of services, and to better identify “gaps” in resources.

**Policy 1.1.6:** Cooperate with State, County and the surrounding agencies to reduce the out-migration of trained/retained labor force members.

**Objective 1.2:** Through direct involvement expand the amount and diversity of private capital investment stimulated and attracted in order to provide competitive and cost-effective public services.

**Policy 1.2.1:** Conduct an annual business profile survey to help determine the overall health of local businesses and industries, and their needs. This survey will in part help to determine the potential to attract customer or supplier businesses which could strengthen or enhance existing businesses.

**Policy 1.2.2:** Establish a business retention program to stabilize and expand the tax base and permanent full-time employment by expediting public services, diversification away from exclusively agricultural products, and developing a center of excellence in a food processing market “niche”.

**Policy 1.2.3:** Establish a method to improve the supply of housing for a better paid labor force by working with existing and potential local employers, contractors, builders and lending institutions.

**Policy 1.2.4:** ~~Establish and begin implementation of an Economic Development Action Program based on the draft outline prepared by the City Manager dated September 10, 2003, including the establishment of a State Enterprise Zone designation. Continue to support the efforts of the Hendry County Economic Development Council in promoting the expansion and diversification of the county's economic base.~~

**Policy 1.2.5:** Cooperate with Hendry County to limit residential tax burdens while funding facilities and services needed for economic development by:

- a) requiring new development to pay the cost of facilities and services needed to ~~accommodate their impacts and support economic growth through applying appropriate user fees and impact fees the implementation of development approval conditions;~~ and
- b) documenting the generation of revenues and types of expenditures from fees collected from new development.

**Policy 1.2.6:** Review economic development proposals for impacts on the adopted level-of-service standards.

**Policy 1.2.7:** Coordinate with public and private service providers to ensure that adequate infrastructure is provided to areas designated for commercial and industrial development in the Future Land Use Element, ~~and Capital Improvement Element.~~

**Policy 1.2.8:** Work cooperatively with related agencies to assure continued viability and cost effectiveness of the Hendry Regional Medical Center.

**Policy 1.2.9:** Annually update the inventory of available sites along with appropriate information such as ownership, utilities, land use, zoning, etc. and update on an annual basis using in part the inventory identified in Policy ~~2-1-1.2.1~~

**Objective 1.3:** Increase the number of private and public employers that create permanent full-time jobs paying at least 20% higher than the 1998 average wages by industry category in the Clewiston commuter shed.

**Policy 1.3.1:** ~~Conduct a feasibility, timing, and size study of~~ Implement an attractive and competitive business park ~~either within the present or annexable City area.~~ recently annexed Employment Hub District Future Land Use category.

**Policy 1.3.2:** Establish clear ~~and reasonable~~ development standards within the Planned Unit Development (PUD) zoning district for use when reviewing and approving industrial and commercial development locating in existing or new business parks.

**Policy 1.3.3:** Continue to join forces and cooperate with county and regional business recruitment programs in order to improve cost-effectiveness and economies of scale in a more detailed Economic Development Action Program.

**Policy 1.3.4:** Cooperate with State and adjacent local governments to investigate the feasibility of a small business incubator program.

**Policy 1.3.5:** The City shall periodically re-examine and modernize any outdated Land Development Regulations for Industrial/Business/ Commercial uses.

**Policy 1.3.6:** The City shall continue to support development of tourism and ecotourism businesses.

**Policy 1.3.7:** The City will encourage and promote the development of higher education programs, including technical schools, offering degrees in business, commerce, health services, technologies, and education curriculum.

**Objective 1.4:** Increase the number of businesses that import and insert money into the Clewiston economy by exporting goods and services outside the City and beyond through recruitment including the provision of incentives.

**Policy 1.4.1:** Evaluate further opportunities for distribution and warehousing promoting economic diversification that would exploit the central location of Clewiston between coastal population/market centers, and develop capacities required for potential international trade.

**Policy 1.4.2:** Continue promoting the tourist destination features of Clewiston as a base for an entrepreneurship development program utilizing the Tourist Development Program effort, creating entry-level jobs that provide transitions away from part-time low-wage agricultural employment to permanent, better-paying service businesses.

**Policy 1.4.3:** Cooperate with the Clewiston Chamber of Commerce and the Hendry County Economic Development Council on targeted new business and technology.

**Policy 1.4.4:** Coordinate with the Clewiston Chamber of Commerce by keeping a current list of probable new business and industry entrants to target based on Enterprise Florida Key Industries and Technologies that fit the Clewiston location and emerging labor force capabilities.

**Policy 1.4.5:** Develop and include in all marketing an incentive program which includes, as found appropriate, support in site acquisition, extension of utilities, enhanced permit processing and supporting funds and grants provided by other governmental agencies.