



# CITY OF OKEECHOBEE

55 SE THIRD AVENUE  
OKEECHOBEE, FL 34974

**JULY 19, 2022**

**6:00 PM**

## LIST OF EXHIBITS

### **Mayor**

Dowling R. Watford, Jr.

### **Council Members**

Noel Chandler

Monica Clark

Bob Jarriel

Bobby Keefe

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Exhibit 1	Proclamation – November 8, 2022 General City Election
Exhibit 2	Proclamation - November 8, 2022 General City Election Referendum Question
Exhibit 3	Minutes – June 7, 2022, June 21, 2022, and July 5, 2022
Exhibit 4	Warrant Register – June 2022
Exhibit 5	Ordinance No. 1256, Rezoning
Exhibit 6	Park Use and Temporary Street Closing – Cattle Drive Sculpture Dedication
Exhibit 7	SRO Agreement for Okeechobee Christian Academy
Exhibit 8	MOU for Traffic Control Preemption
Exhibit 9	Millage Rate for Budget Year 2022-2023
Exhibit 10	Budget Calendar for FY 2022-2023

# Proclamation

Office of the Mayor  
Okeechobee, Florida

## NOTICE OF THE 2022 GENERAL CITY ELECTION

**WHEREAS**, under and by virtue of the provisions of the Charter, Elections Chapter 26 of the Code of Ordinances for the City of Okeechobee, and Florida State Laws, it is the duty of the Mayor to proclaim and call General City Elections at the time and manner provided therein; and

**WHEREAS**, proclaiming General City Elections shall be issued by a Proclamation, at least 90-days prior to the date of holding of such election, signed by the Mayor, attested by the City Clerk. Proclamation shall specify the office or offices to be filled, the cause of the vacancy of such office or offices, and the date of the expiration of the terms of such office or offices; and

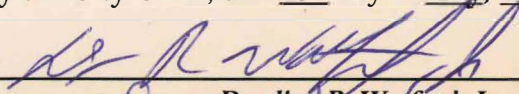
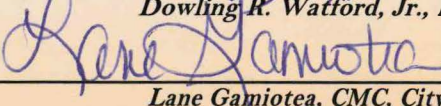
**WHEREAS**, the City Clerk shall publish the Proclamation in the local newspaper at least twice, once being in the fifth week; and once being in the third week, prior to the week in which the General City Election will be held.

**NOW, THEREFORE, I**, Dowling R. Watford, Jr., Mayor of the City of Okeechobee, Florida do hereby proclaim and declare that a **GENERAL CITY ELECTION** be held by the City of Okeechobee qualified electors who have registered to vote by October 11, 2022, for the purpose of electing the following officers to serve as such, for four years, beginning January 2, 2023, and ending January 7, 2027, following such election or until their successors are elected and qualified: **THREE (3) CITY COUNCIL MEMBERS AND ONE (1) CITY CLERK**.

Said **GENERAL ELECTION** shall be held on **NOVEMBER 8, 2022**, from **7:00 AM to 7:00 PM**; at the County Polling or Voting Precinct(s), which have been established by the County Supervisor of Elections and Board of County Commissioners; or during the **EARLY VOTING** period as provided by State Law, to be held from **OCTOBER 29, THROUGH NOVEMBER 5, 2022**, from **8:30 AM to 7 PM**, at the Supervisor of Elections Office; or **Vote-by-Mail** as provided by State Law.

**IN TESTIMONY AND WITNESS** of the foregoing Notice of General City Election, I have hereunto set my hand as Mayor of the City of Okeechobee, Florida, and caused the corporate seal of said City to be affixed, and attested to by the City Clerk, this 19<sup>th</sup> day of July, 2022.



  
Dowling R. Watford, Jr., Mayor  
Attest:   
Lane Gamiotea, CMC, City Clerk



# Proclamation

Exhibit 2  
7/19/2022

Office of the Mayor  
Okeechobee, Florida

## NOTICE OF A REFERENDUM QUESTION AT THE 2022 GENERAL CITY ELECTION

**WHEREAS**, under and by virtue of the provisions of the Charter, Elections Chapter 26 of the Code of Ordinances for the City of Okeechobee, and Florida State Laws, it is the duty of the Mayor to proclaim and call a Referendum during the General Election at the time and manner provided therein; and

**WHEREAS**, proclaiming a Referendum shall be issued by a Proclamation, at least 90-days prior to the date of holding of such election, signed by the Mayor, attested by the City Clerk, and specify the issues or questions to be voted upon in the Referendum, including the wording of the Referendum as it will appear on the ballot; and

**WHEREAS**, the City Clerk shall publish the Proclamation in the local newspaper at least twice, once being in the fifth week, and once being in the third week, prior to the week in which the Referendum Question on the General Election Ballot will be held.

**NOW, THEREFORE, I**, Dowling R. Watford, Jr., Mayor of the City of Okeechobee, Florida do hereby proclaim and declare that a **REFERENDUM** be held at the **NOVEMBER 8, 2022 GENERAL ELECTION** by the City of Okeechobee qualified electors who have registered to vote by October 11, 2022. Election day voting will be from **7:00 AM to 7:00 PM**; at the County Polling or Voting Precinct(s), which have been established by the County Supervisor of Elections and Board of County Commissioners; or during the **EARLY VOTING** period as provided by State Law, to be held from **OCTOBER 29, THROUGH NOVEMBER 5, 2022, from 8:30 AM to 7 PM**, at the Supervisor of Elections Office; or **Vote-by-Mail** as provided by State Law.

Said **Referendum** wording shall appear on the **General Election Ballot**, as adopted on June 7, 2022, and set out in Section 5.B of City Ordinance No. 1253:

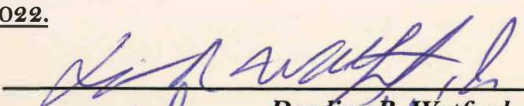
### REVISION OF THE CITY CHARTER FOR THE CITY OF OKEECHOBEE, FLORIDA

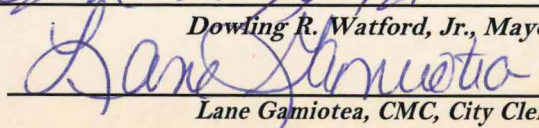
Shall the Charter for the City of Okeechobee be updated and revised to (i) incorporate a Citizens' Bill of Rights; (ii) update and modernize the City Charter; (iii) codify a number of charter-type provisions now in the City Code of Ordinance, but not in the City Charter; (vi) eliminate provisions that are obsolete or inconsistent with, state law and modern municipal governance; and (v) render the City Clerk office from an elective position to an appointive position.

Yes \_\_\_\_\_  
No \_\_\_\_\_

**IN TESTIMONY AND WITNESS** of the foregoing Notice of City Referendum, I have hereunto set my hand as Mayor of the City of Okeechobee, Florida, and caused the corporate seal of said City to be affixed, and attested to by the City Clerk, this 19<sup>th</sup> day of July, 2022.

Attest:

  
Dowling R. Watford, Jr., Mayor

  
Lane Gamiotea, CMC, City Clerk





**CITY OF OKEECHOBEE, FLORIDA**  
**JUNE 7, 2022, REGULAR CITY COUNCIL MEETING**  
**DRAFT MEETING MINUTES**

**I. CALL TO ORDER**

Mayor Watford, called the regular meeting of the City Council for the City of Okeechobee to order on June 7, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3<sup>rd</sup> Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Mayor Watford; followed by the Pledge of Allegiance led by Council Member Chandler.

**II. ATTENDANCE**

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel A. Chandler, Robert "Bob" Jarriel, and Robert "Bobby" M. Keefe, Jr. Council Member Monica M. Clark attended electronically via Zoom.

**III. AGENDA AND PUBLIC COMMENTS**

A. Mayor Watford asked whether there were any items to be added, deferred, or withdrawn. New Business, Item I, Exhibit 11, was added.

B. Motion and second by Council Members Keefe and Jarriel to approve the agenda as amended. **Motion Carried Unanimously.**

C. No comment cards were submitted for public participation for issues not on the agenda.

**IV. PRESENTATIONS AND PROCLAMATIONS**

A. Mr. Joe Papasso was recognized by Mayor Watford for his years of volunteerism. He was presented with a framed Certificate of Appreciation, read into the record as follows: **"The City of Okeechobee, Florida recognizes the Valuable Contribution of community involvement and hereby extends this expression of grateful appreciation to Joe Papasso for faithful service as a dedicated member appointed to the City of Okeechobee Planning Board, Board of Adjustment, and Design Review Board, May 20, 2020 through April 29, 2022."**

B. Mr. John "J.P." Zeigler, accompanied by his wife, was recognized by Mayor Watford for his volunteerism. He was presented with a framed Certificate of Appreciation, read into the record as follows: **"The City of Okeechobee, Florida recognizes the Valuable Contribution of community involvement and hereby extends this expression of grateful appreciation to John Ziegler for faithful service as a dedicated member appointed to the City of Okeechobee General Employees' Pension Board of Trustees, March 1, 2021 through April 28, 2022."**

C. Mayor Watford proclaimed May 9 through 13, 2022, as "Economic Development Week." The document will be mailed to Mrs. Kaylee King and read as follows: "Whereas, the International Economic Development Council is recognizing 2022 as its 95<sup>th</sup> Anniversary. The International Economic Development Council is the largest professional economic development organization dedicated to serving economic developers; and Whereas, the International Economic Development Council provides leadership and excellence in economic development for communities, members, and partners through conferences, training courses, advisory services and research, in-depth publications, public policy advocacy, and initiatives such as the Accredited Economic Development Organization program, the Certified Economic Developer designation, and the Entrepreneurship Development Professional; and Whereas, the Okeechobee County Economic Development Corporation as a current member of the International Economic Development Council, promotes economic well-being and quality of life for our community by creating, retaining, and expanding jobs that facilitate growth, enhance wealth, and provide a stable tax base; and Whereas, local economic development is engaged in a wide variety of settings including urban and local, state, county, and federal governments, public-private partnerships, chambers of commerce, universities, and variety of other institutions; and Whereas, the Okeechobee County Economic Development Corporation attracts and retains businesses, partners with local stakeholders to develop vibrant community, boosts tourism, and improves the services and quality of life in our County and our City. Now therefore, I, Dowling R. Watford, Jr, by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim the week of May 8 through 13, 2022 of 'Economic Development Week' in the City of Okeechobee."



**V. CONSENT AGENDA**

- A. Motion and second by Council Members Keefe and Jarriel to [dispense with the reading and] approve the May 17, 2022, Minutes [as presented in **Exhibit 1**]. **Motion Carried Unanimously.**

**VI. MAYOR WATFORD OPENED THE PUBLIC HEARING AT 6:10 P.M.**

- A. City Attorney Greg Hyden read proposed Ordinance No. 1253 by title only, as follows: **“AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA, PERTAINING TO THE CITY CHARTER; PROVIDING FINDINGS OF CITY COUNCIL REGARDING THE CURRENT CHARTER AND A PROPOSED REVISED CHARTER; CALLING FOR A REFERENDUM FOR ELECTORS OF THE CITY TO VOTE ON WHETHER TO APPROVE REVISIONS TO THE CITY CHARTER; AUTHORIZING AND DIRECTING THE FILING AND PUBLICATION OF THE NEW CITY CHARTER; DECLARING THE LEGAL AUTHORITY FOR ENACTMENT OF THE ORDINANCE; PROVIDING THE BALLOT TITLE AND BALLOT SUMMARY FOR THE REFERENDUM; PROVIDING FOR OTHER RELATED MATTERS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR EFFECTIVE DATES.”**
- B. Continued discussion [from May 17, 2022] on the Motion on the floor made by Council Members Keefe and Jarriel to adopt proposed Ordinance No. 1253 [as presented in **Exhibit 2**].

Mayor Watford opened the floor for discussion by the public. Mr. David McAuley requested clarification that the Council had come up with a way to separate the amendment into two different questions. Mayor Watford responded yes and clarified that is not how it is proposed in the current language. Mr. Billy McCullers stated his disappointment that no consideration has been made to separate the referendum into two questions.

An email from Donna Howard was read into the record by Mayor Watford as follows **“Esteemed Mayor and City Council Members of Okeechobee, I would like to address the office of the Okeechobee City Clerk, which is scheduled to be discussed on tonight’s agenda. The right to vote is at the core of our American democracy. When you take away our right to vote on any matter, you essentially take away our voice, our autonomy and ultimately our power. I am aware that a financial case can be made for changing the City Clerk’s position from elected to appointed. However, I am also aware that an appointed official would only need to satisfy a select few, whereas an elected official would need to continue to satisfy the entire City of Okeechobee in order to stay in office. It’s also worth mentioning that we, the City of Okeechobee, have elected each of you to serve on our council and I don’t think any of you would be happy if your positions were up for debate. Please make a clarification separating the Okeechobee City Clerk issue from the rest of the Charter changes. Your time and attention to this matter is greatly appreciated. P.S. I cannot attend tonight’s meeting in person, so please make sure that my comments are read aloud at tonight’s meeting.”**

An email from Jodi Hazellief was read into the record by Mayor Watford as follows **“To Mayor Watford and City Council Members, I am writing to you today to voice my opinion on the proposition of the New Charter. While I have read over the Charter and the changes you want to make, I am a little confused as to why you would add the change of the City Clerk position to be appointed from elected to this ordinance. It seems that maybe as an afterthought it was just added in the end. I believe this should be a separate question altogether as it has no relevance to the other items being presented. I would hate to think that this was done maliciously, with the hope that the voters would pass the entire Charter when voting, without reading it in its entirety. We all know, unfortunately, that voters do not like to read things all the way through when they are voting. If they read a little into it and it sounds good or beneficial then a yes vote it is. Too much legislation in the USA gets passed this way, with hidden agendas, and it is wrong. As far as the position of City Clerk being appointed and not elected doesn’t sit well with me either. People who are appointed tend to be in someone’s pocket or have theirs or someone else’s best interest in mind, not the public they are serving. Okeechobee’s own Bill of Rights states-In order to provide the public with full and accurate information, to promote efficient governance, to ensure accountability and to provide all persons fair and equitable treatment. How are all of these things going to happen when the person is appointed and not elected? Where is the accountability going to come from? Is this appointed person just going to become a scapegoat for any wrongdoings that are found out? Keep this position as an elected one, separate it from the charter, and give the voters a chance to really see what you are proposing. Thank you for your time and consideration.”**

A letter from Jennifer Tewksbury, Executive Director of the Economic Council, was read into the record by Mayor Watford as follows **“Good evening Mayor Watford and Honorable Members of the City Council, the Economic Council has supported your initiative to update our City’s Charter since the discussions first began, and with the belief that the best interest of the City will be served**

**VI. PUBLIC HEARING CONTINUED**

- B.** Continued: **thereby, we support advertising the Charter revisions with the same language currently in your agenda as a single ballot item (Exhibit 2). I regret I am unable to attend in person this evening but want to be sure that the community support for your previous action on this item is known, recognized, and documented for the record as you continue your efforts to improve our City and modernize the Charter. Thank You for your continued service to our community."**

Council Member Chandler made a motion to amend proposed Ordinance No. 1253 to separate the issue of the position of City Clerk changing to an appointed position from the other items listed in the charter. Motion to amend failed due to the lack of a second.

Motion and second by Council Members Clark and Jarriel to amend proposed Ordinance No. 1253 to correct errors in Article 5 paragraphs b, d, and g removing any reference that the City Clerk position is elected; and in the first "Whereas" paragraph, correct to read appointed residents, not City residents. **Motion to Amend Carried Unanimously. Vote on Motion as Amended Carried three to two, Mayor Watford and Council Member Chandler voting no.**

**MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 6:33 P.M.**

**VII. NEW BUSINESS**

- A.** Motion and second by Council Members Jarriel and Chandler to review and approve the Fiscal Year (FY) 2020-21 Audited Financials prepared by Carr, Riggs and Ingram [as presented in **Exhibit 3**]. **Motion Carried Unanimously.**
- B.** Motion and second by Council Members Jarriel and Keefe to read by title only, proposed Ordinance No. 1254 regarding Land Development Regulation (LDR) Text Amendment Application No. 22-001-TA for home-based businesses [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No. 1254 by title only as follows: **"AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING SECTION 90-633, HOME OCCUPATION WITHIN CHAPTER 90, LDR'S OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Council Members Chandler and Jarriel to approve the first reading of proposed Ordinance No. 1254 and set July 5, 2022, as the final hearing date. **Motion Carried Unanimously.**

- C.** Motion and second by Council Members Keefe and Jarriel to read by title only, proposed Ordinance No. 1258, extending the sunset date one year for Ordinance No. 1224, adopting the Holding Property Rezoning Program [as presented in **Exhibit 5**]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No. 1258 by title only as follows: **"AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; EXTENDING THE HOLDING REZONING PROGRAM CREATED BY ORDINANCE 1224; PROVIDING FOR A ONE (1) YEAR SUNSET CLAUSE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Council Members Chandler and Jarriel to approve the first reading of proposed Ordinance No. 1258 and set July 5, 2022, as the final hearing date. **Motion Carried Unanimously.**

- D.** Motion and second by Council Members Jarriel and Chandler to approve a budget amendment in the amount of \$9,379.62, not to exceed \$10,000.00, to rewire the Council Chambers [as presented in **Exhibit 6**]. **Motion Carried Unanimously.**
- E.** Discussed local and state regulations for the use of fireworks. Per the discussion and, at the recommendation of Attorney Hyden, Mayor Watford stated that it was **the consensus of the Council that the Code of Ordinances be amended with Police Staff input.**
- F.** Motion and second by Council Members Clark and Keefe to approve a Facility Use License Agreement with the Okeechobee Historical Society, Inc., regarding use of the Primitive Baptist Church property [as presented in **Exhibit 8**, located at 1003 Southwest (SW) 3rd Avenue, Legal Description: Lots 9 through 12 of Block 8, SOUTH OKEECHOBEE, Plat Book 1, Page 12 and Plat Book 5, Page 7, Okeechobee County Public Records]. **Motion Carried Unanimously.**

## VII. NEW BUSINESS CONTINUED

- G. Motion and second by Council Members Jarriel and Keefe to approve a Contractor's Agreement with RMPK Funding, Inc. for grant consulting services [as presented in **Exhibit 9**, piggyback from the City of Oakland Park, RFP No. 030971, for a term of one year with two renewable years]. **Motion Carried Unanimously.**
- H. Staff presented a recommendation to convert the City parcel at SW 3rd Avenue and 23rd Street from a storage area to an open public green space, or sell the parcel [as presented in **Exhibit 10**]. Motion and second by Council Members Jarriel and Chandler to sell the parcel [Lots 6 and 7 of Block 5, ROYAL OAKS ADDITION, Plat Book 1, Page 8, Okeechobee County Public Records] and earmark the money to be used for the church project [structures on property listed in New Business, Item F]. **Motion Carried Unanimously.**
- I. **Added Agenda Item:** Motion and second by Council Members Jarriel and Chandler to approve the purchase of two administrative Chevrolet Traverse vehicles under Florida State contract pricing in the amount of \$29,652.00 each [as presented in **Exhibit 11**]. **Motion Carried Unanimously.**

## VIII. CITY ATTORNEY UPDATE

- Nothing at this time.

## IX. ADMINISTRATOR UPDATE

- Legislative Update: Senate Bill 620 is still pending, and the proposed budget is not signed yet;
- Cattlemen's Square Ribbon Cutting Ceremony is set for July 23, 2022.

## X. CITY COUNCIL COMMENTS

Council Member Chandler: Pavement is buckling on SW 8<sup>th</sup> Street and 2<sup>nd</sup> Avenue.

Council Member Jarriel: Chief Hagan does a radio show on the first Thursday of the month and has already laid the fireworks' groundwork last week.

The City Council extended a warm welcome to Mrs. Heather Prince, hired by Clerk Gamiotea on June 6, 2022, as the Deputy City Clerk.

## XI. ADJOURN, Mayor Watford adjourned the meeting at 7:30 P.M.

Submitted By:

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Lane Gamiotea, CMC, City Clerk

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



**CITY OF OKEECHOBEE, FLORIDA**  
**JUNE 21, 2022, REGULAR CITY COUNCIL MEETING**  
**DRAFT MEETING MINUTES**

**I. CALL TO ORDER**

Mayor Watford, called the regular meeting of the City Council for the City of Okeechobee to order on June 21, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3<sup>rd</sup> Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Chad Keathley of Okeechobee Church of God; followed by the Pledge of Allegiance led by Mayor Watford.

**II. ATTENDANCE**

Roll was taken by Deputy Clerk Heather Prince to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel A. Chandler, Robert "Bob" Jarriel, and Robert "Bobby" M. Keefe, Jr. Council Member Monica M. Clark attended electronically via Zoom.

**III. AGENDA AND PUBLIC COMMENTS**

- A. There were no requests for items to be added, deferred, or withdrawn from the agenda.
- B. Motion and second by Council Members Keefe and Jarriel to approve the agenda as published. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

**IV. PRESENTATIONS AND PROCLAMATIONS**

- A. Mayor Watford and the Council extended a warm welcome to Mr. B.J. Pryor, the new Okeechobee High School Football Coach. Coach Pryor introduced his coaching staff and gave a brief summary of the Team Line Up.

**V. CONSENT AGENDA**

- A. Motion and second by Council Members Keefe and Jarriel to approve the Warrant Register for May 2022 [in the amounts: General Fund, \$420,306.46; Public Facilities Improvement Fund, \$25,226.54; and Capital Improvement Projects Fund, \$26,358.41, as presented in **Exhibit 1**]. **Motion Carried Unanimously.**

**VI. NEW BUSINESS**

- A. Council approved a Capital Projects Budget Workshop at 5:00 P.M. on July 5, 2022, regarding high-profile projects with the intent of looking at projects to begin in the next Fiscal Year.
- B. Motion and second by Council Members Jarriel and Keefe to approve expenditures received from Okeechobee Main Street's General Contractor [Mark W. Brandel, Inc., to vendors Vest Concrete Contractors, Inc. and American Drilling Services, Inc. for the Flagler Park] Cattlemen's Square Project in the amount of \$48,492.50 [as presented in **Exhibit 2**]. **Motion Carried Unanimously.**
- C. Motion and second by Council Members Keefe and Jarriel to approve payment of the Chamber of Commerce water bills [Okeechobee Utility Authority invoices] in the amount of \$945. 77 [as presented in **Exhibit 3**]. **Motion Carried Unanimously.**
- D. Motion and second by Council Members Jarriel and Chandler to approve [Amendment No. 2 to the] Grant FIBRS 2021-FBSFA-F2-043 in the amount of \$36,675.00 from the State of Florida Criminal Justice Information Services of FDLE [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**
- E. Motion and second by Council Members Keefe and Jarriel to renew the City Administrator Employment Agreement [with Gary Ritter as presented in **Exhibit 5**] with an amendment to change the date of the annual performance review to May to ensure reviews are completed prior to contract renewal date. **Motion Carried Unanimously.**

**VII. CITY DEPARTMENT REPORTS**

Police Chief Donald Hagan

- 3005 citations have been issued year-to-date;
- 225 traffic accidents year-to-date;
- 2598 complaints year-to-date;
- No applications have been received for the two personnel vacancies.



## **VII. CITY DEPARTMENT REPORTS CONTINUED**

General Services Coordinator Patty Burnette

- 161 Building Permits have been issued year-to-date;
- Slow progress on several current projects due to supply chain issues;
- Receiving many requests about home inspections due to renewal of homeowner's insurance policies;
- Planning Board met on June 16, 2022.

Finance Director India Riedel

- 80 Business Tax Receipts through the end of May to include 64 new/transfers, eight regulatory business (home-based), and eight new insurance companies;
- Reminder, Capital Projects Budget Workshop scheduled for July 5, 2022, at 5:00 P.M.;
- Increase in year-to-date revenue and a decrease in expenses;
- She was elected to serve on the Executive Board for Public Risk Management;
- Open enrollment for Benefits Fair to be scheduled;
- Anticipates renewing contract with Urgent Care.

Public Works Director David Allen

- Cattlemen's Square project is progressing;
- Survey completed for the Southwest (SW) 5<sup>th</sup> Avenue resurfacing project. The plans will be submitted to the Department of Transportation;
- New grant to install small kayak launch in Centennial Park;
- Next bid to go out will be for sidewalk repairs;
- Working on digitizing storm water field verification maps;
- Axel issue with the newer John Deere backhoe, a major rebuild is likely needed, may need to consider replacing the older backhoe;
- Department has one personnel position vacant, to be posted soon.

## **VIII. ATTORNEY UPDATE**

- Continuing to monitor ongoing worker's compensation case;
- Working with Administrator Ritter on potential annexation located East of Airi Acres
- Researching the possibility to implement a landscape clause;
- Exploring what options there are to make the Technical Review Committee a non-Sunshine entity to allow for members to be able to discuss issues at any time. All decisions would still be made during the meetings which would continue to be open to the public;
- Revising wording within the fireworks section of the Code to ensure easier readability.

## **IX. ADMINISTRATOR UPDATE**

- Thanked the Council for their confidence in him;
- Diligently working on various grants to get more funds into the City for various projects, the grant process is time consuming;
- Resubmitted for a federal grant for the hardening of City Hall
- Will be working with Attorney Fumero to ensure the sale of the City property at SW 3rd Avenue and 23rd Street is conducted properly.

## **X. CITY COUNCIL COMMENTS**

Council Member Jarriel was pleased to see the Economic Development Corporation's Summer Program in action in the community.

Council Member Keefe:

- Thanked the Department Heads for the information provided during their reports;
- Reminded everyone of the importance of equality and freedom.

## **XI. ADJOURN**, Mayor Watford adjourned the meeting at 7:10 P.M.

Submitted By:

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Lane Gamiotea, CMC, City Clerk

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



**CITY OF OKEECHOBEE, FLORIDA**  
**JULY 5, 2022, REGULAR CITY COUNCIL MEETING AND WORKSHOP**  
**DRAFT MEETING MINUTES**

**I. CALL TO ORDER**

Mayor Watford, called the regular meeting of the City Council for the City of Okeechobee to order on July 5, 2022, at 5:00 P.M. in the City Council Chambers, located at 55 Southeast 3<sup>rd</sup> Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Mayor Watford; followed by the Pledge of Allegiance led by Council Member Keefe.

**II. ATTENDANCE**

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

**III. AGENDA AND PUBLIC COMMENTS**

- A. There were no requests for items to be added, deferred, or withdrawn from the agenda.
- B. Motion and second by Council Members Keefe and Chandler to approve the agenda as published.  
**Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

**IV. MAYOR WATFORD OPENED THE CAPITAL PROJECTS BUDGET WORKSHOP AT 5:04 P.M.**

- A. The purpose of the workshop was to discuss high-profile projects presented by Staff. Finance Director India Riedel reviewed each item listed on the five-page Capital and High-Profile Projects spreadsheet including whether the item is mandated, a replacement or new item, estimated cost, ongoing annual cost, and the potential for grant funding [as presented in **Exhibit 1**]. Distributed at the meeting were two additional pages, one containing the audited fund balances as of Fiscal Year (FY) 2020-21 comparing the combined Fund Balance from General and Capital Improvement Projects Funds with estimated use of General Operating Expenses for FY 2022-23 and then listing amounts of the Contingency Fund utilizing the recently adopted Fund Balance Policy. The second page provided a chart from 2017 to 2023 comparing the City's cost-of-living-adjustment (COLA) to employees to that of the Social Security Administration COLA, the Bureau of Labor percentage change, and the State of Florida consumer price index. Mr. Frank Irby addressed the Council by recommending not to construct more sidewalks until the existing ones can be maintained and suggested the projects be listed in order of priority. **Mayor Watford directed that, at the next meeting, the Council discuss the priority of the projects presented in conjunction with the items provided by Administrator Ritter in the Five-Year Strategic Plan. Additionally, each Council Member should express their input on the projects to Mr. Ritter prior to the next meeting.**

**V. MAYOR WATFORD ADJOURNED THE WORKSHOP AND OPENED THE REGULAR SESSION AT 6:06 P.M.**

**VI. MAYOR WATFORD OPENED THE PUBLIC HEARING AT 6:06 P.M.**

- A. Motion and second by Council Members Jarriel and Keefe to read by title only, proposed Ordinance No. 1254 regarding Land Development Regulation (LDR) Text Amendment Application No. 22-001-TA for home-based businesses [as presented in **Exhibit 2**]. **Motion Carried Unanimously.**

City Attorney John Fumero read proposed Ordinance No. 1254 by title only as follows: "**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING SECTION 90-633, HOME OCCUPATION WITHIN CHAPTER 90, OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**"

Motion and second by Council Members Chandler and Clark to adopt proposed Ordinance No. 1254. Mayor Watford opened the floor for public comment. Mr. Frank Irby asked whether home-based businesses was defined, Attorney Fumero responded yes, and it was very broad. **Motion Carried Unanimously.**

- B. Motion and second by Council Members Jarriel and Clark to read by title only, proposed Ordinance No. 1258, extending the sunset date one year for Ordinance No. 1224, adopting the Holding Property Rezoning Program [as presented in **Exhibit 3**]. **Motion Carried Unanimously.**

## VI. PUBLIC HEARING CONTINUED

- B. **Continued.** Attorney Fumero read proposed Ordinance No. 1258 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; EXTENDING THE HOLDING REZONING PROGRAM CREATED BY ORDINANCE 1224; PROVIDING FOR A ONE (1) YEAR SUNSET CLAUSE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion and second by Council Members Chandler and Keefe to adopt proposed Ordinance No. 1258. Mayor Watford opened the floor for public comment. Ms. Kaylee King asked whether there were properties with a Holding Zoning, Clerk Gamiotea responded there are 43. **Motion Carried Unanimously.**

**MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 6:18 P.M.**

## VII. NEW BUSINESS

- A. Okeechobee County Economic Development Corporation Business Manager, Kaylee King provided a summary of the recently held Junior Leadership Skills Camp, which is to provide soft skills training, promote leadership skills, and encourage personal development among local young leaders. She gave an overview of the local businesses the participants visited on field trips and highlighted some of the experiences the students had during the Camp which was led by teachers Brittany Carrier and Jonathan Schrock. Ashley Garcia Reyes and Raymundo Medrano, both high school seniors, addressed the Council with highlights of what they learned at the Camp and an overview of their proposed project which was a plan to replace junk yards in the residential areas with parks. Alice and Isaac Mosely, middle school students, then spoke about their favorite parts of the Camp and their proposed project which was to create a Science, Technology, Engineering, and Mathematics center. Their parents, Jason and Khamphou Mosely, expressed their appreciation to the community for providing this opportunity to their children. No official was required for this item.

- B. Motion and second by Council Members Keefe and Jarriel to read by title only, proposed Ordinance No. 1257 regarding LDR Text Amendment Application No. 22-002-TA, reducing the Application for Joinder Fee from \$500 to \$100 [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1257 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING APPENDIX C, SCHEDULE OF LDR FEES AND CHARGES, LDR’S OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion and second by Council Members Keefe and Chandler to approve the first reading of proposed Ordinance No. 1257 and set August 2, 2022, as the final hearing date. **Motion Carried Unanimously.**

- C. Motion and second by Council Members Jarriel and Clark to approve the City of Okeechobee Governmental Accounting Standards Board 75 Other Post-Employment Benefits Engagement Letter [with Gabriel, Roeder, Smith and Company as presented in **Exhibit 5**]. **Motion Carried Unanimously.**
- D. Motion and second by Council Members Keefe and Chandler to approve the [one-year] Renewal with Public Risk Management Group Health Insurance and add the proposed Health Savings Account and Medicare Plans [as presented in **Exhibit 6**]. Mr. Chris Kinley, Regional Sales Director of Health Equity, presented information regarding potential benefits of offering a health savings account, how the plan worked, and responded to various questions from the Council. **Motion Carried Unanimously.**

## VIII. CITY ATTORNEY UPDATE

- Waste Management contract renewal and proposed Rate Resolutions have been provided to Staff;
- Draft of amendment to the Code regulating fireworks is in progress;
- CSX Railroad blocking all major crossings will be addressed via a letter;
- Working with Clerk’s Office on some challenging public records requests

## IX. CITY ADMINISTRATOR UPDATE

- Assisting in drafting the letter to CSX regarding the need for the City to be notified when the railroad crossings need to be closed for extended periods;
- Two grant applications, Parking Study and Roadway Evaluations, were submitted through the Department of Economic Opportunity, neither were awarded;
- City Hall is still on a list for the Federal Grant through Representative Steube’s office, for 2023;
- Received \$80,000.00 from the sale of Fire Department vehicles and another \$4,000.00 from the sale of other equipment;



**IX. CITY ADMINISTRATOR UPDATE CONTINUED**

- Letter submitted with other Lake Okeechobee communities in support of a project to clean up the Lake and provide help to agricultural community.

**X. COUNCIL COMMENTS**

Council Member Chandler thanked Staff for their work on the Capital Budget Projects.

Council Member Clark announced the Tourist Development Council is pursuing to bring the main bass tournament back to Okeechobee in February, projected revenue is \$6 million.

Mayor Watford:

- Commissioner Terry Burroughs was elected Vice-President of the Florida Association of Counties (FAC);
- Commissioner Kelly Owens was appointed to serve on several FAC committees;
- Representative Kaylee Tuck will be at the Treasure Coast Regional League of Cities and Treasure Coast Council of Local Governments July 20, 2022 meeting and Barbeque.

**XI. THE WORKSHOP WAS NOT RECONVENED**

**XII. ADJOURNMENT**

There being no further items, Mayor Watford adjourned the meeting at 7:24 P.M.

Submitted By:

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Lane Gamiotea, CMC, City Clerk

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



Okeechobee, FL

**Exhibit 4**  
**7/19/2022**

## Check Report

By Check Number

Date Range: 06/01/2022 - 06/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: CapVeh Fund-Capital Vehicle Fund Truist Checking</b>						
City Electric Suppl	City Electric Supply Co.	06/14/2022	Regular	0.00	903.00	1921
REP Services	REP Services Inc	06/14/2022	Regular	0.00	1,443.56	1922
BOA- 9616	Bank of America - 9616 PD#2	06/30/2022	Regular	0.00	929.00	1923
City Electric Suppl	City Electric Supply Co.	06/30/2022	Regular	0.00	7.12	1924
2118	SHI International	06/30/2022	Regular	0.00	6,331.95	1925

### Bank Code CapVeh Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	5	0.00	9,614.63
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>6</b>	<b>5</b>	<b>0.00</b>	<b>9,614.63</b>

## Check Report

Date Range: 06/01/2022 - 06/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: GenFund-General Fund Checking-Truist Checking</b>						
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/01/2022	EFT	0.00	102,635.75	88
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/03/2022	EFT	0.00	17,435.65	89
1644	PRM - Health Insurance	06/14/2022	EFT	0.00	55,759.65	90
1770	PRM - Life, LTD & STD	06/14/2022	EFT	0.00	3,899.60	91
1645	PRM - Vision & Dental	06/14/2022	EFT	0.00	2,047.06	92
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/15/2022	EFT	0.00	97,251.30	93
2032	The Standard	06/23/2022	EFT	0.00	71,796.67	94
City Of Okeechobee P	City Of Okeechobee Payroll Account	06/29/2022	EFT	0.00	103,296.90	95
CenturyLink-LD	CenturyLink	06/03/2022	Regular	0.00	17.84	44703
621	City Of Okeechobee - Petty Cash	06/03/2022	Regular	0.00	54.00	44704
Comcast	Comcast	06/03/2022	Regular	0.00	59.50	44705
596	State of Florida Disbursement Unit	06/03/2022	Regular	0.00	230.44	44706
810	Vantage Transfer Agents - 457	06/03/2022	Regular	0.00	16,938.90	44707
BOA- 2709 fka 0257 a	Bank of America - 2709 fka 0257 Admin	06/08/2022	Regular	0.00	985.76	44708
AcePest	ACE Pest Control, Inc.	06/14/2022	Regular	0.00	90.00	44709
AdvanceAuto	Advance Auto Parts	06/14/2022	Regular	0.00	505.65	44710
Advanced RX	Advanced RX Management	06/14/2022	Regular	0.00	1,494.18	44711
American Drilling Se	American Drilling Services, Inc.	06/14/2022	Regular	0.00	901.00	44712
Apex Pest Control, I	Apex Pest Control, Inc.	06/14/2022	Regular	0.00	60.00	44713
CAS Governmental Ser	CAS Governmental Services, LLC	06/14/2022	Regular	0.00	500.00	44714
Celeste Watford Tax	Celeste Watford Tax Collector	06/14/2022	Regular	0.00	4.25	44715
City Electric Suppl	City Electric Supply Co.	06/14/2022	Regular	0.00	37.58	44716
CraigSmith	Craig A Smith	06/14/2022	Regular	0.00	6,852.00	44717
Creekside	Creekside Media Group	06/14/2022	Regular	0.00	525.00	44718
1665	Custom Pin & Design	06/14/2022	Regular	0.00	339.30	44719
Ericka Smith	Ericka Smith	06/14/2022	Regular	0.00	53.00	44720
CIT Technology Finan	First-Citizens Bank & Trust Co	06/14/2022	Regular	0.00	602.44	44721
Fitness Factory	Fitness Factory	06/14/2022	Regular	0.00	240.00	44722
FPU	Florida Public Utilities	06/14/2022	Regular	0.00	88.69	44723
Gilbert Oil Company,	Gilbert Oil Company, Inc.	06/14/2022	Regular	0.00	15,087.15	44724
Global Mapping, Inc.	Global Mapping, Inc.	06/14/2022	Regular	0.00	2,500.00	44725
89	ICS Computers Inc.	06/14/2022	Regular	0.00	3,870.00	44726
90	IMS	06/14/2022	Regular	0.00	279.78	44727
Interaction	Interaction Insight Corporation	06/14/2022	Regular	0.00	564.00	44728
594	KYOCERA Document Solutions Southeast	06/14/2022	Regular	0.00	46.47	44729
2253	MacVicar Consulting, Inc.	06/14/2022	Regular	0.00	250.00	44730
BOCC	Okeechobee County - BOCC	06/14/2022	Regular	0.00	285,460.00	44731
BOCC	Okeechobee County - BOCC	06/14/2022	Regular	0.00	685.00	44732
222	Okeechobee News c/o Independent Newspape	06/14/2022	Regular	0.00	1,096.14	44733
2043	O'Reilly Auto Parts	06/14/2022	Regular	0.00	33.37	44734
131	Performance NAPA	06/14/2022	Regular	0.00	30.99	44735
1155	Safety Products Inc.	06/14/2022	Regular	0.00	140.57	44736
1482	Sirchie Finger Print Laboratories	06/14/2022	Regular	0.00	668.44	44737
1474	St. Lucie Battery & Tire	06/14/2022	Regular	0.00	349.24	44738
1908	Supplyline	06/14/2022	Regular	0.00	113.00	44739
1550	Taylor Rental - Okeechobee	06/14/2022	Regular	0.00	1,502.60	44740
1550	Taylor Rental - Okeechobee	06/14/2022	Regular	0.00	-1,502.60	44740
1906	Thread Works Embroidery, LLC	06/14/2022	Regular	0.00	114.00	44741
1460	Tire Zone of Okeechobee, Inc.	06/14/2022	Regular	0.00	26.74	44742
1861	TransUnion Risk & Alternative Data	06/14/2022	Regular	0.00	75.00	44743
TCMA	Treasure Coast Medical Associates	06/14/2022	Regular	0.00	2,692.00	44744
1544	UniFirst Corp	06/14/2022	Regular	0.00	343.01	44745
1934	Verizon Wireless	06/14/2022	Regular	0.00	519.88	44746
W&W	W&W Lumber Company of Okeechobee	06/14/2022	Regular	0.00	119.24	44747
538	Waste Management Inc. of Florida	06/14/2022	Regular	0.00	32,891.04	44748
WEX	WEX Bank	06/14/2022	Regular	0.00	7,698.83	44749
1490	World Risk Management	06/14/2022	Regular	0.00	1,350.00	44750
1491	Home Depot Credit Services	06/16/2022	Regular	0.00	867.19	44751
1360	James Pickering	06/16/2022	Regular	0.00	180.00	44752
596	State of Florida Disbursement Unit	06/16/2022	Regular	0.00	94.95	44753



## Check Report

Date Range: 06/01/2022 - 06/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1934	Verizon Wireless	06/16/2022	Regular	0.00	803.45	44754
1934	Verizon Wireless	06/28/2022	Regular	0.00	803.49	44755
AActionpower	AAction Power Equipment LLC	06/30/2022	Regular	0.00	173.94	44756
Advanced RX	Advanced RX Management	06/30/2022	Regular	0.00	440.23	44757
AFLAC	American Family Life Assurance Co.	06/30/2022	Regular	0.00	399.32	44758
Apex Pest Control, I	Apex Pest Control, Inc.	06/30/2022	Regular	0.00	60.00	44759
1988	Ardex	06/30/2022	Regular	0.00	55.21	44760
BOA- 9616	Bank of America - 9616 PD#2	06/30/2022	Regular	0.00	1,171.18	44761
BOA- 9852 fka 8540	Bank of America - 9852 fka 8540	06/30/2022	Regular	0.00	616.74	44762
BOA- 9928 fka 2303 P	Bank of America - 9928 fka 2303 PW	06/30/2022	Regular	0.00	281.36	44763
Burr's Painting	Burr's Painting	06/30/2022	Regular	0.00	8,025.00	44764
CenturyLink-Fiber	Century Link	06/30/2022	Regular	0.00	1,826.54	44765
CenturyLink-Local	CenturyLink	06/30/2022	Regular	0.00	2,206.05	44766
Charter	Charter Communications	06/30/2022	Regular	0.00	50.00	44767
Comcast	Comcast	06/30/2022	Regular	0.00	191.30	44768
David McAuley	David McAuley	06/30/2022	Regular	0.00	35.00	44769
Dawn Hoover	Dawn Hoover	06/30/2022	Regular	0.00	50.00	44770
Douglas McCoy	Douglas McCoy	06/30/2022	Regular	0.00	35.00	44771
CIT Technology Finan	First-Citizens Bank & Trust Co	06/30/2022	Regular	0.00	60.97	44772
CIT Technology Finan	First-Citizens Bank & Trust Co	06/30/2022	Regular	0.00	172.13	44773
CIT Technology Finan	First-Citizens Bank & Trust Co	06/30/2022	Regular	0.00	85.44	44774
FPL	Florida Power & Light Company	06/30/2022	Regular	0.00	631.92	44775
FPL	Florida Power & Light Company	06/30/2022	Regular	0.00	3,162.91	44776
Gary's Lock & Safe	Gary's Lock & Safe	06/30/2022	Regular	0.00	930.00	44777
Gilbert Oil Company,	Gilbert Oil Company, Inc.	06/30/2022	Regular	0.00	668.12	44778
Gilbert Outdoors	Gilbert Outdoors	06/30/2022	Regular	0.00	520.32	44779
1824	Harris Corporation	06/30/2022	Regular	0.00	738.00	44780
1892	Highland Pest Control	06/30/2022	Regular	0.00	35.00	44781
2254	International Association of Chiefs of P	06/30/2022	Regular	0.00	190.00	44782
1866	JC Newell Const. Inspect. Services, Inc.	06/30/2022	Regular	0.00	5,200.00	44783
1532	Karyne Brass	06/30/2022	Regular	0.00	35.00	44784
1843	Kelley Margerum	06/30/2022	Regular	0.00	381.30	44785
113	Lawmen's & Shooters' Supply, Inc.	06/30/2022	Regular	0.00	72.20	44786
1071	LegalShield	06/30/2022	Regular	0.00	14.95	44787
117	Liberty National Life Ins. Co.	06/30/2022	Regular	0.00	179.28	44788
2236	Luna Window Tint	06/30/2022	Regular	0.00	240.00	44789
2162	Miller's Central Air, Inc.	06/30/2022	Regular	0.00	146.00	44790
Morris-Depew Associa	Morris-Depew Associates, Inc.	06/30/2022	Regular	0.00	7,451.50	44791
2212	Nason Yeager Gerson Harris & Fumero P.A.	06/30/2022	Regular	0.00	9,400.00	44792
1932	New American Physical Therapy	06/30/2022	Regular	0.00	994.00	44793
OUA	Okeechobee Utility Authority	06/30/2022	Regular	0.00	1,641.90	44794
1317	Orthopaedic Care Specialists	06/30/2022	Regular	0.00	334.00	44795
1564	Philip Baughman	06/30/2022	Regular	0.00	35.00	44796
Pye-Barker	Pye Barker Fire & Safety	06/30/2022	Regular	0.00	153.50	44797
Reno's	Reno's Motorcycle Service	06/30/2022	Regular	0.00	250.00	44798
2230	Smith Equipment Repair	06/30/2022	Regular	0.00	972.55	44799
1827	Soler Automotive	06/30/2022	Regular	0.00	88.00	44800
Solitude Lake Manage	Solitude Lake Management	06/30/2022	Regular	0.00	14,970.00	44801
1688	Sprint	06/30/2022	Regular	0.00	69.36	44802
1474	St. Lucie Battery & Tire	06/30/2022	Regular	0.00	393.01	44803
596	State of Florida Disbursement Unit	06/30/2022	Regular	0.00	10.00	44804
1908	Supplyline	06/30/2022	Regular	0.00	283.00	44805
1550	Taylor Rental - Okeechobee	06/30/2022	Regular	0.00	834.48	44806
1813	Thompson Reuters	06/30/2022	Regular	0.00	95.76	44807
1460	Tire Zone of Okeechobee, Inc.	06/30/2022	Regular	0.00	671.58	44808
1939	United Way	06/30/2022	Regular	0.00	44.00	44809
University of Florid	University of Florida- Leadership & Education Fou	06/30/2022	Regular	0.00	4,500.00	44810
W&W	W&W Lumber Company of Okeechobee	06/30/2022	Regular	0.00	49.91	44811
2244	Waste Management	06/30/2022	Regular	0.00	7.50	44812

## Check Report

Date Range: 06/01/2022 - 06/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1658	William J. Ward Electrical Contractors,	06/30/2022	Regular	0.00	2,952.60	44813

## Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	162	111	0.00	467,117.16
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,502.60
Bank Drafts	0	0	0.00	0.00
EFT's	9	8	0.00	454,122.58
	<b>171</b>	<b>120</b>	<b>0.00</b>	<b>919,737.14</b>

## Check Report

Date Range: 06/01/2022 - 06/30/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: PubFac Fund-Public Facility Fund-Truist Checking</b>						
B & B Site Developme	B & B Site Development	06/14/2022	Regular	0.00	1,439.34	3503
1981	JMC Landscaping Services, Inc.	06/14/2022	Regular	0.00	3,849.58	3504
1670	Sherwin-Williams Co.	06/14/2022	Regular	0.00	34.69	3505
1893	Tradewinds Surveying Group	06/14/2022	Regular	0.00	500.00	3506
422	Transportation Control Systems	06/14/2022	Regular	0.00	4,640.00	3507
2094	USA Services of Florida, Inc.	06/14/2022	Regular	0.00	2,266.00	3508
W&W	W&W Lumber Company of Okeechobee	06/14/2022	Regular	0.00	668.86	3509
Culpepper & Terpenin	Culpepper & Terpening, Inc.	06/30/2022	Regular	0.00	2,168.54	3510
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	06/30/2022	Regular	0.00	276.13	3511
FPL	Florida Power & Light Company	06/30/2022	Regular	0.00	5,302.51	3512
1981	JMC Landscaping Services, Inc.	06/30/2022	Regular	0.00	3,849.58	3513

## Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	11	0.00	24,995.23
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>21</b>	<b>11</b>	<b>0.00</b>	<b>24,995.23</b>



**All Bank Codes Check Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	189	127	0.00	501,727.02
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	-1,502.60
Bank Drafts	0	0	0.00	0.00
EFT's	9	8	0.00	454,122.58
	<b>198</b>	<b>136</b>	<b>0.00</b>	<b>954,347.00</b>

**Fund Summary**

Fund	Name	Period	Amount
001	GENERAL FUND	6/2022	919,737.14
301	PUBLIC FACILITY FUND	6/2022	24,995.23
304	CAPITAL PROJECTS FUND	6/2022	9,614.63
			<b>954,347.00</b>

**ORDINANCE NO. 1256**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO HEAVY COMMERCIAL (CHV), PETITION NO. 22-004-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

**WHEREAS**, Anita Nunez, Registered Agent of Anita's Rental Properties has heretofore filed Petition No. 22-004-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning a certain tract of land consisting of approximately 2.41 acres from RSF-1 to CHV; and

**WHEREAS**, said Petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on June 16, 2022, determined that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

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

**SECTION 1: LEGAL DESCRIPTION.**

The following described land consisting of approximately 2.41 acres, as the subject property, located in the City of Okeechobee, to-wit:

BEGINNING 921.5 FEET SOUTH OF THE NE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

**SECTION 2: ZONING MAP AMENDMENT.**

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 to CHV.

**SECTION 3: CONFLICT.**

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

**SECTION 4: 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 5: EFFECTIVE DATE.**

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment, No. 22-004-SSA, is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Comprehensive Plan Amendment to be in compliance.

**INTRODUCED** for First Reading and set for Final Public Hearing on this **19<sup>th</sup>** day of **July 2022**.

ATTEST:

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

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this **16<sup>th</sup>** day of **August 2022**.

ATTEST:

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

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

**V.**

**PUBLIC HEARING ITEM B CONTINUED**

3. No public comments were offered.
4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-004-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 19, 2022.

**QUASI-JUDICIAL ITEM**

- C.** Rezoning Petition No. 22-004-R, requests to rezone from RSF-1 to CHV, on 4.21± acres, located in the 1000 block of the East side of South Parrott Avenue for the proposed use of developing a new commercial business.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to CHV for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved. For the record, a notation was made that the correct acreage amount for the petition request should be 2.41± and not 4.21.
  3. Mr. Dobbs, Consultant for the Property Owner, Anita Nunez, Registered Agent of Anita's Rental Properties, Inc. was present and available for questions. There were none.
  4. No public comments were offered.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Brass, seconded by Board Member Baughman to recommend approval to the City Council for Rezoning Petition No. 22-004-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for July 19, 2022, and August 16, 2022.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:25 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

Gary expressed his thanks for the Board Members' attendance at the Joint Workshop with the City Council that was held on May 24, 2022, and would update them once information was received from the Central Florida Regional Planning Council. He gave a brief update on how the City Charter would be presented on the ballot.

**VII. Chairperson Hoover adjourned the meeting at 6:31 P.M.**

Submitted by:

---

Patty M. Burnette, Secretary

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



# 22-004-R

## Rezoning Staff Report



**Applicant** | Anita's Rental Properties  
**Address** | 1000 Block of the East Side of South Parrott Ave



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Anita's Rental Properties

**Applicant:** Anita's Rental Properties

**Primary Contact:** Steven L. Dobbs (863)-634-0194

**Site Address:** 1000 Block of the East Side of South Parrott Ave

**Parcel Identification:** 2-21-37-35-0A00-00045-0000

**Note:** For the legal description of the project or other information relating 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: <https://www.cityofokeechobee.com/agendas.html>

## Future Land Use, Zoning, and Existing Use of Subject Property

<b>Parcel Identification:</b> 2-21-37-35-0A00-00045-0000	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Multi-Family Residential	Commercial
<b>Zoning</b>	Residential Single Family-1	Heavy Commercial
<b>Use of Property</b>	Vacant	Restaurant
<b>Acreage</b>	2.41	2.41

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

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Commercial	Commercial	Bar/restaurant
<b>East</b>	Mixed-Use Residential	Holding	Vacant
<b>South</b>	Multi-Family Residential	Residential Single Family-1	Single Family dwelling
<b>West</b>	Commercial	Commercial	Vehicle sales, Motel

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 to Heavy Commercial. The request involves a parcel that is approximately

2.41 acres with frontage on US-441, a principal arterial roadway. The survey provided as part of the application submittal indicates that 0.40 acres of wetlands exist on the subject parcel. In the responses below, the Applicant states that the intended usage is a restaurant. If this rezoning is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CHV district.

## Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

### 1) *The request is not contrary to comprehensive plan requirements*

**Applicant Response:** The proposed request is not contrary to the Comprehensive plan requirements. The 2.41 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

Staff Comment: The subject property is located within the Commercial Corridor along US-441. The requested Heavy Commercial zoning designation is consistent with the abutting uses to the north, and adjacent uses to the west, which are also both zoned Heavy Commercial. Though the subject property abuts a parcel zoned Multi-Family Residential to the south and Holding to the east, the prevailing land use of property with frontage on this segment of US-441 is Commercial. If the Applicant's concurrent comprehensive plan amendment request to change the Future Land Use from Multifamily Residential to Commercial is approved, then staff finds that the requested zoning designation will be consistent with the Comprehensive Plan.

### 2) *The use is specifically authorized under the zoning district regulations applied for.*

**Applicant Response:** The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-282(3) of the LDC, restaurants, take-out restaurants, and cafes are all allowed uses within the Heavy Commercial zoning designation. Staff finds that the requested use is consistent with the City of Okeechobee Land Development Code.

### 3) *Approval of the request will not have an adverse effect on the public interest*

**Applicant Response:** The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a heavy commercial use.

Staff Comment: The proposed zoning change from Residential Single-Family 1 to Heavy Commercial would allow for uses that are more consistent with the predominant commercial land use pattern found along US-441 and for the development of additional consumer options.

- 4) *The use is appropriate for the location proposed, is reasonably compatible with adjacent uses, and is not contrary or detrimental to urbanizing land use patterns*

**Applicant Response:** The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

Staff Comment: Surrounding uses include restaurants and other commercial uses. Additionally, the subject property is located within the US-441 commercial corridor, in which the City has historically encouraged the development of commercial uses. Staff finds that the requested usage is compatible with proximate uses and consistent with the established surrounding land use pattern.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

**Applicant Response:** The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

Staff Comment: Allowing for the highest and best use of this property to be realized through commercial development should positively impact property values and living conditions and may encourage improvement of adjacent properties.

- 6) *The use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood*

**Applicant Response:** The proposed use can be suitably buffered from surrounding uses or use cross access to complement the adjacent uses.

Staff Comment: The subject property is large enough that adequate space for any required buffers is available. Once a site plan is proposed, it will be reviewed by staff and the City's Technical Review Committee for compliance with all applicable landscaping and buffering requirements.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services*

**Applicant Response:** The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any commercial use of this property will overburden public facilities.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety*

**Applicant Response:** The proposed use will not impact traffic congestion as the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.



Staff Comment: The Applicant provided a Traffic Impact Study for this rezoning application and the associated Small Scale Comprehensive Plan Amendment (22-004-SSA) that was completed by MacKenzie Engineering & Planning, Inc. All calculations and references are included as they appear on the TIS. Staff agrees with this analysis of the TIS that there is adequate roadway capacity to support the traffic volume that the proposed amendment could create.

9) *The use has not been inordinately burdened by unnecessary restrictions*

**Applicant Response:** The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: Agreed.

## Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcel from RSF-1 to CHV is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

June 7, 2022

Okeechobee Planning Board Hearing June 16, 2022

## Supplemental Exhibits

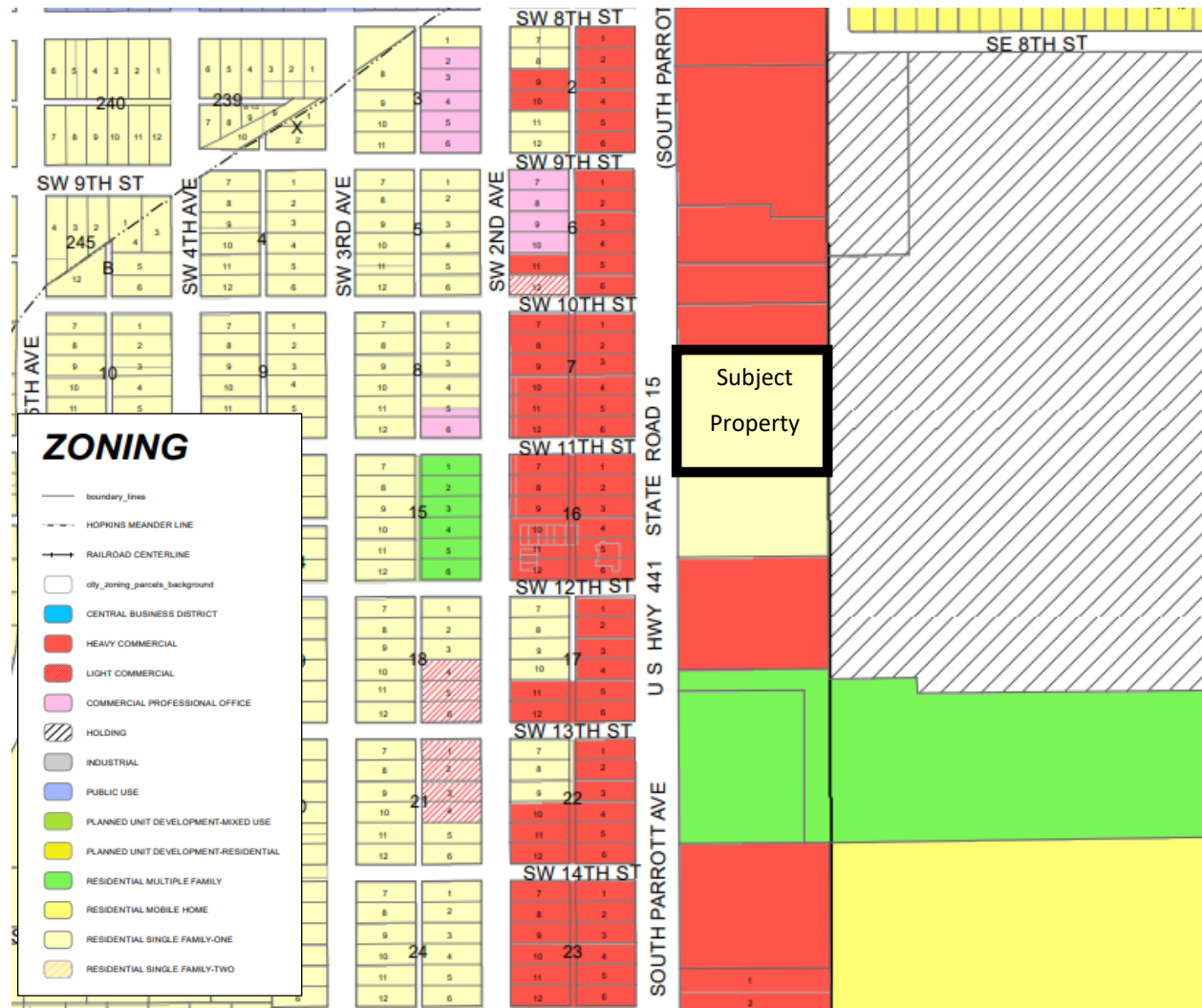


Exhibit C: Existing Zoning

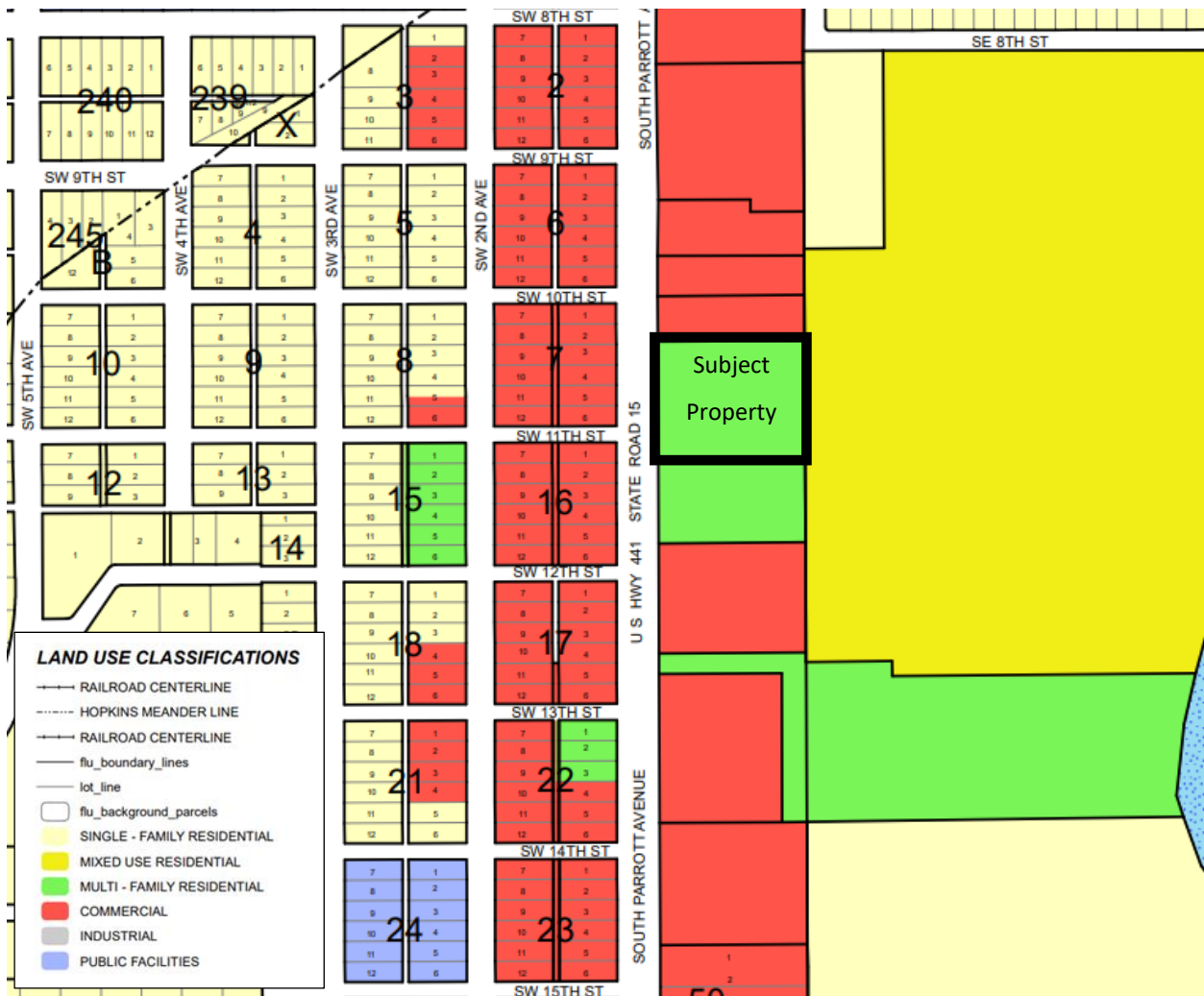


Exhibit D: Future Land Use

<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: <u>5-3-22</u>	Petition No. <u>22-004-R</u>
		Fee Paid: <u>922.00</u>	Jurisdiction: <u>PB+CC</u>
		1 <sup>st</sup> Hearing: <u>6-16-22</u>	2 <sup>nd</sup> Hearing: <u>7-19-22 &amp; 8-16-22</u>
		Publication Dates: <u>6-14-22</u> <u>8-3-22</u>	
		Notices Mailed: <u>6/1</u>	
<b>Rezoning, Special Exception and Variance</b> <b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): Anita's Rental Properties, Inc.		
2	Owner mailing address: 701 NE 3rd Street, Okeechobee, FL 33972		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: anunez974@yahoo.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: Unaddressed S. Parrott Avenue, Okeechobee, FL 34974 - From SR 70 and 441, head south on 441 for 0.7 miles, the property will be on the east side of Parrott Avenue.		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. None  Source of potable water: OUA      Method of sewage disposal: OUA		
10	Approx. acreage: 2.41 Acres      Is property in a platted subdivision? No		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Commercial      East: Vacant South: Single Family      West: Commercial		
14	Existing zoning: Residential Single Family - 1      Future Land Use classification: Multi - Family Residential		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No ( ) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (X) Rezoning ( ) Special Exception ( ) Variance		
17	Parcel Identification Number: 2-21-37-35-0A00-00045-0000		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
20	Last recorded warranty deed: <u>January 4, 2022</u> <u>18-29-21</u>
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

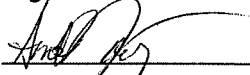
**Confirmation of Information Accuracy**

I hereby certify that the information in this application is correct. The information included in this application is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the denial of this application.

Signature

Printed Name

Date



Anita Nunez

5-2-2022

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



ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
<b>A</b>	Current zoning classification: Residential Single Family-one Requested zoning classification Heavy Commercial
<b>B</b>	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to develop a new commercial business on this parcel.
<b>C</b>	Is a Special Exception necessary for your intended use? ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> ) Yes If yes, briefly describe:
<b>D</b>	Is a Variance necessary for your intended use? ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> ) Yes If yes, briefly describe:
<b>E</b>	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
<b>F</b>	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

**FINDINGS REQUIRED FOR GRANTING A REZONING  
OR CHANGE IN LAND DEVELOPMENT  
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
3. The proposed use will not have an adverse effect on the public interest.
4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.
5. The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. The proposed use has not been inordinately burdened by unnecessary restrictions.

The City staff will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.

**Anita's Rental Properties, Inc.**

**(Description of requested land use change and reason for request)**

Anita's Rental Properties, Inc owns a parcel on 441S, just south of Parrott Island Grill, in the City of Okeechobee, the parcels total 2.40 acres. The owner is proposing a change of zoning on the subject property. This property is located in Section 21, Township 37S, and Range 35E, with the property's parcel IDs 2-21-37-35-0A00-00045-0000. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family-one.

The primary intent of rezoning these parcels is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial to the north, south and west, while the property to the east is Holding.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family-one to Heavy Commercial. The property can be accessed Highway 441 S.

Anita's Rental Properties, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Heavy Commercial.

**Anita's Rental Properties, Inc.**

**Responses to Standards for Considering Changes in Zoning**

**1. The proposed change is not contrary to the Comprehensive Plan Requirements;**

The proposed request is not contrary to the Comprehensive plan requirements. The 2.40 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

**2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations;**

The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

**3. The proposed use will not have an adverse effect on the public interest;**

The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a heavy commercial use.

**4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses and is not contrary or detrimental to urbanizing land use patterns:**

The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

**5. The proposed use will not adversely affect property values or living conditions, or be a detriment to the improvement or development of adjacent property;**

The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood;**

The proposed use can be suitably buffered from surrounding uses or use cross access to complement the adjacent uses.

- 7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services;**

The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

- 8. The proposed use will create traffic congestion, flooding, or drainage problems, or otherwise affect public safety;**

The proposed use will not impact traffic congestion as the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

- 9. The proposed use has not been inordinately burdened by unnecessary restrictions;**

The proposed use has not been inordinately burdened by unnecessary restrictions.



Petition No. 22004-R

**Affidavit Attesting to the Completeness and Accuracy  
of the List of Surrounding Property Owners**

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 2<sup>nd</sup> day of May, 2022.

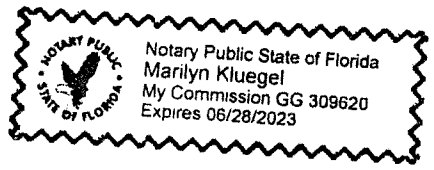
Anita Nunez  
Signature of Applicant

5-2-2022  
Date

Anita Nunez  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2<sup>nd</sup> day of May, 2022, by Anita Nunez, who is personally known to me or produced \_\_\_\_\_ as identification.



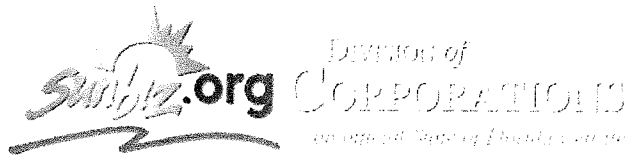
Marilyn Kluegel  
Notary Public Signature

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-21-37-35-0A00-00043-0000	ILKBAL PROPERTIES LLC	C/O YUSUF ILKBAL	1111 S PARROTT AVE	OKEECHOBEE	FL	34974
2-21-37-35-0A00-00046-0000	K J INVESTMENTS ENTERPRISES LL	5461 NE 56TH PKWY		OKEECHOBEE	FL	34972
2-21-37-35-0A00-00046-A000	RISSANEN GWENDOLYN E	2485 HOPEWELL RD		MILTON	GA	30004-2808
2-21-37-35-0A00-00047-0000	KEMP PROPERTIES OF OKEECHOBEE	1508 NE 39TH BLVD		OKEECHOBEE	FL	34972
2-22-37-35-0A00-00031-0000	TAYLOR CREEK FISHING VILLAGE	1411 SW 5TH AVE		OKEECHOBEE	FL	34974-5017
2-22-37-35-0A00-00032-0000	ARC HR5STP3002 LLC	38 WASHINGTON SQ		NEW PORT	RI	02840
2-22-37-35-0A00-00033-0000	STABILITY PROPERTY MANAGEMENT	1411 SW 5TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0030	STRAAT CAR WASH PROPERTY LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0060	DECARLO FRANK	405 SW 2ND STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0120	MITCHELL GIANINNA A	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0010	PACIFIC CREEK LLC	2025 MIMOSA AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0040	1012 PARROTT LLC	2336 SE OCEAN BLVD #333		FORT PIERCE	FL	34949-3330
3-21-37-35-0040-00070-0070	GARCIA NAHUM H	115 SW 10TH ST		STUART	FL	34996-3310
3-21-37-35-0040-00160-0010	AZTECA 1100 INVESTMENT LLC	C/O JESUS & YOLANDA LUNA	8890 NE 12TH LN	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0010	HAZELLIEF DAVID E	1200 SOUTH PARROTT AVENUE		OKEECHOBEE	FL	34974-8148
3-21-37-35-0040-00170-0030	1208SPARROTTAVE LLC	C/O SONIA DI CHIARA	9993 ROBINS NEST RD	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0070	CURREN KENNETH YOUNG	1201 SW 2ND AVE		BOCA RATON	FL	33496-2103
3-21-37-35-004A-00000-0010	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974-5221
3-21-37-35-004A-00000-0020	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0030	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-00C0	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0100	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974









[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation

ANITA'S RENTAL PROPERTIES, INC.

### Filing Information

Document Number	P18000032145
FEI/EIN Number	82-5059710
Date Filed	04/02/2018
Effective Date	04/16/2018
State	FL
Status	ACTIVE

### Principal Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Mailing Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Registered Agent Name & Address

Nunez, Anita  
701 NE 3rd St  
Okeechobee, FL 34972

Name Changed: 04/24/2020

Address Changed: 04/24/2020

### Officer/Director Detail

#### **Name & Address**

Title P

NUNEZ, ANITA  
2085 SE 4TH ST  
OKEECHOBEE, FL 34972

### Annual Reports

Report Year	Filed Date
2020	04/24/2020
2021	04/27/2021

2022

04/19/2022

**Document Images**

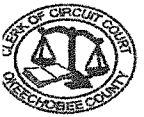
<u>04/19/2022 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/27/2021 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/24/2020 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/13/2019 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/02/2018 -- Domestic Profit</u>	<a href="#">View image in PDF format</a>





Official Records File#2022001094 Page(s):5  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/27/2022 8:47 AM  
Fees: RECORDING \$44.00 D DOCTAX PD \$0.00

20



Official Records File#20220000100 Page(s):3  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/4/2022 9:22 AM  
Fees: RECORDING \$27.00 D DOCTAX PD \$4,413.50

**NOTE: THIS DEED IS BEING RE-RECORDED TO INCORPORATE THE PROOF OF AUTHORITY OF THE PERSON SIGNING, GRANTED BY RESOLUTION.**

This instrument prepared by:  
Nason, Yeager, Gerson, Harris & Fumero, P.A.  
Brian C. Hickey, Esquire  
3001 PGA Blvd., Suite 305  
Palm Beach Gardens, Florida 33410

Tax I.D. No. 2-21-37-35-0A00-00044-0000  
Tax I.D. No. 2-21-37-35-0A00-00045-0000

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29<sup>th</sup> day of December, 2021, between The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, for the benefit of The Altobello Family Donor Advised Fund, whose address is 700 S. Dixie Highway, Suite 200, West Palm Beach 33401, hereinafter referred to as "**Grantor**", and Anita's Rental Properties, Inc., a Florida corporation, whose address is 701 NE 3<sup>rd</sup> Street, Okeechobee, Florida 34972, hereinafter referred to as "**Grantee**".

#### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Okeechobee, State of Florida, more particularly described on **Exhibit A** attached hereto, together with all improvements thereon (collectively, the "**Property**").

SUBJECT TO the following permitted exceptions ("**Permitted Exceptions**"):

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable; and
2. Conditions, restrictions, easements and reservations of record, if any, none of which are hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property.

AND Grantor hereby represents, warrants and covenants that Grantor has good right and lawful authority to sell and convey the Property and that Grantor will defend the title of said Property, subject to the Permitted Exceptions, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

The Community Foundation for Palm Beach  
and Martin Counties, Inc., a Florida not-for-  
profit corporation

By: Steven Erjavec  
Steven Erjavec, Chief Financial Officer

Nichollette S. Miskura  
Witness #1 Signature

Nichollette Miskura  
Witness #1 Print Name

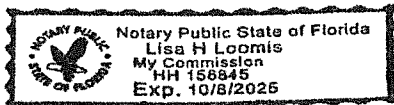
Bonnie Mitchell  
Witness #2 Signature

Bonnie Mitchell  
Witness #2 Print Name

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 27, 2024 by STEVEN ERJAVEC, President CFO of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, on its behalf, who is personally known to me or who has produced a Driver's License as identification.



Lisa H. Loomis  
Notary Signature  
LISA H. LOOMIS  
Print Notary Name  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 10/08/2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at the Southeast corner of Section 21, Township 37 South, Range 35 East and run North along Section line of said Section 21, a distance of 1426 feet for a POINT OF BEGINNING;

From said point of beginning run West, on a line parallel to the South boundary of said Section 21, 361 feet, more or less, to the East boundary of Parrott Avenue; thence run South, along East boundary line of said Parrott Avenue, 200 feet; thence run East on a line parallel with the South boundary of said Section 21, a distance of 361 feet, more or less, to the East Boundary of said Section 21; thence run North, along East boundary of said Section 21, to the POINT OF BEGINNING.

Said land lying and comprising a part of SE 1/4 of SE 1/4 and Government Lot 4 of said Section 21.

**PARCEL 2:**

Beginning 921.5 feet South of NE Corner of SE 1/4 of Section 21, Township 37 South, Range 35 East, and run South 293.3 feet along Section line to a point 1426 feet North from the SE Corner of said SE 1/4 of said Section 21; run thence West at right angles 361 feet, more or less, to the East boundary of Parrott Avenue in the City of Okeechobee; run thence North along Parrott Avenue 293.3 feet; run thence East at right angles 361 feet, more or less, to the point of beginning.

Lying in and comprising a part of Government Lot 4, in Section 21, Township 37 South, Range 35 East.

subject property  
# 22-004-R

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**CERTIFICATE OF CORPORATE RESOLUTION**

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of the **COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.**, a Florida not-for-profit corporation, and that the following resolutions were duly adopted in accordance with the Articles of Incorporation and Bylaws of the Corporation on November 19, 2021.

**WHEREAS:** The Community Foundation for Palm Beach and Martin Counties (the "Foundation") owns two lots in Okeechobee, Florida described in Exhibit A (the "Property").

**WHEREAS:** A contracted offer of \$630,500 all cash, no contingencies, closing within five business days from buyer's receipt and approval of title commitment has been received from Anita's Enterprises, Inc.

**RESOLVED:** The Foundation is authorized to sell the Property under the terms and conditions as stated above.

**RESOLVED:** [Steven Erjavec, Chief Financial Officer] of the Foundation, is hereby authorized, empowered, and directed to execute and deliver, on behalf of the Foundation, any and all agreements, documents, certificates or instruments, including but not limited to a sales contract and all other agreements otherwise deemed necessary or appropriate to accomplish the approved sale of the Property.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal to be hereunto affixed, this 19th day of November 2021.

**COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.** a Florida not-for-profit corporation.

(CORPORATE SEAL)

By:  Christina M. Macfarland, Secretary

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**EXHIBIT A**  
**Property**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH RANGE 35 EAST, AND RUN NORTH ALONG SECTION LINE OF SA ID SECTION 21, A DISTANCE OF 1426 FEET FOR A POINT OF BEGINNING; FROM SA ID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH ALONG EAST BOUNDARY LINE OF SA ID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SA ID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SA ID SECTION 21, TO THE POINT OF BEGINNING. SA ID LAND LYING IN AND COMPRISING A PART OF THESE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

and

BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

subject property  
# 22-004-R



Subject Property  
# 22-004-R

PARCEL 1:  
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST AND RUN NORTH ALONG SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1426 FEET FOR POINT OF BEGINNING;  
FROM SAID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH, ALONG EAST BOUNDARY LINE OF SAID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SAID SECTION 21, TO THE POINT OF BEGINNING.  
SAID LAND LYING AND COMPRISING A PART OF SE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 OF SAID SECTION 21.

BEGINNING 921.5 FEET SOUTH OF THE SE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

N 89°45'59" E 357.31'(M) EAST 361'±(D)

- P.O.B.  
(PARCEL 2)  
FOUND 5/8" IRON ROD &  
CAP "KAB 4820" 0.3" W.  
IN FENCE LINE

P.O.B.  
(PARCEL 1)  
FOUND 5/8" IRON ROD (NO ID)  
FOUND 2"x2" CONCRETE  
MONUMENT "NO ID" 0.5' W.

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

**STANDARD NOTES:**

1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. The survey depicted here is prepared assuming the surveyor is not specifically named.
4. Not valid without the signature of the licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 53-17, Florida Administrative Code.

[illegible]

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE DEED(D) AND MEASURED(M).
- 2) SITE ADDRESS: 1105 S. PARROTT AVENUE.
- 3) PARCEL ID: 2-21-37-35-0A00-00045-0000 & 2-21-37-35-0A00-00044-0000.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) BEARING REFERENCE: THE EAST LINE OF SECTION 21 IS TAKEN TO BEAR NORTH 00°17'05" WEST.
- 11) DATE OF LAST FIELD SURVEY: 03/11/22.

## ID = IDENTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF:  
ANITA'S RENTAL PROPERTIES, INC.

ADD PARCEL 1 & 2 ACREAGE BOUNDARY SURVEY	DESCRIPTION	DWG. DATE	05/05/22 03/21/22	N/A 381/54	WC WC	JUR JUR
		BY	FB/PB	CK		
SCALE 1" = 40'		DRAWING NUMBER:				
SHEET 1 OF 1		22-123				



**CITY OF OKEECHOBEE**  
**55 SE THIRD AVENUE**  
**OKEECHOBEE, FL 34974**  
Tele: 863-763-9821 Fax: 863-763-1686  
**PARK USE AND/OR TEMPORARY STREET/  
SIDEWALK CLOSING  
PERMIT APPLICATION**

Date Received:	7/14/22	Date Issued:	Revision Received 7-14-2022
Application No:	22-013	Date(s) & Times of Event:	August 6, 2022 10 AM - 2 PM

**Information:**

Organization:	Okeechobee Main Street
Mailing Address:	111 NE 2nd St. Okeechobee, FL. 34972
Contact Name:	Sharie Turgeon
E-Mail Address:	sharie@okeechobeemainstreet.org

**Telephone:**

Work:	863-357-6246	Home:		Cell:	
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**Summary of activities:**

Dedication and unveiling of Cattle Drive sculpture and Cattlemen's Square park.

**Proceeds usage:**


**Please check requested Parks:**

Flagler Parks: ☐ City Hall Park ☐ #1 Memorial Park ☐ #2 ☐ #3 ☐ #4 ☒ #5 ☒ #6  
[Park 3 is location of Gazebo. Park 4 is location of Bandstand]

**(If other private property used in conjunction with this Park Use Permit please provide the address and parcel number below along with notarized letter of authorization from property owner)**

Additional Addresses, if applicable \_\_\_\_\_

Parcel ID: \_\_\_\_\_



**TEMPORARY STREET AND SIDEWALK CLOSING INFORMATION**  
(Street Closings require City Council approval. Meetings 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays but subject to change)

Address of Event: Flagler Parks

Street(s) to be closed:	SW 6th Ave.
Date(s) to be closed:	Friday August 5 2022
Time(s) to be closed:	5 PM
Purpose of Closing:	Dedication and event

Attachments Required for Use of Parks	Attachments Required for Street/Sidewalk Closings
▶ Site Plan	▶ Site Plan
▶ Copy of liability insurance in the amount of \$1,000,000.00 with the City of Okeechobee as additional insured.	▶ Copy of liability insurance in the amount of \$1,000,000.00 with the City of Okeechobee and R.E. Hamrick Testamentary Trust as Additional Insured.
▶ Proof of non-profit status	▶ Original signatures of all residents, property owners and business owners affected by the closing.
▶ State Food Service License if > 3 days.	▶ State Food Service License if > 3 days.
▶ Notarized letter of authorization from property owner, if applicable.*	▶ State Alcoholic Beverage License, if applicable.**

\* Required if private property used in conjunction with a Park Use application.

\*\* Alcoholic beverages can be served **only** on private property. Alcoholic beverages **NOT ALLOWED** in City Parks, City streets or City sidewalks. See additional note below.

☐ Please check if items will be sold on City streets/sidewalks. Each business will need to apply for a Temporary Use Permit 667 along with the Street Closing application.

**Note:**

- ▶ Clean-up is required within 24 hours.
- ▶ No alcoholic beverages permitted on City property, streets or sidewalks.
- ▶ No donations can be requested if any type of alcoholic beverages are served on private property/business unless you possess a State Alcoholic Beverage License. Please note there are inside consumption and outside consumption licenses. You must have the appropriate license(s).
- ▶ The Department of Public Works will be responsible for delivering the appropriate barricades.
- ▶ Dumpsters and port-o-lets are required when closing a street for more than three (3) hours.

Applicant must meet any insurance coverage and code compliance requirements of the City and other regulations of other governmental regulatory agencies. The applicant will be responsible for costs associated with the event, including damage of property. By receipt of this permit, the applicant agrees and shall hold the City harmless for any accident, injury, claim or demand whatever arises out of applicant's use of location for such event, and shall indemnify and defend the City for such incident, including attorney fees. The applicant shall be subject to demand for, and payment of, all of the actual costs incurred by the City pertaining to the event including, but not limited to, Police, Fire, Public Works or other departmental expenses. The City reserves the right to require from an applicant a cashier's check or advance deposit in the sum approximated by the City to be incurred in providing City services. Any such sum not incurred shall be refunded to the applicant of this Park Use/Street Closing Permit.

I hereby acknowledge that I have read and completed this application, the attached Resolutions No.(s) 03-8 and 04-03, concerning the use and the rules of using City property, that the information is correct, and that I am the duly authorized agent of the organization. I agree to conform with, abide by and obey all the rules and regulations, which may be lawfully prescribed by the City Council of the City of Okeechobee, or its officers, for the issuance

Certificate of Insurance must name City of Okeechobee as Additional Insured as well as **R.E. Hamrick Testamentary Trust** if closing streets or sidewalks.

  
Applicant Signature

7/14/2022

Date

••••OFFICE USE ONLY••••

Staff Review

Fire Department:		Date:	
Building Official:		Date:	
Public Works:		Date:	
Police Department:		Date:	
BTR Department:		Date:	
City Administrator:		Date:	
City Clerk:		Date:	

**NOTE: APPLICATION AND INSURANCE CERTIFICATE MUST BE COMPLETED AND RETURNED TO THE GENERAL SERVICES DEPARTMENT THIRTY (30) DAYS PRIOR TO EVENT FOR PERMITTING.**

Temporary Street and Sidewalk Closing submitted for review by City Council on

7-8-2022

Date met 7-19-2022

Temporary Street and Sidewalk Closing reviewed by City Council and approved

Date

**CITY OF OKEECHOBEE FIRE DEPARTMENT**

**APPLICATION FOR SPECIAL EVENT**

**Application Number:** \_\_\_\_\_

**Date Received:** \_\_\_\_\_

**NAME OF EVENT:** Cattle Drive Sculpture Dedication

**ADDRESS OF EVENT:** Flagler Park #5 - #6

**DESCRIPTION OF EVENT:**  
Cattlemen's Square and Cattle Drive Sculpture dedication and unveiling.

**NAME OF SPONSOR ORGANIZATION:** Okeechobee Main Street

**Contact Number before and during event** **OF RESPONSIBLE PERSON:** (863) 634-7482

**RESPONSIBLE PERSON'S NAME:**

Sharie Turgeon

**DATE(S) AND TIME(S) OF EVENT:**

Date: July 23 Aug 6 Starting Time: 10 AM Closing Time: 2 PM  
Date: \_\_\_\_\_ Starting Time: \_\_\_\_\_ Closing Time: \_\_\_\_\_

**ARE ANY ROADWAYS TO BE BLOCKED/CLOSED?** Yes **LOCATION** SW 6th Ave.

**Will Emergency Apparatus (Fire and Ambulance) have access to area?** \_\_\_\_\_

**IF NO, THEN (provide alternatives):** \_\_\_\_\_

**WILL ELECTRICITY BE USED?** ☒ YES ☐ NO ☐ (circle)

**Locations:** \_\_\_\_\_

**Provided By:** \_\_\_\_\_

**WILL HEATING/OPEN FLAMES FOR FOOD BE PROVIDED? (circle)** ☒ YES ☐ NO ☐

**Type of Heating Equipment Used:** Grill

**WILL A TENT BE ERECTED? (circle)** ☒ YES ☐ NO ☐

**Tent Manufacturer:** \_\_\_\_\_ **Size** \_\_\_\_\_ **fire rating posted:** \_\_\_\_\_

**Tent have sides and how many?** \_\_\_\_\_

**Are there Fire Extinguishers accessible and ready for use? (circle)** Yes No

**\*\*\*ATTACH SITE MAP OF EVENT LAYOUT\*\*\***

**FIRE SERVICES SHALL COMPLETE ITEMS BELOW:**

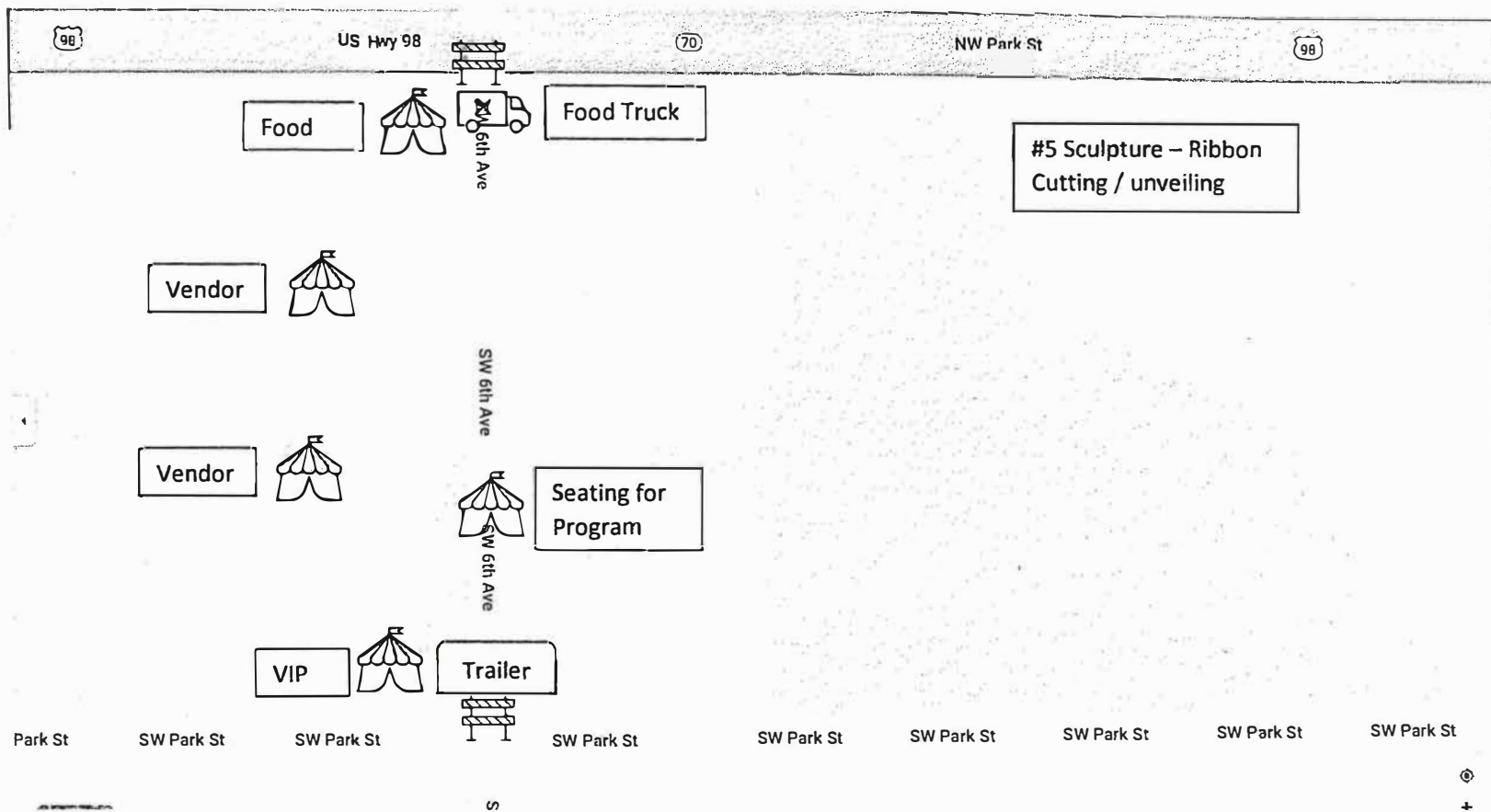
**FIRE DEPARTMENT LIFE SAFETY & FIRE SERVICES REQUIREMENTS: (See above)**

- ☐ Tents/canopy fire rating certificate required.
- ☐ **Tent Size require life safety inspection (900 square feet or less then no permit is required)**
- ☐ Floor plan / seating / setup drawing required showing exits, etc.
- ☐ Emergency access must be maintained. (REFERS TO VEHICLES AND EQUIPMENT)
- ☐ Fire extinguishers must have current tag, and be operational and readily accessible.
- ☐ Cooking requires LPG outside of tent pointing away from exposures.
- ☐ Electrical wiring exterior rated, not overloaded.
- ☐ Fire Services inspection required.
- ☐ Fire watch or inspector(s) REQUIRED? **FIRE WATCH Amount:** \_\_\_\_\_
- ☐ Firefighter/Inspector Amount: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

**FIRE DEPARTMENT OFFICIAL (PRINT):**

**SIGNATURE:** \_\_\_\_\_

**Please call the FD at 863-467-1586 for any questions.**





**AGREEMENT BETWEEN**  
**THE OKEECHOBEE CHRISTIAN ACADEMY INC.**  
**OKEECHOBEE COUNTY, FLORIDA**  
**AND**  
**THE CITY OF OKEECHOBEE FLORIDA AND POLICE**  
**DEPARTMENT FOR**  
**THE SCHOOL RESOURCE OFFICER PROGRAM**  
**(SRO)**

**THIS AGREEMENT**, made and entered into this \_\_\_\_\_ day \_\_\_\_\_ 2022, by and between THE OKEECHOBEE CHRISTIAN ACADEMY INC., 701 S. Parrott Avenue, OKEECHOBEE COUNTY, FLORIDA, (hereinafter referred to as the (OCA), and THE CITY OF OKEECHOBEE, FLORIDA, 55 SE 3<sup>rd</sup> Avenue, Okeechobee, Florida, (hereinafter referred to as the CITY);

**BACKGROUND**

1. The OCA, the CITY and the Police Chief desire to provide law enforcement, and law-related educational service programs to OCA, as defined in F.S. 1006.12. While it is recognized that OCA is a private Christian school and not subject to the provisions of this statute and the SRO program, as hereafter set forth, the parties have agreed to enter into this Agreement to provide SRO services at OCA, by mirroring the existing SRO program, and the provisions of F.S. 1006.12.
2. A SRO Program has been established for the school system of Okeechobee County, Florida by agreement between the School Board and local law enforcement agencies, as hereinafter described; and
3. The OCA and the CITY recognize the potential outstanding benefits of the SRO Program, and particularly to the students of OCA, in the same manner as students attending public school.
4. In June 2020, the Okeechobee City Council approved the establishment of a SRO position at OCA and entered into an agreement with OCA for a one year term to provide SRO services.
5. This Agreement continues that program for another year.

**NOW THEREFORE**, in consideration of the mutual promises and covenants herein contained, the OCA, the CITY and Police Chief do hereby agree as follows:

**ARTICLE I: TERM**

This Agreement is for a 1 year term commencing on July 1, 2022 through June 30, 2023, which may be extended or modified by mutual agreement of the parties.

## **ARTICLE II: RESPONSIBILITIES OF THE POLICE CHIEF OR HIS DESIGNEE**

The Police Chief or his designee shall provide the School Resource Officer as follows. The existing SRO Program in and for public schools is being administered by the Okeechobee City Police Department and the Office of Sheriff, Okeechobee County, via a mutual aid agreement, which shares certain law enforcement duties and activities, as well as the SRO program. Through his Agreement, the CITY shall continue to administer the SRO program in substantial conformance with the SRO program established in public school system, appoint a certified law enforcement officer to so act, and work with OCA in a substantially similar manner as the interactions of the SRO 111T he public school system.

## **ARTICLE III: PAYMENT TO THE CITY**

A. Each year prior to July 1st, the City will notify OCA of the quarterly payments for the upcoming year. For the term of this Agreement OCA shall pay the City quarterly payments beginning on July 1st as set forth in the attached **Exhibit A**. Failure of OCA to fully fund the SRO program shall constitute the basis for amendment or termination of this Agreement.

B. Should there exist a local or state mandated school closure, due to a formally declared state or local emergency, which would cause 30 or more consecutive days of school closure, the quarterly payment due to the CITY may be proportionately reduced based on the number of days of school closure in any given quarter. On an annual basis, the cumulative reductions may not exceed the sum of \$20,000.

## **ARTICLE IV: EMPLOYMENT STATUS OF SCHOOL RESOURCE OFFICER**

School Resource Officers shall remain and be employees of the CITY POLICE DEPARTMENT and shall not be employees of the OCA. OCA hereby acknowledges that the SRO shall act and respond in strict accordance with the chain of command of the CITY POLICE DEPARTMENT, subject however to any written policies jointly reviewed and agreed upon by the OCA and Police Chief.

## **ARTICLE V: INSURANCE**

A. OCA shall at its sole cost and expense, procure and maintain throughout the term of this agreement, comprehensive general liability insurance policy, excluding workman's compensation, in a minimum sum of not less than three million dollars combined single limits, or to the extent and in such amounts as required and

authorized by Florida law, and will provide endorsed certificates of such insurance generated and executed by a licensed insurance agent or broker and, naming the CITY, its officers agents and employees as additional insureds under the policy, as well as furnishing the City a certified copy of said insurance policies. Certificates of insurance and a certified copy of these insurance policies must accompany this signed contract.

8. Required insurance provided by OCA shall be considered as primary insurance over and above any other insurance or self-insurance available to the CITY, and that any other insurance or self-insurance available to the City shall be considered secondary to, or in excess of, the insurance coverage provided by OCA as required herein.
- C. If the policy is cancelled or not renewed, OCA shall provide the CITY thirty (30) days advance notice. Nothing herein shall be construed as a waiver of sovereign immunity under 768.28, Florida Statutes, as may be amended from time to time.

#### **ARTICLE VI: INDEMNITY**

- A. OCA shall defend, indemnify and hold harmless the CITY, and all CITY officers, agents and employees from, and against, all claims, liability and expense, including but not limited to reasonable costs, collection expenses, attorney's fees, and court costs, which may arise because of negligence, whether active or passive, misconduct or other fault, in whole or in part, whether joint, concurrent or contributing of OCA, its officers, agents or employees in the performance or non- performance of its obligations under this agreement. OCA recognizes the broad nature of this indemnification and hold harmless clause, as well as the provision of a legal defense to the CITY when necessary, and voluntarily makes this consent and expressly acknowledges the receipt of such good and valuable consideration provided by the CITY in support of this indemnification, legal defense, and hold harmless contractual obligation in accordance with the laws of the State of Florida.
8. This Article VI shall survive the termination of this Agreement. Compliance with any insurance regulation required elsewhere in this agreement shall not relieve OCA of its obligation to defend, hold harmless, and indemnify the CITY as set forth in this article of the agreement.

#### **ARTICLE VII: TERMINATION OF AGREEMENT**

This Agreement may be considered for renewal by the City Council, on an annual basis, upon notice to the City by May 1st of each year of OCA's intent to renew.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be signed by their duly authorized office.

**AS TO THE CITY:**

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

**ATTEST:**

**Date:** \_\_\_\_\_

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

**AS TO THE OCA:**

\_\_\_\_\_  
Name and Title

Date: \_\_\_\_\_

Okeechobee Christian Academy  
**Cost School Resource Officer Officer 2021-2022**

Salary		\$	42,951.00
FICA & Medicare	7.65%	\$	3,285.75
Work Comp	4.43%	\$	1,902.73
Retirement-current year	6.40%	\$	2,748.86
Health Ins*	Annual Cost	\$	13,533.00
Life Ins-current year	Annual Cost	\$	477.00
LTD Ins-current year	Annual Cost	\$	182.58
Over-time	200	\$	5,899.86
OT FICA	7.65%	\$	451.34
OT Retirement	6.40%	\$	377.59
Education		\$	900.00
Travel		\$	600.00
Uniforms		\$	600.00
Cell Phone		\$	600.00
Email/software		\$	45.00
Fuel		\$	2,730.00
Maintenance of Veh		\$	250.00
		\$	<b>77,534.72</b>
<b>Quarterly payment</b>		<b>\$</b>	<b>19,383.68</b>

**RENEWAL OF  
MEMORANDUM OF UNDERSTANDING BETWEEN  
OKEECHOBEE COUNTY AND  
THE CITY OF OKEECHOBEE  
FOR THE ADMINISTRATION OF TRAFFIC CONTROL PREEMPTION**

This Renewal of Memorandum of Understanding (hereinafter "Renewal") is made and entered into between OKEECHOBEE COUNTY, a political subdivision of the State of Florida (hereinafter the "COUNTY") and the CITY OF OKEECHOBEE, a municipal corporation in the state of Florida (hereinafter the "CITY").

**WHEREAS**, the COUNTY and the CITY are political subdivisions of the State of Florida, having a responsibility to provide certain services to benefit the citizens of Okeechobee County and the City of Okeechobee; and

**WHEREAS**, the COUNTY provides fire and emergency services within both the COUNTY and the incorporated limits of the CITY; and

**WHEREAS**, the COUNTY has fire rescue stations within the City; and

**WHEREAS**, the CITY agrees that the COUNTY sometimes needs to preempt the traffic control devices of the CITY for the purpose of swift and efficient movement of fire and rescue vehicles; and

**WHEREAS**, the parties entered into a Memorandum of Understanding ("MOU") effective August 1, 2020 and attached hereto as Exhibit A, to set out the general understanding of the working arrangement between the parties for the operation and management of traffic signal preemption and to provide predictability for the parties; and

**WHEREAS**, the parties entered into a renewal of the MOU effective August 1, 2021; and

**WHEREAS**, the parties have operated under the MOU since its effective date, are satisfied with the other party's performance, and now desire to extend the MOU for an additional year;

**NOW, THEREFORE**, the parties set forth the following understandings for the purpose of renewing the working arrangement and procedures that have been contemplated by the COUNTY and the CITY, and in consideration of the premises, mutual conditions, covenants and obligations hereafter expressed, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and constitute the material basis for this Renewal. Said recitals are hereby ratified and made a part of this Renewal.
2. **Renewal.** The MOU entered into effective August 1, 2020, is hereby renewed and extended for three (3) years, through July 31, 2025.
3. **Section 2.a.** of the MOU is amended to read as follows:
  - a. to procure a contractor or vendor chosen by the COUNTY to perform the installation and maintenance services as needed, to the extent that such installation and maintenance cannot reasonably be performed by the parties, the cost of which shall be entirely borne by the COUNTY.
  - j.
4. **Sections 2.j., 3.b., 3.c., and 3.d.** of the MOU are deleted in their entirety.
5. All remaining terms of the MOU remain in full force and effect.

OKEECHOBEE COUNTY BOARD OF  
COUNTY COMMISSIONERS



By: \_\_\_\_\_  
TERRY W. BURROUGHS,  
CHAIRMAN

Date: \_\_\_\_\_

ATTEST:

By: \_\_\_\_\_  
JERALD D. BRYANT, CLERK OF THE  
CIRCUIT COURT AND COMPTROLLER  
OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE

By: \_\_\_\_\_  
DOWLING R. WATFORD, JR., MAYOR

Date: \_\_\_\_\_

ATTEST:

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

REVIEWED FOR LEGAL SUFFICIENCY:

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



## City Council Agenda: July 19, 2022

### Agenda Item

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Proposed motion

Approval of maximum millage rate for advertisement for 2022 Tax notices, millage rate of 7.6018 for budget year 2022-2023.

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Background: The proposed rate of 7.6018 is the current rate.

	Total Taxable Value	96%*	FY 2021/2022 Budgeted
2022/2023 Taxable Value:	\$393,615,286	\$377,870,675	\$333,867,009
2022/2023 Same Property Values: (Values w/o New Construction)	\$387,174,872	\$371,687,877	
Increase in same properties	\$35,812,097 10.19%	\$34,379,613 10.19%	
<b>Millage Rate, 7.6018 generated Ad Valorem Revenue</b>	<b>\$2,992,185</b>	<b>\$2,872,498</b>	<b>\$2,537,990</b>
2022/2021 Rollback Millage Rate, 6.8987 (w/o New Construction)	\$2,671,003	\$2,564,163	
2022/2023 Rollback Millage Rate, w/CPI 7.3216** (w/o New Construction)	\$2,834,740	\$2,721,350	
<b>2022/2023 Using the Current Rate of 7.6018 (w/o new construction</b>	<b>\$2,943,226</b>	<b>\$2,825,497</b>	
<i>Ad Valorem Revenue w/Rollback Rate w/CPI &amp; New Construction***</i>	<i>\$2,881,894</i>	<i>\$2,766,618</i>	

Taxable Values used within the budget.

\*\*CPI (Change in Per Capita Income) provided by State Statute, 6.13%

\*\*\*New Construction value \$6,440,414



## **City Council Agenda: July 19, 2022**

### **Agenda Item**

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#### Proposed motion

Motion to approve the budget calendar for Fiscal Year 2022-2023 setting remaining Workshops for August 2, 2022 at 5 PM and August 16, 2022 at 5 PM, if needed. First Budget Hearing for September 6, 2022 at 6 PM with the regular Council Meeting, and reschedule the regular Council meeting to be held September 20, 2022, to the same date as the Final Budget Hearing for September 26, 2022 at 6:00 PM.

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Background: The dates provided are in accordance with the TRIM requirements and publication requirements of ordinances.



Proposed  
**BUDGET CALENDAR**  
**FISCAL YEAR 2022-2023**

07/01/2022	Certification from Property Appraiser
07/05/2022	Capital Projects and High Profile Budget Workshop
07/19/2022	Set proposed date, time and place for public hearings and set maximum millage rate for tentative budget (regular council meeting)
08/02/2022	Budget Workshop, 5:00 pm, Tuesday (regular meeting)
08/16/2022	Budget Workshop, 5:00 pm, Tuesday (regular meeting) <i>if needed</i>
09/06/2022	First Public Hearing at 6:00 pm, Tuesday (regular meeting)
09/21/2022	Display Advertisement in local Newspaper
09/26/2022	Final Public Hearing at 6:00 pm, Monday

**All meetings to be held:**  
**Council Chambers at City Hall**  
**55 SE 3<sup>rd</sup> Avenue**  
**Okeechobee, FL 34974**