

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>7-28-21</u>	Petition No. <u>21-006-SSA</u>
	Fee Paid: <u>7-29-21</u>	Jurisdiction: <u>PB+CC</u>
	1 st Hearing: <u>9-16-21</u>	2 nd Hearing: <u>10-19-21</u>
	Publication Dates:	
	Notices Mailed: <u>N/A</u>	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: Industrial ✓

Verified Zoning Designation: Industrial ✓

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

APPLICANT PLEASE NOTE:

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

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

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

7/15/2021
Date

Monica M. Clark
Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

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

I. APPLICANT/AGENT/OWNER INFORMATION

Glades Gas Company of Okeechobee, INC

Applicant

804 N. Parrott Ave

Address

Okeechobee

FL

34972

City

State

Zip

863-763-2114

863-763-2116

monica@gladesac.com

Telephone Number

Fax Number

E-Mail

Monica McCarthy Clark

Agent*

804 N. Parrott Ave

Address

Okeechobee

FL

34972

City

State

Zip

863-763-2114

863-763-2116

monica@gladesac.com

Telephone Number

Fax Number

E-Mail

Monica McCarthy Clark, James A Clark III

Owner(s) of Record

1900 SW 5TH Avenue

Address

Okeechobee

FL

34974

City

State

Zip

863-763-2114

863-763-2116

monica@gladesac.com

Telephone Number

Fax Number

E-Mail

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

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

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

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

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

Change property with commercial office
rentals from industrial to commercial
to fit current use of property. Industrial
property to the east was sold in 2013
to Chesapeake Utilities, dba Flo-Gas,
Florida Public Utilities and Glades Gas Co.
has no interest in east property.

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

A. PROPERTY LOCATION:

1. Site Address: 804 N. Parrott Ave ^{UNITS} 802-812
Okeechobee, FL 34972
2. Property ID #(s): 3-15-37-35-0010-00490-0110

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

1. Total Area of Property: .651 acres
2. Total Area included in Request: .651 acres
- a. In each Future Land Use (FLU) Category: 0.651 Industrial
- (1) _____
- (2) _____
- (3) _____
- (4) _____
- b. Total Uplands: 0.651
- c. Total Wetlands: 0.00

3. Current Zoning: Industrial
4. Current FLU Category: Industrial
5. Existing Land Use: Commercial (Heavy)
6. Requested FLU Category: Commercial (Heavy)

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)		
Number of Units		
Commercial (sq. ft.)	9030	9030
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

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

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

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

B. PUBLIC FACILITIES IMPACTS

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

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

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.
 - c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
 - d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;
2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
 - a. Potable Water and Sanitary Sewer demand based on:
 - (1) 114 gallons per person per day (gppd) for residential uses
 - (2) 0.15 gallons per day per square foot of floor area for nonresidential uses
 - b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.

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

- a. Solid Waste;
- b. Water and Sewer;
- c. Schools.

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

C. ENVIRONMENTAL IMPACTS

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

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

E. JUSTIFICATION OF PROPOSED AMENDMENT

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

V. FEE SCHEDULE

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

VI. AFFIDAVIT

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

Monica M Clark
Signature of Owner or Authorized Agent

7/13/21
Date

Monica M. Clark
Typed or Printed Name

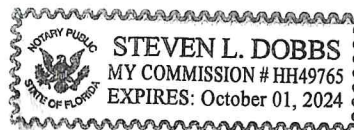
STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of July 13, 20 21, by Monica Clark, who
(Name of Person)

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

Steven L. Dobbs
Notary Public Signature





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

Detail by Entity Name

Florida Profit Corporation

GLADES GAS COMPANY OF OKEECHOBEE, INC.

Filing Information

Document Number 354951
FEI/EIN Number 59-1282707
Date Filed 11/05/1969
State FL
Status ACTIVE

Principal Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Mailing Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Registered Agent Name & Address

CLARK, MONICA MP
1900 SW 5TH AVE
OKEECHOBEE, FL 34974

Name Changed: 04/07/2010

Address Changed: 04/07/2010

Officer/Director Detail

Name & Address

Title PD

CLARK, MONICA MCCARTHY
1900 S. W. 5TH AVE.
OKEECHOBEE, FL 34974

Title VP

MCCARTHY, Kevin S

Glades Gas Company of Okeechobee, Inc.

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

✓1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

To the north is a parcel that has a Future Land Use (FLU) of Commercial is being used as a vacant commercial building. To the east of this parcel is a gas supply yard with a FLU of Industrial. To the south, all the land has a FLU of Commercial and is being used as an Automotive Repair facility. To the west the parcel has a FLU of Industrial and is being used as vacant car repair facility.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial or Industrial.

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

Attached

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

Attached

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

Attached

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

Attached

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

N/A

B. Public Facilities Impacts

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

The existing FLU for the property is 0.651 acres of Industrial. The maximum density of the FLU Industrial maximum density of 50% coverage 3-stories, for a total of 42,536 SF units according to the City's Comprehensive Plan. For a total traffic count of 296 daily trips and 41 peak hour trips. The proposed FLU Commercial for these parcels would have a maximum density of 50% coverage 3-stories, for a total of 42,536 SF according to the City's Comprehensive Plan, which would yield a total of 1,825 daily trips with a peak hour of 143 trips. This represents an increase of 1,529 daily trips and 102 peak hour trips.

- ✓ (2) **If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in**

excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.

Please see the attached traffic statement.

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

N/A

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

Acknowledged.

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

Acknowledged.

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

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

- (1) 0.15 gallons per day per square foot of floor area for nonresidential uses**

Current $42,536 * 0.15 = 6,380$ gpd

Future $42,536 * 0.15 = 6,380$ gpd

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

Current $42,536 * 0.15 = 6,380$ gpd

Future $42,536 * 0.15 = 6,380$ gpd

Current total = 6,380 gpd

Future total (+ Increase / - Decrease) = 0 gpd

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

Commercial uses have no open space requirements.

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

- a. Solid Waste;**

No increase in waste impact between the two uses so the solid waste letter is not required.

- b. Water and Sewer:**

No increase in water and sewer demand, so not letter from Utility required.

- c. Schools.**

Commercial use will have no impact on schools.

C. Environmental Impacts

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

There shall be inventories of:

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

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

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

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

- 3. Unique habitat.**

This parcel is has been developed for years and provides no unique habitat.

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

Since this parcel and everything around this parcel has been developed for many years and with all the development around it, including a railroad track to the south, it does not provide the conducive habitat for endangered species.

✓ **5. Floodprone areas.**

According to the attached FEMA map 12093C0415C, the subject parcels are within Zone X and shown as an area of minimal flooding.

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

This parcel is currently developed. With this anticipated as an commercial development, the current Cities anticipated Growth and Concurrency Projection will not be impacted.

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

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

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

This project is an developed parcel and will have no impact to the County's Comprehensive plan.

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

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

Proposed Conditions

For the proposed Industrial Land Use designation, the maximum development is approximately 50% coverage with 3-stories.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Industrial (Existing)	42,536 @ 0.15 gallons per day per SF	0.15 gpd psf	6,380 gpd
Commercial (Proposed)	42,536 @ 0.15 gallons per day per SF	0.15 gpd psf	6,380 gpd
Net Impact			0 gpd – water/sewer

Water and Wastewater Treatment Plants

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

The maximum daily flow of the combined water treatment plant finished water production is 3.1 mgd for the period of March 2015 through February 2016. The average daily flow of the wastewater treatment plant is 0.859 mgd of the 3 mgd plant for the same time period.

Police

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

Fire

The nearest fire station is located at 55 SE 3rd Avenue. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

Solid Waste

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

Stormwater Management

The project is located in the City of Okeechobee and according to the attached FIRM panel 12093C0415C, this parcel is in Flood Zone X.

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

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

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

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

Parks and Recreation

No required parks and recreation for Industrial use.

Hurricane Preparedness

This project is located outside any project storm surge areas within the City of Okeechobee. The current Florida Building Code requires impact windows and doors, if the employees desire to remain in the unit.

Miscellaneous Data**Parcel Control Numbers Subject to this Application**

3-15-37-35-0010-00490-0110

Legal Description

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

Glades Gas of Okeechobee, Inc.
City of Okeechobee Future Land Use Amendment Surrounding Property Owners FLU Exhibit



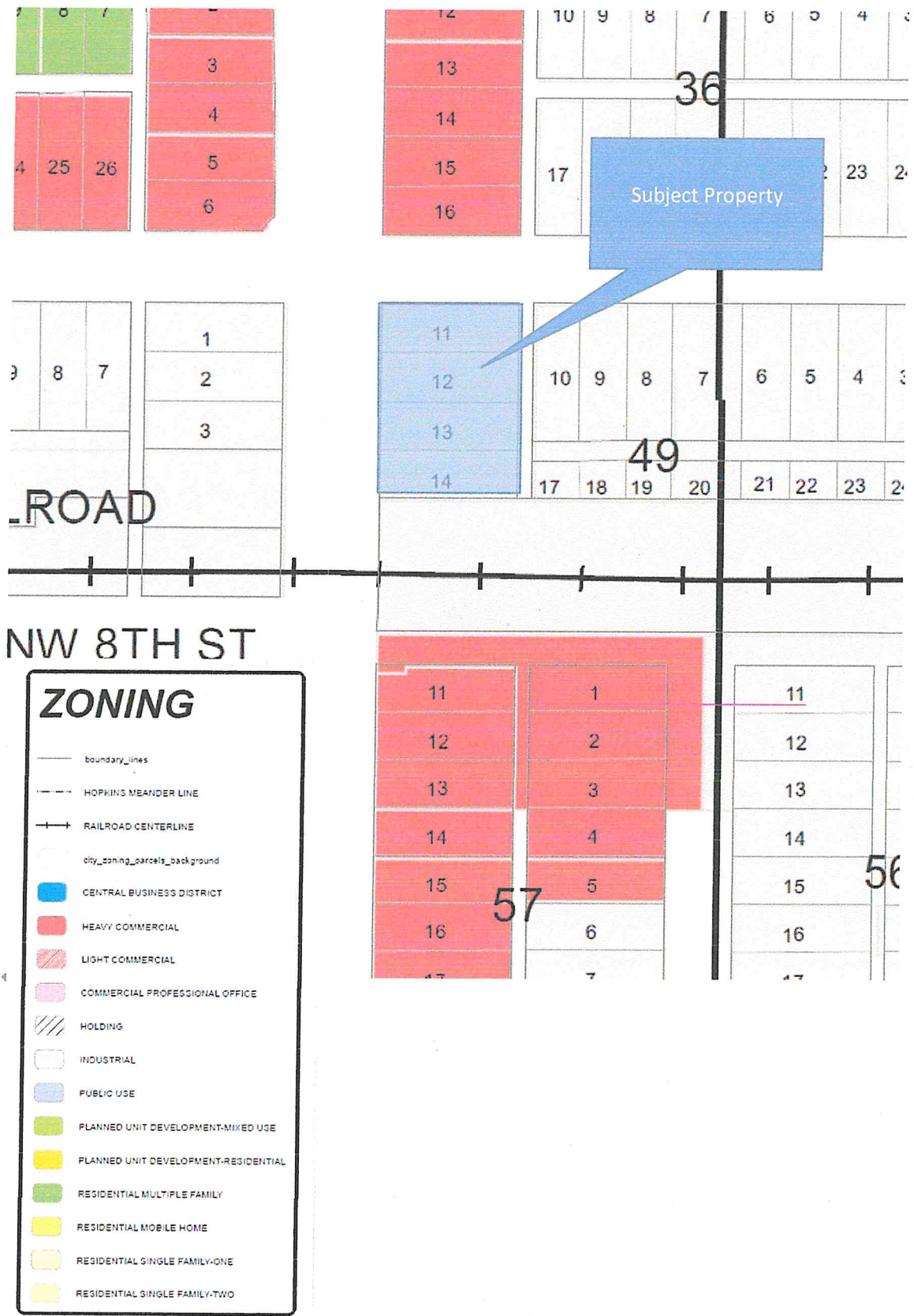
LAND USE CLASSIFICATIONS

- +--- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +--- RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

Glades Gas Company of Okeechobee, Inc.
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Land Use Exhibit

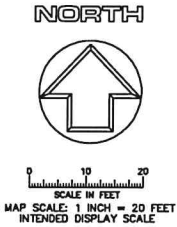


Glades Gas Company of Okeechobee, Inc.
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Zoning Exhibit



AL6

BOUNDARY SURVEY PREPARED FOR GLADES GAS OF OKEECHOBEE, INC.



DESCRIPTION:

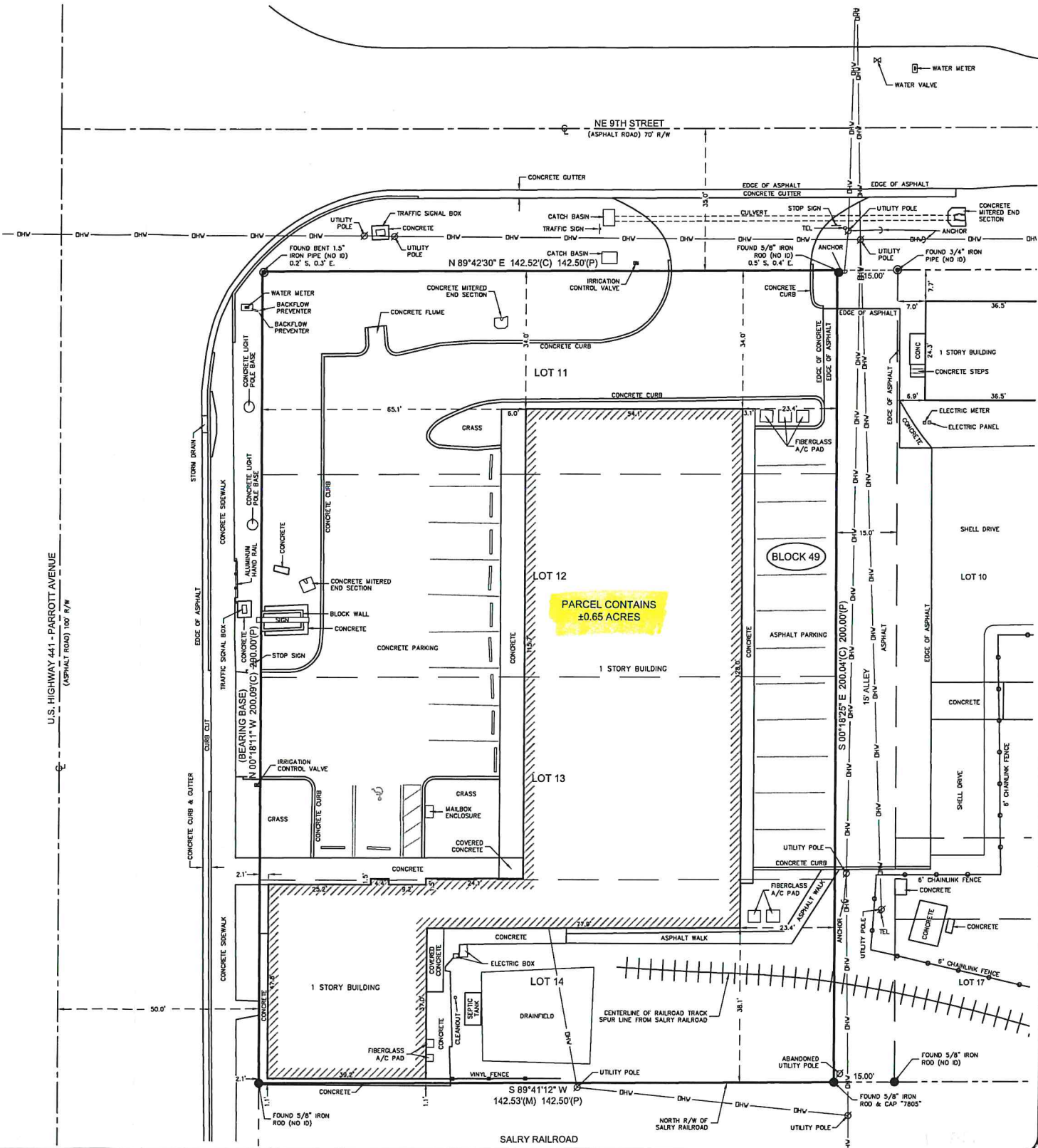
LOTS 11, 12, 13 AND 14, BLOCK 49, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 804 N. PARROTT AVENUE.
- 3) PARCEL ID: 3-15-37-35-0010-00490-0110.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) BEARING REFERENCE: THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR NORTH 00°18'11" WEST.
- 11) DATE OF LAST FIELD SURVEY: 04/26/21.

PREPARED FOR THE EXCLUSIVE USE OF:

GLADES GAS OF OKEECHOBEE, INC.
CENTERSTATE BANK, ISAOA
FEE & FEE, PLLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



REDUCED
SCALE NOT MAP

BOUNDARY SURVEY	05/10/21	368/17-19	WC	JJR
DESCRIPTION	DWG. DATE	FB/PG	BY	CK
SCALE 1" = 20'	DRAWING NUMBER:			
SHEET 1 OF 1	21-175			

LEGEND
●—Set Iron Rod and Cap "LB 8360" ■—Found CM
●—Found Iron Rod (and Cap) ●—Found Pipe (and Cap)

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

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

TRADEWINDS SURVEYING GROUP, LLC.

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

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

5th Rec
50 Dec

QUIT-CLAIM DEED

RAMCO FORM 8

CP
BOOK 281 PAGE 417

A7

This Quit-Claim Deed, Executed this 2nd day of March, A. D. 19 85, by
VERNON L. DEXTER
first party, to **GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED**
whose postoffice address is **804 North Parrott Avenue, Okeechobee, Florida, 33472**
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remit, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, to-wit: lying and being in the County of **Okeechobee** State of **Florida**

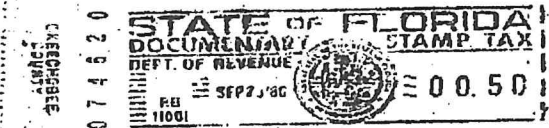
Lots 10, 11, 12 and the North 40 feet of Lots 17, 18 and 19 of Block 49, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FL

183259

1986 SEP 24 PM 2:17

GLORIA J. FORD
CLERK OF CIRCUIT COURT



To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in presence of:

Vernon L. Dexter

Vernon L. Dexter
Vernon L. Dexter

South Lee Carthy

STATE OF FLORIDA
COUNTY OF OKEECHOBEE.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

VERNON L. DEXTER

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March A. D. 19 85

(NOTARY SEAL)

Marie H. Taylor
Notary Public
My Commission expires
Notary Public State of Florida at Large
My commission expires May 24, 1987
Bonded thru Lawyers' Surety Corp

This Instrument prepared by:
Address

JOHN D. CASSELS, JR.
Attorney at Law
P. O. Box 968
Okeechobee, Florida

Rec 4.13
Dec 2 1981

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

D.R. 245 PAGE 054

This Warranty Deed Made the 16th day of October A. D. 1981 by
DAN M. MCCARTHY - as to a 4/9 interest, VERNON L. DEXTER - as to 3/9 interest
J. D. CASSELS - as to a 1/9 interest, KATHLEEN M. DEXTER - as to a 1/9 interest
hereinafter called the grantor, to

GLADES GAS COMPANY, OF OKEECHOBEE, INCORPORATED
a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 804 North Parrott Avenue, Okeechobee, Florida 33472
hereinafter called the grantees:

(Wherever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantees, all that certain land situate in OKEECHOBEE
County, Florida, viz:

Lots 13 and 14 of Block 49, in the TOWN OF OKEECHOBEE, according
to the plat thereof recorded in Plat Book 2, Page 17, Public Records
of St. Lucie County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.

143438

1981 OCT 19 PM 3:21

CLIF BETTS, JR.
CLERK OF CIRCUIT COURT

OKEECHOBEE
COUNTY

055248



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantees 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, 19 80

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:

Martha J. Clay
WITNESS TO ALL FOUR
J. D. Casseles
WITNESS TO ALL FOUR
STATE OF FLORIDA,
COUNTY OF OKEECHOBEE

Dan M. McCarthy
DAN M. MCCARTHY
Vernon L. Dexter
VERNON L. DEXTER
J. D. Casseles
J. D. CASSELS
Kathleen M. Dexter
KATHLEEN M. DEXTER
I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
DAN M. MCCARTHY, VERNON L. DEXTER, J. D. CASSELS, KATHLEEN M. DEXTER

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of
October, A. D. 1981.



Martha J. Clay
NOTARY PUBLIC
My Commission Expires: 10-27-1985

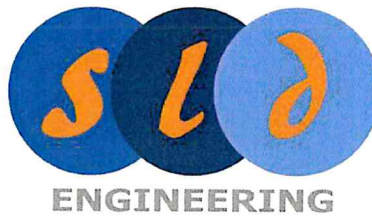
This instrument prepared by: JOHN D. CASSELS, JR.
Post Office Box 968
Okeechobee, Florida 33472

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 27 1985
BONDED THRU GENERAL 1745, UNDERWRITERS

245 PAGE 054

Glades Gas Company of Okeechobee, Inc
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Aerial Exhibit





July 30, 2021

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

Subject: Glades Gas Comprehensive Plan Amendment

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). The results indicate the exiting FLU General Light Industrial – 42,536 sf (ITE code 110) generates 296 total daily trips with 41 PM peak hour trips, while the proposed FLU Commercial 42,536 sf (ITE code 820) generates 1,825 total daily trips with 143 PM peak hour trips. The difference of 102 peak trips is greater than the 100 peak trips, however, this property is located on a four-lane arterial road at a signalized intersection. This use will not trigger any additional improvements to the current transportation system.

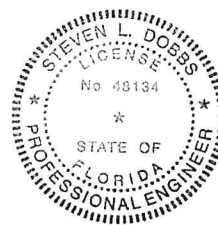
Should you have any questions or comments, please do not hesitate to call.

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Monica Clark
File



SLD PE Seal

2021.07.30 15:30:33-04'00

Existing land use

Instructions:

Enter Numbers into the "Expected Units"
in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.82	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%	42.5	296	41	5	36	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

Proposed land use

Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%	42.5	1,825	143	70	73	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	



U.S. Fish and Wildlife Service

National Wetlands Inventory

Glades Gas

C1



July 28, 2021

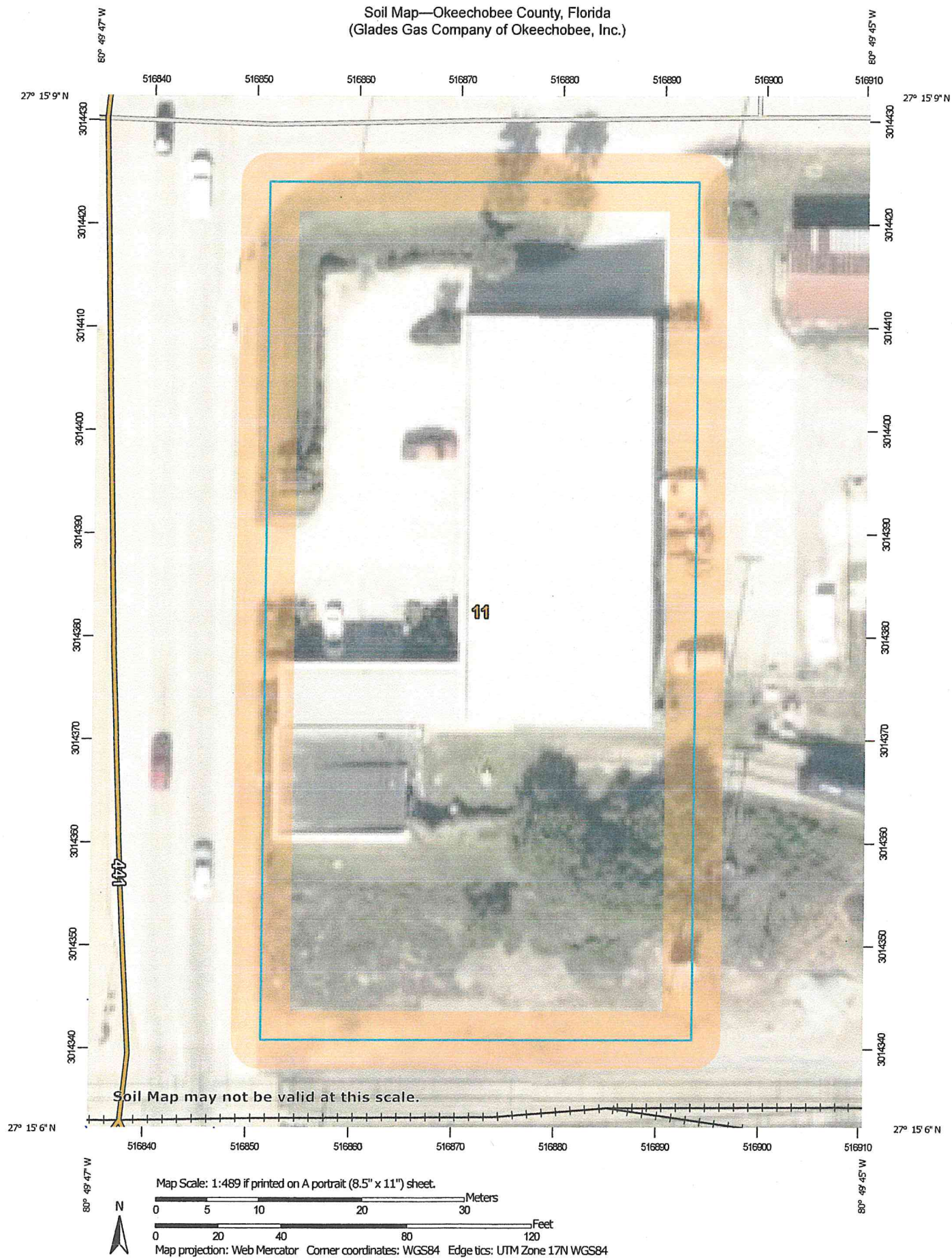
Wetlands

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

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


12

Soil Map—Okeechobee County, Florida
(Glades Gas Company of Okeechobee, Inc.)



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow


 Marsh or swamp

 Mine or Quarry


 Miscellaneous Water


 Perennial Water


 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 18, Jun 9, 2020

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

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

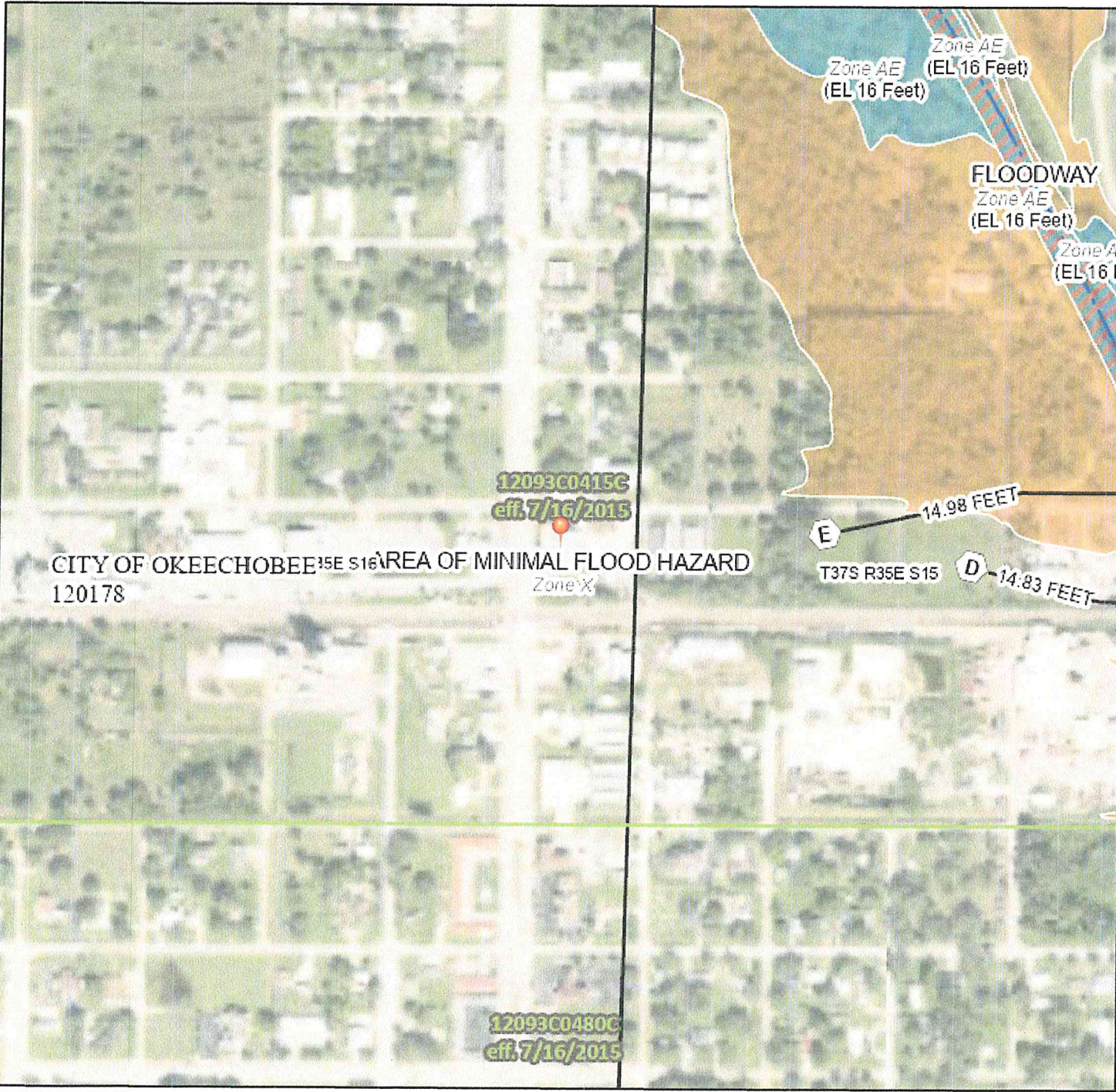
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.9	100.0%
Totals for Area of Interest		0.9	100.0%

National Flood Hazard Layer FIRMette

80°50'5"W 27°15'24"N



Legend

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

- | | | |
|------------------------------------|------------------|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee. See Notes, Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone I |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | Profile Baseline | |
| MAP PANELS | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2021 at 6:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

5

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 7/29/2021

Parcel: << **3-15-37-35-0010-00490-0110 (33529)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

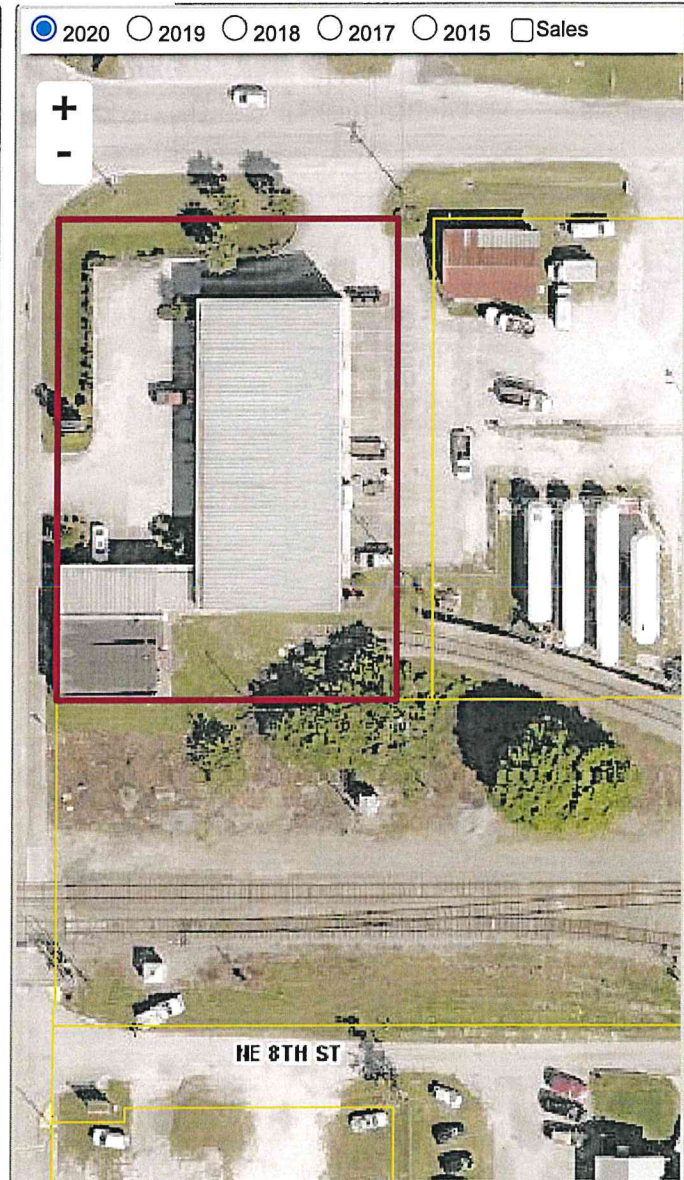
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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	\$117,450	Mkt Land	\$126,150
Ag Land	\$0	Ag Land	\$0
Building	\$212,844	Building	\$219,592
XFOB	\$30,874	XFOB	\$33,882
Just	\$361,168	Just	\$379,624
Class	\$0	Class	\$0
Appraised	\$361,168	Appraised	\$379,624
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$361,168	Assessed	\$379,624
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$361,168 city:\$361,168 other:\$361,168 school:\$361,168	Total Taxable	county:\$379,624 city:\$379,624 other:\$379,624 school:\$379,624

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
3/2/1985	\$0	0281/0417	QC	I	U	
3/1/1985	\$0	0281/0418	QC	I	U	
10/16/1981	\$0	0245/0054	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE (4900)	1961	1830	2196	\$42,202
Sketch	NBHD CENTR (3800)	2005	7200	7875	\$177,390

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC B	COM SLB WLK	2006	\$10,342	4972.00	0 x 0	PD (80%)



Staff Report

Small Scale

Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*

Applicant: *Glades Gas Company of Okeechobee*

Address: *804 N. Parrott Avenue*

Petition No.: *21-006-SSA*

Request: *Change from Industrial to Commercial*

General Information

Owner/Applicant	Glades Gas Company of Okeechobee 804 N Parrott Ave Okeechobee, FL 34972
Site Address	804 N. Parrott Avenue
Parcel Identification	3-15-37-35-0010-00490-0110
Contact Person	Monica M. Clark
Contact Phone Number	863.763.2114
Contact Email Address	monica@gladesac.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 0.651 acre parcel which contains an existing structure currently used for commercial office rental. The parcel is currently designated Industrial on the Future Land Use Map and the Applicant is requesting a change to Commercial. The applicant has submitted a concurrent request to rezone the property to Heavy Commercial.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Industrial	Commercial
Zoning	Industrial	Heavy Commercial
Use of Property	Commercial Office Rentals, Office Space, Warehouse Space	No development proposed. Commercial rental space to continue
Acreage	0.651 acres	0.651 acres

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

North	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Unoccupied Commercial Building
East	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Gas Tank Storage
South	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	CSX RR and Automobile Repair
West	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Unoccupied Automobile Repair Building

General Analysis and Staff Comments

QUALIFICATION FOR AMENDMENT

Based on the size of the property (0.651 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

CURRENT DEVELOPMENT POTENTIAL AS INDUSTRIAL

The property is currently designated as Industrial on the City's Future Land Use Map and Industrial on the City's zoning map. While the Industrial Future Land Use category allows for a maximum FAR of 3.0, the Industrial zoning district only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a theoretical maximum floor area of approximately 42,500 square feet on this 0.651 acre parcel. However, given that a three story industrial structure is not likely, it may be more practical to expect a one or two story structure if this map change is approved. A one story structure occupying 50% of 0.651 acres would be about 14,000 square feet of floor area and a two story structure with the same footprint would have about 28,300 square feet of floor area.

FUTURE DEVELOPMENT POTENTIAL AS COMMERCIAL

The Applicant has stated that the reason for this request is to allow commercial office uses to occupy the existing building, not to redevelop. However, if this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code.

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a theoretical maximum floor area of approximately 42,500 square feet on this 0.651 acre parcel. However, given that a three story industrial structure is not likely, it may be more practical to expect a one or two story structure if this map change is approved. A one story structure occupying 50% of 0.651 acres would be about 14,000 square feet of floor area and a two story structure with the same footprint would have about 28,300 square feet of floor area. **The development potential of the CHV district under the Commercial future land use, in terms of maximum floor area, is the same as that of the Industrial future land use and zoning districts.**

CONSISTENCY AND COMPATIBILITY WITH COMPREHENSIVE PLAN & ADJACENT USES

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

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

The subject parcel is located directly on US-441 and while there is a significant amount of industrially designated property in the area, there is also commercially designated property directly to the north and south. Additionally, the overwhelmingly predominant land use designation of properties along US-441 is Commercial. Allowing commercial land use designations at this property is consistent with the pattern of land uses, consistent with the City's Comprehensive Plan, and should not cause any disturbance to adjacent land uses.

ADEQUACY OF PUBLIC FACILITIES

Traffic Impacts

Based on the change in the maximum development potential of this parcel if this request is approved, the applicant submitted a traffic analysis which indicates that the Institute of Transportation Engineers estimates that build out of 42,500 square feet of light commercial will generate 296 daily vehicle trips with 41 of those trips occurring during the peak hour; and that 42,500 square feet of shopping center will generate 1,825 daily vehicle trips with 143 of those trips occurring during the peak pm period. We agree with the engineer's statement that this potential increase in vehicle trips on a four lane arterial roadway does not represent a significant increase and should not require any roadway improvements.

Demand for Potable Water and Sewer Treatment

The applicant has provided an analysis on the potential change in demand for potable water and sewer services if these map changes are approved. Because the maximum allowable intensity of the CHV district and the IND district are the same and because all non-residential square footage is estimated to generate the same amount of water and sewer demand, there is no estimate increase in water and sewer demand. We agree with this analysis.

Demand for Solid Waste Disposal

Waste Management has previously confirmed a considerable level of excess capacity available to serve the solid waste disposal needs of other developments in the City. It's reasonable that the volume of solid waste generated by the proposed improvements can also be accommodated within the capacity of the County's Solid Waste Facility.

ENVIRONMENTAL IMPACTS

The US Fish & Wildlife Service Wetland Inventory Map does not depict any wetlands on this parcel.

From the FIRM Map submitted by the Applicant, there appears to be minimal risk of flooding.

The property is already developed and has been cleared of most vegetation and is unlikely to contain any significant habitat or endangered species. No critical habitat is identified on this parcel by the USFWS mapping.

The Immokalee fine sand present on the property should not cause any limitation on development.

Recommendation

Based on the foregoing analysis, we find the requested Commercial future land use designation for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. Therefore, we recommend approval of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of this property from Industrial to Commercial.

Submitted by:



Ben Smith, AICP
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

City Council Public Hearing: (tentative) October 19, 2021

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

FUTURE LAND USE
SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

- +--- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +--- RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcel
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

ZONING
SUBJECT SITE AND ENVIRONS



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS

