

**ORDINANCE NO. 2020-01**

**AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CLEWISTON, FLORIDA AMENDING § 110-495, PERMITTED USES IN THE COMMERCE PARK INDUSTRIAL DISTRICT (CPID); PROVIDING FOR CONDITIONAL USES § 110-495(2); PROVIDING FOR CONDITIONAL USE APPROVAL PROCESS § 110-495(3); PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission of the City of Clewiston, Florida, finds that it is in the best interest of the City's residents and businesses to amend § 110-495 of the Clewiston Code of Ordinances to allow for the maintenance and repair of automotive, agricultural, and marine equipment within the Commerce Park Industrial District (CPID) as further restricted herein; and

**WHEREAS**, the amendment to the Code of Ordinances of the City's Zoning regulations has been reviewed by the Planning and Zoning Board and was found to be consistent with the requirements of the Clewiston Comprehensive Plan.

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

**SECTION 1.** The Clewiston Code of Ordinances, Section 110-495(2) is hereby amended as follows:

- (2) Conditional uses. The following Conditional Uses, services and trade establishments, provided ~~that if they only provide limited retail services on the same premises, unless specifically allowed by special exception of the city commission~~, may be acceptable in the CPID by the addition of Conditions of Approval that ameliorate any adverse impacts the use may have on adjoining businesses:
- a. Bookbinding;
  - b. Bakery;
  - c. Blending of liquor;
  - d. Cheese making;
  - e. Carpet and rug cleaning;
  - f. Diaper service;
  - g. Drapery and window blind fabrication and service;
  - h. Glass and mirror shop;
  - i. Linen supply;
  - j. Magazine wholesale agency;
  - k. Pattern making;
  - l. Printing, publishing, lithography, and engraving;
  - m. Communication-information/data processing;

- n. Telecommunication;
- o. Exterminating;
- p. Janitorial;
- q. Plumbing, mechanical, or electrical shop;
- r. Shipping and parcel services;
- s. Manufacture of powder blends; ~~and~~
- t. Call service centers; and
- u. Repair and maintenance of automotive, agricultural and marine equipment when:
  - (i) all repairs and maintenance activity shall occur within the building;
  - (ii) all equipment (automotive, agricultural and marine) stored on-site, while waiting for repairs or for pick up, shall be stored on a stabilized hard surface, free of vegetation, visually screened from all streets and adjacent properties;
  - (iii) No equipment which is required to be licensed shall be stored on-site without a license.

**SECTION 2.** Section 110-495(3) of the Clewiston Code of Ordinances is hereby created as follows:

**(3) Conditional Use Approval Process.**

The project will require a site plan, landscaping plan, and architectural renderings which will be reviewed by the department and then reviewed by the PZB. If the project receives a positive recommendation from PZB, PZB will recommend written Conditions of Approval. The site plan, landscape plan, architectural renderings, and Conditions of Approval shall be reviewed by the City Commission. The City Commission will review the proposal and the recommendations of the PZB and shall either approve the project with the Conditions of Approval, modify the PZB recommendation, or deny the proposal.

**SECTION 3.** Codification. The provisions of this Ordinance shall become and be made part of the Code of Laws and Ordinances of the City of Clewiston.

**SECTION 4.** Severability. If any phrase, sentence or portion of this Ordinance is, for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and individual provision, and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 5.** Repeal of Laws in Conflict. All ordinances of the City of Clewiston, Florida, which are in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6.** Effective Date. This Ordinance shall take effect immediately upon its passage and consistent with all requirements of general law.

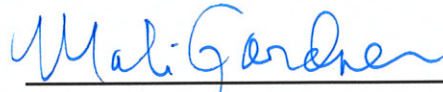
**PASSED** on first reading by the City Commission on June 15, 2020.

**PASSED AND ADOPTED** on second and final reading by the City Commission on July 20, 2020.

**ATTEST:**

**CITY OF CLEWISTON, FLORIDA**

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

  
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Mali Gardner, Mayor

**(MUNICIPAL SEAL)**

**APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY**

**By:**   
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Gary M. Brandenburg, City Attorney