



CITY OF OKEECHOBEE
PLANNING BOARD AND WORKSHOP MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
NOVEMBER 19, 2020
LIST OF EXHIBITS

Draft Minutes	Summary of Board Action October 15, 2020
Exhibit 1	Annual update to the Five-Year Capital Improvements Schedule
Exhibit 2	Planning Staff Report Topic



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD & WORKSHOP MEETING
OCTOBER 15, 2020
DRAFT SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Vice Chairperson McCoy called the regular Planning Board and Workshop meeting for the City of Okeechobee to order on Thursday, October 15, 2020, at 7:47 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. 20-246 effective September 30, 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.

II. ATTENDANCE

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

CITY STAFF: City Planning Consultant Ben Smith, City Administrator Marcos Montes De Oca, Deputy City Clerk Bobbie Jenkins, and Executive Assistant Robin Brock were present. City Attorney John Fumero and General Services Secretary Yesica Montoya were absent with consent.

Vice Chairperson McCoy moved Alternate Board Members Papasso and Shaw to voting positions.

III. AGENDA

- A.** Vice Chairperson McCoy asked whether there were any agenda items to be added, deferred, or withdrawn. There were none.
- B.** A motion was made by Board Member Brass to adopt the agenda as presented; seconded by Board Member Papasso.

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

IV. MINUTES

- A.** A motion was made by Board Member Baughman to dispense with the reading and approve the September 17, 2020 Regular Meeting and Workshop minutes; seconded by Board Member Chartier.

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

V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 7:50 P.M.

- 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 an unimproved portion of Southwest 4th Street, (approximately 100-feet by 140-feet±), and a portion of Southwest 5th Street, (approximately 70-feet by 103-feet±) from Southwest 7th Avenue westward to dead-end. The surrounding property which is owned by the Applicant was recently approved for a Future Land Use Map (FLUM) Amendment (Application No. 20-002-SSA) and a Rezoning (Petition No. 20-001-R) 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.

V. PUBLIC HEARING ITEM CONTINUED

- A.** With the recent FLUM and Zoning approvals and given 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 of any facilities that are found and/or damaged in the vacated areas. Planning Staff is recommending approval based on these findings.
1. Mr. Steven Dobbs, with SLD Engineering LLC, who represents the Property Owner, Loumax Development Inc, was present for questions. There were none.
 2. Vice Chairperson McCoy opened the floor for public comment and there was none.
 3. No Ex-Parte disclosures were offered from Board Members.
 4. A motion was offered by Board Member Baughman to recommend approval to the City Council for Abandonment of Right-of-Way Petition No. 20-002-SC which requests to vacate an unimproved portion of Southwest 4th Street, (approximately 100-feet by 140-feet±), and a portion of Southwest 5th Street, (approximately 70-feet by 103-feet±) from Southwest 7th Avenue westward to dead-end with the following conditions: 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; 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 Board Member Papasso.
 - a) The Board offered no further discussion.
 - b) **Vice Chairperson McCoy, Board Members Baughman, Papasso, and Shaw voted: Aye. Nays: Board Members Brass and Chartier. Absent: Chairperson Hoover, Board Members Granados and Jonassaint. Motion Carried.** The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for November 5, 2020, and December 1, 2020, 6:00 P.M.

VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 7:55 P. M.

VI. VICE CHAIRPERSON MCCOY RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 7:55 P.M.

- A.** City Planning Consultant Smith briefly reviewed the Staff Report for the Workshop regarding Rezoning of Holding Properties. As initiated by the Planning Board at the August 20, 2020 workshop and as discussed at the September 17, 2020 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 Regulations (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.

VI. WORKSHOP ITEM CONTINUED

- A.** 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 17, 2020 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, and Holding property parcel analysis and recommendations. Planner Smith explained he prepared a first draft letter to send out to property owners explaining the program and why it is a benefit to them. An application fee has not been agreed upon. He worked on a simple application for submittal, and a simple checklist of submittal items. One would need to show their Warranty Deed, either the property owner and or applicant must show authorization, provide survey if available, provide the legal description, and a surrounding property owners list would be required. Supplemental supporting information could be optional. Planner Smith commented at some point, we need to go over these 55 properties and discuss the recommendations made, some of them are going to be cut and dry, some you will say hold on, as existing Future Land Uses are different. Approving whether they should be Single Family or Multi-Family as an example.

After discussion, the consensus of the Board was to have the City Planner bring it back for further discussion. They were happy with the notification letter and checklist and asked for a proposed fee.

VICE CHAIRPERSON MCCOY ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:03 P.M.

- VII.** There being no further items on the agenda, Vice Chairperson McCoy adjourned the meeting at 8:03 P.M.

Doug McCoy, Vice Chairperson

ATTEST:

Patty M. Burnette, Secretary

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.



Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: November 19, 2020
Subject: Capital Improvement Schedule Update for 2020-2021

Each year, the City is required to update its Five-Year Schedule of Capital Improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan. This schedule typically includes those capital expenditures that are necessary to maintain the adopted level of service standards identified in the Comprehensive Plan. The City has adopted level of service standards for potable water, sanitary sewer, solid waste, transportation, recreation & open space, drainage and public schools. Projects that are typically included on the schedule include public works types of improvements such as street paving, sidewalks, curb & gutter, stormwater/ drainage, and recreation improvements. The City does not directly control public school standards or the related projects to maintain the standards. Nevertheless, the City is required to adopt the level of service standards set by the Okeechobee County School Board and include in its Five-Year Schedule, the Okeechobee County School Capacity Program adopted by the School Board each year as part of its annual Work Plan.

Due to the legislative changes passed in 2011, the annual update to the capital improvement schedule is still required, but the update is no longer considered an amendment to the City's Comprehensive Plan. The LPA (Planning Board) must still hold a public hearing and make a recommendation to the City Council concerning the update's consistency with the Comprehensive Plan. This recommended update specifically implements the requirements of Objective 4 and Policies 4.3 and 4.4 of the Capital Facilities Element.

As you'll see, the previous 2019-20 five year capital improvement schedule is stricken and replaced by the 2020-21 schedule. Similarly, the previous 2018-19 school district tables are stricken and have been replaced by the latest tables from the School District's 2019-20 Work Plan. The School District informed us that the 2020-21 Work Plan is not yet finalized.

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EXHIBIT A

Capital Improvements Element

Goals, Objectives and Policies

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

Policy 2.1: The City of Okeechobee shall continue to use the following level of service standards in reviewing the impacts of new development and redevelopment:

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

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

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

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

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

Capital Improvements Implementation

City of Okeechobee Comprehensive Plan

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

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

FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE							
Capital Projects	Funding Source	2019/ 2020	2020/ 2021	2021/ 2022	2022/ 2023	2023/ 2024	Five-Year Total
Transportation Projects							
Median Replacement & Right of Way	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Install Baffle Box & Raise Road Elevation	DEP	\$177,537					\$177,537
SW 5th Avenue Project	SCOP	\$334,951					\$334,951
SCOP Grant Asphalt	SCOP		\$75,000	\$75,000	\$75,000	\$75,000	\$300,000
Asphalt Program	Gas Tax	\$120,000	\$75,000	\$75,000	\$75,000	\$75,000	\$420,000
Sidewalk Program	Gas Tax	\$15,000	\$60,000	\$60,000	\$60,000	\$60,000	\$255,000
Sign Repair/replacement	Gas Tax	\$20,000	\$20,000	\$10,000	\$10,000	\$10,000	\$70,000
Traffic Signal Upgrades (school and RRFB)	Gas Tax	\$7,500	\$15,000	\$15,000	\$15,000	\$15,000	\$67,500
Street Improvements-SE 8th Ave	DEP	\$209,000					\$209,000
Sub-Total		\$893,988	\$255,000	\$245,000	\$245,000	\$245,000	\$1,883,988
Stormwater Projects							
ROW-Drainage	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
R&M-Roads and Culverts	Gas Tax	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000	\$70,000
Storm Water Infiltration Repair	Gas Tax	\$10,000	\$25,000	\$25,000	\$50,000	\$75,000	\$185,000
Storm Water Ditch Adjustments	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Sub-Total		\$40,000	\$60,000	\$60,000	\$85,000	\$110,000	\$355,000
Parks & Recreation Projects							
Tree Program	General	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Centennial Park – Solar Area Lights (6)	General	\$6,000	\$6,000				\$12,000
Centennial Park – Landscaping	General	\$10,000	\$10,000				\$20,000
Centennial Park – 20x40 Pavilion & Restroom	General	\$60,000					\$60,000
Centennial Park – Tables/trash cans	General	\$6,000					\$6,000
Centennial Park – Playground Fencing	General	\$5,000					\$5,000
Centennial Park – Picnic Table Shelters	General		\$10,000	\$10,000	\$10,000		\$30,000
Boat Ramp Replacement Dock	General		\$110,000				\$110,000
Centennial Park Dock	General			\$150,000			\$150,000
Centennial Park Observation Gazebo	General				\$100,000		\$100,000
Sub-Total		\$102,000	\$151,000	\$175,000	\$125,000	\$15,000	\$568,000
Total		\$1,035,988	\$466,000	\$480,000	\$455,000	\$370,000	\$2,806,988

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FIVE YEAR CAPITAL IMPROVEMENT SCHEDULE							
Capital Projects	Funding Source	2020/2021	2020/2021	2021/2022	2022/2023	2023/2024	Five Year Total
Transportation Projects							
Median Replacement & Right of Way	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Install Baffle Box & Raise Road Elevation	DEP Grant	\$177,537					\$177,537

SW 5th Avenue Project	SCOP	\$334,951					\$334,951
Asphalt Program	Gas Tax	\$120,000	\$120,000	\$100,000	\$100,000	\$100,000	\$540,000
Sidewalk Program	Gas Tax	\$15,000	\$15,000	\$35,000	\$35,000	\$35,000	\$135,000
Sign Repair/replacement	Gas Tax	\$20,000	\$20,000	\$15,000	\$10,000	\$10,000	\$75,000
Traffic Signal Upgrades	Gas Tax	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$37,500
Street Improvements- SE 8th Ave	DEP Grant	\$209,000					\$209,000
Street Improvements- SE 8th Ave	SCOP		\$75,000	\$75,000			\$150,000
Sub Total		\$893,988	\$247,500	\$242,500	\$162,500	\$162,500	\$1,708,988
Stormwater Projects							
ROW Drainage	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
R&M Roads and Culverts	Gas Tax	\$10,000	\$10,000	\$15,000	\$15,000	\$15,000	\$65,000
Storm Water Infiltration Repair	Gas Tax	\$10,000	\$20,000	\$20,000	\$30,000	\$30,000	\$110,000
Storm Water Ditch Adjustments	Gas Tax	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Sub Total		\$40,000	\$50,000	\$55,000	\$65,000	\$65,000	\$275,000
Parks & Recreation Projects							
Tree Program	General	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$75,000
Centennial Park - Solar Area Lights	General	\$6,000	\$6,000				\$12,000
Centennial Park - Landscaping	General	\$10,000	\$5,000	\$5,000	\$5,000	\$5,000	\$30,000
Centennial Park - 20x40 Pavilion	General	\$60,000					\$60,000
Centennial Park - Tables/trash cans	General	\$6,000					\$6,000
Centennial Park - Fencing	General	\$5,000					\$5,000
Flagler Parks Irr/Landscaping	General		\$5,000	\$5,000	\$5,000	\$5,000	\$20,000
Centennial Park Boat Ramp	General		\$175,000				\$175,000
Centennial Park Gazebo	General				\$75,000		\$75,000
Boat Ramp New Dock	General			\$110,000			\$110,000
Sub Total		\$102,000	\$206,000	\$135,000	\$100,000	\$25,000	\$568,000
TOTAL		\$1,035,988	\$503,500	\$432,500	\$327,500	\$252,500	\$2,551,988

Okeechobee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2018—19	2019—20	2020—21	2021—22	2022—23	Five Year Total
Total Revenues	\$0	(\$6,489,479)	(\$5,104,479)	(\$4,719,479)	(\$4,809,479)	(\$21,122,916)
Total Project Costs	\$0	\$0	\$0	\$0	\$0	\$0
Difference (Remaining Funds)	\$0	(\$6,489,479)	(\$5,104,479)	(\$4,719,479)	(\$4,809,479)	(\$21,122,916)
Source: Okeechobee County School District 2018—2019 Work Plan						

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Okeechobee County School District Capacity Project Schedules									
Project Description	Location		2016-17	2017-18	2018—19	2019—20	2020—21	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
	Student Stations		0	0	0	0	0	0	
	Total Classrooms		0	0	0	0	0	0	
	Gross Sq Ft		0	0	0	0	0	0	
District Totals	Planned Cost		\$0	\$0	\$0	\$0	\$0	\$0	
	Student Stations		0	0	0	0	0	0	
	Total Classrooms		0	0	0	0	0	0	
	Gross Sq Ft		0	0	0	0	0	0	
Source: Okeechobee County School District 2018—2019 Work Plan									

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Okeechobee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	<u>2019 - 20</u>	<u>2020 - 21</u>	<u>2021 - 22</u>	<u>2022 - 23</u>	<u>2023 - 24</u>	<u>Five Year Total</u>
<u>Total Revenues</u>	<u>\$3,382,016</u>	<u>\$168,506</u>	<u>\$387,220</u>	<u>\$659,199</u>	<u>\$906,531</u>	<u>\$5,503,472</u>
<u>Total Project Costs</u>	<u>\$3,382,016</u>	<u>\$1,043,506</u>	<u>\$962,220</u>	<u>\$909,199</u>	<u>\$906,531</u>	<u>\$7,203,472</u>
<u>Difference (Remaining Funds)</u>	<u>\$0</u>	<u>(\$875,000)</u>	<u>(\$575,000)</u>	<u>\$250,000</u>	<u>\$0</u>	<u>(\$1,700,000)</u>
Source: Okeechobee County School District 2019 - 2020 Work Plan						

Okeechobee County School District Capacity Project Schedules									
<u>Project Description</u>	<u>Location</u>		<u>2016-17</u>	<u>2017-18</u>	<u>2018 - 19</u>	<u>2019 - 20</u>	<u>2020 - 21</u>	<u>Total</u>	<u>Funded</u>
<u>Project description not specified</u>	<u>Location not specified</u>	<u>Planned Cost:</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>No</u>
	<u>Student Stations</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	<u>Total Classrooms</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	<u>Gross Sq Ft</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>District Totals</u>	<u>Planned Cost</u>		<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	
	<u>Student Stations</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	<u>Total Classrooms</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
	<u>Gross Sq Ft</u>		<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>Source: Okeechobee County School District 2019- 2020 Work Plan</u>									



Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: November 19, 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, the zoning map and a property appraiser aerial. 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.

For additional ease of viewing the maps and the recommendations have been separated into two documents to allow both to be viewed simultaneously during the workshop discussion.

Map Area 1 – Staff Recommendations

Map ID #1

Acres: 4.63

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 5 separate parcels. Ideally, all parcels would be rezoned to **RSF-1** to be consistent with the future land use designation and to be consistent with the character and the predominant 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. Ideally, 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. Ideally, 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: Ideally, this property 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 #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 ideally 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 ideally 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: Ideally, this property 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 #9

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property 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 #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 ideally 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 ideally 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 ideally 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 ideally 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 ideally 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 ideally 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 ideally 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 ideally 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 – Staff Recommendations

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. Ideally, a future land use map amendment to industrial should be initiated for lots 19 and 20 in the southeast corner of this parcel 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. Ideally, this 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 Area 3 - Staff Recommendations

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. Ideally, this property should be rezoned 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 completely 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 may not be the highest and best development for this parcel. **Staff does not recommend any particular map changes for this property.** The property owner 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 completely 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 may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes** for this property. The property owner 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 completely 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 may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes for this property.** The property owner 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 completely 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 may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes for this property.** The property owner 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. Ideally, this property should be rezoned 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. Ideally, both parcels should be rezoned 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: Ideally, this property should be rezoned 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: Ideally, this property should be rezoned 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. Ideally, this property should be rezoned 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 the smaller 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. Ideally, this property should be rezoned 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: Ideally, this property should be rezoned to RSF-1 to be consistent with the future land use designation and the character of the surrounding area.

Map Area 4 - Staff Recommendations

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. There are many potential development possibilities for this large unplatted parcel and **staff does not recommend any particular map changes** for this property. The property owner 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. Ideally, the remainder of this property should be rezoned 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: This property was very recently acquired by the owner of Map ID #33. As such, this property should be considered part of Map ID #33 and staff's recommendations are the same for both.

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 any particular map changes** for this property either. The property owner should present their own argument for their desired map changes.

Map Area 5 - Staff Recommendations

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 ideally be rezoned to **RSF-1 or Rural Heritage**.

Map Area 6 - Staff Recommendations

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. Ideally, the remainder should be rezoned 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 ideally be rezoned to **RSF-1 or Rural Heritage**.

Map Area 7 - Staff Recommendations

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 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. Staff is **not recommending any particular map changes** for this property. 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 - Staff Recommendations

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 aeriels indicate that a single family residence is also present on the site. Depending on the intended use of this property, it should ideally 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

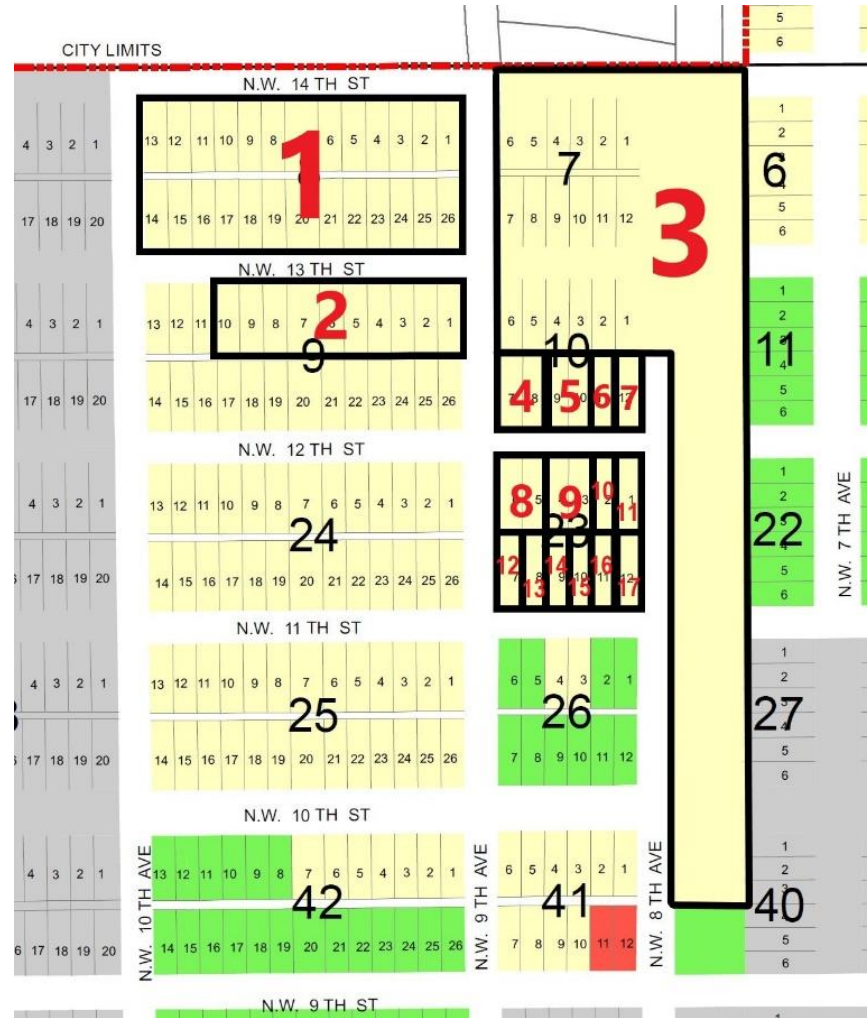
Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with future land use designation, existing land use, and character and pattern of land use of the surrounding area.



Staff Report

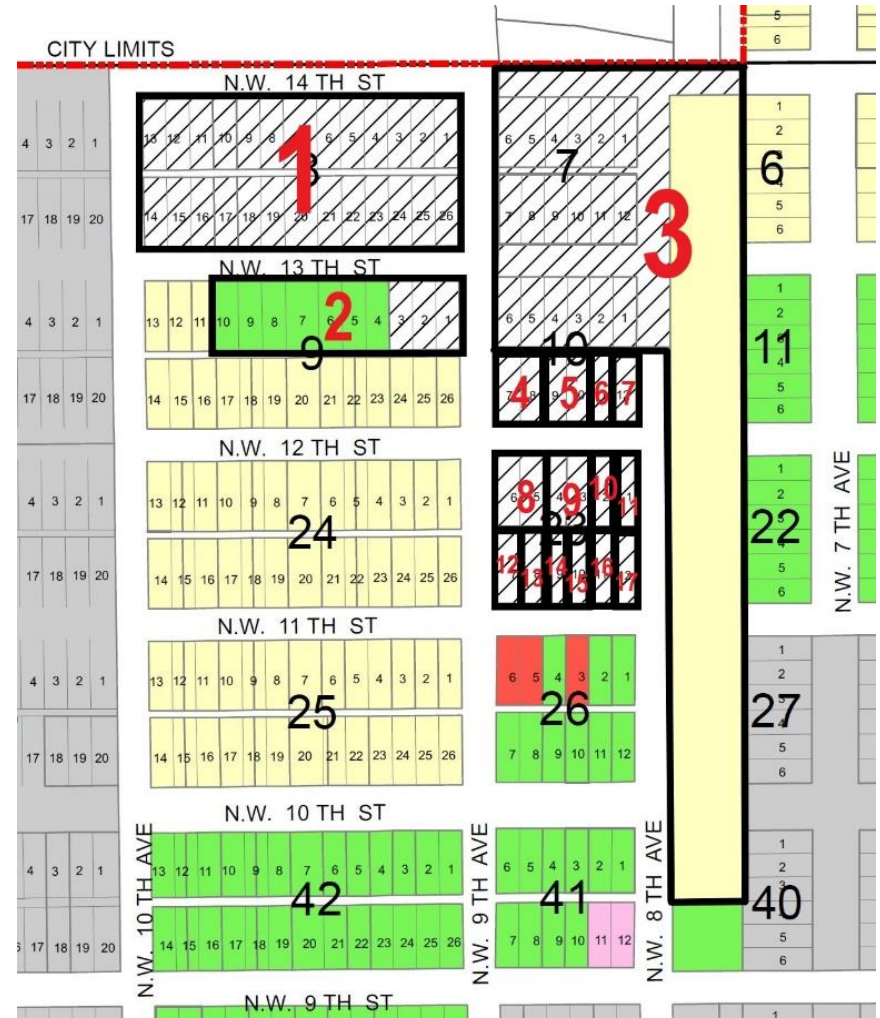
To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: November 19, 2020
Subject: Workshop - Holding Property Maps

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

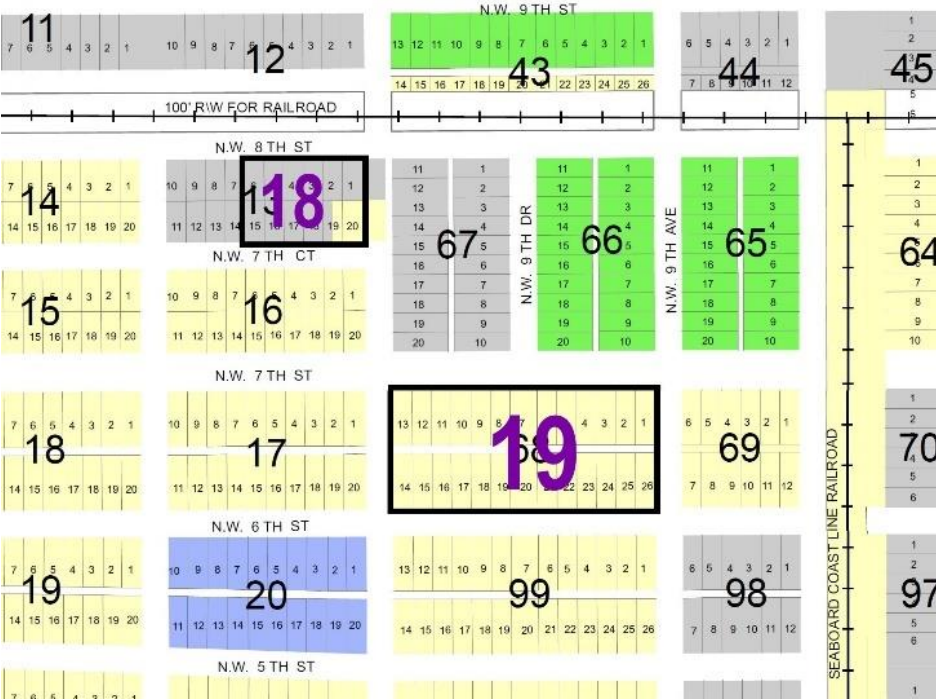


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL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

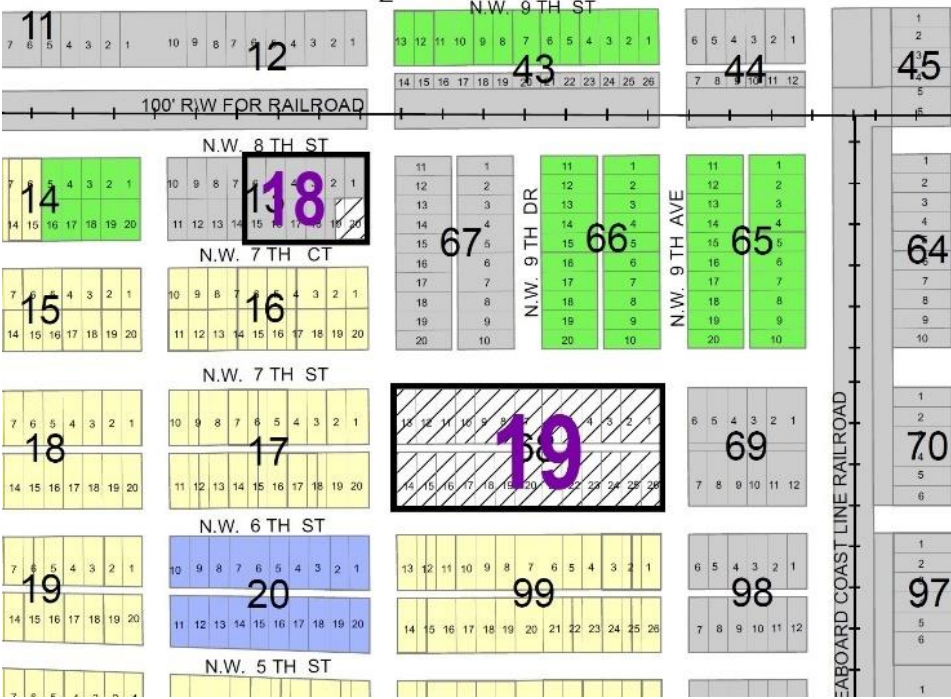
Map Area 1 - Aerial



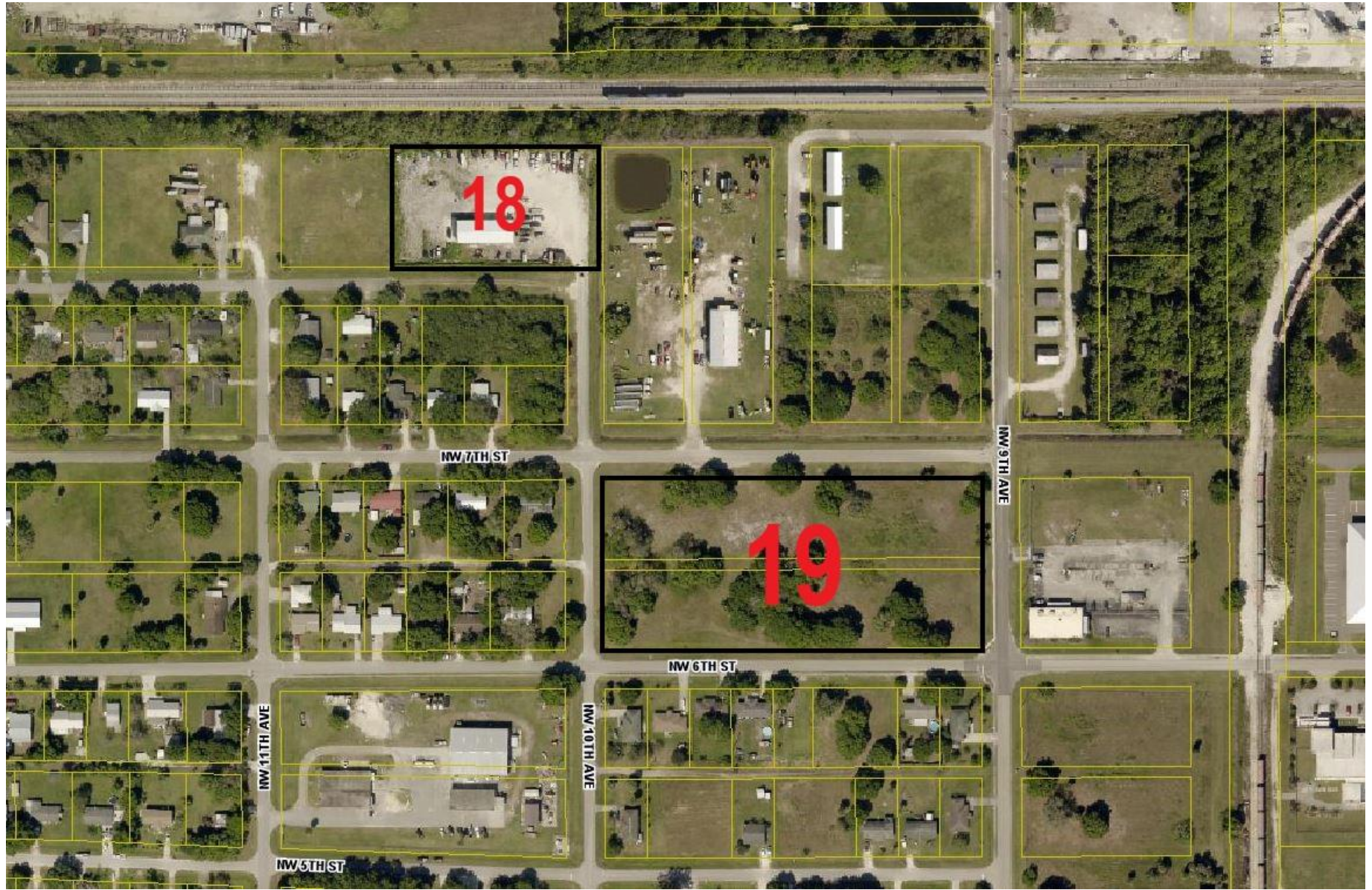
Map Area 2 - Future Land Use



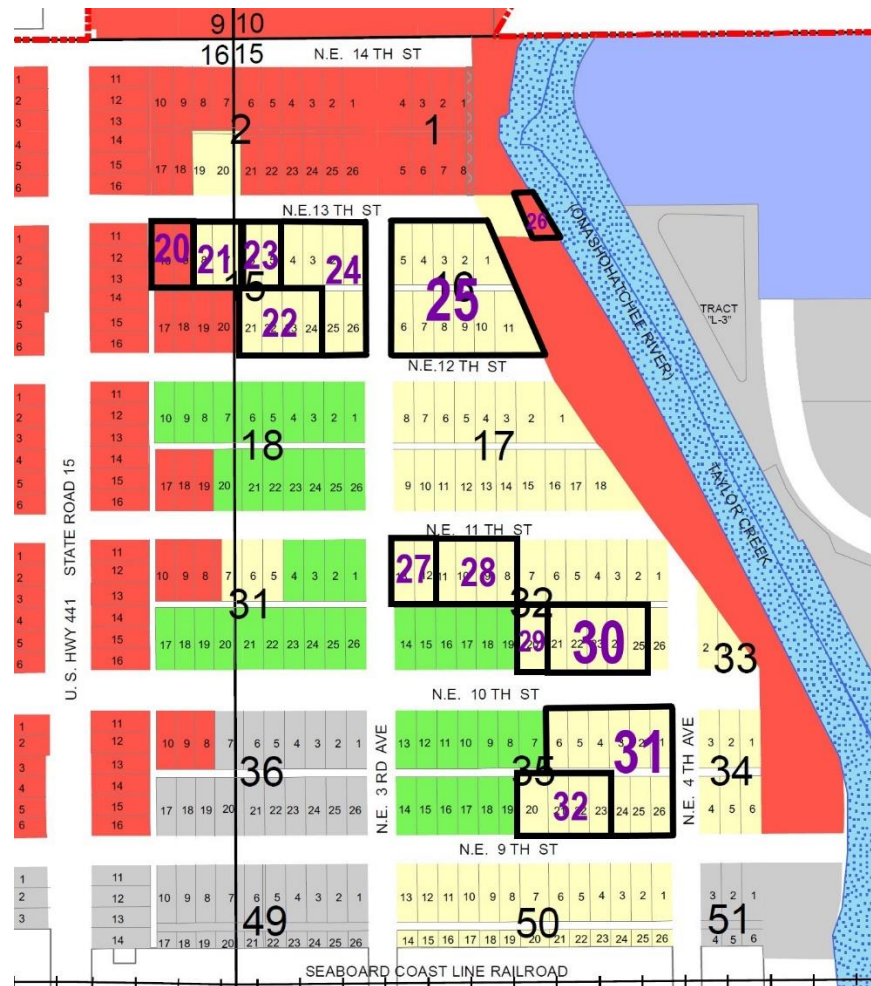
Map Area 2 - Zoning



Map Area 2 - Aerial

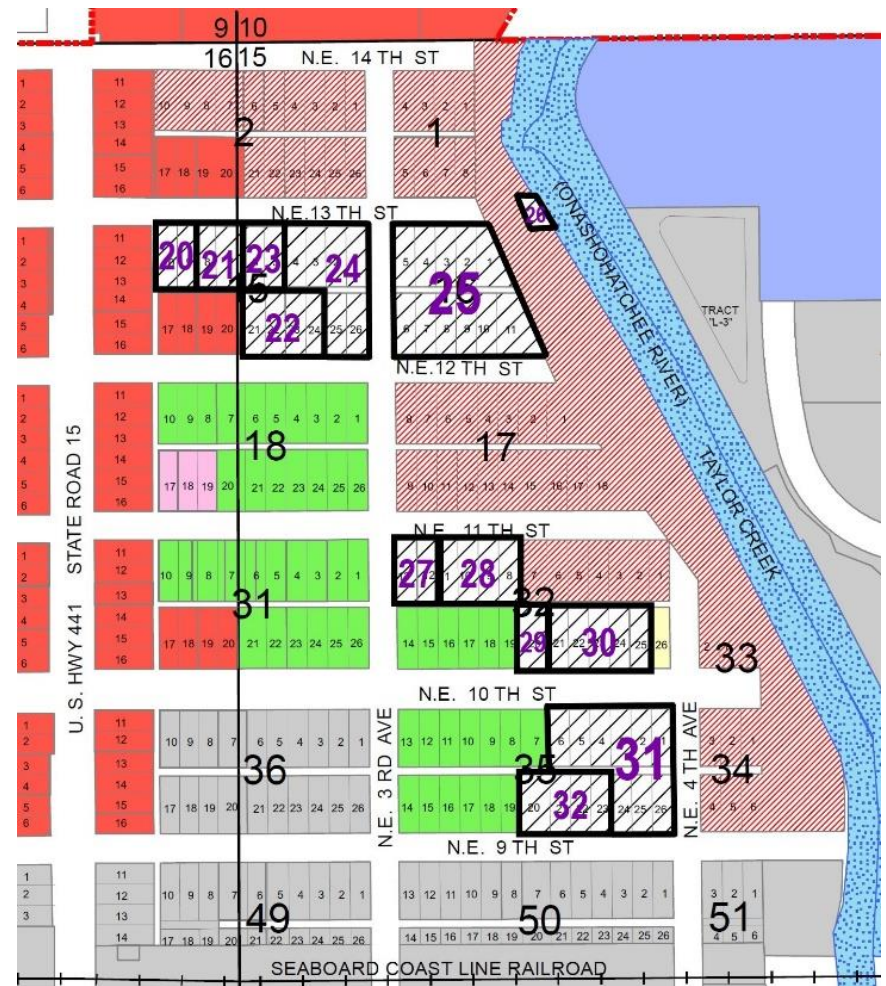


Map Area 3 - Future Land Use



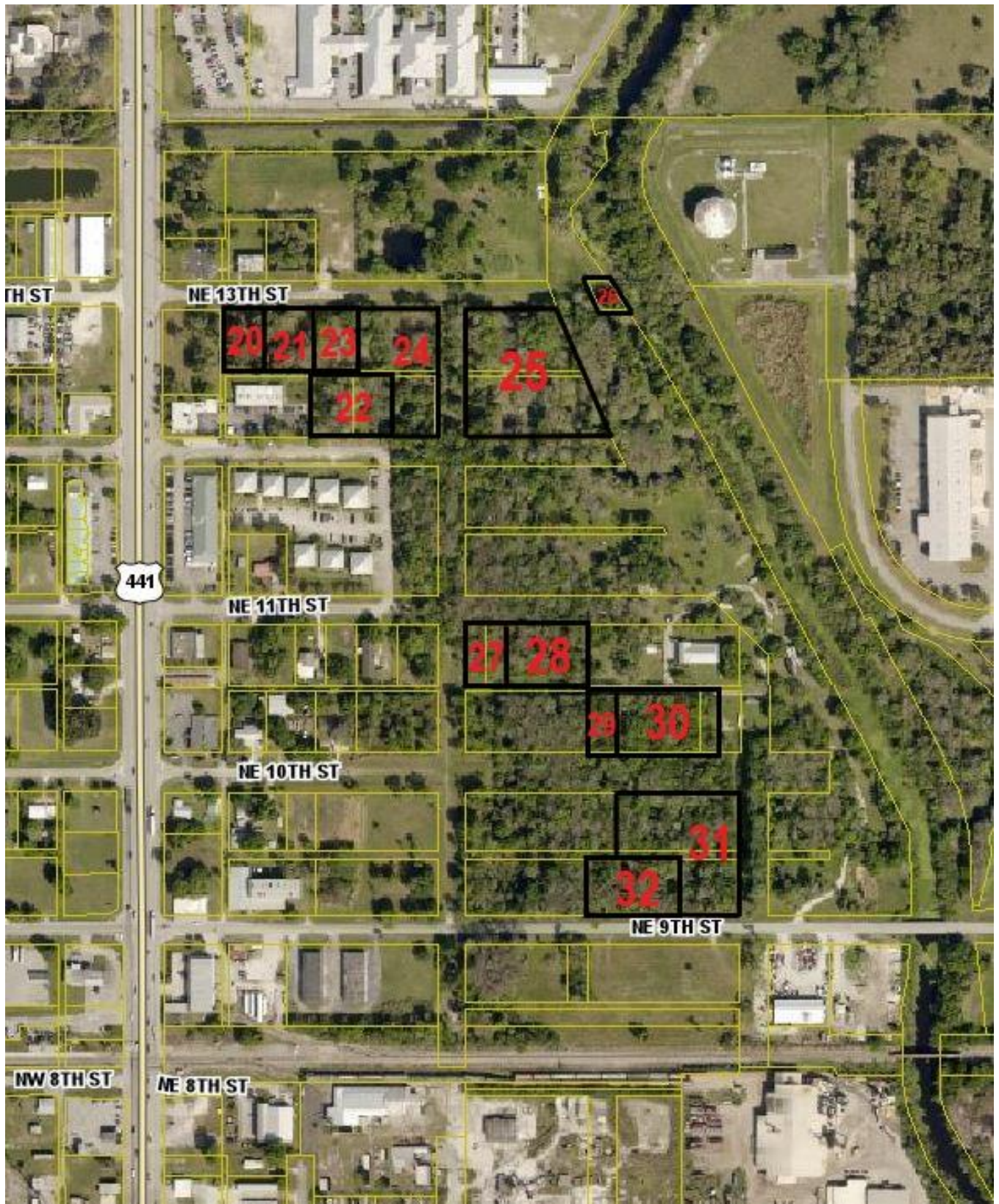
- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Map Area 3 - Zoning

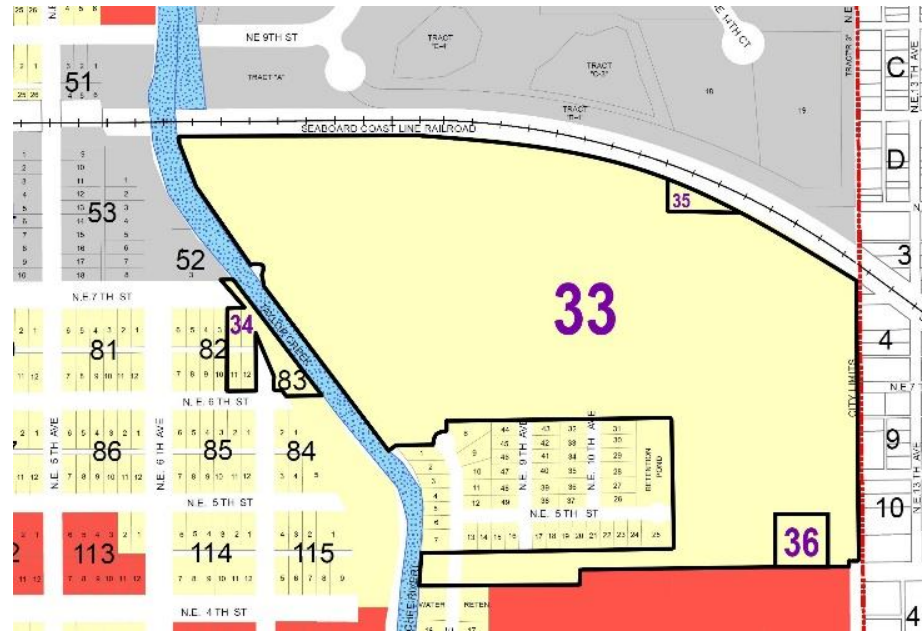


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL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

Map Area 3 - Aerial

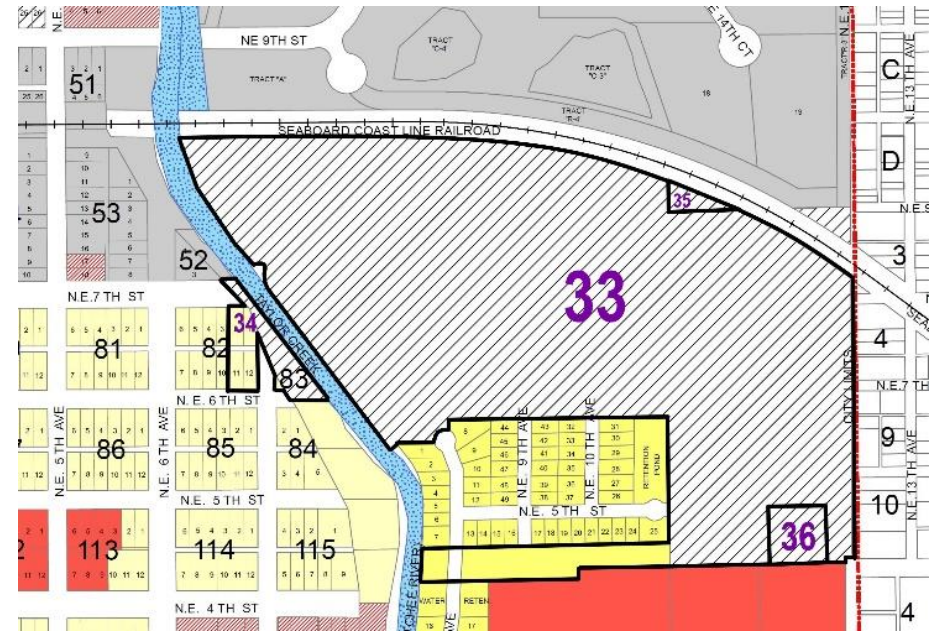


Map Area 4 - Future Land Use



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

Map Area 4 - Zoning

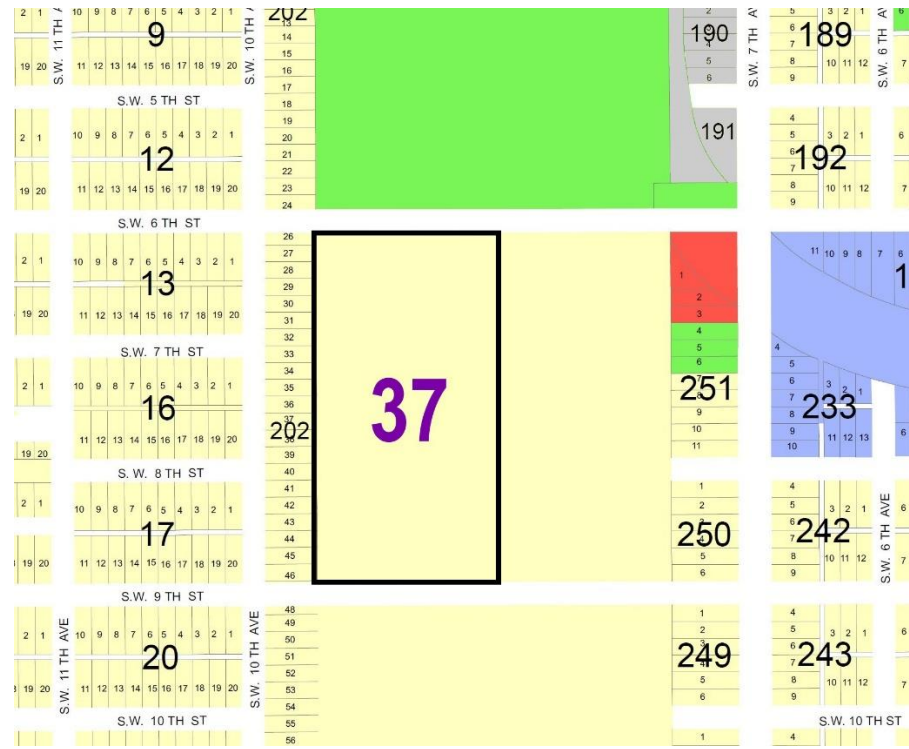


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL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

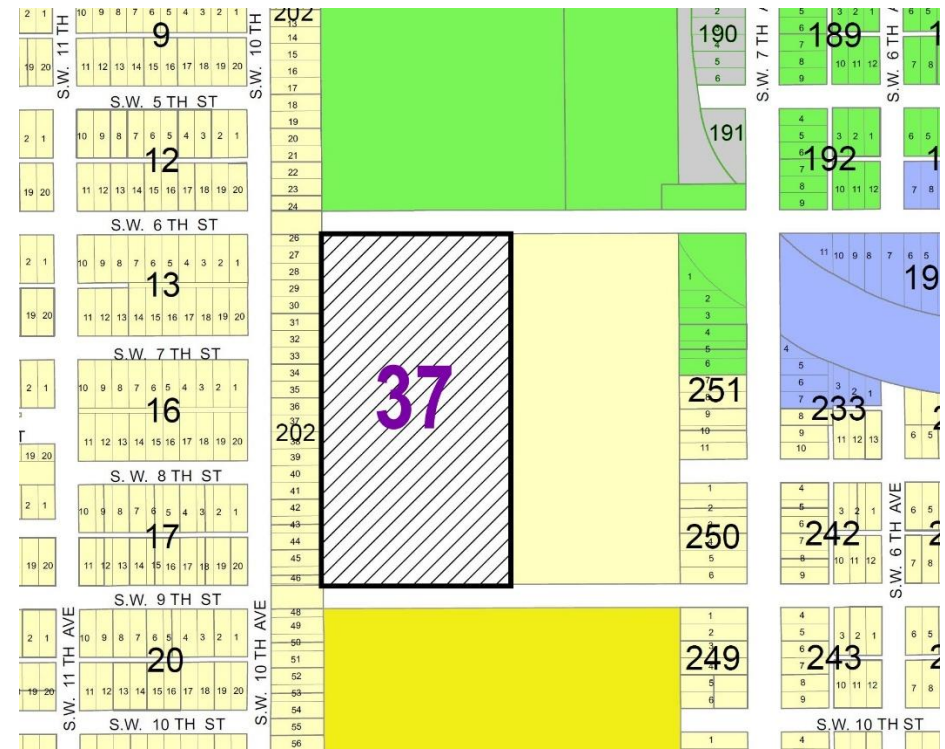
Map Area 4 - Aerial



Map Area 5 - Future Land Use



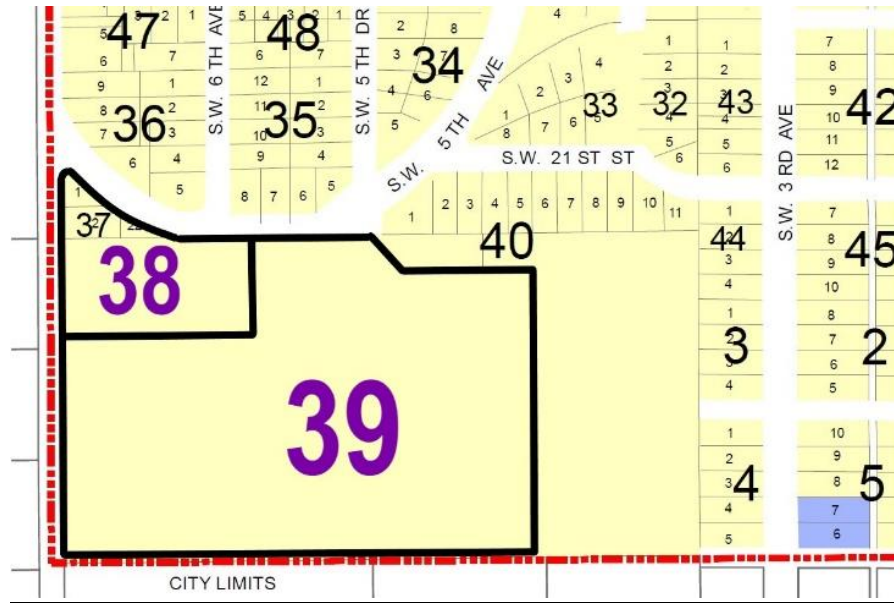
Map Area 5 - Zoning



Map Area 5 - Future Land

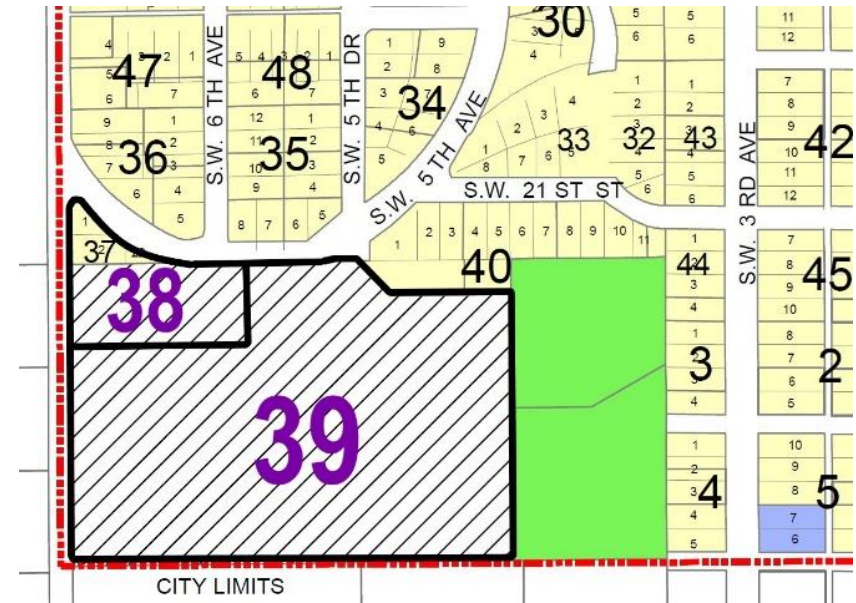


Map Area 6 - Future Land Use



- 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

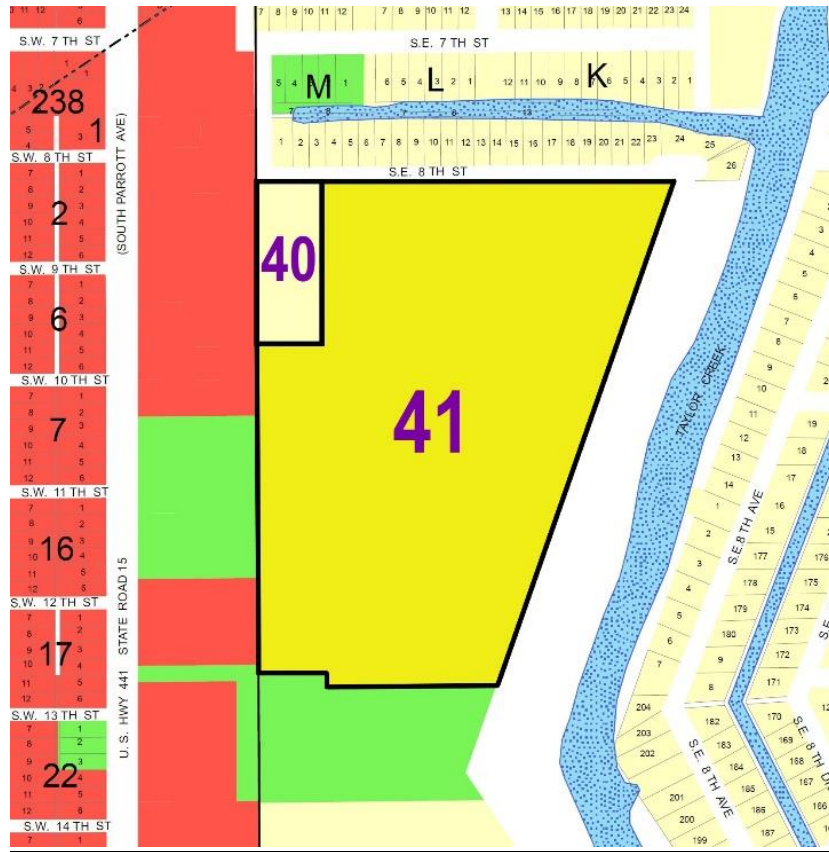


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL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

Map Area 6 - Aerial

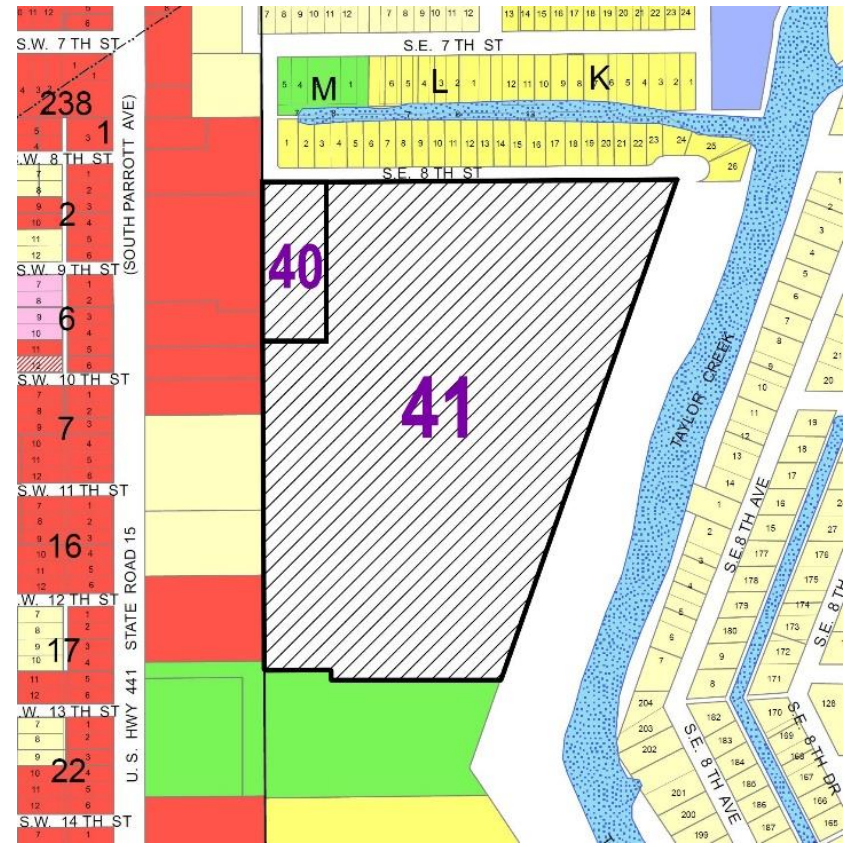


Map Area 7 - Future Land Use



- 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

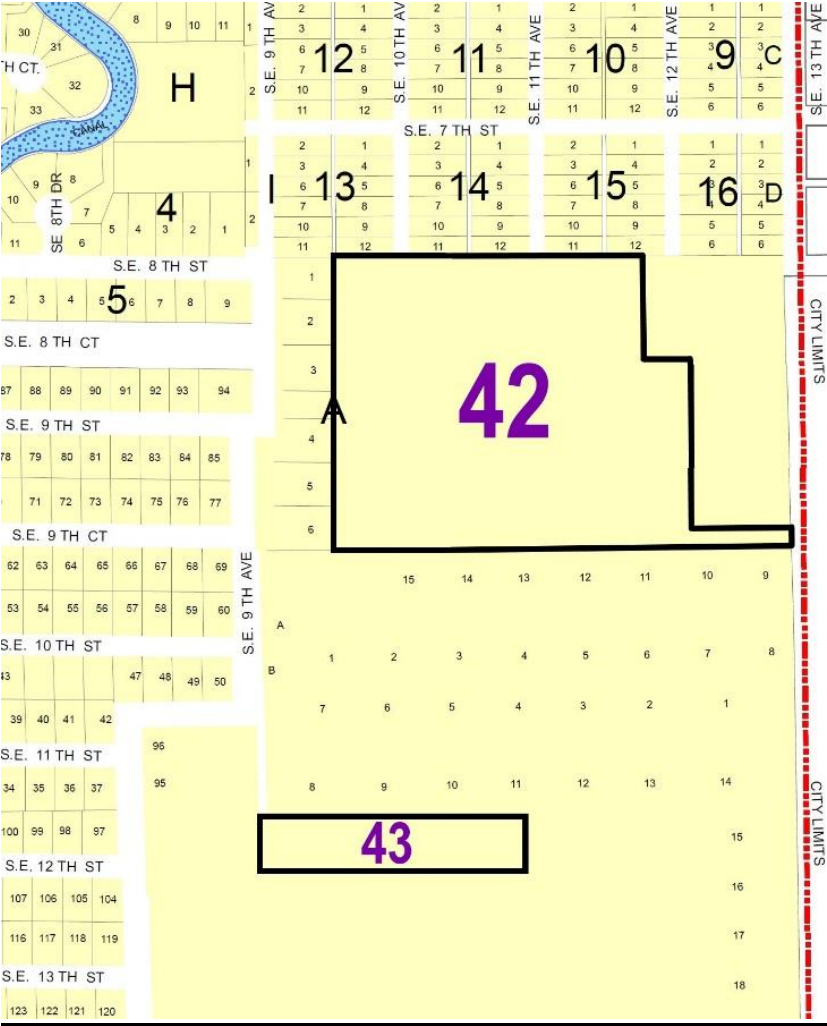


- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL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

Map Area 7 – Aerial

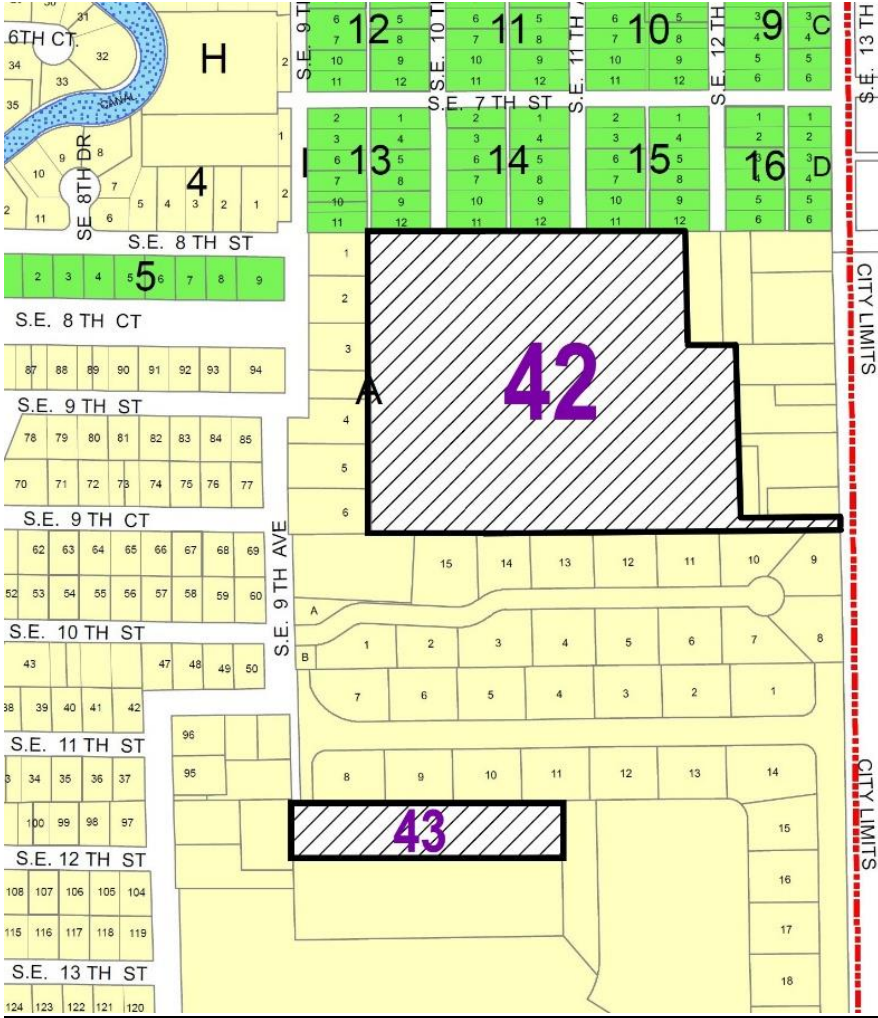


Map Area 8 - Future Land Use



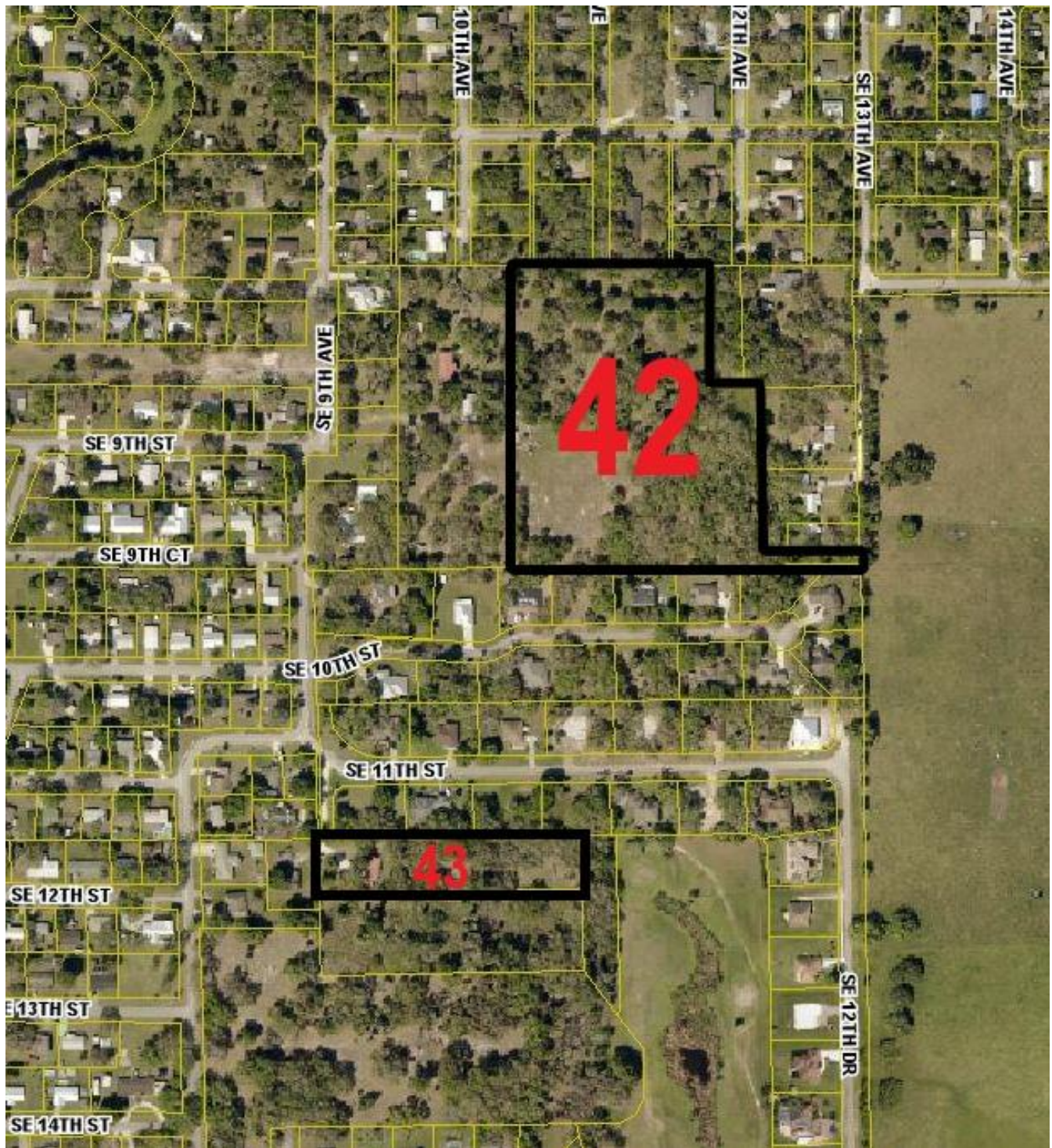
- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

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 Area 8 – Aerial



Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: November 19, 2020
Subject: Comparing Old Holding District to Current Rural Heritage District

CURRENT RURAL HERITAGE DISTRICT	OLD HOLDING DISTRICT
<p>Sec. 90-434. Generally</p> <p>(a) There are, within the city, parcels of land or ownerships (even though technically subdivided) that are presently undeveloped or used for agricultural purposes and were formerly zoned holding, a zoning district no longer in existence. The city wishes to preserve the potential for limited agricultural use on these properties through creation of the RH district.</p> <p>(b) The RH zoning district may be applied only to lands designated single-family residential, multifamily residential, mixed-use residential, and industrial on the future land use map of the comprehensive plan.</p> <p>(c) Uses in the RH district shall be subject to the regulations of this division.</p>	<p>Intent.</p> <p>Within the City there are large parcels of land or ownerships (even though technically subdivided) that are presently undeveloped or used for agricultural purposes. The future direction of development on such lands is not presently apparent. Lands zoned H are intended for rezoning at a future date, by action of the City or upon application upon showing of intent to develop in accord with the City Comprehensive Plan. Permitted uses are fundamentally those related to agriculture, to the end that the owners of such lands may be permitted a fair investment return until such time as rezoning to other categories may take place.</p>

CURRENT RURAL HERITAGE DISTRICT	OLD HOLDING DISTRICT
<p>Sec. 90-435. Permitted uses.</p> <p>The following principal uses and structures are permitted in the RH district:</p> <p>(1) Detached single-family dwellings.</p> <p>(2) Limited agricultural uses and associated structures for the commercial or noncommercial boarding, raising and grazing of horses and cattle; noncommercial raising or keeping of a maximum of three in total number of hogs, sheep and goats; noncommercial plant and vegetable gardens; and cultivation of hay for use or sale.</p> <p>(3) Notwithstanding the limitations set forth in subsection (2), above, agricultural uses of a commercial nature on properties on which there is an active agricultural exemption granted by the Okeechobee Property Appraiser not later than September 19, 2013</p>	<p>Permitted Principal Uses and Structures.</p> <ol style="list-style-type: none"> 1. Customary agricultural uses and structures. 2. Single family detached dwellings. 3. Public and private elementary, junior high, and high schools offering conventional academic curriculums. 4. Public parks, playgrounds, playfields, and City or County buildings in keeping with the character and requirements of the district; public libraries. 5. Existing railroad right-of-way, but not including switching, freight, or storage yards, buildings, or maintenance structures. 6. Houses of worship, provided parcel size shall not be less than 5 acres. 7. Golf course and country club (not including miniature golf course or separate practice driving range) provided lot comprises at least 90 acres of land for a 9 hole course and 150 acres for an 18 hole course and that any required parking area is located at least 100 ft. and any building is located at least 300 ft. from any other residentially zoned property. 8. Golf course and country club (not including miniature golf course or separate practice driving range) provided lot comprises at least 90 acres of land for a 9 hole course and 150 acres for an 18 hole course and that any required parking area is located at least 100 ft. and any building is located at least 300 ft. from any other residentially zoned property. 9. Public utility building and facilities except those included under Section 7.9 necessary to serve surrounding neighborhoods (not including service or storage yards). Such facilities shall be designed, sited, and landscaped to preserve compatibility with a single family neighborhood. 10. Private neighborhood or community (non-public) recreation facility, including tennis or racquet club. No automotive parking shall be located within 50.ft. of any other property in separate ownership. No building shall be located within 100 ft. of any other property in separate owner-ship. Outdoor lighted recreation facilities shall not be used after 10 p.m.

CURRENT RURAL HERITAGE DISTRICT	OLD HOLDING DISTRICT
<p>Sec. 90-436. Special exception uses.</p> <p>The following uses and structures are permitted in the RH district after the issuance of a special exception use petition.</p> <ol style="list-style-type: none"> (1) Permitted uses in excess of 30 feet in height. (2) Reserved 	<p>Special exceptions</p> <p>Permissible by board of adjustment after public notice and hearing and safeguards</p> <ol style="list-style-type: none"> 1. Private clubs and lodges. 2. Commercial marina, not involving removal of boats from water for purposes of repair or major motor repair. 3. Hospital and nursing homes, provided no structure shall be closer than 50 ft. to any boundary line and separate ownership and no off street parking shall be located closer than 25 ft. to any property boundary line and separate ownership.
<p>Sec. 90-437. Customary accessory uses.</p> <p>Each permitted principal use and special exception use in the RH district is also permitted to have the customary accessory structures uses for that use.</p>	<p>Permitted Accessory Uses and Structures:</p> <p>Uses and structures which are customarily accessory and clearly incidental to permitted or permissible uses and structures.</p>
	<p>Prohibited Uses and Structures:</p> <p>Any use or structure not specifically, provisionally, or by reasonable implication permitted herein or permissible by special exception.</p>
<p>Sec. 90-438. Lot and structure requirements.</p> <p>(a) <i>Minimum lot area.</i> Except where further restricted by these regulations for a particular use, minimum requirements for the RH district shall be as follows:</p> <ol style="list-style-type: none"> (1) Single-family dwelling: Area- two (2) acres Width- 200 feet (2) Commercial or noncommercial boarding, raising, and grazing of horses and cattle: Area- one (1) acre per animal (3) Non-commercial raising or keeping of hogs, sheep, and goats; Area- one (1) acre per animal (4) Other permitted uses and structures: None, except as needed to meet all other requirements set forth herein. 	<p>Minimum Lot Requirements (Area and Width)</p> <p>Single-family dwelling: Area- two (2) acres Width- 200 feet</p> <p>Other permitted or permissible uses and structures: None, except as needed to meet all other requirements set out herein.</p>

CURRENT RURAL HERITAGE DISTRICT	OLD HOLDING DISTRICT																								
<p>(b) <i>Minimum yard requirements.</i> The minimum yard requirements in the H district, except where greater distance is required by yard setbacks, shall be as follows:</p> <p>(1) Single-family dwelling:</p> <table> <tr> <td>Front</td><td>25 feet</td></tr> <tr> <td>Side</td><td>10 feet</td></tr> <tr> <td>Rear</td><td>10 feet</td></tr> <tr> <td>Waterfront</td><td>20 feet</td></tr> </table> <p>(2) Other permissible structures:</p> <table> <tr> <td>Front</td><td>25 feet</td></tr> <tr> <td>Side</td><td>20 feet</td></tr> <tr> <td>Rear</td><td>20 feet</td></tr> <tr> <td>Waterfront</td><td>20 feet</td></tr> </table>	Front	25 feet	Side	10 feet	Rear	10 feet	Waterfront	20 feet	Front	25 feet	Side	20 feet	Rear	20 feet	Waterfront	20 feet	<p>Minimum Yard Requirements (Depth of Front & Rear Yards; Width of Side Yards):</p> <p>Single-family dwelling:</p> <table> <tr> <td>Front</td><td>25 feet</td></tr> <tr> <td>Side</td><td>10 feet</td></tr> <tr> <td>Rear</td><td>10 feet</td></tr> <tr> <td>Waterfront</td><td>20 feet</td></tr> </table> <p>Other permitted or permissible buildings: As for single family dwelling except where a greater distance is required by this ordinance for the particular use involved.</p>	Front	25 feet	Side	10 feet	Rear	10 feet	Waterfront	20 feet
Front	25 feet																								
Side	10 feet																								
Rear	10 feet																								
Waterfront	20 feet																								
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Front	25 feet																								
Side	10 feet																								
Rear	10 feet																								
Waterfront	20 feet																								
<p>(c) <i>Maximum lot coverage by all buildings.</i></p> <p>(1) Single-family dwelling: 45%</p> <p>(2) Other permissible principal uses: 45%</p>	<p>Maximum Lot Coverage by All Buildings: Unrestricted.</p>																								
<p>(d) <i>Maximum impervious surface.</i></p> <p>(1) Single-family dwelling: 55%</p> <p>(2) Other permissible principal uses: 55%</p>	<p>Not addressed</p>																								
<p>(e) <i>Maximum height of structures.</i></p> <p>(1) Single-family dwelling: 30 ft</p> <p>(2) Other permissible principal uses: 30 ft</p>																									