



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
JUNE 15, 2023
LIST OF EXHIBITS

Draft Minutes

Summary of Board Action May 18, 2023

Staff Report/Exhibit 1

Comprehensive Plan Small Scale Future Land Use Map
Amendment Application No. 23-001-SSA



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
MAY 18, 2023
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, May 18, 2023, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast (SE) Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, and Alternate Board Members Jon Folbrecht and Jim Shaw were present. Vice Chairperson Doug McCoy, and Board Member Carl Berlin, Jr., were absent with consent. Chairperson Hoover moved Alternate Board Members Folbrecht and Shaw to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Member Brass, seconded by Member Folbrecht to dispense with the reading and approve the April 20, 2023, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:05 P.M.

- A. Continued from the April 20, 2023, Meeting, Land Development Regulation (LDR) Text Amendment Application No. 23-001-TA, proposes to amend Chapters 14, Businesses, and 90, Zoning, of the Code of Ordinances, by adding Section VI to allow food trucks as a Special Exception use in the Central Business District (CBD), Heavy Commercial (CHV), Light Commercial (CLT), Commercial Professional Office (CPO), Industrial (IND), Public Use (PUB), and Rural Heritage (RH), Zoning Districts; and create supplemental use standards for food trucks.
 - 1. City Planning Consultant Mr. Ben Smith of Morris-Depew Associates, Inc. briefly explained at the April 20, 2023, Meeting, the Board discussed Mobile Food Dispensing Vehicles (MFDVs) and that in 2020, Governor DeSantis signed into law Senate Bill 474/House Bill 1171, which then enacted Florida Statute 509.102. This law preempts local governments from entirely prohibiting MFDVs within their jurisdiction and requiring a separate license, registration, permit, or fee, other than what is required through the Florida Department of Business and Professional Regulation. He then reviewed a proposed ordinance which included classifications of different MFDVs; regulations for operating without special exception approval or a temporary use permit on private property in the IND, CHV, CLT, CBD, or CPO Zoning Districts or on any property where a permanent house of worship is located; operating with a special exception approval and operating with a temporary use permit; general operating standards and enforcement. He also briefly discussed Martin County's ordinance on the same topic. City Attorney Greg Hyden, of Nason, Yeager, Gerson, Harris and Fumero, provided a copy to the Board and discussed the main components of a simpler proposed version.
 - 2. Mr. Octavio Montiel, 8600 Southwest (SW) 9th Street, and Ms. Dennise Rodriguez, 3616 SW 19th Street, of Okeechobee, Florida, requested clarification where MFDVs would be permitted, with and without permission. Board Secretary Burnette read into the record an email dated April 20, 2023, from Ms. Ashley Sexton, voicing her support of MFDVs [copy has been made part of the official minute packet].

V. PUBLIC HEARING ITEMS CONTINUED

3. No Ex-Parte disclosures were offered.
 4. Motion by Member Chartier, seconded by Member Folbrecht to recommend approval to the City Council for LDR Text Amendment Application No. 23-001-TA, as presented in [Exhibit 1 by the Planning Consultant]. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for June 20, 2023, and July 18, 2023, meeting. **Motion Carried six to one, Member Brass voting No.**
- B.** Consider LDR Text Amendment Application No. 23-002-TA, which proposes to amend Chapter 78, Land Development Standards, Article IV, Stormwater Management, to reflect changes in the State stormwater management regulations.
1. City Attorney Hyden briefly reviewed the proposed ordinance stating this proposed language is needed to basically come into compliance with the South Florida Water Management District.
 2. Public Works Director David Allen advised that basically the City follows these procedures already and now there is a little more criteria and enforcement when dealing with Illicit discharge.
 3. No Ex-Parte disclosures were offered.
 4. Motion by Member Chartier, seconded by Member Baughman to recommend approval to the City Council for LDR Text Amendment Application No. 23-002-TA, as presented in [Exhibit 2]. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for June 20, 2023, and July 18, 2023, meeting. **Motion Carried Unanimously.**
- C.** Consider LDR Text Amendment Application No. 23-003-TA, which proposes to amend Chapter 90, Zoning, Article III, Districts and District Regulations, by adding Section 90-84, regulating the installation and removal of storm shutters.
1. City Attorney Hyden briefly reviewed the proposed ordinance explaining this is needed due to Fire and Building codes for ingress and egress safety.
 2. Board Secretary Burnette read into the record an email dated May 16, 2023, from Mrs. Raia Black, 1521 SW 7th Avenue, Okeechobee, Florida, which asked questions about procedures for seasonal residents [copy has been made part of the official minute packet].
 3. No Ex-Parte disclosures were offered.
 4. Motion by Member Brass, seconded by Member Folbrecht to recommend approval to the City Council for LDR Text Amendment Application No. 23-003-TA, as presented in [Exhibit 3] with removal of the last sentence in Section 90-84 (b) which reads “coverings which remain on the structure pursuant to this subsection shall be designed or painted to match or complement the color of the walls or trim of the building”. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for June 20, 2023, and July 18, 2023, meeting. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:29 P.M.

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 7:29 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

23-001-SSA

Comprehensive Plan Amendment Staff Report



Applicant | Roland Mossel

Property ID # | 3-15-37-35-0010-00190-0250



Prepared for The City of Okeechobee

General Information

Owner: Roland Mossel

Applicant: Roland Mossel

Primary Contact: Roland Mossel, (863)-634-7722, rmossel@ymail.com

Parcel Identification: 3-15-37-35-0010-00190-0250

Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>

Future Land Use, Zoning, and Existing Use of Subject Property(s)

Parcel #1: 3-15-37-35-0010-00190-0250	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Residential Multiple Family (RMF)	Residential Multiple Family (RMF)
Use of Property	Vacant	Triplex, 3 attached units
Acreage	.33	.33

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

	Future Land Use	Zoning	Existing Use
North	Commercial	Residential Multiple Family (RMF)	Single Family Home
East	Commercial	Heavy Commercial (CHV)	Medical Office
South	Single-Family Residential	Residential Multiple Family (RMF)	Vacant
West	Commercial	Residential Multiple Family (RMF)	Multi-Family Units

Description of Request

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use designation of the subject parcel from Commercial to Multi-Family Residential. The 0.33-acre subject parcel is currently vacant and is located on NW 11th Street, within the area generally recognized at the US-441 commercial corridor. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the Comprehensive Plan.

Current Development Potential with Commercial Future Land Use

The property is currently designated Commercial on the City of Okeechobee Future Land Use Map. The Commercial Future Land Use (FLU) category allows for a maximum FAR of 3.0 and a range of commercial uses. However, the property is currently zoned Residential Multifamily (RMF), which is not listed as an appropriate future land use in the Commercial FLU. Additionally, the uses permitted in the Commercial FLU are not consistent with the uses permitted in the RMF zoning district. Therefore, there is very little development potential until the FLU and zoning are made to be consistent with one another.

However, if commercial development of this property were to be pursued, and the applicant were to hypothetically rezone to the heavy commercial zoning district, the maximum building coverage would be 50% and a potential building height of 45 (three stories), an FAR of 1.5 is the theoretical maximum development potential on the 0.33 acres for a total potential floor area of approximately 21,562 sq/ft. However, it is not typical to exceed two stories in the City and the typical intensity of commercial development in the city is single story with an FAR of 0.25, which equates to a floor area of 3,600 square feet.

Development Potential with Multi-Family Residential Future Land Use

If this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the multi-family FLU and the RMF zoning district. The Multi-Family Residential FLU allows apartments, duplexes, condominiums, and public facilities, limited agriculture and compatible accessory uses. Additionally, all permitted uses within the Single-Family Residential FLU category are permitted. The maximum standard density within the Multi-Family Residential FLU is 10 dwelling units per acre. The subject parcel is 0.33 acres, which has a maximum multi-family density potential of 3 multi-family dwelling units. The Applicant's has stated their intent to develop either a triplex or a duplex on the subject property, either of which would be permitted subject to meeting all federal, state and local requirements.

Consistency with the Comprehensive Plan

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 shall discourage urban sprawl.

The subject property is located within what is generally considered as the City's US-441 commercial corridor, which the City has previously recognized should be reserved for commercial and higher density residential uses. A variety of existing land uses surround the subject property, with a single-family residence to the north, a vacant property zoned RMF to the south, medical offices to the east, and a residential triplex to the west. Multifamily residential in this location provides a transition of development intensity between the commercial to the east, multi-family uses found to the west, and low-density residential uses to the north. It also represents infill development in a location surrounded by existing development. The requested Future Land Use Map Amendment is consistent with Objective 12 of the City of Okeechobee Comprehensive Plan, which encourages compatibility with surrounding land uses and discourages urban sprawl.

The City's Application for Comprehensive Plan Amendment includes several review criteria. The Applicant has provided responses to some of these criteria, which are repeated below. Staff comments are also provided in response to each of the criteria and to the applicant's responses.

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

Applicant Response: None.

Staff Response: The maximum number of dwelling units that could be developed if this request is approved is three (3) dwelling units. The US Census Bureau's latest estimated average number of persons per household for the City is 2.5.

$$2.5 \text{ persons per household} \times 3 \text{ dwelling units} = 7.5 \text{ residents.}$$

The potential development of three dwelling units will not have a significant impact on the City of Okeechobee population projections.

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.**

Applicant Response: We propose to build a CBS triplex on property located at NW 11th Street, Okeechobee, FL. 34972. This project will create affordable housing for residents of Okeechobee for up to 12 people. There are no goals or objectives of the county or the city's comprehensive plan that would be affected by the building of this triplex.

Staff Response: The change from Commercial to Multi-Family Residential represents a potential for an increase in demands on utility services and facilities as well as roadway capacity. However, the limited size of the proposed change will not have a significant effect on the ability of the City and service providers to meet demands.

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

Applicant Response: None.

Staff Response: The subject property is not located adjacent to or near unincorporated areas. There should be no meaningful effect on unincorporated areas.

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

Applicant Response: None.

Staff Response: This request is fairly de minimis and does not warrant a review of the State and Regional Policy Plans in order to make a determination of approval or denial.

Adequacy of Public Facilities and Services

Traffic Impacts

Applicant Response: We propose to build a CBS triplex on property located at NW 11th Street, Okeechobee, FL. 34972. The triplex apartments will have 2 bedrooms and 2 bathrooms and would each occupy up to 4 people, which makes a total of 12 people. Therefore, there would not be enough traffic impact to need a traffic study prepared. The proposed triplexes will be on city water with Okeechobee Utility Authority and on a septic system and drain filed for sewage. See letter from Okeechobee Utility Authority. All surrounding properties are on city water with O.U.A. and septic systems and drain fields. See site plan for proposed septic system and drain field.

Staff Response: It is generally understood that the traffic impacts and trip generation associated with residential are typically less than commercial. The proposed future land use change from Commercial to Multi-Family Residential represents a lessening of potential intensity. Staff agrees with the Applicant that a traffic study is not necessary.

Demand for Potable Water and Sanitary Sewer

Future Land Use Policy 1.1 contains adopted level of service standards for potable water at 114 gallons per capita per day. For commercial uses, the City generally estimates 0.15 gal/sf/day of demand. The following calculations are based on these standards, the above stated maximum development potential, and the US Census Bureau's latest estimated average number of persons per household for the City:

Existing Potable Water Potential Demand- 3,600 sq/ft X 0.15 gal/sf/day = 540 gallons per day

Proposed Potable Water Potential Demand- 3 dwelling units X 2.5 persons per household X 114 gal/person/day = 855 gallons per day

855 gallons of potable water is the estimated demand per day for the maximum multifamily development potential of 3 dwelling units, which is not a significant amount. Potable water and sanitary sewer service are available at this location and there is adequate facility capacity to accommodate the maximum potential multifamily development.

Demand for Solid Waste Disposal

Staff has previously confirmed that the landfill has sufficient remaining capacity to accommodate many years of projected waste disposal needs. Approval of this request will not have a significant impact on the ability of the City to continue to provide solid waste disposal services.

Environmental Impacts

The provided survey and National Wetlands Inventory map indicates that no wetlands are present on the subject property.

The Applicant stated that there is no unique habitat or endangered species on the subject parcel, and staff has no reason to doubt this claim, as the property is a 0.33 acre parcel surrounded by existing development and is approximately 150 ft from US-441.

The provided NFIP flood map identifies minimal flood risk associated with the subject parcel.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that this request to change the future land use designation from Commercial to Multi-Family Residential is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

May 15, 2023

Okeechobee Planning Board Hearing June 15, 2023

Supplemental Exhibits

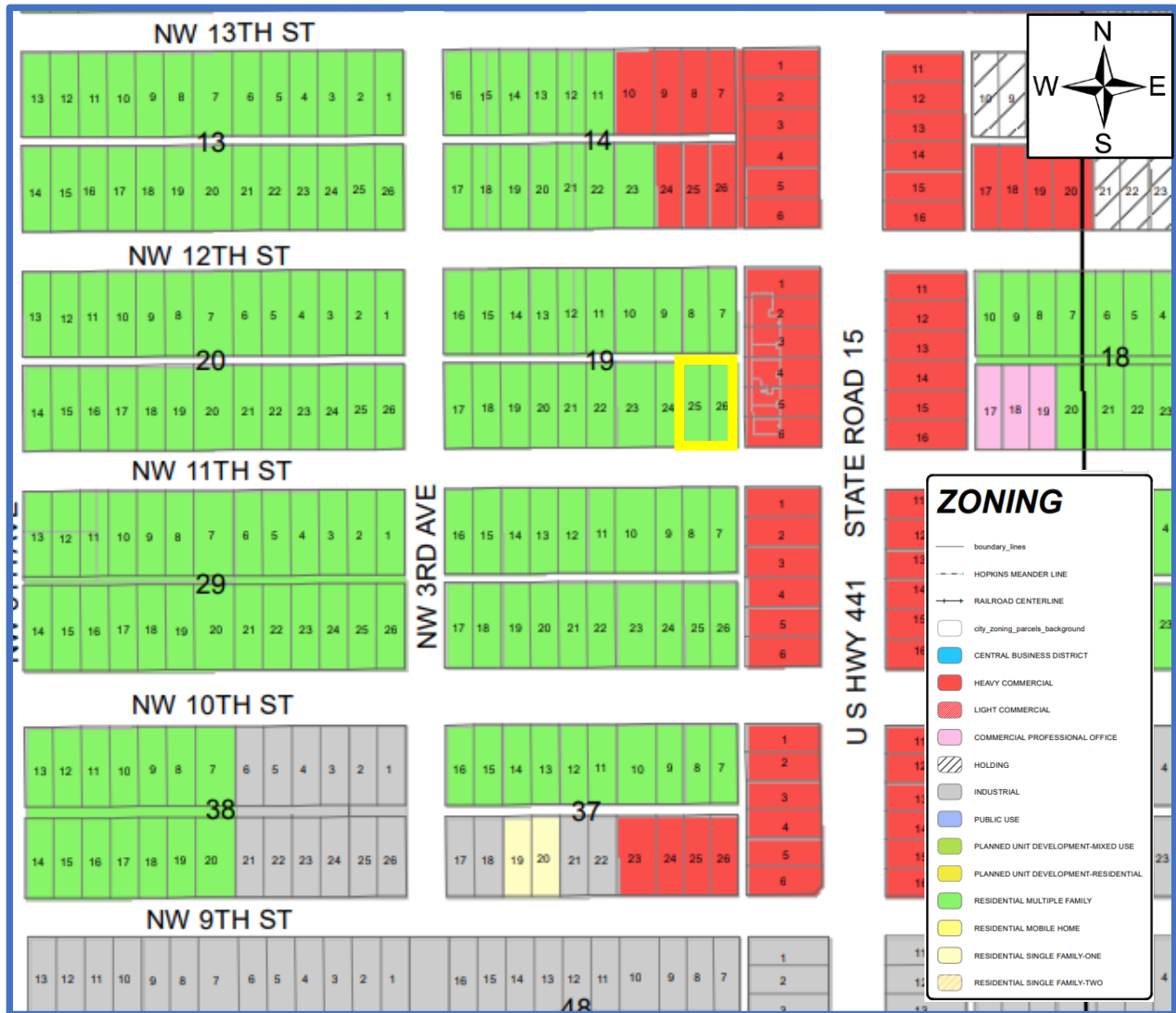


Exhibit A: Existing Zoning Map



Exhibit B: Existing Future Land Use



Exhibit C: Aerial Identifying Existing Land Uses

FEB 08 2023

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>2-8-23</u>	Petition No. <u>23-001-SSA</u>
	Fee Paid: <u>850.00 CK#5501</u>	Jurisdiction: <u>PB+CC</u>
	1 st Hearing: <u>6-15-23</u>	2 nd Hearing: <u>7-18-23</u>
	Publication Dates: <u>5/31, 6/7/23</u> <u>7/5/23</u>	
	Notices Mailed: <u>5/31</u>	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: Commercial (C)

Verified Zoning Designation: Residential Multiple Family (RMF)

Plan Amendment Type: ☐ Large Scale (LSA) involving over 100 acres or a Text Amendment

☒ Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

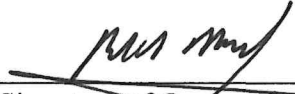
APPLICANT PLEASE NOTE:

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: 24.

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.

02/07/2023
Date


Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

I. APPLICANT/AGENT/OWNER INFORMATION

Roland Mossel

Applicant

13632 NW 160th Street

Address

Okeechobee

Florida

34972

City

State

Zip

863-634-7722

863-763-6060

rmossel@ymail.com

Telephone Number

Fax Number

E-Mail

Roland Mossel

Agent*

13632 NW 160th Street

Address

Okeechobee

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Roland Mossel

Owner(s) of Record

13632 NW 160th Street

Address

Okeechobee

Florida

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City

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Zip

863-634-7722

863-763-6060

rmossel@ymail.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.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

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):

Changing FLU from Commercial to Multi-
family residential.

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

A. PROPERTY LOCATION:

1. Site Address: NW 11th Street

Okeechobee, FL. 34972

2. Property ID #(s): 3-15-37-35-0010-00190-0250

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: 14,375 sqft

0.33 acres

2. Total Area included in Request: 14,375 sqft

a. In each Future Land Use (FLU) Category:

(1) Lot 25 Multi-family residential

(2) Lot 26 Multi-family residential

(3) _____

(4) _____

b. Total Uplands: 14,375 sqft

c. Total Wetlands: Ø

3. Current Zoning: ~~Multi-family Residential~~ **RMF**
4. Current FLU Category: Commercial
5. Existing Land Use: Vacant
6. Requested FLU Category: Multi-family Residential

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		✓
Density (DU/Acre)		.33 acres
Number of Units		3
Commercial (sq. ft.)		
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

- n/a** • 1. Wording of any proposed text changes.
- 2. ✓ A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
- ✕ • 3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
- 4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.
- 5. ✓ Map showing existing zoning of the subject property and surrounding properties.
- 6. **Three (3) CERTIFIED BOUNDARY** surveys of the subject 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 subject 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. 9824

- 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.
- H/A • 9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner. **NA**

• **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;
- missing ✓ 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; *missing*
- ✓b. Water and Sewer; *missing*
- c. Schools. *missing*

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 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.
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

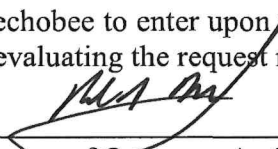
Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

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


Signature of Owner or Authorized Agent

1-31-23
Date

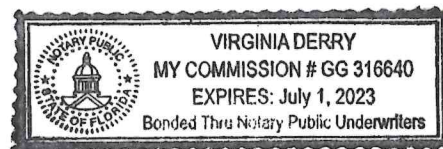
Roland Mossel
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of 31st Jan, 2023, by Roland Mossel, who
(Name of Person)
is personally known to me or produced _____ as identification.


Notary Public Signature



ROLAND MOSSEL

OKEECHOBEE, FL 34972

863-763-7552 OFFICE

863-763-6060 FAX

863-634-7722 CELL

RMOSSEL@YMAIL.COM EMAIL

Date: 01/25/2023

City of Okeechobee,

*Proposed Changes

*A

We propose to change FLU of property at NW 11th Street, Okeechobee, FL. 34972 from commercial to multi-family residential. Surrounding properties have a FLU of multi-family residential, and the current zoning is multi-family residential.

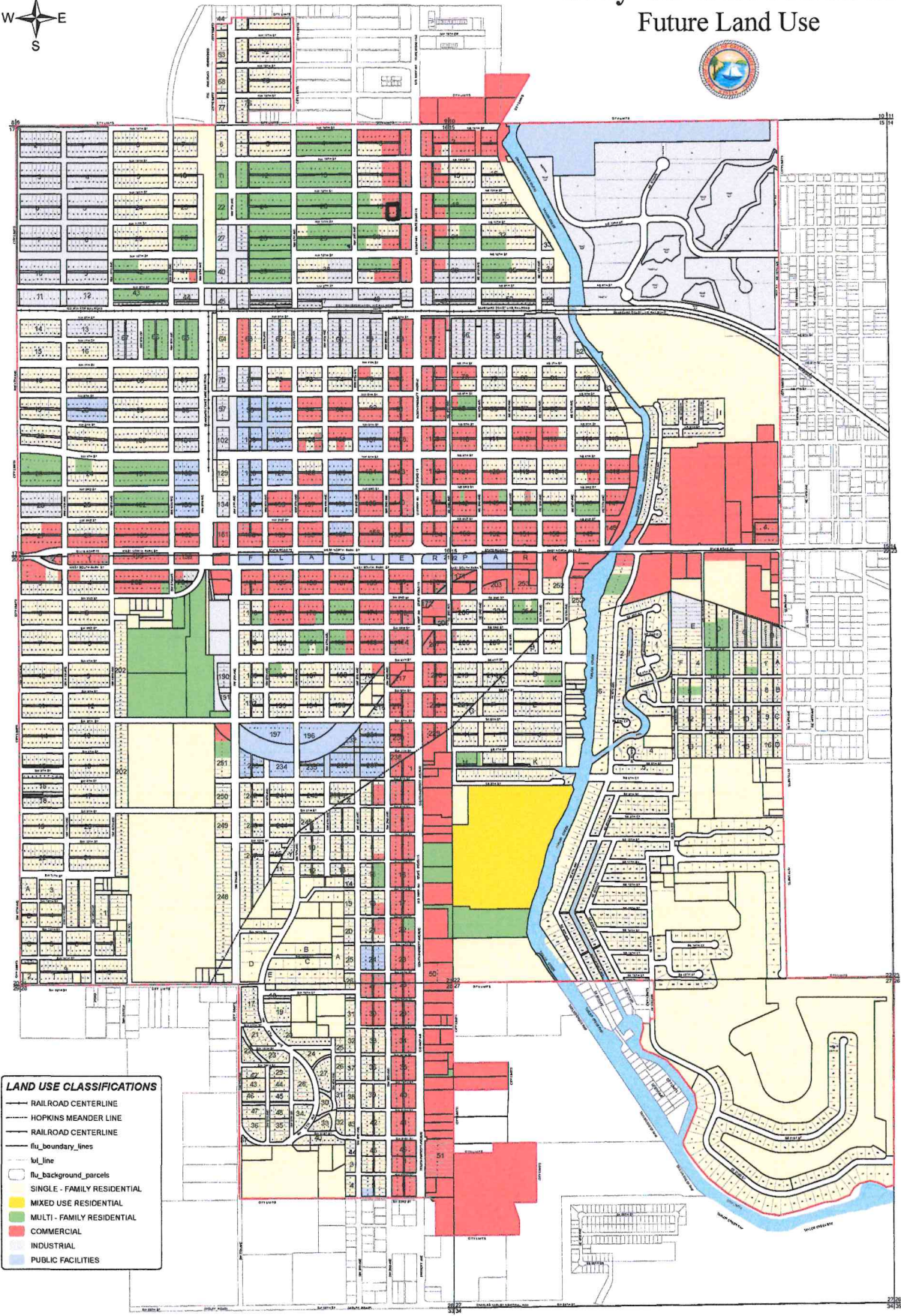
Roland Mossel

Roland Mossel

13632 NW 160th Street
Okeechobee, FL 34972
863-763-7552 office
863-763-6060 fax
rmossel@ymail.com

#2

City of Okeechobee Future Land Use



- LAND USE CLASSIFICATIONS**
- RAILROAD CENTERLINE
 - HOPKINS MEANDER LINE
 - RAILROAD CENTERLINE
 - flu_boundary_lines
 - flu_line
 - flu_background_parcel
 - SINGLE - FAMILY RESIDENTIAL
 - MIXED USE RESIDENTIAL
 - MULTI - FAMILY RESIDENTIAL
 - COMMERCIAL
 - INDUSTRIAL
 - PUBLIC FACILITIES

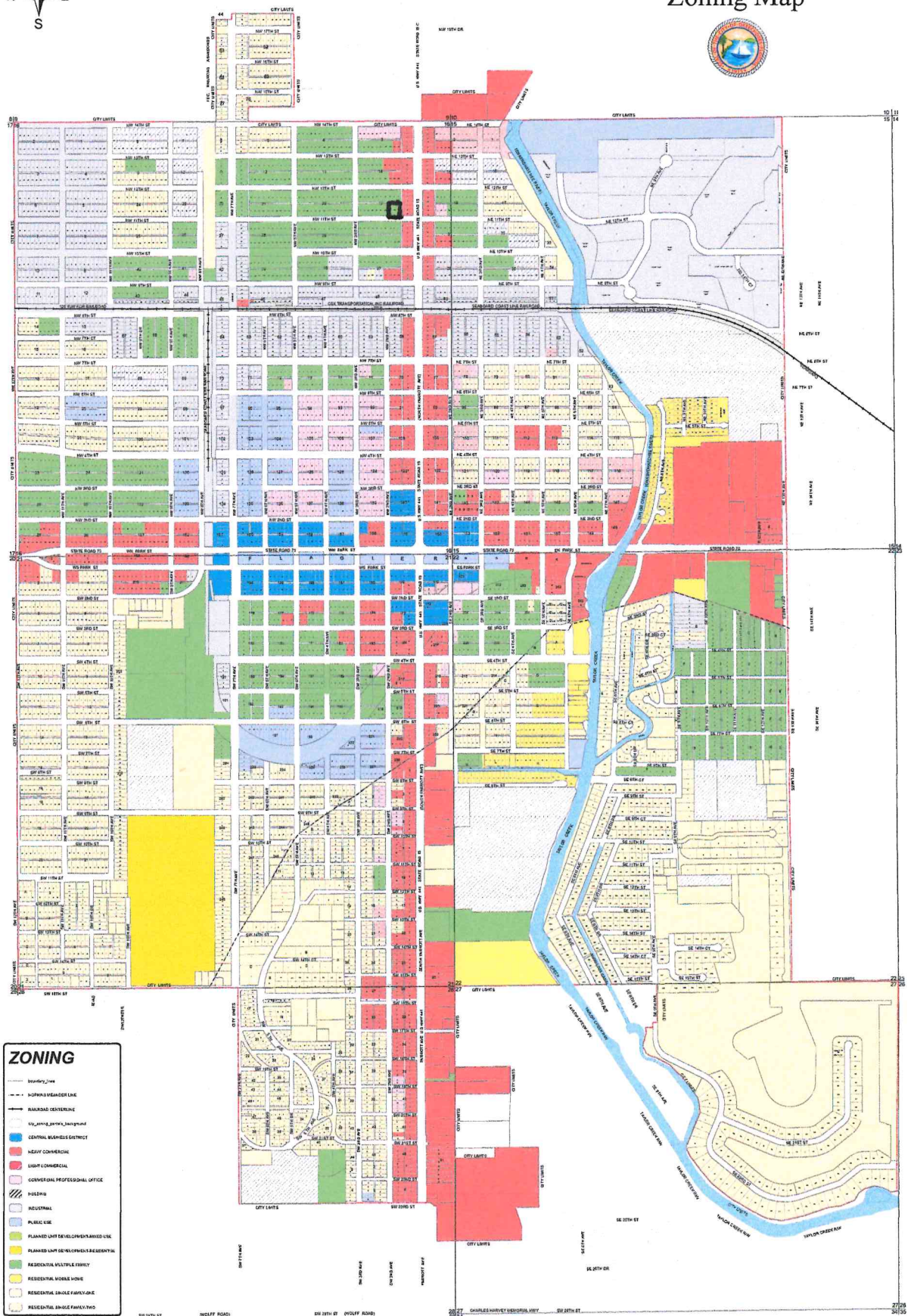
On December 31, 2020 changes were made to the Official Comprehensive Plan Future Land Use Map. Land Use Changes, All Other Changes Notation #20-02-SC, Ord #1220 are reflected herein.
City of Okeechobee, FL
City Clerk: Lene Gonsky



Date Saved: 3/26/2021 12:06:22 PM

General Notes:
Alleys shown hereon are 15 or 20 feet in width. See appropriate subdivision plat for specific alley widths. This map has been compiled from the most current data available. The City of Okeechobee is not responsible for any errors or omissions contained herein.





- - - - - Boundary Line
 - - - - - NO-GRASS STRIPED LINE
 - - - - - RAILROAD CENTERLINE
 - - - - - City zoning permit background
 [Blue Box] CENTRAL BUSINESS DISTRICT
 [Red Box] HEAVY COMMERCIAL
 [Pink Box] LIGHT COMMERCIAL
 [Purple Box] CONVENTIONAL PROFESSIONAL OFFICE
 [Hatched Box] HOLDING
 [Light Blue Box] INDUSTRIAL
 [Dark Blue Box] PUBLIC USE
 [Green Box] PLANNED UNIT DEVELOPMENT/RETAIL USE
 [Yellow Box] PLANNED UNIT DEVELOPMENT/RESIDENTIAL
 [Light Green Box] RESIDENTIAL MULTIPLE FAMILY
 [Orange Box] RESIDENTIAL MOBILE HOME
 [Light Orange Box] RESIDENTIAL SINGLE FAMILY ONE
 [Light Yellow Box] RESIDENTIAL SINGLE FAMILY TWO

On December 1, 2020 changes were made to the Official Zoning Map. Rezoning, Alley/Street Closings thru Peillon are #20-002-SC, Ord #1220 are reflected herein.
City of Okeechobee, FL
City Clerk: Lane Gamble
Zoning Administrator: Marcos Montes De Oca

General Notes

General Notes:
Alloys shown hereon are 15 or 20 feet in width.
See appropriate subdivision plat for specific alloy widths.
This map has been compiled from the most current data
available. The City of Oksechobee is not responsible
for any errors or omissions contained herein.

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR ROLAND & MICHELE MOSSEL

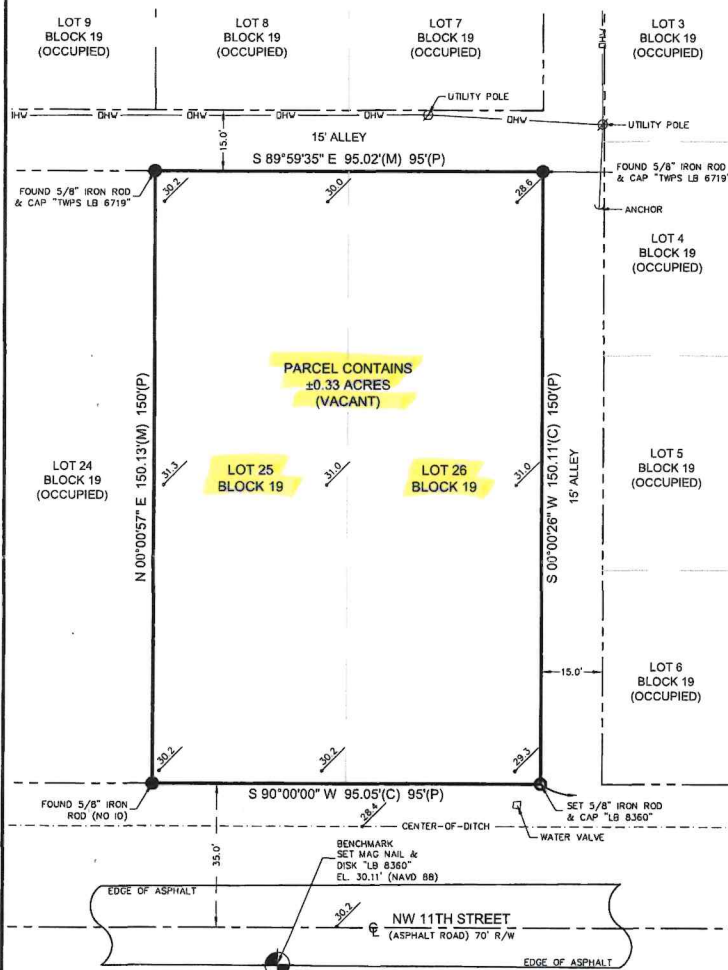
PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
- 3) PARCEL ID: 3-15-37-35-0010-00190-0250.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) DATE OF LAST FIELD SURVEY: 11/25/20.

NORTH



0 15 30
SCALE IN FEET
MAP SCALE: 1 INCH = 30 FEET
INTENDED DISPLAY SCALE



DESCRIPTION:

LOTS 25 & 26, BLOCK 19, OKEECHOBEE,
ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS
OF OKEECHOBEE COUNTY, FLORIDA.

SITE PLAN NOTES:

- 1) SUBJECT TO CLIENT AND PERMITTING AGENCY APPROVAL.
- 2) CONTRACTOR IS TO VERIFY SETBACKS AND LOCATION OF EXISTING UTILITIES.
- 3) BUILDING DIMENSIONS SHOWN MAY BE APPROXIMATE, REFER TO APPROVED BUILDING PLANS FOR CONSTRUCTION DIMENSIONS.
- 4) THE ELEVATIONS SHOWN ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929).
- 5) PUBLIC WATER SUPPLY IS AVAILABLE.
- 6) PER CITY OF OKEECHOBEE ORDINANCE NO. 90-168 PARAGRAPH 1, ALL PROPOSED RESIDENTIAL BUILDING PADS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF ADJACENT ROAD.

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

PREPARED FOR THE EXCLUSIVE USE OF:

ROLAND MOSSEL
MICHELE MOSSEL

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY & TOPO SURVEY	01/19/23	WC	JJR
DESCRIPTION REFERENCE: PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE	FB/PG: 361/77	SCALE: 1" = 30'	
BEARING REFERENCE: THE N. R/W OF NW 11TH ST. IS TAKEN TO BEAR S 90°00'00" W	FILE: 20-486	JOB NO: 20-486	

TRADEWINDS SURVEYING GROUP, LLC.

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



LEGEND

- Set Iron Rod and Cap "LB 8360"
- Found Iron Rod (and Cap)
- Found Pipe (and Cap)

ABBREVIATIONS

B=Baseline; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Easterly; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; F=Iron Pipe; IR&(C)=Iron Rod (and Cap); L=(Arc) Length; M=Measured; M=Monument; N=North; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PTP=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies); ⚡=Spot Elevation based on indicated Datum.

John J. Rice, P.S.M. (LS 4506) LB 8360



FILE NUM 2010006207
 OR BK 00687 PG 0623
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT
 OKEECHOBEE COUNTY, FLORIDA
 RECORDED 06/08/2010 03:10:14 PM
 AMT 10.00
 RECORDING FEES \$27.00
 DEED DOC \$0.70
 RECORDED BY G Mewbourn
 Pgs 0623 - 6257 (3pgs)

Prepared by and return to:

Elizabeth A. Maxwell
 Maxwell & Maxwell, P.A.
 405 NW Third Street
 Okeechobee, FL 34972
 863-763-1119

File Number: Mossel Trust

[Space Above This Line For Recording Data]

Quit Claim Deed²⁻¹

This Quit Claim Deed made this 1st day of June, 2010 between Roland ⁵M. Mossel and Michele M. Mossel, husband and wife, whose post office address is 13450 NW 160th Street, Okeechobee, FL 34972, grantor, and Roland Mossel, Michele Mossel as Trustee(s) of the Roland S. Mossel and Michele M. Mossel Living Trust Agreement created on June 1, 2010 whose post office address is 13632 NW 160th Street, Okeechobee, FL 34972, 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 TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

Lots 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26, Block 19, City of Okeechobee, according to the Plat thereof recorded in Plat Book 5, at Page 5, of the Public Records of Okeechobee County, Florida and in Plat Book 2, at Page 17, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 3-15-37-35-0010-00190-0230,

Parcel Identification Number: 3-15-37-35-0010-00190-0250

Parcel Identification Number: 3-15-37-35-0010-00190-0170

and

Parcel Identification Number: 1-34-35-33-0A00-00002-A000, See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

and

Lots 1,2,3,4,5, and 6 inclusive of Block 70, Okeechobee, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of St. Lucie County, Florida. A copy of said plat also being recorded in Plat Book 1, Page 10, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 3-15-37-35-0010-00700-0010

and

Lot 5, Block 12, Basswood Unit 1, according to the plat thereof recorded in Plat Book 3, Page 22, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 1-05-37-35-0010-00120-0050

and

Lots 8, 9, and 10, Block 4, Tropical Gardens According to the Plat Thereof Recorded in Plat Book 3, Page 6, Public Records of Okeechobee County, Florida.

DoubleTime

Parcel Identification Number: 1-09-37-35-0010-00040-0080

The Grantee, as trustee, has the full power and authority to protect, conserve, sell, convey, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F.S. 689.071.

This instrument was prepared from information provided by the parties. Marketability of title is not guaranteed nor accuracy of the description as title was not examined.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Elizabeth A. Maxwell
Witness Name: Elizabeth A. Maxwell

Devin R. Maxwell
Witness Name: Devin R. Maxwell

Elizabeth A. Maxwell
Witness Name: Elizabeth A. Maxwell

Devin R. Maxwell
Witness Name: Devin R. Maxwell

Roland Mossel (Seal)
Roland Mossel

Michele Mossel (Seal)
Michele Mossel

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this 1st day of June, 2010 by Roland Mossel and Michele Mossel, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



CATHERINE KENNEDY NELSON
MY COMMISSION # DD 921777
EXPIRES: September 1, 2013
Bonded Thru Budget Notary Services

Catherine K. Nelson
Notary Public

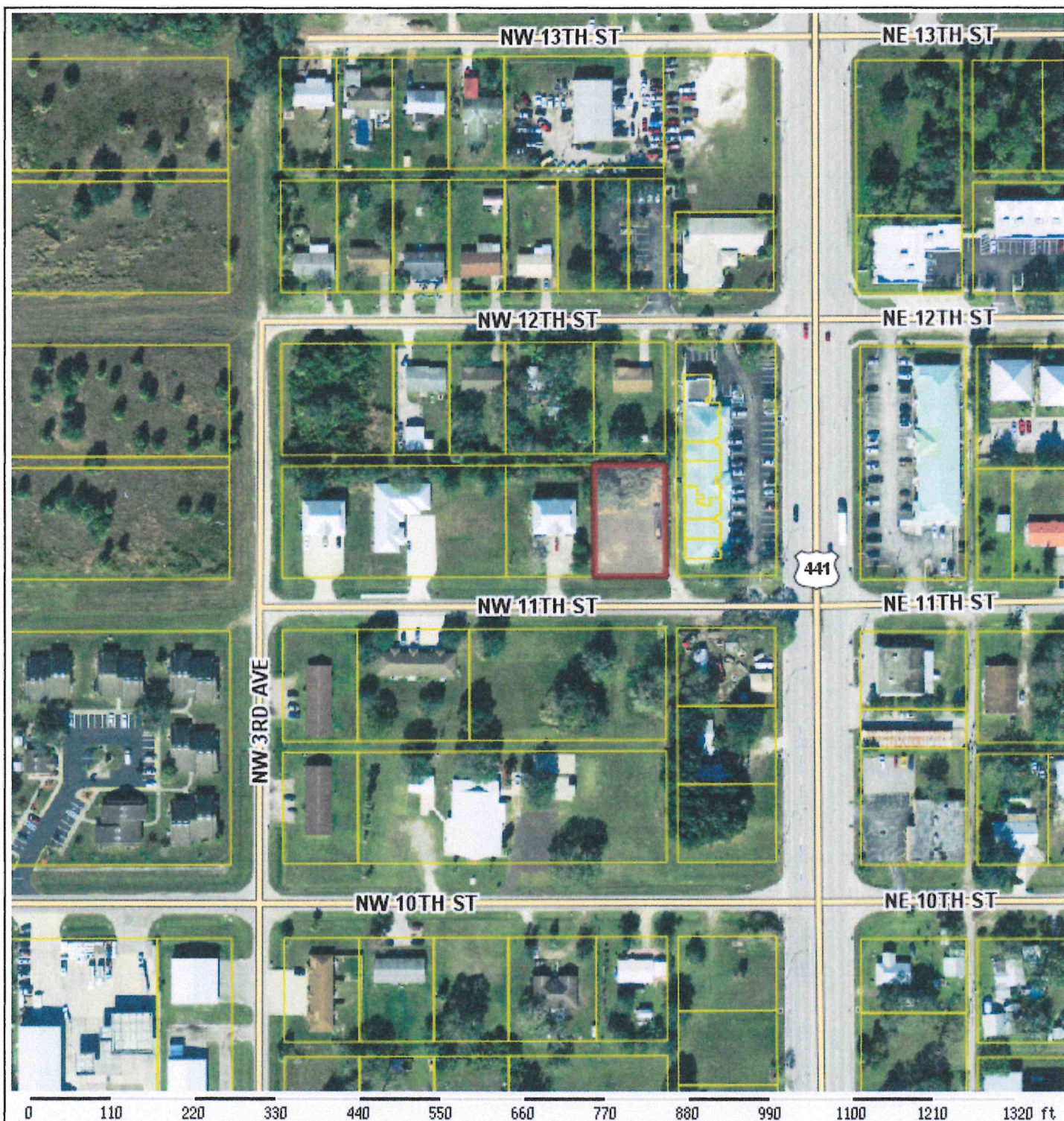
Printed Name: Catherine K. Nelson

My Commission Expires: _____

EXHIBIT "A"

A PORTION OF THE EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 33 EAST, LYING NORTH OF S.R. 700 (U.S. 98), WEST OF CENTRAL BUSINESS SECTION, BASSINGER, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 32, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 34, BEAR NORTH 88 DEGREES 20' 27" WEST ALONG THE NORTH BOUNDARY LINE OF SIAD CENTRAL BUSINESS SECTION A DISTANCE OF 1319.12 FEET TO THE NORTHWEST CORNER OF SAID CENTRAL BUSINESS SECTION; THENCE BEAR SOUTH 02 DEGREES 07' 49" WEST ALONG THE WEST BOUNDARY OF SAID CENTRAL BUSINESS SECTION, A DISTANCE OF 336.11 FEET TO NORTHERLY RIGHT-OF-WAY LINE OF SAID S.R. 700 AND THE POINT-OF-BEGINNING; THENCE BEAR NORTH 79 DEGREES 07' 19" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF S.R. 700 A DISTANCE OF 231.50 FEET; THENCE BEAR NORTH 07 DEGREES 35' 50" EAST A DISTANCE OF 151.96 FEET; THENCE BEAR NORTH 86 DEGREES 09' 25" EAST ALONG THE NORTH LINE OF THE EAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ A DISTANCE OF 215.50 FEET; THENCE BEAR SOUTH 02 DEGREES 07' 49" WEST BOUNDARY OF CENTRAL BUSINESS SECTION A DISTANCE OF 208.90 FEET TO THE POINT-OF-BEGINNING.



Okeechobee County Planning and Zoning

BOCC | Community Development | 863-763-5548 x 3073 | Okeechobee, Florida | 863-763-5548 x 3073

PARCEL: 3-15-37-35-0010-00190-0250 (VACANT (0000) / City)

CITY OF OKEECHOBEE LOTS 25 & 26 BLOCK 19

MOSEL ROLAND S & MICHELE

Owner: M LIVING TRUST

S/T/R: 15-37-35 SF: 0.327 AC

NOTES:

ROLAND MOSSEL

OKEECHOBEE, FL 34972

863-763-7552 OFFICE

863-763-6060 FAX

863-634-7722 CELL

RMOSSEL@YMAIL.COM EMAIL

Date: 01/25/2023

City of Okeechobee,

*Public Facilities Impact

*B

We propose to build a CBS triplex on property located at NW 11th Street, Okeechobee, FL. 34972. The triplex apartments will have 2 bedrooms and 2 bathrooms and would each occupy up to 4 people, which makes a total of 12 people. Therefore, there would not be enough traffic impact to need a traffic study prepared. The proposed triplexes will be on city water with Okeechobee Utility Authority and on a septic system and drain filed for sewage. See letter from Okeechobee Utility Authority. All surrounding properties are on city water with O.U.A. and septic systems and drain fields. See site plan for proposed septic system and drain field.

Roland Mossel

Roland Mossel

13632 NW 160th Street
Okeechobee, FL 34972
863-763-7552 office
863-763-6060 fax
rmosssel@ymail.com



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

January 26, 2023

Roland & Michele Mossel Living Trust
13632 NW 160th St
Okeechobee, Fl. 34972

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00190-0250
NW 11th St
City of Okeechobee, Lots 25 & 26, Block 19


Dear Mr. Mossel:

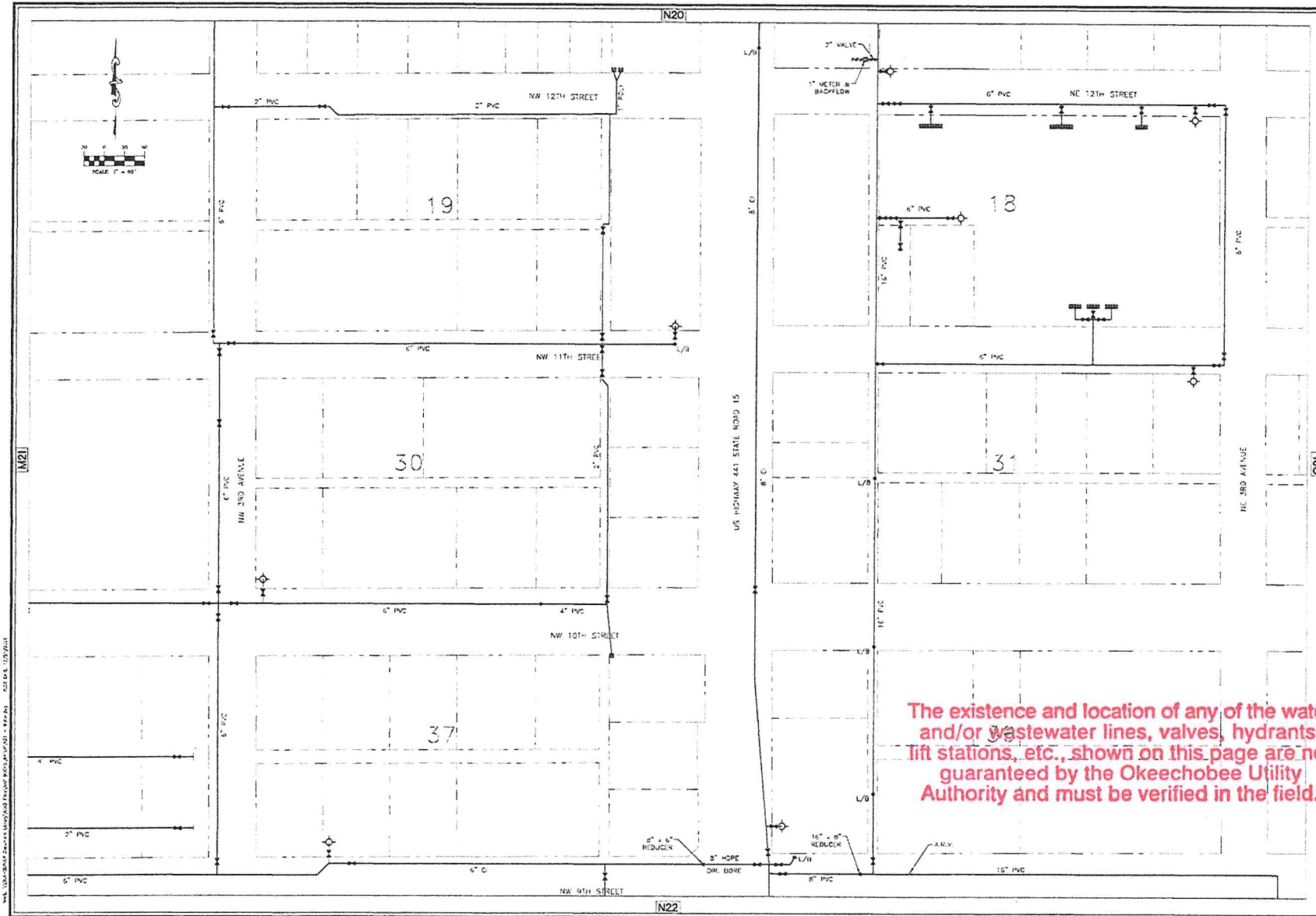
In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from June 2021 to May 2022, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the road (NW 11th St) right-of-way. Any upgrade requirements to the water main infrastructure due to the design or demands of the proposed project will be at the property owners' expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,


John F. Hayford
Executive Director
Okeechobee Utility Authority



The existence and location of any of the water and/or wastewater lines, valves, hydrants, lift stations, etc., shown on this page are not guaranteed by the Okeechobee Utility Authority and must be verified in the field.

OKEECHOBEE UTILITY AUTHORITY		PROJECT NO. 15000	
100 SW 11th Avenue Okeechobee, Florida 34901-0204 TEL 888-753-3460		DATE: 10/27/2011	BY: J. H. H.
DRAWING NUMBER		DATE: 10/27/2011	BY: J. H. H.
N21		DATE: 10/27/2011	BY: J. H. H.

WATER DISTRIBUTION SYSTEM
PLAN VIEW
OKEECHOBEE UTILITY AUTHORITY
100 SW 11th Avenue
Okeechobee, Florida 34901-0204
TEL 888-753-3460

ROLAND MOSSEL

OKEECHOBEE, FL 34972

863-763-7552 OFFICE

863-763-6060 FAX

863-634-7722 CELL

RMOSSEL@YMAIL.COM EMAIL

Date: 01/25/2023

City of Okeechobee,

*Environmental Impacts NA

*C

We propose to build a CBS triplex on property located at NW 11th Street, Okeechobee, FL. 34972. There is no wetlands, no soil posing severe limitations to development, no unique habitat, no endangered species of wildlife and plants, and no flood prone areas on property proposing to change FLU from commercial to multi- family residential.

Roland Mossel

Roland Mossel

13632 NW 160th Street

Okeechobee, FL 34972

863-763-7552 office

863-763-6060 fax

rmossel@ymail.com



U.S. Fish and Wildlife Service

National Wetlands Inventory

NW 11th Street



U.S. Fish and Wildlife Service, National Standards and Support Team
wetlands_team@fws.gov

January 26, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

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

- Lake
- Other
- Riverine

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

National Flood Hazard Layer FIRMette



80°50'19"W 27°15'33"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map; Orthoimagery: Data refreshed October, 2020

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
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone X
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		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
		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.



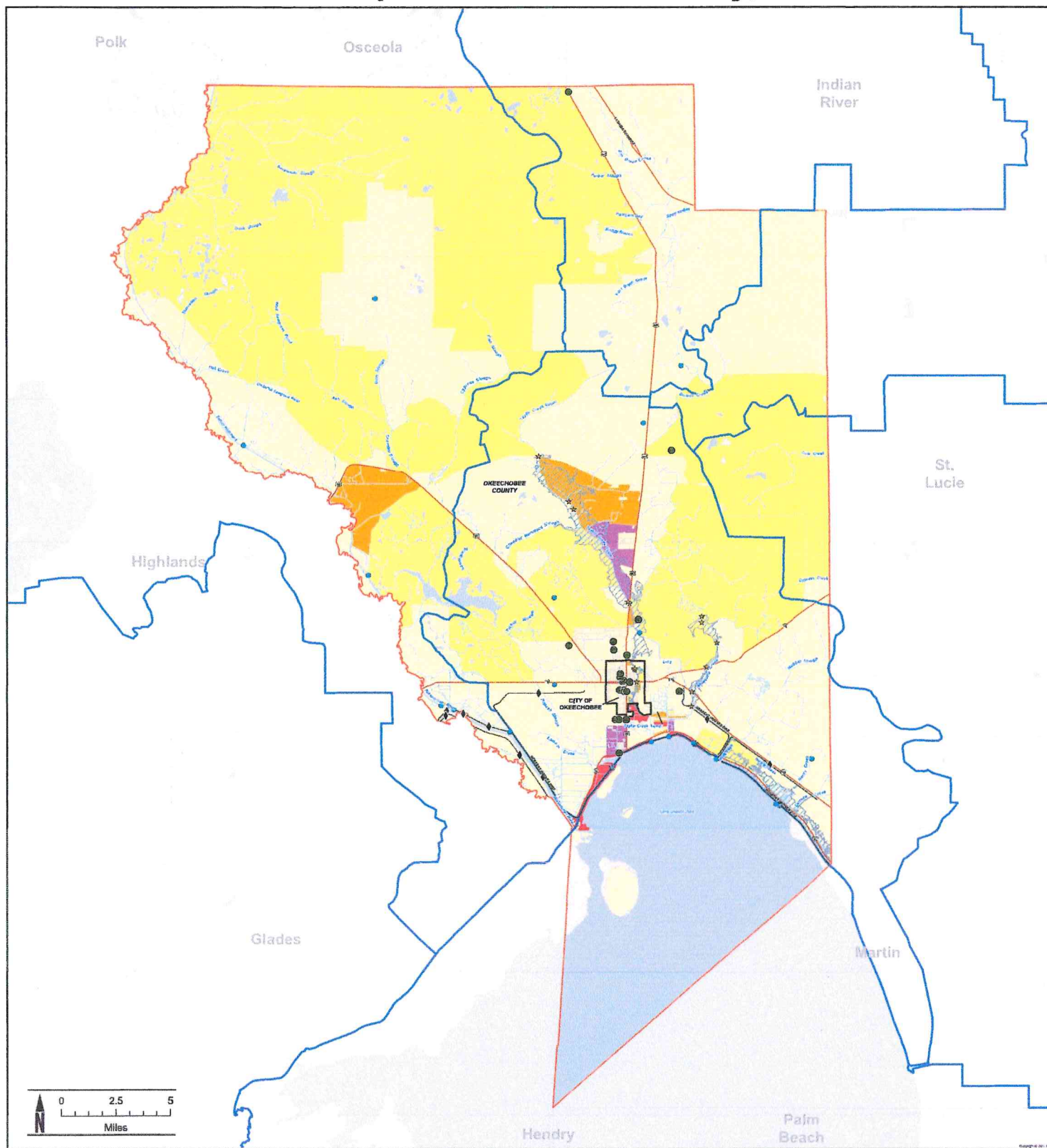
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/26/2023 at 3:26 PM 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.

5

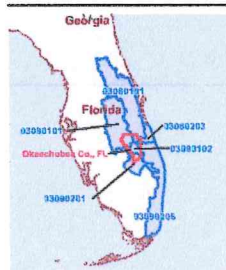
Flood Risk Map: Okeechobee County, Florida



MAP SYMBOLOLOGY

Base Data	Flood Data	Flood Risk	Areas of Mitigation Interest
<ul style="list-style-type: none"> Corporate Limits Major Roads Watershed Boundary State Boundary 	<ul style="list-style-type: none"> Rivers and Streams Restudy Area New SFHA 	<ul style="list-style-type: none"> Very Low Low Medium High Very High 	<ul style="list-style-type: none"> Non-Accredited Levees Dams Non-Levee Embankments At-Risk Essential Facilities Other

WATERSHED LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM

FRM FLOOD RISK MAP
OKEECHOBEE COUNTY, FLORIDA



HUC-8 Codes
03080101, 03080203, 03090101,
03090102, 03090201, 03090206

For more information of data used for this map, please consult the Okeechobee County Flood Risk Database and Flood Risk Report. RELEASE DATE 08/05/2014

ROLAND MOSSEL
OKEECHOBEE, FL 34972
863-763-7552 OFFICE
863-763-6060 FAX
863-634-7722 CELL
RMOSSEL@YMAIL.COM EMAIL

Date: 01/25/2023

City of Okeechobee,

*Internal Consistency Comp Plan

*D

We propose to build a CBS triplex on property located at NW 11th Street, Okeechobee, FL. 34972. This project will create affordable housing for residents of Okeechobee for up to 12 people. There are no goals or objectives of the county or the city's comprehensive plan that would be effected by the building of this triplex.

Roland Mossel

Roland Mossel

13632 NW 160th Street
Okeechobee, FL 34972
863-763-7552 office
863-763-6060 fax
rmossel@ymail.com

ROLAND MOSSEL

OKEECHOBEE, FL 34972

863-763-7552 OFFICE

863-763-6060 FAX

863-634-7722 CELL

RMOSSEL@YMAIL.COM EMAIL

Date: 01/25/2023

City of Okeechobee,

*Justification of Proposed Changes

*E

We propose to build a CBS triplex, 2 bedrooms and 2 bathrooms in each apartment, on property located at NW 11th Street, Okeechobee, FL. 34972. This project will create affordable housing for residents of Okeechobee for up to 12 people. The properties will be for rent. The property we propose to change the FLU is already zoned multi- family residential and there is only one property surrounding it that is commercial, all other surrounding properties are residential or multi- family residential.

Roland Mossel

Roland Mossel

13632 NW 160th Street

Okeechobee, FL 34972

863-763-7552 office

863-763-6060 fax

rmossel@ymail.com
