



CITY OF OKEECHOBEE

55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

MARCH 7, 2023

6:00 PM

LIST OF EXHIBITS

Mayor

Dowling R. Watford, Jr.

Vice Mayor

Monica Clark

Council Members

Noel Chandler

Bob Jarriel

David McAuley

Draft Minutes

January 26, 2023, February 7, 2023, and February 21, 2023

Exhibit 1

Ordinance 1270

Exhibit 2

Boundary Sketch and Title Search for transfer of land.

Exhibit 3

Ordinance 1271



CITY OF OKEECHOBEE, FLORIDA
JANUARY 26, 2023, JOINT WORKSHOP
CITY COUNCIL, BOARD OF COUNTY COMMISSION, AND
OKEECHOBEE UTILITY AUTHORITY BOARD OF DIRECTORS
DRAFT SUMMARY OF DISCUSSION

I. Commencement

County Commission Chairperson Hazellief called the Joint Workshop to order on Thursday, January 26, 2023, at 6:00 P.M. in the William L. Hendry Courtroom, Room 270, located at the Okeechobee County Historic Courthouse, 304 Northwest 2nd Street, Okeechobee, Florida. The invocation was offered by Commissioner DeCarlo, followed by the Pledge of Allegiance led by Commissioner Goodbread.

Attendance of the three entities is noted as follows:

Those present from the City Council were Mayor Dowling R. Watford, Jr., Vice Mayor Monica M. Clark, Council Members Noel A. Chandler, Robert "Bob" J. Jarriel, and David R. McAuley; accompanied by City Clerk Lane Gamiotea and City Administrator Gary Ritter.

Those present from the Board of County Commission (BOCC) were Chair David E. Hazellief, Commissioners Frank DeCarlo, Bradley G. Goodbread, and Kelly Owens. Commissioner Terry W. Burroughs was absent. Staff in attendance were County Attorney Garrett Olsen, Deputy County Administrator Richard Reade, and Deputy Clerk Thomas Hudek.

Those present from the Okeechobee Utility Authority (OUA) Board of Directors were Chairperson John Creasman, Regular Board Members Melanie Anderson, Tommy Clay, Steve Nelson, and Tabitha Trent, Alternate Board Members Glenn Sneider and Harry Moldenhauer. Alternate Member Jeff Fadley was absent. Staff Members present were Executive Director John Hayford.

II. Agenda

1. OUA Executive Director Hayford began by explaining the timeline and notification procedures to property owners with costs and payment options when wastewater collection lines are being added to the OUA system. These notifications and procedures are mandated by Florida Statute, essentially the property owner is notified twice, once before the project begins, then again after the project is completed, allowing them up to 12-months to connect to the new collection system.

The City's Code of Ordinances, Section, 58-72, mandates property owners connect to the wastewater system within 90-days after receiving official notice that the collection system is available. However, there are exceptions, connection is not required when: 1) the house, building, or structure is situated on property that is not abutting a street, alley, or road right-of-way where the wastewater connection is located; 2) the property is not within 100-feet of the wastewater connection; or 3) connection would require unusual and costly plumbing such as a lift station, force main or similar plumbing facilities. All new development is required to connect to the OUA collection system. The County's Land Development Regulations, Section 7.06.07 A.2, reads that connection shall be required when such system is available when it is capable of being connected to the plumbing of a residence or establishment, is not under a moratorium, and has adequate permitted capacity to provide the services.

The OUA is requesting the Council and BOCC amend the current regulations to mandate water and wastewater connections without exceptions, and utilize their respective Code Enforcement procedures when property owners fail to connect to the system. The OUA Board lowered the water and wastewater connection fees for a single family residence by 75 percent for Fiscal Year 2022-23. They have obtained funding to assist the property owners with other related costs and adopted various payment options. However, several property owners continue to refuse to connect. The County has begun to utilize the Code Enforcement process in the Taylor Creek area, whose wastewater collection system was completed in 2005, there are 19 occupied residences that have not connected. The Council asked the OUA to identify City customers/properties, who have refused to connect to the water and/or wastewater system. Once the list has been provided, the Council may also consider utilizing its Code Enforcement process.

The Council and BOCC confirmed their agreement on the importance of having existing homes/structures connect to the wastewater collection system in addition to new developments. Refer to 15-pages of materials identified as Action Item ID No. 9145 within the Minute File, to provide more detailed content pertaining to this discussion.

II. Agenda Continued

2. Mr. Hayford then presented water and wastewater projects for review and discussion. The completed projects consisted of the wastewater collection for the **Taylor Creek Area**, that was completed through a State Grant in 2005. The **Basswood/Whispering Pines Area** was a Community Development Block Grant funded project for water and wastewater and provided connections for approximately 160 residents. To date 15 occupied residences have not connected, plus 18 vacant properties that are not mandated to connect. The **Pine Ridge Park Area** project will be completed in August 2023 and provided approximately 80 water connections and approximately 110 septic customers to connect to the wastewater collection system. New Projects consisted of the **Southwest Service Area (SWSA)**, due to its magnitude is a three-part project: 1. Construction of a master force main, master pump station and SE2 Interconnect. 2. Construct the vacuum collection system to provide approximately 500 connections in late 2025. 3. Construct the Okee-Tantie force main to provide approximately 633 connections in late 2025. The **Treasure Island Area** septic to sewer project would provide approximately 2400 connections. The **Southwest 5th Avenue Area** project is another septic to sewer project without a designated funding source, for 110 wastewater connections. The Orange Loop, Buckhead Ridge area and Northwest 5th Street area projects are almost complete, connection information was not available. Refer to 24-pages of materials identified as Action Item ID No. 9146 within the Minute File, to provide more detailed content pertaining to this discussion.
3. The discussion then turned to reviewing which projects were partially funded, emphasizing mandatory enforcement for connections is critical for additional funding options. A \$1,000,000.00 Federal Grant is assisting with a portion of the Treasure Island project. A \$7,508,000.00 USDA Loan is covering a portion of SWSA 2. A \$883,000.00 USDA Grant is covering a portion of SWSA 2. Then Florida Department of Environmental Protection Appropriation funding is covering all of SWSA 1, \$6,320,980.00; a portion of SWSA 2, \$3,842,941.00; all of SWSA 3, \$8,336,079.00; a portion of Pineridge Wastewater \$2,473,400.00, and a portion of Treasure Island \$24,520,580.00. What remains unfunded is \$3,998,332.00 of SWSA 2, \$1,350,568.00 of Pineridge Wastewater, all of SW 5th Avenue, \$2,080,000.00, and \$4,879,420.00 of Treasure Island. OUA has made and/or will be making additional funding requests to multiple agencies and requested support from the Council and BOCC. Refer to 4-pages of materials identified as Action Item ID No. 9147 within the Minute File, to provide more detailed content pertaining to this discussion.

In addition to the connection fees to be paid by property owners, costs they must also incur to construct the connection line from their sewer line (the house) to the OUA system (the street), and to fill-in or remove the existing septic tank. Depending on the property, this can cost approximately \$1,500.00 to \$2,000.00 per home. Possible funding can be sought after to assist with these costs and other options, such as consolidating all costs not one total per household will be considered by the OUA Board.

Citizen, Mrs. Raia Black clarified about the types of connections and required downpayment percentages, then asked the OUA Board to consider payment plans through the water bills without a down payment. Mr. Erik Howard, a professional engineer, and DeSoto County resident addressed the Boards explaining the Town of Lake Placid officials are having similar conversations. He suggested the City see how other municipalities have handled similar issues and that the BOCC research how other counties have consolidated multiple project funding and financing over 20 to 30 years in the utility bills.

Another item BOCC Chair Hazellief noted briefly was for the OUA Board to consider waiving connection fees for government developments, giving the example of the expansion of the County Jail. The City waived the Building Permit and Inspection Fees for the project, the OUA did not waive any of the connection fees. The Council and BOCC will consider amendments to their regulations at their respective individual Board meetings. The Boards agreed to jointly apply for and support OUA funding grants and/or State Appropriation requests to the local legislative delegation.

III. Adjournment, there being no further discussion, Chair Hazellief adjourned the Joint Workshop at 7:27 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. City Clerk media are for the sole purpose of backup for official records of the Clerk.



CITY OF OKEECHOBEE, FLORIDA
FEBRUARY 7, 2023, REGULAR CITY COUNCIL MEETING
REVISED DRAFT MEETING MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on February 7, 2023, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Chad Keathley, Okeechobee Church of God; followed by the Pledge of Allegiance led by Vice Mayor Clark.

II. ATTENDANCE

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Vice Mayor Monica M. Clark, Council Members Noel A. Chandler, and Robert "Bob" J. Jarriel. David R. McAuley was absent with consent.

III. AGENDA AND PUBLIC COMMENTS

A. There were no requests for items to be added, deferred, or withdrawn from the agenda. However, content within Exhibits 6 and 8 were revised and a 41-page document was added to Exhibit 3.

B. Motion and second by Council Members Chandler and Jarriel to approve the agenda as presented. Motion Carried Unanimously.

C. One comment card was submitted by Ms. Casey Rogers, Community Outreach Coordinator for Health Synergy Clinical Research, providing information regarding mental health services, upcoming research projects, and free memory scans offered by Dr. Mohammed Nisar through Health Haven. The information distributed was incorporated into the official minute file.

IV. PRESENTATIONS AND PROCLAMATIONS

A. Miss Sorrel Panaro was recognized by Council Member Jarriel as a 2023 Special Agricultural Scholarship and South Florida Fair Scholarship recipient.

B. Miss Jenna Larson was recognized by Council Member Jarriel as a 2023 Western Farm Bureau Scholarship and South Florida Fair Scholarship recipient.

C. Mayor Watford proclaimed February as National Teen Dating Violence and Awareness Month. The Proclamation was presented to Mr. Jonathan Bean and Mr. Patrick Lawson, of Martha's House, and was read into the record as follows: **"Whereas, during National Teen Dating Violence Awareness and Prevention Month, we stand with those who have known the pain and isolation of an abusive relationship and endeavor to end the cycle of teen dating violence that affects too many of our young people; and Whereas, teen dating violence takes many forms including physical or sexual assault, stalking, coercive and controlling behavior, emotional abuse, harassment, and exploitation. It can occur in person, online, or through various forms of technology. Research shows that more than eight percent of high school students in the United States reported experiencing physical or sexual dating violence over the course of a one-year period with young women and LGBTQI+ youth facing the highest rates. Survivors of teen dating violence can suffer from depression, substance abuse, risk of suicide, eating disorders, poor academic outcomes, unintended pregnancy, and other issues. Sadly, survivors of teenage dating violence are more likely to be revictimized as adults. These effects are compounded for girls and young women of color, who are less often recognized as survivors of dating and sexual violence and face additional barriers to seeking help; and Whereas, Martha's House is committed to supporting programs that are proven to help preteens and teens develop safe and healthy relationships. Martha's House has a range of resources to equip communities with effective tools to prevent and address teen dating violence. These tools will help teens stay safe online and when they use electronic devices; and respond effectively to dating violence, sexual assault, stalking, and other forms of abuse; and provide resources and training programs that prevent abuse and promote healthy relationships; and Whereas, during National Teen Dating Violence Awareness and Prevention Month, we recommit ourselves to ending this scourge of our society and providing our young people every chance to live the fulfilling and productive lives they deserve. Now therefore, I, Dowling R. Watford, Jr., by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim February 2023, as National Teen Dating Violence Awareness and Prevention Month, and I do further call upon all citizens to educate themselves and others about teen dating violence so that together we can stop it.**

V. CONSENT AGENDA

Motion and second by Vice Mayor Clark and Council Member Jarriel to:

- A. Dispense with the reading and approve the Minutes from January 17, 2023 [as presented]; and
- B. Temporarily close a portion of Southwest (SW) 3rd and 4th Avenues between North and South [Park] Streets from 5:00 P.M. on March 10, 2023, to 5:00 P.M. on March 12, 2023, for the Annual Speckled Perch Festival as submitted by Okeechobee Main Street [as presented in **Exhibit 1**]; and
- C. Temporarily close a portion of SE 2nd Avenue between SE 6th and 7th Streets from 8:00 A.M. to 2:30 P.M. on February 24, 2023, for a Field Day as submitted by Okeechobee Christian Academy [as presented in **Exhibit 2**].

Motion Carried Unanimously.

VI. MAYOR WATFORD OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:24 P.M.

The following items are quasi-judicial in nature. In accordance with section 286.0115, Florida Statutes (FS), an opportunity for persons to speak on each item will be made available after the applicant and staff have made their presentations on each item. All testimony, including public testimony and evidence, may be made under oath or affirmation. Additionally, each person who gives testimony may be subject to cross-examination. If you do not wish to be either cross-examined or sworn, your testimony will be given its due weight. The general public may request the Board to ask questions of staff or witnesses on their behalf. Any person presenting documents to the Council should provide the City Clerk with a minimum of 10 copies. Further details of the quasi-judicial procedure may be obtained from the Clerk. No verbatim record by a certified court reporter is made of these proceedings. Accordingly, any person who may seek to appeal any decision involving the matters noticed herein will be responsible for making a verbatim record of the testimony and evidence at these proceedings upon which any appeal is to be based (see Section 286.0105, FS.). In accordance with the Americans with Disabilities Act and Section 286.26, FS, persons needing a special accommodation to participate in this proceeding should contact the City Clerk's office at 863-763-9814 seventy-two (72) hours in advance of this proceeding.

- A. Special Exception Petition No. 22-003-SE, was submitted by Kyle Lotze, Agent for CitySwitch II-A, LLC, on behalf of the property owner, CSX Transportation Inc. The Petition requests to develop a portion of vacant property. The proposed development includes a 50-foot (ft) by 50-ft compound with perimeter fencing surrounding a 150-ft tall freestanding communications tower with lighting rods for a total height of 160-ft, storage, two electric service H-frames, and landscaping; and to develop an access corridor that is 30-ft by 120-ft located at 1117 Northwest (NW) 9th Street. Special Exception approval is required to allow a structure exceeding 45-ft in height in an Industrial (IND) Zoning District; and final approval by the City Council is required to allow the new freestanding communications tower.

This being a Quasi-Judicial proceeding, Attorney Fumero collectively administered an oath to: Mr. Ben Smith, City Planner of Morris-Depew Associates, Inc.; Attorney W. Patton Hahn, of Baker, Donelson, Bearman, Caldwell, and Berkowitz, P.C. (on behalf of the Applicant); Attorney Melissa Murrin, of Jimerson Birr; and Mr. Jason Laskey, of SBA Communications Corporation (in opposition of the Petition); all affirmed.

Planner Smith reviewed the Revised Planning Staff Report, dated January 18, 2023, which recommended approval. The Technical Review Committee (TRC), and the Board of Adjustment (BOA) recommended approval with special conditions of which the landscape and fencing plans have been met. The Planning Staff Report findings outline the obligation by CitySwitch II-A, LLC, that they demonstrated the six requirements for consistency with the City of Okeechobee Code of Ordinances (Code) Section 70-373(b) and eight requirements for consistency with Code Section 70-373(c), which pertain to all Special Exception Petitions.

Then further, the Report findings outline that CitySwitch II-A, LLC, met the four requirements to meet consistency for Code Section 90-603(e), as well as the 14 requirements to meet consistency for Code Section 90-602(c). One of those 14 items was noted by Planner Smith, and was read into the record, the "Staff Comments" found on page eight of the Report, paragraph (2) b: **"While the Applicant did not provide reasonable assurances concerning a 'demonstrated need' for the subject communication facility (a cell tower), it did provide reasonable assurances that there is a 'demonstrated demand' for the communication facility. Specifically, through sworn statements, made on the record in this proceeding, by CitySwitch and AT&T representatives, there exists reasonable assurances that there is a 'demonstrated need' because AT&T desires to locate certain communications equipment on the subject communications facility. There is also information in the record that CSX intends on locating communications equipment on the subject communications facility."**

VI. QUASI-JUDICIAL PUBLIC HEARING CONTINUED

- A. No. 22-003-SE Continued. Attorney Hahn explained that once the communications tower is built, CSX will be a tenant, and they will be leasing space to AT&T Wireless to install their equipment. AT&T has been a tenant of the existing SBA tower, but due to increases in rent, are looking to move to the proposed new tower (see Letter of Support dated October 17, 2022, signed by Matt Hannah within Exhibit 3), and additional documentation provided within Exhibit 3 showing expanded coverage within the City Limits. He added the Planning Staff Report was thorough and he agreed with the recommendations from the City Planning Staff, TRC, and BOA. They have additional requirements to be met by the Federal Aviation Administration (FAA).

Attorney Murrin and Mr. Laskey expressed their reasons for denying the Petition, which are documented in the 41-page Letter of Opposition, dated February 6, 2023, and entered as part of the official record. The opposition summary noted that the Applicant failed to demonstrate a need or demand for the proposed tower, as required in Code Section 90-602(2)(b), failed to demonstrate compliance with the performance and construction standards listed in Code Section 90-603, as required by 90-602(2)(d). She further offered that there were ongoing negotiations between SBA and AT&T, for AT&T to remain at their existing tower by offering them a lower lease rate. Attorney Hahn offered in rebuttal that as required by City Code, should CitySwitch II-A, LLC, not have a tenant for the tower, they would be required to remove it. Comments or questions were posed by Mayor Watford, Vice Mayor Clark, and Council Member Chandler. [Notation for the record: the previous content covers the main highlights or required documentation during the discussion on this matter and is not a verbatim record or a complete summary.]

Motion and second by Council Members Chandler and Jarriel to approve Special Exception Petition No. 22-003-SE, to permit a structure exceeding 45-ft in height in the IND Zoning District, reference Code Section 90-345(4), waive the minimum separation from off-site uses, reference Code Section 90-603(c); and to waive the separation distances between communication towers, reference Code Section 90-603(d); for a wireless telecommunication facility as provided in Code Section 90-603(e) [based on the findings and recommendation by Planning Staff as presented in **Exhibit 3**, which includes the following special conditions as outlined in the Revised Planning Staff Report: prior to issuance of a building permit, Applicant must submit FAA approval for proposed tower and design; the use of any portion of a tower height for sign or advertising purposes is prohibited; if the use of the tower has been discontinued for a period of 180 consecutive days, the tower shall be deemed abandoned; and Certification of Compliance with all current Federal Communication Commission standards be submitted prior to final inspection by the Building Department.

Legal Description: 50-ft by 50-ft Tower Compound Area as surveyed: A PORTION OF THE CSX TRANSPORTATION, INC. TRACT DESCRIBED IN BOOK (BK) 745, PAGE (PG) 850 AS RECORDED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT FOR OKEECHOBEE COUNTY, FLORIDA (FL), LYING IN THE NW QUARTER, SECTION 16, TOWNSHIP 37 SOUTH (S), RANGE 35 EAST (E), SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED REBAR, STAMPED DEHAYES PSM 5178, FOUND MARKING THE NW CORNER OF SAID TRACT, HAVING FL E STATE PLANE COORDINATES: N:1060999.896, E:706535.719; THENCE RUN S 14°33'54" E FOR A DISTANCE OF 119.78-FT TO A SET 5/8-INCH (IN) REBAR AND THE POINT OF BEGINNING (POB); THENCE RUN N 89°52'26" E FOR A DISTANCE OF 50.00-FT TO A POINT; THENCE RUN S 00°07'34" E FOR A DISTANCE OF 50.00-FT TO A POINT; THENCE RUN S 89°52'26" W FOR A DISTANCE OF 50.00-FT TO A POINT; THENCE RUN N 00°07'34" W FOR A DISTANCE OF 50.00-FT TO THE POB. SAID TOWER COMPOUND AREA CONTAINS 2,500.00-SQUARE (SQ) FT OR 0.06 ACRES, MORE OR LESS. Together with 30-ft Wide Access and Utility Corridor as surveyed: A PORTION OF THE CSX TRANSPORTATION, INC. TRACT DESCRIBED IN BK 745, PG 850 AS RECORDED IN THE OFFICE OF CLERK OF CIRCUIT COURT FOR OKEECHOBEE COUNTY, FL, LYING IN THE NW QUARTER, SECTION 16, TOWNSHIP 37 S, RANGE 35 E, SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CAPPED REBAR, STAMPED DEHAYES PSM 5178, FOUND MARKING THE NW CORNER OF SAID TRACT, HAVING FL E STATE PLANE COORDINATES: N:1060999.896, E:706535.719; THENCE RUN S 14°33'54" E FOR A DISTANCE OF 119.78-FT TO A SET 5/8-IN REBAR; THENCE RUN N 89°52'26" E FOR A DISTANCE OF 25.00-FT TO THE POB; OF AN ACCESS AND UTILITY CORRIDOR BEING 30-FT IN WIDTH AND LYING 15-FT EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; THENCE RUN N 00°00'00" W FOR A DISTANCE OF 56.21-FT TO A POINT; THE BEGINNING OF AN ARC TURNING TO THE RIGHT HAVING A RADIUS OF 309.45-FT, HAVING A CHORD BEARING AND DISTANCE OF N 05°56'55" E FOR A DISTANCE OF 64.14-FT; THENCE RUN ALONG SAID ARC FOR 64.26-FT TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NW 9TH STREET, A VARIABLE PUBLIC RIGHT-OF-WAY AND THE POINT OF ENDING. SAID EASEMENT CONTAINS 3,613.93-SQ FT OR 0.08 ACRES, MORE OR LESS].

Motion Carried Unanimously.

MAYOR WATFORD CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 7:09 P.M.

VII. NEW BUSINESS

- A. The dates to hold, cancel, or change the regular Council Meetings for 2023 were discussed with a **consensus to hold the Town Hall Meeting on March 21, 2023, in lieu of the regular meeting, at either the First United Methodist Church Fellowship Hall or City Hall, and cancel the July 4, 2023, meeting.** There was not a clear consensus on canceling the June 6, 2023, meeting and moving the November 21, 2023, meeting to November 28, 2023. The new Charter requires the Council hold at least ten regular meetings a year with a resolution adopting the dates, times, and places. **A resolution will be drafted and presented at the next meeting.**
- B. Motion and second by Council Member Jarriel and Vice Mayor Clark to read by title only, proposed Ordinance No. 1270, regulating the use of fireworks [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

City Attorney Fumero read into the record the title of proposed Ordinance No. 1270 as follows: **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA RELATING TO THE REGULATION OF FIREWORKS, AMENDING PART II THE CODE OF ORDINANCES OF THE CITY OF OKEECHOBEE AT CHAPTER 14 BUSINESSES BY SPECIFICALLY AMENDING SECTION 14-173 FIREWORKS; AMENDING AT CHAPTER 30, ENVIRONMENT, SPECIFICALLY AMENDING SECTION 30-43 PUBLIC NUISANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Vice Mayor Clark and Council Member Jarriel to approve the first reading of proposed Ordinance No. 1270, and set March 7, 2023, as the final hearing date. **Motion Carried Unanimously.**

- C. Motion and second by Council Member Jarriel and Vice Mayor Clark to approve the purchase of City Police equipment in the amount of \$29,175.45 [to Global Public Safety for the five 2023 Dodge Chargers as presented in **Exhibit 5**]. **Motion Carried Unanimously.**
- D. Mr. Jonathan Einhorn and Mr. Reuven Rogatinsky, representing Emerald Greens Apartments, addressed the Council regarding a proposed 190-unit apartment complex to be located on SW 6th Street, between SW 7th to 10th Avenues. They requested the Council consider an ad valorem tax abatement for the project. After some discussion, with Attorney Fumero clarifying the process, Mayor Watford asked for a consensus. Vice Mayor Clark and Council Member Jarriel were in favor of considering the options for a policy to be adopted. Mayor Watford and Council Member Chandler were not in favor. **The matter was deferred to the next meeting when Council Member McAuley would be present.**
- E. Motion and second by Council Member Chandler and Vice Mayor Clark to approve a Piggyback Agreement from Okeechobee County Independent Contractors Agreement, with CW Roberts Contracting, Inc., in the amount of \$100,000.00 for asphalt milling and paving [as presented in **Revised Exhibit 6**]. **Motion Carried Unanimously.**
- F. Motion and second by Council Members Jarriel and Chandler to approve a Piggyback Agreement from Broward College Storm Drain Cleaning, Repairs, and Maintenance Agreement, with Shenandoah Construction Company, LLC., for the South 4th Street Pipe Lining Project [from SW 5th Avenue to SE 6th Avenue] in the amount of \$1,000,000.00 [as presented in **Exhibit 7**]. **Motion Carried Unanimously.**
- G. Motion by Council Member Chandler to not appeal the Magistrate ruling of a 100 percent fine reduction in Code Enforcement Case No. 220128007. Motion failed for lack of a second.

Motion and second by Vice Mayor Clark and Council Member Jarriel to appeal the Magistrate ruling of a 100 percent fine reduction in Code Enforcement Case No. 220128007 in the sum of \$5,700.00 plus a \$50.00 Administrative fee. Property owner, Perry Sylvester Arnold Jr. of 620 Northeast 4th Avenue, Violation of Code of Ordinances Chapter 30, Sections 30-41 Disabled Vehicles, 30-43 Public Nuisances, 30-44 General Cleaning and Beautification; Chapter 82, Section 82-124 Permits [as presented in **Revised Exhibit 8**].

After the costs to pursue this and the process was explained by Attorney Fumero, Council Member Jarriel and Vice Mayor Clark withdrew their second and motion. **No official action was taken.**

VIII. CITY ATTORNEY UPDATE

No updates provided at this time.

IX. CITY ADMINISTRATOR UPDATE

Work on the landscape for the endcaps along South Park Street scheduled to begin Thursday, February 10, 2023.

X. COUNCIL COMMENTS

Council Member Chandler suggested, after accompanying City Staff on a recent inspection of the facilities at the Primitive Baptist Church property [1003 SW 3rd Avenue], that the \$40,000.00 budgeted would not cover the required renovations. He was not in favor of budgeting future funds, but to only pursue grants to cover those costs.

Council Member Jarriel expressed his appreciation to the Council for recognizing Miss Panaro and Miss Larson; and his excitement to see several developments happening.

XI. ADJOURNMENT

There being no further items of discussion, Mayor Watford adjourned the meeting at 8:24 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. City Clerk media are for the sole purpose of backup for official records of the Clerk.



CITY OF OKEECHOBEE, FLORIDA
FEBRUARY 21, 2023, REGULAR CITY COUNCIL MEETING
DRAFT MEETING MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on February 21, 2023, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Mayor Watford; followed by the Pledge of Allegiance led by Council Member McAuley.

II. ATTENDANCE

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Vice Mayor Monica M. Clark, Council Members Noel A. Chandler, Robert "Bob" J. Jarriel, and David R. McAuley.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no requests for items to be added, deferred, or withdrawn from the agenda.
- B. Motion and second by Council Members Jarriel and McAuley to approve the agenda as presented.
Motion Carried Unanimously.
- C. One comment card was submitted by Mr. Jeff Sumner, Economic Council of Okeechobee, introducing their new Executive Director, Ms. Lyndsey Sheppard, to the Council.

IV. CONSENT AGENDA

Motion and second by Council Members Chandler and Jarriel to approve the following consent items:

- A. January 2023 Warrant Register [in the amounts: General Fund, \$3,775,903.13; Public Facilities Improvement Fund, \$39,643.77; and Appropriations Grant Fund, \$675.00; as presented]; and
- B. Reappoint Mr. Steve Nelson as a Regular Member to the Okeechobee Utility Authority (OUA) Board of Directors, term being March 2, 2023, through March 1, 2027 [as presented in **Exhibit 2**].
Motion Carried Unanimously.

V. UNFINISHED BUSINESS

- A. Motion and second by Council Member Jarriel and Vice Mayor Clark to direct the City Attorney to prepare options for a Tax Abatement Program. **Motion Carried three to two, Mayor Watford and Council Member Chandler voting No.**

VI. NEW BUSINESS

- A. Motion and second by Council Members Jarriel and McAuley to adopt Resolution No. 2023-01, regarding the 2023 Regular Council Meeting dates, times, and locations [as presented in **Exhibit 2**].

City Attorney Fumero read into the record the title of proposed Resolution No. 2023-01 as follows: "**A RESOLUTION OF THE CITY OF OKEECHOBEE, FLORIDA; ADOPTING, CONFIRMING, AND RATIFYING THE SCHEDULE OF REGULAR MEETINGS FOR 2023 IN ACCORDANCE WITH THE CITY CHARTER; PROVIDING FOR AMENDMENT OR REPEAL BY MAJORITY VOTE OF THE CITY COUNCIL; AND PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**" **Motion Carried Unanimously.**

- B. A discussion was held regarding mandatory utility connections as discussed at the January 26, 2023, Joint Workshop conducted with the Council, Board of County Commission (BOCC) and OUA Board of Directors. Mr. John Hayford, OUA Executive Director, along with Mr. Steve Nelson and Mr. Tommy Clay, (City-appointed OUA Board Members) and Member Harry Moldenhauer, were present to provide information and answer questions. The timeline for requiring the connections and options for making the connection affordable for citizens was discussed. A copy of Florida Statute 381.00655 was distributed for reference and has been incorporated into the official minute file. **There was a unanimous consensus from the Council to instruct the City Attorney to draft an ordinance to amend the Code of Ordinances Section 58-72, mandating water and wastewater connections, these proposed changes will be conducted in coordination with proposed amendments being considered by the BOCC, for consistency between both entities.**

VII. CITY ATTORNEY UPDATE

- Finalizing the revisions for amendments to the Code of Ordinances due to the new Charter;
- Stormwater ordinance has been provided to Public Works for a final review;
- Continuing to work to resolve the on-going stormwater and drainage issues in Commerce Center;
- Will begin researching options for a Tax Abatement Program and drafting an ordinance to address mandatory connections.

VIII. CITY ADMINISTRATOR UPDATE

- Working on a Food Truck Ordinance;
- Town Hall Meeting scheduled for March 21, 2023, will be informal with a meet and greet and refreshments, followed by the inaugural State of the City Address;
- Work on the landscape for the endcaps along South Park Street scheduled to be finished by next week, Ribbon Cutting Ceremony to be scheduled;
- Okeechobee Cattlemen's Rodeo is scheduled for 2:30 P.M. on March 11 through 12, 2023, Council Members who plan to participate need to respond to emailed invitation;
- Mayor Watford will be participating in the Battle of Okeechobee Re-enactment on February 25 through 26, 2023;
- Potential development to the East of RaceTrac.

IX. COUNCIL COMMENTS

Council Member Chandler noted he was pleased to see Public Works replacing the flags within in Flagler Park.

Council Member Jarriel shared his pride in the growth occurring in the City and County.

Council Member McAuley provided an update regarding House Bill 401 and the potential impact it would have on the City.

Vice Mayor Clark noted she has a difficult time finding tenants for her commercial rental properties due to its lack of OUA wastewater connection, expanding the system and making it affordable to connect will be a benefit.

X. ADJOURNMENT

There being no further items of discussion, Mayor Watford adjourned the meeting at 7:13 P.M.

Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. City Clerk media are for the sole purpose of backup for official records of the Clerk.

ORDINANCE NO. 1270

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA RELATING TO THE REGULATION OF FIREWORKS, AMENDING PART II THE CODE OF ORDINANCES OF THE CITY OF OKEECHOBEE AT CHAPTER 14 BUSINESSES BY SPECIFICALLY AMENDING SECTION 14-173 FIREWORKS; AMENDING AT CHAPTER 30, ENVIRONMENT, SPECIFICALLY AMENDING SECTION 30-43 PUBLIC NUISANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in 2020, the State of Florida enacted Florida Statutes (F.S.) Section 791.08 relating to the discharge of fireworks; and

WHEREAS, a number of local governments, including the City of Okeechobee ("City"), are updating their fireworks related ordinances in response the enactment of F.S. Section 791.08; and

WHEREAS, the City Council finds that this Ordinance promotes the public health, safety and welfare of its citizens and inhabitants of the City, pursuant to Article VIII, Section 1(g), Florida Constitution.

NOW, THEREFORE, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: RECITALS.

The foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are made a specific part of this Ordinance.

SECTION 2: AMENDMENT TO CHAPTER 14 BUSINESSES.

That Section 14-173 Fireworks of Part II of the City Code of Ordinances within Chapter 14 Businesses, Article IV Peddlers and Solicitors, Division 3 Miscellaneous Offenses is hereby amended to read as follows:

- (a) It shall be unlawful to sell or offer or expose for sale any ~~firecrackers, fireworks, toy pistols, or explosives for use in making noise or a display as defined in F.S. §791.01, or to shoot off, explode or use any firecrackers, toy pistols, or other explosives~~ fireworks or other similar devices as defined in F.S. Section 791.01.
- (b) ~~The shooting use of fireworks or other similar devices are not permitted in the City other than on New Year's Eve, New Year's Day, and Independence Day. in connection with a community wide celebration such as the Fourth of July is not prohibited provided permission has been obtained from the city council and arrangements made for the display so that traffic control, insurance and the safety of spectators has been provided for. However, this Section shall not prohibit public outdoor fireworks displays for which any applicable permit has been obtained from the City and Okeechobee County Fire and Rescue if and where all financial bond requirements or liability insurance established by the City, if any, have been satisfied, and other prescribed safety requirements have been met.~~

- (c) The use of private outdoor fireworks may occur on:
New Years' Eve between 1:00 P.M. to Midnight, EST; and
New Years' Day between 12:01 A.M. to 1:00 A.M., and between
11:00 A.M. to 11:00 P.M., EST.
Independence Days between 11:00 A.M. to 11:00 P.M., EST
- (d) Provisions of this article may be enforced by the City as a code violation or may be enforced by the Police Department as an offense, pursuant to F.S. Section 162.22 or when a public safety or nuisance is caused. A problem may exist when fireworks are set off 25-feet or less of an adjoining single-family residence. A problem may occur when fireworks are being set off near vegetations or forested areas that could potentially cause an undue fire hazard.

SECTION 3: AMENDMENT TO CHAPTER 30 ENVIRONMENT.

That paragraph (a) in Section 30-43 Public Nuisances of Part II of the City Code of Ordinances within Chapter 30 Environment, Article II Nuisances, is hereby amended to read as follows:

- (a) "Public nuisance" as defined in this section, means the unauthorized shooting of fireworks, existence of excessive accumulation of litter or untended vegetation, garbage, weeds, or other dead or living plant life; or places holding stagnant water, and all other objectionable, unsightly or unsanitary matter upon any lot, track of land within the city, whether uncovered or under shelter, to the extent and in the manner that such lot or parcel of land is, or may reasonably become infested or inhabited by rodents, vermin or wild animals, or may furnish a breeding place for mosquitoes, or threatens or endangers the public health, safety or welfare, including such condition causing or tending to cause disease, or by reason of such a condition, tends to impair the economic welfare of adjacent property; including abandoned or junk property as defined by this article; blighted structures and dangerous structures as defined in this article; unsightly, derelict or unsafe building or structure which may constitute a hazard to safety, health, welfare or sense of public aesthetics by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment.

SECTION 4: SEVERABILITY.

If any section, subsection, clause, or provision of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, the remainder shall not be affected by such invalidity.

SECTION 5: CONFLICT.

All sections or parts of sections of the City of Okeechobee Code of Ordinances in conflict herewith are intended to be repealed to the extent of such conflict.

SECTION 6: INCLUSION IN THE CODE OF ORDINANCES.

It is the intention of the City Council of the City of Okeechobee, and it is hereby ordained that the provisions of this Ordinance shall become and made a part of the City of Okeechobee Code of Ordinances, that the sections of this Ordinance may be renumbered or re-lettered to accomplish such intentions; and the word "ordinance" may be changed to "Section" or other appropriate word.

SECTION 7: EFFECTIVE DATE.

This Ordinance shall be effective upon final adoption on second reading.

INTRODUCED for **FIRST READING** and set for Final Public Hearing on this 7th day of February 2022.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

(SEAL)

SECOND READING AND FINAL ADOPTION held this 7th day of March 2023.

As required by City Charter Section C-4.1.C, ordinances shall be adopted by roll call on final reading and recorded, the vote was as follows:

	Yes	No	Abstained	Absent
Council Member Chandler:	_____	_____	_____	_____
Council Member/Vice Mayor Clark:	_____	_____	_____	_____
Council Member Jarriel:	_____	_____	_____	_____
Council Member McAuley:	_____	_____	_____	_____
Mayor Watford:	_____	_____	_____	_____

Dowling R Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

(SEAL)

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, Esq.
City Attorney

VII.**NEW BUSINESS**

A. The dates to hold, cancel, or change the regular Council Meetings for 2023 were discussed with a **consensus to hold the Town Hall Meeting on March 21, 2023, in lieu of the regular meeting, at either the First United Methodist Church Fellowship Hall or City Hall, and cancel the July 4, 2023, meeting.** There was not a clear consensus on canceling the June 6, 2023, meeting and moving the November 21, 2023, meeting to November 28, 2023. The new Charter requires the Council hold at least ten regular meetings a year with a resolution adopting the dates, times, and places. **A resolution will be drafted and presented at the next meeting.**

B. Motion and second by Council Member Jarriel and Vice Mayor Clark to read by title only, proposed Ordinance No. 1270, regulating the use of fireworks [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

City Attorney Fumero read into the record the title of proposed Ordinance No. 1270 as follows: **"AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA RELATING TO THE REGULATION OF FIREWORKS, AMENDING PART II THE CODE OF ORDINANCES OF THE CITY OF OKEECHOBEE AT CHAPTER 14 BUSINESSES BY SPECIFICALLY AMENDING SECTION 14-173 FIREWORKS; AMENDING AT CHAPTER 30, ENVIRONMENT, SPECIFICALLY AMENDING SECTION 30-43 PUBLIC NUISANCES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Vice Mayor Clark and Council Member Jarriel to approve the first reading of proposed Ordinance No. 1270, and set March 7, 2023, as the final hearing date. **Motion Carried Unanimously.**

C. Motion and second by Council Member Jarriel and Vice Mayor Clark to approve the purchase of City Police equipment in the amount of \$29,175.45 [to Global Public Safety for the five 2023 Dodge Chargers as presented in **Exhibit 5**]. **Motion Carried Unanimously.**

D. Mr. Jonathan Einhorn and Mr. Reuven Rogantinsky, representing Emerald Green Apartments, addressed the Council regarding a proposed 190-unit apartment complex to be located on SW 6th Street, between SW 7th to 10th Avenues. They requested the Council consider an ad valorem tax abatement for the project. After some discussion, with Attorney Fumero clarifying the process, Mayor Watford asked for a consensus. Vice Mayor Clark and Council Member Jarriel were in favor of considering the options for a policy to be adopted. Mayor Watford and Council Member Chandler were not in favor. **The matter was deferred to the next meeting when Council Member McAuley would be present.**

E. Motion and second by Council Member Chandler and Vice Mayor Clark to approve a piggyback Agreement from Okeechobee County Independent Contractors Agreement, with CW Roberts Contracting, Inc., in the amount of \$100,000.00 for asphalt milling and paving [as presented in **Revised Exhibit 6**]. **Motion Carried Unanimously.**

F. Motion and second by Council Members Jarriel and Chandler to approve a piggyback Agreement from Broward College Storm Drain Cleaning, Repairs, and Maintenance Agreement, with Shenandoah Construction Company, LLC., for the South 4th Street Pipe Lining Project [from SW 5th Avenue to SE 6th Avenue] in the amount of \$1,000,000.00 [as presented in **Exhibit 7**]. **Motion Carried Unanimously.**

G. Motion by Council Member Chandler to not appeal the Magistrate ruling of a 100 percent fine reduction in Code Enforcement Case No. 220128007. Motion failed for lack of a second.

Motion and second by Vice Mayor Clark and Council Member Jarriel to appeal the Magistrate ruling of a 100 percent fine reduction in Code Enforcement Case No. 220128007 in the sum of \$5,700.00 plus a \$50.00 Administrative fee. Property owner, Perry Sylvester Arnold Jr. of 620 Northeast 4th Avenue, Violation of Code of Ordinances Chapter 30, Sections 30-41 Disabled Vehicles, 30-43 Public Nuisances, 30-44 General Cleaning and Beautification; Chapter 82, Section 82-124 Permits [as presented in **Revised Exhibit 8**].

After the costs to pursue this and the process was explained by Attorney Fumero, Council Member Jarriel and Vice Mayor Clark withdrew their second and motion. **No official action was taken.**

VIII. CITY ATTORNEY UPDATE

No updates provided at this time.

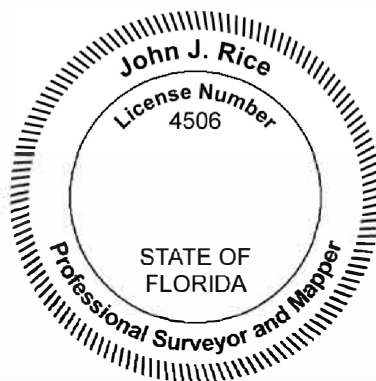
DESCRIPTION:


A PARCEL OF LAND LYING IN A PORTION OF LOT 6, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE N89°56'07"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW 17TH STREET, A DISTANCE OF 31.00 FEET; THENCE N80°53'51"E, A DISTANCE OF 31.38 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A/K/A PARROTT AVENUE); THENCE S00°07'24"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 3) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF SW 17TH STREET, TAKEN TO BEAR NORTH 89°56'07" WEST.
- 4) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 5) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 6) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE SIGNING SURVEYOR.




JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

SKETCH OF DESCRIPTION

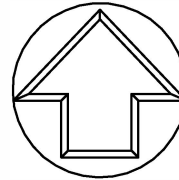
PREPARED FOR: **OKEECHOBEE AGRI-CIVIC CENTER**

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	01/08/07	WC	JJR
FB/PG: FILE	SCALE: 1" = 100'		
DWG NO: 20531-FPL	JOB NO: 20531		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

NORTH

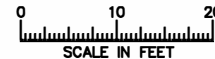


LEGEND:

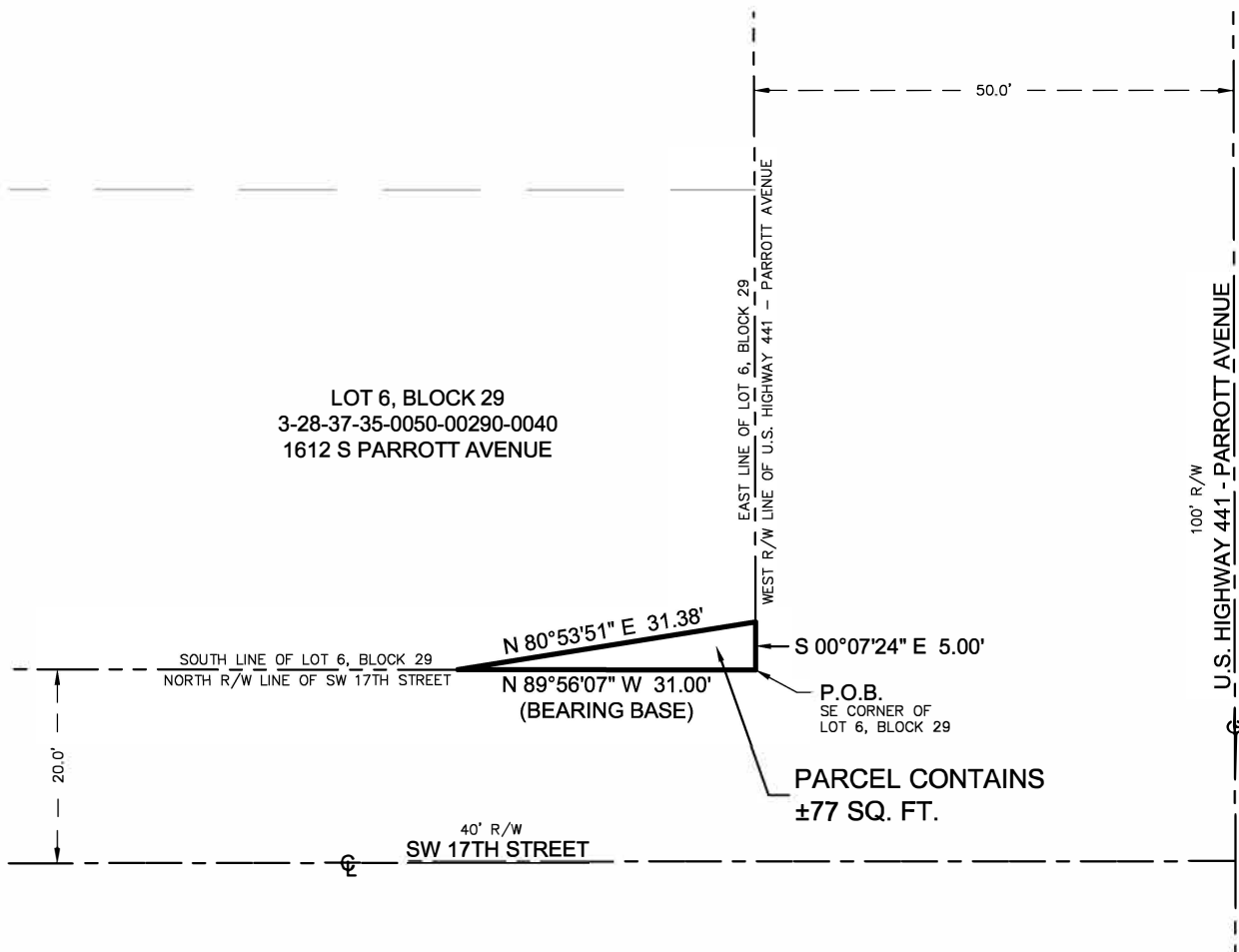
P.O.B. = POINT OF BEGINNING

R/W = RIGHT-OF-WAY

CL = CENTERLINE



SCALE IN FEET
MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE



**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	02/08/23	WC	JJR
FB/PG: FILE	SCALE: 1" = 20'		
DWG NO: 20-560-SW SKETCH	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

FEE, YATES & FEE, PLLC

A Partnership of Professional Corporations

ATTORNEYS AT LAW

SINCE 1905

FEE & FEE, PLLC
FRANK H. FEE, III
FRANK "HANK" FEE, IV
E. CLAYTON YATES, P.A.
E. CLAYTON YATES

426 AVENUE A
FORT PIERCE, FLORIDA 34950
TELEPHONE (772) 461-5020
FACSIMILE (772) 468-8461

400 NW 2ND STREET
OKEECHOBEE, FLORIDA 34972
TELEPHONE (863) 763-3131
FACSIMILE (863) 763-1031

FRED FEE (1888-1939)
FRANK FEE (1913-1983)

PLEASE REPLY TO **OKEECHOBEE**

Writer's Email:
kammons@feeyateslaw.com

Owners and Encumbrance Report (Property Information Report)

Beginning Search Date: December 1, 2020 @ 9:51am	Ending Search Date: February 13, 2023 @ 5:00pm
Warranty Deed to Williamson Cattle Company recorded as Instrument No. 2020011748	

I. The land described in this report is at the ending search date vested in:

WILLIAMSON CATTLE COMPANY, a Florida corporation

II. The land is described as follows:

LOTS 4, 5, 6, 10, 11, AND 12, BLOCK 29, LESS THE NORTH 9 FEET OF SAID LOT 10, AND THE VACATED ALLEY IN THE SOUTH ½ OF BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

III. The following matters were found based upon a search of the public records between the beginning and ending search dates shown above:

1. Notice of Approval of De Minimis Development recorded May 23, 2022 as Instrument No. 2022007117 in the Public Records of Okeechobee County, Florida.
2. Declaration of Easement recorded May 23, 2022 as Instrument No. 2022007118 in the Public Records of Okeechobee County, Florida.
3. Corrective Notice of Commencement recorded November 15, 2022 as Instrument No. 2022014817 in the Public Records of Okeechobee County, Florida.



4. Notice of Commencement recorded February 13, 2023 as Instrument No. 2023001743 in the Public Records of Okeechobee County, Florida.

IV. This report is subject to the following considerations and exceptions:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, appearing in the public records outside the date range of the each indicated on page one of this report.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Taxes or special assessments which are not shown by the public records.
6. Taxes and assessments for the year 2023 and subsequent years.

This report is issued for the exclusive use of: CITY OF OKEECHOBEE at the request of WILLIAMSON CATTLE COMPANY and not as a base for title insurance. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Liability under this Owner's and Encumbrance Search is limited to the amount charged.

Respectfully Submitted,



FRANK H. FEE, IV
Attorney at Law

Issued By:

Fee, Yates & Fee, PLLC
400 North West Second Street
Okeechobee, Florida 34972



Notice Of AD Valorem Taxes & Non-AD Valorem Assessments**Bill # R 3156100 2022****R 3-28-37-35-0050-00290-0040****REAL ESTATE Tax/Notice Receipt For OKEECHOBEE County****AD VALOREM TAXES**

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
COUNTY	.00800000	\$1,969.28
SCHOOL-RLE	.00322300	\$899.96
SCHOOL-DISC	.00224800	\$627.71
CITY-OKEECHOBEE	.00689870	\$1,698.18
SOUTH FL. WAT MGMNT	.00019740	\$48.59
SFWM - EVERGLADES	.00003270	\$8.05
CHILDRENS COUNCIL	.00030000	\$73.85
TOTAL AD-VALOREM:		\$5,325.62

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
TOTAL NON-AD VALOREM:	\$0.00

COMBINED TAXES & ASMTS: \$5,325.62**DISCOUNT: \$0.00****UNPAID BALANCE: \$0.00****Exemptions:****Property Address:****1612 S PARROTT AVE OKEECHOBEE 34974****WILLIAMSON CATTLE COMPANY
9050 NE 12TH DR
OKEECHOBEE , FL 34972 - 0000****1.001 ACRES
FIRST ADDITION TO SOUTH OKEECH
OBEE (PLAT BOOK
1 PAGE 17) LOTS 4, 5, 6, 10, 1
1 AND 12, BLOCK**

FAIR MKT VALUE	\$279,231.00	DIST	50
ASSESS	\$246,160.00	EXEMPT VALUE	\$0.00
TAXABLE VALUE	\$246,160.00		

**** PAID ******Last Payment: 11/30/2022** **Receipt Number: 3001013****Amount Collected: \$5,112.60** **Discount Amount: \$0.00****Tax Roll Property Summary**

Parcel	Roll Type	Year	Original	Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
32837350050002900040 R		2022	\$5,325.62	\$0.00		11/30/2022	\$5,112.60	\$0.00



Official Records File#2020011748 Page(s):2
Sharon Robertson, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 12/1/2020 9:51 AM
Fees: RECORDING \$18.50 D DOCTAX PD \$5,250.00

Prepared by and return to:

FRANK H. FEE, IV
Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 20-1444

Parcel Identification No. 3-28-37-35-0050-00290-0010

[Space Above This Line For Recording Data]

Re 18.50
DS 5250.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of November, 2020 Between

KARLA H. ROBY and DEBRA S. SALES whose post office address is **1906 SW 5th Avenue, Okeechobee, FL 34974** of the County of **Okeechobee, State of Florida**, grantor*, and **WILLIAMSON CATTLE COMPANY**, a **Florida corporation** whose post office address is **9050 NE 12th Drive, Okeechobee, FL 34972** of the County of **Okeechobee, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okeechobee County Florida**, to-wit:

Lots 1 to 12, inclusive, Block 29, and the vacated alley located in Block 29, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 17, Public Records of Okeechobee County, Florida.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS

Subject to restrictions, reservations and easements of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Sharon K. Dufree

Witness Name: Karin Ammons

Karla H. Roby
KARLA H. ROBY
Debra S. Sales
DEBRA S. SALES

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2020 by KARLA H. ROBY and DEBRA S. SALES, who ☒ are personally known or ☐ have produced n/a as identification.

[Notary Seal]



Notary Public

Printed Name: Karin Ammons

My Commission Expires: _____



COPY



City of Okeechobee

Notice of Approval of De Minimis Development

The City of Okeechobee General Services Department approves the de minimis development application described below and hereby declares that the two lots created by the proposed de minimis development to be legal lots for purposes of placing or constructing the following project:

Construction of a carwash located in the Heavy Commercial Zoning District addressed as 1612 South Parrott Avenue, Okeechobee, Florida. At this time, there is no proposed use for the portion addressed as 1600 South Parrott Avenue.

The de minimis development conforms to, and is subject to, all applicable laws and ordinances of the City of Okeechobee with respect to division of lands into no more than two parcels as envisioned in Chapter 86 of the City of Okeechobee Code of Ordinances.

Any and all development to a parcel created or altered by a de minimis development is subject to all codes and ordinances of the City of Okeechobee, the Florida Building Code, Ordinance 1125 pertaining to Floodplain regulations, including but not limited to applicable requirements of South Florida Water Management District, FEMA, and Florida Department of Environmental Protection.

Description of Original Parcel

Parcel Owner: Williamson Cattle Company

Parcel Address: 1600 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0010

Legal Description: See Exhibit A

Description of New or Altered Parcel "A"

Address: 1612 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0040

Legal Description: See Exhibit A

Description of New or Altered Parcel "B"

Address: 1600 South Parrott Avenue

Parcel Number: 3-28-37-35-0050-00290-0010

Legal Description: See Exhibit A

Patty M. Burnette

Patty Burnette

General Services Coordinator

5-20-22

Date

Gary Ritter

Gary Ritter

City Administrator

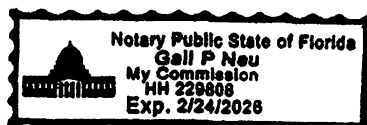
5-20-22

Date

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ^{20th} day of May, 2022, by Gary Ritter & Patty Burnette who is personally known to me or produced identification.



Gail P. Neu
Notary Public Signature

EXHIBIT "A"
SHEET 1 OF 2**PARCEL "A" DESCRIPTION:**

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, LESS THE NORTH 9.00 FEET OF SAID LOT 10, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE SOUTH 1/2 OF SAID BLOCK 29.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRES, MORE OR LESS.

PARCEL "B" DESCRIPTION:

LOTS 1, 2, 3, 7, 8, 9 AND THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE NORTH 1/2 OF SAID BLOCK 29.

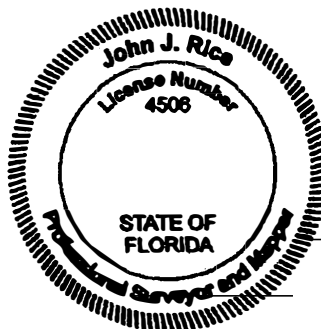
THE ABOVE DESCRIBED PARCEL CONTAINS 1.06 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:

THE NORTH 9.00 FEET OF LOT 10, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
- 3) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 4) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR.



John J. Rice
JOHN C. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

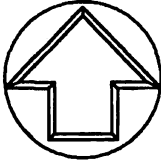
SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT REVISE SKETCH & DESCRIPTIONS	12/11/20 05/04/22	WC WC	JJR JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

EXHIBIT "A"
SHEET 2 OF 2

NORTH

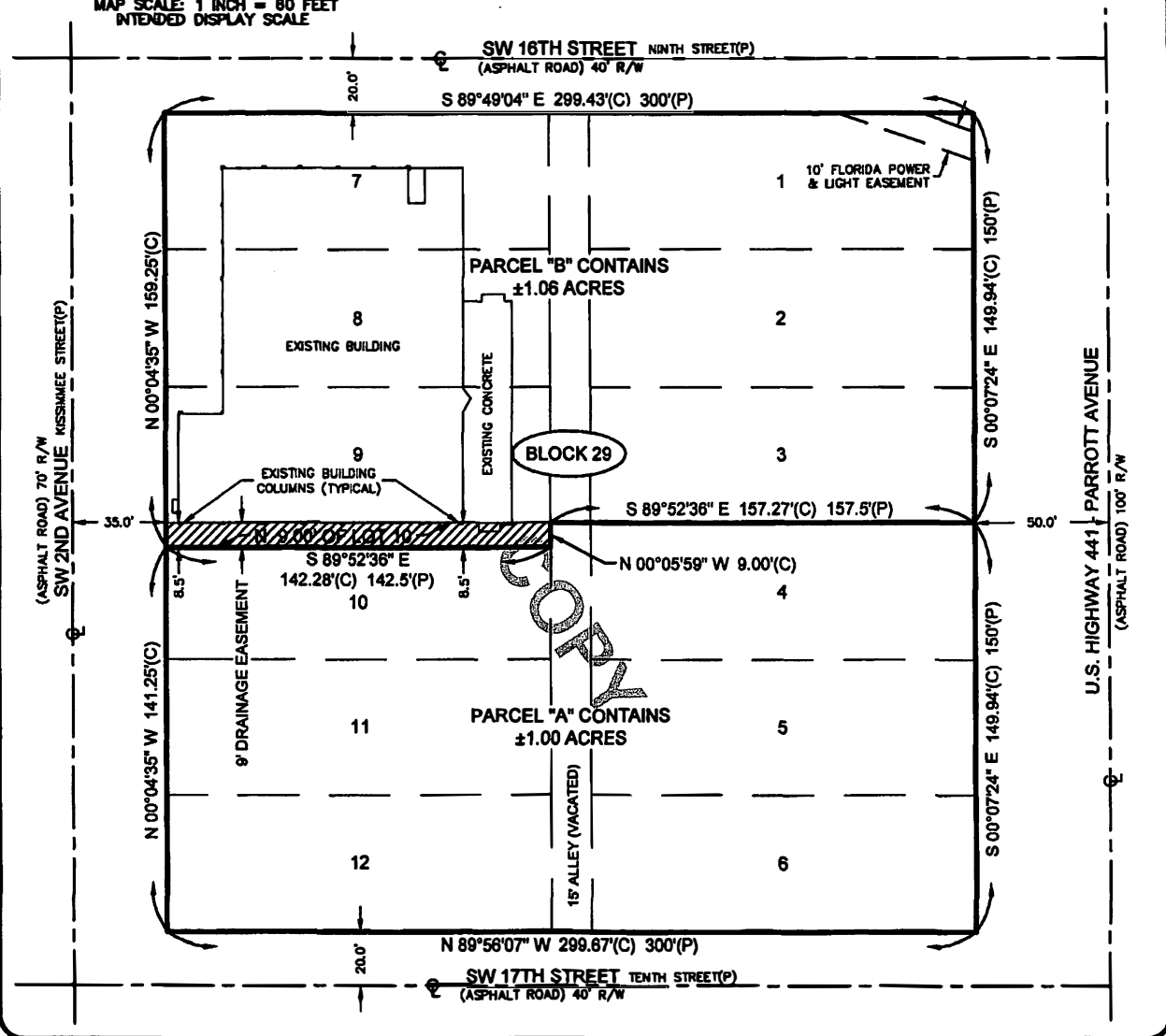


0 30 60
SCALE IN FEET

MAP SCALE: 1 INCH = 60 FEET
INTENDED DISPLAY SCALE

LEGEND:

CL = CENTERLINE
(C) = CALCULATED
(P) = PLAT
R/W = RIGHT-OF-WAY



SKETCH OF DESCRIPTION WILLIAMSON CATTLE COMPANY

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PG: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342



This Instrument Prepared by:
Fee, Yates & Fee, PLLC
Frank H. Fee, IV, Esquire
400 NW 2nd Street
Okeechobee, FL 34972

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT ("Declaration") is made effective as of the date of recording by WILLIAMSON CATTLE COMPANY, a Florida for-profit corporation ("WCC").

Article I - Recitals

Recitals. WCC is the owner of real property more particularly described on Exhibit "A". WCC, in furtherance of its plan development of Parcel A as shown on the attached Exhibit "B", desires to impose an easement upon Parcel B as shown on the attached Exhibit "B" for Parcel A's benefit and has recorded this Declaration for that purpose.

Article II - Easement

Drainage Easement. WCC hereby imposes a perpetual easement for drainage over the North 9 feet of Lot 10 of Parcel B for the benefit of Parcel A. The easement for drainage shall include the right of drainage to the retention area and storm drainage within the North 9 feet of Lot 10 of Parcel B, the right to connect to underground water pipes by underground pipes or culverts, to the stormwater system, together with the right for storage of stormwater runoff from Parcel A in the stormwater retention pond facility situated on the North 9 feet of Lot 10 of Parcel B. Each owner shall be responsible for an aliquot portion of the municipal taxes and assessments, if any, assessed to Parcel A on account of the the water retention pond facility. The owner of Parcel A shall be responsible for an aliquot portion the cost of maintenance and repair to the water retention pond facility situated on the North 9 feet of Lot 10 of Parcel B.

Article III – Miscellaneous

A. **Term And Amendment.** This Declaration shall become effective upon its recordation in the Public Records of Okeechobee County, Florida, shall run with the land, regardless whether specifically mentioned in the subsequent deed or conveyance of either Parcel A and Parcel B, and shall be binding on all persons subsequently acquiring either Parcel A and Parcel B and any tenant or licensee. This Declaration may be amended or modified only by an instrument signed by all owners of the parcels described herein. No amendment shall become effective prior to duly executed and acknowledged copy the recorded in the Public Records of Okeechobee County, Florida.

B. **Enforcement.** If any person shall violate or attempt to violate any provision of this Declaration, a parcel owner may seek to enjoin such violation, or to recover damages for such violation. Each owner further acknowledges that a violation may cause another owner to suffer material injury or damage not compensable in money. In such event, the other owner shall be entitled to seek specific performance of the defaulting owner's obligation or an injunction to enjoin any continuing breach or violation. If an owner is found by a court of competent jurisdiction to have breached or violated this Declaration then, in addition to any other relief, such owner shall be liable for all costs and expenses of the enforcement action of the suit including court costs and reasonable attorney's fees (including appeals), incurred by the owner enforcing this Declaration. An owner, at its option, may exercise or resort to any one or more of the remedies contained in this Declaration, or any other rights or remedies to which it may be entitled by law, whether or not set forth herein. All remedies provided herein or by applicable law shall be cumulative and not mutually exclusive.

C. **Notice.** Any notice under this Declaration shall be deemed to have been properly given if mailed to the last known address of the owner of the parcel and to the last address shown for owner in the records of Okeechobee County tax collector, if different. Notice shall be deemed to have been properly delivered if (a) personally delivered, (b) sent via US Postal Service, postage prepaid, certified, return receipt

requested, or (c) sent by nationally recognized, receipted, overnight delivery service such as Federal Express.

D. **Severability.** Invalidation of any term or provision of this Declaration, by judgment or court order, shall not affect any other provision hereof which shall remain in full force and effect.

E. **Interpretation.** Unless the context otherwise requires, the use of the singular shall include the plural and vice versa; the use of one gender or the neuter shall include all genders and the neuter; the term "person" shall mean an individual or a non-individual entity; any reference to "attorneys' fee" shall mean reasonable attorneys fees and costs incurred before, during and after trial litigation, including appellate and bankruptcy proceedings. The headings used herein are for convenience only and shall not be given any weight in interpretation construing the substantive provisions hereof.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, Sealed and Delivered
in the Presence of:

Hector W. Rucker
Print Name:

WILLIAMSON CATTLE COMPANY, a
Florida corporation

Frank W. Williamson, III
By: FRANK W. WILLIAMSON, III, President

Amy Storey
Print Name:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me by physical presence this 23 day of May, 2022, by FRANK W. WILLIAMSON, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me or who provided _____ as identification and who did not take an oath.

 Amy Storey
Notary Public
State of Florida
Comm# HH087761
Expires 2/24/2025

Amy Storey
NOTARY PUBLIC
State of Florida at Large
My Commission Expires:
My Commission No.:

EXHIBIT "A"
SHEET 1 OF 2**PARCEL "A" DESCRIPTION:**

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, LESS THE NORTH 9.00 FEET OF SAID LOT 10, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN THE SOUTH 1/2 OF SAID BLOCK 29.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.00 ACRES, MORE OR LESS.

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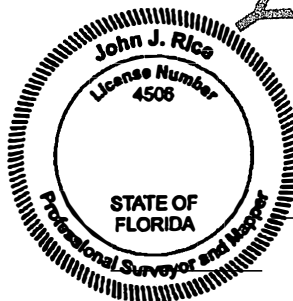
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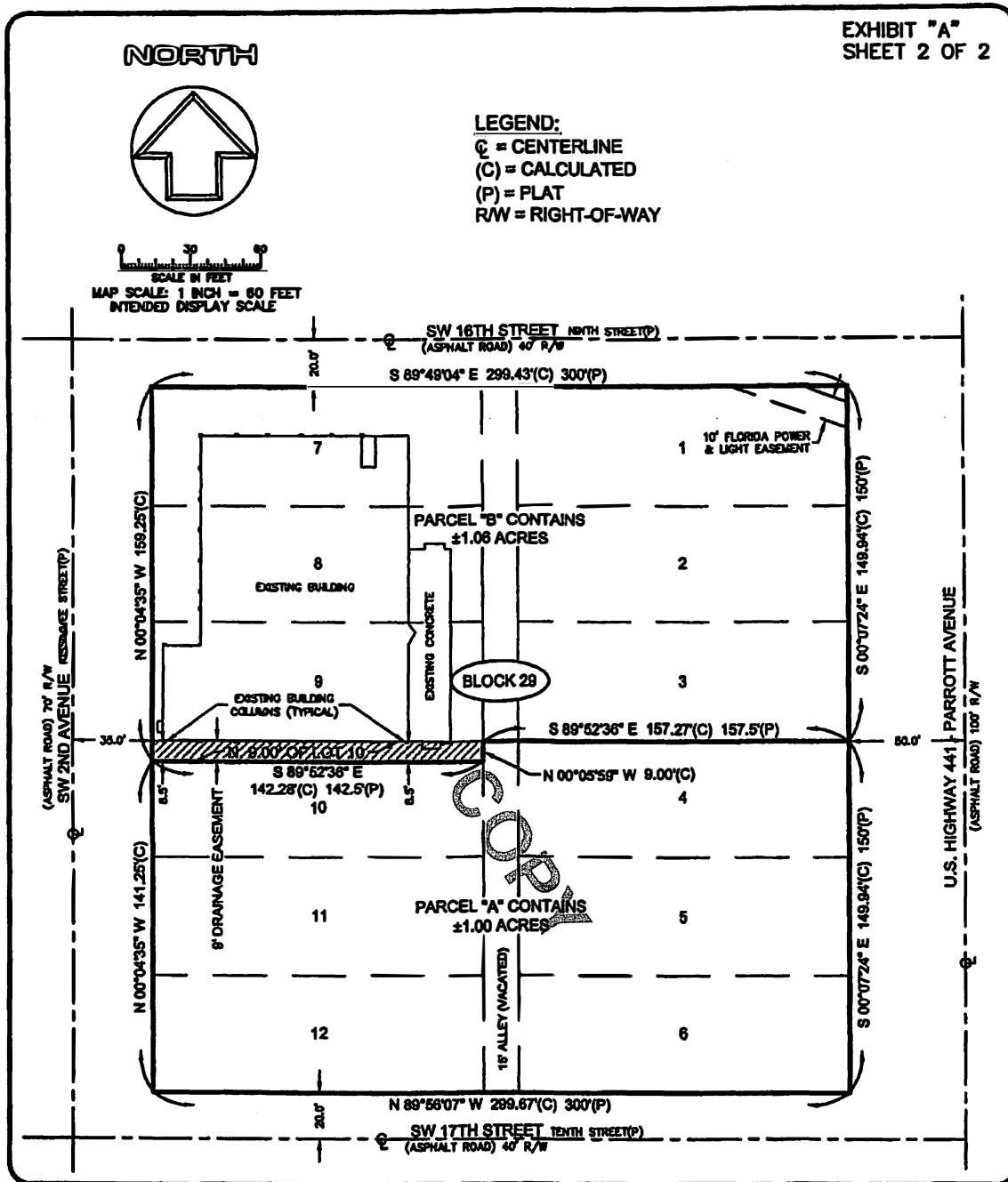


John J. Rice
JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342



SKETCH OF DESCRIPTION			
PREPARED FOR: WILLIAMSON CATTLE COMPANY			
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
REVISE SKETCH & DESCRIPTIONS	05/04/22	WC	JJR
FB/PG: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
 Okeechobee, FL 34974
 Tel: (863) 763-2887
 Fax: (863) 763-4342



Prepared by and return to:
Fee, Yates & Fee, PLLC
Frank H. Fee, III, Esquire
400 N.W. 2nd Street
Okeechobee, FL 34972

Tax Folio No.3-28-37-35-0050-00290-0040

Permit No.

Rec 18.50

CORRECTIVE NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The undersigned hereby gives notice that improvement will be made to certain real property and, in accordance with F.S. Chapter 713, the following is provided in this Notice of Commencement:

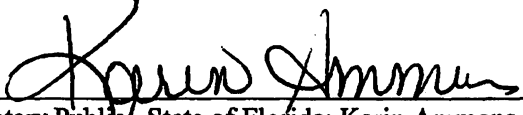
1. Description of the property: Lots 4, 5, 6, 10, 11, and 12, Block 29, Less the North 9 feet of said Lot 10, First Addition to South Okeechobee, and vacated alley in the South ½ of Block 29.
Address: 1612 S Parrott Avenue, Okeechobee, FL 34974
2. General description of improvement: Commercial Building - Carwash
3. Owner: Williamson Cattle Company
9050 NE 12th Drive
Okeechobee, FL 34972
4. Contractor: Abney Building & Consulting, Inc.
207 NE 2nd Street
Okeechobee, FL 34972
5. Surety: None
6. Lender: None
7. Persons within the state of Florida designated by owner on whom notices or other documents may be served as provided by F.S. 713.13(1)(a): NONE.
8. In addition to itself, the owner designates lender to receive a copy of the Lienor's Notice as provided in F.S. 713.13(1)(b).
9. Expiration date of this Notice of Commencement shall be 3 months from the date of recording.

WILLIAMSON CATTLE COMPANY, a Florida corporation


By: Frank W. Williamson, III, President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Sworn to and subscribed before me by means of physical presence this 8th day of November, 2022, appeared FRANK W. WILLIAMSON, III, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me.


Notary Public- State of Florida: Karin Ammons



Abstractor's Note: This Corrective Notice of Commencement replaces that certain Notice of Commencement recorded as Instrument No. 2022001565 in the public records of Okeechobee County, Florida to correct the parcel number, address, and legal description.

COPY



Official Records File#2022014817 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 11/15/2022 8:54 AM
Fees: RECORDING \$18.50

Prepared by and return to:
Fee, Yates & Fee, PLLC
Frank H. Fee, III, Esquire
400 N.W. 2nd Street
Okeechobee, FL 34972

Tax Folio No.3-28-37-35-0050-00290-0040

Permit No.

Rec 18.50

CORRECTIVE NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The undersigned hereby gives notice that improvement will be made to certain real property and, in accordance with F.S. Chapter 713, the following is provided in this Notice of Commencement:

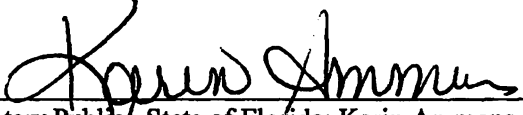
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Address: 1612 S Parrott Avenue, Okeechobee, FL 34974
2. General description of improvement: Commercial Building - Carwash
3. Owner: Williamson Cattle Company
9050 NE 12th Drive
Okeechobee, FL 34972
4. Contractor: Abney Building & Consulting, Inc.
207 NE 2nd Street
Okeechobee, FL 34972
5. Surety: None
6. Lender: None
7. Persons within the state of Florida designated by owner on whom notices or other documents may be served as provided by F.S. 713.13(1)(a): NONE.
8. In addition to itself, the owner designates lender to receive a copy of the Lienor's Notice as provided in F.S. 713.13(1)(b).
9. Expiration date of this Notice of Commencement shall be 3 months from the date of recording.

WILLIAMSON CATTLE COMPANY, a Florida corporation


By: Frank W. Williamson, III, President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Sworn to and subscribed before me by means of physical presence this 8th day of November, 2022, appeared FRANK W. WILLIAMSON, III, as President of WILLIAMSON CATTLE COMPANY, a Florida corporation, who is personally known to me.



Notary Public- State of Florida: Karin Ammons



Abstractor's Note: This Corrective Notice of Commencement replaces that certain Notice of Commencement recorded as Instrument No. 2022001565 in the public records of Okeechobee County, Florida to correct the parcel number, address, and legal description.

COPY



Permit No. _____ Tax ID No. _____

Notice of Commencement

State of Florida, County of Okeechobee

THE UNERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

Description of property, legal description of the property, and street address if available:

3-29-31-35-0056-00290-0040 / 1612 S. Parrott Ave.
Okeechobee FL 34974

General description of improvement: Install 80' x 4' retaining wall

Owner information:

Name(s): Williamson Cattle Company

Address: 9050 NE 12th Dr Okeechobee FL 34972

Interest in property: Business

Name/address of Fee Simple Title Holder (if other than owner) _____

Contractor name and address: Williamson Building

Contractor Address: 1501 SE 9th St Okeechobee FL 34974

Phone # 863-532-0027

Surety name and address _____

Name: _____

Phone # _____ Amount of Bond \$ _____

* Please note: A copy of bond MUST be attached when recording.

Lender name and address _____

Name: _____

Phone # _____

Persons within the State of Florida designated by owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7, Florida Statutes:

Name and address _____

Phone # _____

In addition to himself, owner designates _____ of _____ to receive a copy of Lienor's notice as provided in Section 713.13(1)(b), Florida Statutes. Phone# _____ of person or entity designated by owner.

Expiration date of notice of commencement: 2/13/24

(The expiration date is one year from date of recording, unless a different date is specified.)

Heather Williamson
 Signature of Owner:

Heather Williamson - Owner
 Type or Print Name of Owner:

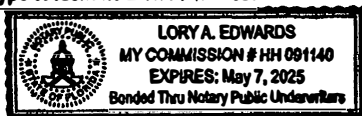
STATE OF FLORIDA
 COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 13 day of February, 2023, by Heather Williamson

Personally known OR produced identification.

(Name of person)

Type of Identification Produced:



Lory A. Edwards
 Signature of Notary (seal)

WARNING TO OWNER:

Any payments made by the owner after the expiration of the Notice of Commencement are considered improper payments under Chapter 713, Part 1, Section 713.13, Florida Statutes, and can result in your paying twice for improvements to your property. A certified copy of the recorded notice must be posted on the construction site. A certified copy must be submitted to the building department before first inspection. If the improvement described in the notice of commencement is not actually commenced within 90 days after the recording thereof, such a notice is void and of no further effect.

ORDINANCE NO. 1271

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA, UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS OF THE CITY'S COMPREHENSIVE PLAN AS MANDATED BY FLORIDA STATUTES SECTION 163.3177(3)(b); PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Florida Statutes Section, 163.3177(3)(b) requires local governments to annually update a Five-Year Schedule of Capital Improvements which is consistent with the Plan and may be accomplished by ordinance rather than as an amendment to the Local Comprehensive Plan; and

WHEREAS, the City's Planning Board, acting as the Local Planning Agency, has reviewed the proposed Five-Year Schedule of Capital Improvements No. 23-001-CPA, at a duly advertised meeting held on February 16, 2023, and hereby forwards its recommendation to the City Council (Council); and

WHEREAS, the Council has agreed with the recommendations of the Planning Board that the proposed Five-Year Schedule of Capital Improvements complies with the requirements of Florida Statutes, Section 163.3177(3)(b), that the proposed improvements are consistent with the Comprehensive Plan; and

WHEREAS, the Council desires to adopt this Schedule to guide future development of the City and protect the public's health, safety, and welfare.

NOW, THEREFORE, be it ordained before the Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City:

SECTION 1: Revision.

The City Council hereby revises the Capital Improvements Element of its Comprehensive Plan by updating the Five-Year Schedule of Capital Improvements (Five-Year Capital Improvement Plan) attached as **Exhibit "A"**:

SECTION 2: Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: Severability.

If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 4: Effective Date.

This Ordinance shall be effective immediately upon its adoption.

INTRODUCED for Rirst Reading and set for Final Public hearing on this this 7th day of March 2023.

ATTEST:

Dowling Watford, Mayor

Lane Gamiotea, CMC, City Clerk

PASSED and **ADOPTED** after Second Reading and Final Public Hearing this **4th** day of **April 2023**.

As required by City Charter Section C-4.1.C, ordinances shall be adopted by roll call on final reading and recorded, the vote was as follows:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

ATTEST:

Dowling Watford, Mayor

Lane Gamiotea, CMC City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

ORDINANCE NO. 1271
EXHIBIT A

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVMENTS

Projected Revenues	Funding Source	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	5-Year Total
Median Replacement & Right-of-Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951					\$ 334,951
SCOP NE 9th Street	SCOP (being applied for)		\$ 250,000				\$ 250,000
Asphalt Program	Gas Tax	\$ 100,000	\$ 200,000		\$ 200,000		\$ 500,000
Sidewalk Program	Gas Tax						
Sign Repair/Replacement	Gas Tax	\$ 20,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 140,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 90,000
Sub-Total		\$ 474,951	\$ 510,000	\$ 60,000	\$ 260,000	\$ 60,000	\$ 1,364,951
Right-of-Way Drainage	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Repair & Maintenance Roads & Culverts	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Storm Water Infiltration Repair	Gas Tax	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 80,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations & GF	\$ 430,000					\$ 430,000
SE 8th Stormwater Infrastrure	State Appropriations and GF	\$ 250,800					\$ 250,800
Stomwater Infrastrure	ARPA Funds	\$ 120,558	\$ 1,456,483	\$ 1,335,924			\$ 2,912,965
Sub-Total		\$ 851,358	\$ 1,516,483	\$ 1,395,924	\$ 60,000	\$ 60,000	\$ 3,883,765
Tree Program	General Fund	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Flagler Park/End Caps	General Fund	\$ 100,000					\$ 100,000
Flagler park Improvements	General Fund		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Centennial park - Kayak Ramp	General Fund	\$ 50,000					\$ 50,000
Sub-Total		\$ 165,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 625,000
Total Expenses		\$ 1,491,309	\$ 2,141,483	\$ 1,570,924	\$ 435,000	\$ 235,000	\$ 5,873,716

ORDINANCE NO. 1271
EXHIBIT A

Summary of revenue/expenditures available for new construction and remodeling projects only.						
	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$71,398,960	\$5,553,028	\$5,711,718	\$5,875,168	\$6,078,522	\$94,617,396
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	\$68,585,960	\$2,400,808	\$5,280,187	\$5,875,168	\$6,078,522	\$88,220,645
District	OKEECHOBEE COUNTY SCHOOL DISTRICT					

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	
Planned Cost:			\$0	\$0	\$0	\$0	\$0	\$0	
Student Stations:			0	0	0	0	0	0	
Total Classrooms:			0	0	0	0	0	0	
Gross Sq Ft:			0	0	0	0	0	0	



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
FEBRUARY 16, 2023
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 16, 2023, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Carl Berlin, Jr., Rick Chartier, Mac Jonassaint and Alternate Board Members Jon Folbrecht and Jim Shaw. were present. Board Member Karyne Brass entered the Chambers at 6:03 P.M., after Chairperson Hoover moved Alternate Board Member Shaw to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Vice Chairperson McCoy, seconded by Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

- A. Motion by Member Chartier, seconded by Vice Chairperson McCoy to re-appoint Dawn Hoover to serve a two-year term as Chairperson for the Planning Board, the Board of Adjustment and the Design Review Board beginning February 16, 2023. **Motion Carried Unanimously.**
- B. Motion by Member Jonassaint, seconded by Member Chartier to re-appoint Doug McCoy to serve a two-year term as Vice Chairperson for the Planning Board, the Board of Adjustment and the Design Review Board beginning February 16, 2023. **Motion Carried Unanimously.**

V. MINUTES

- A. Motion by Vice Chairperson McCoy, seconded by Member Jonassaint to dispense with the reading and approve the September 15, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

VI. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:05 P.M.

- A. Consider and receive input on the proposed update to the Five-Year Schedule of Capital Improvements within the Comprehensive Plan, No. 23-001-CPA.
 - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. (via Zoom), reminded the board why this update was done every year and briefly explained the information contained within the proposed Schedule.
 - 2. No public comments were offered.
 - 3. No Ex-Parte disclosures were offered.
 - 4. Motion by Member Chartier, seconded by Member Jonassaint to recommend approval to the City Council for the proposed update to the Five-Year Schedule of Capital Improvements within the Comprehensive Plan, No. 23-001-CPA, as presented in [Exhibit 1, which includes the Planning Consultant's analysis and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for [revised dates] March 7, 2023, and April 4, 2023. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:09 P.M.

Capital Improvements Element

Goals, Objectives and Policies

- Goal:** The City of Okeechobee shall continue to ensure that public facilities and services are provided, on a fair-share costs basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.
- Objective 1:** The City of Okeechobee shall continue to use the Capital Improvements Element to schedule construction and identify funding sources for the City's capital facility needs in order to accommodate existing and future development, and to replace obsolete or worn-out facilities.
- Policy 1.1:** Proposed capital improvements projects shall continue to be ranked and evaluated according to appropriate policies adopted in other elements of the Comprehensive Plan. The following criteria will also be considered:
- (1) whether the proposed project will eliminate a public hazard;
 - (2) whether the proposed project will eliminate capacity deficits;
 - (3) local budget impacts;
 - (4) locational needs based on projected growth patterns;
 - (5) accommodation of new development or redevelopment;
 - (6) financial feasibility; and
 - (7) plans of state agencies or water management districts that provide facilities in Okeechobee.
- Policy 1.2:** The City of Okeechobee shall continue to integrate its planning and budgeting processes such that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the Comprehensive Plan.
- Policy 1.3:** In accordance with Policy 7.1 of the Sanitary Sewer... Element, the City shall complete a stormwater management study to identify drainage deficiencies, and allocate any available funds for that purpose in its Administrative Operating Budget for fiscal year 2013. The 5-Year Schedule of Capital Improvements will be amended as soon as possible to include the study, its projected cost, and the identified revenue source(s).
- Policy 1.4:** The City of Okeechobee shall identify its needs for public facility improvements, the revenues required for project funding, and shall itemize the costs for such projects in its 5-Year Schedule of Capital Improvements.
- Objective 2:** The City of Okeechobee shall continue to coordinate land use decisions with the schedule of capital improvements in a manner that maintains the adopted level of service standards and meets existing and future needs.

Policy 2.1:

The City of Okeechobee shall continue to use the following level of service standards in reviewing the impacts of new development and redevelopment:

Facility	Level of Service
Sanitary Sewer	130 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Potable Water	114 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Solid Waste	Average Solid Waste Generation X 13 lbs./person/day X at least 13 years available capacity in Okeechobee County landfill (see Policy 1.4 of Sanitary Sewer...Element)
Principal Arterials	C
Minor Arterials & All Others	D
Recreation and Open Space	3 acres/1,000 persons
Drainage	<i>Interim Standard (see Policy 1.5 of Sanitary Sewer... Element)</i> Design Storm X 25-year storm X 24-hour duration Facility Design Standards X as required by Florida Administrative Code (see Policy 1.5 of Sanitary Sewer... Element)
Public Schools	
Existing School	Permanent FISH Capacity Considering Utilization Rate
New Elementary	750
New Middle	1000
New K-8	1200
New High School	1500

- Policy 2.2: Development orders and permits shall be granted only when required public facilities and services are operating at the established levels of service, or shall be available concurrent with the impacts of the development. Such facilities and services may be provided in phases if development correspondingly occurs in phases; however, required service levels must be maintained at all times during the development process.
- Policy 2.3: The City of Okeechobee will maintain a water supply facilities work plan that is coordinated with SFWMD's District Water Supply Plan and the Okeechobee Utility Authority (OUA) by updating its own work plan within 18 months of an update to SFWMD's District Water Supply Plan that affects the City.
- Policy 2.4: The City of Okeechobee recognizes that it relies upon the Okeechobee Utility Authority (OUA) facilities for the provision of potable water for its residents, businesses and visitors, and as such the City is part of the greater SFWMD, and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:
- (1) Continue to maintain relationships with the SFWMD and the Okeechobee Utility Authority (OUA) to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SFWMD and the Okeechobee Utility Authority (OUA) programs.
 - (2) Require landscaping in all new development or redevelopment on public water systems to use water-efficient landscaping and require functioning rain-sensor devices on all new automatic irrigation systems.
 - (3) The City of Okeechobee shall inform residents and businesses of, and shall encourage their participation in, the Okeechobee Utility Authority (OUA) water conservation programs if they become available.
- Policy 2.5: The City of Okeechobee recognizes that the Okeechobee Utility Authority (OUA) provides potable water to the City, its businesses and residents. Although no capital improvement projects are necessary within the City for which the City of Okeechobee has financial responsibility in connection with supply of potable water to the City, its businesses and residents, the City of Okeechobee will support and coordinate with the Okeechobee Utility Authority (OUA), as necessary, to assist in the implementation of Okeechobee Utility Authority (OUA) Capital Improvements projects for the years 2011-2021.

- Objective 3:** 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 3.1: The City of Okeechobee 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 3.2: The City of Okeechobee shall continue to maintain adopted levels of service by using revenue sources considered under Policy 3.1 to ensure that new development pays a pro rata share of the costs of public facility needs which it generates.
- Policy 3.3: The City of Okeechobee shall continue to continue to apply for and secure grants or private funds when available to finance the provision of capital improvements.
- Objective 4:** The City of Okeechobee shall continue to ensure the provision of needed public facilities within the City limits, based on adopted levels of service as set forth in the Comprehensive Plan. Public facilities needs shall be determined on the basis of previously issued development orders as well as the City's budgeting process and its joint activities with Okeechobee County and the Okeechobee County School District for planning, zoning, and concurrency management.
- Policy 4.1: Existing and future public facilities shall operate at the levels of service established in this plan.
- Policy 4.2: Debt service shall not exceed 20% of annually budgeted revenues.
- Policy 4.3: A five-year capital improvements program and annual capital budget shall be adopted as part of the City of Okeechobee's annual budgeting process. This program shall include the annual review, and revision as needed, of the Five-Year Schedule of Capital Improvements.
- Policy 4.4: The financially feasible School District Five-Year Capital Improvement Plan (Tentative Facilities Work Program) which achieves and maintains the adopted level of service standards for public schools, as approved by the Okeechobee County School Board shall be included and adopted each year as part of the City of Okeechobee's annual budgeting process.
- Objective 5:** The City of Okeechobee shall furnish meaningful opportunities for the School Board to have input and coordination in the City's development review process in order to assist the School Board in their provision of adequate and efficient schools.

Policy 5.1: The City of Okeechobee and the School Board shall coordinate to ensure that schools are adequately and efficiently provided commensurate with growth. Key coordinating mechanisms shall include:

- (a) promotion of joint infrastructure park/school facilities when feasible;
- (b) consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;
- (c) ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with state law restrictions on expenditures by the School Board;
- (d) evaluation of the School District's annually updated Capital Improvement Plan to ensure that it is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained;
- (e) seeking that any new major residential development or redevelopment applicant submit information regarding projected school enrollments from the project; and
- (f) request that the School Board submit site plan information for all timely new schools.

Capital Improvements Implementation

City of Okeechobee Comprehensive Plan

Capital improvement needs identified in the Comprehensive Plan will be met through implementation of a 5-Year Schedule of Capital Improvements. This schedule is adopted by the City Council along with Goals, Objectives and Policies, and must be consistent with the Capital Improvements Element. The purpose of the Schedule is to ensure that the City has adequate revenues to implement the Comprehensive Plan.

The 5-Year Schedule of Capital Improvements focuses on the capital outlay required to meet existing deficiencies and to maintain adopted level of service standards planned for public facilities in the Plan. The City shall advise the OUA on these standards.

FIVE YEAR SHEDULE OF CAPITAL IMPROVEMENTS							
Capital Projects	Funding Source	2021-2022	2022-2023	2023-2024	2024-2025	2025-2029	Five Year Total
Transportation Projects							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951	\$ -	\$ -			\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$ 55,000	\$ 200,000		\$ 300,000	\$ 675,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 60,000
Sub Total		\$ 509,951	\$ 112,500	\$ 257,500	\$ 57,500	\$ 357,500	\$ 1,294,951
Stormwater Projects							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations	\$ 430,000	\$ -	\$ -			\$ 430,000
Stormwater Infrastrure	ARPA Funds	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 2,400,000
Sub Total		\$ 1,670,000	\$ 1,240,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 3,030,000
Parks and Recreation Projects							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park- Solar Area Lights	General	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Centennial Park- Chickees	General	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Centennial Park - Picnic Tables	General	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Centennial Park - Playground Equipment	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial Park - Landscaping	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial park- Concrete for pads	General	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Sub Total		\$ 68,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 118,000
Total		\$ 2,247,951	\$ 1,367,500	\$ 312,500	\$ 112,500	\$ 412,500	\$ 4,452,951

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Projected Revenues	Funding Source	2022-2023	2023-2024	2024-2025	2025-2026	2026-2027	5-Year Total
Median Replacement & Right-of-Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951					\$ 334,951
SCOP NE 9th Street	SCOP (being applied for)		\$ 250,000				\$ 250,000
Asphalt Program	Gas Tax	\$ 100,000	\$ 200,000		\$ 200,000		\$ 500,000
Sidewalk Program	Gas Tax						
Sign Repair/Replacement	Gas Tax	\$ 20,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 140,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 90,000
Sub-Total		\$ 474,951	\$ 510,000	\$ 60,000	\$ 260,000	\$ 60,000	\$ 1,364,951
Right-of-Way Drainage	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Repair & Maintenance Roads & Culverts	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Storm Water Infiltration Repair	Gas Tax	\$ 20,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 80,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 70,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations & GF	\$ 430,000					\$ 430,000
SE 8th Stormwater Infrastrure	State Appropriations and GF	\$ 250,800					\$ 250,800
Stomwater Infrastrure	ARPA Funds	\$ 120,558	\$ 1,456,483	\$ 1,335,924			\$ 2,912,965
Sub-Total		\$ 851,358	\$ 1,516,483	\$ 1,395,924	\$ 60,000	\$ 60,000	\$ 3,883,765
Tree Program	General Fund	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Flagler Park/End Caps	General Fund	\$ 100,000					\$ 100,000
Flagler park Improvements	General Fund		\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 400,000
Centennial park - Kayak Ramp	General Fund	\$ 50,000					\$ 50,000
Sub-Total		\$ 165,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 115,000	\$ 625,000
Total Expenses		\$ 1,491,309	\$ 2,141,483	\$ 1,570,924	\$ 435,000	\$ 235,000	\$ 5,873,716

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$2,545,623	\$1,331,404	\$1,530,007	\$1,693,544	\$4,668,522	\$11,769,187
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	(\$267,377)	(\$1,820,816)	\$1,098,563	\$1,693,544	\$4,668,522	\$5,372,436

District

OKEECHOBEE COUNTY SCHOOL DISTRICT

Fiscal Year Range

Summary of revenue/expenditures available for new construction and remodeling projects only.

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$71,398,960	\$5,553,028	\$5,711,718	\$5,875,168	\$6,078,522	\$94,617,396
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	\$68,585,960	\$2,400,808	\$5,280,187	\$5,875,168	\$6,078,522	\$88,220,645

District

OKEECHOBEE COUNTY SCHOOL DISTRICT

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location		2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	
	Planned Cost:		\$0	\$0	\$0	\$0	\$0	\$0	
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	