



**CITY OF OKEECHOBEE  
PLANNING BOARD MEETING  
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974  
JANUARY 20, 2022  
LIST OF EXHIBITS**

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<b>Draft Minutes</b>	Summary of Board Action November 18, 2021
<b>Staff Report/Exhibit 1</b>	City's Five-Year Schedule of Capital Improvements No. 22-001-CPA
<b>Staff Report/Exhibit 2</b>	Comprehensive Plan Small Scale Future Land Use Map Amendment Application 22-001-SSA
<b>Staff Report/ Exhibit 3</b>	Rezoning Petition No 22-001-R



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD  
NOVEMBER 18, 2021  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, November 18, 2021, at 6:02 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. Invocation and Pledge of Allegiance was led by Board Member Phil Baughman.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Member Jim Shaw were present. Alternate Board Member David McAuley was absent.

**III. AGENDA**

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve the agenda as presented. **Motion Carried Unanimously.**
- C.** There were no comment cards submitted for public participation.

**IV. MINUTES**

- A.** Motion by Board Member Papasso, seconded by Board Member Baughman to dispense with the reading and approve the October 21, 2021, Regular Meeting and Workshop minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING FOR QUASI-JUDICIAL ITEM AT 6:04 P.M.**

- A.** Rezoning Petition No. 21-006-R from Residential Multiple Family to Heavy Commercial on 0.402± acres located at 204 NW 13th Street, Lots 23 and 24 of Block 3, CITY OF OKEECHOBEE, PB 5, PG 5, Public Records of Okeechobee County, for the proposed use of a storage facility.
  - 1.** No oath for testimony was administered.
  - 2.** City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services reviewed the Planning Staff Report and finds the rezoning is reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval.
  - 3.** Mr. Muhammad Nooruddin, Registered Agent of the Property Owner, NASSA Management Group, LLC was not present.
  - 4.** No public comments were offered. For the record there were 15 surrounding property owner notices mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
  - 5.** No Ex-Parte disclosures were offered.
  - 6.** Motion by Board Member Baughman, seconded by Board Member Papasso to recommend to the City Council approval of Rezoning Petition No. 21-006-R as presented in [Exhibit 1, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for December 21, 2021, and January 18, 2022.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:08 P.M.**

**VI.** Chairperson Hoover adjourned the meeting at 6:08 P.M.

Submitted by:

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Patty M. Burnette, Secretary

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

**ORDINANCE NO. [REDACTED]**

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

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

**WHEREAS**, the City's Planning Board, acting as the Local Planning Agency, has reviewed the proposed Five-Year Schedule of Capital Improvements, at a duly advertised meeting held on **January 20, 2022** and hereby forwards its recommendation to the City Council; and

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

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

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

**SECTION 1. Revision.** The City Council hereby revises the Capital Improvements Element of its Comprehensive Plan by updating the Five-Year Schedule of Capital Improvements (Five-Year Capital Improvement Plan) attached as Exhibit "A":

**SECTION 2. Conflict.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 3. Severability.** If any provision or portion of this ordinance is declared by a court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 4. Effective Date.** This Ordinance shall take effect immediately upon its passage.

**INTRODUCED** for first reading and set for Final Public hearing on this **15<sup>th</sup> day of February, 2022**.

\_\_\_\_\_  
Dowling Watford, Mayor

ATTEST:

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this \_\_\_\_ day of \_\_\_\_, 2022.

\_\_\_\_\_  
Dowling Watford, Mayor

ATTEST:

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

REVIEWED FOR LEGAL SUFFICIENCY:

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



Ordinance No.         
Exhibit "A"

FIVE YEAR SHEDULE OF CAPITAL IMPROVEMENTS							
Capital Projects	Funding Source	2021-2022	2022-2023	2023-2024	2024-2025	2025-2029	Five Year Total
<b>Transportation Projects</b>							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951	\$ -	\$ -			\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$ 55,000	\$ 200,000	\$ -	\$ 300,000	\$ 675,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 60,000
<b>Sub Total</b>		<b>\$ 509,951</b>	<b>\$ 112,500</b>	<b>\$ 257,500</b>	<b>\$ 57,500</b>	<b>\$ 357,500</b>	<b>\$ 1,294,951</b>
<b>Stormwater Projects</b>							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations	\$ 430,000	\$ -	\$ -			\$ 430,000
Stomwater Infrastrure	ARPA Funds	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 2,400,000
<b>Sub Total</b>		<b>\$ 1,670,000</b>	<b>\$ 1,240,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 3,030,000</b>
<b>Parks and Recreation Projects</b>							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park- Solar Area Lights	General	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Centennial Park- Chickees	General	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Centennial Park - Picnic Tables	General	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Centennial Park - Playground Equipment	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial Park - Landscaping	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial park -Concrete for pads	General	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
<b>Sub Total</b>		<b>\$ 68,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 128,000</b>
<b>Total</b>		<b>\$ 2,247,951</b>	<b>\$ 1,367,500</b>	<b>\$ 312,500</b>	<b>\$ 112,500</b>	<b>\$ 412,500</b>	<b>\$ 4,452,951</b>

Ordinance No. \_\_\_\_\_  
Exhibit "A"

OKEECHOBEE COUNTY SCHOOL DISTRICT

2021 - 2022 Work Plan

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

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$2,545,623	\$1,331,404	\$1,530,094	\$1,693,544	\$4,668,522	\$11,769,187
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	(\$267,377)	(\$1,820,816)	\$1,098,563	\$1,693,544	\$4,668,522	\$5,372,436

District OKEECHOBEE COUNTY SCHOOL DISTRICT

Fiscal Year Range

OKEECHOBEE COUNTY SCHOOL DISTRICT

2021 - 2022 Work Plan

**Capacity Project Schedules**

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

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

Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0
Student Stations:	0	0	0	0	0	0
Total Classrooms:	0	0	0	0	0	0
Gross Sq Ft:	0	0	0	0	0	0

# 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 SCHEDULE OF CAPITAL IMPROVEMENTS

Capital Projects	Funding Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Five Year Total
<b>Transportation Projects</b>							
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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 177,537
SW 5th Avenue Project	SCOP	\$ 334,951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 209,000
Street Improvements-SE 8th Ave	SCOP	\$ 0	\$ 75,000	\$ 75,000	\$ 0	\$ 0	\$ 150,000
<b>Sub Total</b>		<b>\$ 893,988</b>	<b>\$247,500</b>	<b>\$242,500</b>	<b>\$162,500</b>	<b>\$162,500</b>	<b>\$1,708,988</b>
<b>Stormwater Projects</b>							
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
<b>Sub Total</b>		<b>\$ 40,000</b>	<b>\$ 50,000</b>	<b>\$ 55,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 275,000</b>
<b>Parks &amp; Recreation Projects</b>							
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	\$ 0	\$ 0	\$ 0	\$ 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	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000
Centennial Park -Tables/trash cans	General	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,000
Centennial Park - Fencing	General	\$ 5,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
Flagler Parks Irrigation/Landscaping	General	\$ 0	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000
Centennial Park Boat Ramp	General	\$ 0	\$175,000	\$ 0	\$ 0	\$ 0	\$ 175,000
Centennial Park Gazebo	General	\$ 0	\$ 0	\$ 0	\$ 75,000	\$ 0	\$ 75,000
Boat Ramp New Dock	General	\$ 0	\$ 0	\$110,000	\$ 0	\$ 0	\$ 110,000
<b>Sub Total</b>		<b>\$ 102,000</b>	<b>\$206,000</b>	<b>\$135,000</b>	<b>\$100,000</b>	<b>\$ 25,000</b>	<b>\$ 568,000</b>
<b>TOTAL</b>		<b>\$1,035,988</b>	<b>\$503,500</b>	<b>\$432,500</b>	<b>\$327,500</b>	<b>\$252,500</b>	<b>\$2,551,988</b>

FIVE YEAR SHEDULE OF CAPITAL IMPROVEMENTS							
Capital Projects	Funding Source	2021-2022	2022-2023	2023-2024	2024-2025	2025-2029	Five Year Total
<b>Transportation Projects</b>							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951	\$ -	\$ -			\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$ 55,000	\$ 200,000	\$ -	\$ 300,000	\$ 675,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 60,000
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R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations	\$ 430,000	\$ -	\$ -			\$ 430,000
Stomwater Infrastrure	ARPA Funds	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 2,400,000
<b>Sub Total</b>		<b>\$ 1,670,000</b>	<b>\$ 1,240,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 40,000</b>	<b>\$ 3,030,000</b>
<b>Parks and Recreation Projects</b>							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park- Solar Area Lights	General	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Centennial Park- Chickees	General	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Centennial Park - Picnic Tables	General	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Centennial Park - Playground Equipment	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial Park - Landscaping	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial park -Concrete for pads	General	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
<b>Sub Total</b>		<b>\$ 68,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ 128,000</b>
<b>Total</b>		<b>\$ 2,247,951</b>	<b>\$ 1,367,500</b>	<b>\$ 312,500</b>	<b>\$ 112,500</b>	<b>\$ 412,500</b>	<b>\$ 4,452,951</b>

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

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 2019-20 Work Plan									

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

	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$2,545,623	\$1,331,404	\$1,530,094	\$1,693,544	\$4,668,522	\$11,769,187
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	(\$267,377)	(\$1,820,816)	\$1,098,563	\$1,693,544	\$4,668,522	\$5,372,436

District

OKEECHOBEE COUNTY SCHOOL DISTRICT

Fiscal Year Range

**Capacity Project Schedules**

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

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

Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0
Student Stations:	0	0	0	0	0	0
Total Classrooms:	0	0	0	0	0	0
Gross Sq Ft:	0	0	0	0	0	0



## **Staff Report Small Scale Comprehensive Plan Amendment**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*         *Mitch Stephens*

*Address:*            *All Parcels in Blocks 110 and 121  
between NE 2nd Ave and NE 3rd Ave  
and between NE 3rd St and NE 5th St*

*Petition No.:*        *22-001-SSA*

*Request:*             *Commercial to Multifamily Residential*

## General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <a href="mailto:mitchstephens@gmail.com">mitchstephens@gmail.com</a> 919.201.9913
Owner	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496 <a href="mailto:mitchstephens@gmail.com">mitchstephens@gmail.com</a> 919.201.9913
Site Address	All parcels in Block 110 and Block 121 Between NE 2nd Ave and NE 3rd Ave and Between NE 3rd Street and NE 5th Street
Parcel Identification	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120 3-15-37-35-0010-01100-0010
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	<a href="mailto:sdobbs@stevedobbsengineering.com">sdobbs@stevedobbsengineering.com</a>
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofkeechobee.com/agendas.html">https://www.cityofkeechobee.com/agendas.html</a>	

## Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for contiguous vacant parcels totaling 3.995 acres. The Applicant is requesting to change the Future Land Use designation of this property from Commercial to Multi-Family Residential. This applicant has also submitted a concurrent request to rezone the property from Heavy Commercial to Residential Multiple Family. Additionally, it will be necessary to vacate the alley which runs through Block 121 and the alley which runs through Block 110.

The applicant has stated that if approval is granted for these requests, the goal is to build multi-family structures at the maximum possible density. That density would be at 10 dwelling units per acre and 11 if affordable housing bonuses were granted.



### Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Heavy Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	3.995 acres	3.995 acres

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

North	Future Land Use	Multi-Family Residential
	Zoning	Light Commercial and Residential Multiple Family
	Existing Use	Duplexes
East	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Single Family and Commercial Professional Office
	Existing Use	Vacant and House of Worship
South	Future Land Use	Multi-Family Residential and Commercial
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Offices
West	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	House of Worship and Funeral Home

### General Analysis and Staff Comments

#### A. Qualification for Amendment

Based on the size of the property (3.995 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

#### B. Current Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use

exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 270,000 square feet.

However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the Heavy Commercial of 85%, it would be difficult to provide sufficient parking for 270,000 square feet of commercial use and the maximum floor area would likely be further limited by the ability to provide sufficient parking. Additionally, given the character of Okeechobee, it would be unusual to exceed two stories. A two-story structure with 50% building coverage on 3.995 acres would have a floor area of approximately 180,000 square feet.

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

The maximum density allowable in the Multi-Family Residential Future Land Use Category is 10 units per acre or 11 if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 3.995 acres would be 44 multi-family dwellings.

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

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

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

This property is one block away from US-441 and is within the area that is unofficially considered the City's commercial corridor. This property is somewhat in a transitioned designation of commercial. As such, the applicant's intended plan for this property as multi-family housing is appropriate for this location. High density residential at this property provides a transitional buffer between the commercial uses fronting on US-441 and the lower density residential area to the east. There are not significant issues concerning the compatibility of the proposed multi-family map designation with adjacent designations or uses; and the applicant's request is consistent with the goals, objectives and policies of the City's comprehensive plan.

**E. Adequacy of Public Facilities**

Traffic Impacts

The applicant has provided a traffic analysis report prepared by MacKenzie Engineering & Planning. The analysis was conducted based on the area of both Block 121 and Block 110 for this subject property for a total of approximately 4 acres. The report concludes that the proposed change from Commercial to Multi-Family Residential will result in the reduction of potential vehicle trips. Staff agrees with this conclusion.

The report also concludes that the estimated number of daily vehicle trips to be generated



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

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

#### Demand for Potable Water and Sewer Treatment

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

#### Demand for Solid Waste Disposal

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

#### Demand for Public School Services

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

#### Recreation and Open Space Demand

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

### **F. Environmental Impacts**

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

## Recommendation

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

Submitted by:



James G LaRue, AICP  
President

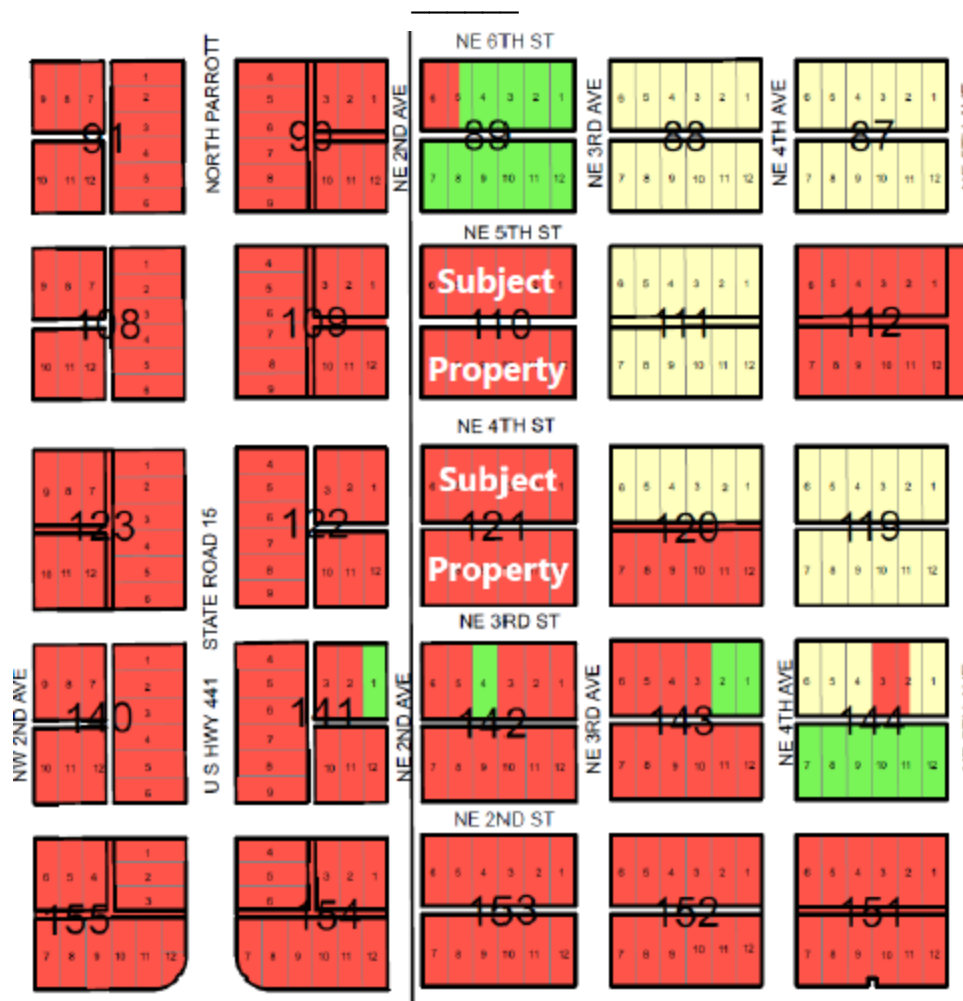
January 10, 2022

Planning Board Public Hearing: January 20, 2022

City Council Public Hearings: (tentative) February 15, 2022

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

## FUTURE LAND USE SUBJECT SITE AND ENVIRONS



### LAND USE CLASSIFICATIONS

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

## ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE  
AERIAL OF SUBJECT SITE AND ENVIRONS





City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>12-16-21</u>	Petition No. <u>22-001-SSA</u>
	Fee Paid: <u>969.85</u>	Jurisdiction: <u>PB+CC</u>
	1 <sup>st</sup> Hearing: <u>1-20-22</u>	2 <sup>nd</sup> Hearing: <u>2-15-22</u>
	Publication Dates:	
	Notices Mailed: <u>1-5-22</u>	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

### TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: C

Verified Zoning Designation: CHV

Plan Amendment Type: ☐ Large Scale (LSA) involving over 10 acres or text amendment

☒ Small Scale (SSA) 10 acres or less

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

### APPLICANT PLEASE NOTE:

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

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

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

12/16/2021  
Date

Mitch Stephens  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

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

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

Mitch Stephens

**Applicant**

17705 Middlebrook Way

**Address**

Boca Raton,

FL

33496

**City**

919-201-9913

**State**

**Zip**

mitchstephens@gmail.com

**Telephone Number**

**Fax Number**

**E-Mail**

Steven L. Dobbs

**Agent\***

1062 Jakes Way

**Address**

Okeechobee,

FL

33974

**City**

863-824-7644

**State**

**Zip**

sdobbs@stevedobbsengineering.com

**Telephone Number**

**Fax Number**

**E-Mail**

Glenwood Park, LLC

**Owner(s) of Record**

17705 Middlebrook Way

**Address**

Boca Raton,

FL

33496

**City**

919-201-9913

**State**

**Zip**

mitchstephens@gmail.com

**Telephone Number**

**Fax Number**

**E-Mail**

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

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

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

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

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

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

The owner is requesting to change the future land use of these two blocks from Commercial to  
Multifamily Residential Future Land Use

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

**A. PROPERTY LOCATION:**

1. Site Address: 309 NE 4th Street, Okeechobee, FL 34972

*Between  
NE 3rd & 5th Sts and 2nd & 3rd Ave*

2. Property ID #(s): 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01100-0010,  
3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030,  
3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090,  
3-15-37-35-0010-01210-0100 and 3-15-37-35-0010-01210-0120

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

1. Total Area of Property: 3.995 Acres

2. Total Area included in Request: 3.995 Acres

a. In each Future Land Use (FLU) Category: Multifamily - 3.995 Acres

- (1) \_\_\_\_\_  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_  
(4) \_\_\_\_\_

b. Total Uplands: 3.995 Acres

c. Total Wetlands: 0.00 Acres



3. Current Zoning: Heavy Commercial
4. Current FLU Category: Commercial
5. Existing Land Use: Vacant
6. Requested FLU Category: Multifamily Residential

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

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)		10 DU/AC
Number of Units		40
Commercial (sq. ft.)	126,041 SF	
Industrial (sq. ft.)		

**IV. AMENDMENT SUPPORT DOCUMENTATION**

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

**A. GENERAL INFORMATION AND MAPS**

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

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

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

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

**B. PUBLIC FACILITIES IMPACTS**

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;

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

a. Potable Water and Sanitary Sewer demand based on:

- (1) 114 gallons per person per day (gppd) for residential uses
- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses

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

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:
  - a. Solid Waste;
  - b. Water and Sewer;
  - c. Schools.

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

**C. ENVIRONMENTAL IMPACTS**

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

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

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

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

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

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

**V. FEE SCHEDULE**

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

**VI. AFFIDAVIT**

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

Mitch Stephens  
Signature of Owner or Authorized Agent

12/6/2021  
Date

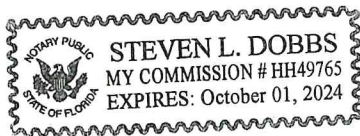
MITCH STEPHENS  
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of December 12, 2021, by Mitch Stephens, who  
(Name of Person)

is personally known to me or produced \_\_\_\_\_ as identification.



Steven L. Dobbs  
Notary Public Signature

## **Glenwood Park**

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

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

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

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

None proposed.

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

Attached

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

Attached

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

There are two blocks Block 110 and Block 121, both owned by Glenwood Park, LLC.

North Parcel:

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

South Parcel:

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

on the north side which is multifamily and is currently used as commercial. To the west the parcel has a FLU of Commercial and is being used as Commercial.

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

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

Attached

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

Attached

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

Attached.

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

Attached.

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

Attached.

**B. Public Facilities Impacts**

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

**1. Traffic Analysis**

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

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

Please see attached traffic report

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

Please see the attached traffic report.

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

N/A

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

Acknowledged.

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

Acknowledged.

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

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

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

**Assume 2.5 residents per household**

Current  $0 * 285 = 0$  gpd

Future  $= 40 * 285 = 11,400$  gpd

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

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

Future 0 \* 0.15 = 0 gpd

Current total = 40,576 gpd

Future total = 11,400 gpd

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

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

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

**a. Solid Waste;**

Please see attached letter from Waste Management.

**b. Water and Sewer:**

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

**c. Schools.**

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

**C. Environmental Impacts**

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

**There shall be inventories of:**

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

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

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

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



**3. Unique habitat.**

This parcel was previously developed but provides no unique habitat.

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

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

**5. Floodprone areas.**

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

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

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

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

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

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

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

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

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be

classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

**E. Justification of Proposed Amendment**

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

*Proposed Conditions*

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

L 1.2.d.

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

**Water and Wastewater Treatment Plants**

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

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

**Police**

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

**Fire**

The nearest fire station is located at 501 NW 5<sup>th</sup> Street. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

**Solid Waste**

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

**Stormwater Management**

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

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

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

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

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

### **Parks and Recreation**

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

### **Hurricane Preparedness**

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

### **Miscellaneous Data**

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

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

#### **Legal Description**

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



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

## Detail by Entity Name

Florida Limited Liability Company

**GLENWOOD PARK, LLC**

### Filing Information

**Document Number** L21000242266

**FEI/EIN Number** NONE

**Date Filed** 05/24/2021

**State** FL

**Status** ACTIVE

### Principal Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Mailing Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Registered Agent Name & Address

**STEPHENS, FRANK M**  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Authorized Person(s) Detail

#### **Name & Address**

**Title MGR**

**STEPHENS, FRANK M**  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

**Title MGR**

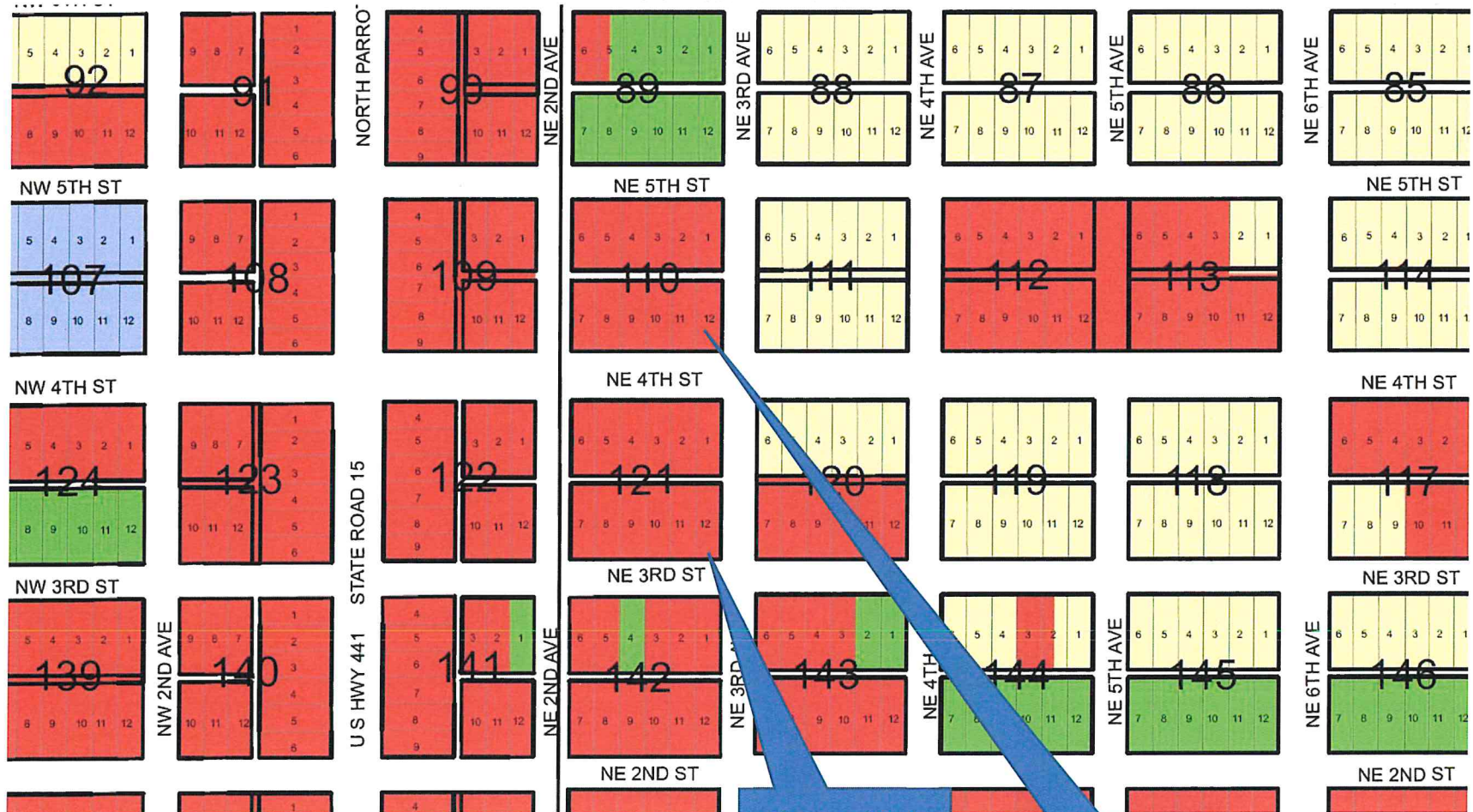
2021 QUALIFIED FUND, LLC  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Annual Reports

**No Annual Reports Filed**



City of Okeechobee Future Land Use Amendment Application  
 Future Land Use Exhibit  
 Glenwood Park Parcels



**LAND USE CLASSIFICATIONS**

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

Glenwood Park  
Parcels

Glenwood Park  
Parcels

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





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





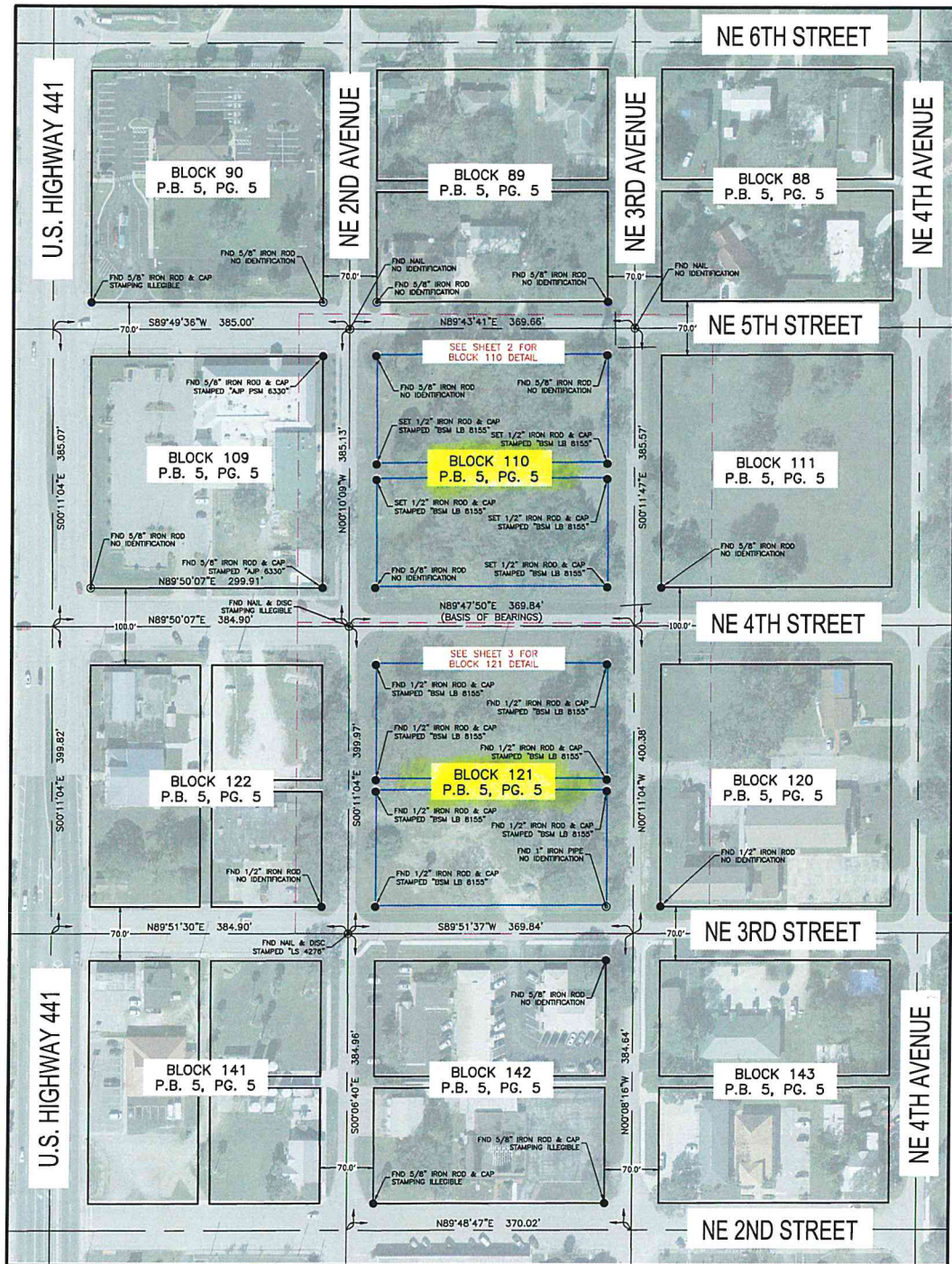
# BOUNDARY SURVEY

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

\*SEE SHEETS 2 AND 3 FOR TREE LOCATIONS\*

## BOUNDARY RESOLUTION

(1 INCH = 100 FEET)



### LEGEND:

C/L  
R/W  
ID  
FND  
OHU  
P.B.  
P.C.  
O.R.B.  
O.R.F.

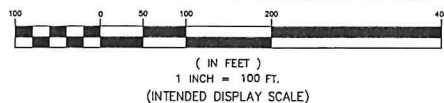
CENTERLINE  
RIGHT-OF-WAY  
IDENTIFICATION  
FOUND  
OVERHEAD UTILITY LINE  
PLAT BOOK  
PAGE  
OFFICIAL RECORD BOOK  
OFFICIAL RECORD FILE  
UTILITY POLE  
TELEPHONE PEDESTAL  
WATER METER  
WATER VALVE  
SEWER SANITARY MANHOLE  
SINGLE SUPPORT SIGN  
CATCH BASIN

### LEGAL DESCRIPTION:

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

### BOUNDARY RESOLUTION SCALE



POINT ID	TREE SIZE	TREE TYPE
217	26"	OAK
218	14"	PINE
219	16"	CABBAGE PALM
220	16"	CABBAGE PALM
221	10"	PINE
222	10"	PINE
223	14"	PINE
224	18"	OAK
225	14"	OAK
226	18"	OAK
227	12"	OAK
228	18"	OAK
229	14"	OAK
230	14"	OAK
231	14"	OAK
232	14"	UNK
233	10"	OAK
234	12"	OAK
235	16"	PINE
236	12"	OAK
237	10"	OAK
238	36"	OAK
239	16"	OAK
240	18"	OAK
241	24"	OAK
242	18"	OAK
243	22"	OAK
244	16"	PINE
245	18"	OAK
246	24"	PINE
247	24"	OAK
248	32"	OAK
249	20"	OAK
250	22"	PINE
251	18"	OAK
252	16"	OAK
253	22"	PINE
254	12"	CABBAGE PALM
255	18"	OAK
256	12"	OAK

POINT ID	TREE SIZE	TREE TYPE
257	16"	CABBAGE PALM
258	18"	PINE
259	48"	OAK
260	30"	UNK
261	16"	CABBAGE PALM
262	16"	MAPLE
263	24"	OAK
264	16"	MAPLE
265	12"	MAPLE
266	14"	CABBAGE PALM
267	14"	OAK
268	10"	OAK
269	14"	OAK
270	14"	OAK
271	20"	OAK
272	16"	OAK
273	24"	OAK
274	12"	OAK
275	32"	OAK
276	20"	OAK
277	14"	OAK
278	12"	OAK
279	16"	OAK
280	12"	OAK
281	16"	PINE
282	14"	OAK
283	18"	OAK
284	12"	CABBAGE PALM
285	12"	OAK
286	14"	OAK
287	10"	UNK
288	18"	OAK
289	20"	OAK
290	10"	OAK
291	14"	OAK
292	12"	OAK
293	16"	OAK
294	16"	OAK
295	16"	OAK
296	10"	OAK

POINT ID	TREE SIZE	TREE TYPE
297	10"	OAK
298	32"	OAK
299	24"	OAK
300	36"	OAK
301	12"	OAK
302	14"	OAK
303	12"	OAK
304	12"	OAK
305	20"	OAK
306	16"	OAK
307	18"	OAK
308	16"	OAK
309	16"	OAK
310	12"	PINE
311	12"	CABBAGE PALM
312	14"	CABBAGE PALM
313	14"	OAK
314	14"	CABBAGE PALM
315	10"	OAK
316	16"	PINE
317	12"	OAK
318	16"	OAK
319	12"	OAK
320	20"	OAK
321	12"	OAK
322	14"	OAK
323	12"	OAK
324	18"	OAK
325	14"	OAK
326	12"	CABBAGE PALM
327	14"	OAK
328	12"	OAK
329	14"	OAK
330	24"	OAK
331	36"	OAK
332	14"	CABBAGE PALM
333	22"	OAK
334	22"	OAK
335	12"	CABBAGE PALM
336	24"	OAK

POINT ID	TREE SIZE	TREE TYPE
337	16"	OAK
338	12"	CABBAGE PALM
339	18"	OAK
340	14"	UNK
341	22"	OAK
342	16"	OAK
343	16"	OAK
344	22"	OAK
345	10"	OAK
346	10"	OAK
347	16"	OAK
348	24"	OAK
349	14"	CABBAGE PALM
350	14"	CABBAGE PALM
351	10"	CABBAGE PALM
352	14"	CABBAGE PALM
353	12"	CABBAGE PALM
354	12"	CABBAGE PALM
355	12"	CABBAGE PALM
356	12"	CABBAGE PALM
357	14"	PINE
358	14"	CABBAGE PALM
359	34"	OAK
360	42"	OAK
361	12"	CABBAGE PALM
362	14"	CABBAGE PALM
363	18"	OAK
364	36"	OAK
365	36"	OAK
366	14"	PINE
367	24"	OAK
368	16"	OAK
369	20"	OAK
370	10"	OAK
371	30"	PINE
372	14"	OAK
373	12"	OAK
374	20"	PINE
375	12"	CABBAGE PALM
376	16"	PINE

POINT ID	TREE SIZE	TREE TYPE
377	20"	PINE
378	26"	OAK
379	22"	PINE
380	24"	OAK
381	32"	OAK
382	18"	CABBAGE PALM
383	28"	OAK
384	24"	OAK
385	14"	CABBAGE PALM
386	16"	OAK
387	14"	UNK
388	12"	UNK
389	16"	OAK
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14"	CABBAGE PALM
394	36"	OAK
395	14"	OAK
396	60"	OAK
397	24"	OAK
398	12"	CABBAGE PALM
399	36"	OAK
400	18"	OAK
401	36"	OAK
402	14"	CABBAGE PALM
403	32"	UNK
404	36"	UNK

### SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) MITCHELL & ASSOCIATES, INC.
- 2) STATE OF FLORIDA

FOR THE FIRM:  
BSM & ASSOCIATES, INC.

RICHARD E. BARNES III

PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA

DATE: 12/7/21

12/7/21

12/7/21

12/7/21

12/7/21

12/7/21

BOUNDARY SURVEY  
NE 4TH STREET  
OKEECHOBEE, FLORIDA 34972

CAD  
REF  
FLD  
OFF  
CKD

21/10/2021  
21/10/2021  
21/10/2021  
21/10/2021  
21/10/2021

DATE 03/18/21  
DWG 21-109 SURVEY  
SHEET 1 OF 3

REVISIONS:

BY:

DATE:



AL  
A8

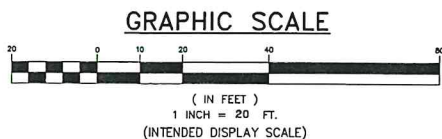




BOUNDARY SURVEY NE 4TH STREET OKEECHOBEE, FLORIDA 34972	CAD	Z:\WP 044\WSP & ASSOCIATES, INC.\2021\31-109 BND 309 NE 4TH ST & PERIOD BLOCK TO SOUTH\DWG001			
	REF	Z:\WP 044\WSP & ASSOCIATES, INC.\2021\31-109 BND 309 NE 4TH ST & PERIOD BLOCK TO SOUTH\DWG001			
	FLD	HW, OF	FB/PG. BSM #B/20		
	OFF	BHM		DATE 03/18/21	
	CKD	REB			
		SHEET 2 OF 3	DWG 21-109 SURVEY	DATE:	REVISIONS:
					BY:

\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3\*

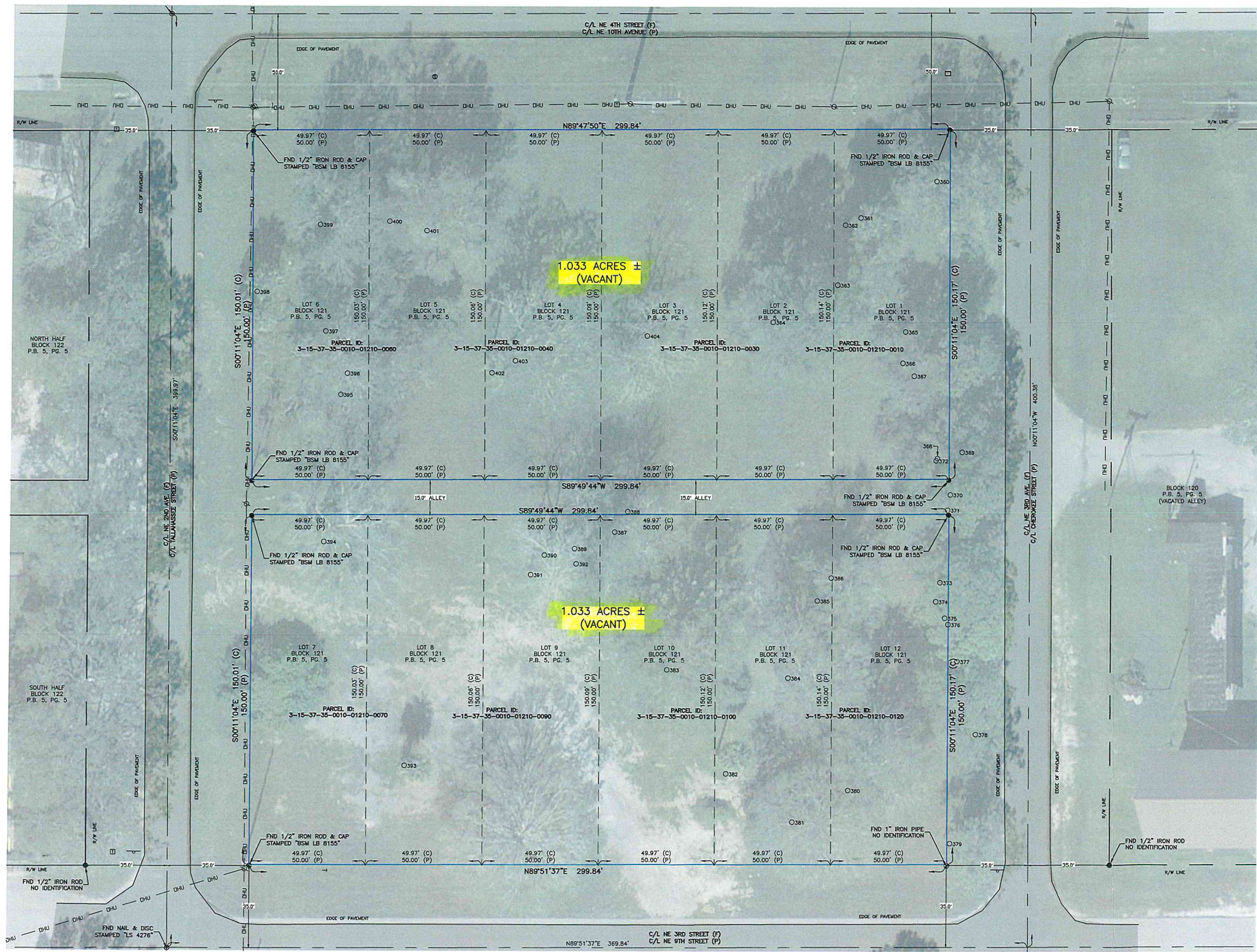




# BOUNDARY SURVEY

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

\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2\*



**B.S.M. & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324 LB 8155

BOUNDARY SURVEY		NE 4TH STREET		OKEECHOBEE, FLORIDA 34972	
CAD	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	REF	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109	DATE	03/18/21
FLD	HW, DF	FB/PG	BSM #8/20	DATE	03/18/21
OFF	BHM			DATE	03/18/21
CKO	REB	SHEET	3 OF 3	DATE	03/18/21
		BY:		REVISIONS:	





Parcel ID Number: 3-15-37-35-0010-01210-0060

Prepared by and return to:  
COLTEN ENDICOTT  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 38827

## Warranty Deed

This Indenture, Executed this May 27, 2021 A.D. Between

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

whose address is 210 NE 3RD AVE, Okeechobee, Florida 34972, hereinafter called the grantor, to

**GLENWOOD PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY,**

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0060

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

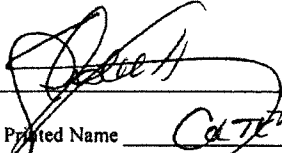
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

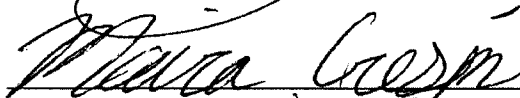
**To Have and to Hold**, the same in fee simple forever.


**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, 2020.

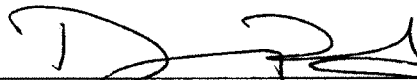
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name COLTEN ENDICOTT


  
Witness Printed Name Maira Crespim

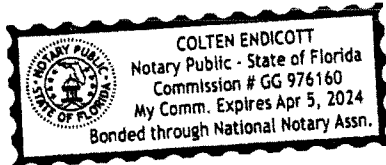
  
**SHAUN C. PENROD**  
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

  
**DESIREE A. PENROD**  
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 27, 2021, by SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE, who produced a drivers license as identification.

  
Notary Public  
Print Name: COLTEN ENDICOTT  
My Commission Expires APRIL 5, 2024



## Exhibit "A"

LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5,  
OKEECHOBEE COUNTY, FLORIDA(da/ '04/21)

COPY

File Number: 38827

Legal Description with Non Homestead  
Closer's Choice



Prepared by and return to:  
Patricia A. Ragon

Clear Title & Legal Services  
202 NW 5th Street  
Okeechobee, FL 34972  
863-824-6776  
File Number: 3926-21

[Space Above This Line For Recording Data]

## Corrected Warranty Deed

**This Warranty Deed** made this 20th day of July, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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

**LOTS 1 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.**

**Parcel Identification Number: 3-15-37-35-0010-01100-0010**

**Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**This deed is being re-recorded to correct the legal description to add Block 110, to the deed recorded on 6/4/2021 Official Records File #2021006946, Public Records of Okeechobee County, Florida.**

**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, 2020**.

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

Signed, sealed and delivered in our presence:

Witness Name: SHAWN KOGUT  
Witness Name: JOHN CREWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

By: Tobi Kogut  
Tobi Kogut

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Morgan Brandel  
Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24



B.l.a.  
(1)(2)

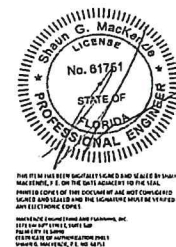
*Future Land Use Amendment  
Traffic Analysis*

**Glenwood Villages  
City of Okeechobee, FL**

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

*Prepared by:*

  
**Engineering & Planning, Inc.**  
1172 SW 30<sup>th</sup> Street, Suite 500  
Palm City, FL 34990  
(772) 286-8030



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

193003  
April 2021  
© MacKenzie Engineering and Planning, Inc.  
CA 29013

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**Shaun G. MacKenzie P.E.  
PE Number 61751**

## ***EXECUTIVE SUMMARY***

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

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

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

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

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## INTRODUCTION

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

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

Table 1. Future Land Use Change

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

**Figure 1. Site Location Map**



## ***CURRENT DATA***

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

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

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

### ***Trip Generation***

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

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

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

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

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

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

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

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



***Proposed Future Land Use***

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

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

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

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

***Net Impact***

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

The resulting net external trips change is:

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

The resulting net change in driveway volumes is:

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

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

Table 2. Future Land Use Trip Generation

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

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### Internal Capture

Internal capture is 0.

### Pass-by Trip Capture

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



## **CONCLUSION**

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

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

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

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

## ***APPENDICES***

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

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

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

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

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

(LDR 1998, § 364)

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

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

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

(LDR 1998, § 306)

## Land Use: 220

### Multifamily Housing (Low-Rise)

#### Description

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

#### Additional Data

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

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

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

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

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

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

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

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

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

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

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

#### **Source Numbers**

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



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

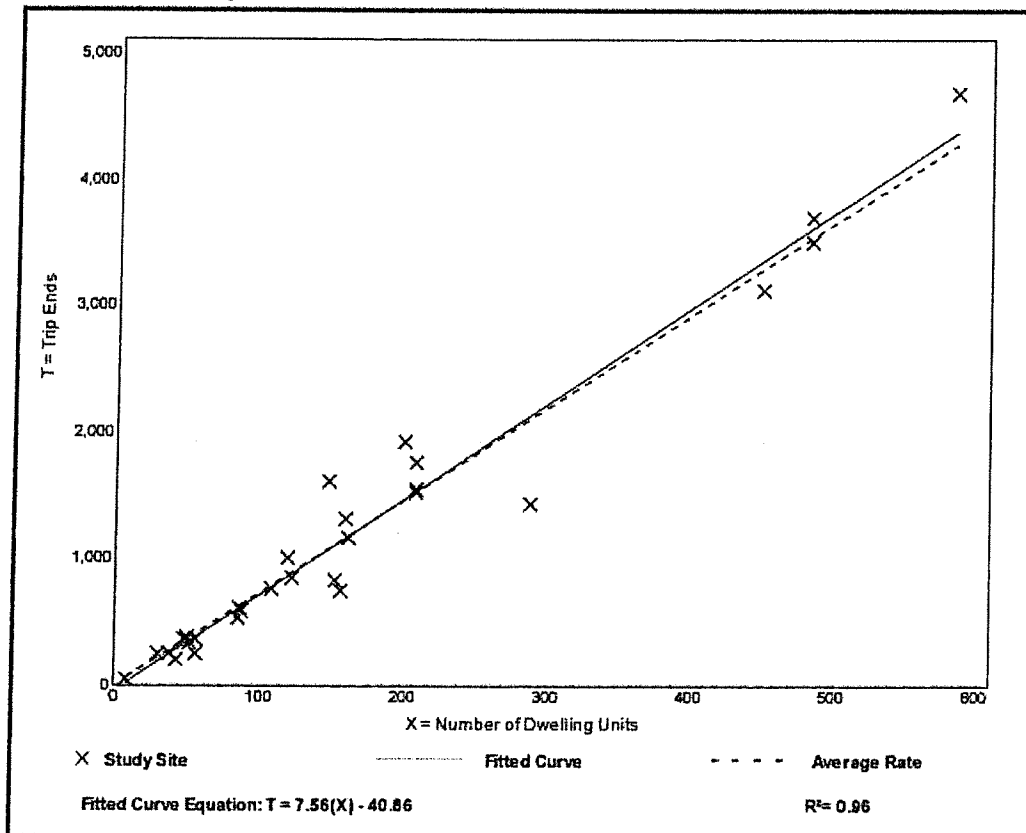
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

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

### Vehicle Trip Generation per Dwelling Unit

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

### Data Plot and Equation



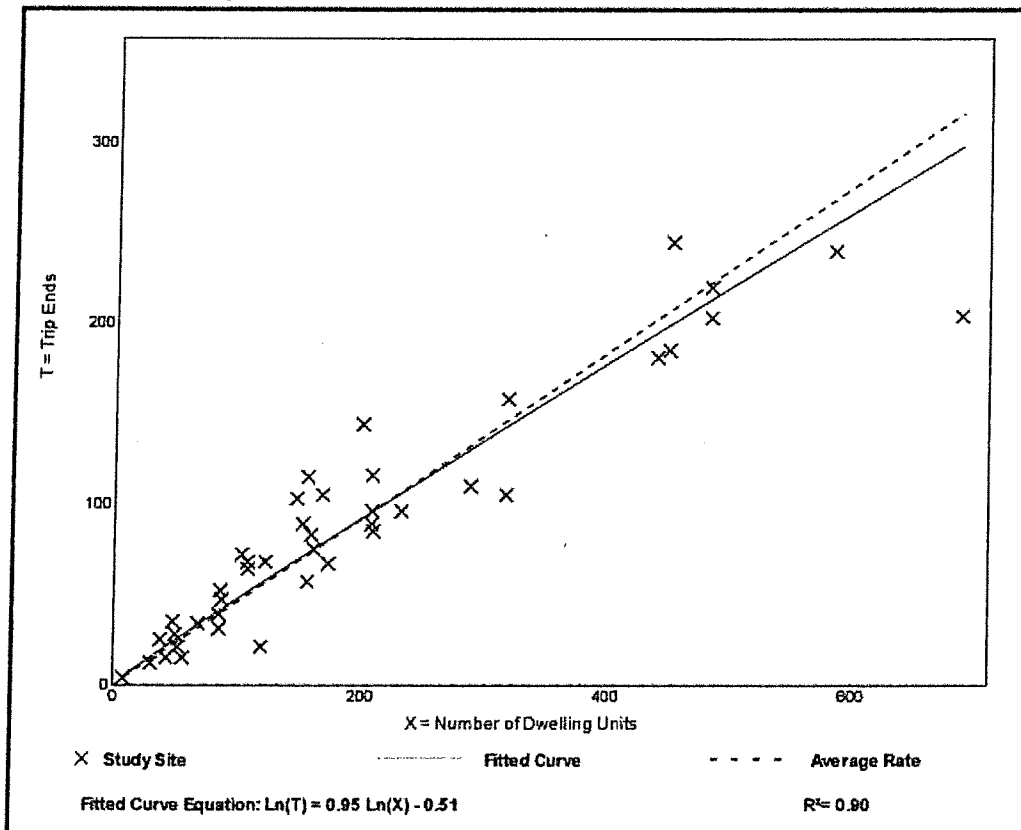
## Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 42  
 Avg. Num. of Dwelling Units: 199  
 Directional Distribution: 23% entering, 77% exiting

### Vehicle Trip Generation per Dwelling Unit

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

### Data Plot and Equation



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

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,  
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

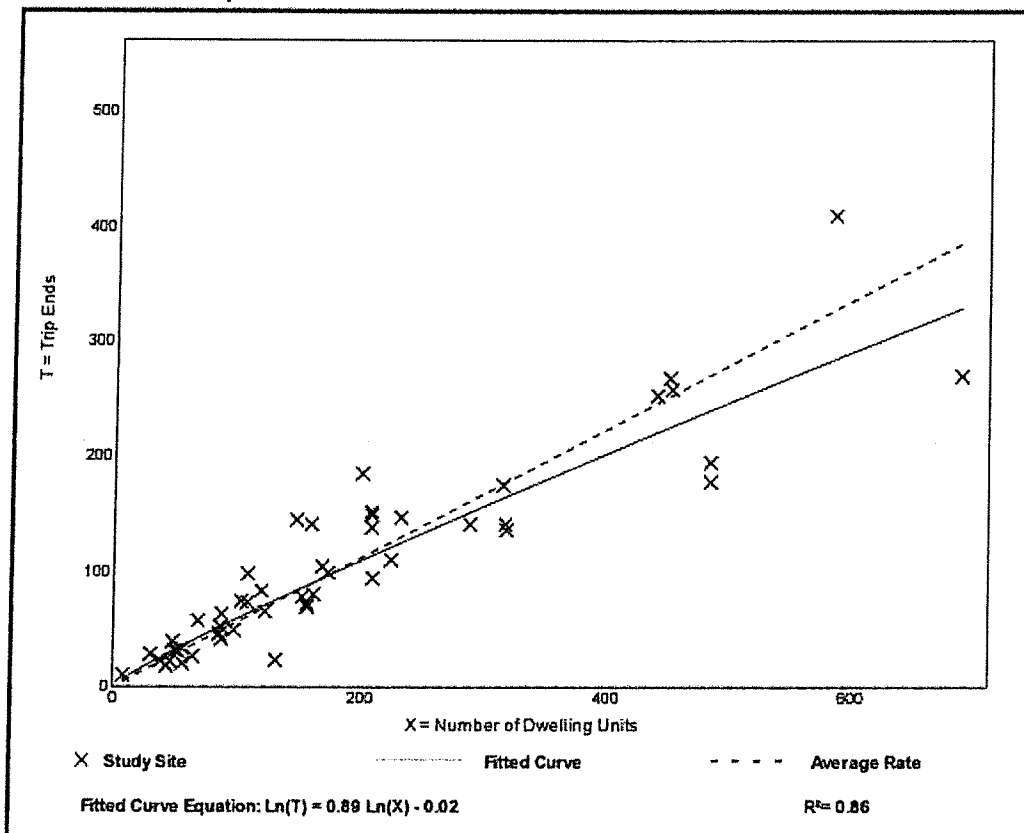
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

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

### Data Plot and Equation



## Land Use: 820

### Shopping Center

#### Description

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

#### Additional Data

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

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

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

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

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

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

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

#### Source Numbers

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

## Shopping Center (820)

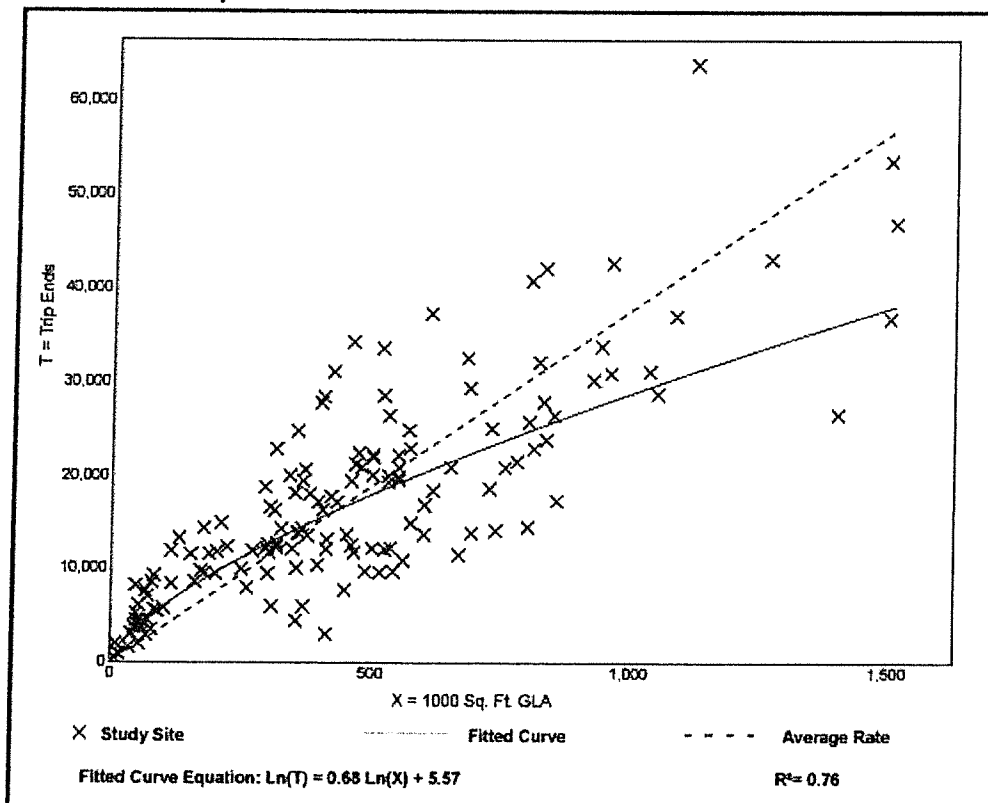
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

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

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

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

### Data Plot and Equation



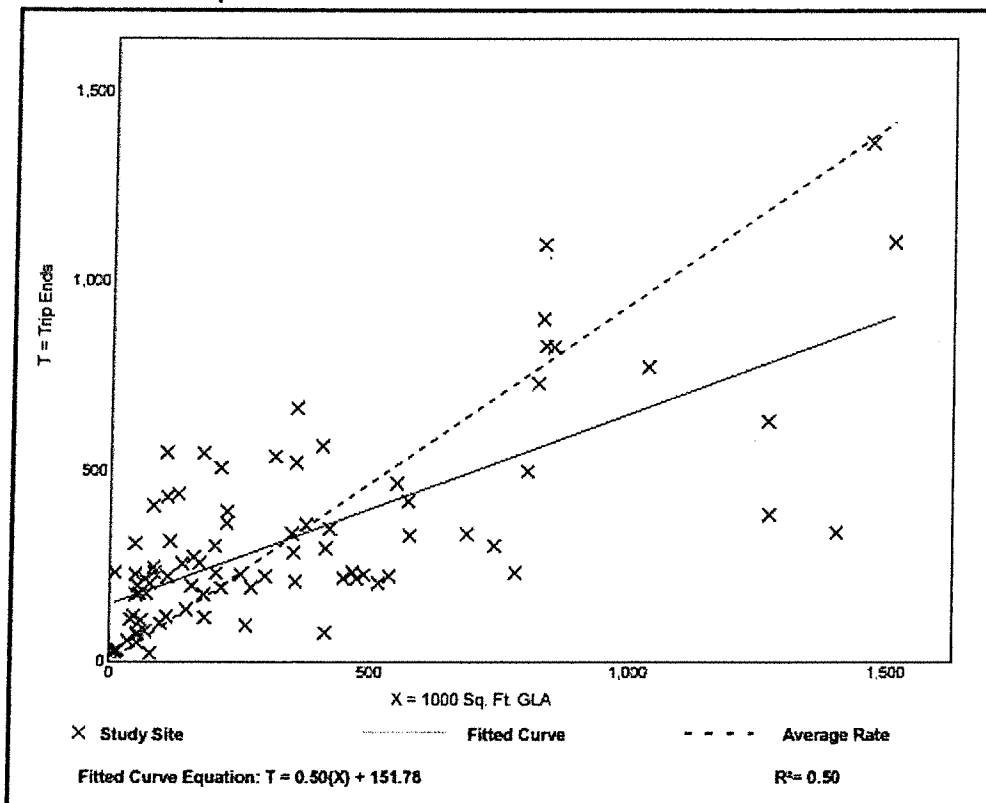
## Shopping Center (820)

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

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

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

### Data Plot and Equation



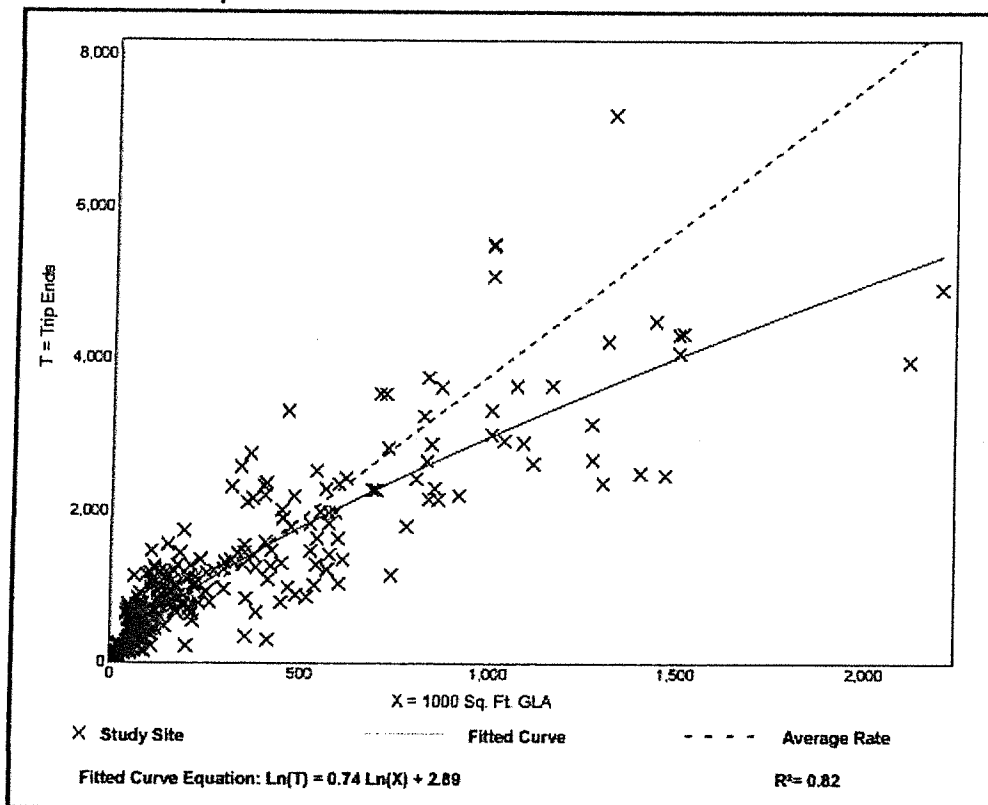
## Shopping Center (820)

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

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

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

### Data Plot and Equation

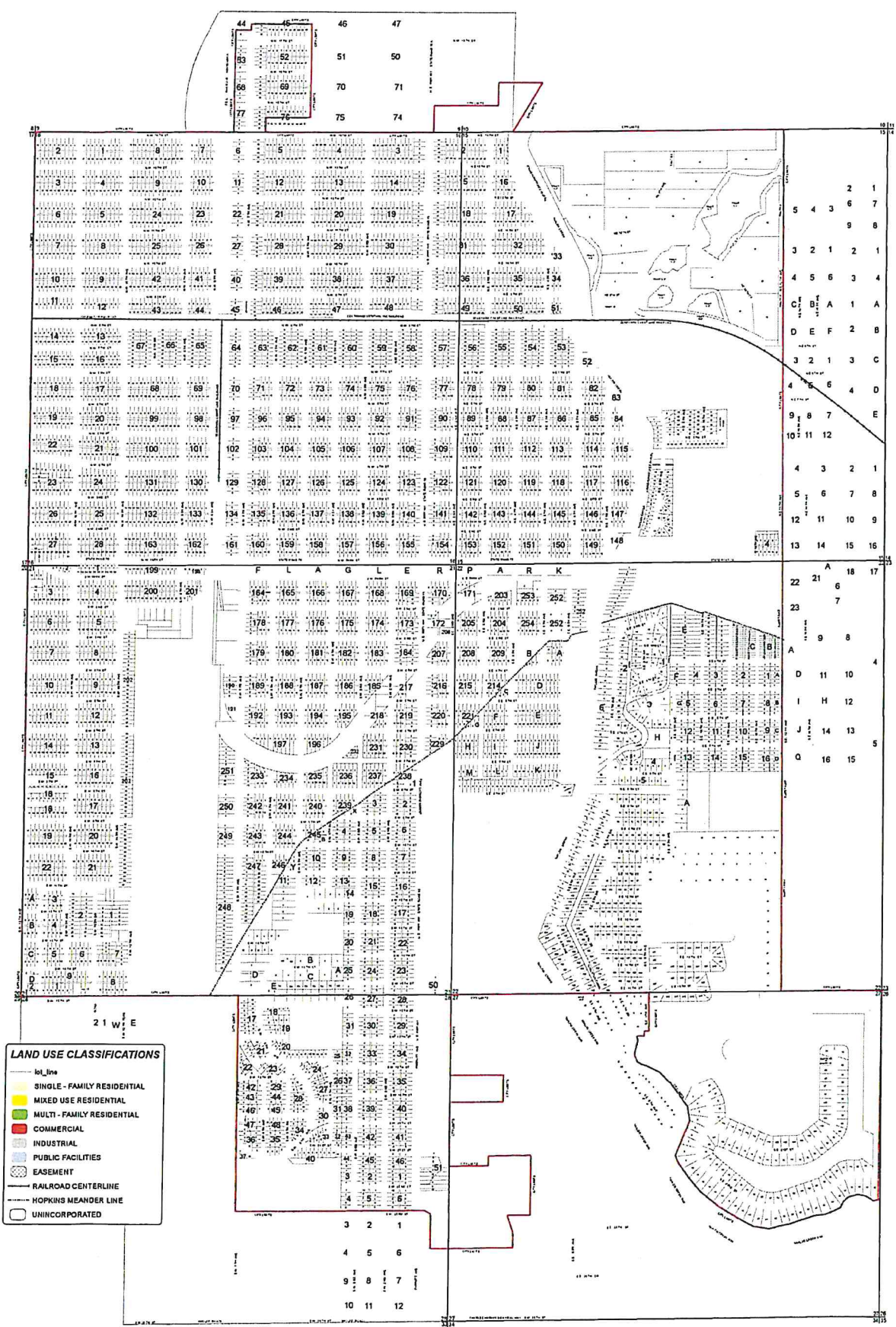




**Table E.1 Land Use Codes and Time Periods with Pass-By Data**

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

89% Weekday



- LAND USE CLASSIFICATIONS**
- lot\_line
  - SINGLE - FAMILY RESIDENTIAL
  - MIXED USE RESIDENTIAL
  - MULTI - FAMILY RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC FACILITIES
  - EASEMENT
  - RAILROAD CENTERLINE
  - HOPKINS MEANDER LINE
  - UNINCORPORATED

CORRECTED v1 of June 21, 2019  
On February 16, 2019 changes were made to  
the Official Comprehensive Plan Future  
Land Use Map. Land Use Change Map  
Prelim 019-001-JAC, Ord 01160  
are reflected herein.  
City of Ocala, FL  
City Clerk Lisa Gomez

**OKEECHOBEE LANDFILL, INC.**

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

May 31, 2019

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

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

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

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

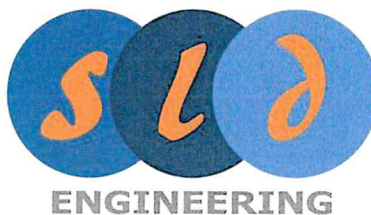
Waste Management, Okeechobee Landfill can easily meet the demand of the proposed development for the next 100 years.

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

Regards,

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

Charles Orcutt, P.E.  
Market Area Engineer  
Waste Management, Inc. of Florida  
863-824-4010  
[Corcutt1@wm.com](mailto:Corcutt1@wm.com)



December 10, 2021

Gary Ritter  
City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

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

Dear Gary,

The above referenced project is proposing to change the Comprehensive Plan from Commercial to Multi-family Residential and the zoning from Heavy Commercial to Residential Multiple Family. The Comprehensive Plan request for the 1.929 acres on the north parcel and 2.066 acres on the south parcel for a total of 3.995 acres, while the rezoning request is also for 3.995 acres. The density associated with the Future Land Use will have a reduction of demand for water and sewer capacity. The existing Commercial FLU has a maximum coverage of 50% and a limit of 3 stories allows for 135,254 sf of Commercial development on the north parcel, while the south parcel is currently Commercial as well and would have the same 135,254 sf development capacity for a total of 270,508 sf. At 270,508 sf of commercial at the City's 0.15 gallons per sf to 40,576 gallons per day. The Multifamily FLU has a density of 10 units per acres and will increase the number of residential units to 40 units. Assuming the same 2.5 people per household, the demand would be 11,400 gallons per day or a reduction of 29,176 gallons per day.

Please call with any questions.

Sincerely,

Steven L. Dobbs, P. E.  
President



Superintendent  
Ken Kenworthy



# Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue  
Okeechobee, Florida 34974

Fax 863-462-5151

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

April 30, 2021

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

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

Dear Mr. Dobbs:

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

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

Thanks,

Ken Kenworthy  
Superintendent of Schools



**Achieving Excellence: Putting Students First!**







U.S. Fish and Wildlife Service

# National Wetlands Inventory

## 2021-014 Wetland Map




C1



March 15, 2021

### Wetlands

- |   |   |
|---|---|
|  Estuarine and Marine Deepwater |  Freshwater Emergent Wetland       |
|  Estuarine and Marine Wetland   |  Freshwater Forested/Shrub Wetland |
|   |  Freshwater Pond                   |

- |  |
|--|
|  Lake     |
|  Other    |
|  Riverine |

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



C2

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



Soil Map may not be valid at this scale.



Map Scale: 1:1,320 if printed on A portrait (8.5" x 11") sheet.

0 15 30 60 90 Meters

0 50 100 200 300 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey


3/15/2021  
Page 1 of 3



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

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 18, Jun 9, 2020

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

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

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

## Map Unit Legend

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



# National Flood Hazard Layer FIRMette

30°50'W 27°15'6"N



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

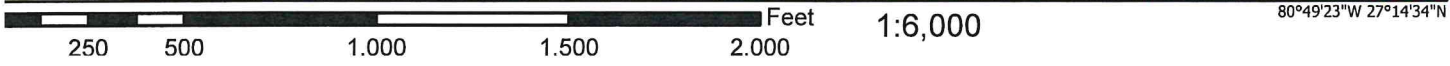
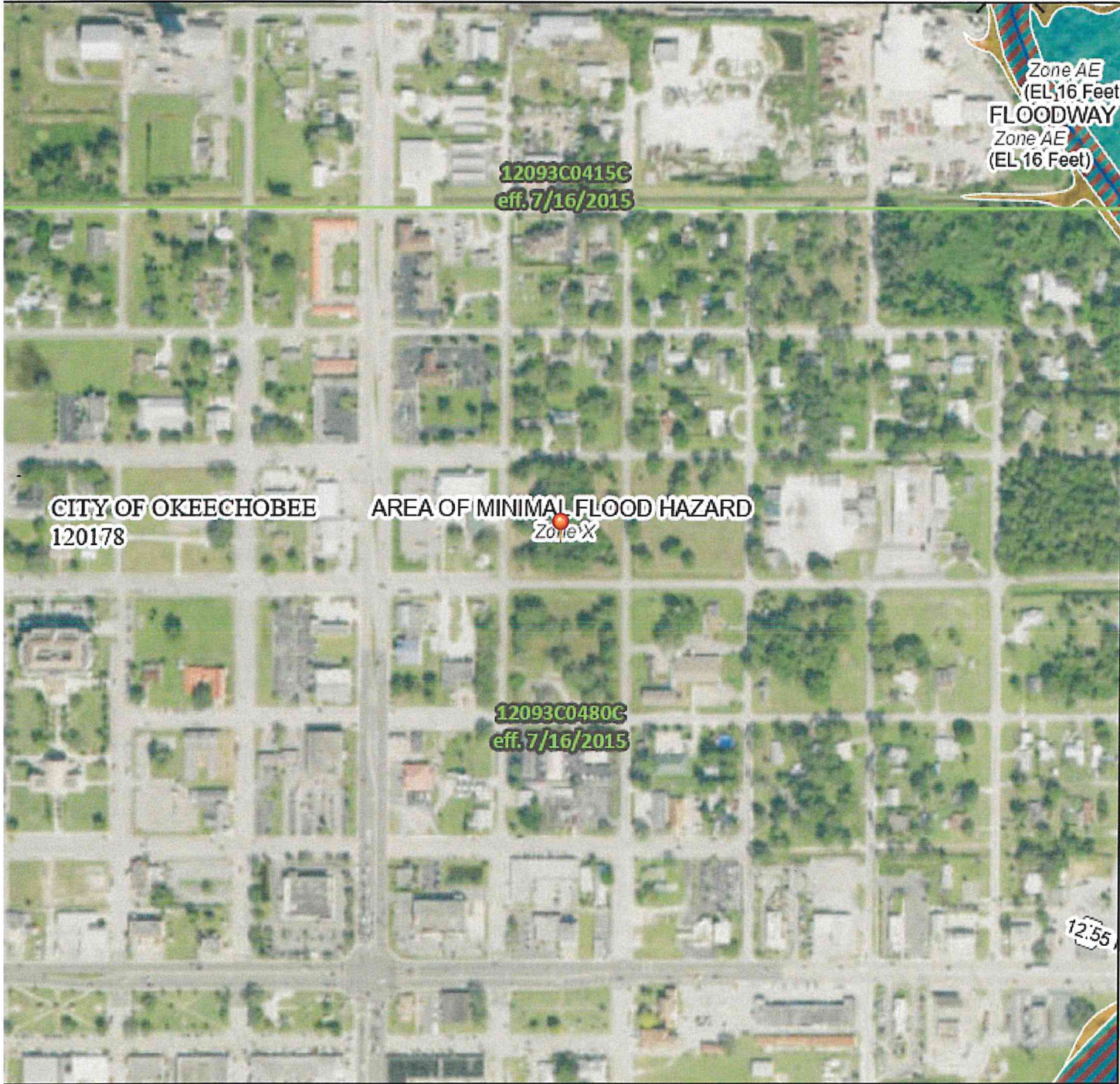
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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

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

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

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



CS





## **Staff Report**

## **Rezoning Request**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*           *Mitch Stephens*

*Address:*             *All Parcels in Blocks 110 and 121  
between NE 2nd Ave and NE 3rd Ave  
and between NE 3rd St and NE 5th St*

*Petition No.:*        *22-001-R*

*Request:*             *Zoning Change from Heavy Commercial  
to Residential Multiple Family*

## General Information

Owner/Applicant	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496 <a href="mailto:mitchstephens@gmail.com">mitchstephens@gmail.com</a> 919.201.9913
Site Address	All parcels in Block 110 and Block 121 Between NE 2nd Ave and NE 3rd Ave and Between NE 3rd Street and NE 5th Street
Parcel Identification	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120 3-15-37-35-0010-01100-0010
Contact Person	Steven L. Dobbs 863.634.0194 <a href="mailto:sdobbs@stevedobbsengineering.com">sdobbs@stevedobbsengineering.com</a>
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofokeechobee.com/agendas.html">https://www.cityofokeechobee.com/agendas.html</a>	

## Request

The matter before the Local Planning Agency and City Council is a request to rezone 3.995 acres of land located on Blocks 110 and Block 121 from Heavy Commercial to Residential Multiple Family. The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the property from Commercial to Multi-Family Residential.

The applicant is proposing to the fullest density allowed to construct multi-family apartments for rent. The density allowed for multi-family development in this zoning district is 10 dwelling units per acre. Provisions of affordable housing would allow 11 dwelling units per acre

## Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Heavy Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	3.995 acres	3.995 acres

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

<b>North</b>	Future Land Use	Multi-Family Residential
	Zoning	Light Commercial and Residential Multiple Family
	Existing Use	Duplexes
<b>East</b>	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Single Family and Commercial Professional Office
	Existing Use	Vacant and House of Worship
<b>South</b>	Future Land Use	Multi-Family Residential and Commercial
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Offices
<b>West</b>	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	House of Worship and Funeral Home

### Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Owner's comments. Staff comments are shown in this Arial typeface.

**1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.***

Owner Response: "The proposed request in not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Heavy Commercial, and the surrounding properties are zoned Light Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east."

Staff Comment: The proposed request is consistent and not contrary to the Comprehensive Plan requirements. The rezoning will provide a buffer between commercial properties to the west and single family residential development to the east.

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

Owner Response: “The proposed development of apartments on Residential Multiple Family zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: Section 90-192(3) specifically lists multiple-family dwellings as a permitted use within the RMF zoning district.

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

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

Staff Comment: The applicant’s proposal to provide housing within the City’s commercial corridor should provide increased support for the commercial uses along the corridor and throughout the Community. Additionally, development of this vacant land will increase the City’s tax base, which also has a positive effect on the public interest.

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

Owner Response: “The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the East.”

Staff Comment: We agree that multi-family residential in this location provides a good transitional buffer between the existing commercial uses along the corridor and the church and predominantly single family residential neighborhood to the east.

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

Owner Response: “The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land.”

Staff Comment: The development of these currently vacant parcels should have a positive impact on surrounding property values. Living conditions should only be improved by the addition of new housing which meets current building and zoning codes. Development and redevelopment of adjacent property will also be more likely with this opportunity to provide goods and services to the additional residents. Additionally, the increased setbacks that apply to commercial properties abutting residential will not be applicable, as the subject property is completely bounded by street rights-of-way and is not considered abutting to any other property.



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

Owner Response: “The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 3<sup>rd</sup> Street, to the east by NE 3<sup>rd</sup> Avenue, to the north by NE 5<sup>th</sup> Street, and to the west by NE 2<sup>nd</sup> Avenue ROW.”

Staff Comment: All current code requirements will be enforced at time of site plan approval; including setbacks and landscape buffering.

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

Owner Response: “The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.”

Staff Comment: The applicant has sufficiently demonstrated that public facilities will not be overburdened by an apartment development at this location.

**8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.***

Owner Response: “The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4<sup>th</sup> Street to Taylor Creek. This project will not adversely affect public safety.”

Staff Comment: The traffic statement provided by the applicant indicates that multi-family development at the maximum allowable density is expected to generate approximately 140 daily vehicle trips, with 14 of those trips occurring during the PM peak hour. This is not a significant increase in vehicle trips for this location, which is in close proximity to US-441 and SR-70. All applicable drainage requirements will be enforced at time of site plan approval.

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

Owner Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: There are no unnecessary restrictions found in this zoning district that would burden this residential use.

## Recommendation

Based on the foregoing analysis, we find the rezoning from Heavy Commercial to Residential Multiple Family is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. It allows a reasonable transition from commercial zoning to single family development. We find this rezoning to be consistent with the City's Comprehensive Plan; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP  
President

January 10, 2022

Planning Board Public Hearing: January 20, 2022

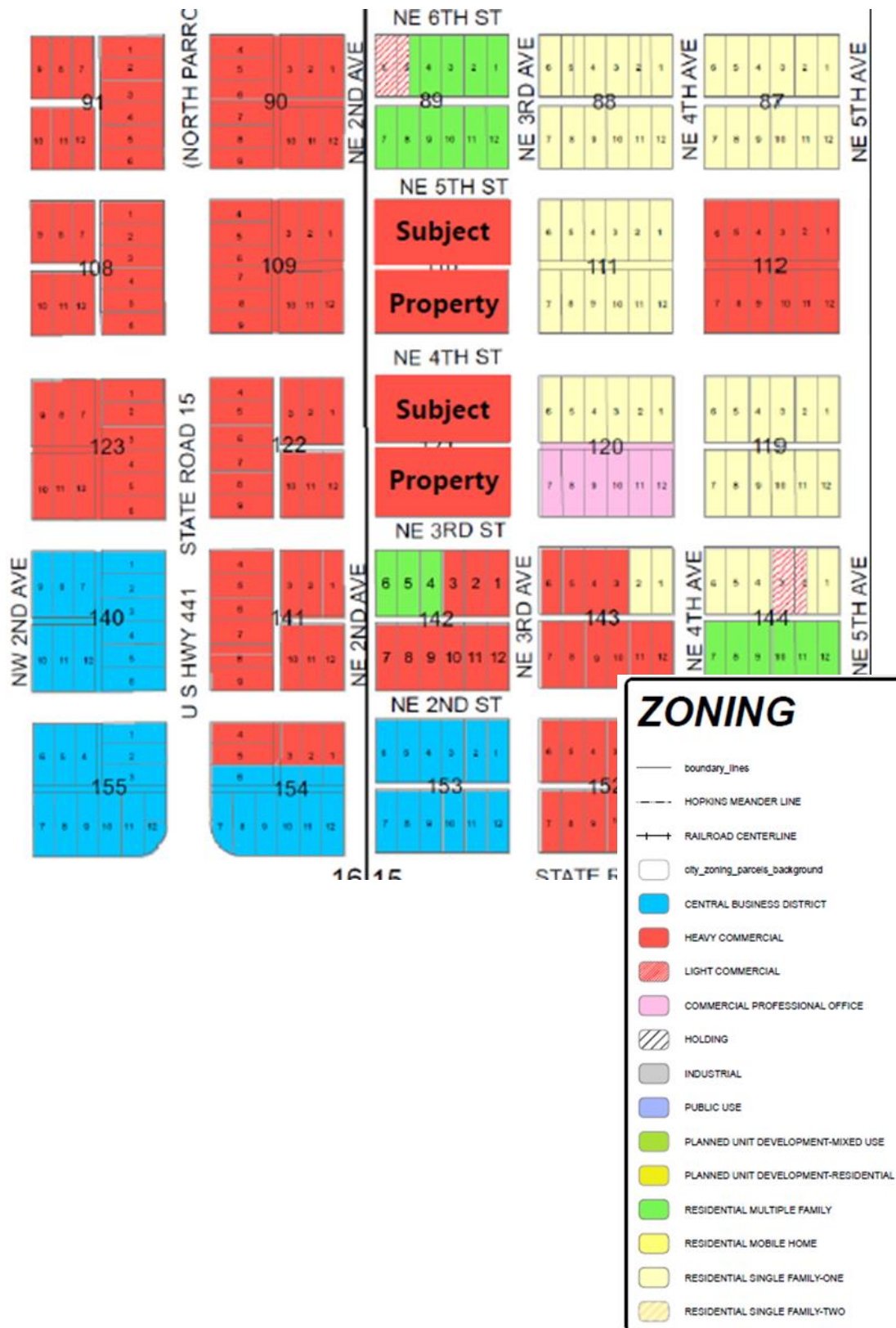
City Council Public Hearing: (tentative) February 15, 2022 and March 15, 2022

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

## FUTURE LAND USE SUBJECT SITE AND ENVIRONS

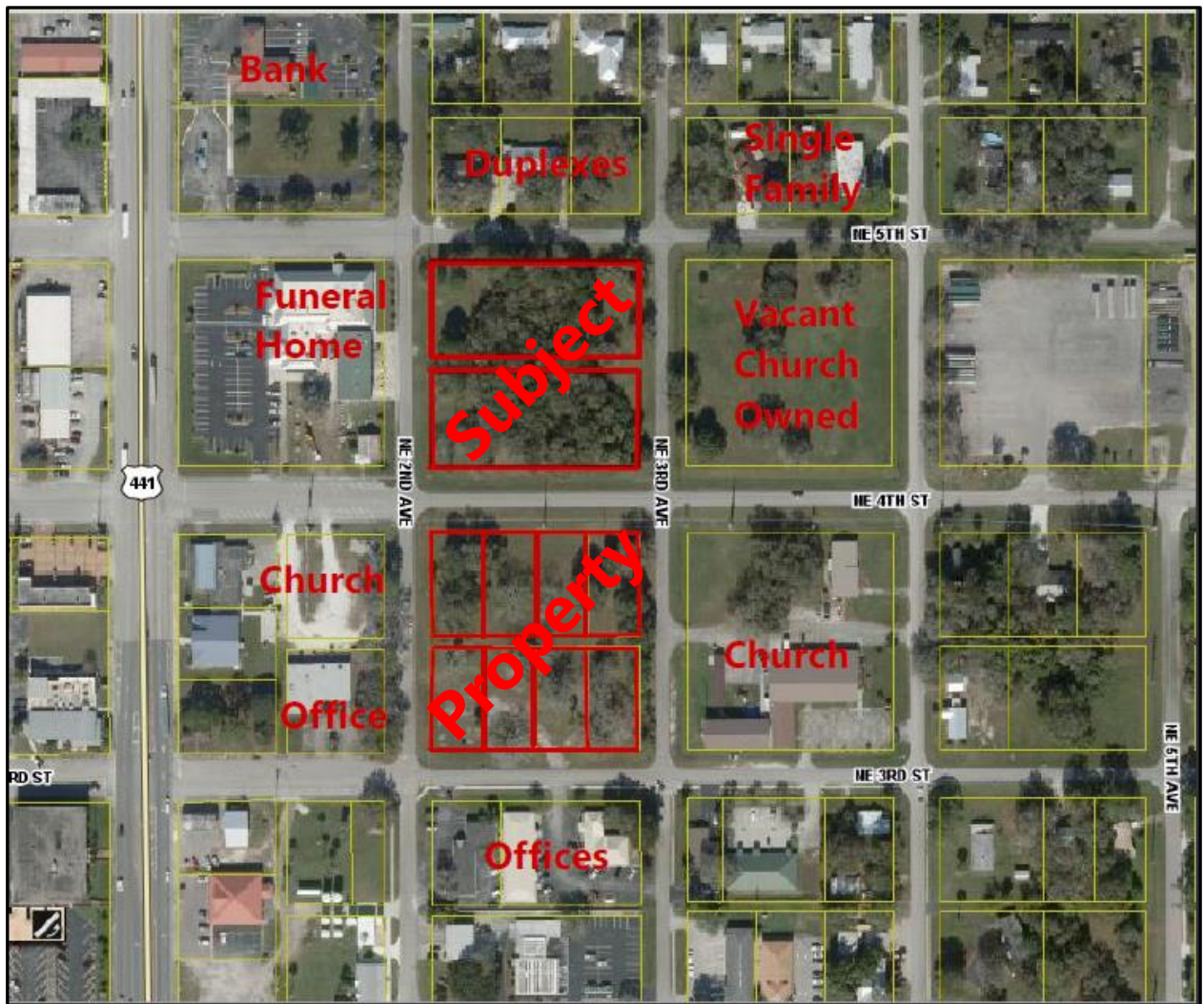


## ZONING SUBJECT SITE AND ENVIRONS





**AERIAL  
SUBJECT SITE AND ENVIRONS**





<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: 12/6/21	Petition No. 22-001-R
		Fee Paid: 969.85	Jurisdiction: PB+CC
		1 <sup>st</sup> Hearing: 1-20-22	2 <sup>nd</sup> Hearing: 2-15-22 & 3-15-22
		Publication Dates: PB: 1/5 + 1/2 CC: 3/2 Ord#1249	
		Notices Mailed: 1-5-22	
<b>Rezone, Special Exception and Variance</b> <b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): Glenwood Park, LLC		
2	Owner mailing address: 17705 Middlebrook Way, Boca Raton, FL 33496		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: mitchstephens@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 3rd Street, the project will be on the left after NE 2nd Avenue		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant  Source of potable water: OUA      Method of sewage disposal: OUA		
10	Approx. acreage: 3.995 Acres      Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Single Family      East: Vacant South: Vacant      West: Commercial		
14	Existing zoning: Heavy Commercial      Future Land Use classification: Commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? ( ) No (X) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (X) Rezone ( ) Special Exception ( ) Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120		

## REQUIRED ATTACHMENTS

✓ 18	Applicant's statement of interest in property: Owner
✓ 19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
✓ 20	Last recorded warranty deed: May 28, 2021
3unbiz ✓ 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
✓ 25	Completed specific application and checklist sheet for each request checked in line 15

### Confirmation of Information Accuracy

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

Signature

Mitch Stephens

Printed Name

Mitch Stephens

Date

12/6/2021

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



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

## Detail by Entity Name

Florida Limited Liability Company

**GLENWOOD PARK, LLC**

### Filing Information

**Document Number** L21000242266  
**FEI/EIN Number** NONE  
**Date Filed** 05/24/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Mailing Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Registered Agent Name & Address

**STEPHENS, FRANK M**  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

STEPHENS, FRANK M  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

Title MGR

2021 QUALIFIED FUND, LLC  
17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Annual Reports

**No Annual Reports Filed**

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

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

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

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

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

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

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



## **Glenwood Park**

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

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

The proposed request is not contrary to the Comprehensive plan requirements. The 3.995 acres site is currently zoned Heavy Commercial, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east.

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

The proposed development of apartments on Residential Multiple Family zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

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

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

The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the east.

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

The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land.

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 3<sup>rd</sup> Street, to the east by NE 3<sup>rd</sup> Avenue, to the north by NE 5<sup>th</sup> Street, and to the west by NE 2<sup>nd</sup> Avenue ROW.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4<sup>th</sup> Street to Taylor Creek. This project will not adversely affect public safety.

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

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

## **Glenwood Village**

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

Mr. Mitch Stephens owns ten parcels in the northeast section of the City that are Block 110 and block 121 of the City of Okeechobee, it is 3.995 acres of land between NE 2<sup>nd</sup> and 3<sup>rd</sup> Avenue and between NE 3<sup>rd</sup> and 5<sup>th</sup> Streets, Mr. Stephens is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120. It is currently located in the City of Okeechobee with a current zoning of Heavy Commercial.

The primary intent of rezoning these parcels is to amend the zoning classification to Residential Multiple Family. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One, Light Commercial, Commercial, other Residential Multiple Family zoned lands.

This application requests the city to grant a change in zoning on these parcels from the existing Heavy Commercial to Residential Multiple Family. The property can be accessed off any of the streets listed above.

Mr. Stephens requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Residential Multiple Family.



Official Records File#2021006747 Page(s):3  
 Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
 Okeechobee, FL Recorded 5/28/2021 4:17 PM  
 Fees: RECORDING \$27.00 D DOCTAX PD \$1,190.00

Parcel ID Number: 3-15-37-35-0010-01210-0060

Prepared by and return to:  
 COLTEN ENDICOTT  
 Okee-Tantie Title Company, Inc.  
 105 NW 6th Street  
 Okeechobee, Florida 34972  
 FILE NO. 38827

## Warranty Deed

This Indenture, Executed this May 27, 2021 A.D. Between

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

whose address is 210 NE 3RD AVE, Okeechobee, Florida 34972, hereinafter called the grantor, to

**GLENWOOD PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY,**

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0060

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

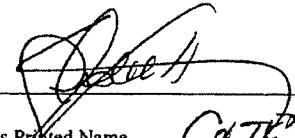
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

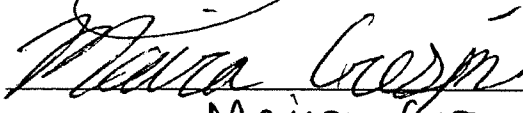
**To Have and to Hold**, the same in fee simple forever.


**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, 2020.

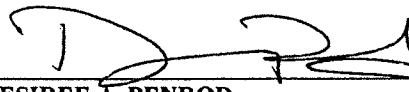
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

  
Witness Printed Name Colten Endicott


  
Witness Printed Name Maira Crespim

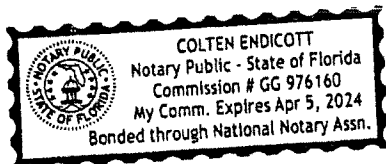
  
(Seal)  
**SHAUN C. PENROD**  
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

  
(Seal)  
**DESIREE A. PENROD**  
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 27, 2021, by SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE, who produced a drivers license as identification.

  
Notary Public  
Print Name: Colten Endicott  
My Commission Expires APRIL 5, 2024





**Exhibit "A"**

LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5,  
OKEECHOBEE COUNTY, FLORIDA(da/ '04/21)

**File Number: 38827**

Legal Description with Non Homestead  
Closer's Choice



Official Records File#2021009291 Page(s):2  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 7/23/2021 8:42 AM  
Fees: RECORDING \$18.50 D DOCTAX PD \$0.70

Prepared by and return to:  
Patricia A. Ragon

Clear Title & Legal Services  
202 NW 5th Street  
Okeechobee, FL 34972  
863-824-6776  
File Number: 3926-21

[Space Above This Line For Recording Data]

## Corrected Warranty Deed

**This Warranty Deed** made this 20th day of July, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

(Whenever used herein the terms "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, trusts and trustees)

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

**LOTS 1 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.**

**Parcel Identification Number: 3-15-37-35-0010-01100-0010**

**Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.**

**This deed is being re-recorded to correct the legal description to add Block 110, to the deed recorded on 6/4/2021 Official Records File #2021006946, Public Records of Okeechobee County, Florida.**

**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, 2020**.

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

Signed, sealed and delivered in our presence:

Witness Name: SHAWN KOGUT  
Witness Name: JOHN CREJWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

By: Tobi Kogut  
Tobi Kogut

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Morgan Brandel  
Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24



22

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

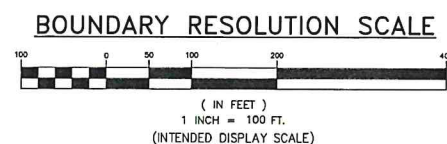
\*SEE SHEETS 2 AND 3 FOR TREE LOCATIONS\*



C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
FND	FOUND
OHU	OVERHEAD UTILITY LINE
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK
O.R.F.	OFFICIAL RECORD FILE
⊗	UTILITY POLE
⊠	TELEPHONE PEDESTAL
⊞	WATER METER
⊡	WATER VALVE
⊕	SEWER SANITARY MANHOLE
—	SINGLE SUPPORT SIGN
□	CATCH BASIN

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5,  
PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5,  
PAGE 5, OKEECHOBEE COUNTY, FLORIDA.



TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
217	26"	OAK
218	14"	PINE
219	16"	CABBAGE PALM
220	16"	CABBAGE PALM
221	10"	PINE
222	10"	PINE
223	14"	PINE
224	18"	OAK
225	14"	OAK
226	18"	OAK
227	12"	OAK
228	18"	OAK
229	14"	OAK
230	14"	OAK
231	14"	OAK
232	14"	UNK
233	10"	OAK
234	12"	OAK
235	16"	PINE
236	12"	OAK
237	10"	OAK
238	36"	OAK
239	16"	OAK
240	18"	OAK
241	24"	OAK
242	18"	OAK
243	22"	OAK
244	16"	PINE
245	18"	OAK
246	24"	PINE
247	24"	OAK
248	32"	OAK
249	20"	OAK
250	22"	PINE
251	18"	OAK
252	16"	OAK
253	22"	PINE
254	12"	CABBAGE PALM
255	18"	OAK
256	12"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
257	16"	CABBAGE PALM
258	18"	PINE
259	48"	OAK
260	30"	UNK
261	16"	CABBAGE PALM
262	16"	MAPLE
263	24"	OAK
264	16"	MAPLE
265	12"	MAPLE
266	14"	CABBAGE PALM
267	14"	OAK
268	10"	OAK
269	14"	OAK
270	14"	OAK
271	20"	OAK
272	16"	OAK
273	24"	OAK
274	12"	OAK
275	32"	OAK
276	20"	OAK
277	14"	OAK
278	12"	OAK
279	16"	OAK
280	12"	OAK
281	16"	PINE
282	14"	OAK
283	18"	OAK
284	12"	CABBAGE PALM
285	12"	OAK
286	14"	OAK
287	10"	UNK
288	18"	OAK
289	20"	OAK
290	10"	OAK
291	14"	OAK
292	12"	OAK
293	16"	OAK
294	16"	OAK
295	16"	OAK
296	10"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
297	10"	OAK
298	32"	OAK
299	24"	OAK
300	36"	OAK
301	12"	OAK
302	14"	OAK
303	12"	OAK
304	12"	OAK
305	20"	OAK
306	16"	OAK
307	18"	OAK
308	16"	OAK
309	16"	OAK
310	12"	PINE
311	12"	CABBAGE PALM
312	14"	CABBAGE PALM
313	14"	OAK
314	14"	CABBAGE PALM
315	10"	OAK
316	16"	PINE
317	12"	OAK
318	16"	OAK
319	12"	OAK
320	20"	OAK
321	12"	OAK
322	14"	OAK
323	12"	OAK
324	18"	OAK
325	14"	OAK
326	12"	CABBAGE PALM
327	14"	OAK
328	12"	OAK
329	14"	OAK
330	24"	OAK
331	36"	OAK
332	14"	CABBAGE PALM
333	22"	OAK
334	22"	OAK
335	12"	CABBAGE PALM
336	24"	OAK

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
337	16"	OAK
338	12"	CABBAGE PALM
339	18"	OAK
340	14"	UNK
341	22"	OAK
342	16"	OAK
343	16"	OAK
344	22"	OAK
345	10"	OAK
346	10"	OAK
347	16"	OAK
348	24"	OAK
349	14"	CABBAGE PALM
350	14"	CABBAGE PALM
351	10"	CABBAGE PALM
352	14"	CABBAGE PALM
353	12"	CABBAGE PALM
354	12"	CABBAGE PALM
355	12"	CABBAGE PALM
356	12"	CABBAGE PALM
357	14"	PINE
358	14"	CABBAGE PALM
359	34"	OAK
360	42"	OAK
361	12"	CABBAGE PALM
362	14"	CABBAGE PALM
363	18"	OAK
364	36"	OAK
365	36"	OAK
366	14"	PINE
367	24"	OAK
368	16"	OAK
369	20"	OAK
370	10"	OAK
371	30"	PINE
372	14"	OAK
373	12"	OAK
374	20"	PINE
375	12"	CABBAGE PALM
376	16"	PINE

TREE TABLE		
POINT ID	TREE SIZE	TREE TYPE
377	20"	PINE
378	26"	OAK
379	22"	PINE
380	24"	OAK
381	32"	OAK
382	18"	CABBAGE PALM
383	28"	OAK
384	24"	OAK
385	14"	CABBAGE PALM
386	16"	OAK
387	14"	UNK
388	12"	UNK
389	16"	OAK
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14"	CABBAGE PALM
394	36"	OAK
395	14"	OAK
396	60"	OAK
397	24"	OAK
398	12"	CABBAGE PALM
399	36"	OAK
400	18"	OAK
401	36"	OAK
402	14"	CABBAGE PALM
403	32"	UNK
404	36"	UNK

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

2) STEVE DOBBS ENGINEERING LLC

FOR THE FIRM:  
BEM & ASSOCIATES, INC.  
STATE OF  
FLORIDA

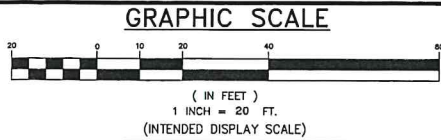
Professional Surveyor and Mapper

RICHARD E. BARNES, III  
PROFESSIONAL SURVEYOR  
STATE OF FLORIDA LICENSE NO. 7074

DATE 12/1/17

BOUNDARY SURVEY  
NE 4TH STREET  
OKEECHOBEE, FLORIDA 34972





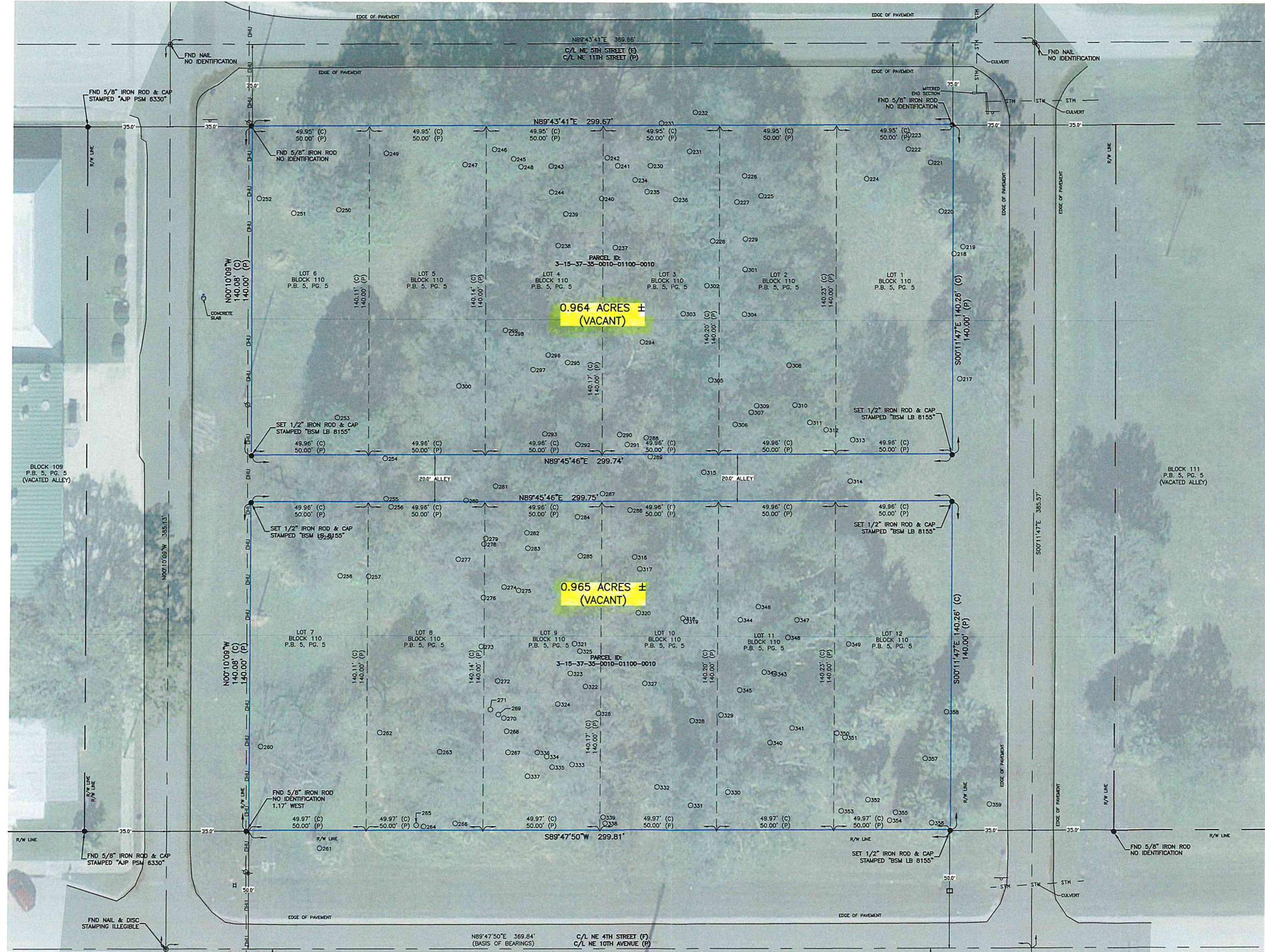
# BOUNDARY SURVEY

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

**BSM & ASSOCIATES**

LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324  
LB 6155



\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3\*

BOUNDARY SURVEY		NE 4TH STREET		OKEECHOBEE, FLORIDA 34972	
CAD	25/1/20	BSM & ASSOCIATES, INC.	2021/1/21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH (DRAWING)	DATE	03/18/21
REF	25/1/20	BSM & ASSOCIATES, INC.	2021/1/21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH (DRAWING)	DATE	03/18/21
FLD	HW, DF	FB/PG	BSM #8/20	DATE	03/18/21
OFF	BHM			DATE	03/18/21
CKD	REB	SHEET 2 OF 3	DWG 21-109 SURVEY	DATE	03/18/21
				REVISIONS:	BY:

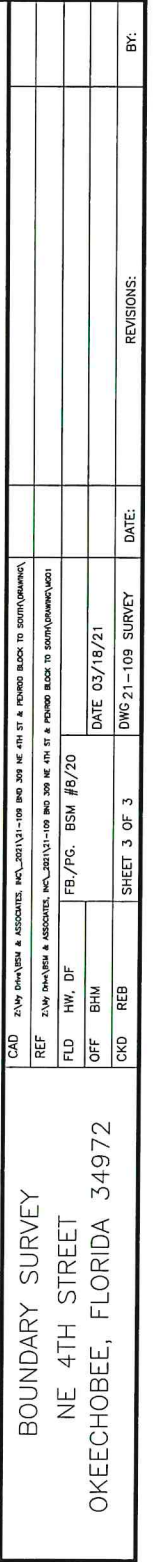




**BSM**  
& ASSOCIATES

LAND SURVEYING SERVICES

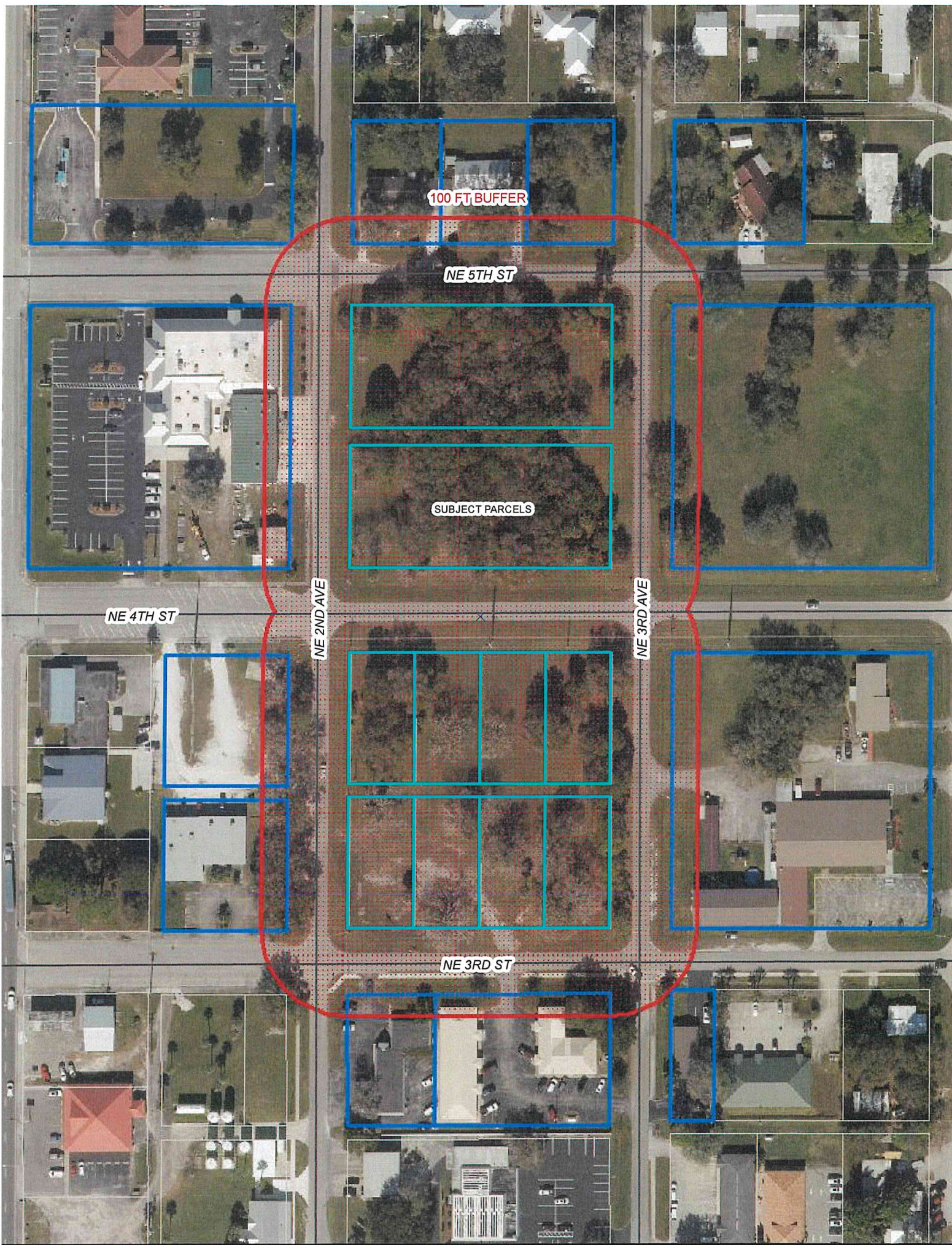
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324 LB 8155





PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	C/O CHRISTINE SAMMY	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE		OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092		OKEECHOBEE	FL	34973-1092
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759		OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-01410-0010	KRB REALTY LLC	269 NW 9TH ST		OKEECHOBEE	FL	34972-2115
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177		OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625		BELLE GLADE	FL	33430-6625
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177		OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST		OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST		OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0070	205 OKEECHOBEE LLC	205 NE 2ND ST		OKEECHOBEE	FL	34972-2974
3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166		OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST		OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST		OKEECHOBEE	FL	34972





100 FT BUFFER

NE 5TH ST

SUBJECT PARCELS

NE 4TH ST

NE 2ND AVE

NE 3RD AVE

NE 3RD ST



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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of December 6, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 6<sup>th</sup> day of

December, 2021.

Mitch Stephens  
Signature of Applicant

12/6/2021  
Date

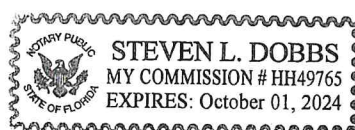
Mitch Stephens

Name of Applicant (printed or typed)

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6<sup>th</sup> day of December, 20 21, by Mitch Stephens, who is personally known to me or produced \_\_\_\_\_ as identification.



Steven L. Dobbs  
Notary Public Signature

Mitch Stephens, Glenwood Park, LLC  
Information for No. 15 of Rezoning Application

### Comprehensive Plan Amendment

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd Hearing Date	Hearing Board	Approved or Denied
21-002-SSA	5/20/2021	Planning Brd	A	7/6/2021	City Council	D			
21-003-SSA	5/20/2021	Planning Brd	A	7/6/2021	City Council	D			

### Rezoning Petition

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd Hearing Date	Hearing Board	Approved or Denied
21-002-R	5/20/2021	Planning Brd	A	7/6/2021	City Council	D	8/3/2021	City Council	
21-003-R	5/20/2021	Planning Brd	A	7/6/2021	City Council	D	8/3/2021	City Council	
21-005-R	9/16/2021	Planning Brd	A	10/19/2021	City Council	A	11/16/2021	City Council	A

### Alley Abandonment

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd & 4th Hearing Dt	Hearing Board	Approved or Denied
21-001-AC	5/20/2021	TRC	A	7/15/2021	Planning Brd	A	8/3 & 9/7/21	City Council	*
21-002-AC	5/20/2021	TRC	A	7/15/2021	Planning Brd	A	8/3 & 9/7/21	City Council	*

\* Being Continued until after Rezoning Petition No. 21-005-R is completely finished