



CITY OF OKEECHOBEE
PLANNING BOARD AND WORKSHOP MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
OCTOBER 15, 2020
LIST OF EXHIBITS

Draft Minutes	Summary of Board Action September 17, 2020
Exhibit 1	Abandonment of Right-of-Way Petition No. 20-002-SC
Exhibit 2	Planning Staff Report Topic



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD & WORKSHOP MEETING
SEPTEMBER 17, 2020
DRAFT SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular Planning Board and Workshop meeting for the City of Okeechobee to order on Thursday, September 17, 2020, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. Pursuant to Executive Order No. 20-69 issued by Governor DeSantis on March 20, 2020, and extended by Executive Order No. 20-193 effective August 7, 2020, the meeting was conducted utilizing communications media technology as provided by Florida Statutes 120.54(5)(b)2, by means of Zoom.com Meeting ID 2459713294. The Host computer was operated by Executive Assistant Brock. The video, audio, and other digital comments are recorded and retained as a permanent record.

A. The Pledge of Allegiance was led by Chairperson Hoover.

II. ATTENDANCE

Planning Board Secretary Patty Burnette called the roll. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass and Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Board Members Rick Chartier and Felix Granados were absent with consent.

CITY STAFF: City Planning Consultant Ben Smith, General Services Secretary Yesica Montoya, and Executive Assistant Robin Brock were present. City Attorney John Fumero was absent with consent.

Chairperson Hoover moved Alternate Board Members Papasso and Shaw to voting position.

III. AGENDA

A. Chairperson Hoover asked whether there were any agenda items to be added, deferred, or withdrawn. To dispense with the reading and approve the August 20, 2020 Workshop Minutes was added as Item IV.B.

B. A motion was made by Vice Chairperson McCoy to adopt the agenda as presented and amended; seconded by Board Member Jonassaint.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Jonassaint, Papasso and Shaw voted: Aye. Nays: None. Absent: Board Members Chartier and Granados. Motion Carried.

IV. MINUTES

A. A motion was made by Board Member Brass to dispense with the reading and approve the July 16, 2020 Regular Meeting minutes; seconded by Vice Chairperson McCoy.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Jonassaint, Papasso and Shaw voted: Aye. Nays: None. Absent: Board Members Chartier and Granados. Motion Carried.

B. A motion was made by Vice Chairperson McCoy to dispense with the reading and approve the August 20, 2020 Workshop Meeting minutes; seconded by Board Member Jonassaint.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Jonassaint, Papasso and Shaw voted: Aye. Nays: None. Absent: Board Members Chartier and Granados. Motion Carried.

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:06 P.M.

A. City Planning Consultant Ben Smith of LaRue Planning and Management Services who briefly reviewed the Planning Staff Report for Land Development Regulations (LDR) Text Amendment Application No. 20-001-TA, which proposes to amend Section 90-162 revising permitted uses, and Section 90-165 revising the minimum lot and structure requirements within the Residential Mobile Home (RMH) Zoning District.

A previous workshop meeting was held on August 20, 2020, with the final consensus of the Planning Board being to revise the current code as follows: the 20 foot minimum yard setback required in Section 90-165(3)(a) should be removed; redevelopment of lots in the RMH district with single family dwellings to replace mobile homes should be permitted and encouraged; the maximum densities allowed by the Single Family (SF) Residential FLU Category should remain unchanged; and no new subdivisions or lot splitting should be permitted which is inconsistent with the maximum densities allowed by the comprehensive plan; and that the permitted uses and lot area requirements of the RMH district should be amended to achieve this.

1. Chairperson Hoover opened the floor for public comment. Mr. Steven Dobbs commented he currently is working with a client on a possible new mobile home subdivision and wanted to confirm should this ordinance be adopted it would now be required to have 10,000 square feet for a single-family home instead of the current 5,000 square feet. Planner Smith replied yes as this will then bring the zoning district's minimum lot size into consistency with the density listed in the Comprehensive Plan. Board Member Baughman voiced concerns feeling this change would be penalizing someone wishing to build a good structure-built home as they would be held to more area than what would be required for a mobile home. If one had a lot and placed a mobile home on it and then wanted to change it to a single-family home later in the future, they would not be able to. He further inquired about an existing mobile home subdivision, River Run Mobile Home Park and if the property owners with lots there would be able to change out their mobile homes to single family homes in the future. Planner Smith replied yes as the mobile homes were in existence on those undersized lots since 2007. Vice Chairperson McCoy offered information regarding policies the State has in regard to protecting mobile homes in parks. Should one not wish to upgrade to a single-family home and wish to keep their mobile home they are protected, and one cannot force them to make the change.
2. No disclosures of Ex-Parte were offered from Board Members.
3. A motion was offered by Board Member Jonassaint to recommend approval to the City Council for LDR Text Amendment Application No. 20-001-TA, which proposes to amend Section 90-162 revising permitted uses, and Section 90-165 revising the minimum lot and structure requirements within the Residential Mobile Home (RMH) Zoning District as follows:
 - Amend Section 90-162(2) to read mobile home park, with one mobile home per site (each site meeting the lot structure requirements of Section 90-165(2)(a).
 - Amend Section 90-162(8) to read site-built or modular single-family homes and add (9) to read Mobile homes and single-family homes on undersized lots that have existed since August 1, 2007.
 - Amend Section 90-165(2) to read minimum lot/site area.
 - Amend Section 90-165 (2) (a) to read Mobile home with an area of 7,620 square feet.
 - Add Section 90-165 (2) (b) to read Single Family Home with an area of 10,000 square feet and a width of 50 feet.
 - Delete Section 90-165 (3)(a); second by Board Member Brass.
 - a) The Board offered no further discussion.
 - b) **Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Jonassaint, Papasso and Shaw voted: Aye. Nays: None. Absent: Board Members Chartier and Granados. Motion Carried.** The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for October 20, 2020 and November 17, 2020, 6:00 P.M.

B. City Planning Consultant Smith briefly reviewed the Planning Staff Report for LDR Text Amendment Application No. 20-002-TA, which proposes to amend Section 70-340 broadening the applicability of the findings required for granting petitions; Appendix A; Form 1 to clarify the procedures for Comprehensive Plan Amendment Applications; Form 3 to clarify the procedures for Zoning District Boundary Change Petitions; creating Form 19 to provide standards and procedures for administratively initiated Comprehensive Plan Future Land Use Map (FLUM) Amendments; and creating Form 20 to provide standards and procedures for administratively initiated Zoning District Boundary Change Petitions. Previous workshop meetings were held on July 16, 2020 and August 20, 2020, with the final consensus of the Planning Board being to propose land development code amendments that will allow the City of Okeechobee to initiate zoning map changes and (FLUM) changes with less requirements than are currently required for map changes requested by property owners. As staff confirmed with other local governments, no survey is required for a city initiated rezoning or a city initiated FLUM Amendment. Identifying the subject property on maps and providing a legal description is sufficient. Minor changes to the processing procedures of applicant-initiated map changes are also proposed in order to more closely align with the manner in which requests are actually processed.

1. Chairperson Hoover opened the floor for public comment. There was none.
2. No disclosures of Ex-Parte were offered from Board Members.
3. A motion was offered by Board Member Brass to recommend approval to the City Council for LDR Text Amendment Application No. 20-002-TA, which proposes to amend Section 70-340 broadening the applicability of the findings required for granting petitions; Appendix A; Form 1 to clarify the procedures for Comprehensive Plan Amendment Applications; Form 3 to clarify the procedures for Zoning District Boundary Change Petitions; creating Form 19 to provide standards and procedures for administratively initiated Comprehensive Plan FLUM Amendments; and creating Form 20 to provide standards and procedures for administratively initiated Zoning District Boundary Change Petitions as follows:
 - Appendix A, Form 1 Comprehensive Plan Amendment Petition number 2.b., to read Administrator reviews petition, initiates processing, issues notice of Planning Board public hearing.
 - Amend Appendix A, Form 1 Comprehensive Plan Amendment Petition number 2.d., to read Administrator issues notice of City Council public hearing.
 - Amend Appendix A, Form 3, Zoning district boundary change Petition number 2.b., to read Administrator reviews petition, initiates processing, issues notice of Planning Board public hearing.
 - Amend Appendix A, Form 3, Zoning district boundary change Petition number 2.d., to read Administrator issues notice of City Council public hearing.
 - Amend Appendix A, Form 3, Zoning district boundary change Petition by adding number 2.e., to read City Council holds first public hearing, renders decision.
 - Amend Appendix A, Form 3, Zoning district boundary change Petition by adding number 2.f., to read if approved, Administrator issues notice of second City Council public hearing.
 - Amend Appendix A, Form 3, Zoning district boundary change Petitions number 2.g., to read City Council holds second public hearing, renders final decision on petition.
 - Amend Appendix A by adding Form 19, Administratively Initiated Comprehensive Plan FLUM Amendment and Form 20, Administratively Initiated Zoning District Boundary Change petition that list petition contents and processing information. In addition to new application requirements proposed in Appendix A, some minor revisions are also proposed to Section 70-340 in order to broaden the applicability of the required findings for zoning map changes and land development code changes.

Amend the first paragraph to read, All petitions for change of land development regulations and change of zoning district boundary shall be considered in relation to the following criteria, where applicable.

In acting upon a petition, the City Council, Planning Board, or Board of Adjustment, as appropriate, shall find that: (1) amend the word use to request and in (3), (5), (7), and (8) amend the wording at the beginning of each sentence from The use to Approval of the request; seconded by Board Member Jonassaint.

- a) The Board offered no discussion.
- b) **Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Jonassaint, Papasso and Shaw voted: Aye. Nays: None. Absent: Board Members Chartier and Granados. Motion Carried.** The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for October 20, 2020 and November 17, 2020, 6:00 P.M.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:40 P. M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:40 P.M.

- A. City Planning Consultant Smith briefly reviewed the Staff Report for the Workshop regarding discussion points for the formulation of a program to incentivize owners of properties zoned Holding to request rezoning to another zoning district. At one time, the City’s LDR’s contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the LDR’s. Currently, if any property owner of land zoned Holding is seeking to develop that property, a rezoning must be performed first.

As members of the City Council and Planning Board have pointed out, the rezoning process can be an uncertain and cost prohibitive process for some property owners and prospective property buyers. If the goal of the City is to encourage properties owners of Holding properties to rezone, then the City may need to consider instituting a temporary program that provides some incentivization to rezone by reducing the requirements, lowering the application fee, and providing more certainty to the outcome of the rezoning process.

At the November 21, 2019 Workshop Meeting, staff received directions to proceed with a plan for City initiated rezonings of the Holding properties. Planner Smith explained several tasks would need to be considered.

First, application requirements, including application fees. Currently, Appendix A of the City’s LDR’s requires the following: petitioner’s name, address, phone number; proof of interest in property; property survey and location map; property owner’s list; site development plan; statement of use; supplementary supporting information; impact analysis and application fee. As part of the incentivization program, the City could reduce these rezoning application requirements in a few ways. The City could allow Holding property owners to submit their application without a survey and location map, instead requiring only a legal description and parcel number. Additionally, a site development plan and impact analysis are also not completely necessary. Appendix C of the City’s LDR’s requires a rezoning application fee of \$850 plus \$30 per acre.

In addition to the direct costs of advertising and postage, there are other costs the City has assumed including planning consultant time, administrative staff time, and in some rezoning situations, attorney time. At this time, these costs are not billed directly back to the applicant. Ultimately, it must be a City policy and budgeting decision whether to reduce the fees or set fees differently for any application. Considering the advertising costs, mailing costs, consultant time and administrative staff time spent on each rezoning request, reducing the rezoning application fees would likely be a subsidization. However, reducing fees, even if only moderately, would provide some incentivization for Holding property owners or prospective buyers to initiate a rezoning.

Secondly, identifying the map changes the City will support. Currently, 55 parcels of land within the City are zoned Holding. A few are developed, though most are undeveloped or used for agricultural purposes. Most of the Holding properties are designated as Single Family Residential (SF) on the FLUM, though there are two with Commercial designations and one with Mixed Use Residential. Staff has already prepared a report outlining the existing land use, surrounding land uses, FLUM designation and recommendations for map changes for nearly every Holding parcel. These recommendations should be discussed, revised as necessary and formalized by the Planning Board. Then, should Holding property owners request a rezoning according to the City's formally supported map changes, they can have confidence that the request will be approved.

Thirdly, deciding how the Holding property owners should be notified of the program. Ideally, a notice would be mailed to each property owner, with the notice being somewhat specific for each property to describe the map change that is supported by the City for their property. If phone and/or email contacts are known, staff could also reach out to property owners through those methods.

Lastly, adopting an ordinance to implement the program. Once the specifics of the program have been determined, an ordinance can be prepared.

After discussion, the consensus of the Board was to have the City Planner do some further research on the following items: draft a copy of what the notification letter to property owners would contain; how advertising costs could be minimalized; and draft an application with a proposed fee.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 7:17 P.M.

- VII. There be no further items on the agenda, Chairperson Hoover adjourned the meeting at 7:17 P.M.

ATTEST:

Patty M. Burnette, Secretary

Dawn T. Hoover, Chairperson

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board/Board of Adjustment and Appeals 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.



CITY OF OKEECHOBEE
General Services Department
55 Southeast 3rd Street
Okeechobee, Florida 34974
863-763-3372 X 9820
Fax: 863-763-1686

ABANDONMENT OF RIGHT-OF-WAY PETITION

PETITION NO. 20-002-SC

Application fee (non-refundable) \$600.00 Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges 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.	Date Fee Paid: 8-4-20	Receipt No: 54022
	TRC Meeting: 9-17-20	Publication Date: _____ Letters Mailed: N/A
	PB/BOA Meeting: 10-15-20	Publication Dates: _____ Letters Mailed: 9-30-20
	City Council 1 st Reading: 11-17-20 11-5-20	CMR Letter E-mailed: _____
	City Council Public Hearing: 12-1-20	Publication Date: _____

Right-of-way Definition: Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

Legal Description of the Right-of-Way to be Abandoned:

That portion of Southwest 4th Street (formerly known per plat as Fifth Avenue), 100 feet in width, lying north of Lot 1, Block 190, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5 at Page 5 of the Public Records of Okeechobee County, Florida.

That portion of Southwest 5th Street (formerly known per plat as Fourth Street), 70 feet in width, lying north of Block 191, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5 at Page 5 of the Public Records of Okeechobee County, Florida.

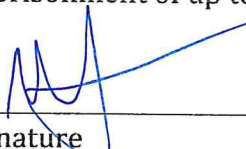
Note: Upon abandonment of a right-of-way in the City of Okeechobee or First Addition of City of Okeechobee Subdivision's, there may be a Fee Simple Interest from the Hamrick Trust. For more information contact Gil Culbreth, 3550 US Hwy 441 South, Okeechobee, Florida 34974, 863-763-3154.

Purpose of the Right-of-Way Abandonment:

SW 4th Street and SW 5th Street ROWs are required to be abandoned to adjoin the already developed parcel to the north so the proposed expansion to the existing building can proceed to the south for the industrial expansion project.

✓	Name of property owner(s): Loumax Development, Inc. - Neal Markus
	Owner(s) mailing address: P. O. Box 5501
	Owner(s) e-mail address: Fort Lauderdale, FL 33310
	Owner(s) daytime phone(s): 954-347-1077 Fax:

✓	Required Attachments
X	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.
X	Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition). SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS
X	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.
X	List of all property owners within 300' of subject property (See Information Request Form attached)
X	Site Plan of property after abandonment. (No larger than 11x 17)
X	Utility Companies Authorization Form. (See attached)
X	Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)
<p>PLEASE NOTE: <i>If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)</i></p>	

✓	Confirmation of Information Accuracy
<p>I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 summary denial of this petition.</p>	
 Signature	Neal Markus Printed Name
	8/4/2020 Date

PLEASE COMPLETE THE FOLLOWING

**FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS
(Sec. 78-33, page CD78:4 in the LDR's)**

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

1. Proposed vacation is consistent with the Comprehensive Plan:

The requested abandonment of the road ROW is consistent with the Comprehensive Plan as it is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies.

2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:

Neither ROW is sole access to any property and a remaining land will not require an easement.

3. Proposed vacation is in the public interest and provides a benefit to the City:

The proposed vacation of the ROW is within a block that was previously rezoned to Industrial and will allow the existing business to expand to the south so this vacation will allow the existing road ROW square footage to add the required space south of the existing facility for the proposed expansion and return the property to the tax rolls.

4. Proposed vacation would not jeopardize the location of any utility.

There are currently no utilities in the requested abandonment.

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

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Working Values

updated: 7/30/2020

Parcel: << **3-15-37-35-0010-01900-0010 (34183)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 33413		
Site	SW 7TH AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 TO 6 INC BLOCK 190		
Area	0.86 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

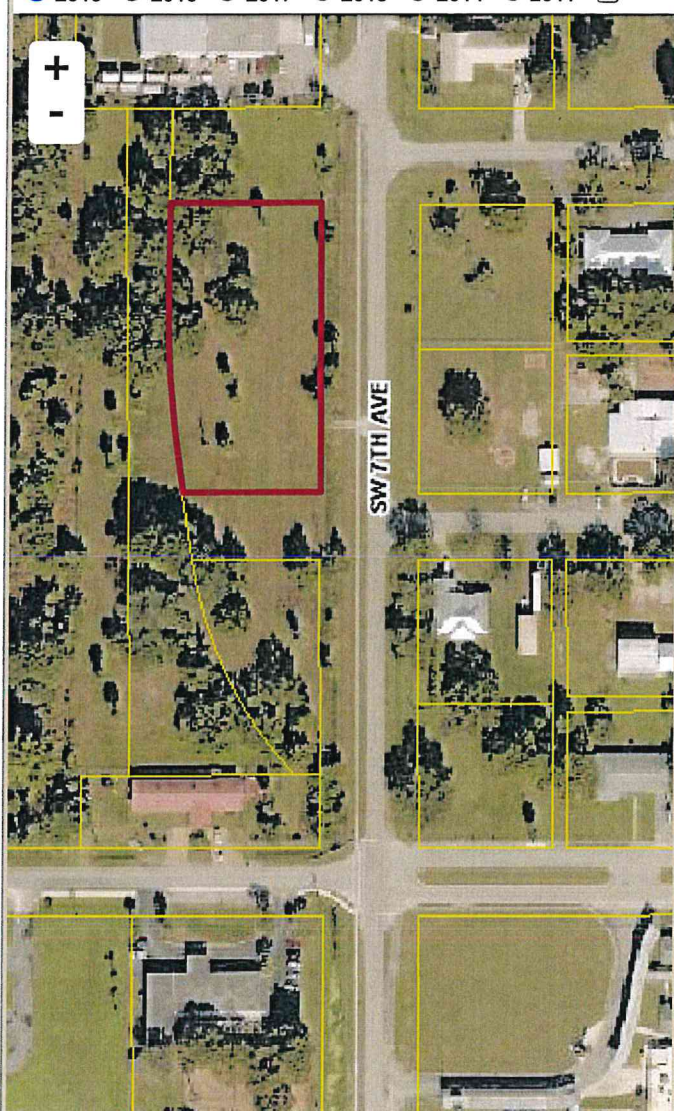
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land	\$41,850	Mkt Land	\$41,850
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$41,850	Just	\$41,850
Class	\$0	Class	\$0
Appraised	\$41,850	Appraised	\$41,850
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$41,850	Assessed	\$41,850
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850	Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850

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

☒ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ 2014 ☐ 2011 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	0316/1436	WD	V	U	03
4/6/1964	\$0	0080/0731	QC	V	U	03
2/18/1964	\$0	0079/0499	QC	V	U	03
2/17/1964	\$0	0079/0497	QC	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Working Values

updated: 7/30/2020

Parcel: << **3-15-37-35-0010-01910-0010 (34184)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 3 of 4

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 5243 EUROPA DR UNIT P BOYNTON BEACH, FL 33437		
Site	SW 6TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE ALL BLOCK 191		
Area	0.409 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land	\$25,087	Mkt Land	\$25,088
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$25,087	Just	\$25,088
Class	\$0	Class	\$0
Appraised	\$25,087	Appraised	\$25,088
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$25,087	Assessed	\$25,088
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,087 city:\$25,087 other:\$25,087 school:\$25,087	Total Taxable	county:\$25,088 city:\$25,088 other:\$25,088 school:\$25,088

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	0316/1436	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
161CI2	CITY LT (MKT)	223.000 FF (0.409 AC)	1.0000/7500 1.0000/ /	\$113 /FF	\$25,088

Search Result: 3 of 4

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by: GrizzlyLogic.com

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Working Values

updated: 7/30/2020

Parcel: << **3-21-37-35-0020-02510-0130 (34741)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 33413		
Site	SW 6TH ST, OKEECHOBEE		
Description*	THAT PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF SAINT ...more>>>		
Area	1.6 AC	S/T/R	21-37-35
Use Code**	VACANT (0000)	Tax District	50

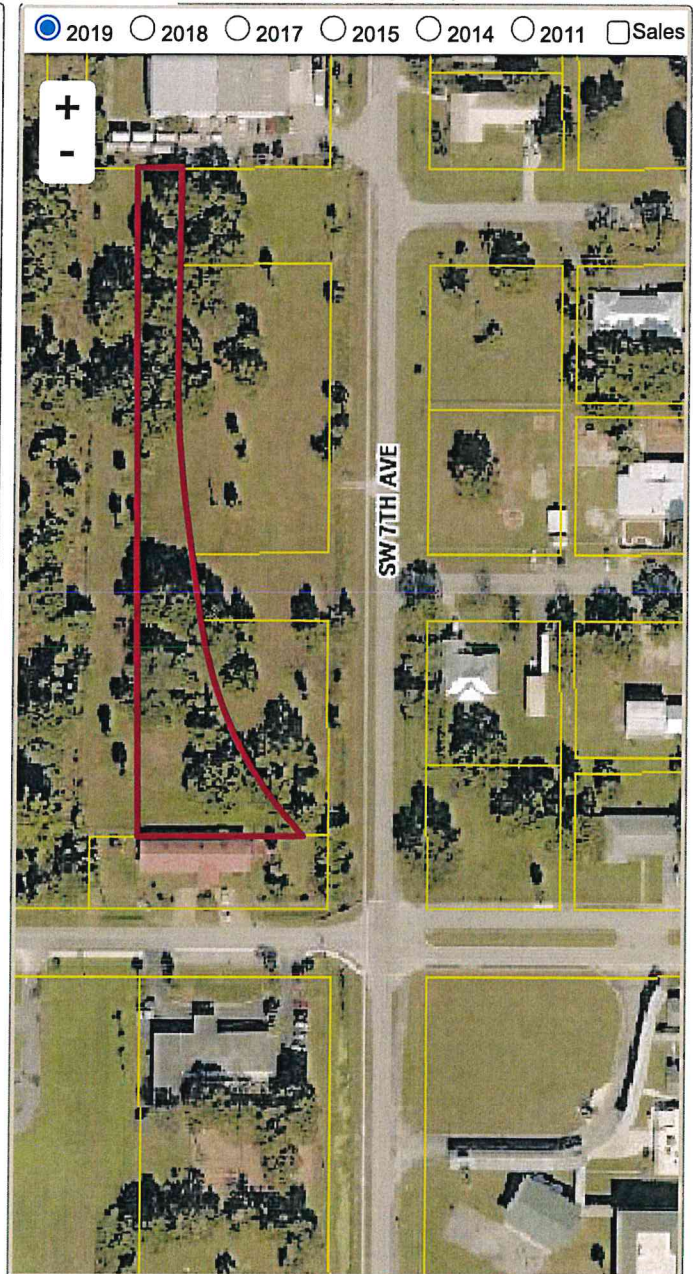
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Working Values	
Mkt Land	\$16,800	Mkt Land	\$16,800
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$16,800	Just	\$16,800
Class	\$0	Class	\$0
Appraised	\$16,800	Appraised	\$16,800
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$16,800	Assessed	\$16,800
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$16,800	Total Taxable	county:\$16,800
	city:\$16,800		city:\$16,800
	other:\$16,800		other:\$16,800
	school:\$16,800		school:\$16,800

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	0316/1436	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
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Parcel ID Number: 3-15-37-35-0010-01900-0010

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 37460

Warranty Deed

This Indenture, Executed this JULY 31, 2020 A.D. Between

RUTH G. SPRADLEY, and, JOY N. LOPER, AS CO-TRUSTEES OF THE NEMEC CHILDREN'S TRUST AGREEMENT DATED DECEMBER 30, 1985,

whose address is 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida 33437, hereinafter called the grantor, to

LOUMAX DEVELOPMENT, INC., A FLORIDA CORPORATION,

whose post office address is: P.O. BOX 5501, Fort Lauderdale, Florida 33310, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01900-0010 & 3-15-37-35-0010-01910-0010 & 3-21-37-35-0020-02510-0130

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

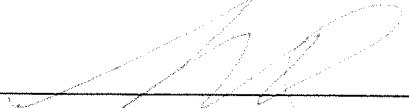
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

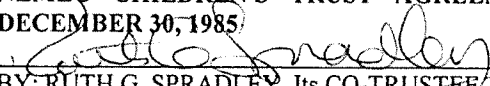
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

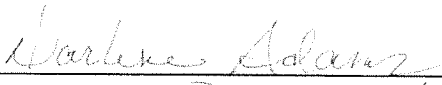


Witness Printed Name Sylvia E. Burk

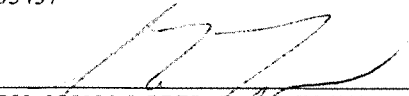
NEMEC CHILDREN'S TRUST AGREEMENT DATED
DECEMBER 30, 1985



BY: RUTH G. SPRADLEY, Its CO-TRUSTEE (Seal)
Address: 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida
33437



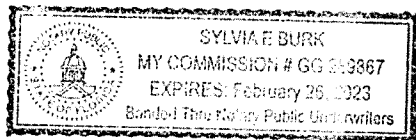
Witness Printed Name Darlene Adams

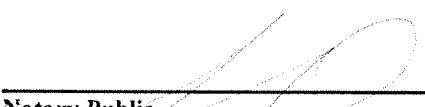


BY: JOY N. LOPER, Its CO-TRUSTEE (Seal)
Address: 5243 EUROPA DRIVE, APT P, Boynton Beach, Florida
33437

State of Florida
County of D. Beechwood

The foregoing instrument was acknowledged before me by means of X physical presence or NA online notarization, this August ^{July} 31, 2020, by NEMEC CHILDREN'S TRUST AGREEMENT DATED DECEMBER 30, 1985, who produced a drivers license as identification.





Notary Public
Print Name: Sylvia E. Burk
My Commission Expires _____

Exhibit "A"

All of Block 191, Town of Okeechobee, according to the plat thereof recorded in Plat Book 2, Page 17, Saint Lucie County, Florida, Public Records, lying in Okeechobee County.

That portion of the Florida East Coast Railway Company right of way, Since Abandoned, and of North Curve Street, Since Abandoned, as shown on plat of First Addition to Okeechobee County, Florida, as recorded in Plat Book 2, Page 26, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, Page 11, of the Public Records of Okeechobee County, Florida, which is bounded on the West by the Northerly extension of the West line of Block 251 (same also being a part of the East line of a tract of land known as the Station Grounds of said Railway Company), and on the South by a line extending from the Southernmost point of Block 191, as shown on the plat of the Town of Okeechobee, as recorded in Plat Book 2, Page 17, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, Page 10, of the Public Records of Okeechobee County, Florida, in a Westerly direction, said line being North of and parallel with the Westerly extension of the North line of Third Street, and which is bounded on the North by the Westerly extension of the North line of Fifth Street, of said Town of Okeechobee aforesaid and all that part of Fourth Street and Fifth Street lying West of Seventh Avenue in said Town of Okeechobee .

Lot 1 to 6, inclusive of Block 190, Okeechobee, according to the plat thereof recorded in Plat Book 2, Page 17 of the Public Records of Saint Lucie County, Florida.

File Number: 37460

Legal Description with Non Homestead
Closer's Choice

ONE AND THE SAME AFFIDAVIT

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Before me a duly Commissioned Notary Public within and for the State and County aforesaid, personally appeared SYLVIA (SUSIE) BURK, after being duly sworn as required by law, deposes and says:

THAT I AM THE CLOSER OF THE PROPERTY DESCRIBED IN THE DEED RECORDED IN OFFICIAL RECORD FILE # 2020007440, PAGE 3, OKEECHOBEE COUNTY RECORDS

THAT PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IS THE SAME PLAT AS PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND IS THE SAME PLAT AS PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

EACH PLAT HAS THE NAME OF "OKEECHOBEE" AND EACH PLAT SHOWS UNDER THE NAME OF THE SUBDIVISION "ST. LUCIE COUNTY, FLORIDA"

FURTHER AFFIANT SAITH NOT.

This Affidavit is made for the express purpose of inducing the City of Okeechobee to advertise using the Warranty Deed prepared by Okee-Tantie Title Company, Inc. .

OKEE-TANTIE TITLE COMPANY,
INC.

BY: _____

SYLVIA (SUSIE) BURK



- Witness

SONSUN VIRKAITIS

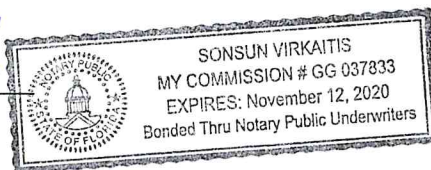
- Witness

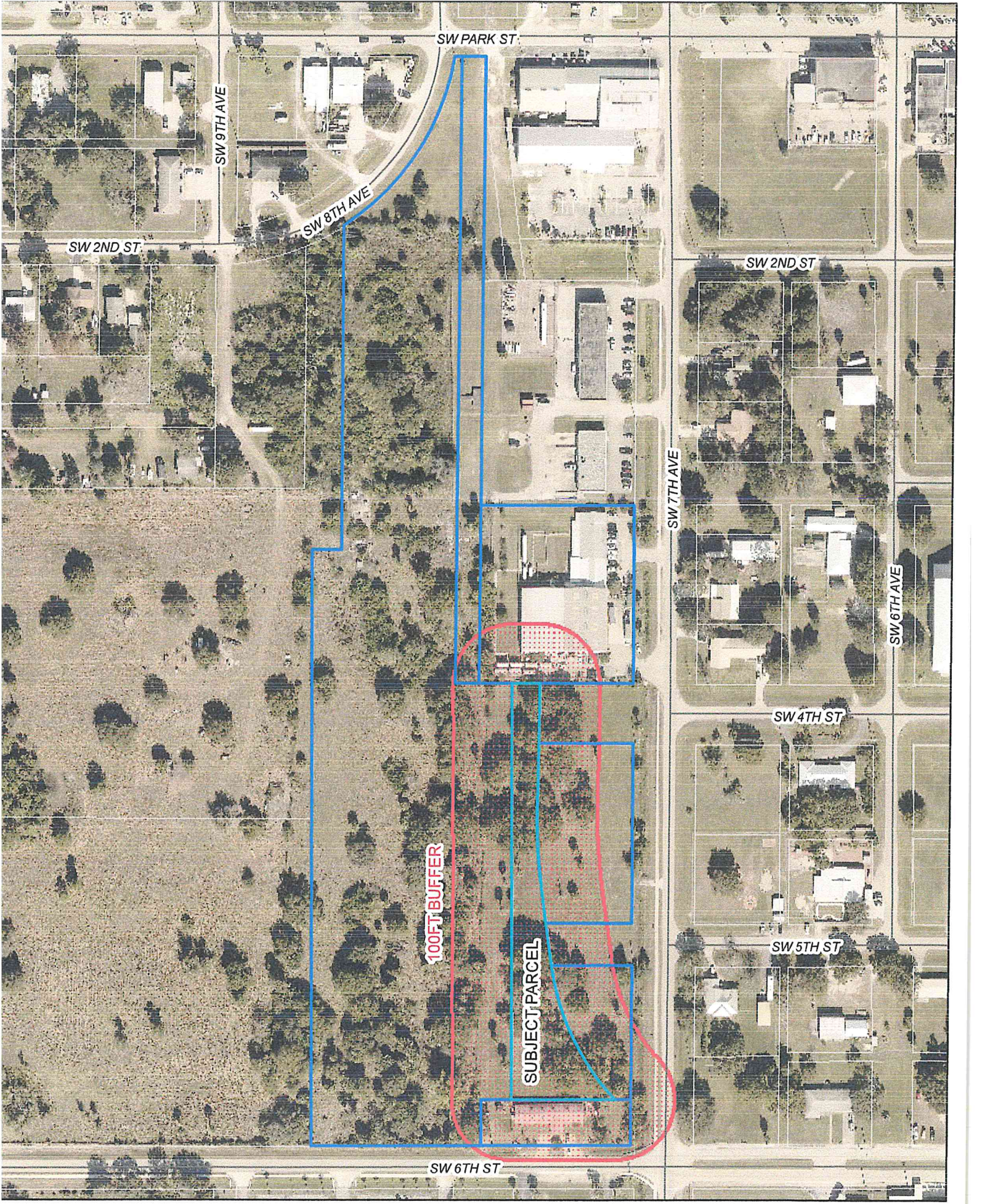
Sorn to and Subscribed before me this 25TH day of AUGUST, 2020, who has produced PERSONALLY KNOWN as identification.


Notary Public

SONSUN VIRKAITIS

(Seal)





THIS MAP HAS BEEN COMPILED FROM THE
MOST AUTHENTIC INFORMATION AVAILABLE AND
THE OKEECHOBEE COUNTY PROPERTY APPRAISER'S
OFFICE DOES NOT ASSUME RESPONSIBILITY
FOR ERRORS OR OMISSIONS CONTAINED HEREON

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	ADDRESS 3	CITY	ST	ZIP
2-21-37-35-0A00-00001-A000	OKEECHOBEE PLAZA PROPERTIES	MANAGEMENT LLC	4285 21ST STREET SW		VERO BEACH	FL	32968
2-21-37-35-0A00-00005-0000	LOUMAX DEVELOPMENT INC	PO BOX 5501			FT LAUDERDALE	FL	33310
2-21-37-35-0A00-00006-0000	ALTOBELLO FRANK CHARITABLE	REMAINDER TRUST III, ETAL.	C/O FRANK IRBY PERSONAL REP	1385 SE 23RD STREET	OKEECHOBEE	FL	34974
2-21-37-35-0A00-00006-C000	HAVEN OF REST INC	32801 US HIGHWAY 441 N LOT 244			OKEECHOBEE	FL	349720296
2-21-37-35-0A00-00006-D000	ALTOBELLO FRANK CHARITABLE	REMAINDER TRUST III, ETAL.	C/O FRANK IRBY PERSONAL REP	1385 SE 23RD STREET	OKEECHOBEE	FL	34974
2-21-37-35-0A00-00013-0000	DIOCESE OF PALM BEACH	ATTN REAL ESTATE DEPT	P O BOX 109650		PALM BEACH GARDENS	FL	334100000
2-21-37-35-0A00-00053-0000	SALRY RR	C/O CSX CORP	500 WATER ST 1910		JACKSONVILLE	FL	322020000
3-15-37-35-0010-01790-0040	BELIEVERS FELLOWSHIP INC	PO BOX 653			OKEECHOBEE	FL	349730553
3-15-37-35-0010-01790-0060	CREECH DANIEL B	406 SW 2ND STREET			OKEECHOBEE	FL	34974
3-15-37-35-0010-01790-0080	HILL JUDITH E	635 SW 85TH AVE			OKEECHOBEE	FL	34974
3-15-37-35-0010-01890-0040	SCHOOLEY KEVIN L & DEBORAH S	2139 SW 22ND CIR N			OKEECHOBEE	FL	349745701
3-15-37-35-0010-01890-0100	SCHOOLEY KEVIN L & DEBORAH S	604 SW 5TH STREET			OKEECHOBEE	FL	34974
3-15-37-35-0010-01900-0010	SPRADLEY RUTH G & NEMEC GALE B	%NEMEC CHILDREN'S TRUST	608 HARBOUR POINTE WAY		GREENACRES	FL	334130000
3-15-37-35-0010-01910-0010	SPRADLEY RUTH G & NEMEC GALE B	%NEMEC CHILDREN'S TRUST	5243 EUROPA DR UNIT P		BOYNTON BEACH	FL	334370000
3-15-37-35-0010-01920-0010	SCHOOLEY KEVIN L & DEBORAH S	2139 SW 22ND CIR N			OKEECHOBEE	FL	349745701
3-15-37-35-0010-01920-0040	UNDERWOOD WILLIAM L & KELLEY A	615 SW 5TH ST			OKEECHOBEE	FL	349744258
3-15-37-35-0010-01920-0070	UNDERWOOD WILLIAM L & KELLEY A	615 SW 5TH ST			OKEECHOBEE	FL	349744258
3-15-37-35-0010-01920-0100	HAMRICK SARAH REGINA REVOC TRU	P O BOX 837			OKEECHOBEE	FL	349730000
3-21-37-35-0020-02510-0010	OKEECHOBEE COUNTY SCHOOL BOARD				OKEECHOBEE	FL	34972
3-21-37-35-0020-02510-0010	A CHILD'S WORLD CHILDCARE &	PRESCHOOL INC	703 SW 6TH ST		OKEECHOBEE	FL	349744288
3-21-37-35-0020-02510-0120	110 MARION ROAD INC	PO BOX 453511			MIAMI	FL	332453511

07#

*BOUNDARY SURVEY PREPARED FOR
LOUMAX DEVELOPMENT, INC.*

NORTH



DESCRIPTION, RECITED FROM ORB 316, PAGE 1436

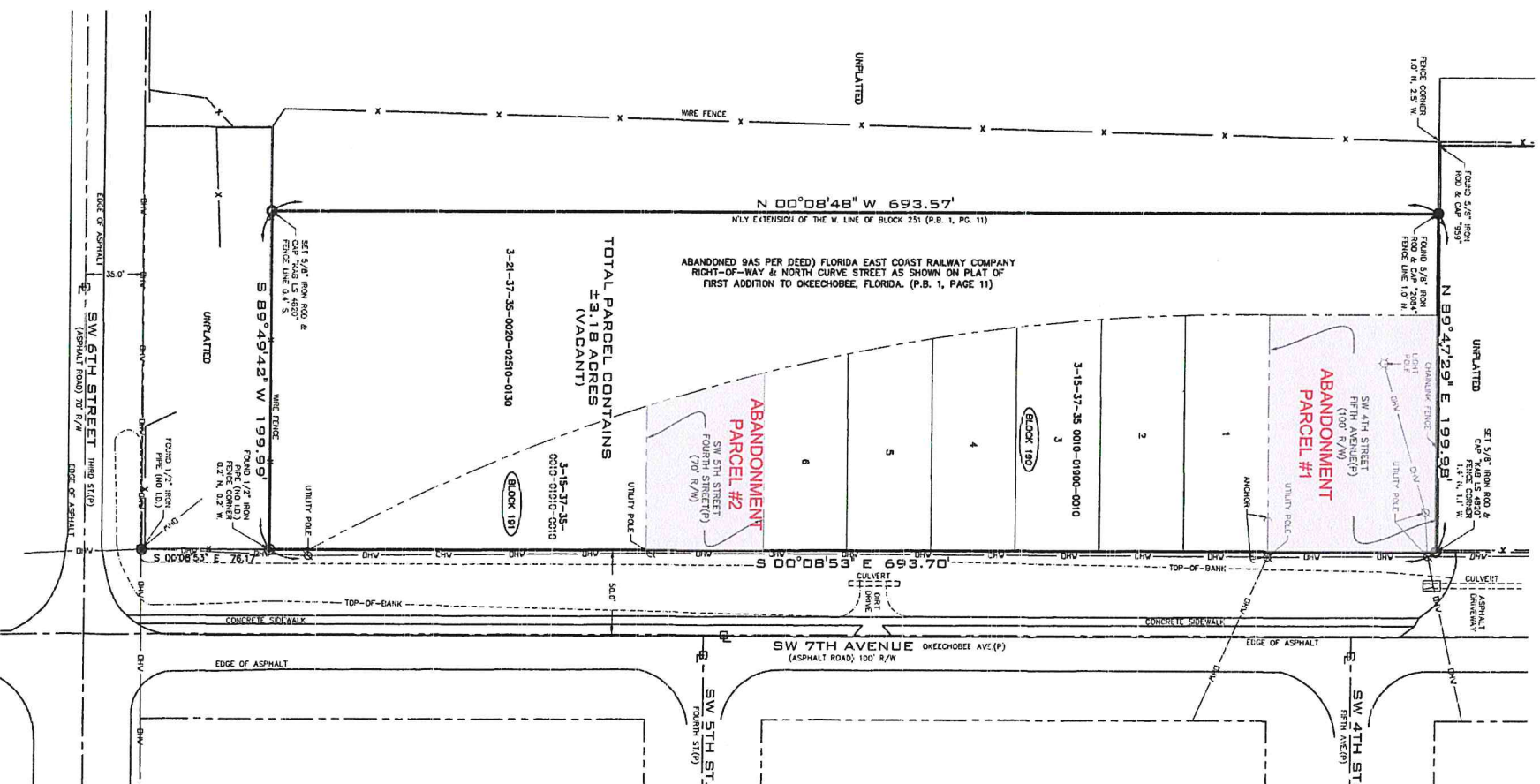
PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA:
ALL OF BLOCK 191, TOWN OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, ST. LUCIE COUNTY, FLORIDA, PUBLIC RECORDS, LYING IN OKEECHOBEE COUNTY.

THAT PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURIE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND IN PLAT BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, WHICH IS BOUNDED ON THE WEST BY THE NORTHERLY EXTENSION OF THE WEST LINE OF BLOCK 251 (SAME ALSO BEING A PART OF THE EAST LINE OF A TRACT OF LAND KNOWN AS THE STATION GROUNDS OF SAID RAILWAY COMPANY), AND ON THE SOUTH BY A LINE EXTENDING FROM THE SOUTHERMOST POINT OF BLOCK 191, AS SHOWN ON THE PLAT OF THE TOWN OF OKEECHOBEE, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, IN A WESTERLY DIRECTION, SAID LINE BEING NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF THIRD STREET, AND WHICH IS BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF FIFTH STREET, OF SAID TOWN OF OKEECHOBEE AFORESAID AND ALL THAT PART OF FOURTH STREET AND FIFTH STREET LYING WEST OF SEVENTH AVENUE IN SAID TOWN OF OKEECHOBEE.

LOTS 1 TO 6, INCLUSIVE OF BLOCK 190, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
- 2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12033C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT AFFECT THIS PARCEL.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) DATE OF LAST FIELD SURVEY: 12/30/19.



STANDARD NOTES: No search of the public records for determination of ownership or easements affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and seal of Florida licensed surveyor and mapper #4820. There are no visible above ground encroachments except as shown on attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5A-17, Florida Administrative Code.

ACCEPTED FOR RECORD APPROVED BY CLIENT OR CLIENT'S REPRESENTATIVE		READING INSTRUMENT DATE AND TIME OF SURVEY MEASURE IS TAKEN TO BE IN ACCORDANCE WITH THE SURVEYING ACT, 1954		NO. 33421 OF 60		PREPARED FOR THE EXCLUSIVE USE OF: LOMAX DEVELOPMENT, INC.	
DESCRIPTION BOUNDARY SURVEY		DWG. DATE 01/02/20		BY WC		CK KAB	
FB/Pg: 354/79		SCALE: 1" = 60'		FILE: 33421		JOB NO.: 33421	

TRADEWINDS SURVEYING SERVICES, LLC.

200 S.W. 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: kab.twps@yahoo.com



Kenneth A. Breaux, Jr. (PSM 4820) LB NO. 8097

[illegible]

BOUNDARY SURVEY PREPARED FOR
LOUMAX DEVELOPMENT, INC.



0 30 60
SCALE IN FEET
MAP SCALE: 1 INCH = 60 FEET
INTENDED DISPLAY SCALE

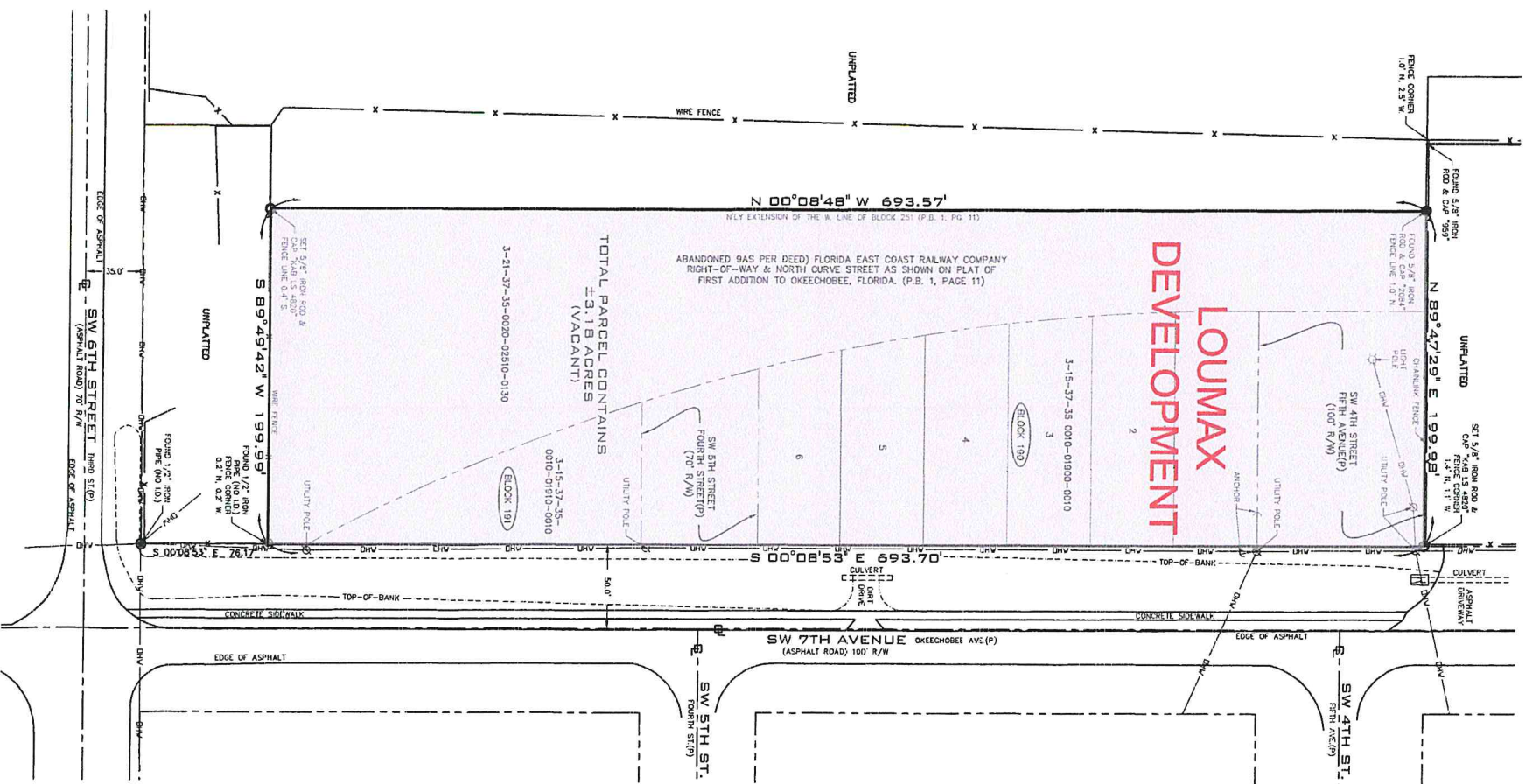
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- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
- 2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480Q, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) 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.
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- 7) DATE OF LAST FIELD SURVEY: 12/30/19.



STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for uses by others not specifically named. Not sold without the approval of the landowner. The survey is based on a Florida licensed surveyor and mopper #4820. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and moppers as outlined in Chapter 51-17, Florida Administrative Code.

NO. 33421 60' OF		1" = 60' 33421		O: 33421 60' OF	
PREPARED FOR THE EXCLUSIVE USE OF: LOUWAX DEVELOPMENT, INC.					
ACCEPTED FOR RECORDATION APPROVED BY CLERK OR CLERK'S REPRESENTATIVE					
RETURN TO: [REDACTED] THE PUBLIC RECORDS - MAY LINE OF SW 7TH MENARD IS TAKEN TO BEAM 5 CONTINUED E					
DESCRIPTION BOUNDARY SURVEY		DWG. DATE 01/02/20		BY WC	CK KMB
FB/Pb: 354/79 FILE: 33421		SCALE: 1" = 60'		JOB NO. 33421	

TRADEWINDS SURVEYING SERVICES, LLC.

200 S.W. 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: kab.twps@yahoo.com

Kenneth A. Breaux, Jr. (PSM 4820) LB NO. 8097


[illegible]

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

Utility Companies: If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	FPL requires a 10' easement on the east end of SW 4th Street and SW 5th Street ROWs west of SW 7th Avenue, if abandoned. 
863-467-3708	
Donna Padgett	

Donna Padgett SVC PLANNING 863-467-3708 7/31/20
Authorized Signature Typed Name & Title Phone No. Date

Embarq d/b/a Century Link	
863-452-3185	
Kenneth R. Lutz	
ken.lutz@centurylink.com	

Authorized Signature Typed Name & Title Phone No. Date

Comcast Cable	
863-763-2824	
107 NW 7 th Avenue	

Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

Authorized Signature Typed Name & Title Phone No. Date

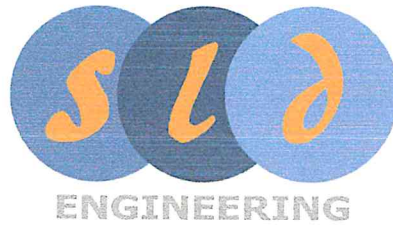
Florida Public Utilities	
Dale M. Butcher	
561-366-1635	
dbutcher@fpuc.com	

Authorized Signature Typed Name & Title Phone No. Date

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature Typed Name & Title Phone No. Date



August 3, 2020

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: Loumax Development, Inc. SW 4th and SW 5th Street Abandonment Statement

Dear Mr. Montes de Oca:

As discussed last week, I know the deadline for the abandonment submittal is noon on Tuesday August 4, 2020 and that FPL and Centurylink were on storm watch last week. I was able to get FPL's sign off, but I am still awaiting Centurylink. As soon as I received the signoff, I will forward it to the City for your records.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads 'Steven L. Dobbs'.

Steven L. Dobbs, P. E.
President

CC: Neal Markus
File

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

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Florida Power & Light	
863-467-3708	
Donna Padgett	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

Embarq d/b/a Century Link	
863-452-3185	
Kenneth R. Lutz	
ken.lutz@centurylink.com	

<i>Kenneth R. Lutz</i>	Kenneth R. Lutz - Engineer II	863-452-3185	08/13/2020
Authorized Signature	Typed Name & Title	Phone No.	Date

Comcast Cable	
863-763-2824	
107 NW 7 th Avenue	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

Florida Public Utilities	
Dale M. Butcher	
561-366-1635	
dbutcher@fpuc.com	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

8/13/2020

Loumax Development, Inc.
c/o Steven L. Dobbs, P.E.
208 NE 2nd Avenue
Okeechobee, FL 34972



No Reservations/No Objection

SUBJECT:

Abandonment that portion of SW 4th Street and SW 5th Street, according to plat thereof as recorded in Plat Book 5 at Page 5 of the Public Records of Okeechobee County, Florida.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul at 727-449-3544 / william.d.paul@centurylink.com

Sincerely yours,

Mike Pietlukiewicz
Contract Manager III
CenturyLink
P830678

BOUNDARY SURVEY PREPARED FOR LOUMAX DEVELOPMENT, INC.

NORTH



SCALE IN FEET
1" = 50 FEET
INTENDED DISPLAY SCALE

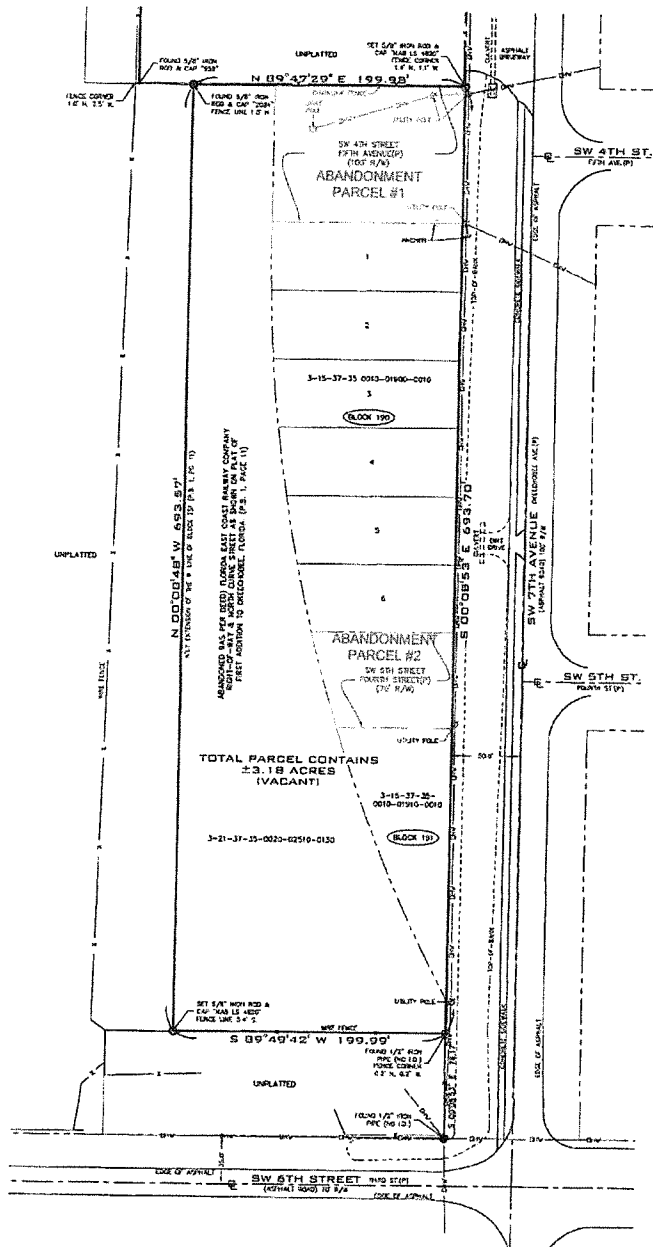
DESCRIPTION, RECITED FROM ORB 316, PAGE 1436,
PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA:
ALL OF BLOCK 191, TOWN OF OKEECHOBEE, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, ST. LUCIE COUNTY,
FLORIDA, PUBLIC RECORDS, LYING IN OKEECHOBEE COUNTY.

THAT PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY
RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET,
SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO
OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF
THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, AND IN PLAT
BOOK 1, PAGE 11, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY,
FLORIDA, WHICH IS BOUNDED ON THE WEST BY THE NORTHERLY
EXTENSION OF THE WEST LINE OF BLOCK 251 (SAME ALSO BEING A
PART OF THE EAST LINE OF A TRACT OF LAND KNOWN AS THE STATION
GROUNDS OF SAID RAILWAY COMPANY), AND ON THE SOUTH BY A LINE
EXTENDING FROM THE SOUTHERNMOST POINT OF BLOCK 191, AS SHOWN
ON THE PLAT OF THE TOWN OF OKEECHOBEE, AS RECORDED IN PLAT
BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY,
FLORIDA, AND IN PLAT BOOK 1, PAGE 10, OF THE PUBLIC RECORDS OF
OKEECHOBEE COUNTY, FLORIDA, IN A WESTERLY DIRECTION, SAID LINE
BEING NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE
NORTH LINE OF THIRD STREET, AND WHICH IS BOUNDED ON THE NORTH
BY THE WESTERLY EXTENSION OF THE NORTH LINE OF FIFTH STREET, OF
SAID TOWN OF OKEECHOBEE AFORESAID AND ALL THAT PART OF FOURTH
STREET AND FIFTH STREET LYING WEST OF SEVENTH AVENUE IN SAID
TOWN OF OKEECHOBEE.

LOTS 1 TO 6, INCLUSIVE OF BLOCK 190, OKEECHOBEE, ACCORDING TO
THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17 OF THE
PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
- 2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) 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.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 7) DATE OF LAST FIELD SURVEY: 12/30/19.



STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not used without the signature and embossed seal of Florida licensed surveyor and mapper #4820. There are no visible above ground encroachments except as shown outlined in Chapter 3A-17, Florida Administrative Code.

PREPARED FOR THE EXCLUSIVE USE OF:
LOUMAX DEVELOPMENT, INC.

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	01/02/20	WC	KAB

FILE: 33421
SCALE: 1" = 60'
JOB NO: 33421

TRADEWINDS SURVEYING SERVICES, LLC.

200 S.W. 3rd Avenue
Okeechobee, FL 34874
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: kab.twp@yahoo.com

Kenneth A. Breaux, Jr. (PSM 4820) L.B. NO. 8007

LEGEND

● - Set Iron Rod and Cap "KAB LS 4820" ■ - Found CM
● - Found Iron Rod (2nd Con) ■ - Found Pipe (2nd Con)

ABBREVIATIONS

CD - Centerline, B-Backsight, C-Comer, D-Discontinuity, E-End, F-First, G-Grade, H-Height, I-Intersection, J-Join, K-Kink, L-Location, M-Measurement, N-North, O-Offset, P-Point, Q-Quantity, R-Railroad, S-Survey, T-Town, U-Utility, V-Valley, W-Water, X-X, Y-Y, Z-Z

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

Utility Companies: If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable	Rick Johnson		
863-763-2824			
107 NW 7 th Avenue	1495 NW BRITT RD STUART FL 34994		

Authorized Signature	Typed Name & Title	Phone No.	Date
Rick Johnson	Construction Coordinator	561-402-4513	7-15-20

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Dale M. Butcher			
561-366-1635			
dbutcher@fpuc.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS			
Hamrick Estate			
Gil Culbreth, Co-Trustee			
863-763-3154			

Authorized Signature	Typed Name & Title	Phone No.	Date
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CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
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Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority	No objection to Parcel - Right of Way abandonment.		
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
	John F. Hayford Executive Director	863-763-9460	7/22/2020

Florida Public Utilities	
Dale M. Butcher	
561-366-1635	
dbutcher@fpuc.com	

Authorized Signature	Typed Name & Title	Phone No.	Date
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*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature	Typed Name & Title	Phone No.	Date
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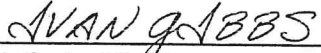
Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Gibbs			
561-723-3459			
igibbs@fpuc.com			

	Ivan Gibbs Engineering Technician	561-723-3459	7-28-2020
Authorized Signature	Typed Name & Title	Phone No.	Date

*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature	Typed Name & Title	Phone No.	Date
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CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
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Florida Power & Light	
863-467-3708	
Donna Padgett	

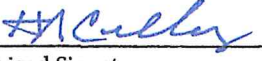
Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Dale M. Butcher			
561-366-1635			
dbutcher@fpuc.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS			
Hamrick Estate	THE HAMRICK TRUST HAS A FEE SIMPLE INTEREST IN THE LEGAL DESCRIPTION OF THE RIGHT-OF-WAY TO BE ABANDONED		
Gil Culbreth, Co-Trustee			
863-763-3154			

	H.G. Culbreth, Jr.	863-610-0265	7-29-2020
Authorized Signature	Typed Name & Title Co-Trustee	Phone No.	Date



Staff Report

Right-of-Way Abandonment

Prepared for: *The City of Okeechobee*
Applicant: *Loumax Development, Inc*
Petition No.: *20-002-SC*

Request

The matter before the TRC is a request to abandon two sections of public right-of-way:

1. An approximately 15,700 square foot section of ROW described as follows:
"That portion of Southwest 4th Street (formerly known per plat as Fifth Avenue), 100 feet in width, lying north of Lot 1, Block 190, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5 at Page 5 of the Public Records of Okeechobee County, Florida."
2. An approximately 9,725 square foot section of ROW described as follows:
"That portion of Southwest 5th Street (formerly known per plat as Fourth Street), 70 feet in width, lying north of, Block 191, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5 at Page 5 of the Public Records of Okeechobee County, Florida."

In total, the abandonment request encompasses approximately 25,425 square feet (0.58 acres) of public ROW. The surrounding property which is owned by the applicant was recently approved for a future land use map amendment and a rezoning to industrial. If this request is approved, the applicant has stated their intention is to expand their industrial manufacturing operation that has been in existence on the property to the north.

General Information

Owner	Neal Markus
Address	Loumax Development, Inc PO Box 5501 Fort Lauderdale, FL 33310
Phone Number	954-347-1077
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html .	

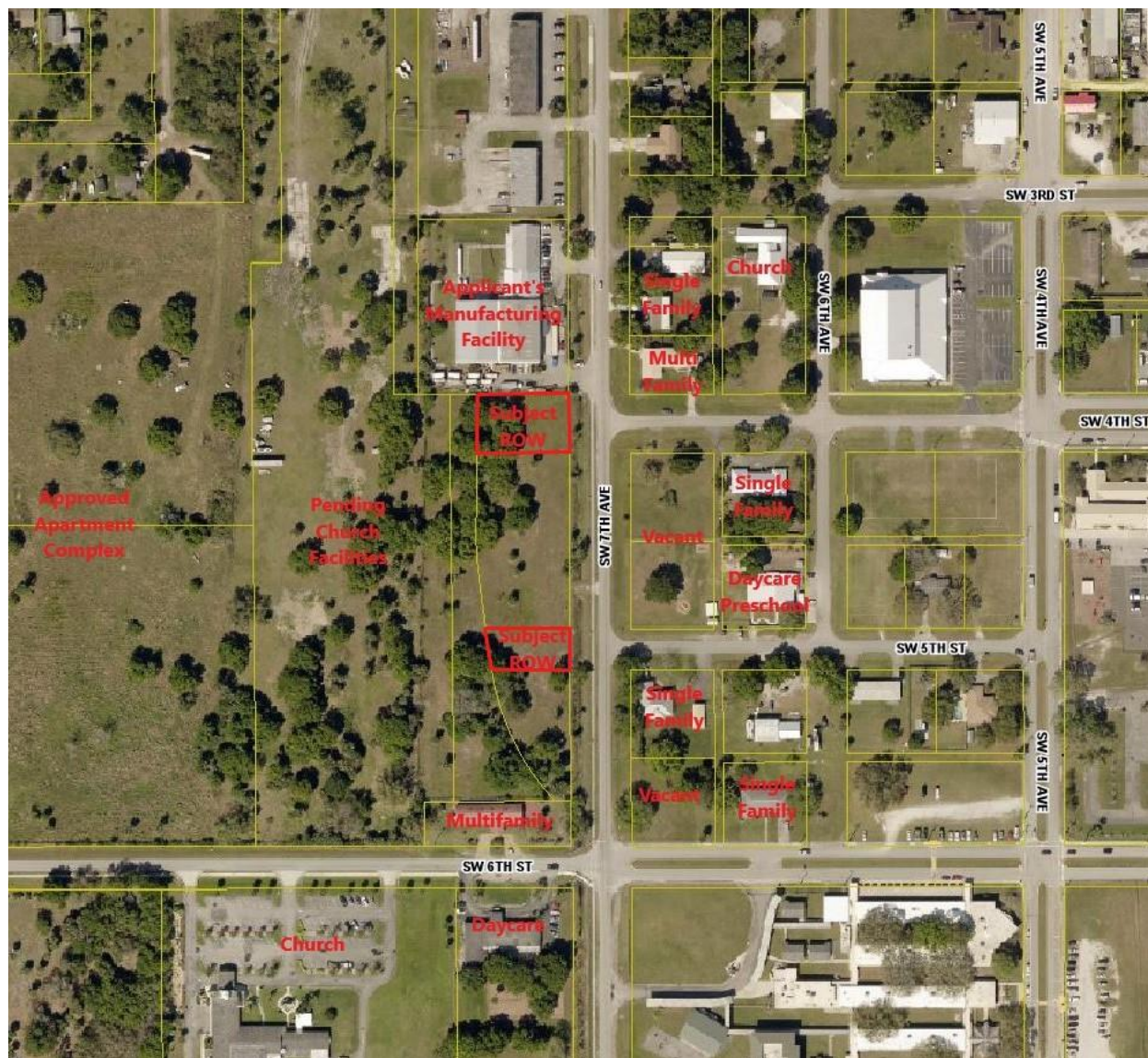
Characteristics of the Subject Property

	Existing	Proposed
Future Land Use	Industrial	Industrial
Zoning District	Industrial	Industrial
Use of Property	Industrial	Industrial
Acreage	2.87 acres	3.45

Description of the Subject Site and Surrounding Area

AERIAL

The subject of the abandonment/vacation, the unimproved rights-of-way of SW 4th Street and SW 5th Street, are outlined in Red, and the existing land uses in the vicinity are shown below on the aerial photograph from the Property Appraiser's office. The Applicant owns all four of the surrounding parcels.



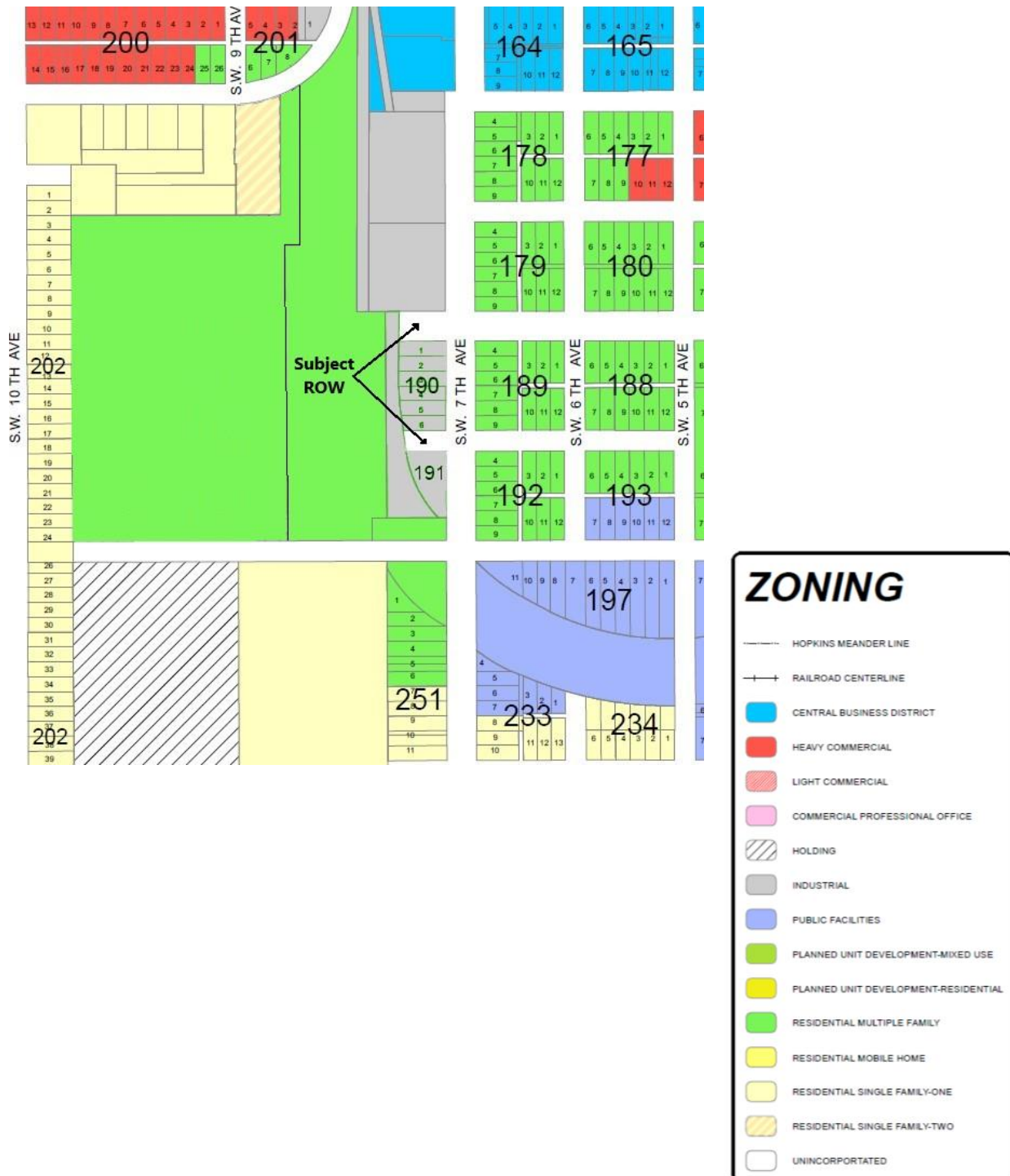
FUTURE LAND USE

The subject of the abandonment/vacation, the unimproved right-of-way of SW 4th Street and SW 5th Street, are identified below and the Future Land Use Map designations are shown on this excerpt from the City's Future Land Use Map. All surrounding properties on the west side of SW 7th Ave are designated Industrial and if this vacation is to be approved, it seems appropriate to place an Industrial designation on the vacated property.



ZONING

The subject of the abandonment/vacation, the unimproved right-of-way of SW 4th Street and SW 5th Street, are identified below and the zoning designations are shown on this excerpt from the City's Zoning Map. All surrounding properties on the west side of SW 7th Ave are designated Industrial and if this vacation is to be approved, it seems appropriate to place an Industrial designation on the vacated property.



Consistency with Sec. 78-33, Vacation of Rights-of-Way

Sec. 78.33 states that applications to vacate an alley or public right-of-way may be approved upon a finding by the City Council that the following requirements have been met. The Applicant's responses are provided in Times Roman typeface and are repeated below exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff Comments are in Arial typeface.

1. *Proposed vacation is consistent with the Comprehensive Plan.*

Applicant Comment: "The requested abandonment of the road ROW is consistent with the Comprehensive Plan as it is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies."

Staff Comment: There is nothing in the City's Comprehensive Plan concerning abandonments or vacations of rights-of-way.

2. *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement*

Applicant Comment: "Neither ROW is sole access to any property and a remaining land will not require an easement."

Staff Comment: The applicant owns all of the surrounding property on the west side of SW 7th Avenue. No other properties require these ROWs for access.

3. *Proposed vacation is in the public interest and provides a benefit to the City.*

Applicant Comment: "The proposed vacation of the ROW is within a block that was previously rezoned to Industrial and will allow the existing business to expand to the south so this vacation will allow the existing road ROW square footage to add the required space south of the existing facility for the proposed expansion and return the property to the tax rolls."

Staff Comment: Since the City recently approved the future land use map amendment and rezoning to industrial designations, it seems appropriate to allow the subject rights-of-way to be vacated. Turning over maintenance responsibility to the applicant and adding this property to the City tax rolls will be a benefit to the City. If the property is developed according to the Applicant's stated plans, additional taxes will be collected by the City and a several jobs will be created by the applicant's proposed expansion of the existing manufacturing facility.

4. *Proposed vacation would not jeopardize the location of any utility.*

Applicant Comment: "There are currently no utilities in the requested abandonment."

Staff Comment: The Applicant has provided signed authorizations from all necessary utility entities including:

- Florida Power & Light
- Century Link (with the condition that the Applicant will bear the cost of relocation and

- repair of any facilities that are found and/or damaged in the vacated areas)
- Comcast
 - Okeechobee Utility Authority
 - Florida Public Utilities

Recommendation

Based on the foregoing information and analysis, we believe, from a planning perspective, that the requested rights-of-way vacation/abandonment **can be considered consistent with the requirements of Sec. 78-33.**

Submitted by:



Benjamin L. Smith, AICP
Sr. Planner

LaRue Planning
September 8, 2020

TRC Meeting: September 17, 2020
PB/BOA Meeting: October 15, 2020
City Council 1st Reading: (tentative) November 17, 2020
City Council 2nd Reading and Public Hearing: (tentative) December 1, 2020



CITY OF OKEECHOBEE, FLORIDA
SEPTEMBER 17, 2020
TECHNICAL REVIEW COMMITTEE MINUTES
DRAFT SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Montes De Oca called the regular meeting of the Technical Review Committee for the City of Okeechobee to order on Thursday, September 17, 2020, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. Pursuant to Executive Order No. 20-69 issued by Governor DeSantis on March 20, 2020, and further extended by Executive Order No. 20-193, effective August 7, 2020, the meeting was conducted utilizing communications media technology as provided by Florida Statutes 120.54(5)(b)2, by means of Zoom.com Meeting ID 2459713294. The Host computer was operated by Executive Assistant Brock. The video, audio, and digital comments are recorded and retained as a permanent record.

A. The Pledge of Allegiance was led by Chairperson Montes De Oca.

II. ATTENDANCE

Technical Review Committee Secretary Patty Burnette called the roll. City Administrator Marcos Montes De Oca, Public Works Director David Allen, Building Official Jeffery Newell, and Fire Chief Herb Smith were present. Police Chief Bob Peterson was absent, and Major Donald Hagan was present in his place.

CITY STAFF

City Planning Consultant Ben Smith, General Services Secretary Yesica Montoya, Executive Assistant Robin Brock and Okeechobee County Environmental Health Director Victor Faconti were present in the Chambers. The School Board Representative and Okeechobee Utility Authority (OUA) Executive Director John Hayford were absent with consent.

III. AGENDA

- A. Chairperson Montes De Oca asked whether there were any agenda items to be added, deferred or withdrawn. There were none.
- B. A motion was made by Building Official Newell to approve the agenda as published; seconded by Public Works Director Allen.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

IV. MINUTES

- A. A motion was made by Building Official Newell to dispense with the reading and approve the June 18, 2020 regular meeting minutes; seconded by Major Hagan.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

V. NEW BUSINESS

A. City Planning Consultant Ben Smith of LaRue Planning and Management Services briefly reviewed the Planning Staff Report for Abandonment of Right-of-Way Petition No. 20-002-SC, which requests to vacate the portion of Southwest 4th Street (formerly known per plat as Fifth Avenue), 100 feet in width, lying North of Lot 1, of Block 190, and the portion of Southwest 5th Street (formerly known per plat as Fourth Street), 70 feet in width, lying North of, Block 191, both being CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County. The surrounding property which is owned by the Applicant was recently approved for a Future Land Use Map (FLUM) Amendment and a Rezoning to Industrial. If this request is approved, the Applicant has stated their intention is to expand their industrial manufacturing operation that has been in existence on the property to the North. With the recent FLUM and Zoning approvals and given that all surrounding properties on the West side of Southwest 7th Avenue are designated Industrial, it seems appropriate to place an Industrial designation on the vacated property. Planning Staff's responses to the required findings are: the alleyways are not the sole means of access to any property; the Applicant owns all the surrounding property on the West side of Southwest 7th Avenue; the proposed rights-of-way areas to be vacated have not been improved to facilitate vehicular travel; turning over maintenance responsibilities to the Applicant and adding property to the City's tax rolls will be a benefit to the City; and finally, the Applicant has received authorization from all necessary utility entities. Florida Power & Light (FPL) is requiring a 10-foot easement be provided on the East end of Southwest 4th and 5th Street rights-of-way West of 7th Avenue. Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. Planning Staff is recommending **approval** based on these findings.

1. Building Official Newell confirmed with the Applicant's representative, Mr. Steve Dobbs, that his client agreed with all the Utility Companies comments. Mr. Dobbs confirmed this.

Fire Chief Smith: No issues were received.

Major Hagan: No issues were received.

Public Works Director Allen: No issues were received.

County Environmental Health Dept: No issues were received.

OUA: Director Hayford was not in attendance although forwarded an email to the Committee Secretary stating he had no issues with this application.

2. Mr. Steven Dobbs, Engineering Project Manager, representing the Property Owner, Loumax Development Inc, was present and available for questions. There were none.
3. Chairperson Montes De Oca asked whether there were any comments or questions from those in attendance from the Public. There were none.
4. Chairperson Montes De Oca disclosed he had spoken with Mr. Dobbs regarding the application. There were no other disclosures.
5. A motion was offered by Building Official Newell to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 20-002-SC, which requests to vacate the portion of Southwest 4th Street (formerly known per plat as Fifth Avenue) and the portion of Southwest 5th Street (formerly known as Fourth Street) with the following conditions: FPL is requiring a 10-foot easement be provided on the East end of Southwest 4th Street and 5th Street rights-of-way West of 7th Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas; seconded by Public Works Director Allen.
 - a) The Committee offered no further discussion.
 - b) **Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

- B.** City Planning Consultant Smith briefly reviewed the Planning Staff Report for Site Plan Review Application No. 20-005-TRC, which pertains to the construction of a proposed Church sanctuary and fellowship hall, on 10.24 vacant acres with parking and drainage facilities located at 807 Southwest 2nd Street. The Applicant proposes to build in phases. The church sanctuary and fellowship hall are proposed in the first phase and the site plan depicts for future development a gym, a conference hall and the reservation of 0.5 acres in the Southeast corner of the parcel for a parsonage. The sanctuary, fellowship hall, gym, and conference hall are all proposed with building footprints of 70-feet by 150-feet and to be 10,500 square feet each. A 20-foot by 25-foot porte-cochere is also proposed for the main sanctuary building. The proposed vacant site is located between Southwest 8th Avenue to the North and Southwest 6th Street to the South. Vacant land, which is the site of an approved, yet unbuilt, 190 dwelling unit apartment complex, lies to the West. To the East lie commercial uses as well as an active industrial manufacturing facility (Ecotec Manufacturing Inc.) that is currently proposed for expansion.

The Applicant is proposing the use of a well for potable water and a septic system for sewage disposal. Regarding solid waste disposal, service will be provided by Waste Management, which has stated service is available and adequate capacity exists in the County's solid waste facility to serve the proposed development. A drainage report has been submitted, and a dry retention area is depicted on the

site plan. Regarding traffic generation, the Institute of Traffic Engineers (ITE) trip generation rate for churches is 9.11 weekday trips per 1,000 square feet. At 21,000 square feet, the ITE trip generation rates provide an estimate of 191 daily weekday trips for phase one of the project. Phase two of the project would add another 21,000 square feet, as well as a single-family residence. Upon completion of all proposed structures, it is estimated that 393 daily weekday trips will be generated by this project.

Combined with the additional vehicle trips that will be generated by the approved yet unbuilt apartment complex on the adjacent property to the West, the level of traffic in this neighborhood has the potential to increase substantially. A more in-depth traffic study may need to be conducted at such time as the phase 2 Two structures are proposed for construction, especially depending on the use of those structures, as gyms, daycares and study areas are often used throughout the week, not just on Sundays. If at that time it is determined that there will be capacity issues, it may be appropriate to require that the access from Southwest 6th Street be converted from an emergency entrance with stabilized grass to a paved secondary entrance. The main ingress/egress for this facility will be from Southwest 8th Avenue. An additional emergency entrance is also proposed from Southwest 6th Street.

The entrance on Southwest 8th Avenue is 24 feet wide, as well as all of the drive aisles with adjacent parking spaces. However, the drive aisle beneath the porte-cochere is only 17-feet wide and one of the drive aisles at the end of a parking row is only 20-feet wide. The dumpster pad is located at the end of a parking row and should be accessible for any truck. The loading zone is located adjacent to the sanctuary building and large trucks will likely need to pass beneath the porte-cochere to access it. Section 90-512(4) requires that places of worship be provided with one parking space per three persons in main auditorium. The plans state that the maximum seating of the auditorium is 450 persons, which requires 150 parking spaces. Section 90-484 of the City's Land Development Regulations (LDR's) Code allows for applicants to request approval for a reduction in the number of required paved parking spaces. The application submittal package did not mention any such request, though the applicant's engineer has indicated in emails that this request will be made. This section further allows for the City Council to approve such a request upon submittal of a parking study which demonstrates that the proposed use normally would have a demand for the total required parking spaces only on one or two days a week; and allows for up to 75 percent of the parking spaces to be reduced. Plans depict a new sidewalk along Southwest 2nd Street and a photometric lighting plan is provided which demonstrates adequate illumination of the parking area.

The dimensional standards review appears to meet the requirements except for paved parking spaces; unclear as to whether the walkway adjacent to the fellowship hall extends to the entrance; no landscaping is shown in the two-foot wide space reserved around the perimeter of the sanctuary building and along the fellowship hall; 39 shrubs are required in the buffer areas on the East property line and only 22 shrubs are shown; and many of the proposed trees in the parking area are palms which do not provide as much shade as other types for the pedestrian walks and parking spaces.

Planning Staff is recommending **approval** based on the above analysis with the following conditions to be met prior to issuance of building permits: City Council approval of a 75 percent reduction in the number of paved parking spaces; should the Fire Chief agree, the stabilized grass driveway that is proposed from Southwest 6th Street is acceptable as long as a security gate is maintained, and use is restricted to emergency situations only; plans should clearly demonstrate that a paved walkway extends to the entrance of the fellowship hall and the Applicant should also consider rerouting that walkway away from the dumpster pad; two-foot wide landscaped buffers should be provided between buildings and vehicular areas; 17 additional shrubs should be provided along the East property line; and the Applicant should consider substituting shade trees for palms in the parking areas and around the walking paths.

1. Building Official Newell suggested maybe having the Applicant come back to another meeting since there are many needed revisions. He reviewed the Planner's conditions on page 10 of the Staff Report with Mr. Dobbs to make sure they were in agreement with them.

Fire Chief Smith commented the plans indicate the building is not sprinkled. Per the National Fire Protection Association (NFPA), the building shall be required to install an automatic fire sprinkler system based on the occupancy load. Underground piping supplying the fire sprinkler system and all associated components is required. In addition, there is nothing indicated on the proposed plans regarding the size of water mains supplying water to the complex or the fire sprinkler system. The fire flow will need to be determined after the water mains are identified and their sizes. The project requires at least one fire hydrant now that will need to be connected with OUA service as a well will not be sufficient. Additional hydrants may be required when the future development stage takes place. Chief Smith inquired as to the rated weight of the access road as he was concerned with the fire trucks sinking when the grassy material was wet. He inquired as to whether the entrance on Southwest 8th Street would be gated and whether the Fire Department would have access. Last item Chief Smith inquired about was in reference to some type of paved Y-shaped turnaround that could be installed again for stability for the fire trucks.

Major Hagan: No issues were received.

Public Works Director Allen pointed out Section 90-511(e)(1) of the City's Land Development Regulations states **except for** single-family dwellings and places of public assembly or worship, each parking and loading space shall be paved. Planner Smith confirmed this to be accurate therefore, no request for a reduction in paved parking spaces is required.

Chairperson Montes De Oca voiced a concern regarding the stabilized access and parking area. Need more detail on the drainage so that areas are not muddy and there is no sinking when people park. Suggested installing a six-inch layer of shell rock underneath the geogrid, which is a geosynthetic made from polymeric materials and used for reinforcement applications in various types of construction projects. He thanked the Applicant for proposing a sidewalk along the frontage on Southwest 2nd Avenue. Lastly, he commented given the parsonage is part of the parcel, access should be internal to the property and there should be no access from Southwest 7th Avenue to the site. All access needs to come through the facility.

County Environmental Health Dept Faconti: No issues where received.

In the absence of OUA Director Hayford, Chairperson Montes De Oca read into the record an email he sent stating the following: since both TRC agenda items for the September 17, 2020 meeting do not require OUA water or sewer, the OUA will not be participating. I will point out the second agenda item does at one point state that OUA water will be required, but, the plans do not show water mains or well location and the City Staff Report states the Applicant will be utilizing a well and septic tank for water and sewer needs. Please confirm as to how potable water and wastewater will be provided.

2. Mr. Steven Dobbs, Engineering Project Manager, on behalf of the Property Owner, Haven of Rest Inc., as well as Mr. Tom Velie, were present for questions. Mr. Dobbs responded to a question from Fire Chief Smith regarding the rated weight of the access road. The road will be highway rated for access and then the grass will grow over it. Regarding water and wastewater, they will provide plans and coordinate with OUA. In the spirit of trying to keep construction costs low, Mr. Velie stated they will drop the seating capacity to try and stay under the NFPA requirement for a fire sprinkler system. Discussion ensued regarding fire walls and establishing fire zones that would be reviewed by both the Building Official and Fire Chief for approval according to all building and fire codes. There is a lockbox installed at the Southwest 6th Street gate for fire department access. Mr. Dobbs commented there would be a stabilized area for the fire trucks to turn around in. Finally, he inquired about a groundbreaking for the Church. This is fine to have although both the Fire Chief and the Building Official stated they can not approve any reviews of the buildings until the infrastructure was in place for the water supply. The hydrant needs to be installed and working before construction starts.

3. Chairperson Montes De Oca asked whether there any comments or questions from those in attendance from the Public. There were none.
4. Chairperson Montes de Oca asked for Disclose of Ex parte Communications by the Committee. There were none.
5. A motion was offered by Building Official Newell to approve Site Plan Review Application No. 20-005-TRC, which pertains to the construction of a proposed Church sanctuary and fellowship hall, on 10.24 vacant acres with parking and drainage facilities located at 807 Southwest 2nd Street with the following contingencies: should the Fire Chief agree, the stabilized grass driveway that is proposed from Southwest 6th Street is acceptable as long as a security gate is maintained, and use is restricted to emergency situations only; plans should clearly demonstrate that a paved walkway extends to the entrance of the fellowship hall and the Applicant should also consider rerouting that walkway away from the dumpster pad; two-foot wide landscaped buffers should be provided between buildings and vehicular areas; 17 additional shrubs should be provided along the East property line; the Applicant should consider substituting shade trees for palms in the parking areas and around the walking paths; add fire zones to the buildings; phase two will require a paved secondary entrance; add stabilized lime rock to grass emergency access; add fire hydrant for fire protection from OUA connection; and no access off of Southwest 7th Street for the parsonage; seconded by Fire Chief Smith.
 - a) The Committee offered no further discussion.
 - b) **Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

VI. There being no further items on the agenda, Chairperson Montes De Oca adjourned the meeting at 10:52 A.M.

Please take note and be advised that any person desiring to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, such interested person will need a record of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. General Service's media are for the sole purpose of backup for official records of the Department.

Marcos Montes De Oca, Chairperson

ATTEST:
Patty M. Burnette, Secretary

Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: October 15, 2020
Subject: Workshop – Holding Property Rezoning Incentivization Program

As initiated by the Planning Board at the August workshop and as discussed at the September workshop, the purpose of this report is to further discuss the potential formulation of a program to incentivize owners of properties zoned Holding to request a rezoning to another zoning district.

At one time, the City's land development code contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the land development code. Currently, if any property owner of land zoned Holding is seeking to develop that property, a rezoning must be performed first.

As members of the City Council and Planning Board have pointed out, the rezoning process can be an uncertain and cost prohibitive process for some property owners and prospective property buyers. If the goal of the City is to encourage owners of Holding properties to rezone, then the City may consider instituting a temporary program that provides some incentivization to rezone by reducing the requirements, lowering the application fee, and providing more certainty to the outcome of the rezoning process.

As directed by the Board at the September workshop, we checked on the possibility of reducing advertisement costs by bundling multiple rezoning requests into one advertisement. The Deputy Clerk informed that this was, unfortunately, not possible. However, please see attached items presented for discussion including:

- Draft letter that could be sent to Holding property owners
- Draft Application specifically for this program
- Standard City of Okeechobee Rezoning Application
- Holding property parcel analysis and recommendations

City of Okeechobee Planning and Development
55 SE 3rd Avenue, Okeechobee, FL 34974
Phone (863) 763-3372 • Fax (863) 763-1686

(Date)

Dear (property owner name),

We are writing to inform you that the City has enacted a program to reduce the application fees and submittal requirements for properties zoned Holding. This program will be offered for a limited time and applications will only be accepted by the Okeechobee Department of Planning and Development until (termination date of program). As you may be aware, records indicate that you are the owner of property within the City of Okeechobee that is zoned Holding.

At one time, the City land development codes contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the land development code. Currently, if any property owner of land zoned Holding is seeking to develop their property, a rezoning must be performed first. The City recognizes that this situation may be an impediment to development or the sale of your property and has enacted this rezoning incentivization program to assist you in increasing the value and development potential of your property. Rezoning requests and the associated required submittals are typically prepared, at cost to the applicant, by professional engineers, surveyors, planners, attorneys, and other consultants. It is the City's intention to reduce the submittal requirements such that rezoning requests submitted under this program can be made by the owner or the owner's representative without incurring the cost of outside professionals or to at least reduce those costs significantly. Under this program, the rezoning application submittal requirements have been reduced in the following ways:

- The application fee has been reduced from \$850 plus \$30 per/acre to \$XXX plus \$XX/acre.
- No survey is required. Surveys are typically prepared by a professional survey company at expense to the owner.
- No location map is required.
- No impact analysis required. Impact analysis for rezoning applications are typically prepared by professionals and include traffic impact analysis, environmental impact analysis, public facilities impact analysis and adjacent property impact analysis.
- No applicant response to rezoning criteria is required. The City code provides criteria by which the Planning Board and Council should determine whether to approve or deny a rezoning request.

The City Planning Board has already analyzed your property located at (property address) with parcel ID (parcel ID #) and is supportive of a rezoning to (recommended zoning designation). If you fill out and submit the attached application with the required submittals and an application fee of only (application fee for this property), you can be assured that the City is supportive of a rezoning to (recommended zoning designation) for this property. Please keep in mind that the application period for this program is limited. Please submit your application by (termination date of program) to take advantage of this opportunity. Once the program expires, the standard rezoning application submittal requirements and the standard rezoning application fee of (standard rezoning fee) will apply to any future rezoning requests.

If you have any questions, please contact....

City of Okeechobee Planning and Development
55 SE 3rd Avenue, Okeechobee, FL 34974
Phone (863) 763-3372 • Fax (863) 763-1686

DRAFT Application for Rezoning of Property Zoned Holding

Per City of Okeechobee Ordinance No (xxxx), property owners of land zoned Holding in the City of Okeechobee may submit requests to rezone their property with reduced application fees and reduced application submittal requirements until (*program termination date*) by filling out this application, paying the application fee and providing the required submittals on the attached checklist.

Submittal Date: _____ Petition Number: _____

Name of Applicant: _____

Name of Property Owner (if other than Applicant): _____

Address of Applicant: _____

Contact Person (if other than Applicant): _____

Applicant/Contact Person Phone Number: _____

Applicant/Contact Person Address: _____

Applicant/Contact Person Email Address: _____

Subject Property Address: _____

Subject Property Parcel ID Number(s): _____

Subject Property Acreage: _____

Subject Property Source of Potable Water: _____

Subject Property Method of Sewage Disposal: _____

Current Use(s) of Subject Property: _____

Current Use(s) of Adjoining Property to the North: _____

Current Use(s) of Adjoining Property to the East: _____

Current Use(s) of Adjoining Property to the South: _____

Current Use(s) of Adjoining Property to the West: _____

Requested Zoning Designation: _____

Proposed Use(s) of Subject Property: _____

Submittal Checklist

<u>No.</u>	<u>Checklist Items</u>	<u>Check</u>
1.	Copy of recorded warranty deed indicating current ownership (required)	_____
2.	Notarized letter of consent (required if applicant is different from property owner)	_____
3.	Property survey (if available)	_____
4.	Legal description (required, but may be included with survey)	_____
5.	Property owners list (required)	_____
6.	Supplemental supporting information (optional).	_____
7.	Application fee of \$XXX plus \$XX/acre (required)	_____

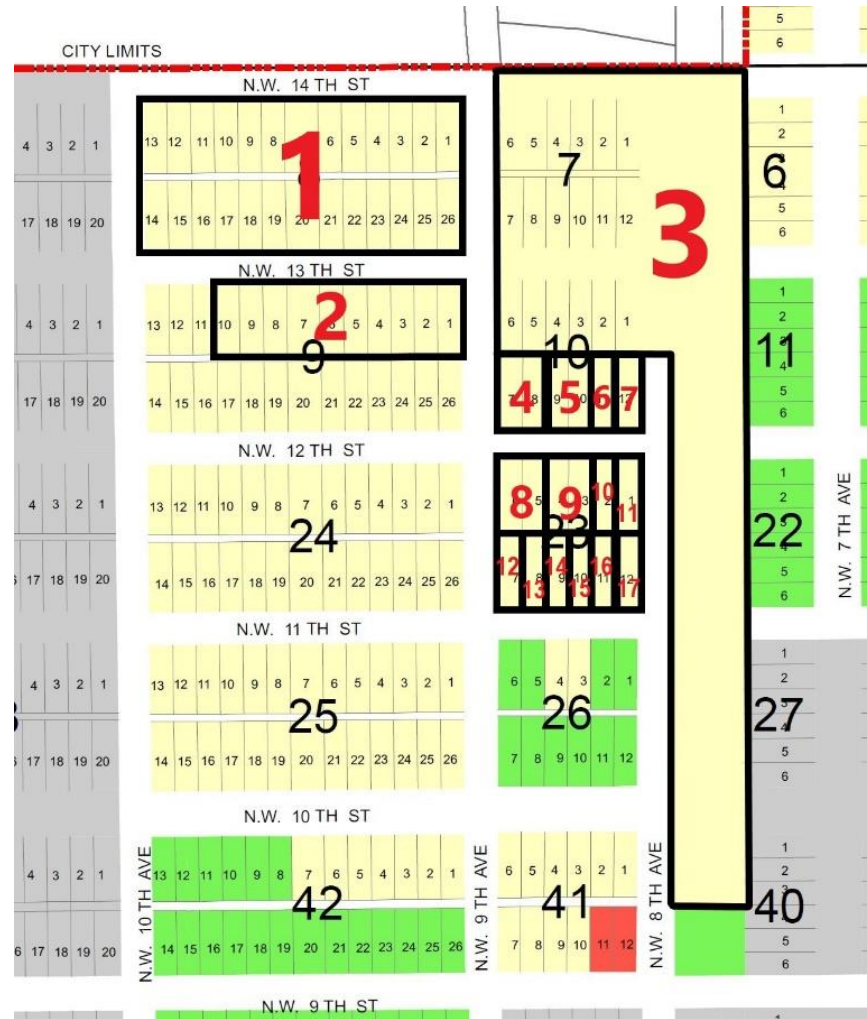
Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: October 15, 2020
Subject: Workshop - Holding Property Rezoning Recommendations

There are currently 55 parcels of land within the City that are zoned Holding. A few of these parcels are developed, though most are undeveloped or used for agricultural purposes. Most of the Holding properties are designated as Single Family Residential on the Future Land Use Map, though there are two with Commercial designations and one with Mixed Use Residential.

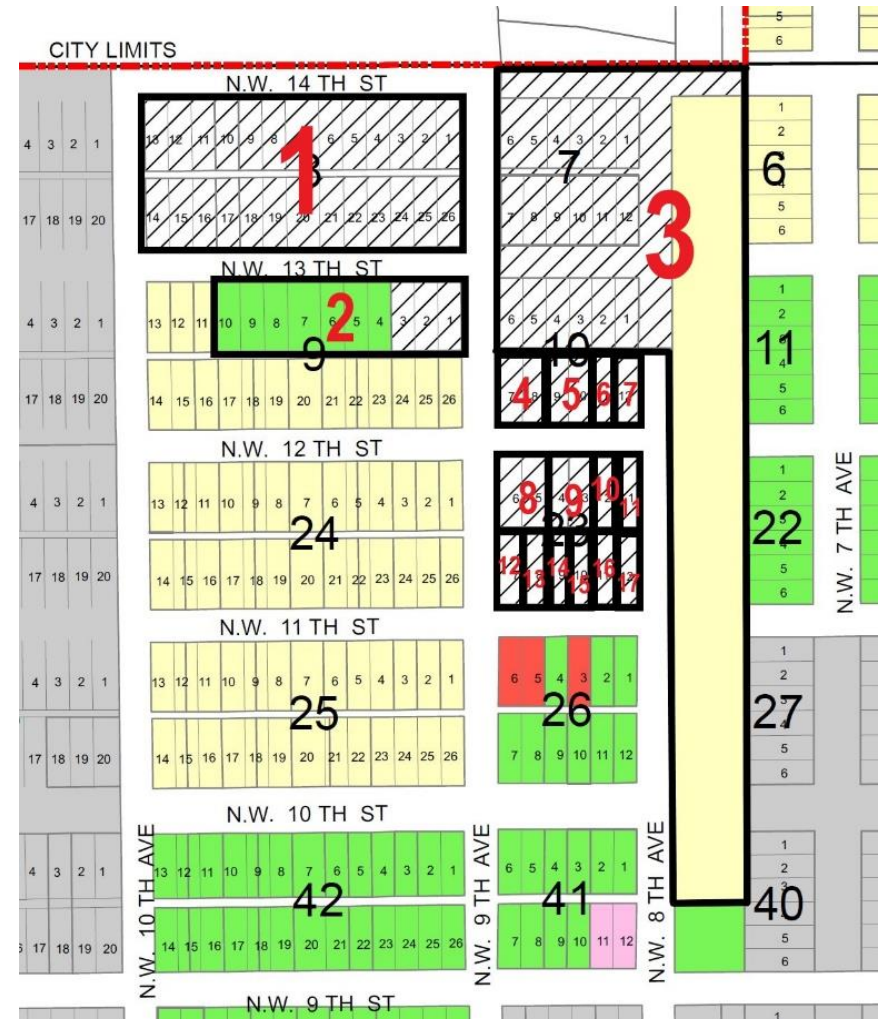
For ease of viewing, eight separate areas of the City are depicted on sub maps of the future land use map and the zoning map. Properties within those sub map areas are labeled with Map ID Numbers. Parcels of land that are contiguous, under the same ownership, and contain the same existing land use are grouped together under a shared Map ID Number. Each Map ID should be treated as a separate application.

Map Area 1 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 1 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #1

Acres: 4.63

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 5 separate parcels. Rezone all parcels to RSF-1 to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

Map ID #2

Acres: 1.8

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Lots 1 through 3 of this parcel are zoned Holding. However, lots 4 thorough 10 are zoned Residential Multifamily. The entire property should be rezoned to RSF-1 to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

Map ID #3

Acres: 11.3

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

Comments/Recommendations: A portion of this parcel is zoned Holding and a portion is zoned RSF-1. Depending on the current/intended use of the property, either the Holding portion of this parcel should be rezoned to RSF-1 or the entire property should be rezoned to Rural Heritage.

Map ID #4

Acres: 0.34

Future Land Use: Single Family Residential

Use: One Triplex & Two Single Family Residences

Comments/Recommendations: Though this parcel contains multi-family structures, this parcel would be nonconforming (too much density for lot size) even with multi-family designations. The entire property should be rezoned to RSF-1 to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

Map ID #5

Acres: 0.34

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: Rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #6

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #7

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #8

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Rezoned to RSF-1 to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #9

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Rezoned to RSF-1 to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #10

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #11

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #12

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #13

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #14

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #15

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #16

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map ID #17

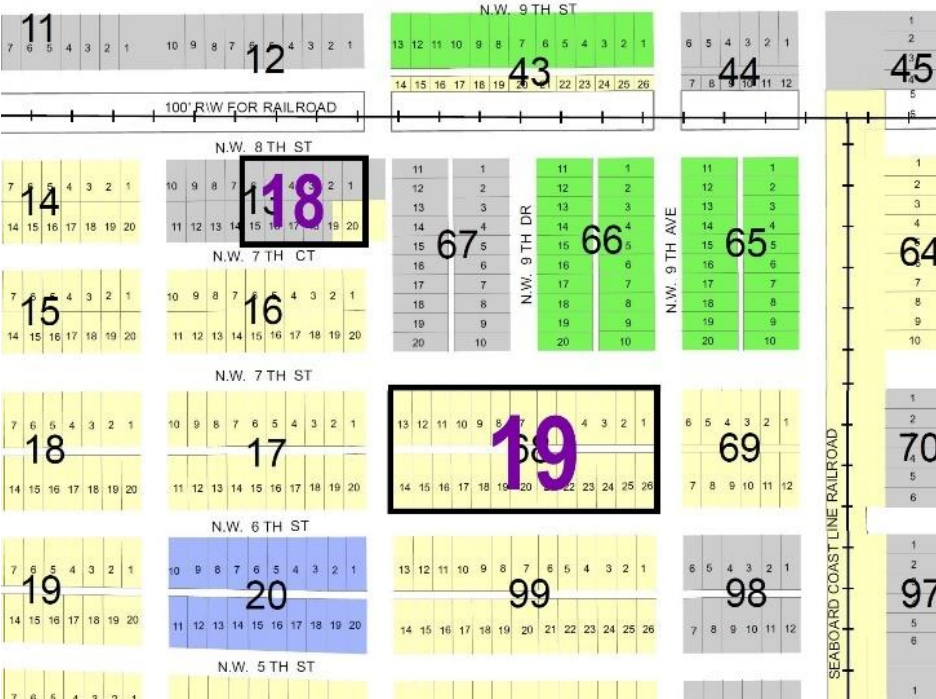
Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

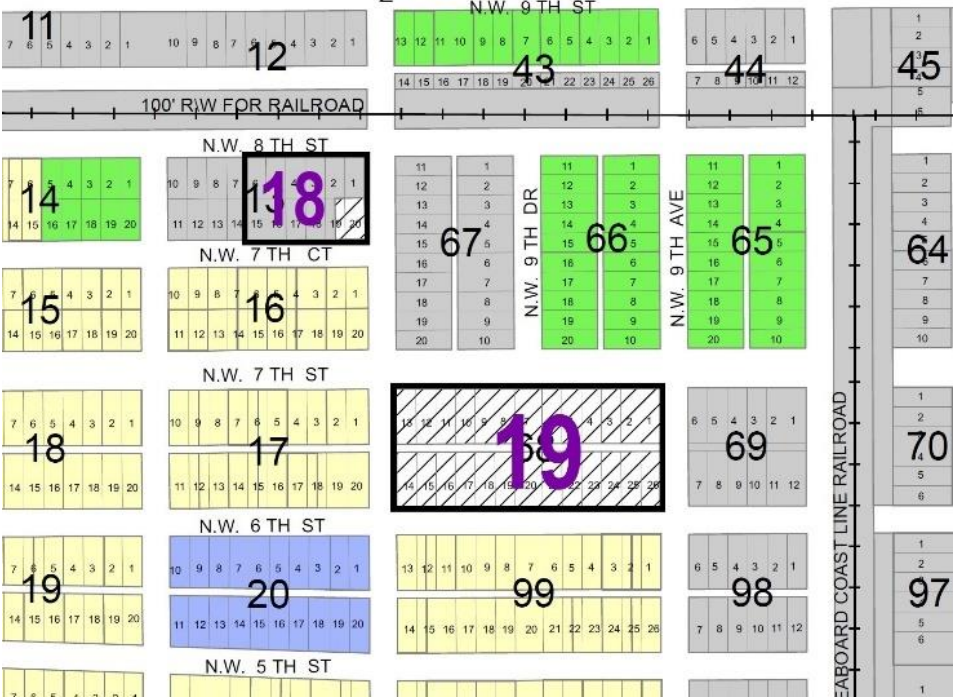
Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should be rezoned to RSF-1 to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

Map Area 2 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 2 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT/MIXED USE
- PLANNED UNIT DEVELOPMENT/RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #18

Acres: 1.76

Future Land Use: Industrial & Single Family Residential

Use: Warehouse & Outdoor Storage

Comments/Recommendations: This parcel has split future land use and zoning designations, though most of it is designated industrial. It is adjacent to the railway and other industrial to the east. Though there are single family residences to the south, staff is of the opinion that map changes to industrial would provide the most consistency with the existing land use and pattern of land use in the surrounding area. A future land use map amendment to industrial for Lots 19 and 20 in the southeast corner of this parcel should be initiated concurrently with a zoning map change to industrial for the same lots.

Map ID #19

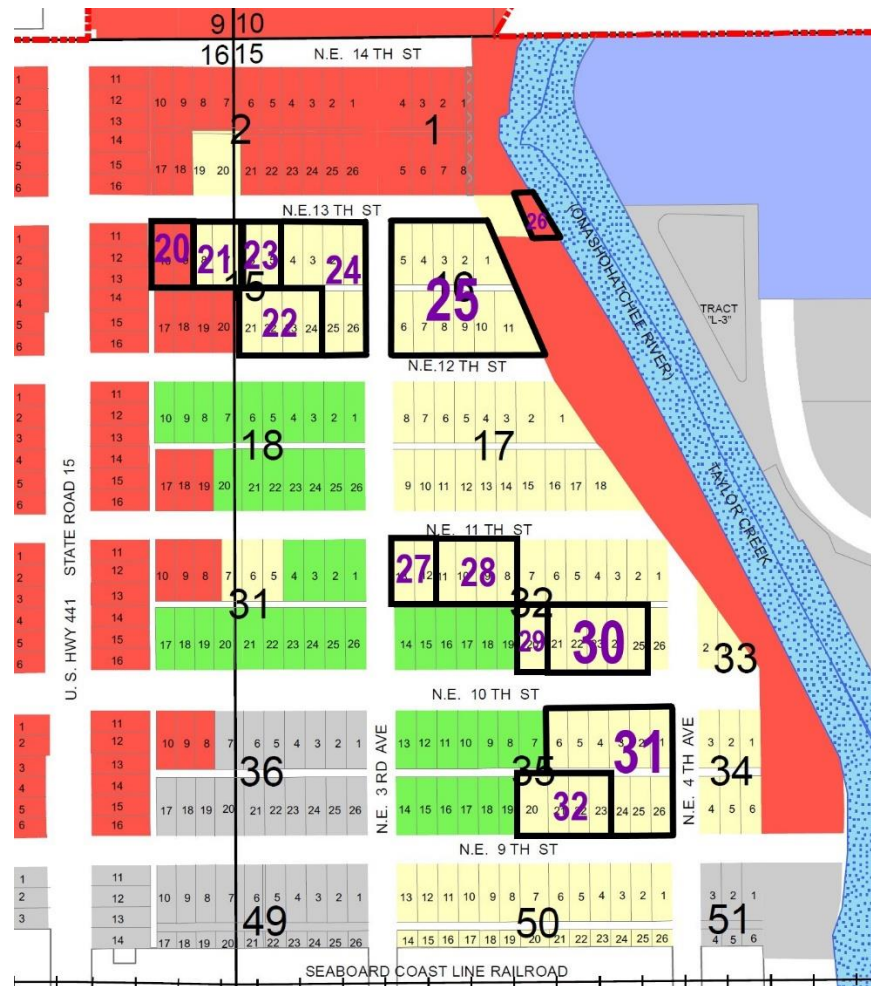
Acres: 4.3

Future Land Use: Single Family Residential

Use: Vacant

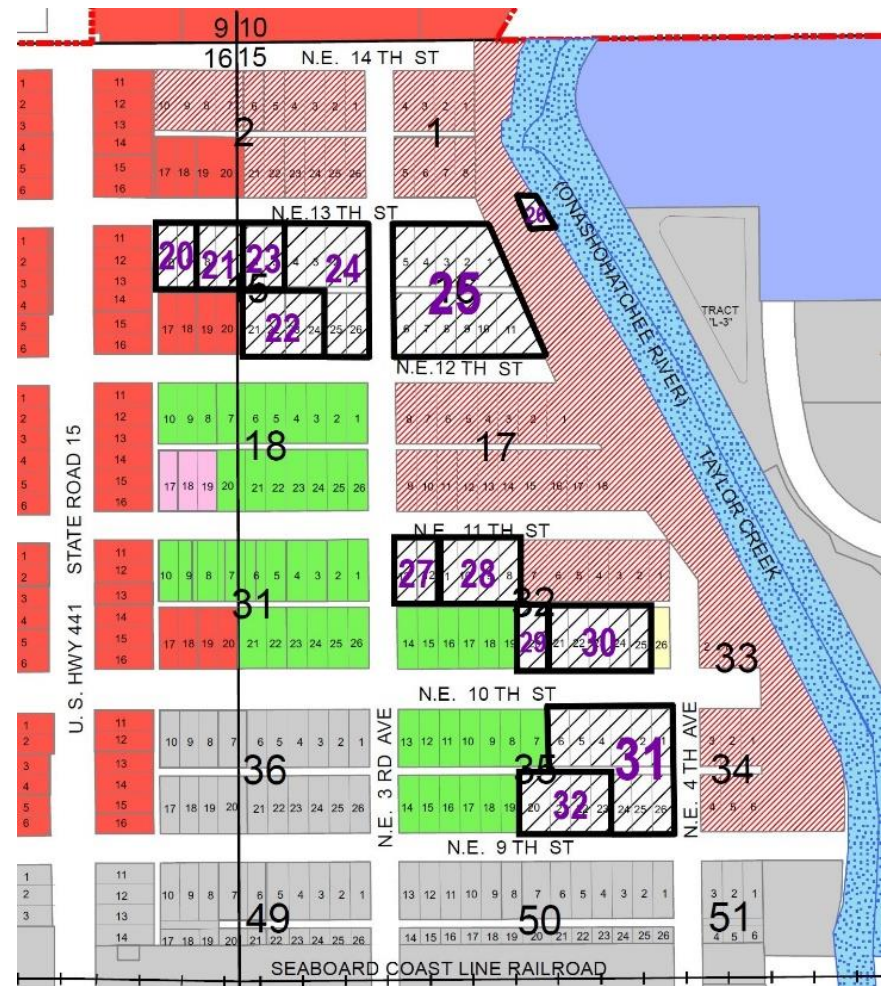
Comments/Recommendations: This property is comprised of 2 separate parcels. Rezone both parcels to RSF-1 to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

Map Area 3 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 3 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #20

Acres: 0.33

Future Land Use: Commercial

Use: Vacant

Comments/Recommendations: This parcel is one lot off of US-441, with an existing medical office to the south. Rezone to either CPO, CLT or CHV to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

Map ID #21

Acres: 0.4

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel is located along the commercial corridor (close proximity to US-441), there are existing commercial uses adjacent and nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential is not the likely development for this parcel. Staff does not recommend that any map changes be initiated by the City for this property. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #22

Acres: 0.69

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels and is located along the commercial corridor (close proximity to US-441). There are existing commercial and multi-family uses adjacent and nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential is not the likely development for this parcel. Staff does not recommend that any map changes be initiated by the City for this property. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #23

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel is located along the commercial corridor (close proximity to US-441), there are existing commercial uses nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential is not the likely development for this parcel. Staff does not recommend that any map changes be initiated by the City for this property. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #24

Acres: 1.0

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels and is located along the commercial corridor (close proximity to US-441). There is an existing multi-family development adjacent and commercial uses nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential is not the likely development for this parcel. Staff does not recommend that any map changes be initiated by the City for this property. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #25

Acres: 2.1

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. The property to the east and south is a large parcel with a single family residence. Rezone both to RSF-1 to be consistent with the future land use designation.

Map ID #26

Acres: 0.1

Future Land Use: Commercial

Use: Public Utility

Comments/Recommendations: This parcel is owned by the Okeechobee Utility Authority. Public facilities are specifically listed as an allowable use in the Commercial future land use category under future land use policy 2.1(d). However, public facility/utility is not listed as a permitted use in any of the commercial zoning districts. Instead, it is listed as special exception use in the commercial zoning districts. The City could rezone this property to one of the commercial zoning district and concurrently approve the public utility as a special exception. However, it is likely more sensible to take no action until the City makes plans to improve the property or sell it.

Map ID #27

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels, neither of which meet the minimum lot area or lot width requirements for RSF-1 district separately. However, if the owner joins the parcels, the RSF-1 district requirements will be met. We recommend rezoning both parcels to RSF-1 to be consistent with the future land use designation and the character of the surrounding area. The property owner should be encouraged to join the parcels and not sell them separately.

Map ID #28

Acres: 0.69

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Rezone to RSF-1 to be consistent with the future land use designation and the character of the surrounding area.

Map ID #29

Acres: 0.26

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Rezone to RSF-1 to be consistent with the future land use designation and the character of the surrounding area.

Map ID #30

Acres: 0.84

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. One of the parcels does not meet the minimum lot area or lot width requirements for RSF-1 district separately. However, if the owner joins the parcels, the RSF-1 district requirements will be met. We recommend rezoning both parcels to RSF-1 to be consistent with the future land use designation and the character of the surrounding area. Though Section 90-32 allows for construction of a single family residence on this parcel, the property owner should be encouraged to join parcels and not sell the smaller parcel separately.

Map ID #31

Acres: 1.4

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. Rezone both parcels to RSF-1 to be consistent with the future land use designation and the character of the surrounding area.

Map ID #32

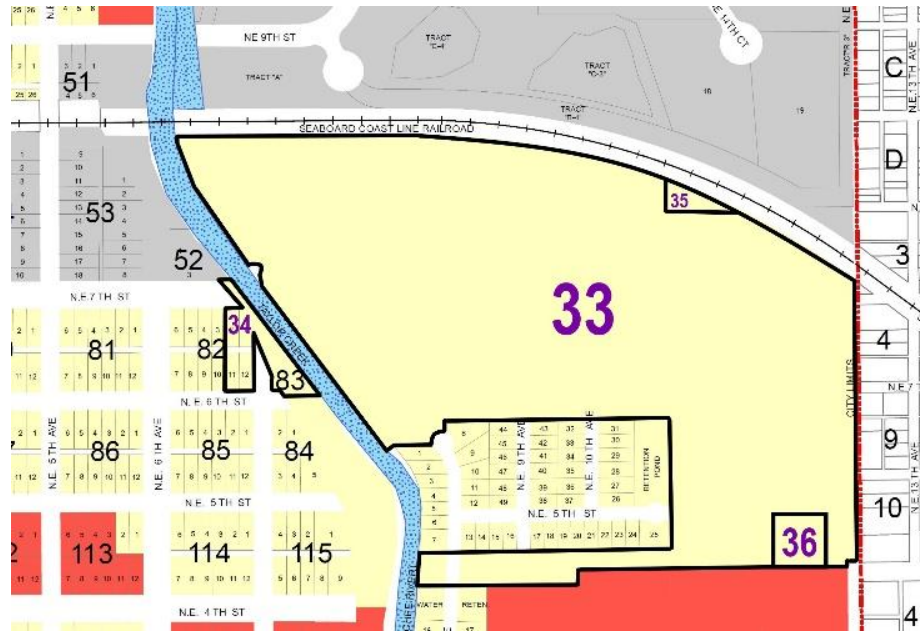
Acres: 0.71

Future Land Use: Single Family Residential

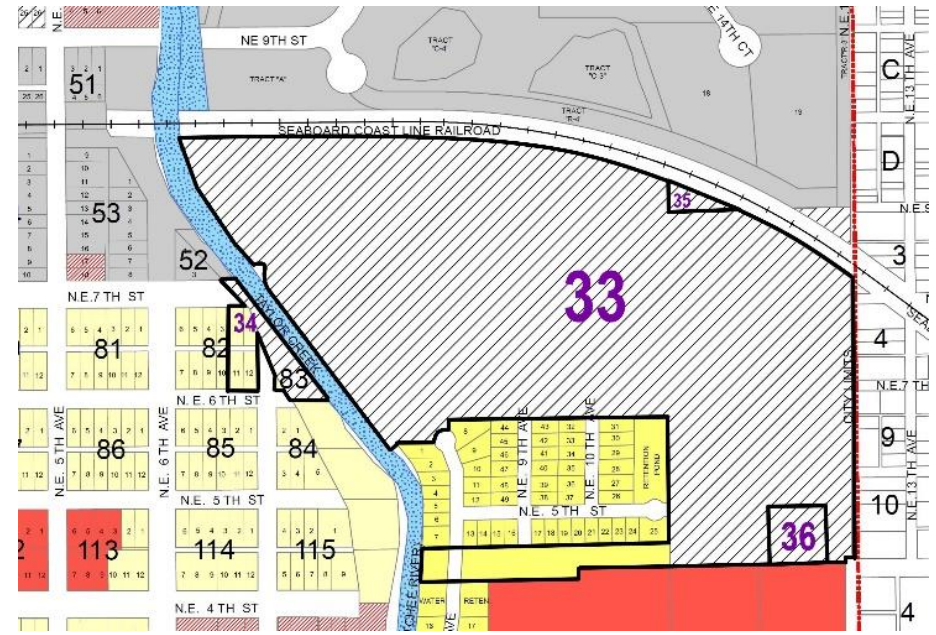
Use: Vacant

Comments/Recommendations: Rezone to RSF-1 to be consistent with the future land use designation and the character of the surrounding area.

Map Area 4 - Future Land Use



Map Area 4 - Zoning



Map ID #33

Acres: 51.19

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: A portion of this property is zoned RMH and the property surrounds an existing manufactured home park. The railway runs along the northern property line and beyond that is the City's Commerce Center. Taylor creek runs along the western property line with single family residential and industrial uses on the other side of the creek. The boundary of the City runs along the eastern property line with single family residences in the adjacent unincorporated area beyond. Vacant commercially designated property lies to the south. Staff does not recommend that any map changes be initiated by the City for this property. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #34

Acres: 1.36

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: The west portion of this parcel is already zoned RSF-1. Rezone remainder to RSF-1 to be consistent with the future land use designation, existing land use and character of surrounding area.

Map ID #35

Acres: 1.1

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: The railway runs along the northern property line and beyond that is the City's Commerce Center. The property to the west and south is zoned Holding with no city-initiated map change recommendations being made by staff at this time. Similarly, staff does not recommend that any map changes be initiated by the City for this property either. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map ID #36

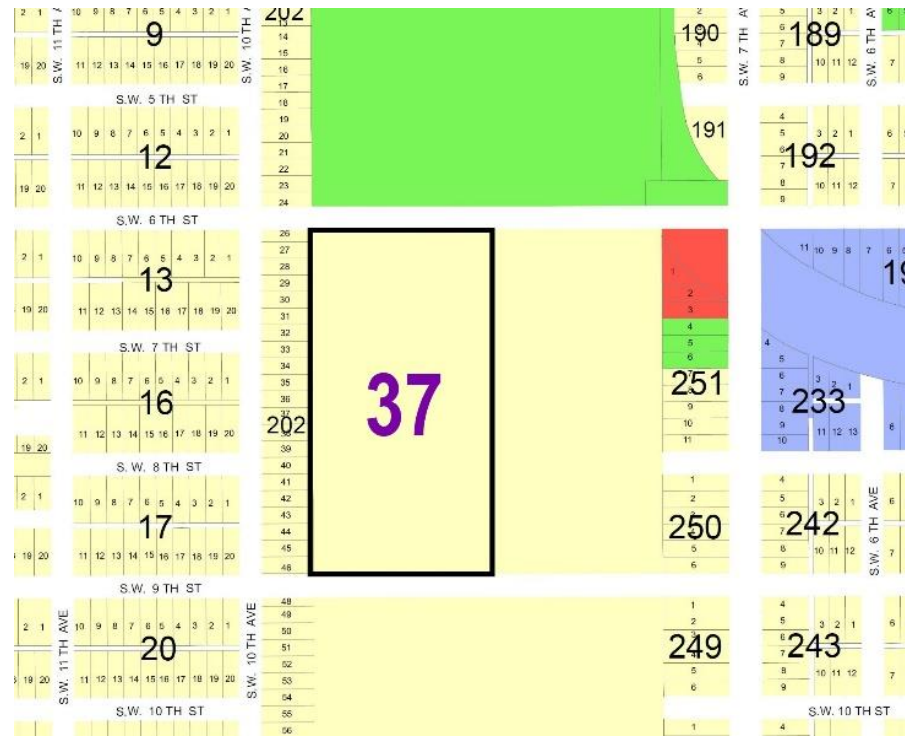
Acres: 1.0

Future Land Use: Single Family Residential

Use: Vacant

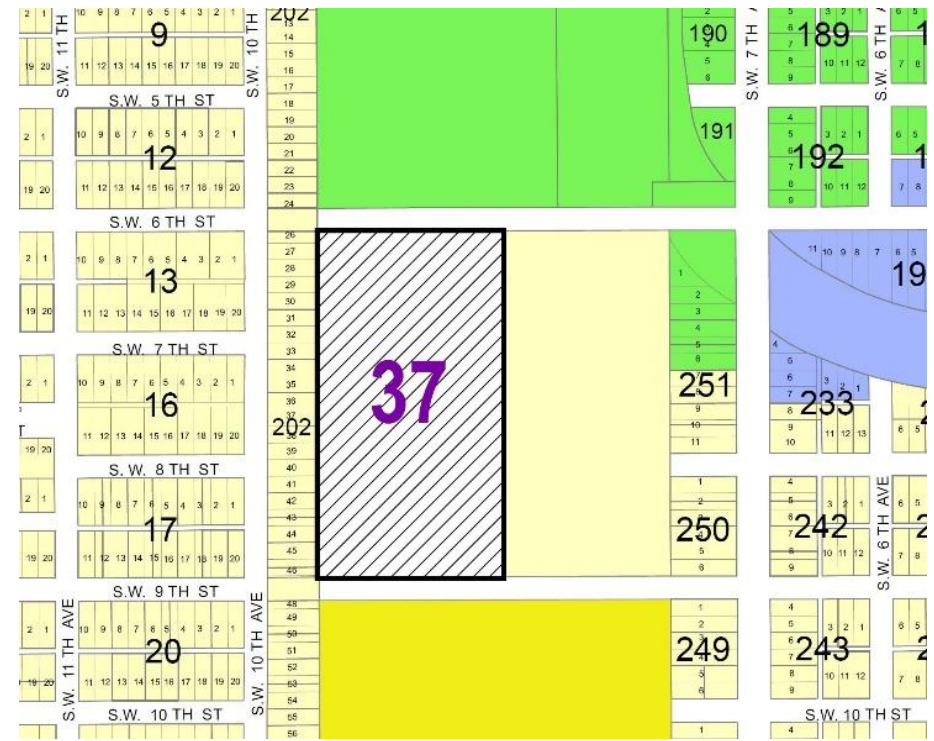
Comments/Recommendations: Vacant commercially designated property lies to the south. The property to the east, west and north is zoned Holding with no city-initiated map change recommendations being made by staff at this time. Similarly, staff does not recommend that any map changes be initiated by the City for this property either. When the property owner is ready to develop, they should present their own argument for their desired map changes.

Map Area 5 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 5 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #37

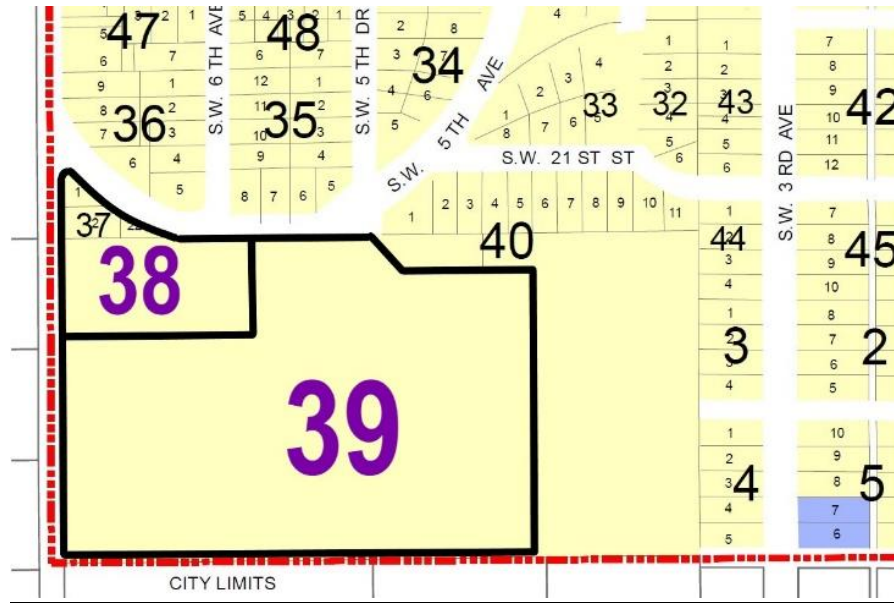
Acres: 13.32

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

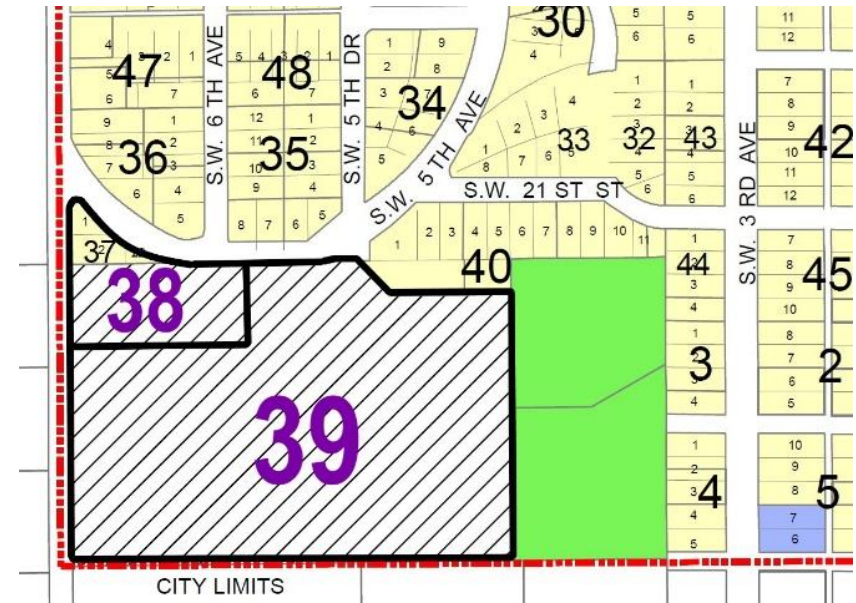
Comments/Recommendations: Depending on the current/intended use of the property, this parcel should be rezoned to RSF-1 or Rural Heritage.

Map Area 6 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 6 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #38

Acres: 1.72

Future Land Use: Single Family Residential

Use: Two Single Family Residences

Comments/Recommendations: A portion of this parcel is already zoned RSF-1. Rezone remainder to RSF-1 to be consistent with future land use designation, existing land use, and character and pattern of land use of the surrounding area.

Map ID #39

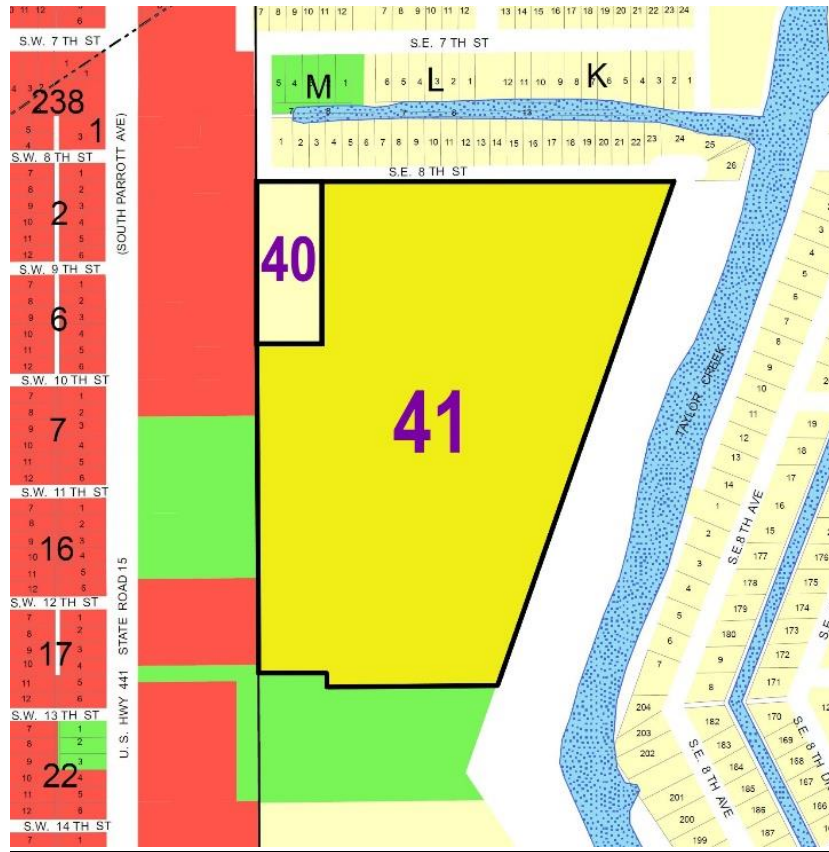
Acres: 12.21

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

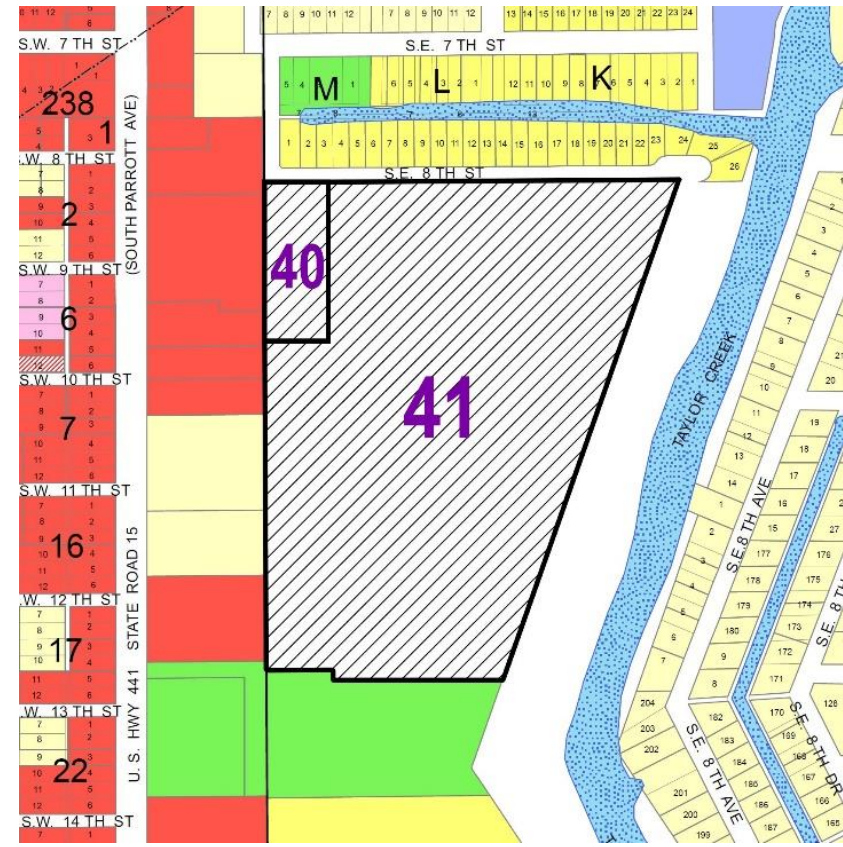
Comments/Recommendations: Depending on the current/intended use of the property, this parcel should be rezoned to RSF-1 or Rural Heritage.

Map Area 7 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 7 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #40

Acres: 2.21

Future Land Use: Single Family Residential

Use: Parking for Bank

Comments/Recommendations: This parcel contains overflow parking for the existing bank facility to the west. Since this parcel is separate from the bank parcel, the existing land use of this property can best be characterized as a commercial parking lot. Among the commercial zoning districts, the CHV district is the only district that allows commercial parking lot as a permitted use. The actions that would provide the most consistency between the maps and existing land use would be to initiate a future land use map amendment to Commercial and a concurrent rezoning to CHV.

Map ID #41

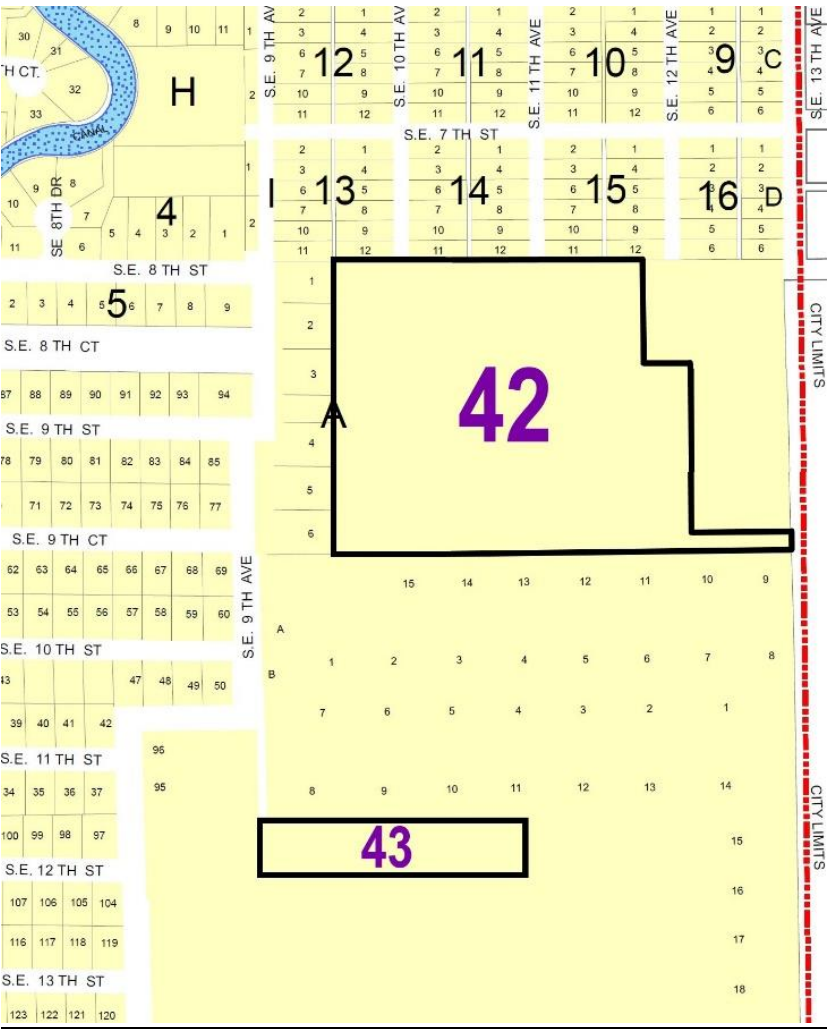
Acres: 39.88

Future Land Use: Mixed Use Residential

Use: This parcel was clearly used for agricultural purposes at one time, though it is unclear whether the agricultural use has been maintained.

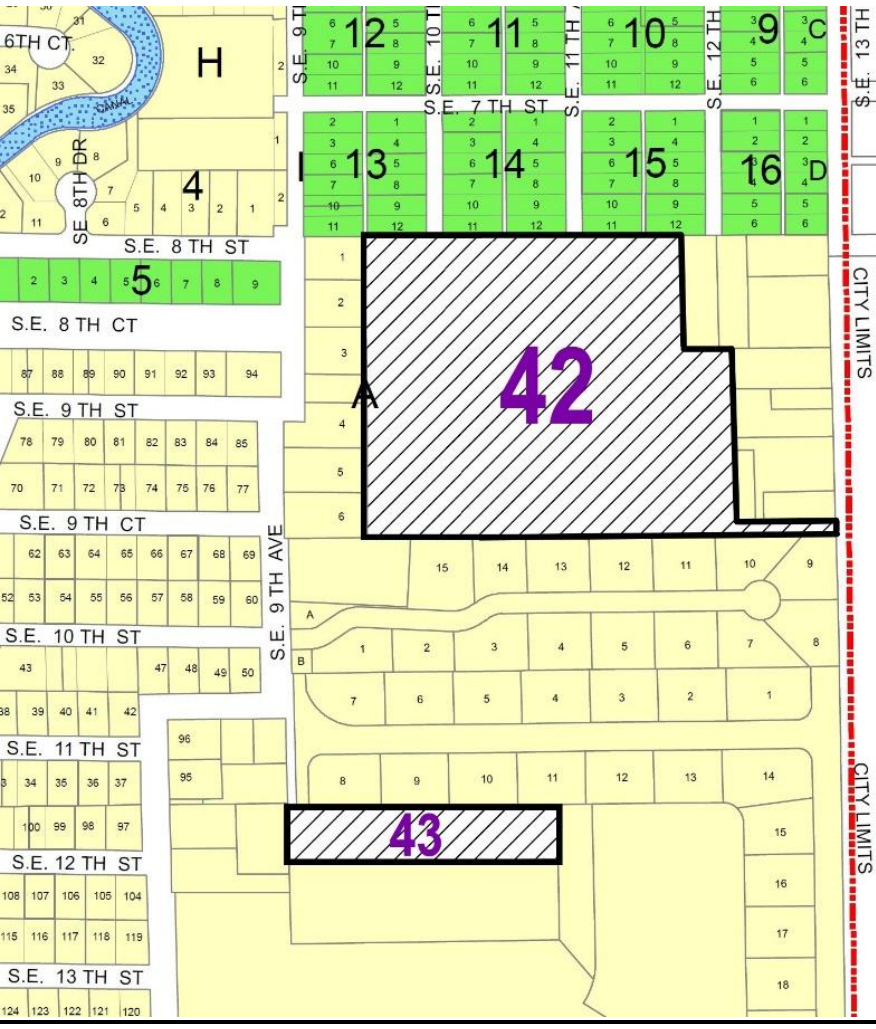
Comments/Recommendations: This parcel meets the minimum size requirements for the Mixed Use Residential future land use category and limited agricultural uses are permitted in the Mixed Use Residential future land use category. However, rezoning to PUD-M should only be approved through the planned unit development process and should not be city initiated. Staff is not recommending any city-initiated map changes for this property. When the property owner is ready to develop, the property owner should proceed with the planned unit development approval process or present their own argument for their desired map changes.

Map Area 8 - Future Land Use



- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 8 - Zoning



- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

Map ID #42

Acres: 14.21

Future Land Use: Single Family Residential

Use: Single Family Residence and possibly agricultural

Comments/Recommendations: This property is comprised of 2 separate parcels. The property appraiser lists the use of this property as improved pasture though aerials indicate that a single family residence is also present on the site. Depending on the intended use of this property, it should be rezoned to either RSF-1 or Rural Heritage.

Map ID #43

Acres: 2.0

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: Rezone to RSF-1 to be consistent with future land use designation, existing land use, and character and pattern of land use of the surrounding area.