

## **ORDINANCE NO. 1226**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM COMMERCIAL TO MULTI-FAMILY RESIDENTIAL (APPLICATION NO. 21-003-SSA); PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council for the City of Okeechobee recognizes the need to plan for orderly growth and development; and

**WHEREAS**, Chapter 163, Florida Statutes provides for amendment to Adopted Comprehensive Plans; and

**WHEREAS**, the City has received and reviewed certain Application (No. 21-003-SSA), submitted by submitted by the property owner Mr. Shaun Penrod, for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said Application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on May 20, 2021, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

**WHEREAS**, the City Council has agreed with the recommendation of the Planning Board and City Staff as set forth in the Planning Staff Report, and therefore finds that the proposed Application complies with the requirements of Florida Statute 163, Part II, and that the proposed Application is consistent with the Comprehensive Plan and appropriate to the future land uses within the City.

**NOW, THEREFORE**, it is ordained before the City Council for 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:

### **SECTION 1:     SHORT TITLE.**

**THIS ORDINANCE** shall be known as a "City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment," pursuant to Florida Statutes 163.3187, regarding Application No. 21-003-SSA and shall be effective within the City limits of the City of Okeechobee, Florida.

### **SECTION 2:     AUTHORITY.**

This City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3187, Part II, Florida Statutes.

### **SECTION 3:     REVISIONS TO THE FUTURE LAND USE MAP.**

1. The following described land consisting of approximately 2.07 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

a. Application No. 21-003-SSA, from Commercial to Multi-Family Residential. The Legal Description of Subject Property is as follows:

**LOTS 1 THROUGH 12, INCLUSIVELY, OF BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.**

**SECTION 4:     INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP  
IN THE COMPREHENSIVE PLAN.**

It is the intention of the City Council of the City of Okeechobee, Florida that the provisions of this Ordinance, and the revisions to the Future Land Use Map which are incorporated herein by reference, shall become and be made a part of the City of Okeechobee Comprehensive Plan (City of Okeechobee Ordinance No. 635, as amended).

**SECTION 5:     CONFLICT.**

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

**SECTION 6:     SEVERABILITY.**

If any provision or portion of this ordinance is declared by any 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 7:     EFFECTIVE DATE.**

The effective date of this plan amendment shall be thirty-one (31) days after the adoption of this Ordinance, if not timely challenged. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**INTRODUCED AND ADOPTED** at First Reading and Final Public Hearing on this **6<sup>th</sup>** day of **July, 2021**, pursuant to Florida Statutes 163.3187(2).

\_\_\_\_\_  
Dowling R. Watford, Jr., Mayor

ATTEST:

\_\_\_\_\_  
Lane Gamiotea, CMC, City Clerk

**REVIEWED FOR LEGAL SUFFICIENCY:**

\_\_\_\_\_  
John J. Fumero, Esq., City Attorney

City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 4-9-21	Petition No. 21-003-SSA
	Fee Paid:	Jurisdiction: PB4CC
	1 <sup>st</sup> Hearing: 5-20-21	2 <sup>nd</sup> Hearing: 6-15-21
	Publication Dates:	
	Notices Mailed: N/A	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

### TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: Commercial

Verified Zoning Designation: RSF1

- Plan Amendment Type:
- ☐ Large Scale (LSA) involving over 10 acres or text amendment
- ☒ Small Scale (SSA) 10 acres or less
- ☐ Small Scale (SSA) More than 10 but less than 20 acres if the proposed amendment will have a positive effect in addressing the problems of low per capita incomes, low average wages, high unemployment, instability of employment, and/or other indices of economically distressed communities.


### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. *Please print or type responses.* If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_.

Submit 1 (one) copy of the complete application and amendment support documentation, including maps, to the General Services Department. Fifteen (15) copies of any documents over 11 X 17 are required to be submitted by the applicant.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

3/31/2021  
Date

  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9820

**I. APPLICANT/AGENT/OWNER INFORMATION**

Mitch Stephens

**Applicant**

17705 Middlebrook Way

Address

Boca Raton,

FL

33496

City

State

Zip

919-201-9913

mitchstephens@gmail.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

**Agent\***

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

State

Zip

863-824-7644

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Corey and Desiree Penrod

**Owner(s) of Record**

2437 SW 33rd Circle

Address

Okeechobee,

FL

33974

City

State

Zip

863-634-0546

penrodconstruction@gmail.com

Telephone Number

Fax Number

E-Mail

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\*This will be the person contacted for all business relative to the application.



**II. REQUESTED CHANGE (Please see Section V. Fee Schedule)**

**A. TYPE:** (Check appropriate type)

☐ Text Amendment      ☒ Future Land Use Map (FLUM) Amendment

**B. SUMMARY OF REQUEST** (Brief explanation):

The owner is requesting to change the future land use of these eight parcels from Light Commercial to Residential Multiple Family Future Land Use

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)**

**A. PROPERTY LOCATION:**

1. Site Address: 200 NE 3rd Street, Okeechobee, FL 34972
2. Property ID #(s): 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

**B. PROPERTY INFORMATION** (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)

1. Total Area of Property: 2.066 Acres
2. Total Area included in Request: 2.066 Acres
  - a. In each Future Land Use (FLU) Category: Multifamily - 2.066 Acres
    - (1) \_\_\_\_\_
    - (2) \_\_\_\_\_
    - (3) \_\_\_\_\_
    - (4) \_\_\_\_\_
  - b. Total Uplands: 2.066 Acres
  - c. Total Wetlands: 0.00 Acres

3. Current Zoning: Residential Single Family One
4. Current FLU Category: Commercial
5. Existing Land Use: Vacant
6. Requested FLU Category: Residential Multiple Family

**D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY**

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	5 DU /AC	10 DU/AC
Number of Units	10	20
Commercial (sq. ft.)		
Industrial (sq. ft.)		

**IV. AMENDMENT SUPPORT DOCUMENTATION**

At a minimum, the application shall include the following support data and analysis. These items are based on the submittal requirements of the State of Florida, Department of Community Affairs for a comprehensive plan amendment, and policies contained in the City of Okeechobee Comprehensive Plan. Staff will evaluate this request based on the support documentation provided by the applicant.

**A. GENERAL INFORMATION AND MAPS**

**Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.**

- N/A 1. Wording of any proposed text changes.
- ✓ 2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
- ✓ 3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
- ✓ 4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.
- ✓ 5. Map showing existing zoning of the subject property and surrounding properties.
- ✓ 6. **Three (3) CERTIFIED BOUNDARY** surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor's name, address and phone number; legal description of property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

**For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9820**

- ✓ 7. A copy of the deed(s) for the property subject to the requested change.
- 8. An aerial map showing the subject property and surrounding properties.
- ✓ 9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

**B. PUBLIC FACILITIES IMPACTS**

**Note:** The applicant must calculate public facilities impacts based on a maximum development scenario.

1. Traffic Analysis
  - a. For Small Scale Amendments (SSA)
    - (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.
    - (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use designation, the Applicant shall attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer
  - b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.
  - c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
  - d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;
2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
  - a. Potable Water and Sanitary Sewer demand based on:
    - (1) 114 gallons per person per day (gppd) for residential uses
    - (2) 0.15 gallons per day per square foot of floor area for nonresidential uses
  - b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:

- ✓ a. Solid Waste;
- ✓ b. Water and Sewer;
- ✓ c. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation, as well as estimates of maximum population and nonresidential square footage developable under the existing and proposed Future Land Use categories. The application should include the applicant's correspondence to the responding agency.

**C. ENVIRONMENTAL IMPACTS**

Proposed plan amendments shall be accompanied by evidence that the following studies either have been completed for another permitting agency or are not relevant to the property. There shall be inventories of:

- ✓ 1. Wetlands and aquifer recharge areas.
- ✓ 2. Soils posing severe limitations to development.
- 3. Unique habitat.
- 4. Endangered species of wildlife and plants.
- ✓ 5. Floodprone areas.

**D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN**

1. Discuss how the proposal affects established City of Okeechobee population projections.
2. List all goals and objectives of the Bonita Springs Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.
4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

**V. FEE SCHEDULE**

Large Scale Amendment (LSA)	\$4,000.00 plus \$30.00 per acre
Small Scale Amendment (SSA)	\$850.00 plus \$30.00 per acre
Text Amendment Flat Fee	\$2,000.00 each

**VI. AFFIDAVIT**

I, Shawn C. Penrod, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Okeechobee to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]  
Signature of Owner or Authorized Agent

3/31/2021  
Date

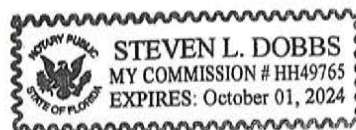
Shawn C. Penrod  
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of March 31, 20 21, by Shawn C. Penrod, who  
(Name of Person)  
is personally known to me or produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public Signature



## **Glenwood Village**

### **City of Okeechobee Comp Plan Amendment Support Documentation**

#### **A. General Information and Maps**

**Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.**

**1. Wording of any proposed text changes.**

None proposed.

**2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.**

Attached

**3. A map showing existing land uses (not designations) of the subject property and surrounding properties.**

Attached

**4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.**

There are two blocks that are currently owned by different owners Block 110, the north block is owned by JDST Holdings, LLC and the south block is owned by Shaun C. and Desiree A. Penrod.

North Parcel:

To the north are several single-family parcels parcel that has a Future Land Use (FLU) of Multi Family is being used as single-family homes. To the east of this parcel used as Vacant with a FLU of Single Family. To the south, all the land has a FLU of Commercial and is currently vacant, but part of this application. To the west the parcel has a FLU of Commercial and is being used as Commercial.

South Parcel:

To the north the parcel is vacant and the parcel that has a Future Land Use (FLU) of commercial and is part of this application. To the east of this parcel used as a church with a FLU of Single Family on the north portion and Commercial on the



south portion. To the south, all the land has a FLU of Commercial except one lot on the north side which is multifamily and is currently used as commercial. To the west the parcel has a FLU of Commercial and is being used as Commercial.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, vacant or Single Family on Multi Family (FLU).

**5. Map showing existing zoning of the subject property and surrounding properties.**

Attached

**6. Certified property boundary survey; date of survey; surveyor's name, address and phone number; and legal description(s) for the property subject to the requested change.**

Attached

**7. A copy of the deed(s) for the property subject to the requested change.**

Attached.

**8. An aerial map showing the subject property and surrounding properties.**

Attached.

**9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.**

Attached.

**B. Public Facilities Impacts**

**Note:** The applicant must calculate public facilities impacts based on a maximum development scenario.

**1. Traffic Analysis**

**a. For Small Scale Amendments (SSA)**

- (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.**

Please see attached traffic report

- (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.**

Please see the attached traffic report.

- b. For Large Scale Amendments (LSA)**  
**All LSAs shall be accompanied by a Traffic Impact Study prepare by a professional transportation planner or transportation engineer.**

N/A

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.**

Acknowledged.

- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change.**

Acknowledged.

- 2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:**

- a. Potable water and Sanitary Sewer demand based on:**

- (1) 114 gallons per person per day (gppd) for residential uses**

**Assume 2.5 residents per household**

Current  $0 * 285 = 0$  gpd

Future  $= 41 * 285 = 11,400$  gpd

- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses**

Current  $270,508 * 0.15 = 40,576$  gpd

Future  $0 * 0.15 = 0$  gpd

Current total = 40,576 gpd

Future total = 11,400 gpd

**b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.**

The projected resident population of 40 persons at 2.5 people/unit will require 0.30 acres of open space and recreation area. This area will be provided in the development plan for the proposed multi-family project.

**3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:**

**a. Solid Waste;**

Please see attached letter from Waste Management.

**b. Water and Sewer:**

I have attached a letter where the water and sewer demand will decrease with this project.

**c. Schools.**

Please see the attached letter from the Okeechobee County School Board stating they have sufficient capacity to serve this development.

**C. Environmental Impacts**

**Proposed plan amendments shall be accompanied by evidence that the following studies have been completed for another permitting agency or are not relevant to the property.**

**There shall be inventories of:**

**1. Wetlands and aquifer recharge areas.**

Please see the attached wetland map from the US Fish and Wildlife Service. From this map, there appear to be no wetlands on the subject parcel.

**2. Soils posing severe limitations to development**

The soil present onsite from the attached NRCS Websoil Survey, there is only one soil type Immokalee Fine Sand, 0 to 2 percent slopes. The soils present should cause no development limitations.

**3. Unique habitat.**

This parcel was previously developed but provides no unique habitat.

**4. Endangered species of wildlife and plants.**

Since everything around this parcel has been partially developed for many years and with all the development around it, it does not provide the conducive habitat for endangered species.

**5. Floodprone areas.**

According to the attached FEMA map 12093C0480C, the subject parcels are within Zone X and shown as an area of minimal flooding.

**D. Internal Consistency with the City of Okeechobee Comprehensive Plan**

**1. Discuss how the proposal affects established City of Okeechobee population projections.**

This parcel will contribute approximately 100 residents to the City population which is anticipated and consistent with population projections, with no adverse impacts.

**2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.**

There is no effect to the Comprehensive Plan Amendment's Policies and Objectives from this request. The minimal increase in density will not change the ability of the city or any other utilities to provide available water, sewer, or roads.

**3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.**

This project is an undeveloped parcel but will have very limited impact to the County's Comprehensive plan.

**4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.**

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan



and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

**E. Justification of Proposed Amendment**

**Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.**

*Proposed Conditions*

For the proposed Multi Family Land Use designation, the maximum development is approximately 10 Units per acres.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Commercial (Existing)	270,508 SF @ 0.15 gallons per day per sf	0.15 gppdpsf	40,576 gpd – water/sewer
Multi Family (Proposed)	40 Units @ 2.5 people per unit	114 gppd	11,400 gpd – water/sewer
Net Impact			-29,176 gpd – water/sewer

**Water and Wastewater Treatment Plants**

Based on the information obtained from Okeechobee Utility Authority, the permitted capacity of the surface water treatment plant is 5.0 mgd with the ground water treatment plant rated at 1.0 mgd. The wastewater treatment plant permitted capacity is currently 3.0 mgd.

There is ample capacity to serve this project since the proposed flow is reducing.

**Police**

The nearest City Police station is located at 50 SE 2nd Avenue. No additional Police stations are scheduled. The existing Police station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Police Department will be determined by the local government review.

**Fire**

The nearest fire station is located at 55 SE 3rd Avenue. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

**Solid Waste**

Waste Management operates the regional solid waste landfill. Waste Management has previously indicated they have a 100 year capacity left in their facility.

**Stormwater Management**

The project is located in the City of Okeechobee and according to the attached FIRM panel 12093C0480C, this parcel is in Flood Zone X.

There are no wellfields within 1,000 feet of the parcel.

Potential adverse impacts to ground and surface waters will be minimized by implementation of appropriate erosion control measures during construction in accordance with the NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities. Erosion control measures that may be implemented include stabilization practices such as temporary seeding, permanent seeding, mulching, geotextiles, or sod stabilization; structural practices such as silt fences, earth dikes, diversions, swales, sediment traps, check dams, or storm drain inlet protection; and sediment basins.

Stormwater runoff quantity and quality are strictly regulated by the City and the SFWMD to ensure that pre-development drainage conditions are maintained. The proposed rate of discharge from the site will be less than or equal to the existing discharge rate from the site. The discharges off-site will be minimized by on-site detention within the stormwater management system. The drainage system will be owned, operated and maintained by the owner, who's past record of compliance has been shown to be a responsible property owner and should be acceptable to the City and the SFWMD. The Stormwater Management System will employ, wherever practical, a variety of Best Management Practices (BMP). The following are a list of potential BMP that could be integrated into the Water Management System during the final design and permitting stage:



- Oil and grease skimmers;
- Environmental swales;
- Minimize "short-circuiting" of pond flow patterns;
- Raised storm inlets in grassed swales;
- Utilize stormwater retention where feasible; and
- Street cleaning and general site maintenance.

### **Parks and Recreation**

An 11-acre County softball complex approximately 1.5 miles away on NW 9<sup>th</sup> Avenue will provide an active recreational area for the project residents. Passive recreation and landscaped open space will be provided on-site.

### **Hurricane Preparedness**

This project is located outside any project storm surge areas within the City of Okeechobee. The current Florida Building Code requires impact windows and doors, if the residents desire to remain in the units, but management will encourage them to leave.

### **Miscellaneous Data**

#### **Parcel Control Numbers Subject to this Application**

3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

#### **Legal Description**

Please refer to the attached legal and sketches that comprise this application for future land use amendment.

City of Okeechobee Future Land Use Amendment Application  
 Future Land Use Exhibit  
 Penrod Parcels



- LAND USE CLASSIFICATIONS**
- RAILROAD CENTERLINE
  - HOPKINS MEANDER LINE
  - RAILROAD CENTERLINE
  - flu\_boundary\_lines
  - lot\_line
  - flu\_background\_parcel
  - SINGLE - FAMILY RESIDENTIAL
  - MIXED USE RESIDENTIAL
  - MULTI - FAMILY RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC FACILITIES

Penrod Parcels

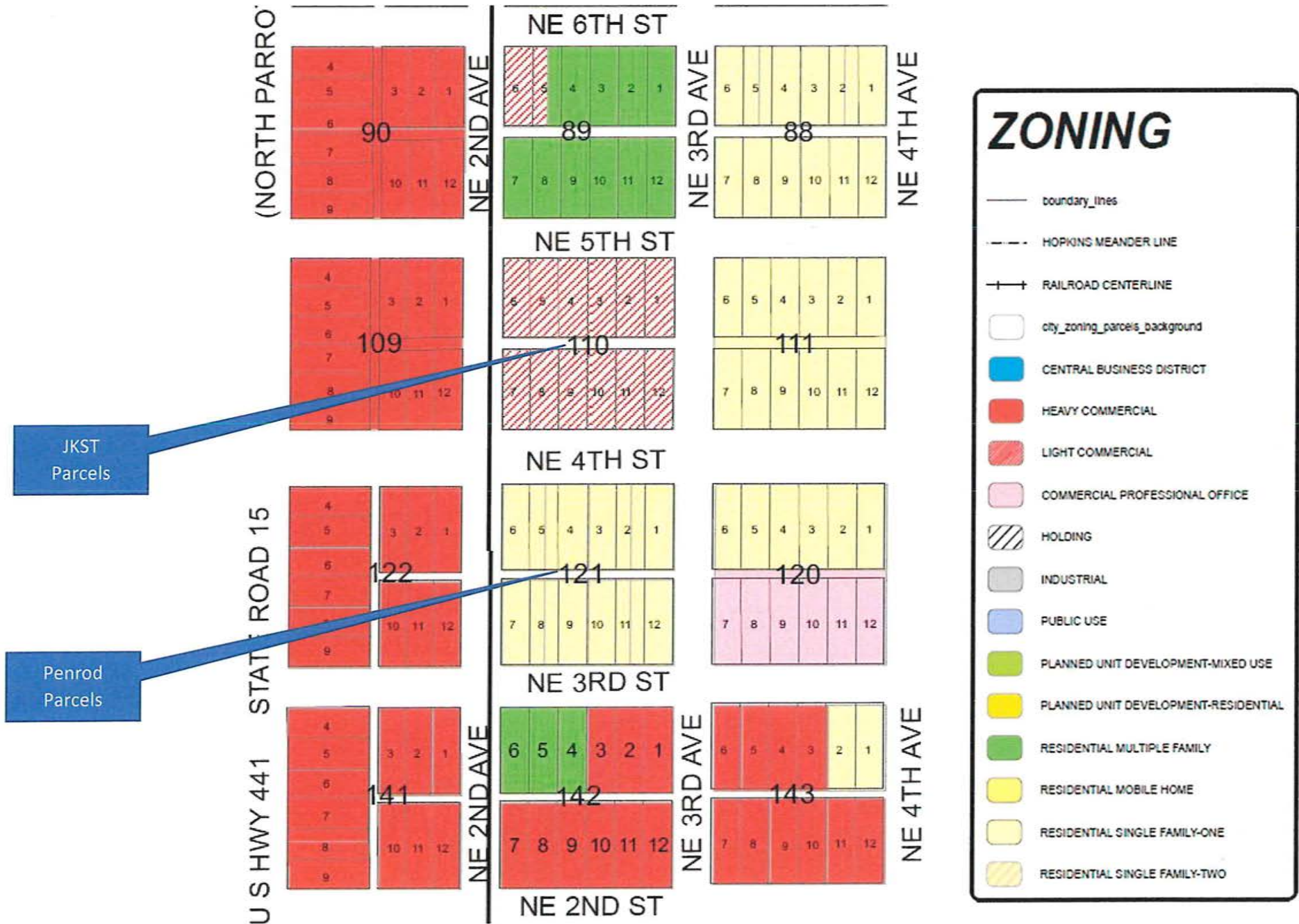
JKST Parcels



City of Okeechobee  
Future Land Use Amendment Surrounding Property Owners  
Land Use Exhibit  
Glenwood Villages



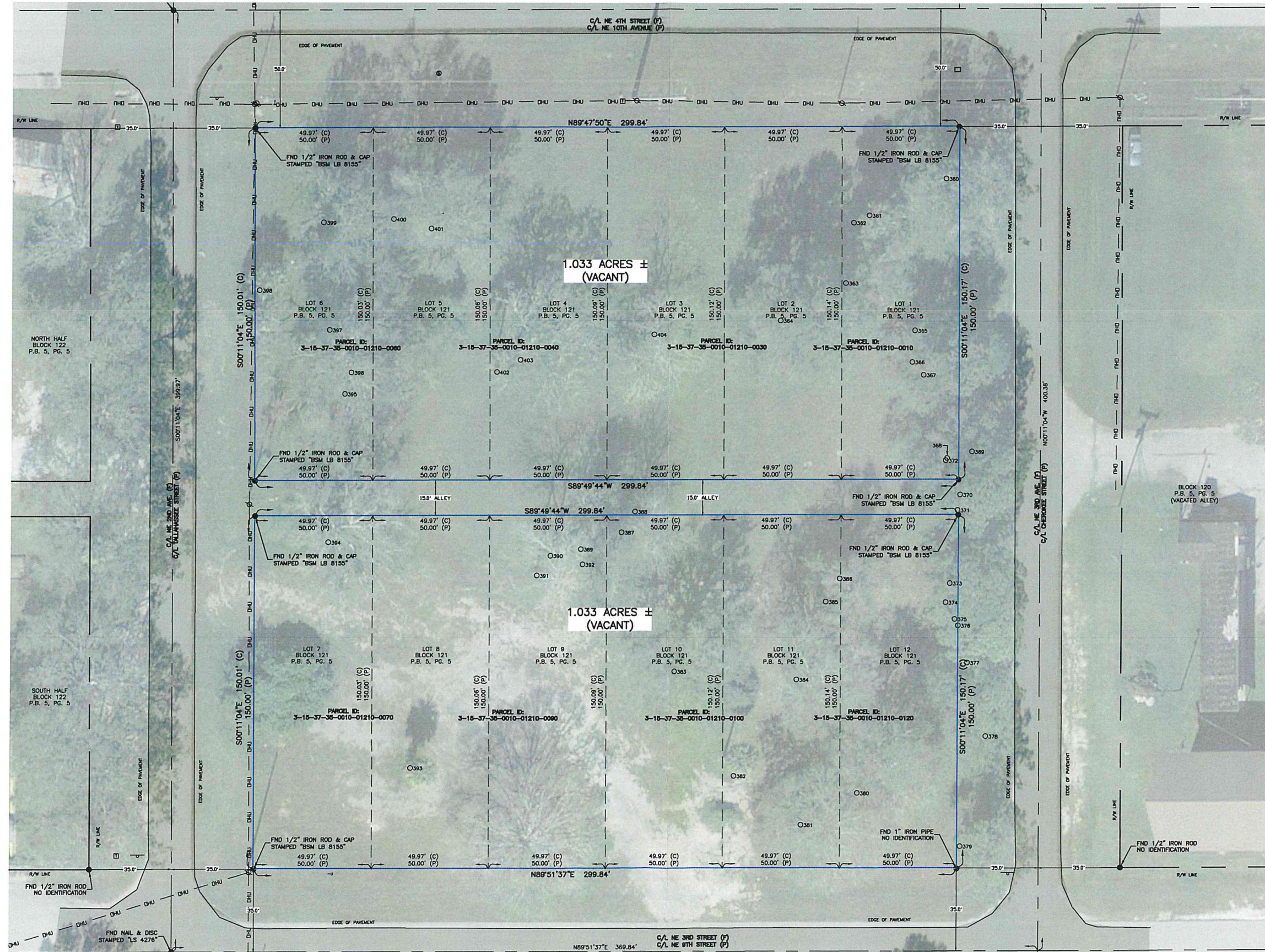
City of Okeechobee  
Future Land Use Amendment Application  
Zoning Exhibit  
Glenwood Village





( IN FEET )  
1 INCH = 20 FT.  
(INTENDED DISPLAY SCALE)

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST




BOUNDARY SURVEY		CAD	Z:\94-DWG\B&A ASSOCIATES, INC.\2017\11-109 DWG 300 AC 4TH ST & PERROW BLOCK TO SOUTH\DWG1001
NE 4TH STREET		REF	Z:\94-DWG\B&A ASSOCIATES, INC.\2017\11-109 DWG 300 AC 4TH ST & PERROW BLOCK TO SOUTH\DWG1001
OKEECHOBEE, FLORIDA 34972		FLO	HW, DF
		OFF	BHM
		CKD	REB
			DATE 03/18/21
			FB/P/G, BSM #8/20
			SHEET 3 OF 3
			DWG 21-109 SURVEY
			DATE:
			REVISIONS:
			BY:

2:\My Drive\BSM & ASSOCIATES, INC\\_2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg SHEET 3 Mar 26, 2021;



Parcel ID Number: 3-15-37-35-0010-01210-0070

Prepared by and return to:  
Susie Burk  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 36444

  
FILE NUM 2018013904  
OR BK 816 PG 970  
SHARON ROBERTSON, CLERK & COMPTROLLER  
OKEECHOBEE COUNTY, FLORIDA  
RECORDED 11/21/2018 02:00:48 PM  
AMT \$105,000.00  
RECORDING FEES \$27.00  
DEED DOC \$735.00  
RECORDED BY M Pinon  
Pgs 970 - 972; (3 pgs)

## Warranty Deed

This Indenture, Executed this November 20, 2018 A.D. Between

**WANDA SUE WOLFORD, TRUSTEE OF THE EVA MAE WILLIAMS REVOCABLE LIVING TRUST F/K/A THE EVA MAE HAZELLIEF REVOCABLE LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 1986, AS AMENDED JULY 27, 1994 AND SEPTEMBER 25, 1997**

whose address is 1888 EAST RD, Jacksonville, Florida 32216, hereinafter called the grantor, to

**SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE,**

whose post office address is: 2437 SW 33rd Cir., Okeechobee, FL 34974, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth,** that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0070

**Subject to** covenants, restrictions, easements of record and taxes for the current year.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold,** the same in fee simple forever.


**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

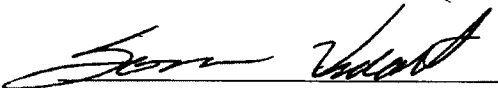


**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

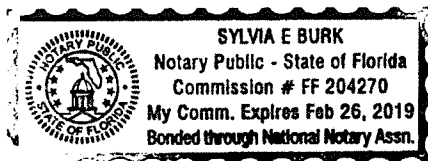
  
\_\_\_\_\_  
Witness Printed Name **Sylvia E. Burk**

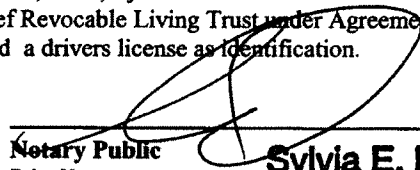
  
\_\_\_\_\_  
**WANDA SUE WOLFORD, TRUSTEE** (Seal)  
Address: 1888 EAST RD, Jacksonville, Florida 32216

  
\_\_\_\_\_  
Witness Printed Name **SONSUN VIRKAITIS**

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me this November 20, 2018, by WANDA SUE WOLFORD, TRUSTEE OF The Eva Mae Williams Revocable Living Trust F/K/A the Eva Mae Hazellief Revocable Living Trust under Agreement dated September 5, 1986, as amended July 27, 1994 and September 25, 1997, who produced a drivers license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: **Sylvia E. Burk**  
My Commission Expires \_\_\_\_\_

## **Exhibit "A"**

**LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5,  
OKEECHOBEE COUNTY, FLORIDA.**

COPY

**File Number: 36444**

**Legal Description with Non Homestead  
Closer's Choice**

CITY OF OKEECHOBEE  
55 SE 3<sup>RD</sup> AVENUE  
OKEECHOBEE, FL 34974  
TELE: 863-763-3372 FAX: 863-763-1686  
**LAND USE POWER OF ATTORNEY**

Name of Property Owners: Corey and Desiree Penrod

Mailing Address: 2437 SW 33rd Circle  
Okeechobee, FL 34974

Home Telephone: Work: Cell: 863-634-0546

Property Address: 200 block NE 3rd Street  
Okeechobee, FL 34972

Parcel ID Number: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030,  
3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090,  
3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

Name of Applicant: Mitch Stephens

Home Telephone: Work: Cell: 919-201-9913

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS  
DAY OF 3/31 2021.

[Signature]  
OWNER

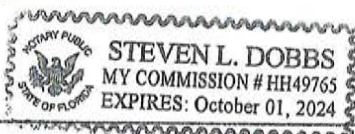
WITNESS

OWNER

WITNESS

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31<sup>st</sup> day of March, 2021, by Shawn C. Penrod,  
(Name of Person)  
who is personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
NOTARY PUBLIC SIGNATURE

Bla  
(1)(2)

*Future Land Use Amendment  
Traffic Analysis*

**Glenwood Villages  
City of Okeechobee, FL**

*Prepared for:*  
**Steven L. Dobbs Engineering, LLC  
Okeechobee, Florida 34972**

*Prepared by:*



**Engineering & Planning, Inc.**

1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990  
(772) 286-8030



**Digitally signed by  
Shaun G MacKenzie  
Date: 2021.04.02  
09:13:46 -04'00'**

## ***EXECUTIVE SUMMARY***

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3<sup>rd</sup> Avenue & NE 3<sup>rd</sup> Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and 0.241 acres alley of property to Multi Family land use.

### ***Future Land Use – Maximum Net Increase in External Trips***

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.

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## INTRODUCTION

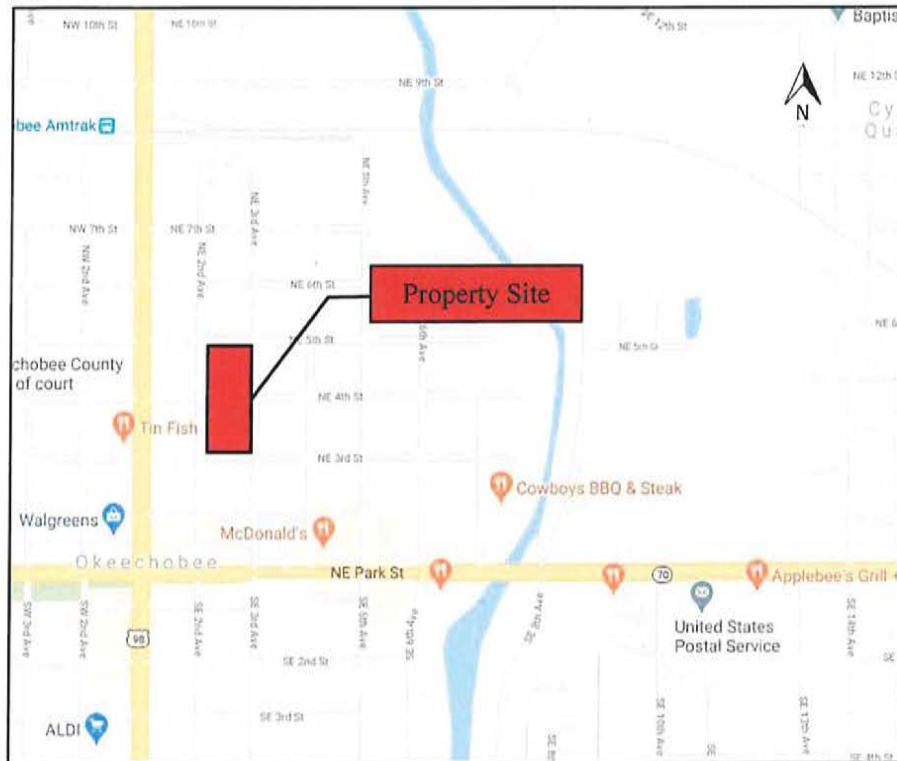
A future land use amendment is proposed on 3.992 acres located at the northwest corner of NE 3<sup>rd</sup> Avenue & NE 3<sup>rd</sup> Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120).

The future land use (FLU) amendment traffic analysis will examine the impacts of changing 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and changing 0.241 acres of alley right-of-way (ROW) to Multi Family land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1. Future Land Use Change

	Parcel ID	Size (Acres)	Existing FLU Land Use	Proposed FLU Land Use
South Property	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120	0.258 * 8 = 2.064	Commercial	Multi-Family (10 DU/Acre)
	-	15 x 300 / 43560 = 0.103	Alley	
North Property	3-15-37-35-0010-01100-0010	1.928	Commercial	
	-	20 x 300 / 43560 = 0.138	Alley	
Total		4.233 Acres		

**Figure 1. Site Location Map**



## ***CURRENT DATA***

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10<sup>th</sup> Edition* (ITE report)
- Comprehensive Plan

## ***FUTURE LAND USE CHANGE ANALYSIS***

### ***Trip Generation***

The study uses trip generation rates for Multifamily (ITE Land Use 220 – Multifamily Housing (Low-Rise)) and Commercial (ITE Land Use 820 - Shopping Center) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (10th Edition)*. The proposed development plan consists of the following:

#### ***Existing Future Land Use***

The existing FLU uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 3.00 and maximum coverage ratio 50%. Therefore, the maximum expected intensity with respect to traffic is 260,837 square feet based on the 3.992 acres.

- 260,837 SF Commercial (ITE Land Use 820) (3.992 x 43,560 x 3.00 Floor Area Ratio x 50%)

The existing FLU is expected to generate the following net external trips:

- 7,616 daily, 186 AM peak hour (115 in/71 out), and 729 PM peak hour (350 in/379 out) trips.

The existing FLU is expected to generate the following driveway trips:

- 11,539 daily, 282 AM peak hour (175 in/107 out), and 1,105 PM peak hour (530 in/575 out) trips.

***Proposed Future Land Use***

The proposed FLU uses the most intense reasonable maximum development scenario. This scenario uses Multi-Family (Low-Rise) use and results in a maximum density of 10 units per acre. Therefore, based on the 4.233 acres property, the maximum expected intensity with respect to traffic is 42 DU.

- 42 DU Multi-Family (Low-Rise) (ITE Land Use 210) (4.233 x 10 DU/Acre)

The proposed FLU is expected to generate the following net external and driveway trips:

- 279 daily, 21 AM peak hour (5 in/16 out), and 27 PM peak hour (17 in/10 out) trips.

***Net Impact***

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 2 displays the resulting trip generation.

The resulting net external trips change is:

- -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The resulting net change in driveway volumes is:

- -11,262 daily, -261 AM peak hour (-170 in/-91 out), and -1,078 PM peak hour (-513 in/-565 out) trips.

The net impact of the change is less than 0 peak hour trips as a result of the proposed land use amendment from Industrial to Multi-family. Adequate transportation capacity is available to serve the project.

Table 2. Future Land Use Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
<b>Existing FLU Traffic</b>								
Shopping Center	260.837 1000 SF	11,539	282	175	107	1,105	530	575
<b>Pass-By Traffic</b>								
Shopping Center	34.0%	3,923	96	60	36	376	180	196
<b>NET EXISTING TRIPS</b>		<b>7,616</b>	<b>186</b>	<b>115</b>	<b>71</b>	<b>729</b>	<b>350</b>	<b>379</b>
<b>Total Existing Driveway Volumes</b>		<b>11,539</b>	<b>282</b>	<b>175</b>	<b>107</b>	<b>1,105</b>	<b>530</b>	<b>575</b>
<b>Proposed FLU Traffic</b>								
Multifamily Housing(Low-Rise)	42 DU	277	21	5	16	27	17	10
<b>NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)</b>		<b>(7,339)</b>	<b>(165)</b>	<b>(110)</b>	<b>(55)</b>	<b>(702)</b>	<b>(333)</b>	<b>(369)</b>
<b>NET CHANGE IN DRIVEWAY VOLUMES</b>		<b>(11,262)</b>	<b>(261)</b>	<b>(170)</b>	<b>(91)</b>	<b>(1,078)</b>	<b>(513)</b>	<b>(565)</b>
Note: Trip generation was calculated using the following data:								
Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Shopping Center	820	1000 SF	$\ln(T) = 0.68 \ln(X) + 5.57$	34%	62/38	$T = 0.5(X) + 151.78$	48/52	$\ln(T) = 0.74 \ln(X) + 2.89$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56(X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$

Copyright © 2021, MacKenzie Engineering and Planning, Inc.

### Internal Capture

Internal capture is 0.

### Pass-by Trip Capture

Pass-by rate is based on ITE's report, *Trip Generation Handbook (3<sup>rd</sup> Edition)*.



## **CONCLUSION**

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3<sup>rd</sup> Avenue & NE 3<sup>rd</sup> Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) from Commercial to Multi Family land use and convert 0.241 acres of alley ROW to Multi Family land use.

### **Future Land Use – Maximum Net Increase in External Trips**

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.



## ***APPENDICES***

6. Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:
  - a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
  - b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
  - c. Requiring all development to be connected to central water and sewer.
- d) **Commercial.** Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.
  1. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
  2. Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).
- e) **Industrial.** Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.
  1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
  2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

## Sec. 90-225. - Lot and structure requirements.

Except where further restricted by these regulations for a particular use, the minimum lot and structure requirements in the CPO district shall be as follows:

(1)	<i>Minimum lot area.</i>			
	All uses:		Area	6,250 square feet
			Width	50 feet
(2)	<i>Minimum yard requirements.</i>			
	Except where a greater distance is required by these regulations for a particular use, minimum yard setbacks shall be as follows:			
	a.	All uses:	Front	20 feet to buildings; ten feet to parking and driveway
			Side	Eight feet; 20 feet abutting residential zoning district
			Rear	Ten feet; 20 feet abutting a residential zoning district
	b.	The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district.		
(3)	<i>Maximum lot coverage by all buildings.</i>			

			<i>Maximum Coverage</i>	<i>Maximum Impervious Surface</i>
	All uses:		50 percent	60 percent
(4)	<i>Maximum height of structures.</i>			
	Except where further restricted by these regulations for a particular use, the maximum height shall be as follows: All uses shall be 45 feet, unless a special exception is granted.			

(LDR 1998, § 364)

—

## Sec. 90-76. - Maximum affordable housing dwelling unit densities.

Residential developments which qualify as affordable housing are allowed a density bonus. Where at least ten percent of total housing units in a development qualify as affordable housing, the density of the site devoted to such housing may be increased by one dwelling unit per acre as follows:

		Affordable Housing		
	Residential Zoning District	Code	Density du/ac	Comprehensive Plan Category
(1)	Residential single-family one	RSF 1	5	Single-family residential
(2)	Residential single-family two	RSF 2	7	Multifamily residential
(3)	Residential multiple-family	RMF	10	Multifamily residential

(LDR 1998, § 306)

## **Land Use: 220**

### **Multifamily Housing (Low-Rise)**

#### **Description**

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

#### **Additional Data**

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.



The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

***It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.***

#### **Source Numbers**

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

## Multifamily Housing (Low-Rise) (220)

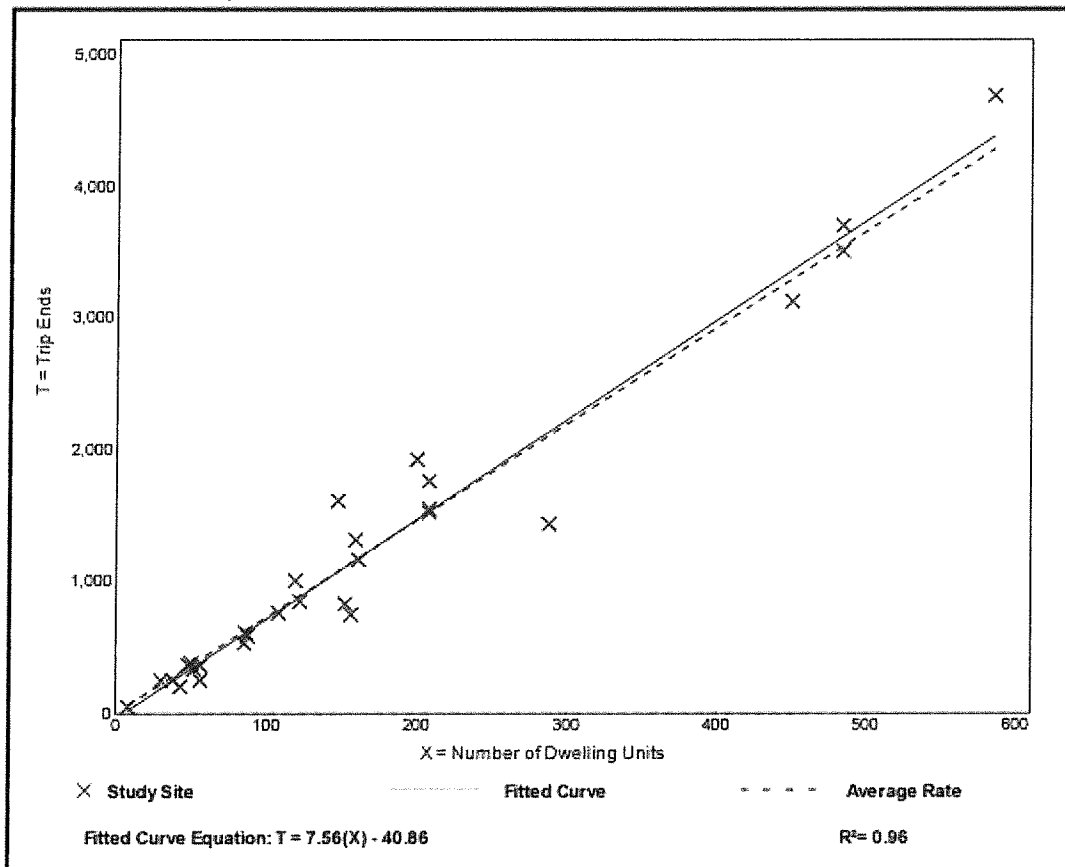
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 29  
Avg. Num. of Dwelling Units: 168  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

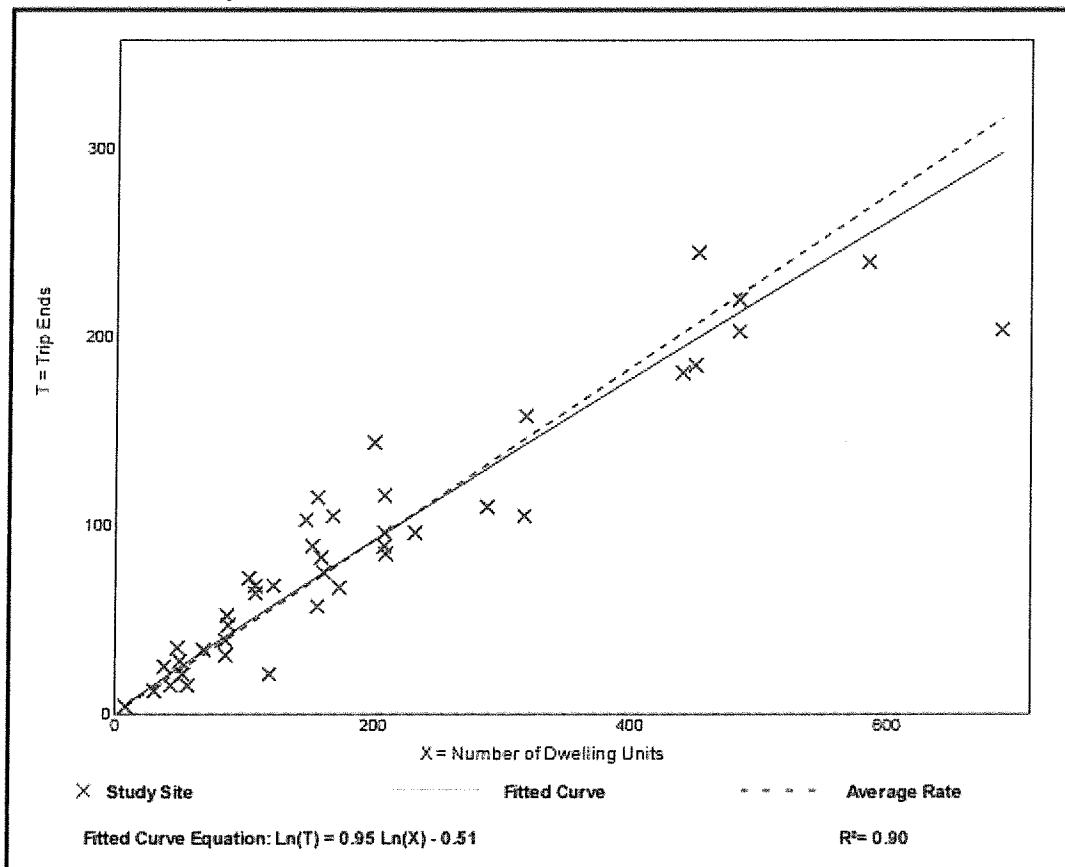
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

### Data Plot and Equation



## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,  
Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

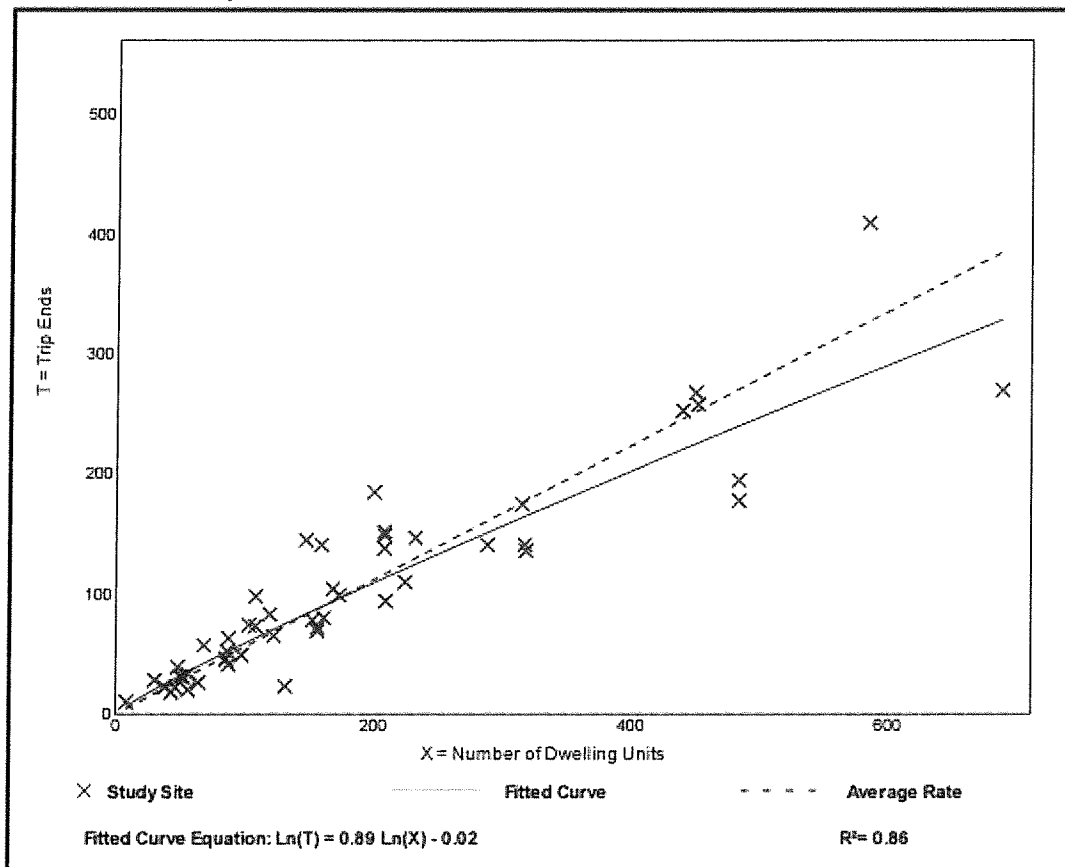
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

### Data Plot and Equation



## Land Use: 820 Shopping Center

### Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

### Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

**Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.**

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

### Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

## Shopping Center (820)

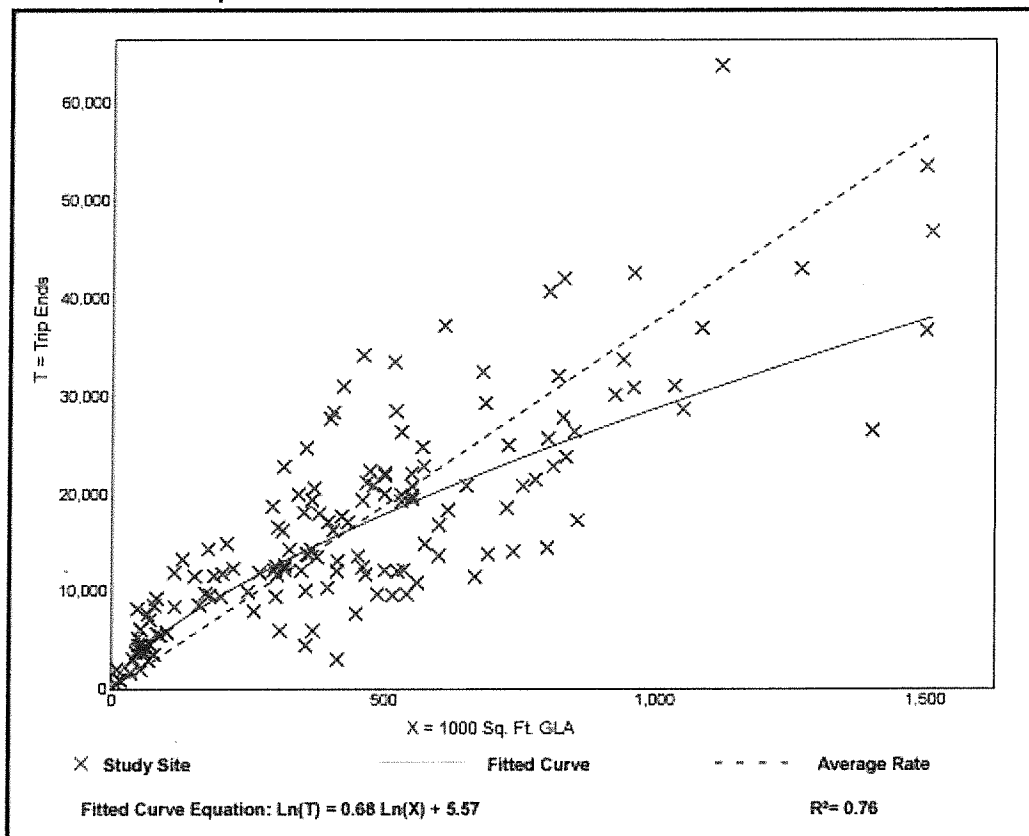
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 147  
1000 Sq. Ft. GLA: 453  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

### Data Plot and Equation





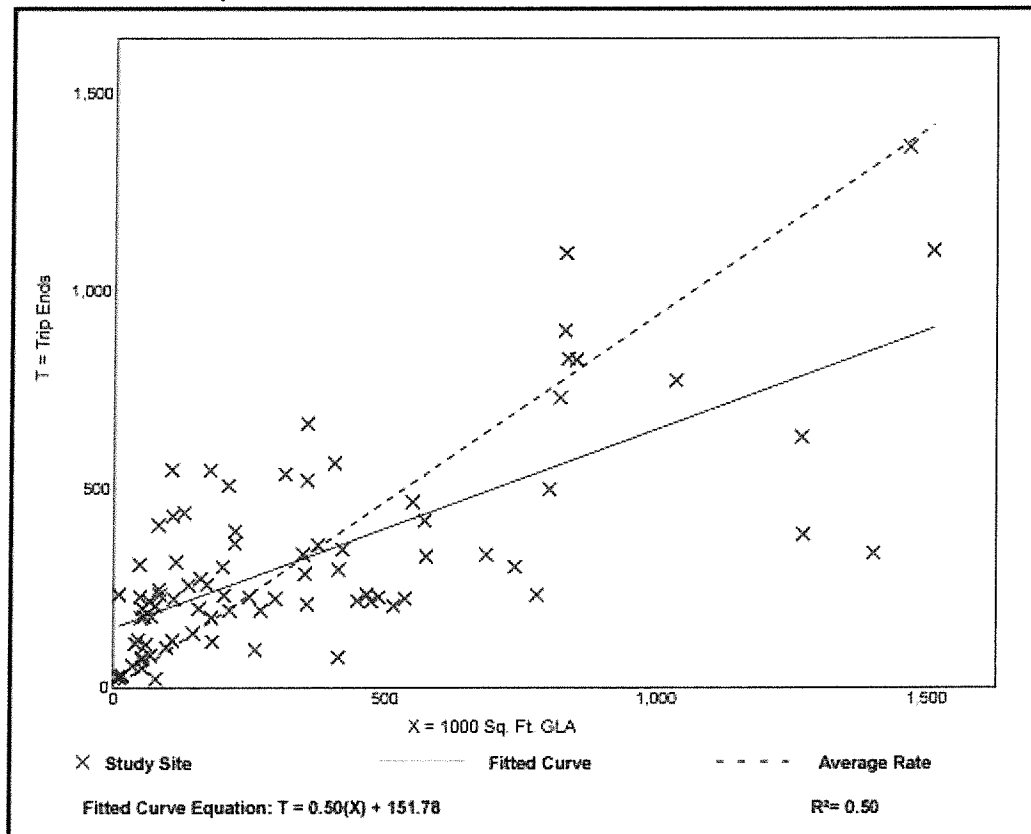
## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 84  
 1000 Sq. Ft. GLA: 351  
 Directional Distribution: 62% entering, 38% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

### Data Plot and Equation



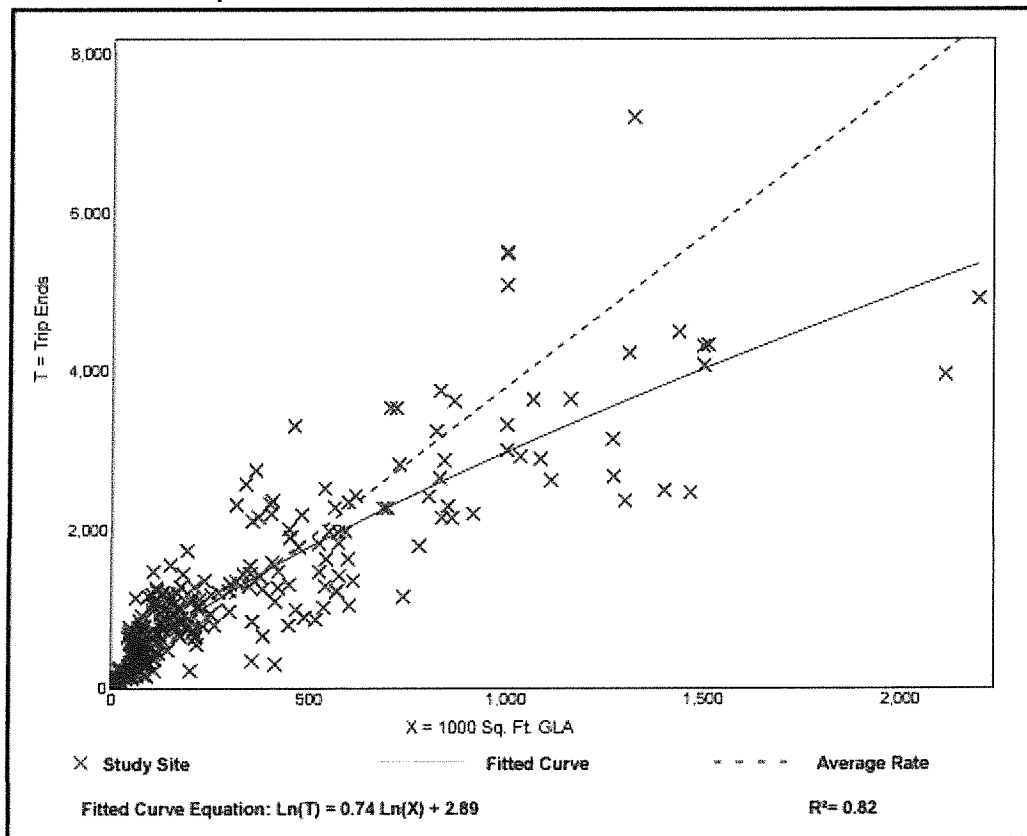
## Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 261  
 1000 Sq. Ft. GLA: 327  
 Directional Distribution: 48% entering, 52% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

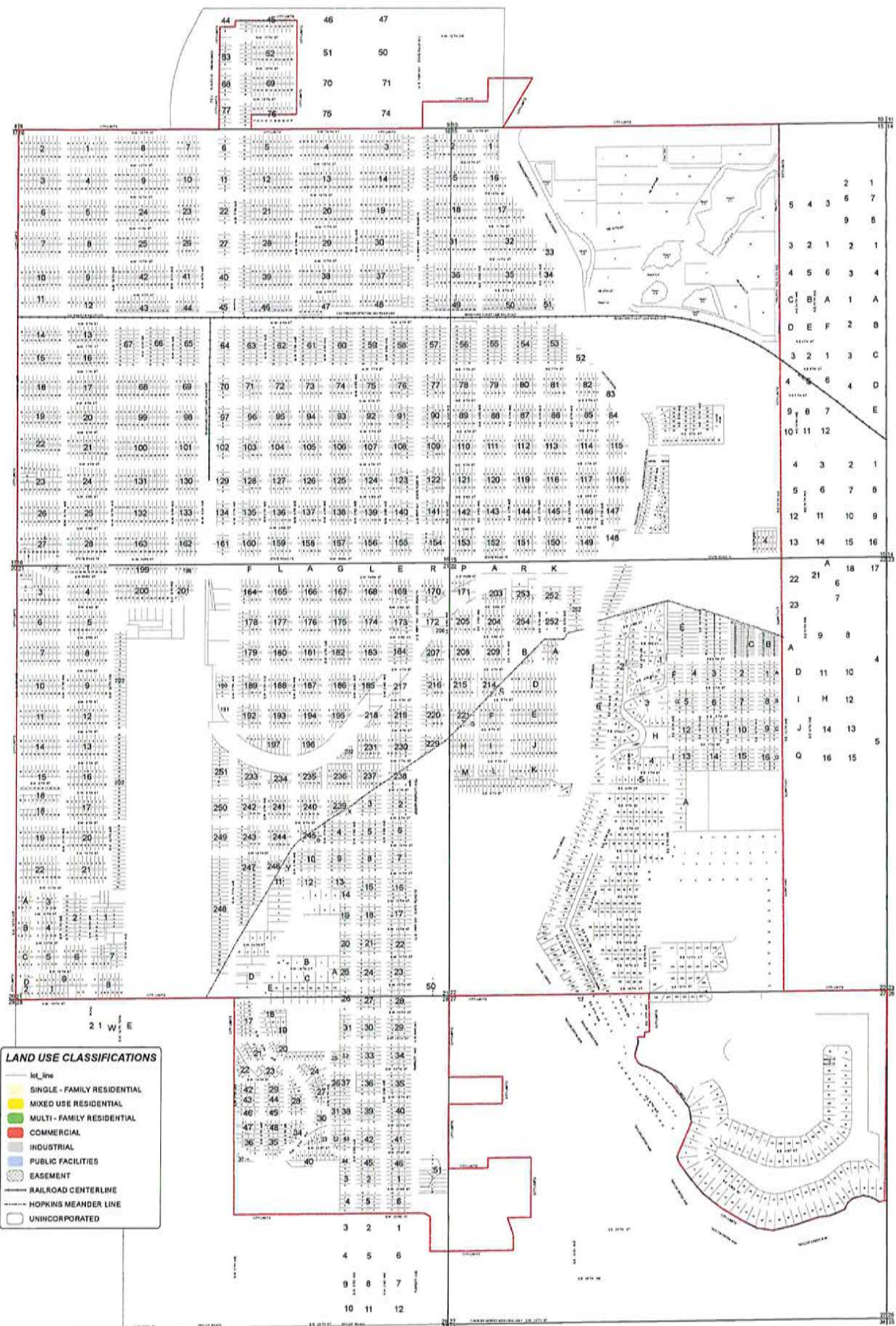
### Data Plot and Equation



**Table E.1 Land Use Codes and Time Periods with Pass-By Data**

AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	F.2	—
	29%	813 Free-Standing Discount Superstore	Weekday, PM Peak Period	F.3	F.1/F.2
			Saturday, Mid-day Peak Period	F.4	F.3
	34%	814 Variety Store	Weekday, PM Peak Period	F.5	—
	17%	815 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
			Saturday, Mid-day Peak Period	F.7	F.6
	26%	816 Hardware/Paint Store	Weekday, PM Peak Period	F.8	—
	34%	820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
			Saturday, Mid-day Peak Period	F.10	F.9
		843 Automobile Parts Sales	Weekday, PM Peak Period	F.11	—
	28%	848 Tire Store	Weekday, PM Peak Period	F.12	—
	36%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	51%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	—
63%	66%	853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
			Weekday, PM Peak Period	F.16	F.12/F.13
	21%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
	37%	857 Discount Club	Weekday, PM Peak Period	F.18	—
			Saturday, Mid-day Peak Period	F.19	—
	42%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	—
		863 Electronics Superstore	Weekday, PM Peak Period	F.21	—
	53%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	—
	49%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	—
	53%	890 Furniture Store	Weekday, PM Peak Period	F.24	—
29%	35%	912 Drive-In Bank	Weekday, AM Peak Period	F.25	—
			Weekday, Mid-day Peak Period	F.26	—
			Weekday, PM Peak Period	F.27	F.15
			Saturday, Mid-day Peak Period	F.28	—
	44%	931 Quality Restaurant	Weekday, PM Peak Period	F.29	—
	43%	932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
49%	50%	934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	—
			Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Espresso Stand)	Weekday	F.33/F.34	—
58%	42%	944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	—
			Weekday, PM Peak Period	F.36	—
62%	56%	945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
			Weekday, PM Peak Period	F.38	F.19

89% Weekday





**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/11/2021

Parcel: << **3-15-37-35-0010-01210-0040 (33816)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0060 (33817) &gt;&gt;

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☒ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0030 (33815) &gt;&gt;

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☒ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0266/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0010 (33814) &gt;&gt;

Aerial Viewer Pictometry Google Maps

☒ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☒ Sales
**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0070 (33818) &gt;&gt;

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0090 (33819)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0100 (33820) &gt;&gt;

Aerial Viewer Pictometry Google Maps

2020 2019 2018 2017 2015 Sales

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/18/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01210-0120 (33821) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/ .8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 3/11/2021

Parcel: &lt;&lt; 3-15-37-35-0010-01100-0010 (33778) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	JKST HOLDINGS LLC PO BOX 873 PORT SALERNO, FL 34992-0873		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$164,430	Mkt Land	\$167,040
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$164,430	Just	\$167,040
Class	\$0	Class	\$0
Appraised	\$164,430	Appraised	\$167,040
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$164,430	Assessed	\$167,040
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$164,430 city:\$164,430 other:\$164,430 school:\$164,430	Total Taxable	county:\$167,040 city:\$167,040 other:\$167,040 school:\$167,040

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2017	\$90,000	0786/1593	WD	V	Q	01
12/18/2014	\$27,100	0755/1673	SW	V	U	16
1/1/2009	\$28,600	0676/1328	WD	V	U	16
11/26/2008	\$172,700	0663/0479	WD	V	Q	
12/4/2004	\$0	0563/1428	QC	V	U	03
10/1/1988	\$100	0299/0499	WD	V	U	03
4/1/1970	\$100	0119/0659	WD	V	Q	

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**OKEECHOBEE LANDFILL, INC.**

10800 N.E. 128<sup>th</sup> Avenue  
Okeechobee, FL 34972  
(863) 357-0824

May 31, 2019

Steven L. Dobbs, P.E.  
President  
SLD Engineering

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

The most recent Okeechobee Landfill Volume report calculated a total of 182,855,130 cubic yards of permitted remaining capacity. The calculations are based on an aerial survey of the active portion of the facility dated January 2, 2019 and a historic survey of the undeveloped portion of the facility dated December 27, 2010.

At the present waste intake 1,800,000 cyds/yr., we calculated an overall life of site of over 100 years. At an estimated 4.48 lbs MSW/day/person, (EPA 2015), the estimated impact from the development would be less than 600 cyds per year.

Waste Management, Okeechobee Landfill can easily meet the demand of the proposed development for the next 100 years.

If you have any questions or concerns, feel free to contact us.

Regards,

A handwritten signature in blue ink, appearing to read 'C. Orcutt', written over a light blue horizontal line.

Charles Orcutt, P.E.  
Market Area Engineer  
Waste Management, Inc. of Florida  
863-824-4010  
[Corcuttl@wm.com](mailto:Corcuttl@wm.com)





B36

April 2, 2021

Marcos Montes De Oca  
City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

**Job No.:** 2021-014  
**Subject:** Mitch Stephens Apartments, Land Use Change Water and Sewer Demand

Dear Marcos,

The above referenced project is proposing to change the Comprehensive Plan from Commercial to Multifamily and the zoning from Light Commercial on the north parcel and Single Family Residential on the south parcel. The Comprehensive Plan request for the south 2.07 acres on the north parcel and 2.07 acres on the south parcel for a total of 4.14 acres, while the rezoning request is also for 4.14 acres. The density associated with the Future Land Use will have a reduction of demand for water and sewer capacity. The existing Commercial FLU has a maximum coverage of 50% and a limit of 3 stories allows for 135,254 sf of Commercial development on the north parcel, while the south parcel is currently Commercial as well and would have the same 135,254 sf development capacity for a total of 270,508 sf. At 270,508 sf of commercial at the City's 0.15 gallons per sf to 40,576 gallons per day. The Multifamily FLU has a density of 10 units per acres and will increase the number of residential units to 40 units. Assuming the same 2.5 people per household, the demand would be 11,400 gallons per day or a reduction of 29,176 gallons per day.

Please call with any questions.

Sincerely,

A handwritten signature in black ink that reads "Steven L. Dobbs".

Steven L. Dobbs, P. E.  
President

Superintendent  
Ken Kenworthy



## Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue  
Okeechobee, Florida 34974

Fax 863-462-5151

**Chairperson**  
Amanda Riedel  
**Vice Chairperson**  
Melisa Jahner  
**Members**  
Joe Arnold  
Jill Holcomb  
Malissa Morgan

April 30, 2021

Steven L. Dobbs, P. E.  
1062 Jakes Way  
Okeechobee, Florida 34974  
sdobbs@stevedobbsengineering.com

RE: Job No.: 2021-014 Letter of Adequate Capacity – Mitch Stephens Apartments, Land Use Change of 4.14 acres located in Section 15, Township 37S, and Range 35E. Parcel IDs 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

Dear Mr. Dobbs:

I understand that you have applied for a change in future land use which requires a confirmation of adequate services. Your application is to change the property identified above in which 44 two and three bedroom apartments are planned.

Given the current capacity of the schools within our district, the additional 11 new students that would be generated by this change in land use would be welcome. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you the best in this endeavor.

Thanks,

A handwritten signature in blue ink, appearing to read "Ken Kenworthy", is written over a horizontal line.

Ken Kenworthy  
Superintendent of Schools



**Achieving Excellence: Putting Students First!**



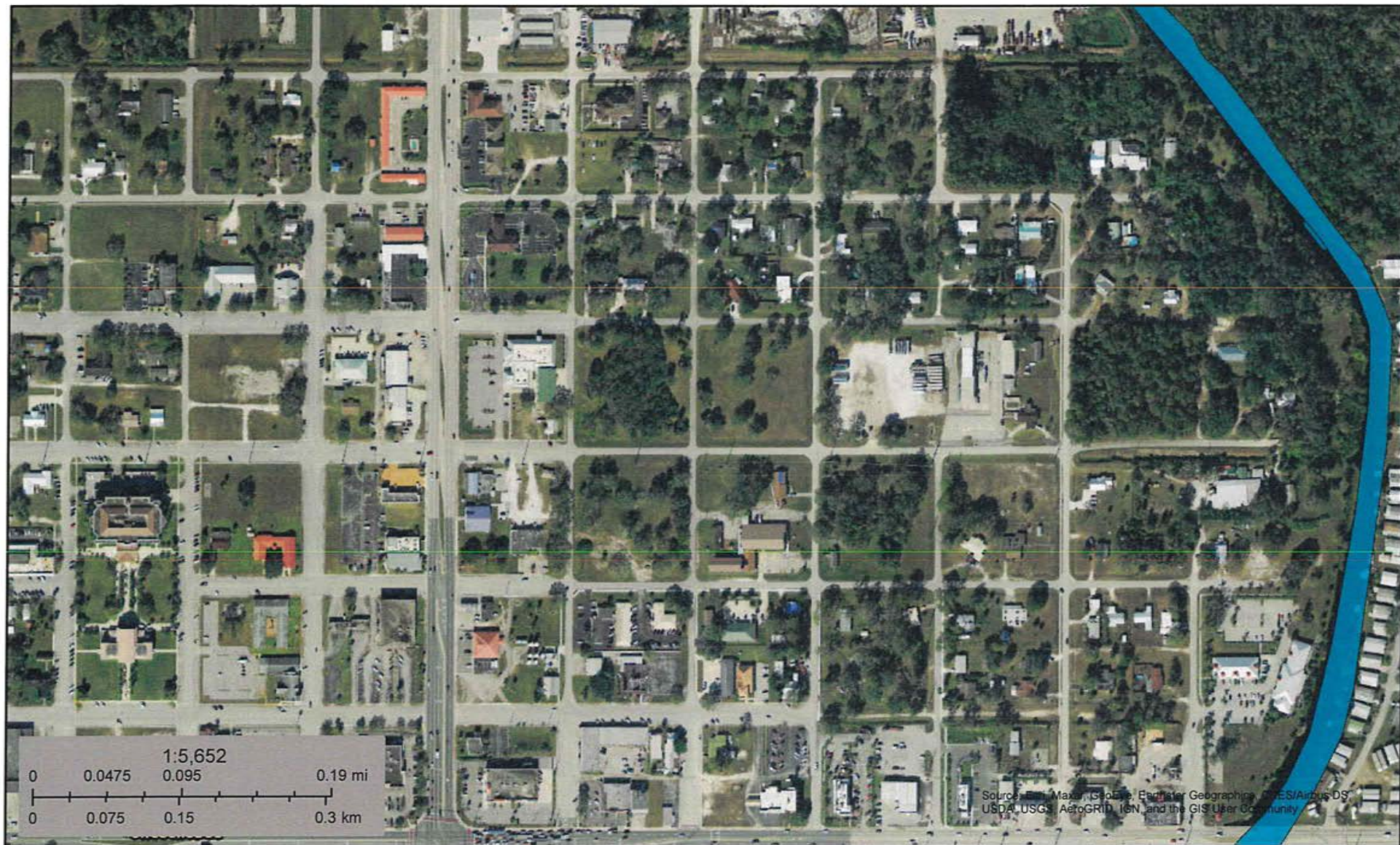




U.S. Fish and Wildlife Service

# National Wetlands Inventory

2021-014 Wetland Map



March 15, 2021

## Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

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Soil Map—Okeechobee County, Florida  
(Mitch Stephens City of Okeechobee)



Natural Resources  
Conservation Service


Web Soil Survey  
National Cooperative Soil Survey

3/15/2021  
Page 1 of 3

Soil Map—Okeechobee County, Florida  
(Mitch Stephens City of Okeechobee)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot


 Sandy Spot


 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

### Water Features

 Streams and Canals


### Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 18, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	5.8	100.0%
Totals for Area of Interest		5.8	100.0%

# National Flood Hazard Layer FIRMMette

30°50'W 27°15'6"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

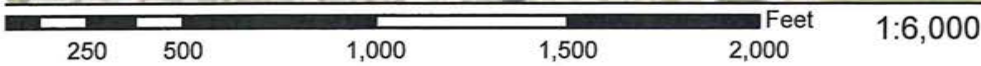
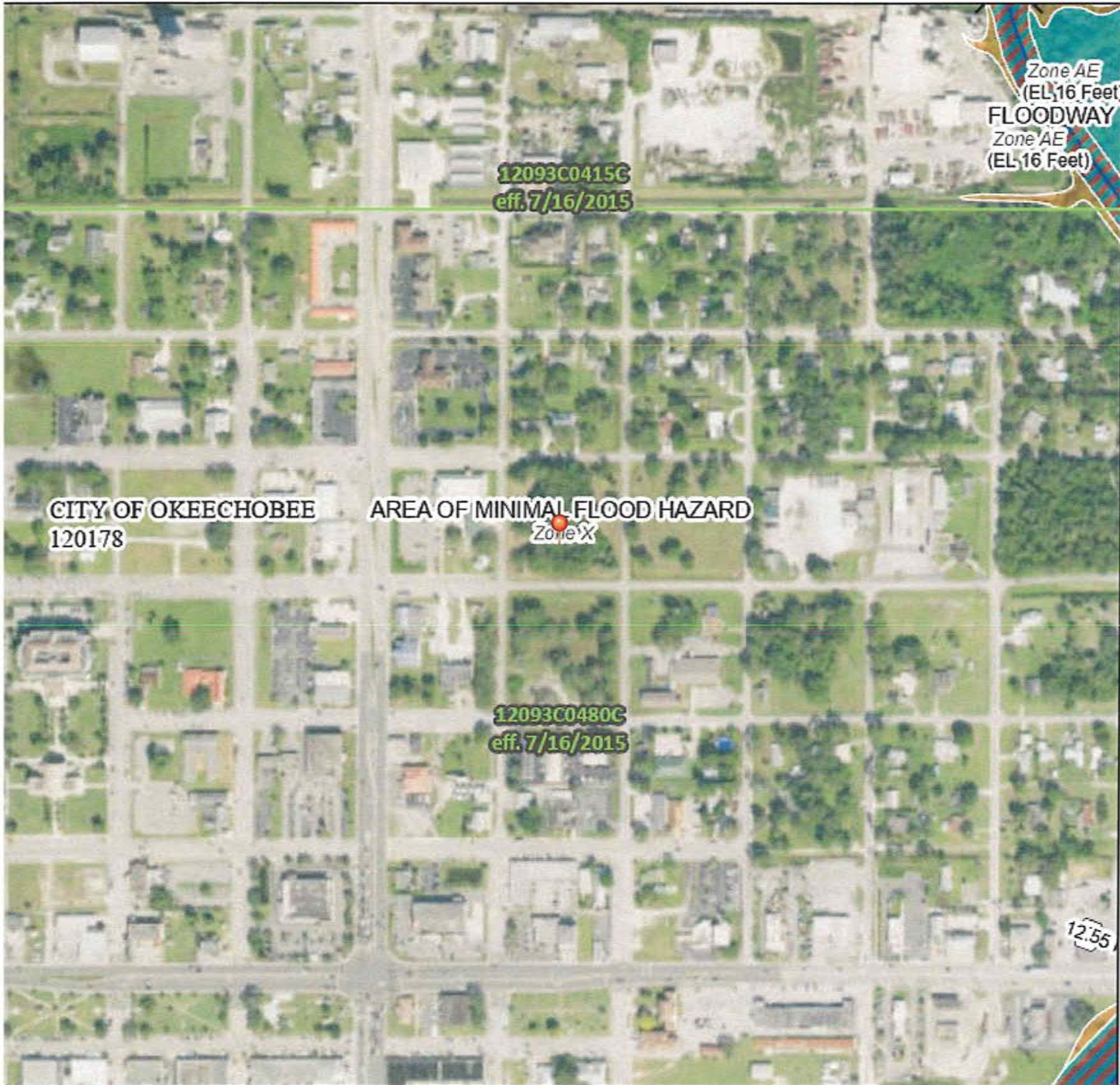
SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone X
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/15/2021 at 11:34 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



80°49'23"W 27°14'34"N

25



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0010 (33814)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Result: 6 of 18

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0030 (33815)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0040 (33816)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

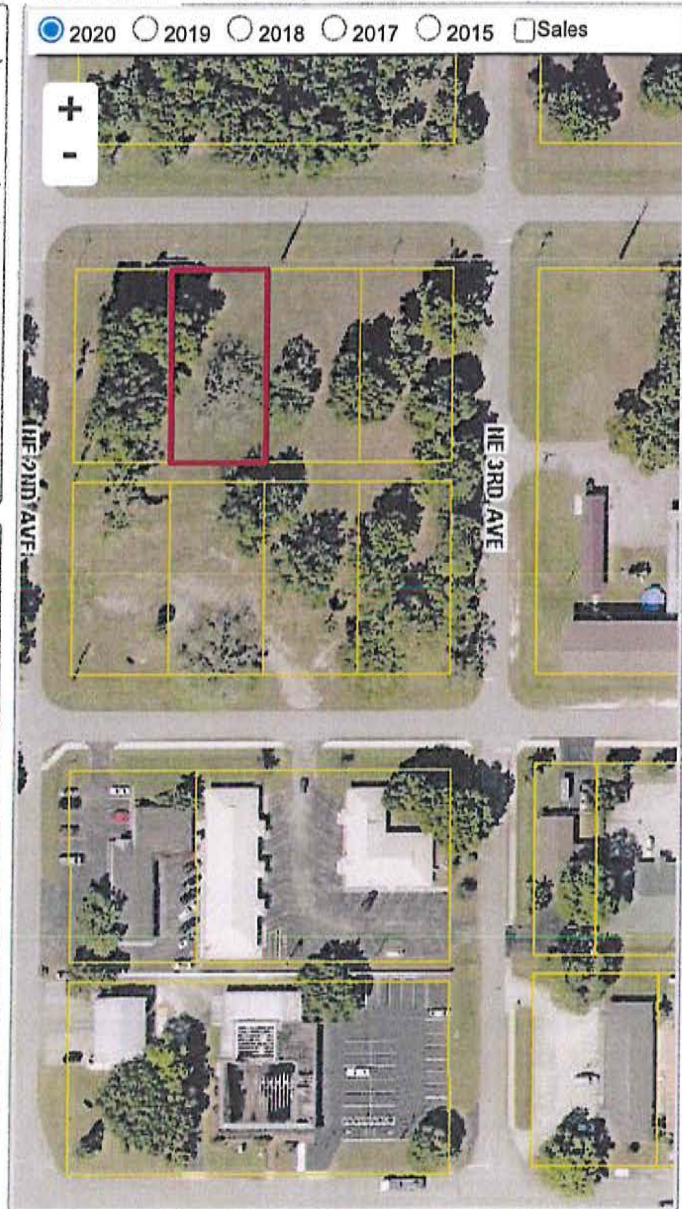
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0060 (33817)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

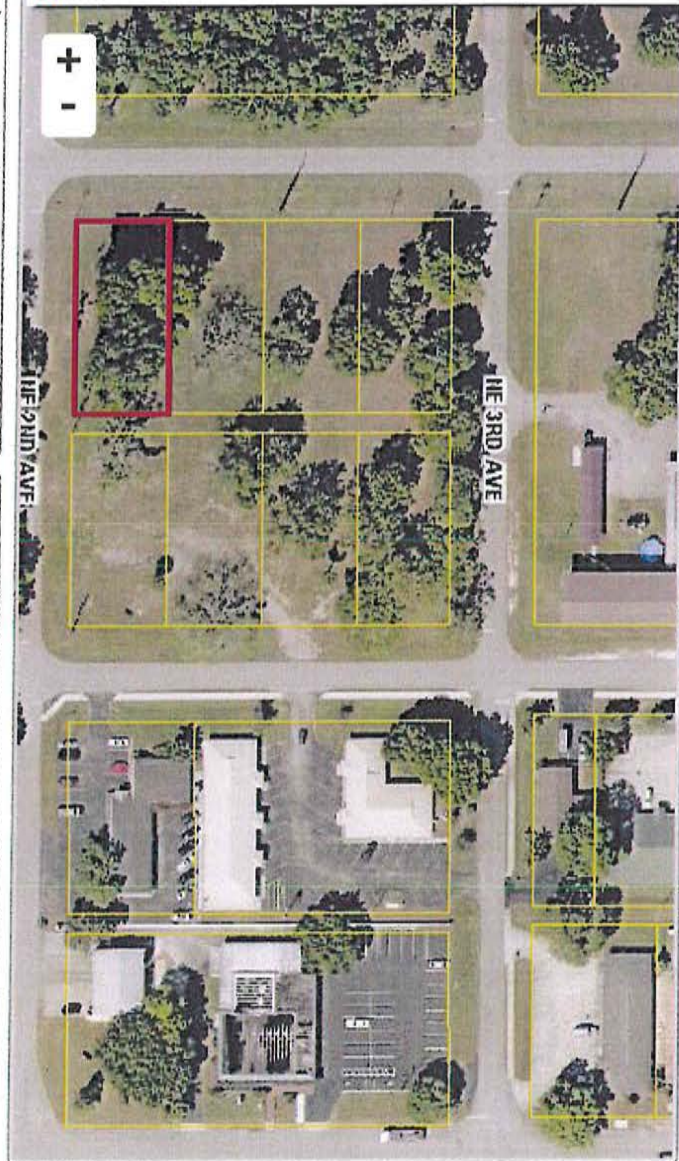
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CPA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0120 (33821)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0100 (33820)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0090 (33819)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0070 (33818)** >>

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning &amp; Development at 863-763-5548 for zoning info.

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Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/8900 1.0000/ /	\$285 /FF	\$21,360



# **Staff Report**

## **Small Scale**

### **Comprehensive Plan Amendment**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*           *Mitch Stephens*

*Address:*            *200 NE 3<sup>rd</sup> Street*

*Petition No.:*        *21-003-SSA*

*Request:*             *Change from Commercial to*  
                              *Multifamily Residential*



## General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <a href="mailto:mitchstephens@gmail.com">mitchstephens@gmail.com</a> 919.201.9913
Owner	Shaun Corey and Desiree Penrod 2437 SW 33rd Circle Okeechobee, FL 33974 <a href="mailto:penrodconstruction@gmail.com">penrodconstruction@gmail.com</a> 863.634.0546
Site Address	200 NE 3rd Street
Parcel Identification	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120 Lots 1 to 12 Block 121
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	<a href="mailto:sdobbs@stevedobbsengineering.com">sdobbs@stevedobbsengineering.com</a>
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofokeechobee.com/agendas.html">https://www.cityofokeechobee.com/agendas.html</a>	

## Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for eight contiguous parcels totaling 2.066 acres. The parcels are designated Commercial on the Future Land Use Map. The Applicant is requesting to change the Future Land Use designation of this property from Commercial to Multi-Family Residential. This request has been submitted with several other concurrent requests:

- 1) Rezoning from Residential Single Family to Residential Multiple Family for this subject property
- 2) Vacation of the 4,500 square foot alley which runs through this subject property
- 3) FLUM change from Commercial to Multi-family for adjacent block 110 to the north of this subject property
- 4) Rezoning from Light Commercial to Residential Multiple Family for adjacent block 110 to the north of this subject property
- 5) Vacation of the alley which runs through adjacent block 110 to the north of this subject property

The applicant has stated that if approval is granted for these requests, the goal is to build multi-family structures at the maximum possible density.

### Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Residential Single Family	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	2.066 acres	2.066 acres

### Future Land Use, Zoning, and Existing Use on Surrounding Properties

North	Future Land Use	Commercial (Proposed change to Multifamily)
	Zoning	Light Commercial (Proposed change to Multifamily)
	Existing Use	Vacant (Proposed Multifamily)
East	Future Land Use	Commercial and Single Family Residential
	Zoning	Commercial Professional Office and Residential Single Family
	Existing Use	House of Worship
South	Future Land Use	Commercial and Multifamily
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Commercial
West	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Commercial

### General Analysis and Staff Comments

#### A. Qualification for Amendment

Based on the size of the property (2.066 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

#### B. Current Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 135,000 square feet.

However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the Heavy Commercial of 85%, it would be difficult to provide sufficient parking for 135,000 square feet of commercial use and the maximum floor area would likely be further limited by the ability to provide sufficient parking. Additionally, given the character of Okeechobee, it would be unusual to exceed two stories. A two-story structure with 50% building coverage on 2.066 acres would have a floor area of approximately 90,000 square feet.

**C. Future Development Potential as Multi-Family Residential**

The maximum density allowable in the Multi-Family Residential Future Land Use Category is 10 units per acre or 11 if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 2.066 acres would be 22 multi-family dwellings.

The applicant has also submitted a concurrent request to vacate the alley that runs through this subject property. If that request is approved, the area of this parcel will be increased to 2.17 acres with a potential for 23 multi-family dwelling units.

**D. Consistency and Compatibility with Comprehensive Plan and Adjacent Uses.**

Policy 2.2 of the Future Land Use Element recommends that the City protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards.

Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas and shall discourage urban sprawl.

This property is one block away from US-441 and is within the area that is unofficially considered the City's commercial corridor. As such, the applicant's intended plan for this property as multi-family housing is appropriate for this location. High density residential at this property provides a transitional buffer between the commercial uses fronting on US-441 and the lower density residential area to the east. There should be no significant issues concerning the compatibility of the proposed multi-family map designation with adjacent designations or uses; and the applicant's request is consistent with the goals, objectives and policies of the City's comprehensive plan.

**E. Adequacy of Public Facilities**

Traffic Impacts

The applicant has provided a traffic analysis report prepared by MacKenzie Engineering & Planning. The analysis was conducted based on the area of both this subject parcel as well as the adjacent parcel to the south which is the subject of a concurrent request to change the future land use from Commercial to Multi-Family Residential, for a total of approximately 4 acres. The report concludes that the proposed change from Commercial to Multi-Family Residential will result in the reduction of potential vehicle trips. Staff agrees with this conclusion.



The report also concludes that the estimated number of daily vehicle trips to be generated by the proposed multi-family projects at both of these sites is 279. However, this is based on 10 dwelling units per acre. If the applicant's units qualify as affordable housing, the density could be 11 du/acre and could generate approximately 292 daily vehicle trips.

Regardless of this difference in estimates, the overall potential for trip generation is still decreased by this proposed map change, which lessens the potential strain on the surrounding roadway network.

#### Demand for Potable Water and Sewer Treatment

The applicant has provided an analysis of the estimated water and sewer demand which concludes that potential demand for these services is lessened by the proposed map change. Staff agrees with this conclusion.

#### Demand for Solid Waste Disposal

The applicant has provided a letter from an engineer with Waste Management which generally states that there is adequate capacity in the landfill for the next 100 years.

#### Demand for Public School Services

The applicant has provided letter from the Superintendent of the Okeechobee County School Board indicating that adequate capacity exists within the district to accommodate the estimated 11 students that would be generated by this change in land use.

#### Recreation and Open Space Demand

Policy 3.1 of the Recreation and Open Space Element of the City's Comprehensive Plan states the City's adopted level of service for recreation and open space areas is 3 acres per 1000 residents. Instead of providing a capacity analysis for the population of the City, the applicant has provided a statement in their application indicating that this standard will be met for the resident population of this proposed project, by providing on-site facilities at time of development plan approval.

### **F. Environmental Impacts**

The Applicant has provided a wetlands inventory indicating that no wetlands are present on the site; a soils map indicating that site is comprised entirely of Immokalee fine sand and is suitable for development; a flood hazard map indicating that the site is within an area of minimal flood hazard; and general statements that there are no unique habitats or endangered species present.

## Recommendation

Based on the foregoing analysis, we find the requested Multi-Family Residential Future Land Use Designation for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. Therefore, we recommend **Approval** of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of this property from Commercial to Multi-family Residential.

Submitted by:



Ben Smith, AICP  
Sr. Planner

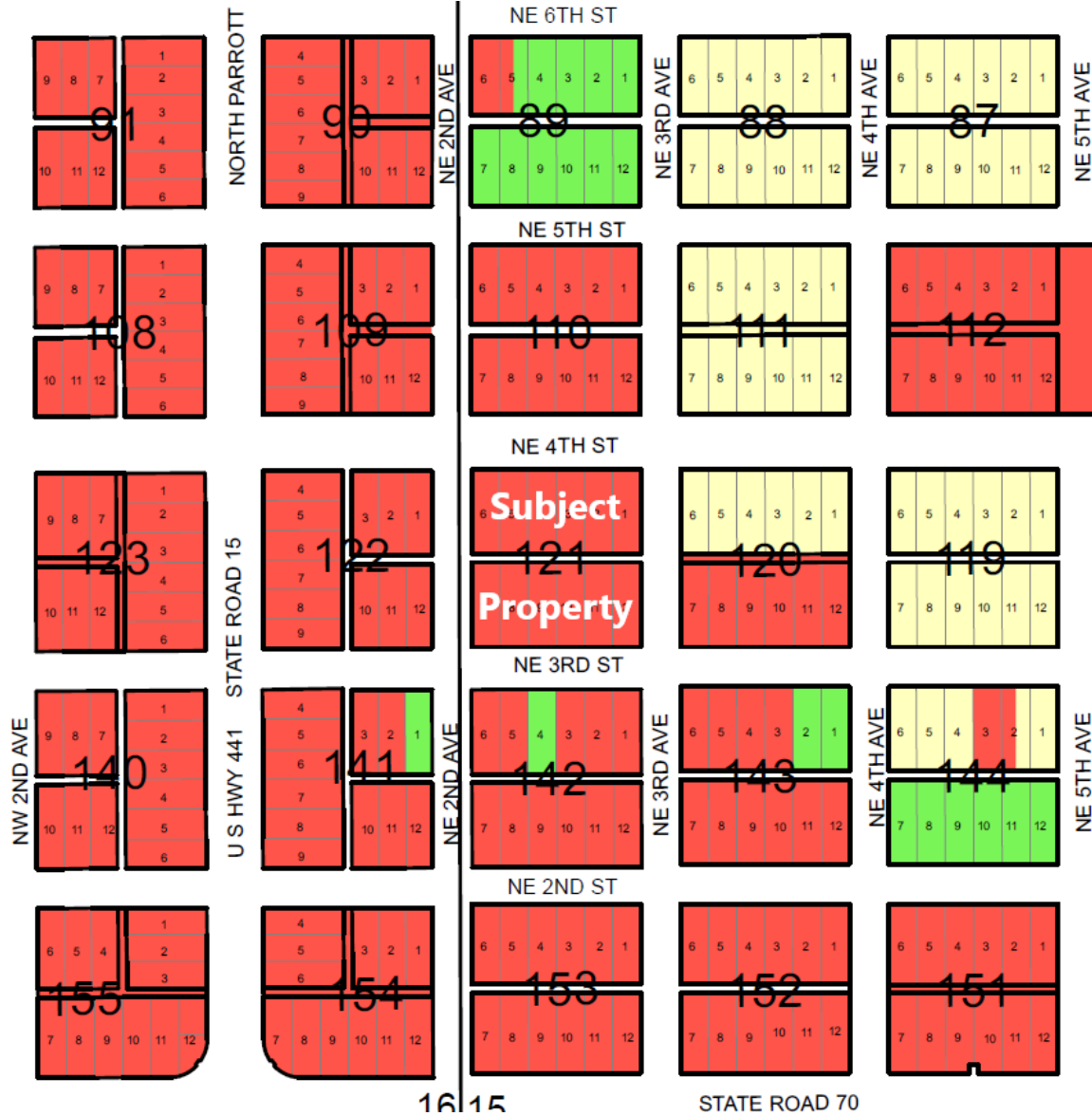
May 11, 2021

Planning Board Public Hearing: May 20, 2021

City Council Public Hearing: (tentative) June 15, 2021

Attachments:   Future Land Use, Subject Site & Environs  
                      Zoning, Subject Site & Environs  
                      Existing Land Use Aerial, Subject Site & Environs

# FUTURE LAND USE SUBJECT SITE AND ENVIRONS

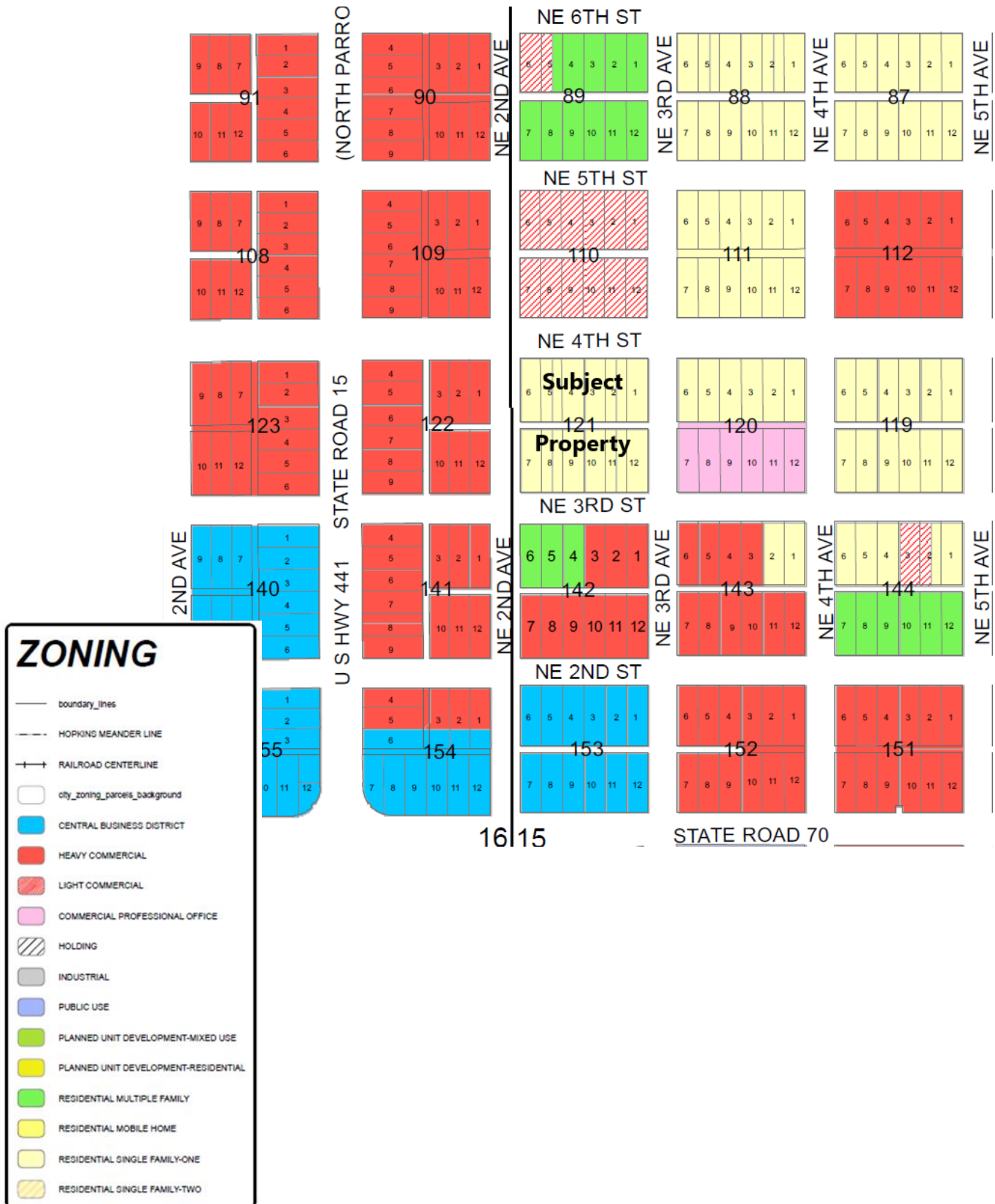


## LAND USE CLASSIFICATIONS

- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- flu\_boundary\_lines
- lot\_line
- flu\_background\_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES



## ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE  
AERIAL OF SUBJECT SITE AND ENVIRONS

