

23-001-TRC

Site Plan Review Staff Report



Applicant | Glenwood Park, LLC

Site | 3-15-37-35-0010-01100-0010 (33778);

3-15-37-35-0010-01210-0010 (36847)



Prepared for The City of Okeechobee

General Information

Owner: Glenwood Park, LLC

Applicant: Glenwood Park, LLC

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

Site Address: 309 NE 4th Street, Okeechobee, FL 33972

Parcel Identification: 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01100-0010.

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)

	Existing	Proposed
Future Land Use	Multiple Family Residential	Multiple Family Residential
Zoning	RMF	RMF
Use of Property	Vacant	Multifamily Residential
Acreage	4.24	4.24

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

	Future Land Use	Zoning	Existing Use
North	Multiple Family Residential	RMF	Single Family Residences
East	Single Family Residential, Commercial	RSF-1, CPO	Church
South	Commercial, Multi-Family Residential	RMF, CHV	Offices
West	Commercial	CHV	Funeral Home, Church, Office

General Description

The request for consideration by the City's Technical Review Committee is an application for Site Plan Review of a residential development containing 12 duplexes and 4 single-family residences for a total of 28 dwelling units. The 4.24-acre project area is comprised of two city blocks, separated by NE 4th Street. Staff analysis of the submitted application and plans is provided below. Areas of deficiency or concern are highlighted in yellow.

Adequacy of Public Facilities

Potable Water and Sewer: Availability of potable water and sewer service for this site has been confirmed previously.

Traffic Generation: The applicant has provided a traffic analysis prepared by Mackenzie Engineering & Planning, Inc. which demonstrates available roadway capacity for 42 dwelling units. The traffic analysis was prepared for a greater density than the 28 dwelling units that the applicant is proposing.

Access and Internal Circulation: A separate driveway is proposed for each structure with direct access to local roadways.

Service Vehicle Access and Egress:

A. Fire Truck

Sufficiency of fire truck access and egress to be addressed by the Fire Department.

B. Loading Zone

No Loading zones are required, and none are proposed.

C. Dumpster Location and/or Trash Collection

No dumpster enclosure is depicted on the site plans. Each residence will maintain individual trash cans for waste disposal.

Consistency and Compatibility with Adjacent Uses

Consistency and Compatibility Analysis:

The proposed use is consistent with the comprehensive plan and the zoning code and is compatible with surrounding uses. Duplexes in this location provide a transition between commercial property to the west and south and the low density residential to the east and north; and not be detrimental to the adjacent church properties. The development provides moderate density housing options in close proximity to US441 corridor and downtown Okeechobee, which will provide support for the existing commercial in this area.

Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-192	Single-family two-family dwellings are permitted uses in the RMF zoning district.	In compliance
More than one principal building on a lot §90-450	More than one principal structure may be erected on a lot, provided that surveyed legal descriptions shall be used, and area, yard and all other zoning regulations shall be met for each structure as though they were on separate lots. Except for detached single-family housing, all other development is subject to site plan approval.	Though subdivision is not proposed at this time, plans must demonstrate that parcels could be subdivided with each structure and lot meeting the minimum zoning requirements.
Minimum Lot Area §90-196(1)	6,250 square feet for each dwelling unit <u>$90,169 \div 6,250 = 14.4$</u> <u>$94,502 \div 6,250 = 15.1$</u>	14 dwelling units on each parcel.
Allowable encroachment §90-448(2)	A required yard shall be open from ground to sky unobstructed, except for... Building overhang, eaves, cornice, gutter, sill, screen, chimney, fire escape, not exceeding two feet projecting into the required yard.	Cannot determine compliance. Site plan does not include all features (including balconies and overhangs) proposed on elevations and floor plans. Plans must demonstrate that balconies and overhangs do not encroach further than 2 ft into required yards.
Min front yard setback §90-196(2)(a)	25 Feet	Cannot determine compliance. Site plan does not include all features (including balconies and overhangs) proposed on elevations and floor plans.

Minimum secondary front yard setback §90-447 §90-449	Any yard adjoining a street shall be considered a front yard. That yard upon which the property is addressed is required to comply with the minimum depth requirements of the regulations of this article. All other front yards shall be not less than 75 percent of the required minimum depth. <u>$25 \times 0.75 = 18.75$ feet</u>	Likely in compliance though site plan should provide setback measurements for all required setbacks.
Minimum Required Side Setbacks §90-196(2)(a)	10' for two-family dwellings 15 feet and 0 feet for Zero lot line single-family dwelling	Likely in compliance though site plan should provide setback measurements for all required setbacks.
Minimum Required Rear Yard §90-196(2)(a)	10 feet for zero lot line single-family and two-family dwellings.	Likely in compliance though site plan should provide setback measurements for all required setbacks.
Max lot coverage §90-196(3)(a)	40%	Likely in compliance though it is not clear that lot coverage calculations include all covered porches and overhangs. Also, lot coverage must be calculated for lot per 90-450.
Max impervious surface §90-196(3)(a)	60%	Likely in compliance though it is not clear that impervious surface calculations include all covered porches and overhangs. Also, impervious surface must be calculated for lot per 90-450.
Single Family Unit Min Area §90-196(5)	800 sf	In compliance
Max height §90-196(4)	45 feet	In compliance
Parking spaces location §90-511(a)	Required off-street parking and loading spaces shall be located on the same parcel as the primary use, unless approved by TRC upon submittal of written agreement to ensure continued availability	In compliance

Min parking space dimensions §90-511(b)	9' by 20'	From the dimensions provided, the site plan demonstrates sufficient parking area to accommodate 9'x20' parking spaces, though it is not clear if all duplex parking spaces are accessible without moving another vehicle.
SFR min driveway width §90-511(d)(1)	8 ft	In compliance
Duplex min drive aisle width §90-511(d)(2)	24' for 90° parking spaces	Depending on the proposed arrangement of parking spaces for the duplexes, this requirement may be pertinent.
Paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking space shall be designed to permit access without moving another vehicle.	Plans do not adequately demonstrate that duplex parking areas can accommodate 4 parking spaces, with all 4 spaces accessible without moving another vehicle.
Parking Requirements Sec. 90-512(1)	2 spaces per dwelling unit;	Plans do not adequately demonstrate that duplex parking areas can accommodate 4 parking spaces, with all 4 spaces accessible without moving another vehicle.
Landscape buffer areas §90-534(1)	Minimum width of buffer along street frontage shall be ten feet	In compliance

Landscape buffer areas §90-534(2)	At least one tree and three shrubs for each 300 square feet of required landscaped buffer.	
	<u>North Parcel</u> 270 linear ft of non-driveway frontage on NE 5 th St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs	In Compliance
	240 linear ft of non-driveway frontage on NE 3 rd Ave requires 2,400 sf of landscaped area with 8 trees and 24 shrubs	In Compliance
	270 linear ft of non-driveway frontage on NE 4 th St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs	In Compliance
	240 linear ft of non-driveway frontage on NE 2 nd Ave requires 2,400 sf of landscaped area with 8 trees and 24 shrubs	In Compliance
	<u>South Parcel</u> 270 linear ft of non-driveway frontage on NE 4 th St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs	In Compliance
	255 linear ft of non-driveway frontage on NE 3 rd Ave requires 2,550 sf of landscaped area with 9 trees and 26 shrubs	In compliance.
	270 linear ft of non-driveway frontage on NE 3 rd St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs	In Compliance
	255 linear ft of non-driveway frontage on NE 2 nd Ave requires 2,550 sf of landscaped area with 9 trees and 26 shrubs	In compliance

Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material.	Plans indicate the use of mulch around trees and shrubs.
Landscape design and plan §90-538(a)	Proposed development, vehicular and pedestrian circulation systems, and site drainage shall be integrated into the landscaping plan.	Drainage is not included in the landscape plan, although it is included in the plan set.
Landscape design and plan §90-538(b)	Existing native vegetation shall be preserved where feasible, and may be used in calculations to meet these landscaping requirements.	In compliance
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	In compliance
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services.	Dahoon Holly, Silver Buttonwood, and Crape Myrtle proposed under power lines. Silver Buttonwood and Crape Myrtle are appropriate selections. However, Dahoon Holly has a maximum height of 30 feet and is not an appropriate species selection under power lines.

Utility Corridor Requirements §90-543(b)	No tree shall be planted where it could, at mature height, conflict with overhead utility lines. Larger trees (trees with a mature height of 30 feet or more) shall be planted no closer than a horizontal distance of 30 feet from the nearest overhead utility line. Medium trees (trees with a height of 20 to 30 feet) shall be offset at least 20 feet horizontally from the nearest overhead utility line. Small trees (trees with a mature height of less than 20 feet) shall not be required to meet a minimum offset, except that no tree, regardless of size shall be planted within five feet of any existing or proposed utility implement.	Dahoon Holly, Silver Buttonwood, and Crape Myrtle proposed under power lines. Silver Buttonwood and Crape Myrtle are appropriate selections. However, Dahoon Holly has a maximum height of 30 feet and is not an appropriate species selection under power lines.
Shade §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	Live Oak, Black Olive, and Green Buttonwood are proposed near parking areas.
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	In compliance
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	In compliance

Sidewalks § 78-36	Sidewalks shall be provided along each right-of-way. Pedestrian access shall be provided from the development to the ROW facilities.	Sidewalks provided along ROW Proposed sidewalks connect to parking areas
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Recommendation

Based on the foregoing analysis, we recommend that the following conditions are satisfied prior to issuance of any building permit:

1. Site plan must provide lot dimensions for each structure, demonstrating compliance with Section 90-450.
2. Site plan must include all building features and impervious surfaces including balconies, overhangs, and covered porches.
3. Site plan must provide setback measurements, lot coverage calculations, and impervious surface calculations for all lots, demonstrating compliance with Section 90-450.
4. Applicant agrees that if utilities are not provided separately to each structure and lot, parcels may not be subdivided unless a master homeowners association is created to manage shared utilities.
5. Plans shall be revised to remove Dahoon Holly from list of species to be planted under overhead power lines.
6. Engineering review comments shall be addressed as required by the City Administrator and Public Works Director.

Submitted by:



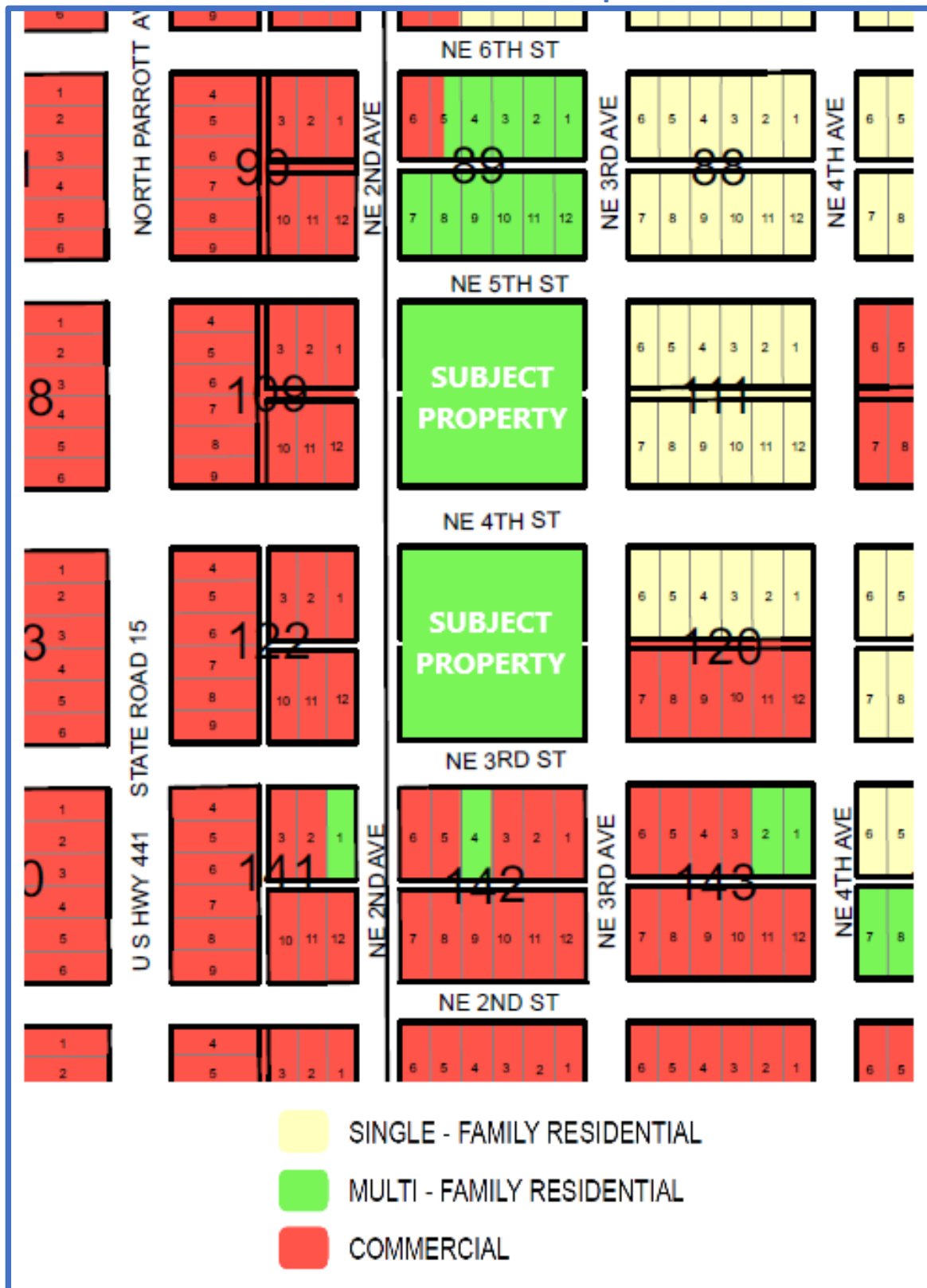
Ben Smith, AICP

Director of Planning

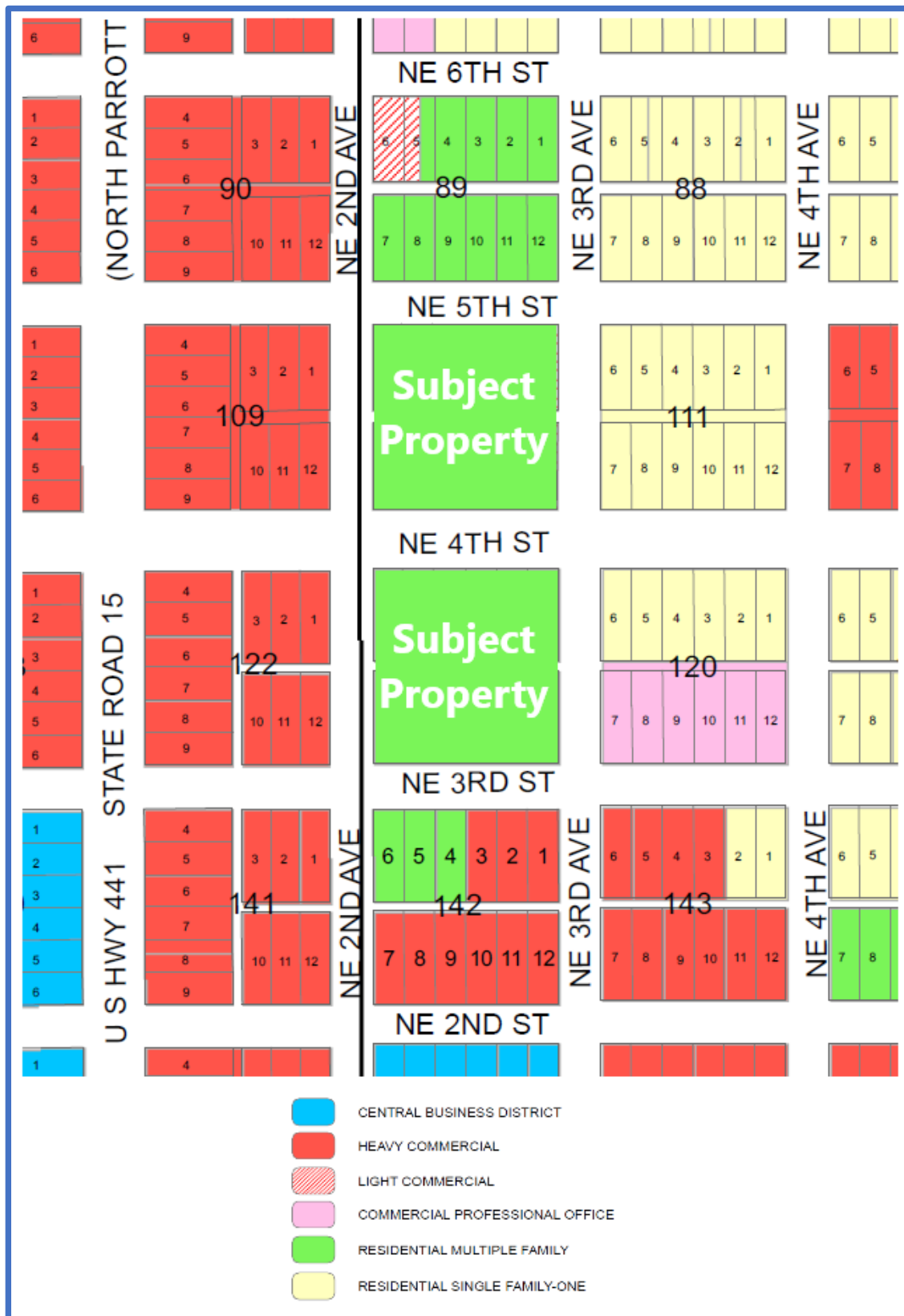
February 9, 2023

Okeechobee Technical Review Committee Hearing: February 16, 2023

Future Land Use Map



Zoning Map



Aerial Identifying Existing Land Use



23-001-TRC

Engineering Review Comments

DATE: February 9, 2023
TO: City of Okeechobee
FROM: Morris-Depew Associates Inc., Engineering Dept.

The following comments are provided based on a review of the proposed plans for 23-001-TRC for compliance with all potentially applicable regulations. It is understood that it may be appropriate to grant relief from some standards (based on existing site and infrastructure conditions unknown to the reviewers and based on typical development practices in the city) as determined by the City Administrator and City Public Works Director.

Sec. 78-36. - Sidewalks, driveways, and pedestrian access.

(a) When required.

(1) All projects, except for those involving only one individual single-family structure, constructed in zoning districts set out in section 90-71 of this Code, wherein the lands of the owner and/or developer adjoin a collector or arterial street or city right-of-way, shall provide sidewalks adjacent along each such street or right-of-way.

(2) Sidewalks shall be provided on residential streets in proposed and replatted subdivisions.

- 1. Provide typical design width on plans for sidewalks. Provide cross walk striping details and detectable warning strips for proposed sidewalks.**
- 2. Address potential drop from sidewalk crossing to existing inlet at corner of NE 3rd AVE and NE 4th ST.**
- 3. Provide for Sidewalk location in Typical Section B-B. Include provision for minimum clear graded area to avoid edge drop off to proposed swale.**

Sec 86-182 - (e)

Areas to be used for water retention purposes shall be designated as "general purpose areas" on the plat and shall not be shown on the plat in any other way. Such areas shall in no circumstances be given a lot designation in the subdivision. Such areas shall be held in common ownership and maintained by the property owners' association. Such property owners' association shall be provided for in the protective covenants specified in section 86-72, with provisions that provide for maintenance of retention areas and assessment of property owners by the city if the property owners' association fails to adequately maintain such water retention areas. If the city council agrees to accept the dedication of the water retention areas, they shall be deeded as general purpose areas in a given block, as the case may be.

- 4. Common detention areas for subdivision should be depicted as "general purpose areas" outside of the proposed lots.**
- 5. Provide locations on plan view of sheets 301-C302 for typical cross section A-A**

Sec. 86-185. - Wastewater and water.

Standards for installation of water, wastewater and storm wastewater are as follows:

Installation of any water and wastewater system shall comply with appropriate state regulations and standard specifications provided in the Public Utilities Manual and the Manual of Standards and Design Construction and Maintenance for Water and Wastewater Systems, and shall be installed under the direction and supervision of, and subject to the inspection and approval of, the city. If any defects shall occur in the water or sanitary wastewater facilities within one year from the date of acceptance by the city, such defects shall be remedied and corrected at the developer's expense. The specifications and location of fire hydrants shall be approved by the city.

- 6. Provide horizontal dimensions between proposed water and sewer mains.**
- 7. Provide additional details and criteria for proposed sewer design including lift station details.**
- 8. Manhole details are provided in details, however manholes are not provided in the design. Please address.**
- 9. Provide proposed sanitary sewer easement for maintenance of system on future lots.**
- 10. Provide force main design from lift station to point of connection to existing system.**
- 11. Proposed sewer mains appear to be in conflict with proposed landscape buffers.**
- 12. Does proposed 8" water main connect to existing 6" water main on NE 4th Street?**
- 13. Fire Hydrant at NE 3rd AVE and NE 5th Street appears to be located within proposed sidewalk. Please address.**
- 14. Will duplex/2 family buildings need separate water meters?**
- 15. Provide details for proposed water service connections to 16" water main on NE 2nd Ave**
- 16. Provide details for water main crossing of NE 4th ST. (Direction bore, jack and bore, casing, open cut with pavement restoration, horizontal separation from existing storm, etc.)**
- 17. Prior to construction commencement, provide a sewage collection/transmission system construction permit from Florida Department of Environmental Protection and approval from local sewer authority.**
- 18. Prior to construction commencement, provide a water main extension construction permit from Florida Department of Environmental Protection and approval from local water authority.**

Sec. 86-184. - Bridges and culverts.

(a) All bridges and culverts shall meet the standards specified by the state department of transportation as contained in Standard Specifications for Road and Bridge Construction.

(b) Locations of bridges and culverts, with construction data and full specifications, shall be shown in an exhibit, and approval or acceptance of the final plat shall not be accomplished unless such exhibit is transmitted.

- 19. Proposed Driveway culverts on NE 2nd Ave appear to conflict with existing 16" water main.**
- 20. Proposed culverts on south side of NE 4th street appear to conflict with existing 5' storm drain. Please address. Have alternate designs to connect to 5' storm drain been considered? Provide invert and end treatment details for control structure connections to proposed roadside swales on NE 4th Street.**
- 21. Provide minimum pipe coverage details per FDOT Standards for proposed CMP culverts under proposed asphalt within public right-of-way.**
- 22. Please provide details for culvert end treatments for culverts under proposed sidewalks.**
- 23. Provide additional details for proposed culverts and existing culverts at the corner of NE 5th ST and NE 3rd AVE**
- 24. Invert of proposed sidewalk culvert at NE 4th ST and NE 3rd AVE appears lower than RIM elevation of existing storm drain of 18" RCP to south.**

25. Proposed Driveway culvert on NE 4th street appears to conflict with existing storm drain.**Please address****26. Provide minimum pipe coverage details for proposed CMP culverts under proposed asphalt within public right-of-way**

Sec. 34-2. - Fire hydrants.

Fire hydrants shall be provided in all water mains, transmission and distribution systems. Fire hydrants shall be spaced such that the maximum distance for protection will not be more than 500 feet as the fire hose lays. The appropriate fire marshal has final jurisdiction on all hydrant and fire sprinkler line locations during plan review. A fire marshal-approved plan is required with all preliminary plan submissions. Each hydrant shall be capable of delivering a flow of at least 500 gallons per minute with a residual design pressure of not less than 20 psi. Fire hydrants shall be of the dry barrel breakaway type conforming to AWWA C502, with two 2½-inch threaded hose nozzles and one 4½-inch threaded pumper nozzle. Hydrants shall have a 5¼-inch interior valve opening and be restrained from the hydrant to the tee at the main. Restraint by use of "all-thread" rods shall not be allowed. At the discretion of the city administrator, additional protection for fire hydrants shall be provided including, but not limited to, concrete filled ductile iron traffic posts. Fire hydrant branches (from main to hydrant) shall be a minimum of six inches inside diameter. Each branch shall be provided with a resilient seat gate valve located as close as possible to the main. Hydrants shall be located near road lines with the pumper discharge nozzle facing as directed by the fire marshal. Hydrants shall be laid to minimize their vulnerability to traffic.

27. Provide correspondence from Fire Marshall that the location and number of fire hydrants as proposed are sufficient for the development.

Sec. 78-101. - Requirements.

(a) Required stormwater management systems shall comply with state approved standards adopted by the South Florida Water Management District.

(b) Minimum stormwater management requirements are as follows:

- (1) Stormwater treatment and disposal facilities shall be designed for a 25-year storm event of 24-hour duration.
- (2) The first inch of stormwater runoff shall be treated on site.
- (3) Post development runoff rates, volumes and pollutant loads shall not exceed predevelopment conditions.
- (4) Erosion and sediment controls shall be used during construction.
- (5) Minimum road elevation is the crown of the road or 100-year, three-day event, whichever is highest.

28. Please ensure that the placement of the silt fence follows the requirements of the "Florida Stormwater, Erosion and Sediment Control Inspector's Manuals".**29. The written report states that pavement areas will pass through the dry detention areas.**

Please confirm that unpaved areas will pass through the dry detention areas as well. (The Storm CAD model appears to indicate that all water from each of the developed blocks will be routed through the stormwater pond.)


30. Please indicate how site grading and or drainage infrastructure will route water to the ponds.**31. The control elevation for BLOCK 110 is listed as 23.0 and the proposed pond bottom elevation is listed as 23.33, SFWMD requires a dry pond bottom to be 1' higher than the control elevation for the site. Please address.****32. The control elevation for BLOCK 121 is listed as 24.0 and the proposed pond bottom elevation is listed as 24.33, SFWMD requires a dry pond bottom to be 1' higher than the control elevation for the site. Please address.**

33. Under the allowable discharge calculation on the second page of the report pdf, the Block 121 project acreage is listed as 2.20 acres. Total Basin Acreage on sheet 6 of your drainage report lists the total Basin Acreage as 2.17 acres. Please clarify.
34. At the bottom of the second page in the drainage report is a statement that says "Since the proposed water quality system is dry detention, the volume required is 100% of the calculated volume." Please be advised that the dry pond water quality volume requirement is 75% of the requirement for water quality being provided by a wet pond.
35. Section B Water Quantity on page 3 of the drainage report states "The actual maximum discharge rate for the 10-year, 72-hour storm event was calculated and shown below, which is within tolerance of the maximum allowable peak rate. To demonstrate conformance to this criterion, the proposed project was flood-routed using WaterCAD." Was this referring to the 25-year event instead?
36. Nutrient Loading: Please provide a site-specific pollutant loading analysis. If retention is required to meet pollutant loading goals, please ensure retention areas are compliant with a 72 hour drawdown requirement.
37. Please demonstrate the tailwater assumptions used in the WaterCAD model. Consider that Block 110 swale as an invert elevation of 23.3 and an eop elevation of 25.7 within the vicinity of CS-1.
38. Please demonstrate the tailwater assumptions used in the WaterCAD model. Consider that Block 121 swale as an invert elevation of 24.3 and an eop elevation of 25.8 within the vicinity of CS-2.

CITY OF OKEECHOBEE

Application for Site Plan Review

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	City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received	12-20-22 4PM
		Application No.	23-001-TRC
		Fee Paid:	\$ 1126.96
		Receipt No.	59108
		Hearing Date:	2-16-23
APPLICANT INFORMATION			
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: Steven Dobbs F. Mitchell Stephens		
5	Name of contact person (state relationship): Engineer Steven Dobbs		
6	Contact person daytime phone(s) and email address: 863-824-7644 - sdobbs@stevedobbsengineering.com		
7	Engineer: Name, address and phone number: Steven L. Dobbs, LLC - 1062 Jakes Way, Okeechobee, FL 34974 863-824-7644		
8	Surveyor: Name, address and phone number: BSM and Associates - 80 31st Lane, Okeechobee, FL 34974 - 863-484-8324		
PROPERTY and PROJECT INFORMATION			
9	Property address/directions to property: 309 NE 4th Street, Okeechobee, FL 34974 - from 441/70 intersection proceed north on 441 turn right at NE 4th Street, just past NE 2nd Avenue the parcels on the north and south are part of the project		
10	Parcel Identification Number ^{3-15-37-35-0010-01100-0010 and 3-15-37-35-0010-01210-0010}		
11	Current Future Land Use designation: Multi - Family Residential		
12	Current Zoning district: Residential Multiple Family		
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. The owner proposes construction of 28 Multi family rental units with associated parking. The project will be served by a dry detention stormwater collection system. The water and sewer will be served by the Okeechobee utility Authority.		
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. Both parcels are vacant		
15	Total land area in square feet (if less than two acres): _____ or acres: 4.24		
16	Is proposed use different from existing or prior use <input checked="" type="checkbox"/> (X) Yes <input type="checkbox"/> () No		

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Application for Site Plan Review

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17	Number and description of phases: This project will be broken up into 2 phases, the first phase will be block 110 and the second phase will be block 121.
18	Source of potable water: OUA
19	Method of sewage disposal: OUA

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS	
✓ 20	Applicant's statement of interest in property Owner
✓ 21	One (1) copy of last recorded warranty deed
22	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 23	Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC surveys, (one to be no larger than 11 x 17; scale not less than one inch to 20 feet; North point) containing: <ul style="list-style-type: none"> 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
✓ 24	Two (2) sets of aerials of the site.
✓ 25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included)
✓ 26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
✓ 27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
? 28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
✓ 29	Three (3) copies of sealed drainage calculations.
✓ 30	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.
✓ 31	USB flash drive of application
✓ 32	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre. NOTE: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising, publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the City on the application, the applicant shall pay the actual costs.
NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.	
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 summary denial of this application. <div style="display: flex; justify-content: space-between;"> <div> <i>Frank Mitchell Stephens</i> _____ Signature </div> <div> Frank Mitchell Stephens _____ Printed Name </div> <div> June 6, 2022 _____ Date </div> </div>

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

Rev. 04/20

CITY OF OKEECHOBEE
Application for Site Plan Review
City of Okeechobee
Checklist for Site Plan Review

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	REQUIRED INFORMATION
1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan)
3	Eleven (11) copies of sealed site plan drawings prepared at a scale no smaller than one inch equals 60 feet, or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary, and the scale, legend, and author block all on one 24" by 36" sheet. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities
	3.5 Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences,
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of the owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner
	4.3 Compete legal description of the property
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties
	4.5 Total acreage of the property (square footage if less than two acres)
	4.6 Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity)
	4.7 Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations
	4.8 Impervious surface calculations showing: the square footage and as a% of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L21000242266

Entity Name: GLENWOOD PARK, LLC

Current Principal Place of Business:

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Current Mailing Address:

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496 US

FEI Number: 87-1066768

Certificate of Status Desired: Yes

Name and Address of Current Registered Agent:

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

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGR	Title	MGR
Name	STEPHENS, FRANK M	Name	2021 QUALIFIED FUND, LLC
Address	17705 MIDDLEBROOK WAY	Address	17705 MIDDLEBROOK WAY
City-State-Zip:	BOCA RATON FL 33496	City-State-Zip:	BOCA RATON FL 33496

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: FRANK M STEPHENS

MANAGER

03/08/2022

Electronic Signature of Signing Authorized Person(s) Detail

Date



[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 87-1066768
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

Report Year	Filed Date
2022	03/08/2022



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: SHARON KOGUT
 Witness Name: JOHN CRESWELL

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



BL 121

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

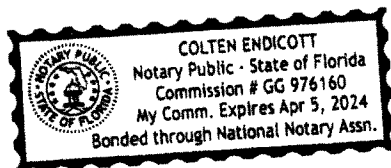


Exhibit "A"

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:
Kurt S. Hilberth, Esq.
KURT S. HILBERTH, P.A.
1930 Tyler Street
Hollywood, FL 33020

Quit Claim Deed

This Quit Claim Deed made this 20th day April, 2022, between H. G. Culbreth, Jr., Co-Trustee, and Michael Hamrick, Co-Trustee, as Trustees of the Richard Ellis Hamrick a/k/a R. E. Hamrick Trust U/W, whose post office address is Box 848, Okeechobee, Florida 34973, grantors, and Glenwood Park, LLC, whose 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 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:

That portion of the East to West alleyway, 20 feet in width, lying between Lots 1 through 6 and Lots 7 through 12 of Block 110, City of Okeechobee, according To the Plat thereof, recorded in Plat Book 5, Page 5, as recorded in the Public Records of Okeechobee County, Florida, and

That portion of the East to West alleyway, 15 feet in width, lying between Lots 1 through 6 and Lots 7 through 12 of Block 121, City of Okeechobee, according To the Plat thereof, recorded in Plat Book 5, Page 5, as recorded in the Public Records of Okeechobee County, Florida

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, grantors have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

Becky Barnhart
Print Name: Becky Barnhart

Faveola H. Camillo
Print Name: Faveola H. Camillo

Jacquelyn D. Trump
Print Name: JACQUELYN D. TRUMP

Kelly J. Mrozka
Print Name: KELLY JO MROZKA

H. G. Culbreth, Jr.
H. G. Culbreth, Jr.
Co-Trustee

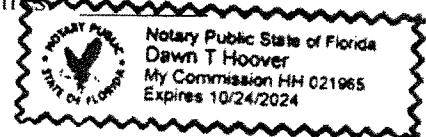
Michael Hamrick
Michael Hamrick
Co-Trustee

State of Florida
County of OKEECHOBEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
online notarization this 20th day of April, 2022, by H. G. Culbreth, Jr., Co-Trustee,
who is personally known or has produced a driver's license as identification.

Notary Seal

Dawn T Hoover
Notary Public
Printed Name: _____
My Commission Expires _____

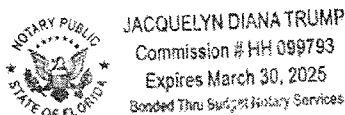


State of Florida
County of Okcechobee- Manatee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
online notarization this 5th day of April, 2022, by Michael Hamrick, Co-Trustee,
who is personally known or has produced a driver's license as identification.

Notary Seal

Jacquelyn D. Trump
Notary Public
Printed Name: JACQUELYN D. TRUMP
My Commission expires: 3/30/25





ORDINANCE NO. 1231

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-001-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Okeechobee General Services Department received Abandonment of Right-of-Way Petition No. 21-001-AC submitted by John Creswell, Agent on behalf of the property owner, JKST Holding, LLC, for the closing of a certain rights-of-way as described in this Ordinance; and

WHEREAS, the City of Okeechobee Technical Review Committee reviewed and discussed Petition No. 21-001-AC at a duly advertised public meeting held on May 20, 2021; and

WHEREAS, Petition No. 21-001-AC was reviewed and discussed by the City of Okeechobee Planning Board at a duly advertised Public Hearing held on July 15, 2021, and determined such Petition to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council reviewed Petition No. 21-001-AC and finds it to be consistent with the Comprehensive Plan, is not the sole access to any property, is in the best interest of the citizens, provides a benefit to the City of Okeechobee; and

WHEREAS, this Ordinance addresses the request to reserve a perpetual, non-exclusive utility easement on a portion of the abandoned alleyway and the special condition request regarding relocation and/or repairs by the property owner; and

WHEREAS, the granting of the Petition will serve a legitimate public interest and is a proper exercise of the municipal authority of the City of Okeechobee as a discretionary function.

NOW, THEREFORE, it is 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: The unimproved, dedicated right-of-way described hereafter and as shown on Exhibit A, is hereby closed, vacated, and abandoned by the City of Okeechobee, Florida to-wit:

THAT PORTION OF THE EAST TO WEST ALLEYWAY, 20-FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 6 AND LOTS 7 THROUGH 12 OF BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: The City of Okeechobee, Florida acknowledges and addresses the special conditions requested by the utility companies and included within Petition No. 21-001-AC:

Reserving unto itself, its successors and assigns, a perpetual, non-exclusive a utility easement for the West 10-feet of the subject alleyway adjacent to Northeast 2nd Avenue, as requested by Florida, Power, and Light Company.

The applicant agrees to CenturyLink's request to bear all costs of relocation and repair of any of their facilities and equipment that are found and/or damaged in the abandoned alleyway.

SECTION 3: The City Clerk shall cause a certified copy of the Ordinance to be recorded in the public records of Okeechobee County, Florida.

SECTION 4: Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall be set for Final Public Hearing the 15th day of March 2022, and shall take effect upon its adoption by the City Council and recorded in the public records of the Clerk of Circuit Court, Okeechobee County, Florida.

INTRODUCED for First Reading and set for Final Public Hearing on this 3rd day of August 2021.

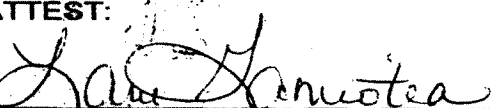
ATTEST:


Lane Gamioatea, CMC, City Clerk


Dowling Watford, Mayor

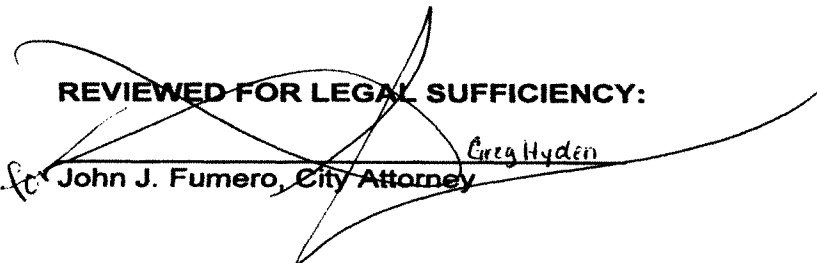
PASSED AND ADOPTED after being postponed on January 18, 2022, to hold the Second Reading and Final Public Hearing on this 15th day of March 2022.

ATTEST:


Lane Gamioatea, CMC, City Clerk

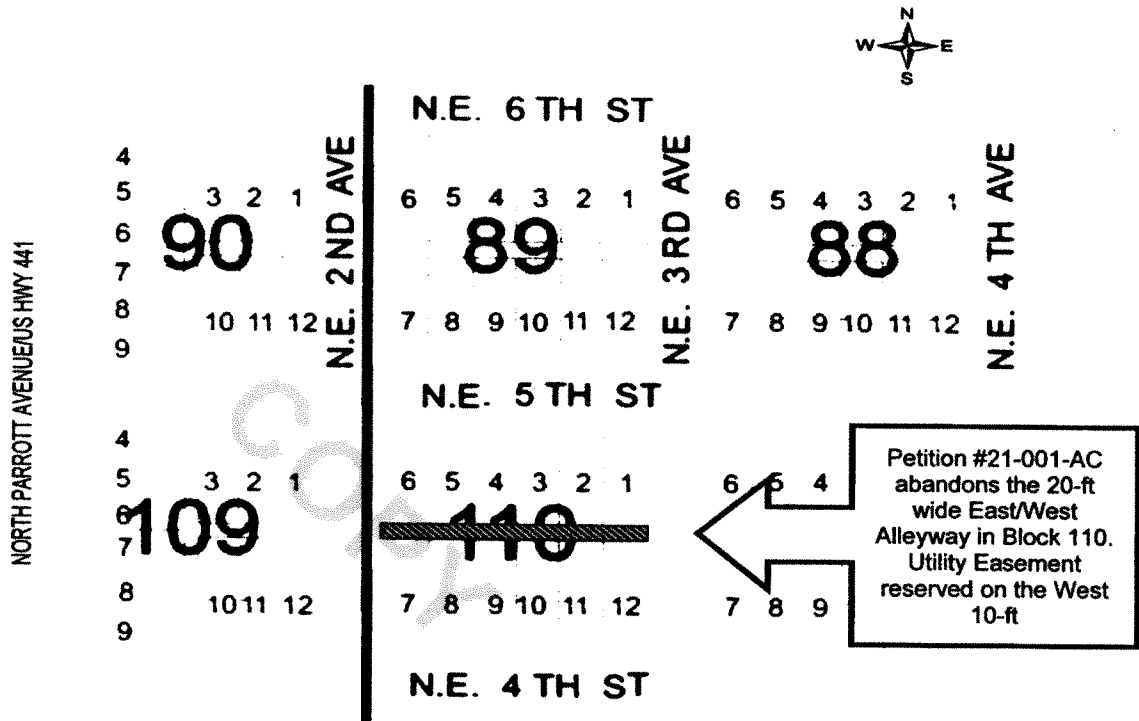

Dowling Watford, Mayor

REVIEWED FOR LEGAL SUFFICIENCY:


John J. Fumero, City Attorney

ORDINANCE NO. 1231 - EXHIBIT A

The following excerpt is from the City of Okeechobee Subdivision Map to identify the portion of alley to be abandoned as requested by Petition No. 21-001-AC, the subject property is recorded in Plat Book 5, Page 5, Okeechobee County Public Records.





ORDINANCE NO. 1232

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-002-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Okeechobee General Services Department received Abandonment of Right-of-Way Petition No. 21-002-AC submitted by the property owner Shaun and Desiree Penrod, for the closing of a certain rights-of-way as described in this Ordinance; and

WHEREAS, the City of Okeechobee Technical Review Committee reviewed and discussed Petition No. 21-002-AC at a duly advertised public meeting held on May 20, 2021; and

WHEREAS, Petition No. 21-001-AC was reviewed and discussed by the City of Okeechobee Planning Board at a duly advertised Public Hearing held on July 15, 2021, and determined such Petition to be consistent with the Comprehensive Plan; and

WHEREAS, the City Council reviewed Petition No. 21-001-AC and finds it to be consistent with the Comprehensive Plan, is not the sole access to any property, is in the best interest of the citizens, provides a benefit to the City of Okeechobee; and

WHEREAS, this Ordinance addresses the request to reserve a perpetual, non-exclusive utility easement on a portion of the abandoned alleyway and the special condition request regarding relocation and/or repairs by the property owner; and

WHEREAS, the granting of the Petition will serve a legitimate public interest and is a proper exercise of the municipal authority of the City of Okeechobee as a discretionary function.

NOW, THEREFORE, it is 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: The unimproved, dedicated right-of-way described hereafter and as shown on Exhibit A, is hereby closed, vacated, and abandoned by the City of Okeechobee, Florida to-wit:

THAT PORTION OF THE EAST TO WEST ALLEYWAY, 15-FEET IN WIDTH, LYING BETWEEN LOTS 1 THROUGH 6 AND LOTS 7 THROUGH 12 OF BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: The City of Okeechobee, Florida acknowledges and addresses the special conditions requested by the utility companies and included within Petition No. 21-002-AC:

Reserving unto itself, its successors and assigns, a perpetual, non-exclusive a utility easement for the West 10-feet of the subject alleyway adjacent to Northeast 2nd Avenue, as requested by Florida, Power, and Light Company.

The applicant agrees to CenturyLink's request to bear all costs of relocation and repair of any of their facilities and equipment that are found and/or damaged in the abandoned alleyway.

SECTION 3: The City Clerk shall cause a certified copy of the Ordinance to be recorded in the public records of Okeechobee County, Florida.

SECTION 4: Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 5: Severability. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall be set for Final Public Hearing the 15th day of March 2022, and shall take effect upon its adoption by the City Council and recorded in the public records of the Clerk of Circuit Court, Okeechobee County, Florida.

INTRODUCED for First Reading and set for Final Public Hearing on this 3rd day of August 2021.

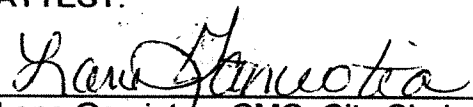
ATTEST:


Lane Gamiotea, CMC, City Clerk


Dowling Watford, Mayor

PASSED AND ADOPTED after being postponed on January 15, 2022, to hold the Second Reading and Final Public Hearing on this 15th day of March 2022.

ATTEST:


Lane Gamiotea, CMC, City Clerk

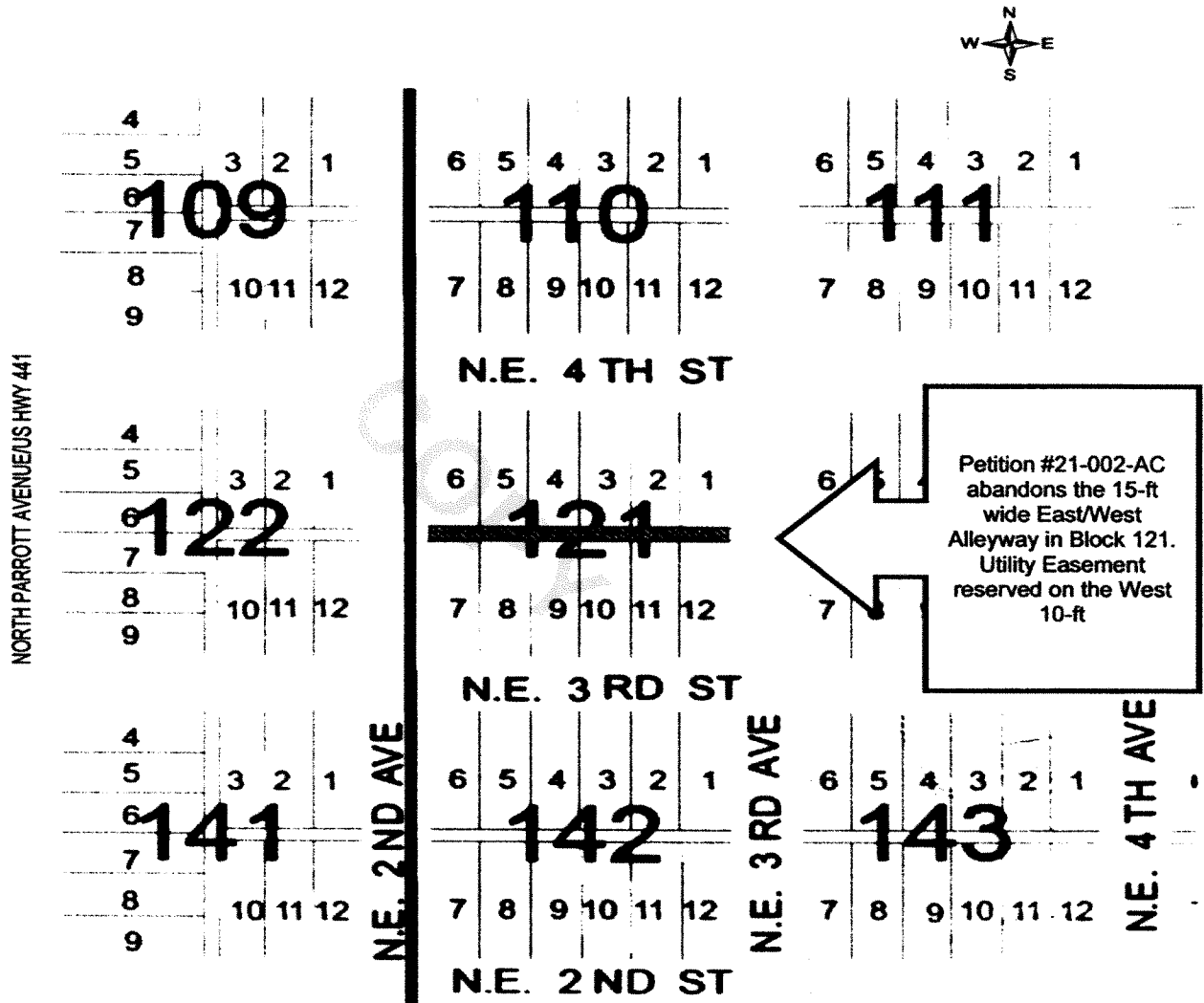

Dowling Watford, Mayor

REVIEWED FOR LEGAL SUFFICIENCY:


John J. Fumero, City Attorney

ORDINANCE NO. 1232 - EXHIBIT A

The following excerpt is from the City of Okeechobee Subdivision Map to identify the portion of alley to be abandoned as requested by Petition No. 21-002-AC, the subject property is recorded in Plat Book 5, Page 5, Okeechobee County Public Records.



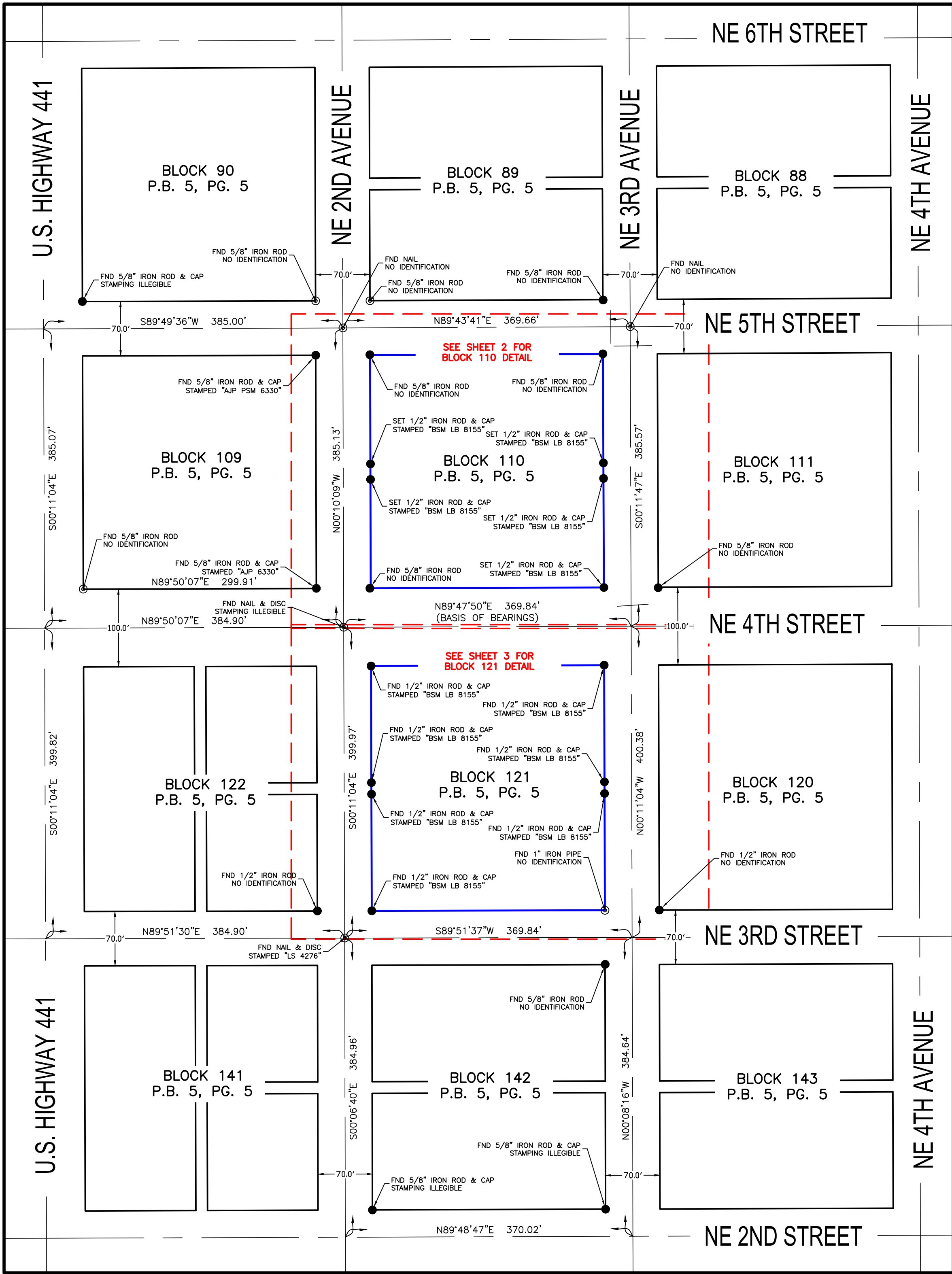
BOUNDARY SURVEY

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

SEE SHEETS 2 AND 3 FOR TREE LOCATIONS

BOUNDARY RESOLUTION

(1 INCH = 100 FEET)



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

LEGEND:

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

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

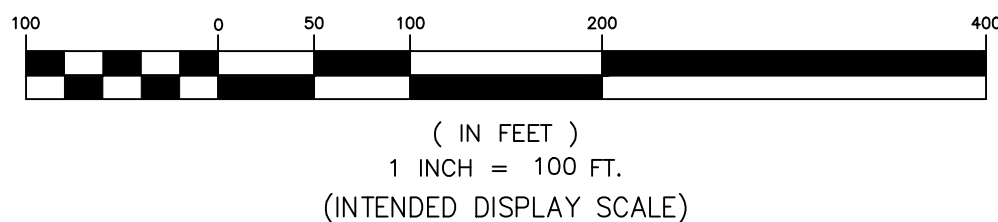
LEGAL DESCRIPTION:

LOTS 1 THROUGH 12 TOGETHER WITH THE ALLEY, 20 FEET IN WIDTH, BLOCK 110, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

LOTS 1 THROUGH 12 TOGETHER WITH THE ALLEY, 20 FEET IN WIDTH, BLOCK 121, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

BOUNDARY RESOLUTION SCALE



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 THERE TO.
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) MITCH STEPHENS
- 2) STEVE DOBBS ENGINEERING, LLC.

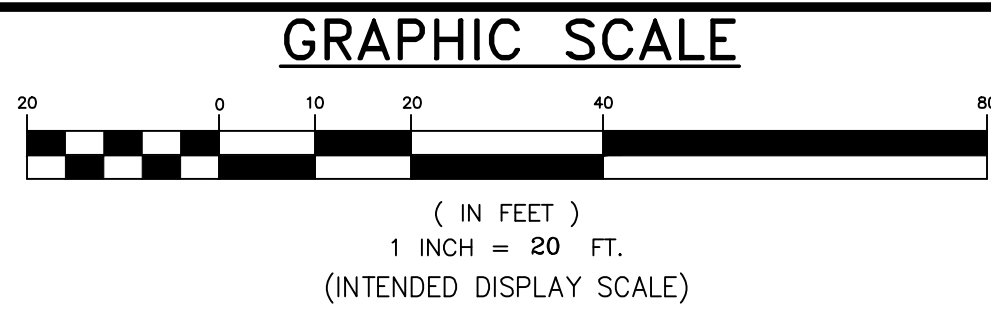
FOR THE FIRM:
BSM & ASSOCIATES, INC.

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



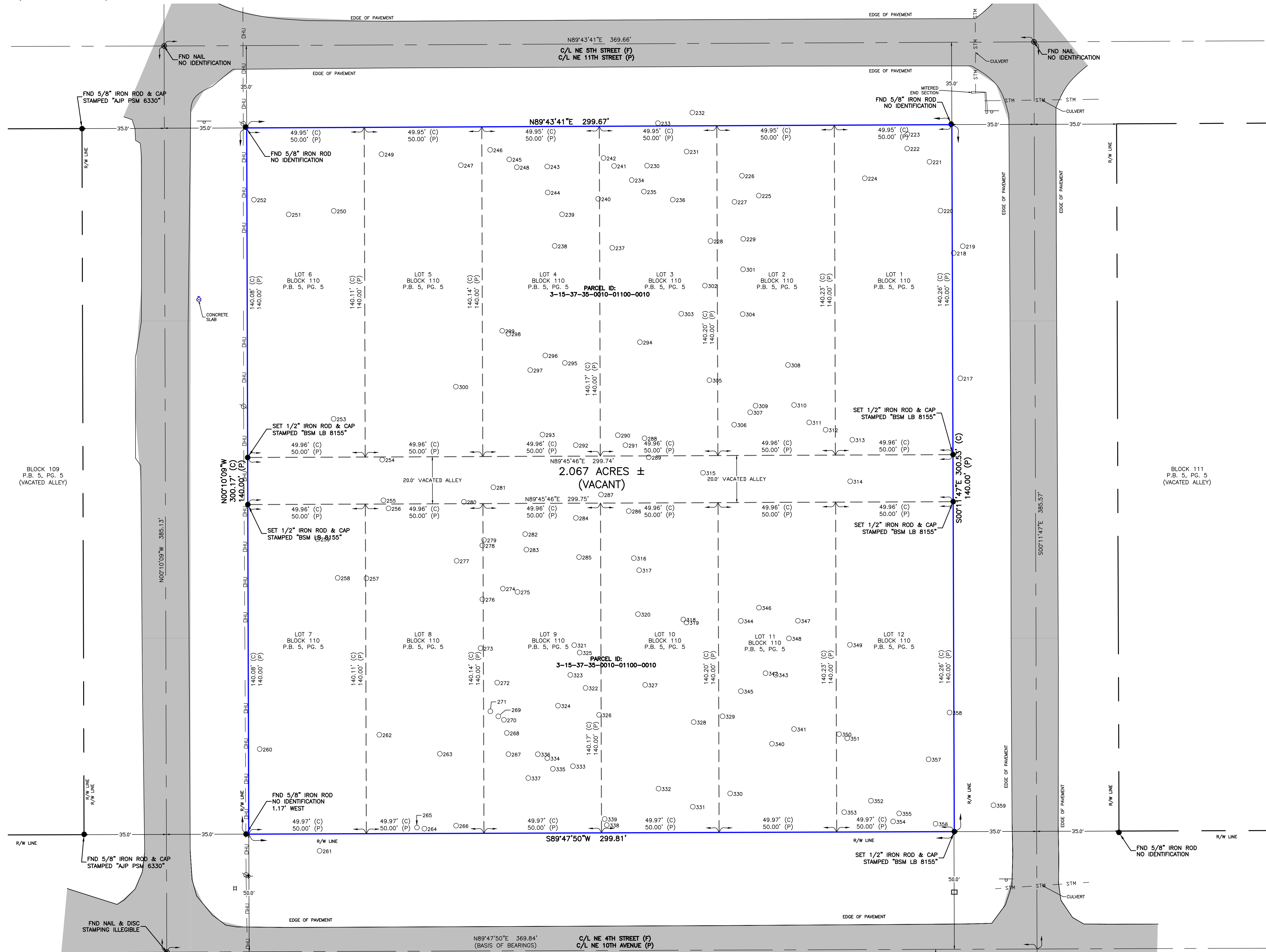
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FLD	HW, DF
OFF	BHM
CKD	REB
DATE 03/18/21	
DWG 21-109 SURVEY	
SHEET 1 OF 3	
REV III	
BY:	
REVISIONS:	
UPDATED SURVEY TO INCLUDE ALLEYS	

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972



BOUNDARY SURVEY

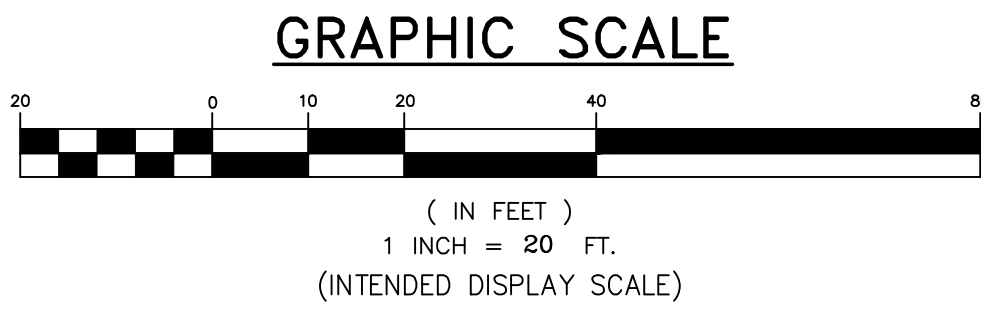
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST



MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3

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

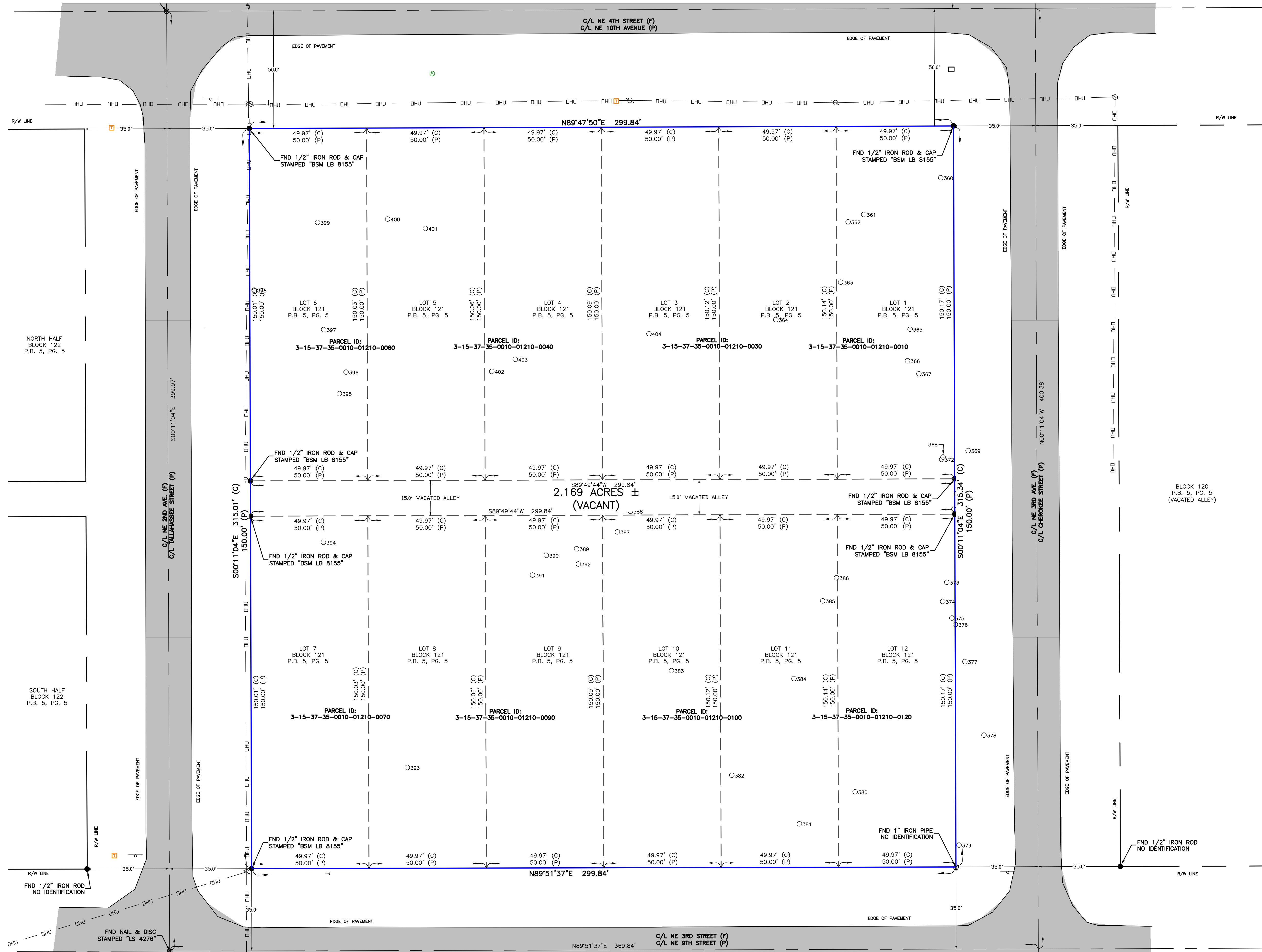
BOUNDARY SURVEY		NE 4TH STREET		OKEECHOBEE, FLORIDA 34972	
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FLD	HW, DF	FB/PG.	BSM #8/20	DATE	06/09/22
OFF	BHM			DWG	21-109 SURVEY
CKD	REB	SHEET	2 OF 3	REVISIONS:	BY:



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	G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\	REF	G:\My Drive\BSM & ASSOCIATES, INC\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\	
FLD	HW, DF	FB/PG.	BSM #8/20	
OFF	BHM	DATE	03/18/21	
CKD	REB	SHEET	3 OF 3	
		DWG	21-109 SURVEY	
		DATE:	06/09/22	
		REVISIONS:	UPDATED SURVEY TO INCLUDE ALLEYS	
		BY:	REB III	

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 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MACKENZIE ENGINEERING AND PLANNING, INC.
1172 SW 30th STREET, SUITE 500
PALM CITY, FL 34990
CERTIFICATE OF AUTHORIZATION 0003
SHAUN G. MACKENZIE, P.E. NO. 61751

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

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 3rd Avenue & NE 3rd 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

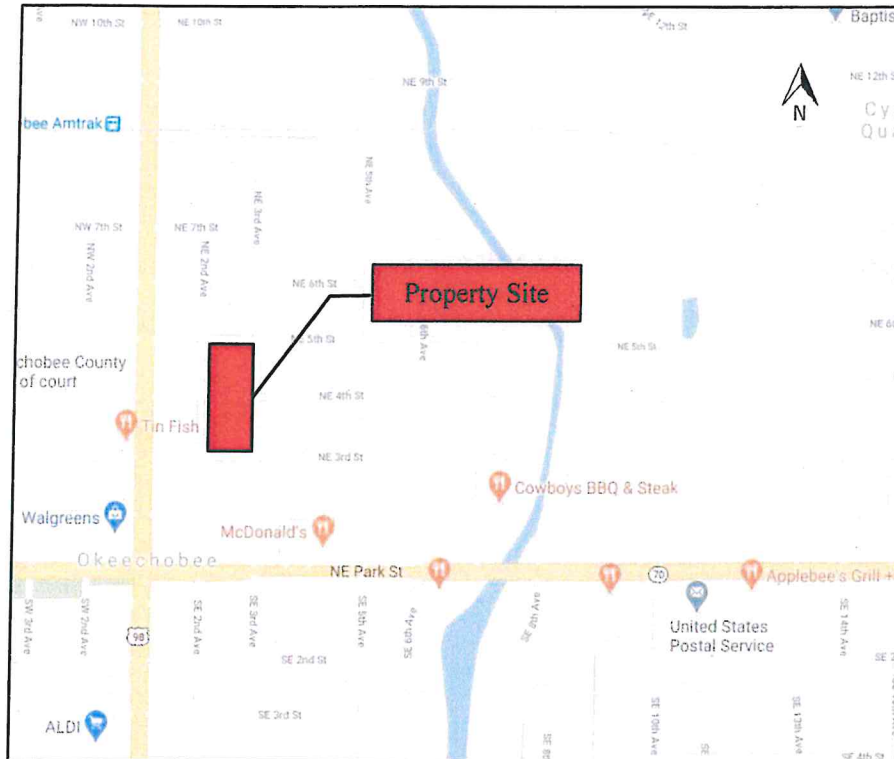
A future land use amendment is proposed on 3.992 acres located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 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	
North Property	3-15-37-35-0010-01100-0010	1.928	Commercial	
	-	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, 10th 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
Existing FLU Traffic								
Shopping Center	260.837 1000 SF	11,539	282	175	107	1,105	530	575
Pass-By Traffic								
Shopping Center	34.0%	3,923	96	60	36	376	180	196
NET EXISTING TRIPS		7,616	186	115	71	729	350	379
Total Existing Driveway Volumes		11,539	282	175	107	1,105	530	575
Proposed FLU Traffic								
Multifamily Housing(Low-Rise)	42 DU	277	21	5	16	27	17	10
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		(7,339)	(165)	(110)	(55)	(702)	(333)	(369)
NET CHANGE IN DRIVEWAY VOLUMES		(11,262)	(261)	(170)	(91)	(1,078)	(513)	(565)
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 (3rd 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 3rd Avenue & NE 3rd 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)

—

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		
	Residential Zoning District	Code	Density du/ac	Comprehensive Plan Category
(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)

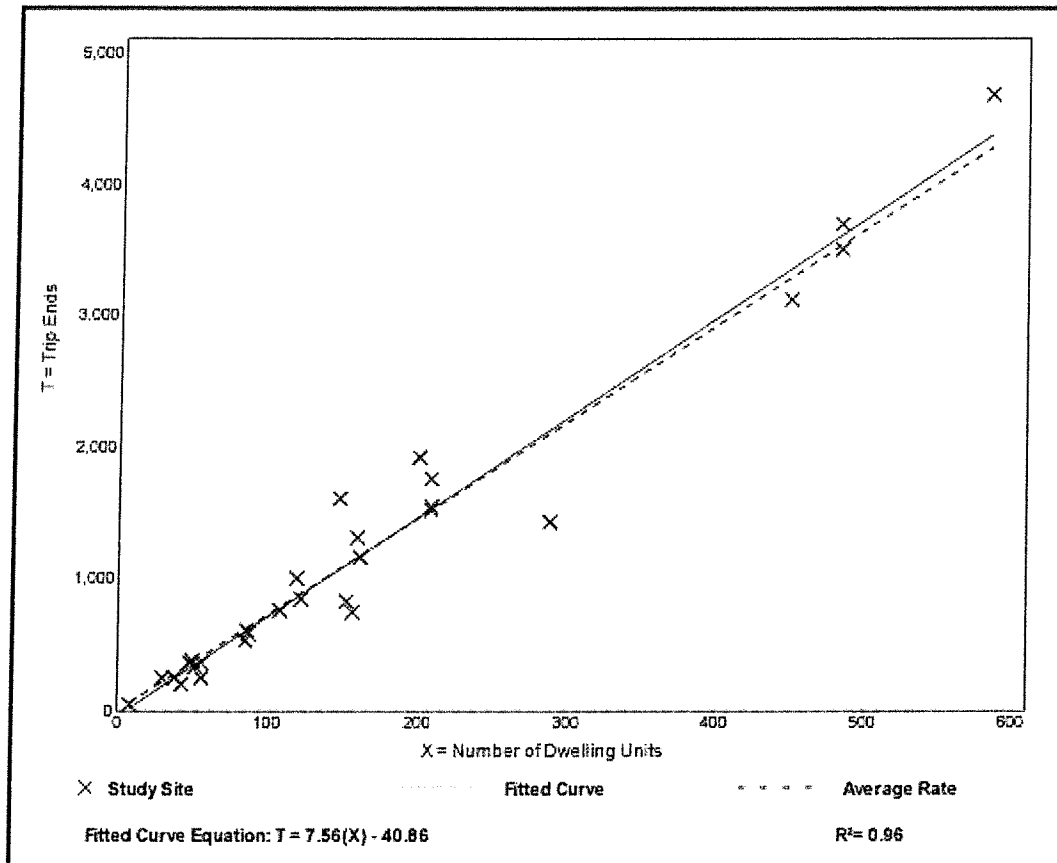
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

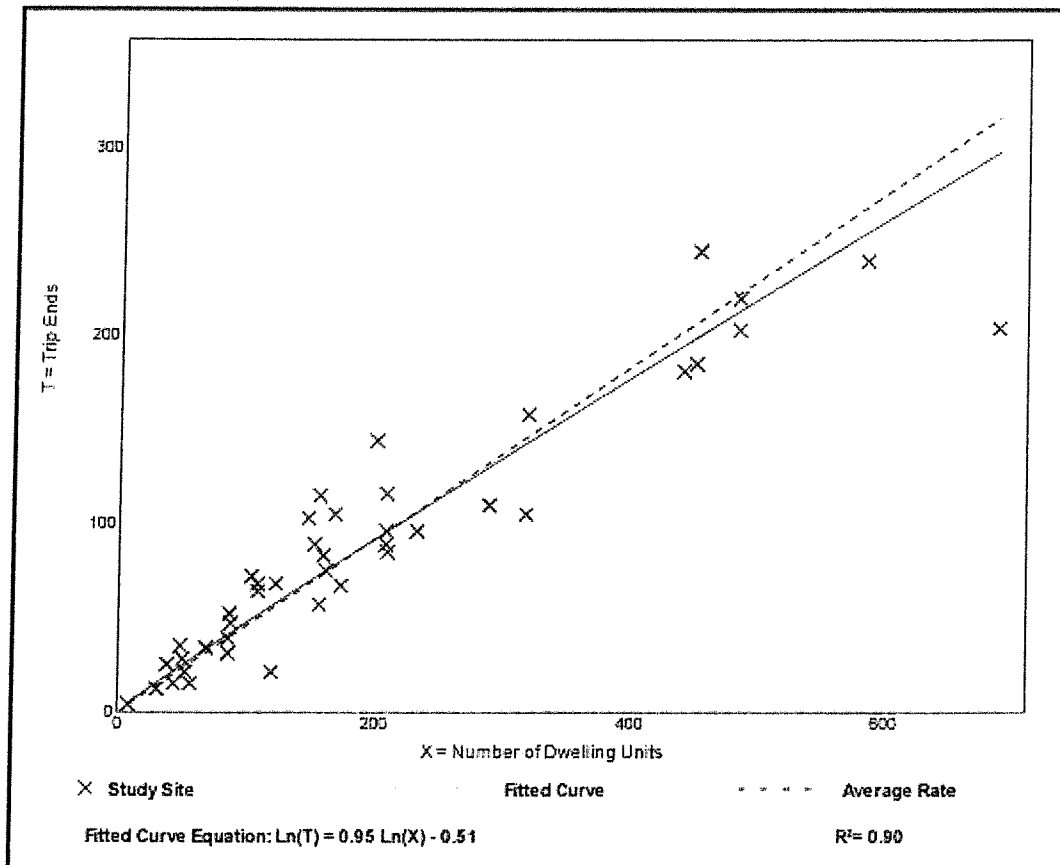
Avg. Num. of Dwelling Units: 199

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

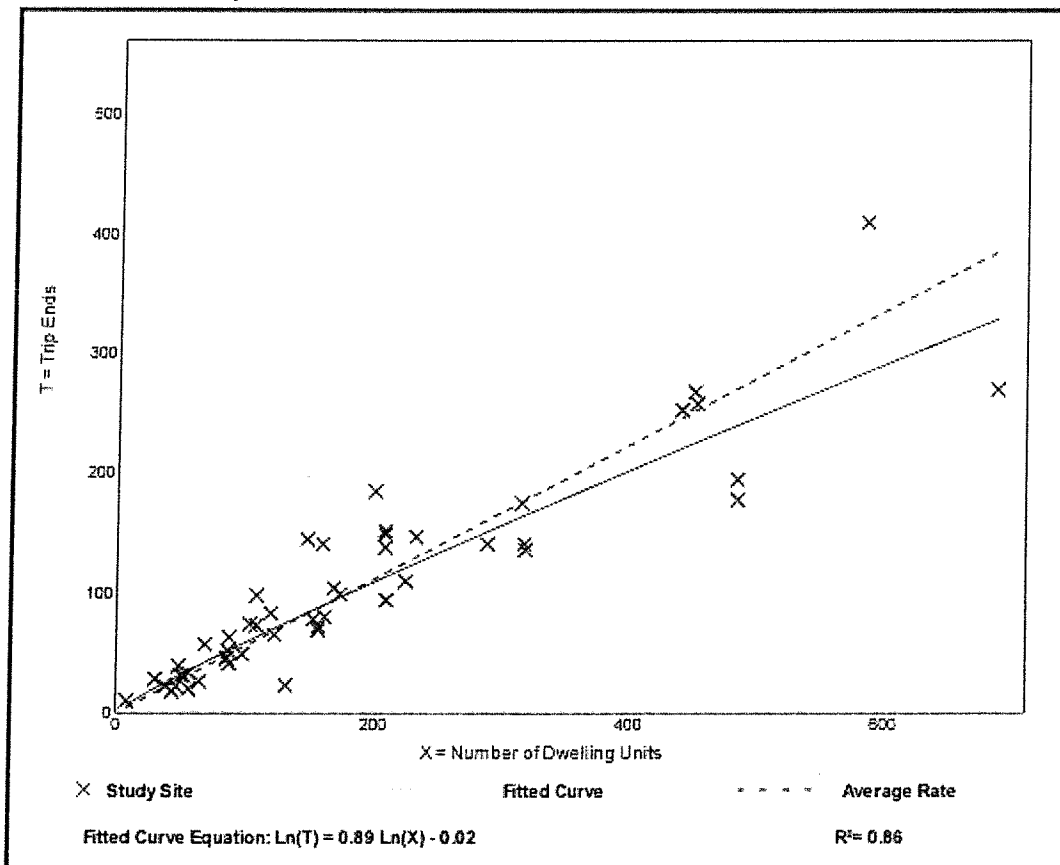
Avg. Num. of Dwelling Units: 187

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)

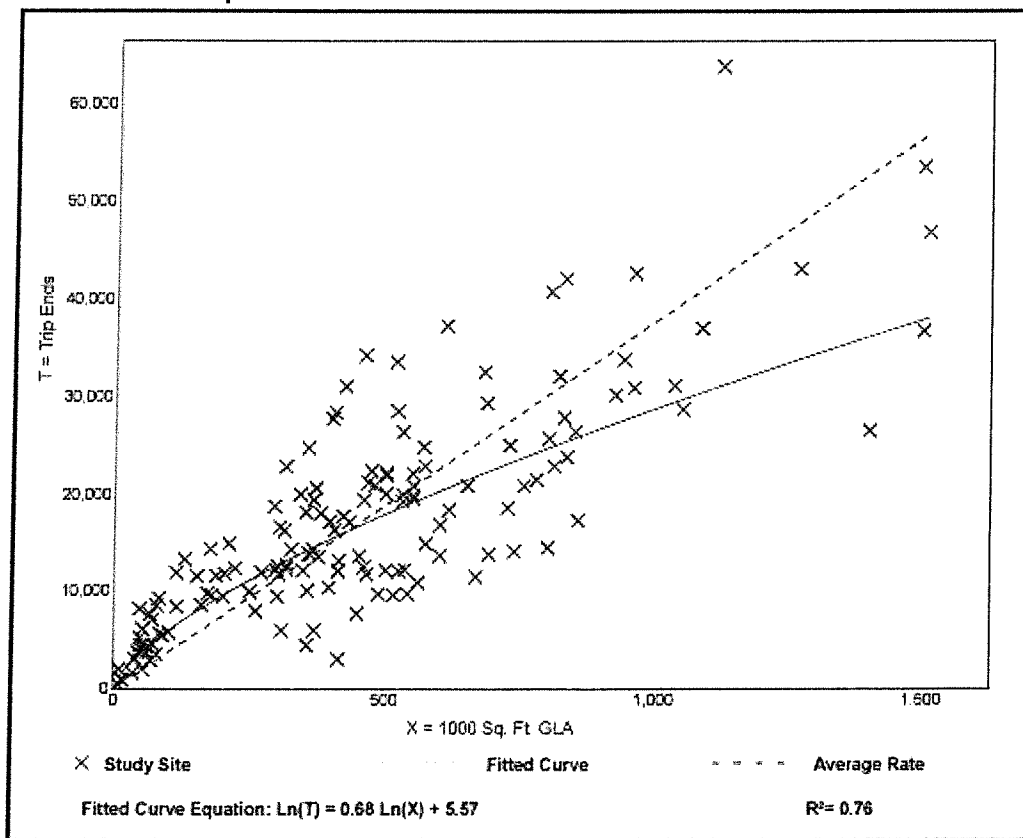
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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



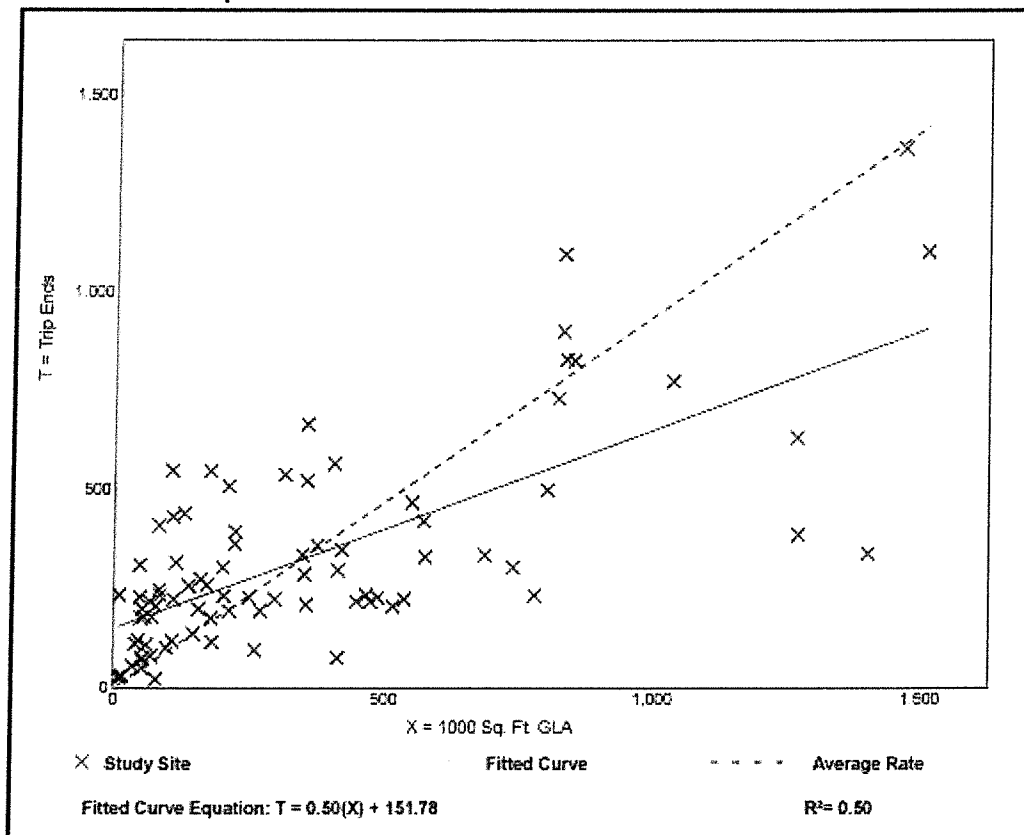
Shopping Center (820)

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

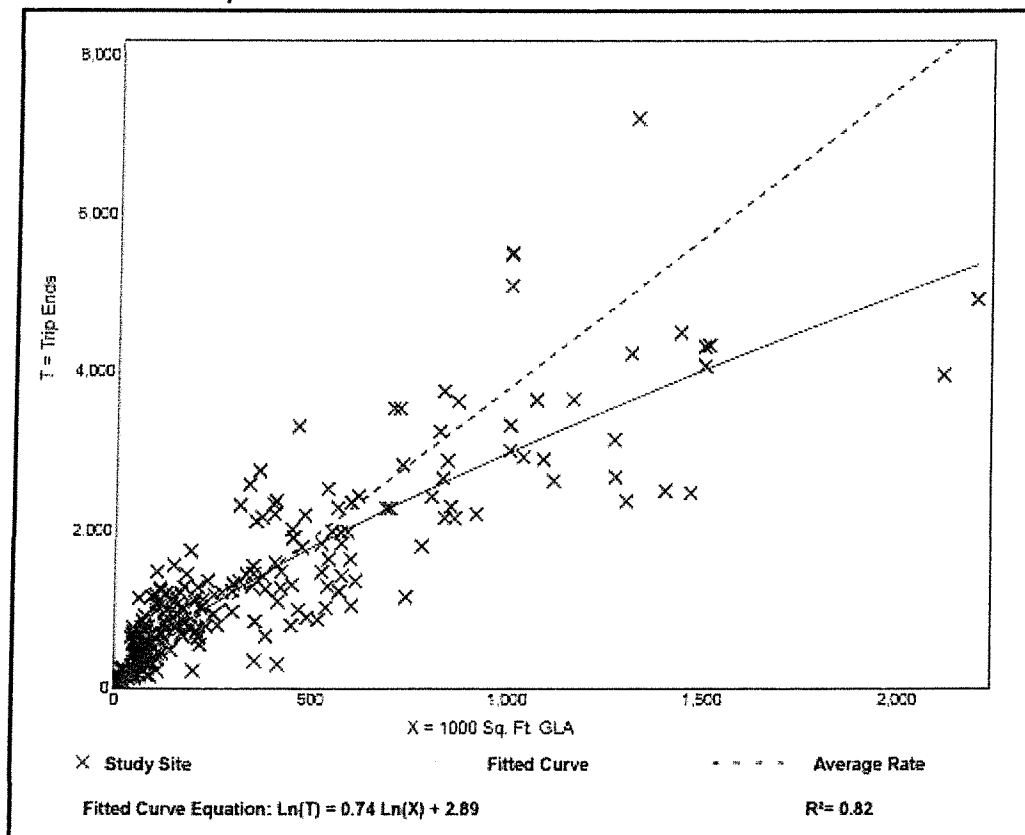
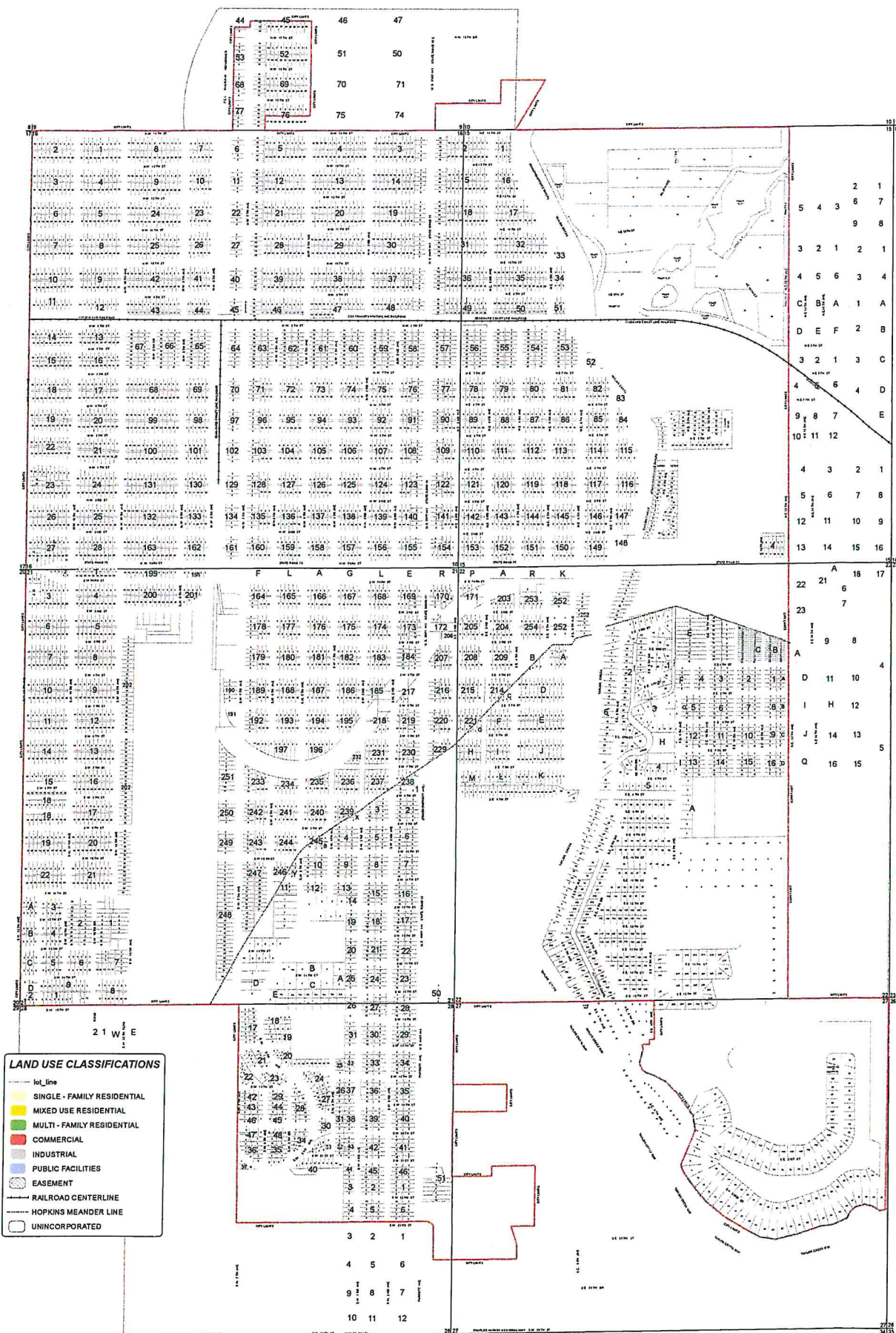


Table E.1 Land Use Codes and Time Periods with Pass-By Data

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



Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/11/2021

Parcel: << **3-15-37-35-0010-01210-0040 (33816)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0060 (33817)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

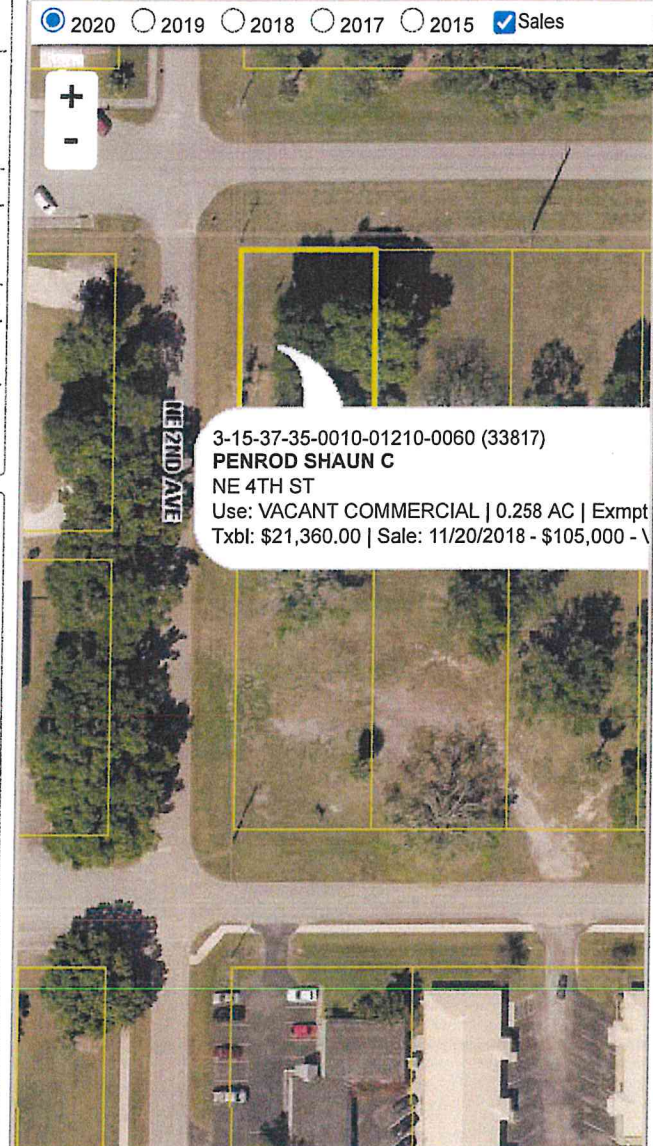
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0030 (33815)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0010 (33814)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

☒ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << 3-15-37-35-0010-01210-0070 (33818) >>

Aerial Viewer Pictometry Google Maps

2020 2019 2018 2017 2015 Sales

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << **3-15-37-35-0010-01210-0090 (33819)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << 3-15-37-35-0010-01210-0100 (33820) >>

Aerial Viewer Pictometry Google Maps

☒ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☒ Sales
Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/18/2021

Parcel: << 3-15-37-35-0010-01210-0120 (33821) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☒ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 3/11/2021

Parcel: << 3-15-37-35-0010-01100-0010 (33778) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	JKST HOLDINGS LLC PO BOX 873 PORT SALERNO, FL 34992-0873		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

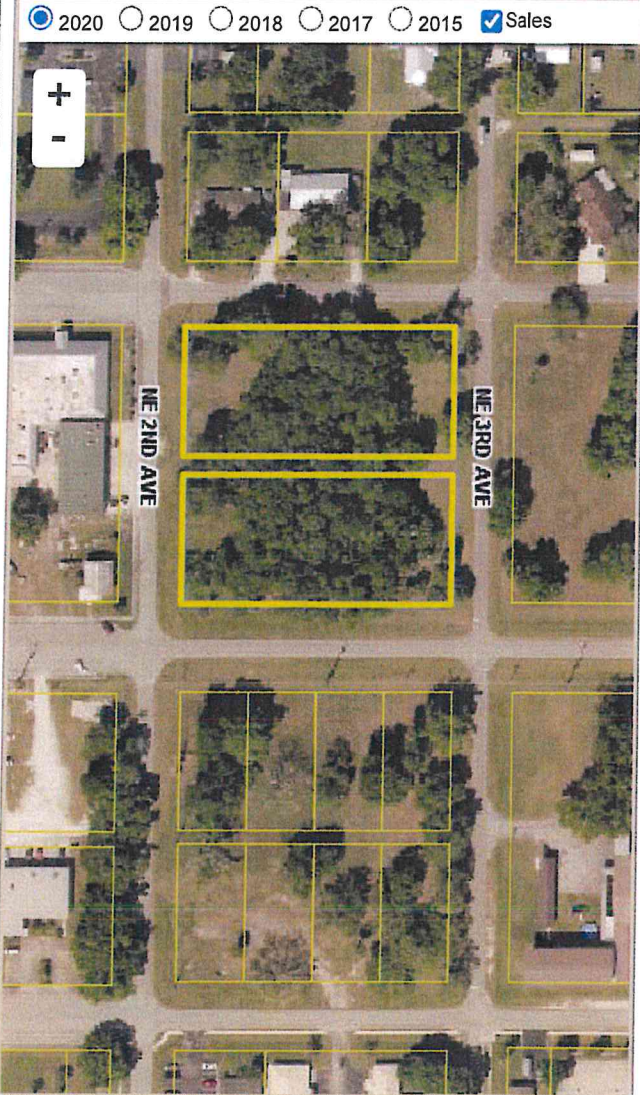
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$164,430	Mkt Land	\$167,040
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$164,430	Just	\$167,040
Class	\$0	Class	\$0
Appraised	\$164,430	Appraised	\$167,040
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$164,430	Assessed	\$167,040
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$164,430 city:\$164,430 other:\$164,430 school:\$164,430	Total Taxable	county:\$167,040 city:\$167,040 other:\$167,040 school:\$167,040

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
2/28/2017	\$90,000	0786/1593	WD	V	Q	01
12/18/2014	\$27,100	0755/1673	SW	V	U	16
1/1/2009	\$28,600	0676/1328	WD	V	U	16
11/26/2008	\$172,700	0663/0479	WD	V	Q	
12/4/2004	\$0	0563/1428	QC	V	U	03
10/1/1988	\$100	0299/0499	WD	V	U	03
4/1/1970	\$100	0119/0659	WD	V	Q	

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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