



CITY OF OKEECHOBEE

55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

JULY 5, 2022

5:00 PM

LIST OF EXHIBITS

Mayor

Dowling R. Watford, Jr.

Council Members

Noel Chandler

Monica Clark

Bob Jarriel

Bobby Keefe

Exhibit 1	Capital Projects Budget
Exhibit 2	Ordinance No. 1254, LDR Text Amendment – Home Based Businesses
Exhibit 3	Ordinance No. 1258 – Holding Property Rezoning Program
Exhibit 4	Ordinance No. 1257, LDR Text Amendment – Joinder Fee
Exhibit 5	GASB 75 OPEB Engagement Letter
Exhibit 6	Renewal of PRM Group Health Insurance



Department: Public Works

Item(s) Description	Replacement Item	New Item	Mandated Item	Estimated Cost	Ongoing Annual Cost	Grant Funding Possible	Applied For	Grant Approved
1 Storm Water Improvements								
1a Existing Conveyance system repair/replacement	Yes	No	No	\$ 150,000	Yes	Yes		
1b Commerce Center Stormwater Improvements	No	Yes	Yes	\$ 75,000	No	ARPA		Yes
1c SE 8th Avenue Phase II	No	Yes	No	\$ 240,000	No	FDEP		Yes
1d SE 8th Avenue Phase III and IV	No	Yes	No	\$ 600,000	No	FDEP		No
1e SE 8th/9th Water Quality Improvements/Park	No	Yes	No	\$ 1,000,000	No	ARPA/FDEP		Partial
1f SE 4th Street Baffle Box	No	Yes	No	\$ 300,000	No	FDEP		Yes
				\$ 2,365,000				
2 Roadway/Sidewalk Improvements								
2a Asphalt Program	No	No	No	\$ 100,000	Yes	No		
2b Striping	No	No	No	\$ 20,000	Yes	No		
2c New Sidewalks	No	No	No	\$ 25,000	Yes	No		
2d SW 5th Ave SCOP Project	No	No	No	\$ 334,951	No	FDOT \$334,951		Yes
				\$ 479,951				
3 Parks								
3a Flagler Parks Improvements	No	Yes	No	\$ 150,000		Yes	No	
3b Kayak Launch	No	Yes	No	\$ 50,000		Yes	Yes	Yes
3c Boat Ramp Upgrades	No	Yes	No	\$ 225,000		Yes	No	
				\$ 425,000				
4 Public Works Facility								
4a Painting	No	Yes	No	\$ 2,000		No		
4b Replace Windows	No	Yes	No	\$ 10,000		No		
4c Asphalt Improvement	No	Yes	No	\$ 2,500		No		
				\$ 14,500				

City of Okeechobee
 Capital and High Profile Projects/Items Workshop



5	Public Works Equipment								
5a	Pickup Truck	Yes	No	No	\$ 32,500		No		
5b	Utility Vehicle	Yes	No	No	\$ 12,500		No		
5c	Backhoe	Yes	No	No	\$ 100,000		No		
5d	Arm Mower Grapple Attachment	Yes	No	No	\$ 10,000		No		
					\$ 155,000				
6	Chamber Building								
6a	Chamber conference room-Paneling, mitigation of mold, new drywall/paint.		No	No	\$ 20,000		No		
					\$ 20,000				
7	Primitive Baptist Church								
7a	Electric System Upgrades	Yes	No	No	\$ 30,000		Yes	?	
7b	Air Conditioning	Yes	No	No	\$ 40,000		Yes	?	
					\$ 70,000				
8	Public Safety Building								
8a	Pressure washing, repair of stucco, engineering for structural concerns, painting and replacement of windows	Yes			\$ 1,200,000		Yes	Yes	
					\$ 1,200,000				
9	City Hall								
9a	Replace asphalt for City Hall Parking area with striping	Yes	No	No	\$ 50,000				
					\$ 50,000				
					\$ 4,779,451				



Department: Police Department

Item(s) Description	Replacement Item	New Item	Mandated Item	Estimated Cost	Ongoing Annual Cost	Grant Funding Possible	Applied For	Grant Approved
1 Vehicle Replacements								
1a	2023 Patrol Unit Fleet x 5 with Equipment	Yes	No	No	\$ 175,000	Yes		
					\$ 175,000			
2 Radios								
2a	2 Dispatch Radio Consoles to be replaced (New SLERS System)	Yes		Yes	\$ 100,000		Federal	Yes No
2b	Radio System (SLERS) Purchase vs	Yes		Yes	\$ 400,000	Yes	Federal	Yes No
					\$ 500,000			
3 Equipment								
3a	Computers, Taser, Radars	Yes			\$ 21,000			
					\$ 21,000			
4 Personnel								
4a	Change Asst Code Enforcement Officer to Code Enforcement Officer		Yes		\$ 4,213	Yes		
4b	Salary increase for all sworn personnel in line with state increase of \$45k starting salary of all base steps amended for all sworn personnel		Yes		\$ 103,037	Yes		
					\$ 107,250			
					\$ 803,250			



Department: **General Services**

Item(s) Description		Replacement Item	New Item	Mandated Item	Estimated Cost	Ongoing Annual Cost	Grant Funding Possible	Applied For	Grant Approved
1	City Hall								
1a	Replacement of exterior windows at City Hall (impact resistant)	X			\$ 500,000		Yes	Yes	
1b	Patio awning replacement for rear porch areas to also include replacement of floor surfaces and ADA ramp	X			\$ 75,000				
1c	Pressure washing, repair of stucco and painting of City Hall				\$ 800,000		No		
1d	Remodel Finance Department (flooring, ceiling tiles, painting, and possible drywall)	X			\$ 100,000				
1e	Remodel Council Chambers (flooring, painting, extension of dais, window treatments, interior doors for Council Chambers and Administration Offices)	X			\$ 100,000				
1f	Landscaping for City Hall		X		\$ 20,000				
1g	Replace staircase/landing to 2nd floor-City Hall	X			\$ 25,000				
					\$ 1,620,000				
2	Technology								
2a	Replacement of computer hardware and software				\$ 5,000				
					\$ 5,000				
					\$ 1,625,000				



Department: Administration

Item(s) Description	Replacement Item	New Item	Mandated Item	Estimated Cost	Ongoing Annual Cost	Grant Funding Possible	Applied For	Grant Approved
1	Personnel							
1a	Personnel Evaluation System with implementation of 5% COLA and 3% Merit for general employees (Includes PD base pay increases)	Yes	No		\$ 217,218	Yes		
1b	Position Job Description overhaul and Salary Study		x		\$ 25,000	No		
1c	Personnel Manual and procedures handbook, Drug Free workplace and Safety Policy.				\$ 15,000	no		
					\$ 257,218			
2	Technology							
2a	Cyber security policy and training		Yes	Yes	\$ 5,000			
2b	Replacement of computer hardware and software	yes			\$ 12,000			
					\$ 17,000			
				\$ 274,218				

ORDINANCE NO. 1254

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING SECTION 90-633, HOME OCCUPATION WITHIN CHAPTER 90, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted Florida Statute 559.955 preempting several areas of home business regulation;

WHEREAS, the City Council of the City of Okeechobee, Florida, finds that it is in the best interest of the City's residents and businesses to amend Section 90-633 of the City of Okeechobee Code of Ordinances to bring the City Code into compliance with the legislative enactment;

WHEREAS, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment Application No. 22-001-TA, at a duly advertised Public Hearing held on May 19, 2022, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City of Okeechobee, Florida, considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of said City, that said amendments are necessary and appropriate to make the Land Development Regulations more consistent and responsive to the needs of the City and its citizens;

NOW, THEREFORE, be it ordained before the City Council of 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; that:

SECTION 1: Recitals Adopted. Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: Amendment and Adoption to Chapter 90.

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Chapter 90-Zoning as follows:

Sec. 90-633. - Home occupation.

A home occupation may be permitted administratively in a dwelling, subject to the following:

- (1) The employees of the home occupation who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the home occupation. The home occupation may have additional remote employees that do not work at the dwelling. Only the resident who is licensed to do so shall be engaged in the home occupation.
- (2) A home occupation shall be ~~clearly incidental~~ secondary to the residential use, ~~and shall not occupy more than 20 percent of the total building floor area, nor more than 300 square feet.~~
- (3) As viewed from the street, the use of the dwelling is consistent with the uses of the residential areas that surround the property. External modifications made to the dwelling to accommodate the home occupation must conform to the residential character and architectural aesthetics of the neighborhood. The home occupation may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the dwelling. There shall be no alteration in the residential character, or visible evidence of the conduct of such occupation.
- (4) No equipment or process shall be used in the occupation which creates interference to neighboring property due to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors ~~or electrical disturbance.~~
- (5) ~~Outdoor s~~Storage of materials or disposal at the dwelling of any corrosive, combustible, or other

~~hazardous or flammable~~ used in the home occupation is prohibited, ~~except for garden produce.~~

(6) Vehicles and trailers used in connection with the home occupation must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the dwelling. ~~No goods or services shall be sold on the property.~~

(7) ~~Individual instruction in art, music or education may be given to one person at a time.~~

(8) ~~The following shall not be permitted as home occupations: a beauty shop or barbershop; group band, dance or swimming instruction; a dining facility or tea room; antique shop or giftshop; fortunetelling or similar activity; photographic studio; outdoor repair; retail sales; and a nursery school.~~

SECTION 3: CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: INCLUSION IN THE CODE. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

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 take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public Hearing on this 7th day of **June 2022**.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this 5th day of **July 2022**.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
MAY 19, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, May 19, 2022, at 6:34 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

- A. Motion by Member Brass, seconded by Member Jonassaint to dispense with the reading and approve the March 17, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:36 P.M.

- A. Land Development Regulations (LDR) Text Amendment Petition No. 22-001-TA proposes to amend the regulations for Home Occupations, provided in Section 90-633 within Chapter 90 of the Code of Ordinances.
 - 1. City Attorney Gloria Velazquez reviewed proposed Ordinance No. 1254.
 - 2. There were no public comments offered.
 - 3. There were no Ex-Parte disclosures offered.
 - 4. Motion by Member Jonassaint, seconded by Member McCoy to recommend the City Council approve LDR Text Amendment Petition No. 22-001-TA as presented in [Exhibit 1.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 7, 2022, and July 5, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:42 P.M.

VI. CITY ADMINISTRATOR UPDATE

Gary reminded Board Members about the Joint Workshop with the City Council on May 24, 2022, at 6 P.M.

VII. Chairperson Hoover adjourned the meeting at 6:43 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 39974-2903
Phone: (863) 763-3372, ext. 218
Fax: (863) 763-1686

Date: 4-18-22 Petition No. 22-001-TA
Fee Paid: N/A Jurisdiction: PB+CC
1st Hearing: 5-19-22 2nd Hearing: 6/7 & 7/5/22
Publication Dates: PB: 5-4 & 11-22 CC: 6-22-22
Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee

2 Mailing address: 55 SE 3rd Ave

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? Yes No
If yes, provide address(es)

6 Do you own nonresidential property within the City? Yes No
If yes, provide address(es)

REQUEST INFORMATION

7 Request is for: Text change to an existing section of the LDRs
 Addition of a permitted use Deletion of a permitted use
 Addition of a special exception use Deletion of a special exception use
 Addition of an accessory use Deletion of an accessory use

8 Provide a detailed description of text changes to existing section(s) showing deletions in strikeout and additions in underline format. (This description may be provided on separate sheets if necessary.)

See attached proposed Ordinance

Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.)

N/A see attached Ordinance, Florida Statute requirement.

9

REQUIRED ATTACHMENTS

10

Non-refundable application fee of \$500
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.

Confirmation of Information Accuracy

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

Signature

City of Okeechobee
City Attorney

Printed Name

City of Okeechobee

Date

4-4-2022

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 218

REVISED AS OF 5/6/2022, 2:00 P.M. FOR 5/19/2022 MEETING
PROPOSED LDR AMENDMENT NO. 22-001-TA (ORDINANCE NO. 1254)

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING SECTION 90-633, HOME OCCUPATION WITHIN CHAPTER 90, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature enacted Florida Statute 559.955 preempting several areas of home business regulation;

WHEREAS, the City Council of the City of Okeechobee, Florida, finds that it is in the best interest of the City's residents and businesses to amend Section 90-633 of the City of Okeechobee Code of Ordinances to bring the City Code into compliance with the legislative enactment;

WHEREAS, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment Application No. 22-001-TA, at a duly advertised Public Hearing held on May 19, 2022, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City of Okeechobee, Florida, considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of said City, that said amendments are necessary and appropriate to make the Land Development Regulations more consistent and responsive to the needs of the City and its citizens;

NOW, THEREFORE, be it ordained before the City Council of 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; that:

SECTION 1: Recitals Adopted. Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: Amendment and Adoption to Chapter 90.

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Sec. 90-633. - Home occupation.

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- (1) The employees of the home occupation who work at the dwelling must also reside in the dwelling, except that up to a total of two employees or independent contractors who do not reside at the dwelling may work at the home occupation. The home occupation may have additional remote employees that do not work at the dwelling. ~~Only the resident who is licensed to do so shall be engaged in the home occupation.~~
- (2) ~~A home occupation shall be clearly incidental~~ secondary ~~to the residential use, and shall not occupy more than 20 percent of the total building floor area, nor more than 300 square feet.~~
- (3) As viewed from the street, the use of the dwelling is consistent with the uses of the residential areas that surround the property. External modifications made to the dwelling to accommodate the home occupation must conform to the residential character and architectural aesthetics of the neighborhood. The home occupation may not conduct retail transactions at a structure other than the dwelling; however, incidental business uses and activities may be conducted at the dwelling. There shall be no alteration in the residential character, or visible evidence of the conduct of such occupation.
- (4) No equipment or process shall be used in the occupation which creates interference to neighboring property due to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors ~~or electrical disturbance.~~

- (5) ~~Outdoor~~ Storage of materials or disposal at the dwelling of any corrosive, combustible, or other hazardous or flammable used in the home occupation is prohibited, except for garden produce.
- (6) Vehicles and trailers used in connection with the home occupation must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the dwelling. No goods or services shall be sold on the property.
- (7) ~~Individual instruction in art, music or education may be given to one person at a time.~~
- (8) ~~The following shall not be permitted as home occupations: a beauty shop or barbershop; group band, dance or swimming instruction; a dining facility or tea room; antique shop or giftshop; fortunetelling or similar activity; photographic studio; outdoor repair; retail sales; and a nursery school.~~

SECTION 3: CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: INCLUSION IN THE CODE. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

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 take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public Hearing on this 7th day of June 2022.

ATTEST: _____
Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this 5th day of July 2022.

ATTEST: _____
Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

ORDINANCE NO. 1258

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; EXTENDING THE HOLDING REZONING PROGRAM CREATED BY ORDINANCE 1224; PROVIDING FOR A ONE (1) YEAR SUNSET CLAUSE; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida, adopted Ordinance No. 716, as amended, known as the Land Development Regulations (LDR); and

WHEREAS, the LDR generally contain regulations specific to each zoning district, which provide lists of permitted uses, lists of specially permitted uses and regulations for development within that specific zoning district; and

WHEREAS, multiple parcels within the City are zoned Holding, though the LDR does not contain criteria specific to nor regulating the Holding zoning district; and

WHEREAS, the City Council has a legitimate interest in ensuring that the potential development of every parcel in the City is regulated by clear and concise LDR; and

WHEREAS, the Future Land Use Element of the City of Okeechobee Comprehensive Plan generally contains descriptions of future land use designations in which lists of zoning districts that are appropriate within those designations are provided; and

WHEREAS, the Holding zoning district is not listed as an appropriate zoning district within any of the future land use designations; and

WHEREAS, the City Council seeks to encourage owners of properties in the Holding zoning district to rezone to other zoning districts which are supported by the LDR, the Future Land Use Element; and the Future Land Use Map; and

WHEREAS, the City Council adopted Ordinance No. 1224 (the "Ordinance") which reduced the application submittal requirements and reduced application fees for rezoning of properties which are either partially or entirely zoned Holding; and

WHEREAS, the Ordinance was set to sunset on May 18, 2022, however, the City Council finds it is in the best interest of the City and its residents to continue with the program under Ordinance 1224 as adopted.

NOW, THEREFORE, be it ordained before the City Council of 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; that:

SECTION 1: Recitals Adopted. Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: The sunset date of the Holding Property Rezoning Program created by Ordinance No. 1224 is hereby extended for an additional year from the date of the effective date of this Ordinance.

SECTION 3: Conflict. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: 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 5: Inclusion in the Code. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 6: Effective Date. This Ordinance shall take effect immediately upon its passage and sunset one (1) year after adoption.

INTRODUCED for First Reading and set for Final Public Hearing on this 7th day of June 2022.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this 5th day of July 2022.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

ORDINANCE NO. 1257

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING APPENDIX C, SCHEDULE OF LAND DEVELOPMENT REGULATION FEES AND CHARGES, LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, applications for joinders of parcels typically require substantially less technical review and are typically associated with less possibilities for negative zoning effects than a subdivision plat review or a de minimis subdivision; and

WHEREAS, the City Council of the City of Okeechobee, Florida, finds that it is in the best interest of the City's residents and businesses to amend Appendix C of the City of Okeechobee Land Development Regulations to lower the cost of joinder applications to an appropriate level which more accurately reflects the cost of processing those applications; and

WHEREAS, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment Application No. 22-002-TA, at a duly advertised Public Hearing held on June 16, 2022, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City of Okeechobee, Florida, considered the recommendations by the Planning Board, concludes that enacting such amendments to be in the best interest of its citizens of said City, that said amendments are necessary and appropriate to make the Land Development Regulations more consistent and responsive to the needs of the City and its citizens.

NOW, THEREFORE, be it ordained before the City Council of 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; that:

SECTION 1: Recitals Adopted. Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: Amendment and Adoption to Land Development Regulations Appendix C.

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix C-Schedule Of Land Development Regulation Fees and Charges as follows:

APPENDIX C - SCHEDULE OF LAND DEVELOPMENT REGULATION FEES AND CHARGES

Fee Schedule:

- 19. Applications for De Minimis or Joinder of parcels or lots500.00
 - a) Applications for Joinder\$100.00
 - b) Applications for De Minimis Subdivision\$500.00
 - c) Applications for Platted Parcel Split\$500.00 plus \$25.00 per acre
- 20. Parking reduction petition250.00
- 21. Holding zoning district boundary change (rezoning)600.00 plus \$20.00 per acre [2]
- ~~22. Platted Parcel Split\$500.00 plus \$25.00 per acre~~

SECTION 3: CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

If applicable, language to be added is underlined.
If applicable, language to be deleted is ~~struck through~~

SECTION 4: INCLUSION IN THE CODE. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

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 take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public Hearing on this 7th day of **July 2022**.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this 2nd day of **August 2022**.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
JUNE 16, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, June 16, 2022, at 6:01 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

- A. Motion by Member Baughman, seconded by Member Brass to dispense with the reading and approve the May 19, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:03 P.M.

- A. Land Development Regulation (LDR) Text Amendment No. 22-002-TA, which proposes to amend items 19 and 22 of Appendix C, Schedule of LDR Fees and Charges.
 - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. reviewed the Planning Staff Report explaining the reason for the request to reduce the fees charged for Joinder applications.
 - 2. There were no public comments offered.
 - 3. There were no Ex-Parte disclosures offered.
 - 4. Motion by Member Baughman, seconded by Member Brass to recommend the City Council approve LDR Text Amendment No. 22-002-TA as presented in [Exhibit 1.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for July 5, 2022, and August 2, 2022.
- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-004-SSA, to reclassify from Multi-Family (MF) Residential to Commercial (C) on 4.21± acres located in the 1000 block of the East side of South Parrott Avenue.
 - 1. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant is also submitting a concurrent request to rezone the property from Residential Single Family-One (RSF-1) to Heavy Commercial (CHV). For the record, a notation was made that the correct acreage amount for the application request should be 2.41± acres and not 4.21.
 - 2. Mr. Steven Dobbs, Consultant for the Property Owner, Anita Nunez, Registered Agent of Anita's Rental Properties, Inc. was present and available for questions. There were none.

City of Okeechobee
 General Services Department
 55 S.E. 3rd Avenue, Room 101
 Okeechobee, Florida 39974-2903
 Phone: (863) 763-3372, ext. 218
 Fax: (863) 763-1686

Date: 5-23-22 Petition No. 22-002-TA
 Fee Paid: N/A Jurisdiction: PB+CC
 1st Hearing: 6-1-22 2nd Hearing: 7/5/22 & 8/2/22
 Publication Dates: 6-1-22 & 7-20-22
 Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee
 2 Mailing address: 55 SE 3rd Avenue
 3 E-mail address:
 4 Daytime phone(s):

5 Do you own residential property within the City? Yes No
 If yes, provide address(es)

6 Do you own nonresidential property within the City? Yes No
 If yes, provide address(es)

REQUEST INFORMATION

7 Request is for: Text change to an existing section of the LDRs
 Addition of a permitted use Deletion of a permitted use
 Addition of a special exception use Deletion of a special exception use
 Addition of an accessory use Deletion of an accessory use

8 Provide a detailed description of text changes to existing section(s) showing deletions in ~~strikeout~~ and additions in underline format. (This description may be provided on separate sheets if necessary.)
 Please see attached proposed Ordinance/Staff Report
 Amend items 19 and 22 of Appendix C, Schedule of LDR Fees and Charges

Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.)

N/A Please see attached proposed Ordinance / Staff Report

9

REQUIRED ATTACHMENTS

10

Non-refundable application fee of \$500
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.

Confirmation of Information Accuracy

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

Signature

City of Okeechobee
City Planner

Printed Name

City of Okeechobee

Date

5-23-22

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 218

22-002-TA

Text Amendment Staff Report



Prepared for The City of Okeechobee

Description of Proposed Text Amendment

City staff has identified that the City's current fee for Joinder Applications is not warranted. Applications for Joinders of parcels or lots typically require substantially less technical review and are typically associated with lower chances of negative zoning effects than a subdivision plat review or a de minimis subdivision. Thus, the associated fees should appropriately reflect the level of staff investment and staff is recommending that the city reduce the application fee for Joinder Applications from \$500.00 to \$100.00. Doing so will also provide a financial incentive for prospective applicants to abide by the City's established application process for joinders. The proposed text amendment is limited to Appendix C of the City's Land Development Code as shown below. If approved, staff will also update the Joinder Application accordingly.

APPENDIX C - SCHEDULE OF LAND DEVELOPMENT REGULATION FEES AND CHARGES

* * * * *

Fee Schedule:

* * * * *

19. ~~Applications for De Minimis or Joinder of parcels or lots500.00~~
 - a) Applications Joinder\$100.00
 - b) Applications for De Minimis Subdivision\$500.00
 - c) Applications for Platted Parcel Split\$500.00 plus \$25.00 per acre
20. Parking reduction petition250.00
21. Holding zoning district boundary change (rezoning)600.00 plus \$20.00 per acre ^[2]
22. ~~Platted Parcel Split\$500.00 plus \$25.00 per acre~~

Submitted by:



Ben Smith, AICP
Director of Planning
June 7, 2022

Okeechobee Planning Board Hearing: June 16, 2022



June 3, 2022

Ms. India Riedel
Finance Director
City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Re: City of Okeechobee GASB 75 OPEB Engagement Letter

Dear Ms. Riedel:

We are writing to provide an engagement letter for actuarial services relating to GASB 75 Other Post-Employment Benefits (OPEB). By signing and dating this engagement letter, Gabriel, Roeder, Smith & Company (GRS) and the City of Okeechobee (the "City") agree to the scope, work product and terms described herein. This engagement letter is fashioned after those for auditing services, for consistency with other professionals.

We will perform the "Alternative Measurement Method" calculations necessary for the City to comply with GASB Statement No. 75 for the fiscal year ending September 30, 2022. As such, the calculations will be performed as of September 30, 2021. We will provide actuarial advice concerning assumptions and a final Report reviewed and signed by an actuary. This service includes full telephone access to our actuaries and analysts during and after the process. It should be understood that this is not an actuarial valuation because the calculations will fail various actuarial standards of practice on account of following the GASB's Alternative Measurement Method.

We will then perform the "Alternative Measurement Method" calculations necessary for the City to comply with GASB Statement No. 75 for the fiscal year ending September 30, 2023 using a roll-forward method permitted under GASB rules based on calculations performed as of September 30, 2021. The results will be presented in a letter report.

The Reports will provide figures necessary for compliance with GASB Statement No. 75 for all OPEBs, presented in total, without any breakouts by union or employee groupings and no breakouts by enterprise fund or function. The City will be responsible for determining any such breakouts and for the narrative material required for the Notes.

The work papers for this engagement are the property of Gabriel, Roeder, Smith & Company (GRS). While we may be requested to make certain work papers available to auditors or to regulators pursuant to authority given by law or regulation, access to the requested work papers will be provided under supervision of GRS personnel. Furthermore, upon request, we may provide photocopies of selected work papers to regulatory agencies. These regulatory agencies may intend or decide to distribute the photocopies or information contained therein to others, including other governmental agencies.

The City management has responsibility for the financial statements and all representations contained therein. Management also has responsibility for preventing and detecting fraud, for adopting sound accounting policies and establishing and maintaining effective internal control to maintain the reliability of the financial statements and to provide reasonable assurances against the possibility of misstatements that are material to the financial statements. This responsibility extends to the use or misuse of the results of our OPEB Report, presentations at on-site meetings and during telephone conferences. The Report and presentation materials may be provided to parties other than the City only in their entirety and only with the permission of the City.

Upon execution of this letter of engagement, we will prepare a data request letter. The City will compile and transmit all employee and retiree census data as requested in electronic form and in the format requested. The City will collect and transmit all documentation and other information requested regarding the other post-employment benefits provided.

The City agrees that all information, documents and data we request in connection with our Report will be made available to us, that all such information, documents and data provided to us will be complete and accurate, that we will have the full cooperation of the City's personnel and vendors, that the City will issue a representation letter from management concerning these matters, and that GRS may rely upon such information, documents and data with no duty to inquire or audit such.

Because of the importance of management's representations as to the completeness and accuracy of the information, documents and data which it provides to GRS, the City agrees to release GRS and its personnel from any claims, liabilities, costs and expenses relating to our services under this letter attributable to any misrepresentations in the representation letter referenced above. Furthermore, GRS agrees to maintain the employee data secure and confidential. Any dispute concerning this engagement will be resolved internally and, if not, with waiver of any jury trial and with venue at the place where the services are rendered. Except for gross negligence or willful misconduct, GRS liability hereunder will be limited to our fees.

The City is a public agency subject to Chapter 119, Florida Statutes. As required by law, and only to the extent required by law, GRS shall comply with Florida's Public Records Law. GRS is not acting on behalf of the City in providing actuarial and consulting services, as defined by statutes and interpreted by the Florida Attorney General Advisory Legal Opinions. GRS shall allow public access to all documents, papers, letters, or other material subject to the provisions of Chapter 119, Florida Statutes, and made or received by GRS in conjunction with this Agreement. Specifically, as required by law, and only to the extent required by law, GRS shall:

- (a) Keep and maintain public records that ordinarily and necessarily would be required by the City in order to perform the service.
- (b) Upon request of the City's custodian of public records, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided in state law or as otherwise provided by law.



(c) Ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if GRS does not transfer the records to the City.

(d) Meet all requirements for retaining public records and transfer, at no cost, to the City all public records in possession of the GRS upon termination of the Agreement and destroy and duplicate public records that are exempt or confidential and exempt from the public records disclosure requirements. All records stored electronically must be provided to the City in a format that is compatible with the information technology system of the City.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (863) 763-3372, lgamiotea@cityofokeechobee.com, 55 SE 3rd AVENUE, OKEECHOBEE, FL 34974.

The base fees for the services are described in the following chart:

Reporting Date	Measurement Date	Calculation Date	Fee
September 30, 2022	September 30, 2021	September 30, 2021	\$3,200
September 30, 2023*	September 30, 2022	September 30, 2021	\$1,200

** The off-year of this engagement presumes a "roll-forward", whereby the previous year's calculations would be adjusted so as to apply to the projected year. GASB Statement No. 75 permits calculations every other year unless significant changes occur, in which case new calculations must be performed. If calculations were required or requested by the City in the intermediate year(s), the cost would be developed by adjusting the initial report fee for inflation.*

Payment is due upon completion of the Report. There is no separate fee for telephone conferences or other expenses. No other surveys, impact studies or other projects are contemplated in the scope of this engagement. Additional studies, comparisons with other Cities, or other services will be performed upon request with, whenever possible, fixed fee quotes provided in advance.

We stand behind these results and are available to assist management in other strategic areas for controlling the OPEB liabilities.

Please return this signed agreement and retain a copy for your records. We thank you and other City officials for your confidence in our firm and look forward to working with you in the years ahead. Should you have any questions regarding these matters, please do not hesitate to contact us.



Ms. India Riedel
June 3, 2022
Page 4

Sincerely,



Nicolas Lahaye, FSA, EA, MAAA, FCA
Consultant and Actuary
Gabriel, Roeder, Smith & Company

NL/bm

For the City of Okeechobee

Print Name (Authorized Party)

Signature





City of Okeechobee

Memo

Exhibit 6
7/5/2022

Date: for July 5th meeting
TO: Mayor and City Council
FR: Gary Ritter, City Administrator and India Riedel, Finance Director
RE: **PRM Group Health Insurance**

The City's current premium structure for plan 0727:

Employee Only	\$ 937.25	Empl & Spouse	\$2,339.88
Empl & child(ren)	\$1,871.02	Empl Family	\$2,984.56

The City's' claim experience based on the rates from the last seven month period beginning October 1, 2022 continues to be stable. The medical claims to date have not included any large claims (i.e. \$150,000 or more) which can severely impact a municipality our size.

With the application of the City's claims experience rating, the renewal premium for FY 2021-2022 is at 4% increase, which is the same for PRM Group of 4%. The fiscal impact based on the number of employees equates to a \$25,865 for the renewal.

Additional Offerings:

Health Savings Account plan options 05180 and 05181 offers added benefits to the City as well as the employee. These options could potentially decrease the City's future claims as the employee would be responsible for the first \$2,500 in medical cost, therefore reducing payout of claims. The HSA account is partially funded from the difference in the premiums that the City would be paying from the 0727 plan. The HSA dollars if not used roll over to the next year, and the next. The other major benefit is the employee is more in charge of his/her health care and cost. There is an added administrative cost for the HSA per month per employee who select the plan (\$2.70 a month).

Public Risk Management (PRM) has been looking at options for retirees who are Medicare Eligible. Florida Blue is offering 2 Medicare supplements that we can offer these individuals at a substantial savings. These are options and are not mandatory.

BlueMedicare Elite PPO	\$339.43
BlueMedicare Platinum PPO	\$322.93

We are continuing to take a long term approach regarding the health of its employees by continuing the current benefits as well as adding plan options in addition to the Clinic.

City of Okeechobee

Memo

Current PPO plan, 0727

	Premium	City Cost Per Employee per Month	Deduction per Employee Pay Check
Employee Only	\$974.74	\$974.74	\$0.00
Add'l for Spouse	\$1,458.73	\$150.00	\$604.03
Add'l for Child (ern)	\$971.12	\$150.00	\$378.98
Add'l for Family	\$2,129.20	\$150.00	\$913.48

HSA 5810/5181

	Premium	City Cost Per Employee per Month	Deduction per Employee Pay Check
Employee Only	\$843.33	\$974.74	\$0.00
Add'l for Spouse	\$1,262.18	\$150.00	\$513.32
Add'l for Child (ern)	\$840.19	\$150.00	\$318.55
Add'l for Family	\$1,842.30	\$150.00	\$781.07

Medicare Plans

	Elite	Platinum
Eligible Retirees	\$339.43	\$322.93

**PUBLIC RISK MANAGEMENT
BLUEOPTION MEDICAL COMPARISON
EFFECTIVE OCTOBER 1, 2022**

Monthly Premium	2023 Current Plan BlueChoice 00727	2023 Proposed HSA Compatible BlueOptions 05180/05181
Employee Only - Cost to City	\$974.74	\$843.33
Employee & Spouse	\$1,458.73	\$1,262.18
Employee & Child(ren)	\$971.12	\$840.19
Employee & Family	\$2,129.20	\$1,842.30

Plan Year Deductibles Individual/Family		
In-Network	\$500 / \$1,500	\$2500/\$5000
Out-of-Network	Combined with In-Network	\$5000/\$10,000
Coinsurance (When Applicable)		
In-Network	20%	0%
Out-of-Network	40%	20% of Allowed Amount
Out of Pocket Maximum		
In-Network	\$1,500 / \$4,500	\$2500/\$5000
Out-of-Network	Combined with In-Network	\$10,000/\$20,000
Professional Provider Services		
PCP Office Visits	\$15	Deductible
Specialist Office Visit	\$15	Deductible
Out-of-Network	40% Ater Deductible	20% After Deductible
Teladoc Visits	Visit 1-4 \$0, 5+ \$10	Deductible
Out-of-Network	N/A	N/A
Preventative Care Visits	\$0	\$0
Out-of-Network	40%	20% after deductible
Hospital Services		
Inpatient Hospitalization	20% After Deductible	Deductible
Out-of-Network	\$300 PAD, 40% after	Not Covered
Outpatient Hospitalization	20% After Deductible	Deductible
Out-of-Network	40% Ater Deductible	Not Covered
Urgent Care Center	\$15	Deductible
Out-of-Network	\$15	Deductible
Emergency Room	20% after deductible	Deductible
Out-of-Network	20% after deductible	Deuctible
Independent Clinical Lab (Blood Work)		
In-Network	20%	Deductible
Out-of-Network	40%	20% After Deductible
MRI, MRA, CT and PET Facility		
In-Network	\$ 15.00	Deductible
Out-of-Network	40% After deductible	20% After Deductible
Prescription Drugs		
Tier 1	\$5	Deductible
Tier 2	\$35	Deductible
Tier 3	\$35	Deductible
Mail Order Pharmacy	\$10/\$70/\$70	Deductible
Out-of-Network	50% of allowance	50% After Deductible