



# CITY OF OKEECHOBEE

55 SE THIRD AVENUE  
OKEECHOBEE, FL 34974

**AUGUST 16, 2022**

**5:00 PM**

## LIST OF EXHIBITS

**Mayor**

Dowling R. Watford, Jr.

**Council Members**

Noel Chandler

Monica Clark

Bob Jarriel

Bobby Keefe

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Exhibit 1	Warrant Register – July 2022
Exhibit 2	Ordinance No. 1259, Future Land Use Map Amendment
Exhibit 3	Ordinance No. 1260, Future Land Use Map Amendment
Exhibit 4	Ordinance No. 1256, Rezoning
Exhibit 5	Ordinance No. 1261, Rezoning
Exhibit 6	School Resource Officer Agreement – Okeechobee County School Board
Exhibit 7	Radio Consoles
Exhibit 8	First Amendment to Contract for Building Official
Exhibit 9	Proposed 2022-2023 Fiscal Year Budget



Okeechobee, FL

**Exhibit 1**  
**8/16/2022**  
**Check Report**

By Check Number

Date Range: 07/01/2022 - 07/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: CapVeh Fund-Capital Vehicle Fund Truist Checking</b>						
City Electric Suppl	City Electric Supply Co.	07/28/2022	Regular	0.00	19.80	1926
Okeechobee Main Stre	Okeechobee Main Street	07/28/2022	Regular	0.00	11,000.00	1927
Sesco Lighting	Sesco Lighting	07/28/2022	Regular	0.00	10,775.00	1928

**Bank Code CapVeh Fund Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	21,794.80
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>3</b>	<b>3</b>	<b>0.00</b>	<b>21,794.80</b>

Check Report

Date Range: 07/01/2022 - 07/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: GenFund-General Fund Checking-Truist Checking</b>						
Building Code Admini	Building Code Administrators and	07/12/2022	EFT	0.00	664.78	96
Florida Building Com	Florida Building Commission	07/12/2022	EFT	0.00	497.19	97
City Of Okeechobee P	City Of Okeechobee Payroll Account	07/13/2022	EFT	0.00	101,012.65	98
1644	PRM - Health Insurance	07/14/2022	EFT	0.00	53,892.11	99
1770	PRM - Life, LTD & STD	07/14/2022	EFT	0.00	3,772.78	100
467	PRM - Property & Casualty	07/14/2022	EFT	0.00	63,424.00	101
	**Void**	07/14/2022	EFT	0.00	0.00	102
1645	PRM - Vision & Dental	07/14/2022	EFT	0.00	1,941.11	103
U S Department	U.S. Department of Treasury	07/15/2022	EFT	0.00	24,623.93	104
City Of Okeechobee P	City Of Okeechobee Payroll Account	07/27/2022	EFT	0.00	101,557.74	105
AdvanceAuto	Advance Auto Parts	07/14/2022	Regular	0.00	864.55	44814
American Drilling Se	American Drilling Services, Inc.	07/14/2022	Regular	0.00	28.00	44815
America's Office Sou	America's Office Source	07/14/2022	Regular	0.00	77.00	44816
BOA- 2709 fka 0257 a	Bank of America - 2709 fka 0257 Admin	07/14/2022	Regular	0.00	2,475.66	44817
	**Void**	07/14/2022	Regular	0.00	0.00	44818
C&C Industrial Enter	C&C Industrial Enterprise. LLC	07/14/2022	Regular	0.00	244.92	44819
Carr, Riggs & Ingram	Carr, Riggs & Ingram, LLC	07/14/2022	Regular	0.00	1,880.00	44820
CAS Governmental Ser	CAS Governmental Services, LLC	07/14/2022	Regular	0.00	500.00	44821
CenturyLink-LD	CenturyLink	07/14/2022	Regular	0.00	16.30	44822
CivicPlus	CivicPlus	07/14/2022	Regular	0.00	950.00	44823
Comcast	Comcast	07/14/2022	Regular	0.00	59.50	44824
David Allen	David Allen	07/14/2022	Regular	0.00	60.00	44825
CIT Technology Finan	First-Citizens Bank & Trust Co	07/14/2022	Regular	0.00	289.42	44826
CIT Technology Finan	First-Citizens Bank & Trust Co	07/14/2022	Regular	0.00	227.58	44827
Fitness Factory	Fitness Factory	07/14/2022	Regular	0.00	240.00	44828
Florida Unemployment	Florida Unemployment Comp. Fund	07/14/2022	Regular	0.00	807.39	44829
Gilbert Outdoors	Gilbert Outdoors	07/14/2022	Regular	0.00	170.91	44830
Glades Air Condition	Glades Air Conditioning	07/14/2022	Regular	0.00	899.41	44831
Glasglow Equipment S	Glasglow Equipment Service Inc.	07/14/2022	Regular	0.00	585.00	44832
1892	Highland Pest Control	07/14/2022	Regular	0.00	55.00	44833
1491	Home Depot Credit Services	07/14/2022	Regular	0.00	540.19	44834
89	ICS Computers Inc.	07/14/2022	Regular	0.00	2,080.00	44835
90	IMS	07/14/2022	Regular	0.00	279.78	44836
105	Jones Equipment Company, Inc.	07/14/2022	Regular	0.00	125.00	44837
1843	Kelley Margerum	07/14/2022	Regular	0.00	324.00	44838
594	KYOCERA Document Solutions Southeast	07/14/2022	Regular	0.00	1,256.92	44839
2253	MacVicar Consulting, Inc.	07/14/2022	Regular	0.00	250.00	44840
2259	Mark Roberts	07/14/2022	Regular	0.00	180.00	44841
Morris-Depew Associa	Morris-Depew Associates, Inc.	07/14/2022	Regular	0.00	6,458.50	44842
BOCC	Okeechobee County - BOCC	07/14/2022	Regular	0.00	700.00	44843
143	Okeechobee Discount Drug	07/14/2022	Regular	0.00	275.94	44844
222	Okeechobee News c/o Independent Newspape	07/14/2022	Regular	0.00	937.56	44845
131	Performance NAPA	07/14/2022	Regular	0.00	105.98	44846
1087	Phillip Eddings	07/14/2022	Regular	0.00	180.00	44847
1574	Salem Trust Company	07/14/2022	Regular	0.00	17,762.67	44848
1574	Salem Trust Company	07/14/2022	Regular	0.00	14,173.43	44849
554	Scott's Quality Cleaning	07/14/2022	Regular	0.00	1,721.66	44850
2183	Select Shred	07/14/2022	Regular	0.00	30.00	44851
1474	St. Lucie Battery & Tire	07/14/2022	Regular	0.00	41.05	44852
596	State of Florida Disbursement Unit	07/14/2022	Regular	0.00	10.00	44853
1550	Taylor Rental - Okeechobee	07/14/2022	Regular	0.00	74.58	44854
1460	Tire Zone of Okeechobee, Inc.	07/14/2022	Regular	0.00	1,767.77	44855
1516	Total Roadside Services, Inc.	07/14/2022	Regular	0.00	1,083.42	44856
1861	TransUnion Risk & Alternative Data	07/14/2022	Regular	0.00	87.70	44857
TCMA	Treasure Coast Medical Associates	07/14/2022	Regular	0.00	2,737.00	44858
1544	UniFirst Corp	07/14/2022	Regular	0.00	459.90	44859
338	US Postal SVC/Neopost Postage On Call	07/14/2022	Regular	0.00	1,000.00	44860
810	Vantage Transfer Agents - 457	07/14/2022	Regular	0.00	3,230.00	44861
810	Vantage Transfer Agents - 457	07/14/2022	Regular	0.00	794.07	44862
1934	Verizon Wireless	07/14/2022	Regular	0.00	1,344.09	44863

Check Report

Date Range: 07/01/2022 - 07/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
W&W	W&W Lumber Company of Okeechobee	07/14/2022	Regular	0.00	55.57	44864
538	Waste Management Inc. of Florida	07/14/2022	Regular	0.00	32,891.04	44865
WEX	WEX Bank	07/14/2022	Regular	0.00	7,917.04	44866
AdvanceAuto	Advance Auto Parts	07/28/2022	Regular	0.00	443.29	44867
American Drilling Se	American Drilling Services, Inc.	07/28/2022	Regular	0.00	28.00	44868
AFLAC	American Family Life Assurance Co.	07/28/2022	Regular	0.00	598.98	44869
America's Office Sou	America's Office Source	07/28/2022	Regular	0.00	90.00	44870
Apple Machine and Su	Apple Machine and Supply Co.	07/28/2022	Regular	0.00	102.70	44871
BOA- 9616	Bank of America - 9616 PD#2	07/28/2022	Regular	0.00	1,899.92	44872
BOA- 3373 fka 2149 P	Bank of America 3373 fka 2149 PD#1	07/28/2022	Regular	0.00	153.33	44873
CenturyLink-Fiber	Century Link	07/28/2022	Regular	0.00	1,826.54	44874
CenturyLink-Local	CenturyLink	07/28/2022	Regular	0.00	2,118.23	44875
Chip's Auto Glass	Chip's Auto Glass	07/28/2022	Regular	0.00	562.70	44876
Comcast	Comcast	07/28/2022	Regular	0.00	191.30	44877
David McAuley	David McAuley	07/28/2022	Regular	0.00	35.00	44878
Dermatec Direct	Dermatec Direct	07/28/2022	Regular	0.00	751.98	44879
Douglas McCoy	Douglas McCoy	07/28/2022	Regular	0.00	35.00	44880
Eli's Western Wear I	Eli's Western Wear Inc.	07/28/2022	Regular	0.00	125.00	44881
Federal Eastern Inte	Federal Eastern International, Inc.	07/28/2022	Regular	0.00	104.22	44882
CIT Technology Finan	First-Citizens Bank & Trust Co	07/28/2022	Regular	0.00	313.54	44883
FPL	Florida Power & Light Company	07/28/2022	Regular	0.00	649.11	44884
FPL	Florida Power & Light Company	07/28/2022	Regular	0.00	3,053.19	44885
FPU	Florida Public Utilities	07/28/2022	Regular	0.00	76.95	44886
Gary's Lock & Safe	Gary's Lock & Safe	07/28/2022	Regular	0.00	140.00	44887
Gilbert Outdoors	Gilbert Outdoors	07/28/2022	Regular	0.00	241.76	44888
89	ICS Computers Inc.	07/28/2022	Regular	0.00	5.90	44889
1105	Indian River Crime Laboratory	07/28/2022	Regular	0.00	8,940.00	44890
2174	James Shaw	07/28/2022	Regular	0.00	35.00	44891
1866	JC Newell Const. Inspect. Services, Inc.	07/28/2022	Regular	0.00	5,200.00	44892
1532	Karyne Brass	07/28/2022	Regular	0.00	105.00	44893
594	KYOCERA Document Solutions Southeast	07/28/2022	Regular	0.00	39.75	44894
1071	LegalShield	07/28/2022	Regular	0.00	14.95	44895
117	Liberty National Life Ins. Co.	07/28/2022	Regular	0.00	179.28	44896
1895	Mac L Jonassaint	07/28/2022	Regular	0.00	35.00	44897
1652	MCCI, LLC	07/28/2022	Regular	0.00	3,780.00	44898
2212	Nason Yeager Gerson Harris & Fumero P.A.	07/28/2022	Regular	0.00	9,400.00	44899
2057	Okeechobee Army Surplus	07/28/2022	Regular	0.00	34.90	44900
BOCC	Okeechobee County - BOCC	07/28/2022	Regular	0.00	142,730.00	44901
OUA	Okeechobee Utility Authority	07/28/2022	Regular	0.00	1,119.24	44902
2043	O'Reilly Auto Parts	07/28/2022	Regular	0.00	72.40	44903
131	Performance NAPA	07/28/2022	Regular	0.00	54.99	44904
2102	Rabon's Country Feed	07/28/2022	Regular	0.00	105.14	44905
1574	Salem Trust Company	07/28/2022	Regular	0.00	21,558.23	44906
2110	Security 101	07/28/2022	Regular	0.00	287.50	44907
Simplify Compliance	Simplify Compliance LLC	07/28/2022	Regular	0.00	998.00	44908
2230	Smith Equipment Repair	07/28/2022	Regular	0.00	970.63	44909
1688	Sprint	07/28/2022	Regular	0.00	77.24	44910
596	State of Florida Disbursement Unit	07/28/2022	Regular	0.00	10.00	44911
1550	Taylor Rental - Okeechobee	07/28/2022	Regular	0.00	199.99	44912
1813	Thompson Reuters	07/28/2022	Regular	0.00	95.76	44913
1460	Tire Zone of Okeechobee, Inc.	07/28/2022	Regular	0.00	1,847.43	44914
1516	Total Roadside Services, Inc.	07/28/2022	Regular	0.00	266.72	44915
TCMA	Treasure Coast Medical Associates	07/28/2022	Regular	0.00	388.17	44916
1939	United Way	07/28/2022	Regular	0.00	36.00	44917
W&W	W&W Lumber Company of Okeechobee	07/28/2022	Regular	0.00	237.65	44918
743	Walmart/Capital One	07/28/2022	Regular	0.00	315.76	44919

Check Report

Date Range: 07/01/2022 - 07/31/2022

<b>Vendor Number</b>	<b>Vendor Name</b>	<b>Payment Date</b>	<b>Payment Type</b>	<b>Discount Amount</b>	<b>Payment Amount</b>	<b>Number</b>
2244	Waste Management	07/28/2022	Regular	0.00	358.11	44920

Bank Code GenFund Summary

<b>Payment Type</b>	<b>Payable Count</b>	<b>Payment Count</b>	<b>Discount</b>	<b>Payment</b>
Regular Checks	161	106	0.00	324,344.98
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	10	0.00	351,386.29
	<b>172</b>	<b>117</b>	<b>0.00</b>	<b>675,731.27</b>

Check Report

Date Range: 07/01/2022 - 07/31/2022

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: PubFac Fund-Public Facility Fund-Truist Checking</b>						
Culpepper & Terpenin	Culpepper & Terpening, Inc.	07/14/2022	Regular	0.00	6,818.57	3514
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	07/14/2022	Regular	0.00	89.63	3515
2094	USA Services of Florida, Inc.	07/14/2022	Regular	0.00	2,266.00	3516
Culpepper & Terpenin	Culpepper & Terpening, Inc.	07/28/2022	Regular	0.00	3,036.11	3517
FPL	Florida Power & Light Company	07/28/2022	Regular	0.00	5,310.03	3518
1981	JMC Landscaping Services, Inc.	07/28/2022	Regular	0.00	3,849.58	3519
Kimley-Horn and Asso	Kimley-Horn and Associates, Inc.	07/28/2022	Regular	0.00	4,510.00	3520
1155	Safety Products Inc.	07/28/2022	Regular	0.00	981.25	3521
1670	Sherwin-Williams Co.	07/28/2022	Regular	0.00	300.75	3522
1136	Sweat Trucking & Paving, Inc.	07/28/2022	Regular	0.00	2,000.00	3523
1550	Taylor Rental - Okeechobee	07/28/2022	Regular	0.00	119.40	3524
195	Universal Signs	07/28/2022	Regular	0.00	205.00	3525

Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	12	0.00	29,486.32
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>17</b>	<b>12</b>	<b>0.00</b>	<b>29,486.32</b>

### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	181	121	0.00	375,626.10
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	10	0.00	351,386.29
	<b>192</b>	<b>132</b>	<b>0.00</b>	<b>727,012.39</b>

### Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	7/2022	675,731.27
301	PUBLIC FACILITY FUND	7/2022	29,486.32
304	CAPITAL PROJECTS FUND	7/2022	21,794.80
			<b>727,012.39</b>

**ORDINANCE NO. 1259**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM INDUSTRIAL (I) TO MULTI-FAMILY RESIDENTIAL (MFR), APPLICATION NO. 22-003-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Okeechobee recognizes the need to plan for orderly growth and development; and

**WHEREAS**, Chapter 163, Florida Statutes provides for amendment to Adopted Comprehensive Plans; and

**WHEREAS**, the City has received and reviewed Application No. 22-003-SSA, submitted by Brandon Tucker, on behalf of property owner Jose Quijada, for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said Application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on July 21, 2022, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

**WHEREAS**, the City Council has agreed with the recommendation of the Planning Board and finds that the proposed application complies with the requirements of Florida Statute 163, Part II, and that the proposed application is consistent with the Comprehensive Plan and appropriate to the future land uses within the City.

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

**SECTION 1: SHORT TITLE.**

**THIS ORDINANCE** shall be known as a "City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment," pursuant to F.S. 163.3187, and shall be effective within the City limits of the City of Okeechobee, Florida.

**SECTION 2: AUTHORITY.**

This City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3187, Part II, Florida Statutes.



**SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.**

The following described land consisting of approximately 0.52 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-003-SSA, from I to MFR. The Legal Description of the Subject Property is as follows:

LOTS 17, 18, AND 19 OF BLOCK 26, NORTHWEST ADDITION TO OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**SECTION 4: INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN.**

It is the intention of the City Council of the City of Okeechobee, Florida that the provisions of this Ordinance, and the revisions to the Future Land Use Map which are incorporated herein by reference, shall become and be made a part of the City of Okeechobee Comprehensive Plan (City of Okeechobee Ordinance No. 635, as amended).

**SECTION 5: CONFLICT.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6: 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 7: EFFECTIVE DATE.**

The effective date of this plan amendment shall be thirty-one (31) days after the adoption of this Ordinance, if not timely challenged. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**INTRODUCED AND ADOPTED** at First Reading and Final Public Hearing on this 16<sup>th</sup> day of August 2022, pursuant to F.S. 163.3187(2).

\_\_\_\_\_  
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**  
**JULY 21, 2022**  
**SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Vice Chairperson McCoy called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, July 21, 2022, at 6:00 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. Vice Chairperson Doug McCoy, Board Member Mac Jonassaint, Alternate Board Members David McAuley and Jim Shaw were present. Chairperson Dawn Hoover, Board Members Phil Baughman, Karyne Brass and Rick Chartier, were absent with consent. Vice Chairperson McCoy moved Alternate Board Members McAuley and Shaw to voting position.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Member McAuley, seconded by Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

**IV. MINUTES**

- A. Motion by Member Jonassaint, seconded by Member Shaw to dispense with the reading and approve the June 16, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 6:02 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-003-SSA, to reclassify from Industrial (I) to Multi-Family Residential (MFR) on 0.52± acres located at 1104 and 1108 Northwest 2<sup>nd</sup> Street, Lots 17 through 19 of Block 26, NORTHWEST ADDITION TO OKEECHOBEE, Plat Book 1, Page 25, Okeechobee County.
  - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. briefly reviewed the Planning Staff Report finding the requested MFR 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.
  - 2. Mr. Jose Quijada, Property Owner, was present and available for questions. There were none.
  - 3. No public comments were offered. For the record there were 25 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Application was advertised in the local newspaper.
  - 4. No Ex-Parte disclosures were offered.
  - 5. Motion by Board Member Jonassaint, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-003-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for August 16, 2022.

# 22-003-SSA

## Comprehensive Plan Amendment Staff Report



Applicant | **Brandon D. Tucker**  
Address | **1104/1108 NW 2<sup>nd</sup> Street**



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Jose Quijada

**Applicant:** Brandon D. Tucker

**Primary Contact:** Brandon D. Tucker (863) 763-4010

**Site Address:** 1104/1108 NW 2<sup>nd</sup> Street

**Parcel Identification:** 3-16-37-35-0160-00260-0180, 3-16-37-35-0160-00260-0170

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

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

Parcel #1: 3-16-37-35-0160-00260-0180	Existing	Proposed
Future Land Use	Industrial	Residential Multi-Family
Zoning	RMF	RMF
Use of Property	Vacant	Multi-Family Dwelling
Acreage	0.26	0.26

Parcel #2 3-16-37-35-0160-00260-0170	Existing	Proposed
Future Land Use	Industrial	Residential Multi-Family
Zoning	RMF	RMF
Use of Property	Vacant	Multi-Family Dwelling
Acreage	0.26	0.26

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

	Future Land Use	Zoning	Existing Use
<b>North</b>	Industrial	Residential Multiple-Family	Single-Family Residential
<b>East</b>	Industrial	Residential Multiple-Family	Single-Family Residential
<b>South</b>	Commercial	Heavy Commercial	Construction contractor yard/storage, office
<b>West</b>	Industrial	Residential Multiple-Family	Single-Family Residential

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use designation of the two subject parcels from Industrial to Multi-Family Residential. The request involves two parcels totaling 0.52 acres with frontage on NW 2<sup>nd</sup> Street. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the Comprehensive Plan.

## Current Development Potential Industrial

The property is currently designated as Industrial on the City of Okeechobee Future Land Use Map. Permitted uses include large-scale manufacturing or processing activities, business offices and schools; wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. The Industrial FLU designation allows for a maximum 3.00 floor area ratio and a maximum impervious surface of 85%. Since the property is zoned Residential Multiple Family, the industrial development potential cannot be achieved without a rezoning to Industrial. The Industrial future land use also allows for the Rural Heritage zoning district. However, the minimum lot size for single family residential development in the RH district is 2 acres; and these parcels do not have sufficient area to meet that.

## Future Development Potential Multi-Family Residential

If this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the residential multi-family districts and residential multi-family uses. Permitted uses within the Multi-Family Residential future land use include all permissible uses in the Single-Family Residential future land use category plus apartments, duplexes, condominiums, and public facilities, limited agriculture, and accessory uses customary to permissible uses. Maximum allowable density is 10 dwelling units per acre. The subject property is approximately 0.52 acres, which would allow a maximum of 5 dwelling units within the requested future land use category. The Applicant has identified an interest in developing a duplex or triplex on the two parcels, however there aren't any specific plans submitted for the project at this time.

## Consistency and Compatibility with Adjacent Uses

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

Though the entire block is designated Industrial future land use, the zoning of the block is multifamily residential and the existing land use of the block is either single family residential or vacant. A contractors storage yard is located to the south of the subject parcels and single-family residences are located adjacent to the subject properties to the north, east, and west. Approving the requested future land use

map amendment will make the future land use consistent with the current zoning designation. Additionally, development of multifamily residential at this site provides a transition of intensity from the heavy commercial uses to the south and the surrounding single family residences.

## Consistency and Compatibility with Comprehensive Plan

The Application for Comprehensive Plan Amendment requires that the Applicant demonstrate consistency with the City of Okeechobee Comprehensive Plan and provides a series of consistency questions that the Applicant must respond to. Staff comments are also provided in response to the standards and the applicant's responses.

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

**Applicant Response:** This proposal is change the Future Land Use Designation from Industrial to Multi-Family Residential and will have no impact on the population projections.

**Staff Response:** The addition of 5 dwelling units will increase population, however staff agrees that the request will not have a significant impact on population projections.

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

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

**Staff Response:** The applicant's request represents an increase in density, not a decrease. However, as the potential maximum number of units that can be developed if this amendment is approved is only 5 dwelling units. Approval of this request to allow for multifamily development in close proximity to SR-70 and in a transitional location between existing commercial and low density residential is consistent with Objective 12 of the Future Land Use Element, which discourages urban sprawl.

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

**Applicant Response:** The project is a redeveloped of a developed parcel but will have very limited impact on the County's Comprehensive plan.

**Staff Response:** The subject parcels are not currently developed, and staff has no knowledge of prior development of these parcels. However, this request should not have any effect on the unincorporated areas of the County or the County's Comprehensive Plan.

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

**Applicant Response:** 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)(l) 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.

**Staff Response:** Agreed.

## Adequacy of Public Facilities and Services

### Traffic Impacts

The Applicant provided a traffic volume estimation using the most recent edition of Trip Generation prepared by the institute of Traffic engineers. The Applicant estimates that the proposed land use change would generate 17 daily trips, with 2 peak trips.

### Demand for Potable Water and Sewer Treatment

Staff Response: The Applicant provided potable water demand calculations for the requested Future Land Use Map Amendment which follows the required potable water demand calculations. The applicant did not provide demand calculations for sanitary sewer services. Future Land Use Policy 1.1 contains adopted level of service standards for potable water at 114 gallons per capita per day and wastewater at 130 gallons per capita per day. For purposes of estimating water and wastewater demand for commercial uses, the City recommends 0.15 gallons per day per square foot of floor area. The following calculations are based on these standards, the above stated maximum development potential, and the US Census Bureau's latest estimated average number of persons per household for the City:

Current Potable Water Potential Demand-  $33,715 \times 0.15 \text{ gal/sf/day} = 5,057 \text{ gallons per day}$

Proposed Potable Water Potential Demand-  $5 \text{ dwelling units} \times 2.5 \text{ persons per household} \times 114 = 1,425 \text{ gallons per day}$

Current Wastewater Potential Demand-  $33,715 \text{ square feet} \times 0.15 \text{ gal/sf/day} = 5,057 \text{ gallons per day}$

Proposed Wastewater Potential Demand-  $5 \text{ dwelling units} \times 2.5 \text{ persons per household} \times 130 = 1,625 \text{ gallons per day}$

The increase in potential demand is 1,425 gallons of potable water per day and 1,625 gallons of wastewater per day. The Applicant has also provided letter of service availability from OUA which states that water and wastewater connection will be provided to the property. Though the Applicant did not receive confirmation level of service availability this can be provided at time of site plan approval.

### Demand for Solid Waste Disposal

Though the applicant has not provided any information regarding the available capacity of the existing solid waste facilities or the expected demand that will result from the proposed map amendment, it has been previously confirmed that the landfill has sufficient remaining capacity to accommodate many years of projected waste disposal needs.

### Schools

**Applicant Response:** This is a commercial request, so no school demand is required.

**Staff Response:** The applicant is proposing multi-family residential uses on the subject parcels which may create school seating demands. While the applicant incorrectly stated that the project would not require school demand, a Letter of Availability from Okeechobee County School Board stating the ability to accommodate “two duplexes or one duplex and one triplex” is included in the application package.

### Recreation and Open Space Demand

**Applicant Response:** This is a commercial request with no park requirement.

**Staff Response:** This is a multi-family residential request which will very slightly increase the demand Parks and Recreation needs.

### Availability of Police Services

**Applicant Response:** The nearest City Police station is located at 50 SE 2<sup>nd</sup> 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.

**Staff Response:** This small scale request should not affect the ability of local law enforcement to maintain service availability.

### Availability of Fire Services

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

**Staff Response:** This small scale request should not affect the ability of the fire department to maintain service availability.

## Environmental Impacts

The subject project area does not have any previously identified wetlands according to the National Wetlands Inventory.

The applicant refers to an attached soil exhibit, although there is no such exhibit attached. Suitability of soil types for development is a concern that will be addressed at time of building permit.

This site does not appear to contain any unique habitat or endangered species on the subject parcel, though there is no environmental analysis provided to substantiate this.



The western portion of the subject property falls within Zone X, which is an area of minimal flood hazard. The applicant provided a flood zone map which confirms the claim. Additionally, there are no wellfields within 1,000 feet of the parcel.

## Recommendation

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

Submitted by:



Ben Smith, AICP

Director of Planning

July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

# Supplemental Exhibits



Current Zoning Map



*Current Future Land Use Map*



*Aerial Identifying Surrounding Land Uses*

City of Okceehobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okceehobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 5-11-22	Petition No. 22-003-SSA
	Fee Paid: \$50.00	Jurisdiction: Planning Board + CC
	1 <sup>st</sup> Hearing: 7-21-2022	2 <sup>nd</sup> Hearing: 8-16-22
	Publication Dates: PB: 7/6/23	CC: 8-3-22
	Notices Mailed: 7/6	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

**TO BE COMPLETED BY CITY STAFF:**

Verified FLUM Designation: Industrial

Verified Zoning Designation: Residential Multi-Family

- Plan Amendment Type:
- Large Scale (LSA) involving over 100 acres or a Text Amendment
  - Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

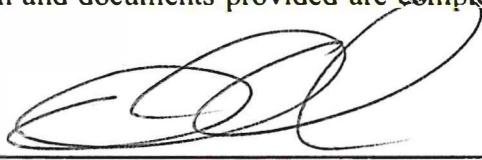
**APPLICANT PLEASE NOTE:**

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

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.

2/21/22  
Date

  
Signature of Owner or Authorized Representative\*

Print name: Brandon Tucker

\*Attach Notarized Letter of Owner's Authorization

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

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

Brandon D Tucker

**Applicant**

104 NW 7th Ave

Address

Okeechobee

FL

34972

City

State

Zip

863-763-4010

Brandon@Tucker-Group.com

Telephone Number

Fax Number

E-Mail

Same as Applicant

**Agent\***

'' '' '' ''

Address

'' '' '' ''

City

State

Zip

'' '' '' ''

Telephone Number

Fax Number

E-Mail

Jose Quijada

**Owner(s) of Record**

135 SW Eyerly Ave.

Address

Port Saint Lucie

FL

34983

City

State

Zip

772-528-5421

quijada.jose10@yahoo.com

Telephone Number

Fax Number

E-Mail

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

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

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

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

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

Owner desires to build multi-family housing on site which better conforms to the neighborhood.

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

A. PROPERTY LOCATION:

- 1. Site Address: 1108 NW 2nd Street, Okeechobee, FL  
1104 NW 2nd St.
- 2. Property ID #(s): 3-16-37-35-0160-00260-0180  
3-16-37-35-0160-00260-0170

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: 22,476.96
- 2. Total Area included in Request: 22,476.96
  - a. In each Future Land Use (FLU) Category: 22,476.96
    - (1) \_\_\_\_\_
    - (2) \_\_\_\_\_
    - (3) \_\_\_\_\_
    - (4) \_\_\_\_\_
  - b. Total Uplands: 100%
  - c. Total Wetlands: 0%

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

3. Current Zoning: RMF
4. Current FLU Category: Industrial
5. Existing Land Use: Vacant Land
6. Requested FLU Category: ~~RMF~~ consistent with current zoning  
Multi-Family Residential

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

Development Type	Existing FLU Category	Proposed FLU Category
Residential	/	
Density (DU/Acre)	/	10
Number of Units	/	5
Commercial (sq. ft.)	/	
Industrial (sq. ft.)	19,124.6	

**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. None
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.
5. FLU will stay consistent with existing land use and conform with surroundings.  
Map showing existing zoning of the subject property and surrounding properties.
6. **Three (3) CERTIFIED BOUNDARY** surveys of the subject property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor's name, address, and phone number; legal description of subject property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

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



7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
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:  $285 \times 15 = 4,275 \text{ gpd}$

(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

$$.15 \times 7200 = 1080 \text{ gpd}$$

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

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.

*concurrency letter*

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. *See Attached*
- 2. Soils posing severe limitations to development. *N/A*
- 3. Unique habitat. *N/A*
- 4. Endangered species of wildlife and plants. *N/A*
- 5. Floodprone areas. *See attached*

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

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

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

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

**V. FEE SCHEDULE**

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

**VI. AFFIDAVIT**

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

[Signature]  
Signature of Owner or Authorized Agent

2/21/22  
Date

Brandon D. Tucker  
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 April 19<sup>th</sup>, 20 22 by Brandon D. Tucker, who  
(Name of Person)  
is personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public Signature

**Jose Quijada**

**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.**

These parcels have a FLU of Industrial, the parcel to the north is Industrial. The parcel directly north of this parcel is Single Family.

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 Single Family and Commercial to the south.

**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.**

Applicant is owner      ? Power of Attorney Attached

**B. Public Facilities Impacts**

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

**1. Traffic Analysis**

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

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

The proposed land use change would only generate 17 daily trips, with 2 peak 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.**

Not required.

**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.**

Not required, small scale.

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

Acknowledged.

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

Acknowledged.

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

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

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

**Assume 2.5 residents per household**

Current = 0 \* 285 = 0 gpd

Future = 5 \* 285 = 1,425 gpd

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

Current 33,715 \* 0.15 = 5,057 gpd

Future 0 \* 0.15 = 0 gpd

Current total = 5,057 gpd

Future total = 1,425 gpd

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

**This project is only projected to have 13 residents, which would be a very small portion of a park.**

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

- a. **Solid Waste;**

Please see attached letter from Waste Management.

**b. Water and Sewer:**

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

**c. Schools.**

This is a commercial request, so no school demand is required. ?

**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**

Please see the attached soil exhibit.

**3. Unique habitat.**

These parcels provides no unique habitat.

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

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

**5. Floodprone areas.**

According to the attached FEMA map 12093C0480C, the western portion of the subject parcels are within Zone X and shown as an area of minimal flooding, however the western portion of the parcels are also within Zone X, but have the warning, "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."

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

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

This proposal is change the Future Land Use Designation from Industrial to Multi Family Residential and will have no impact on the population projections.

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

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

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

This project is a redeveloped of a developed parcel but will have very limited impact to the County's Comprehensive plan.

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

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

#### **E. Justification of Proposed Amendment**

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



*Proposed Conditions*

For the proposed commercial Land Use designation, the maximum development is approximately 33,715 sf.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Industrial (Existing)	33,715 SF @ 0.15 gallons per day per sf	114 gppd	5,074 gpd – water/sewer
Commercial (Proposed)	5 Units @ 2.5 people per unit	1,425 gppd	1,425 gpd – water/sewer
Net Impact			3,649 gpd – water/sewer

**Water and Wastewater Treatment Plants**

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

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

**Police**

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

**Fire**

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

**Solid Waste**

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

**Stormwater Management**

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

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

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

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

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

### **Parks and Recreation**

This is a commercial request with no park requirement.



### **Hurricane Preparedness**

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

### **Miscellaneous Data**

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

3-16-37-35-0160-00260-0170 and 3-16-37-35-0160-00260-0180

#### **Legal Description**

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

City of Okeechobee  
 Future Land Use Amendment Application

Future Land Use Exhibit

Jose Quijada



**LAND USE CLASSIFICATIONS**

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

176

City of Okeechobee  
Future Land Use Amendment  
Land Use Exhibit  
Jose Quijada



A5

City of Okeechobee  
Future Land Use Amendment Application

Zoning Exhibit  
Jose Quijada



# ZONING

- boundary\_lines
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- city\_zoning\_parcels\_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO

**CITY OF OKEECHOBEE**  
**55 SE 3<sup>RD</sup> AVENUE**  
**OKEECHOBEE, FL 34974**  
 TELE: 863-763-3372 FAX: 863-763-1686  
**LAND USE POWER OF ATTORNEY**

Name of Property Owners: <u>Jose Quijada</u>		
Mailing Address: <u>135 SW Eyerly Ave.</u> <u>Port Saint Lucie, FL. 34983</u>		
Home Telephone:	Work:	Cell: <u>772-528-5421</u>
Property Address: <u>1104 + 1108 NW 2<sup>ND</sup> St. Okeechobee, FL. 34972</u>		
Parcel ID Number: <u>3-16-37-35-0160-00260-0180</u>		
Name of Applicant: <u>Brandon Tucker</u>		
Home Telephone:	Work:	Cell: <u>772-201-8722</u>

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS

\_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_.

Jose Quijada  
OWNER  
Jose Quijada  
OWNER

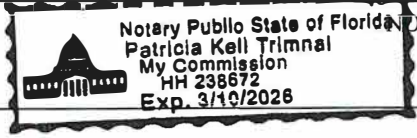
[Signature]  
WITNESS  
[Signature]  
WITNESS

STATE OF FLORIDA  
 COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of May, 2022, by Jose David Quijada (Name of Person) who is personally known to me or produced FL Driver License as identification.

Q230-424-69-446-0

[Signature]  
NOTARY PUBLIC SIGNATURE



Blaw

**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  
 KSF<sup>2</sup>: 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	0.62	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 <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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	5.0	17	2	0	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	

### REQUIREMENTS BY THE OKEECHOBEE UTILITY AUTHORITY WATER METER, BACKFLOW AND SEWER CONNECTION

Name Jose Quijada Rte & Seq TBD  
 Site Address 1104 & 1108 NW 2nd ST  
 Legal \_\_\_\_\_ Unit \_\_\_\_\_ Block \_\_\_\_\_

#### WATER SERVICE

Water Service Available	<u>Yes</u>	Meter Size	<u>3/4"</u>
Reconnect Fee	_____	Date Paid	_____
Ball Valve Install	_____	Date Paid	_____
Inspection Fee	_____	Date Paid	_____
Additional Fees (Labor, Materials, etc)	_____	Date Paid	_____
Cost of Connection (Installation)	_____	Date Paid	_____
Capital Connection Charge	_____	Date Paid	_____
Accrued Guaranteed Revenue Charge	_____	Date Paid	_____
Previous Owner's Balance	_____	Date Paid	_____
Fire Hydrant Fee	_____	Date Paid	_____
Cost to Extend Water Service	_____	Size	_____
Deposit Amount Required (Owner)	_____	Date Paid	_____
FDEP Permit Required	_____	Date Received	_____

#### WASTEWATER SERVICE

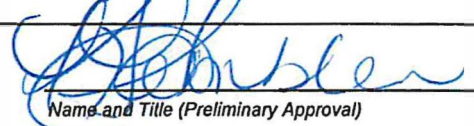
Wastewater Available	<u>YES</u>	Size of Tap	<u>4"</u>
Reconnect Fee	_____	Date Paid	_____
Reinstall Fee	_____	Date Paid	_____
Inspection Fee	_____	Date Paid	_____
Additional Fees (Labor, Materials, etc)	_____	Date Paid	_____
Cost of Connection (Installation)	_____	Date Paid	_____
Capital Connection Charge	_____	Date Paid	_____
Accrued Guaranteed Revenue Charge	_____	Date Paid	_____
AGRC Fran Fee (Glades County Only)	_____	Date Paid	_____
Cost to Extend Wastewater Service	_____	Size	_____
Deposit Amount Required (Owner)	_____	Date Paid	_____
FDEP Permit Required	_____	Date Received	_____

#### PLAN REVIEW

Review plans associated with water and wastewater (\$75.00 per page)  
 Number of Pages \_\_\_\_\_ x \$75.00 = \_\_\_\_\_

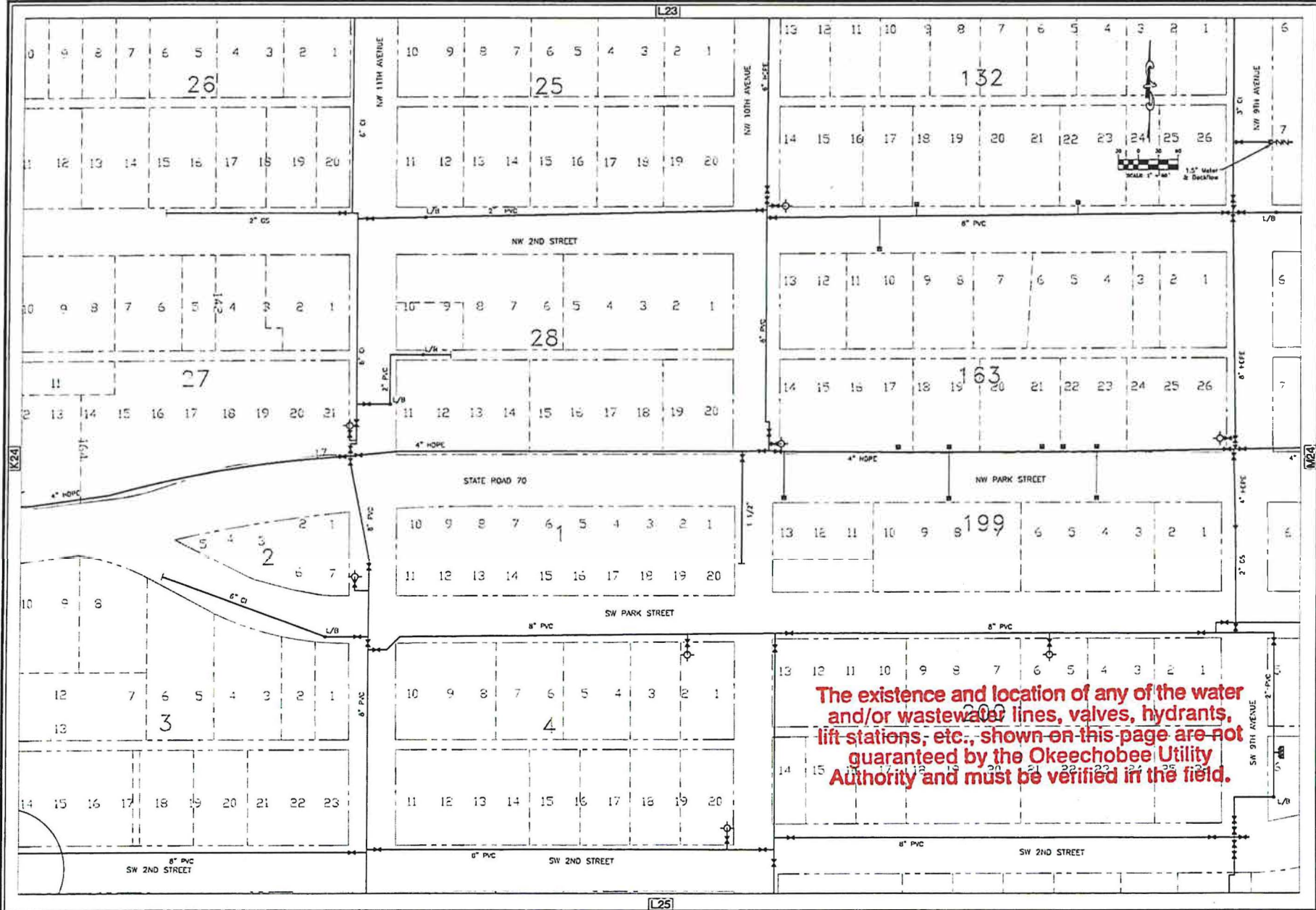
TOTAL DUE OUA **\$0.00 plus deposit** Deposit

**OTHER COMMENTS** WATER AND SEWER ARE AVAILABLE TO BOTH LOTS FOR FULL CONNECTION FEES.

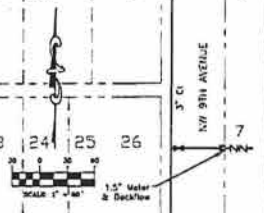
BY  OFFICE MANAGER DATE 03/02/22  
Name and Title (Preliminary Approval)

BY \_\_\_\_\_ DATE \_\_\_\_\_  
Name and Title (OK for CO)





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



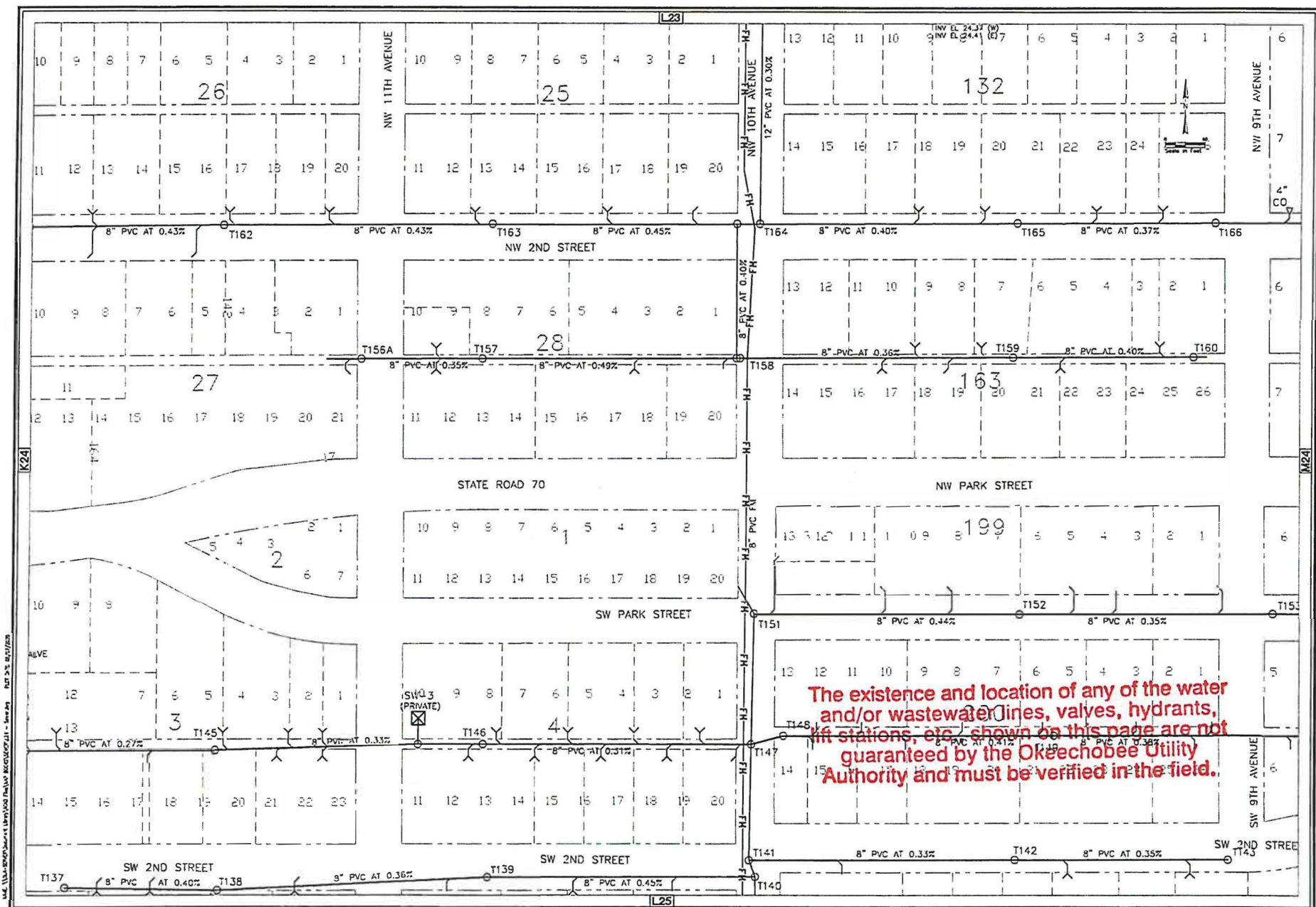
DATE	BY	CHKD	APP'D

NO.	DATE	BY	DESCRIPTION

**WATER DISTRIBUTION SYSTEM  
PLAN VIEW**

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 4th Ave.  
Okeechobee, Florida 34901-0231  
(888) 763-7400



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

DATE	BY	REVISION

WASTEWATER COLLECTION/  
 SEWER DISTRIBUTION SYSTEM  
 PLAN VIEW  
 OKEECHOBEE COUNTY  
 Okeechobee, FL 34901

OKEECHOBEE UTILITY AUTHORITY  
 100 SE 3rd Ave., 4th Floor  
 Okeechobee, FL 34901-4211  
 (888) 763-1416

Drawing Number:  
**L24**

M.E. 133-100000-0001 (Rev. 04/10) (Scale: 1" = 40') (Date: 04/10/2010)

Superintendent  
Ken Kenworthy



# Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue  
Okeechobee, Florida 34974

Fax 863-462-5151

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

March 29, 2022

Travis Brown  
The Tucker Group, LLC.  
Licensed Real Estate Agent  
104 NW 7<sup>th</sup> Avenue  
Okeechobee, Florida 34972  
travis@tucker-group.com

RE: Property Address: 1104 & 1108 NW 2<sup>nd</sup> Street  
Okeechobee, FL 34972  
Parcel Numbers: 3-16-37-35-0160-00260-0170 (34539)  
3-16-37-35-0160-00260-0180 (34540)

Dear Mr. Brown:

I understand that your client, David Quijada, is applying for a change in future land use which requires a confirmation of adequate services from the school district. The application is to change the use of the properties identified to accommodate two duplexes or one duplex and one triplex.

The current capacity of the schools within this jurisdiction (Central Elementary, Yearling Middle School and Okeechobee High School) is adequate to cover the additional students that would be generated by these structures. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you and your client the best in this endeavor.

Thanks,

A handwritten signature in blue ink, appearing to read "Ken Kenworthy".

Ken Kenworthy  
Superintendent of Schools



**Together, Achieving Excellence: Putting Students First!**





SERVICE • INTEGRITY • EXPERIENCE

Acreage • Farm & Ranch • Groves

Licensed Real Estate Broker

Mr. Kenworthy,

My name is Travis Brown and I am a real estate agent with The Tucker Group here in Okeechobee. I helped a client to purchase 2 vacant lots and am assisting him in getting the Future Land Use changed to match the Current Land Use.

Property Address : 1104 + 1108 NW 2nd St. Okeechobee, FL 34972  
Parcel ID# 1108 : 3-16-37-35-0160-00260-0170 (34539)  
1104 : " " -0180 (34540)

Both Properties are cleared and vacant.

Current Land Use is Residential Multi Family

Current Future Land Use is Industrial

My Client, David Quijada, would like to ask the city to change the Future Land Use to Residential Multifamily so the Future Land Use matches the Current Land Use. My Client would like to build whatever the city allows being in concordance with Residential Multifamily. Most likely he will build 2 Duplexes or 1 Duplex and 1 Triplex.

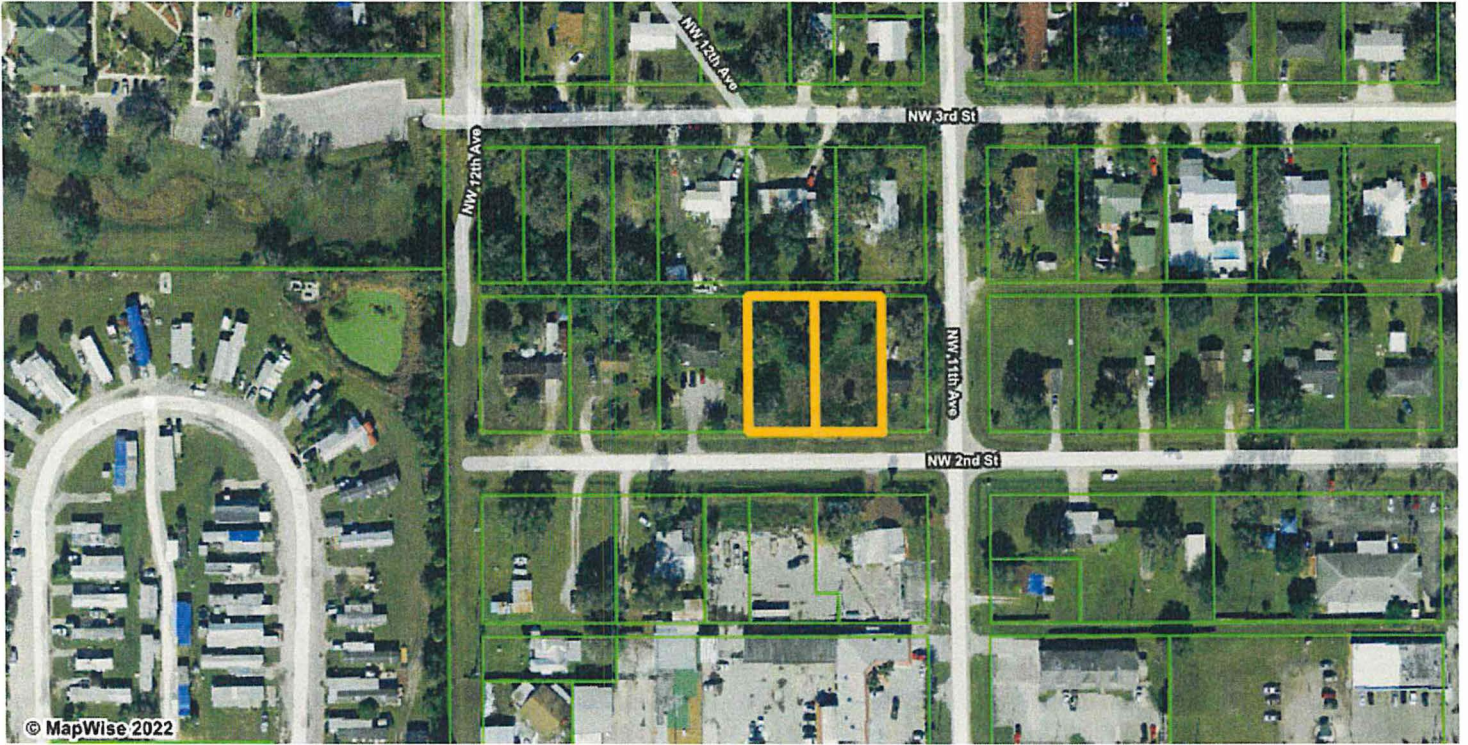
If you would please write a letter stating that the school board could accept the potential children from proposed homesites that would be much appreciated. Thank you sir.

  
Travis Brown

104 NW 7<sup>th</sup> Avenue, Okeechobee, Florida 34972

Office: (863) 763-4010 • Toll Free: (888) 874-2945 • Fax: (863) 763-1376

Visit our website at: [www.Tucker-Group.com](http://www.Tucker-Group.com)



Additional map elements are included below if you need them

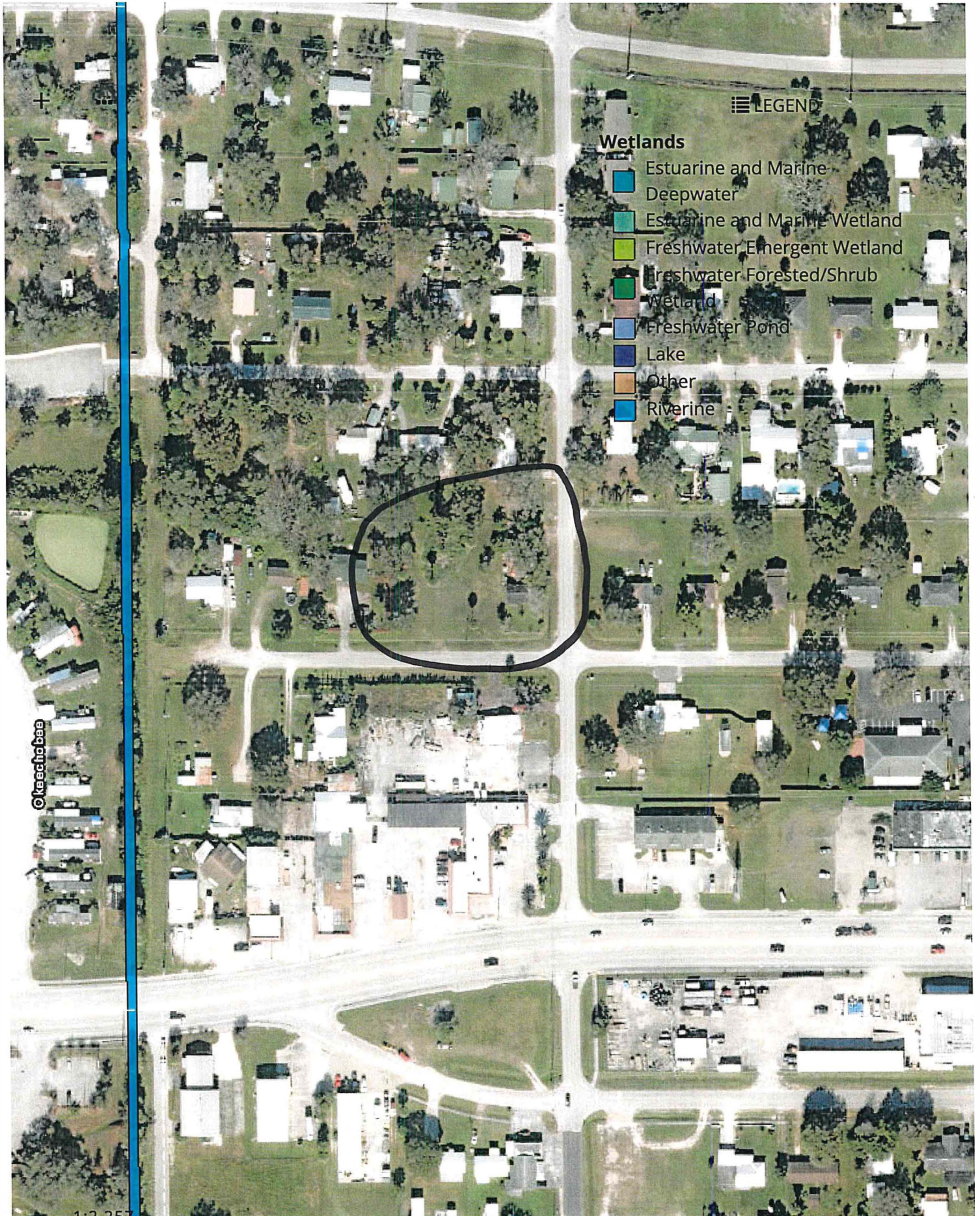
- Selected Custom Parcels
- County Boundaries
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands



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www.mapwise.com

C-1 Wetlands Map



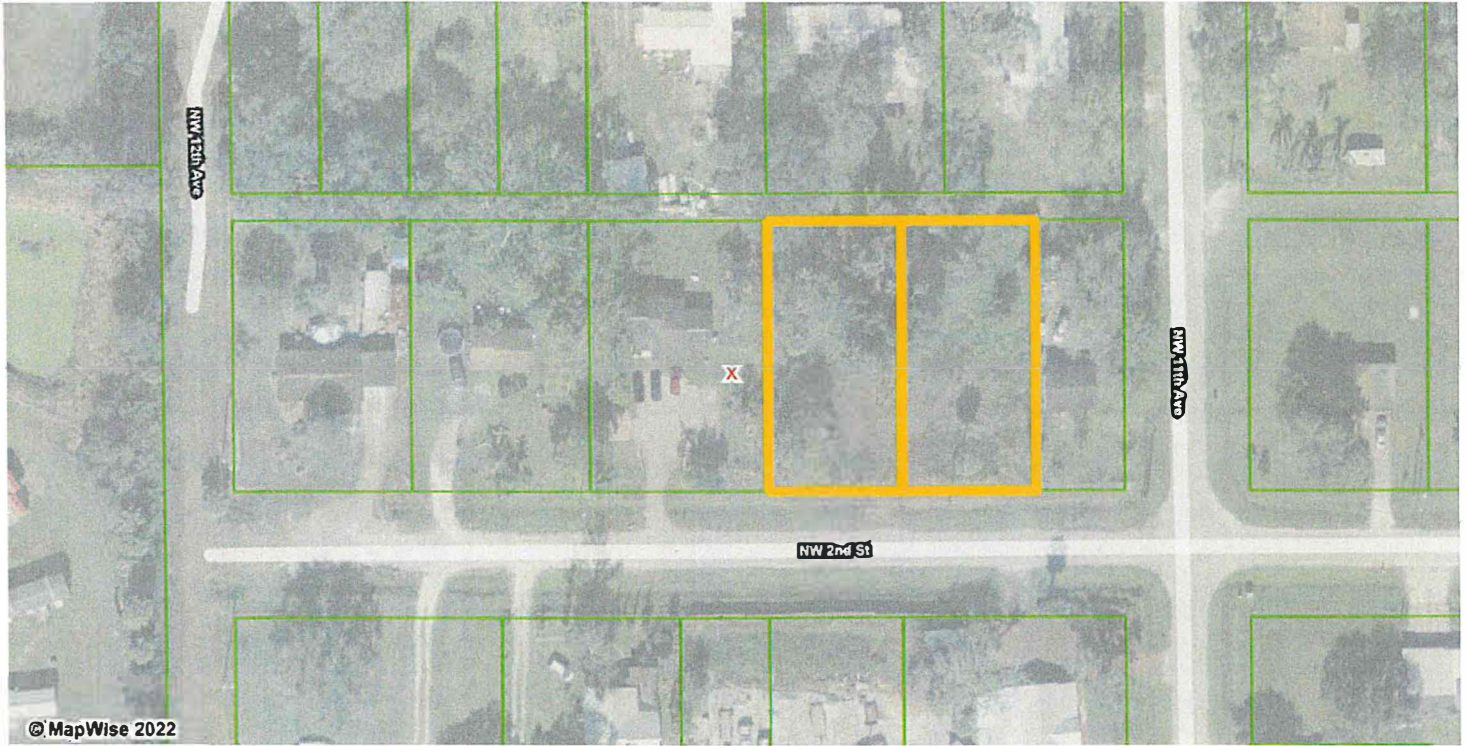
LEGEND

Wetlands

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

1:2,257

27.244 | -80.840



Additional map elements are included below if you need them

- Selected Custom Parcels
- County Boundaries
- Parcel Outlines
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year
- D - Undetermined, possible hazard
- ANI - Area Not Included
- X - Outside any floodplains



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www.mapwise.com

C-5 (X)

Flood Zone Map

# BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR JOSE QUIJADA

**PROJECT SPECIFIC NOTES:**

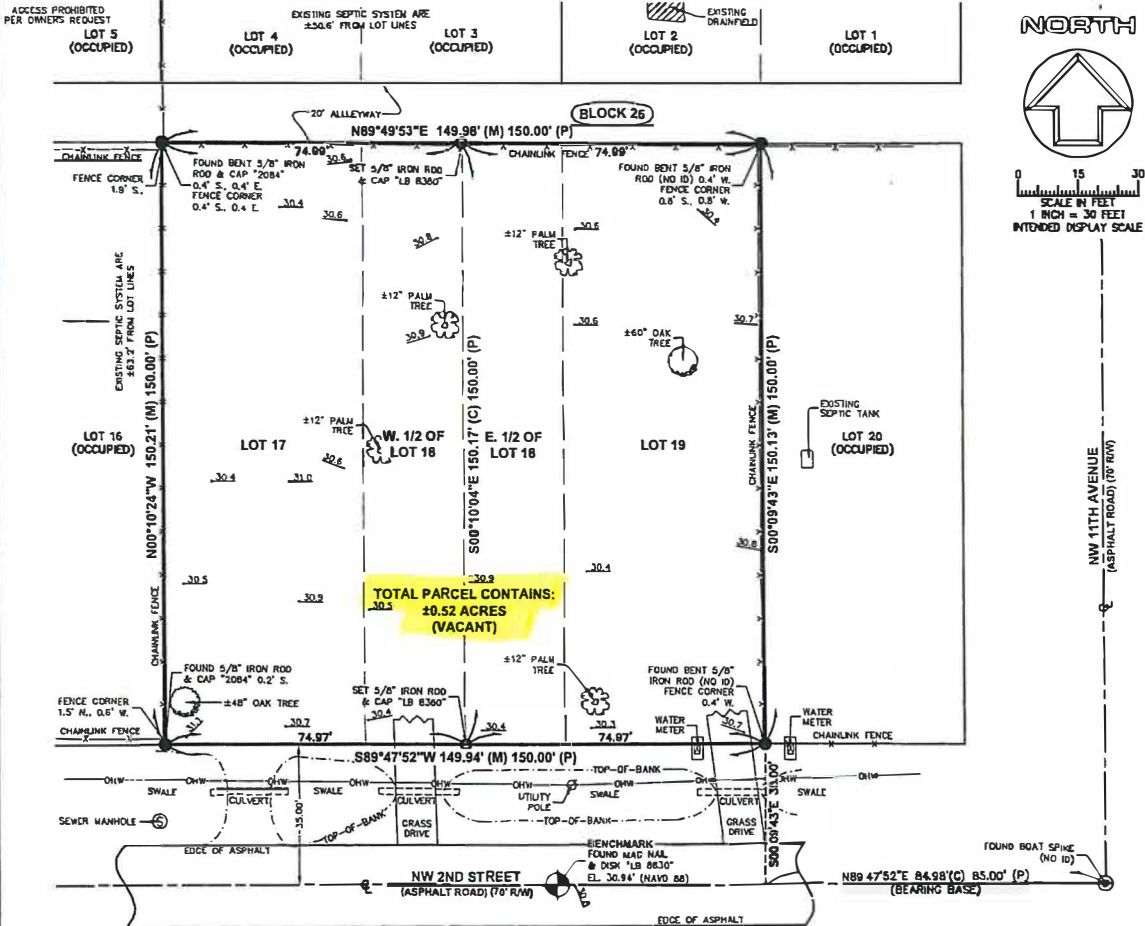
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 1108 & 1104 NW 2ND ST OKEECHOBEE.
- 3) PARCEL ID: 3-16-37-35-0160-00260-0170 & 3-16-37-35-0160-00260-0180.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) DATE OF LAST FIELD SURVEY: 03/21/22.

**SITE PLAN NOTES:**

- 1) SUBJECT TO CLIENT AND PERMITTING AGENCY APPROVAL.
- 2) CONTRACTOR IS TO VERIFY SETBACKS AND LOCATION OF EXISTING UTILITIES.
- 3) HOUSE DIMENSIONS SHOWN MAY BE APPROXIMATE, REFER TO APPROVED BUILDING PLANS FOR CONSTRUCTION DIMENSIONS.
- 4) THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- 5) PUBLIC WATER SUPPLY AND SEWER COLLECTION SERVICE ARE AVAILABLE.
- 6) PER CITY OF OKEECHOBEE ORDINANCE NO. 90-168 PARAGRAPH 1, ALL PROPOSED RESIDENTIAL BUILDING PADS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF ADJACENT ROAD.

**DESCRIPTION:**

LOT 17, 18, AND 19, BLOCK 26, NORTHWEST ADDITION TO OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25 OF THE OKEECHOBEE COUNTY, FLORIDA



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

PREPARED FOR THE EXCLUSIVE USE OF:

JOSE QUIJADA

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY & TOPO	04/04/22	AL	JJR

DESCRIPTION REFERENCE: PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE  
 BEARING REFERENCE: THE CENTER LINE OF NW 2ND ST. IS TAKEN TO BEAR S89°47'52"W.  
 FILE: 22-129      JOB NO: 22-129      SCALE: 1" = 30'      FB/PG: 381/72, 383/01

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

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

**LEGEND**

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

**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=Eastery; E/P=Edge of Pavement; ES&M=Essential; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and ID 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; POF=Permanent Control Point; POS=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PI=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 (see); ⚡=Spot Elevation based on indicated Datum



# BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR JOSE QUIJADA

**PROJECT SPECIFIC NOTES:**

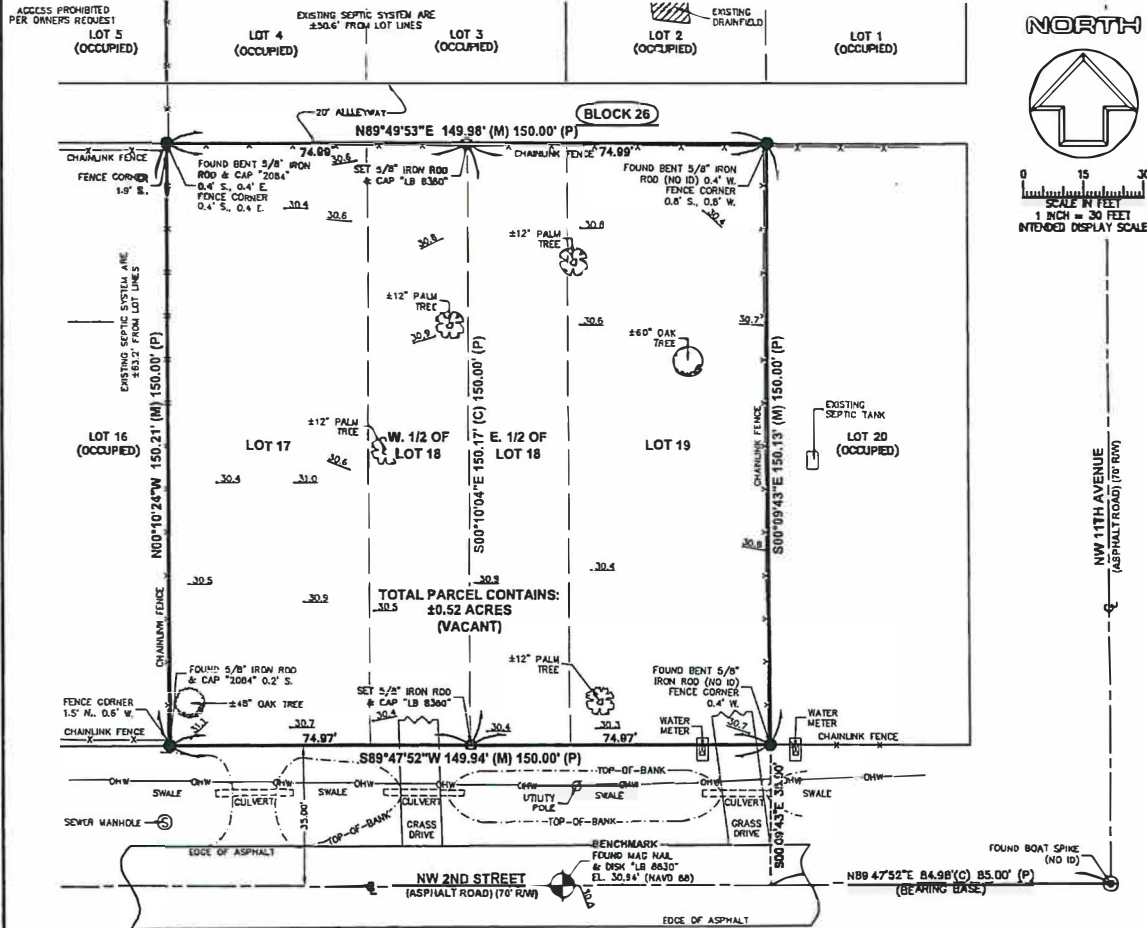
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 1108 & 1104 NW 2ND ST OKEECHOBEE.
- 3) PARCEL ID: 3-16-37-35-0160-00260-0170 & 3-16-37-35-0160-00260-0180.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) DATE OF LAST FIELD SURVEY: 03/21/22.

**SITE PLAN NOTES:**

- 1) SUBJECT TO CLIENT AND PERMITTING AGENCY APPROVAL.
- 2) CONTRACTOR IS TO VERIFY SETBACKS AND LOCATION OF EXISTING UTILITIES.
- 3) HOUSE DIMENSIONS SHOWN MAY BE APPROXIMATE, REFER TO APPROVED BUILDING PLANS FOR CONSTRUCTION DIMENSIONS.
- 4) THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- 5) PUBLIC WATER SUPPLY AND SEWER COLLECTION SERVICE ARE AVAILABLE.
- 6) PER CITY OF OKEECHOBEE ORDINANCE NO. 90-168 PARAGRAPH 1, ALL PROPOSED RESIDENTIAL BUILDING PADS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF ADJACENT ROAD.

**DESCRIPTION:**

LOT 17, 18, AND 19, BLOCK 26, NORTHWEST ADDITION TO OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 25 OF THE OKEECHOBEE COUNTY, FLORIDA



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

PREPARED FOR THE EXCLUSIVE USE OF:

JOSE QUIJADA

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY & TOPO	04/04/22	AL	JJR

**DESCRIPTION REFERENCE:** PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE  
**BEARING REFERENCE:** THE CENTER LINE OF NW 2ND ST. IS TAKEN TO BEAR S89°47'52\"/>

FILE: 22-129	JOB NO: 22-129	SCALE: 1" = 30'
--------------	----------------	-----------------

FB/PG: 381/72, 383/01

**TRADEWINDS SURVEYING GROUP**

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

**LEGEND**

- - Set Iron Rod and Cap "LB 8360"
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Prepared by and return to:  
FRANK H. FEE, IV

Fee and Fee, PLLC  
400 NW 2nd Street  
Okeechobee, FL 34972  
883-763-3131  
File No.: 22-2742

Parcel Identification No. 3-16-37-35-0180-00280-0170

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 15th day of February, 2022 Between

GRIFFIN TREES, INC., a Florida corporation whose post office address is 16500 S JEFFERSON AVENUE, Lake Placid, FL 33852 of the County of Highlands, State of Florida, grantor\*, and

JOSE QUIJADA, a married man whose post office address is 136 SW EYERLY AVENUE, Port Saint Lucie, FL 34983 of the County of Saint Lucie, State of Florida, grantee\*

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

Lots 17, 18 and 19, Block 26, NORTHWEST ADDITION TO OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 25 of the Public Records of Okeechobee County, Florida.

Subject to restrictions, reservations and easements of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

✓ Sharon Decker  
Witness Name: Sharon Decker

GRIFFIN TREES, INC., a Florida corporation  
✓ By: Steve Griffin  
STEVE GRIFFIN, President

✓ Jackson Griffin  
Witness Name: Jackson Griffin

✓ State of Florida  
County of Highlands

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of February, 2022 by STEVE GRIFFIN, President of GRIFFIN TREES, INC., a Florida corporation, on behalf of the corporation. He/she  is personally known to me or  has produced a driver's license as identification.

✓ [Notary Seal]

✓ Jennifer Movers  
Notary Public





Jose Quijada

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of June 20, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this \_\_\_\_\_ day of \_\_\_\_\_.

[Handwritten Signature]  
\_\_\_\_\_  
Signature of Applicant

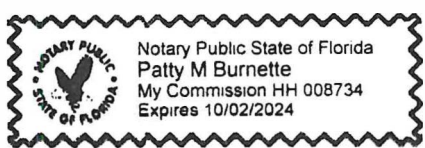
6/21/22  
\_\_\_\_\_  
Date

Jose D Quijada  
\_\_\_\_\_  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of June, 2022, by Jose Quijada, who is personally known to me or produced Florida Drivers license as identification.

Patty M. Burnette  
\_\_\_\_\_  
Notary Public Signature



PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
3-16-37-35-0160-00230-0150	LEDFERD AVICE M	1112 NW 3RD ST	OKEECHOBEE	FL	34972-2810
3-16-37-35-0160-00230-0170	ALDERMAN DAVID LESLIE	1110 NW 3RD ST	OKEECHOBEE	FL	34972-2810
3-16-37-35-0160-00230-0190	NUNEZ JOSE	6344 SE 30TH PKWY	OKEECHOBEE	FL	34974-1171
3-16-37-35-0160-00230-0210	LEE SHANNON PATRICK	1106 NW 3RD ST	OKEECHOBEE	FL	34974-4910
3-16-37-35-0160-00230-0220	STEWART ROBERT N	301 NW 11TH AVE	OKEECHOBEE	FL	34972-2841
3-16-37-35-0160-00240-0110	ANUEZ GELASIO	300 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00250-0070	SOLORZANO FRANCISCO F	1013 NW 3RD ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00250-0090	ARRIAGA FERMIN	2302 SW 3RD AVE	OKEECHOBEE	FL	34974
3-16-37-35-0160-00250-0110	LOPEZ GERMAN	1016 NW 2ND ST	OKEECHOBEE	FL	34974
3-16-37-35-0160-00250-0130	DURRANCE WILLIAM J	7074 SW 9TH ST	OKEECHOBEE	FL	34974-1505
3-16-37-35-0160-00260-0010	HILL DEBORAH J	209 NW 11TH AVE	OKEECHOBEE	FL	34972-2839
3-16-37-35-0160-00260-0030	AYALA GERARDO	1163 NW 36TH ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00260-0050	FLETCHER JUDITH	1111 NW 3RD ST	OKEECHOBEE	FL	34972-2809
3-16-37-35-0160-00260-0070	CLAY MARTHA ANN	412 SE 6TH ST	OKEECHOBEE	FL	34974
3-16-37-35-0160-00260-0080	VEGA SACRAMENTO ORDONEZ	1111 NW 2ND ST	OKEECHOBEE	FL	34972-2805
3-16-37-35-0160-00260-0110	LAMB PALMER C	1116 NW 2ND ST	OKEECHOBEE	FL	34972-2806
3-16-37-35-0160-00260-0130	GARCIA CRYSTAL	1114 NW 2ND ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00260-0150	CYPRESS TRACY AGENES	1112 NW 2ND ST	OKEECHOBEE	FL	34972-2806
3-16-37-35-0160-00260-0200	HILL DEBORAH J	209 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0010	BIG LAKE INVESTMENTS INC	101 NW 11TH AVE	OKEECHOBEE	FL	34972-2837
3-16-37-35-0160-00270-0040	<del>BIG LAKE INVESTMENTS INC</del>	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0050	<del>BIG LAKE INVESTMENT INC</del>	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0060	ORDONEZ SACRAMENTO	1111 NW 2ND ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0110	WILLIAMS ROBERT A	1117 NW 2ND ST	OKEECHOBEE	FL	34972-2805
3-16-37-35-0160-00270-0140	<del>BIG LAKE INVESTMENTS INC</del>	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00280-0060	MURPHY HOLLY A	1019 NW 2ND ST	OKEECHOBEE	FL	34972-2803
3-16-37-35-0160-00280-009B	MURPHY ANDY	PO BOX 1631	OKEECHOBEE	FL	34973
3-16-37-35-0160-00280-0110	MCCORMICK BETTY L	122 SPENCE CREEK LN	MURFREESBORO	TN	37128-5378

*County clerk*  
1/20/14

NW 3RD ST

100 FT BUFFER

NW 11TH AVE

SUBJECT PARCELS

NW 2ND ST



City of Okeechobee  
55 SE Third Avenue  
Okeechobee, FL

Tele: 863-763-3372 Ext. 9824  
Fax: 863-763-1686

Dear Property Owner:

July 6, 2022

The Planning Board will be considering Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-003-SSA to reclassify from Industrial to Multi-Family Residential, 0.52± acres located at 1104 and 1108 NW 2<sup>nd</sup> Street. You are receiving this courtesy notice as a property owner within 300-FT of the location. You are invited to attend and be heard in person at the Public Hearing, held at City Hall, RM 200 on **Thursday, July 21, 2022, 6 PM**, or as soon thereafter as possible; or you may submit your questions, comments, or objections by 3 PM the day of the meeting by email: [pburnette@cityofokeechobee.com](mailto:pburnette@cityofokeechobee.com) or call the number above. The Planning Board will make recommendations concerning the application to the City Council for consideration at a Public Hearing TENTATIVELY scheduled for 6 PM on August 16, 2022 (Final Adoption).

The Application can be viewed on the website [cityofokeechobee.com/public-notice.html](http://cityofokeechobee.com/public-notice.html) or at City Hall, Rm 100 during normal office hours. The agenda is posted on the website [cityofokeechobee.com/agenda.html](http://cityofokeechobee.com/agenda.html) or contact my office to have a copy emailed.

Respectfully,  
Patty Burnette, General Services Coordinator



City of Okeechobee  
55 SE Third Avenue  
Okeechobee, FL

Tele: 863-763-3372 Ext. 9824  
Fax: 863-763-1686

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July 6, 2022

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Respectfully,  
Patty Burnette, General Services Coordinator



# CITY OF OKEECHOBEE

55 SE THIRD AVENUE  
OKEECHOBEE, FL 34974  
Tele: 863-763-3372 Fax: 863-763-1686

## CERTIFICATION FOR POSTING NOTICE OF PUBLIC HEARING FOR REZONING/SPECIAL EXCEPTION/VARIANCE PETITION(S)

### Instructions:

1. Must be posted on the subject property.
2. Must be posted prominently.
3. Must be visible from the most traveled street adjacent to the subject property.
4. There is no specific height or size requirement, provided that the sign can be easily seen by cars or pedestrians that pass by the subject property.
5. Must be posted beginning 15 days prior to the first Public Hearing and remain posted continuously during this time. When a second Public Hearing is required before the City Council, it must remain posted until the final Public Hearing has been conducted.
6. Must be removed within 7 days after the final Public Hearing.

Petition Number(s): 22-003-SSA Date of 1<sup>st</sup> Public Hearing: 7-21-22

Address of subject property (or Legal if no address): 1104/1108 NW 2nd St. NW Addition  
L17-19 BL 26

I, Willie Hall, hereby certify that I posted the "Notice of Public Hearing" sign in accordance with the above instructions on 7-6-22, and will remove sign on 8-17-22.

Signature: [Handwritten Signature] Date: 7-6-22

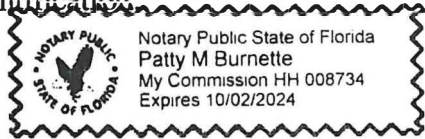
STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6th day of July, 20 22, by Willie Hall, who is personally  
(Name of person)

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

Patty M. Burnette  
NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA

SEAL:



Patty M. Burnette  
Commissioned Notary Name

2 Parcel Id Nos. 3-16-37-35-0160-00260-0170  
3-16-37-35-0160-00260-0180

2 signs



# **NOTICE OF PUBLIC HEARING**

## **COMP PLAN FUTURE LAND USE MAP AMENDMENT**

### **APPLICATION No. 22-003-SSA**

**DATE:** JULY 21, 2022, & AUGUST 16, 2022, 6 PM, AT CITY  
HALL

**PURPOSE:** TO RECLASSIFY FUTURE LAND USE FROM  
INDUSTRIAL TO MULTI-FAMILY RESIDENTIAL

**APPLICANT:** BRANDON TUCKER

**PROPERTY OWNER:** JOSE QUIJADA

**FURTHER INFORMATION CONTACT:** **General Services Dept,**  
**863-763-3372, Ext 9824 55 SE 3<sup>rd</sup> Ave, Okeechobee, FL 34974**

## ORDINANCE NO. 1260

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM SINGLE-FAMILY RESIDENTIAL (SFR) TO COMMERCIAL (C), APPLICATION NO. 22-005-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Okeechobee recognizes the need to plan for orderly growth and development; and

**WHEREAS**, Chapter 163, Florida Statutes provides for amendment to Adopted Comprehensive Plans; and

**WHEREAS**, the City has received and reviewed Application No. 22-005-SSA, submitted by property owner, James Caprio, Manager for 608 Okeechobee, LLC, for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said Application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on July 21, 2022, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

**WHEREAS**, the City Council has agreed with the recommendation of the Planning Board and finds that the proposed application complies with the requirements of Florida Statute 163, Part II, and that the proposed application is consistent with the Comprehensive Plan and appropriate to the future land uses within the City.

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

### **SECTION 1: SHORT TITLE.**

**THIS ORDINANCE** shall be known as a "City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment," pursuant to F.S. 163.3187, and shall be effective within the City limits of the City of Okeechobee, Florida.

### **SECTION 2: AUTHORITY.**

This City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3187, Part II, Florida Statutes.

**SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.**

The following described land consisting of approximately 0.32 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-005-SSA, from SFR to C. The Legal Description of the Subject Property is as follows:

LOTS 9 AND 10 OF BLOCK 78, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**SECTION 4: INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN.**

It is the intention of the City Council of the City of Okeechobee, Florida that the provisions of this Ordinance, and the revisions to the Future Land Use Map which are incorporated herein by reference, shall become and be made a part of the City of Okeechobee Comprehensive Plan (City of Okeechobee Ordinance No. 635, as amended).

**SECTION 5: CONFLICT.**

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6: 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 7: EFFECTIVE DATE.**

The effective date of this plan amendment shall be thirty-one (31) days after the adoption of this Ordinance, if not timely challenged. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

**INTRODUCED AND ADOPTED** at First Reading and Final Public Hearing on this **16<sup>th</sup>** day of **August 2022**, pursuant to F.S. 163.3187(2).

\_\_\_\_\_  
Dowling R. Watford Jr., Mayor

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

## V. PUBLIC HEARING ITEMS CONTINUED

- B. Comprehensive Plan Small Scale FLUM Amendment Application No. 22-005-SSA, to reclassify from Single Family Residential (SFR) to Commercial (C) on 0.32± acres located at 205 Northeast (NE) 6<sup>th</sup> Street, Lots 9 and 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County.
1. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonable compatible with the adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant is requesting a concurrent rezoning from Residential Single Family-One (RSF-1) and Commercial Professional Office (CPO) to Light Commercial (CLT).
  2. Mr. Steven Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. There were none.
  3. No public comments were offered. For the record there were 20 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Application was advertised in the local newspaper.
  4. No Ex-Parte disclosures were offered.
  5. Motion by Board Member Jonassaint, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-005-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for August 16, 2022.

## QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-005-R, requests to rezone from RSF-1 and CPO to CLT, on 0.64± acres, located at 201 through 205 NE 6<sup>th</sup> Street, Lots 7 through 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County for the proposed use of expanding the existing business located directly North of this property.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 and CPO to CLT for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved.
  3. Mr. Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. Mr. Dobbs stated he is aware a Special Exception approval is needed for an alcohol and drug rehabilitation center/detox center.
  4. No public comments were offered. For the record there were 20 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Petition was advertised in the local newspaper.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Shaw to recommend approval to the City Council for Rezoning Petition No. 22-005-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for August 16, 2022, and September 6, 2022.

**VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 6:28 P.M.**

## VI. CITY ADMINISTRATOR UPDATE

Nothing at this time.

# 22-005-SSA

## Comprehensive Plan Amendment Staff Report



Applicant | **608 Okeechobee, LLC**

Address | **205 NE 6<sup>TH</sup> Street**



*Prepared for The City of Okeechobee*

## General Information

**Owner:** 608 Okeechobee, LLC  
**Applicant:** 608 Okeechobee, LLC  
**Primary Contact:** Steven L. Dobbs (863)824-7644  
**Site Address:** 205 NE 6TH Street  
**Parcel Identification:** 3-15-37-35-0010-00780-0090

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

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

Parcel #1:	Existing	Proposed
3-15-37-35-0010-00780-0090		
<b>Future Land Use</b>	Single-Family Residential	Commercial
<b>Zoning</b>	Residential Single-Family-1	Light Commercial
<b>Use of Property</b>	Single Family Residence	Detox Center Expansion
<b>Acreage</b>	.321	.321

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

	Future Land Use	Zoning	Existing Use
<b>North</b>	Commercial	CLT	Treatment Services
<b>East</b>	Single Family Residential	RSF-1	Residential
<b>South</b>	Multi-Family Residential	RMF	Duplex
<b>West</b>	Commercial	CPO	Vacant

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City’s Comprehensive Plan to change the future land use designation of the subject parcel from Single-Family Residential to Commercial for a 0.321 acre parcel which currently contains two residential structures. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the Comprehensive Plan.

## Current Development Potential as Single Family Residential

The property is currently designated Single-Family Residential on the City of Okeechobee Future Land Use Map. The Single-Family Residential FLU allows for permitted uses including single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses. The maximum standard density within the Single-Family Residential FLU is 4 dwelling units per acre for residential units on individual lots, and 6 dwelling units per acre for mobile home parks. The subject property, which is 0.321 acres according to the attached survey, has a maximum Single-Family Residential density potential of one dwelling unit.

## Future Development Potential as Commercial

The Applicant has not identified any specific plans for this project at this time. However, if this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the commercial districts and commercial uses. 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%, a maximum building height of 45 feet (without a special use exception), and a maximum impervious surface coverage of 85%.

Based on 50% building coverage and a potential building height of 45 (three stories), an FAR of 1.5 is the theoretical maximum development potential on the 0.321 acres for a total potential floor area of approximately 21,000 square feet. However, it is not typical to exceed two stories in the City, especially considering the parking and landscaping standards that will need to be met. Two story development with 50% building coverage on 0.321 acres would result in 14,000 square feet of floor area.

## Consistency and Compatibility with Adjacent Uses

**Applicant Response:** This parcel has a FLU of Single-Family Residential, the parcel to the east is also Single-Family Residential. The remainder of the block is Commercial. The parcels directly south of this parcel is Multi-Family Residential.

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, Multi-Family Residential, which is a transitional land use from commercial to single family or Single-Family Residential (FLU). This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

**Staff Response:** The proposed Future Land Use Map Amendment is consistent with the pattern of land use in the surrounding area. The property is located in what is generally recognized as the US-441 commercial corridor. As the properties to the north and west of the subject parcel are already designated commercial, this change will increase add to the existing block of commercially designated land along the corridor.

## Consistency and Compatibility with Comprehensive Plan

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

The subject property is adjacent to a professional office building to the north, a multi-family residence to the east, and a vacant parcel zoned Commercial to the west. A small multi-family residence exists south of the subject property. Staff finds that the requested Future Land Use Map Amendment from Single-Family Residential to Commercial is consistent with the uses found to the north and west of the subject parcel. The proposed amendment satisfies Objective 12 of the City of Okeechobee Comprehensive Plan, which encourages compatibility with surrounding land uses.

The Application for Comprehensive Plan Amendment requires that the Applicant demonstrate consistency with the City of Okeechobee Comprehensive Plan and provides a series of consistency questions that the Applicant must respond to. Staff comments are also provided in response to the standards and the applicant's responses.

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

**Applicant Response:** This proposal is change the Future Land Use Designation from Single-Family Residential to Commercial and will have no impact on the population projections.

**Staff Response:** Staff agrees that the request will not have an impact on population projections.

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

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

**Staff Response:** The change from single family residential to commercial represents a potential for an increase in demands on utility services and facilities as well as roadway capacity. However, we agree that the limited size of the proposed change will not have a significant effect on the ability of the City and service providers to meet demands.

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

**Applicant Response:** The project is an redeveloped a developed parcel but will have very limited impact on the County's Comprehensive plan.

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



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

**Applicant Response:** 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)(l) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is a single family house inside the City Limits to be repurposed for development or infill, which is the preferred development pattern.

**Staff Response:** We agree that this request for commercial future land use does not encourage urban sprawl.

## Adequacy of Public Facilities and Services

### Traffic Impacts

A Traffic Impact Study is provided with the following information:

For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trip PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 902 total daily trips with 71 peak hour trips PM with 35 being in and 36 being out. For a change in Peak PM traffic of 892 total trips with 70 in and 36 being out.

Staff finds that the analysis is properly conducted to demonstrate the highest potential increase in vehicle trips. Though this level of increase is not likely, commercial development/usage of the property will increase the number of vehicle trips on the surrounding roadway network.

### Demand for Potable Water and Sewer Treatment

The Applicant provided potable water and sanitary sewer demand calculations for the requested Future Land Use Map Amendment demonstrating the potential increase in demand that would result from the requested map change.

Future Land Use Policy 1.1 contains adopted level of service standards for potable water at 114 gallons per capita per day and wastewater at 130 gallons per capita per day. For purposes of estimating water and wastewater demand for commercial uses, the City recommends 0.15 gallons per day per square foot of floor area. The following calculations are based on these standards, the above stated maximum development potential, and the US Census Bureau's latest estimated average number of persons per household for the City:

Current Potable Water Demand- 1 dwelling unit X 2.5 persons per household X 114 gal/person/day = 285 gallons per day

Proposed Potable Water Potential Demand- 21,039.5 square feet X 0.15 gal/sf/day = 3,156 gallons per day

Current Wastewater Potential Demand- 1 dwelling unit X 2.5 persons per household X 130 gal/person/day = 325 gallons per day

Proposed Wastewater Potential Demand- 21,039.5 square feet X 0.15 gal/sf/day = 3,156 gallons per day

The increase in potential demand is 2,871 gallons of potable water per day and 2,831 gallons of wastewater per day. The Applicant has also provided letter of service availability from OUA which states that adequate capacity is available to serve the potential increase in service demands.

#### Demand for Solid Waste Disposal

The application submittal includes a letter from Waste Management. Though the letter does not provide any information regarding the available capacity of the existing solid waste facilities or the expected demand that will result from the proposed map amendment, it has been previously confirmed that the landfill has sufficient remaining capacity to accommodate many years of projected waste disposal needs.

## Environmental Impacts

The provided survey indicates that no wetlands are present on the subject property.

According to the attached NRCS Websoil Survey, there is only one soil type located on the subject parcel, Immokalee Fine Sand, 0 to 2 percent slopes. The soils found on the subject parcel should cause no development limitations.

The Applicant confirmed that there is no unique habitat or endangered species on the subject parcel, though there is no environmental analysis provided to substantiate this claim.

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

## Recommendation

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

Submitted by:



Ben Smith, AICP

Director of Planning

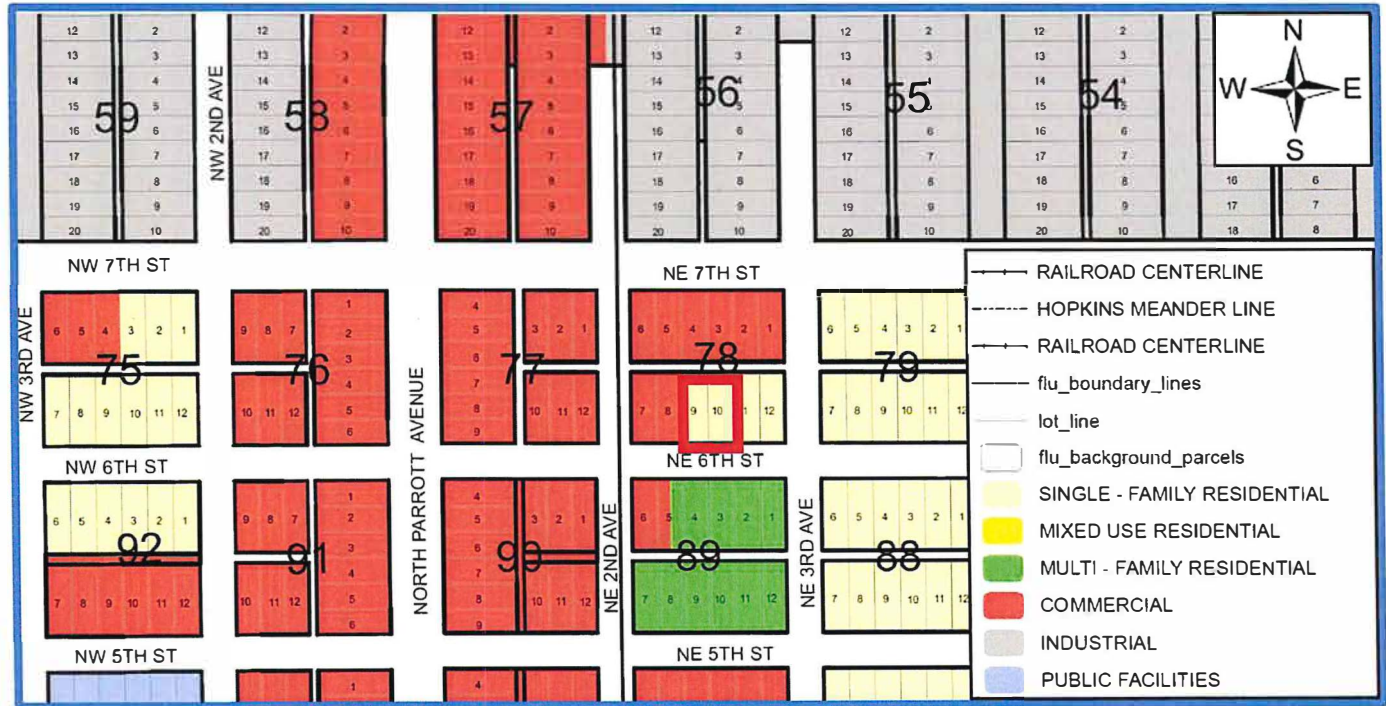
July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

# Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map



*Aerial Identifying Existing Land Uses*

City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 6-7-22	Petition No. 22-005-SSA
	Fee Paid: \$ 850.00	Jurisdiction: PB+CC
	1 <sup>st</sup> Hearing: 7-21-22	2 <sup>nd</sup> Hearing: 8-16-22
	Publication Dates: PB: 7/6+7/13	CC: 8/3
	Notices Mailed: 7-6-22	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

**TO BE COMPLETED BY CITY STAFF:**

Verified FLUM Designation: SF

Verified Zoning Designation: RSF1

- Plan Amendment Type:       Large Scale (LSA) involving over 100 acres or a Text Amendment
- Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

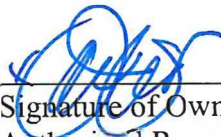
**APPLICANT PLEASE NOTE:**

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

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.

6/1/22  
Date

  
Signature of Owner or Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

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

608 Okeechobee, LLC

**Applicant**

608 NE 2nd Avenue

Address

Okeechobee,

FL

34972

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

**Agent\***

1062 Jakes Way

Address

Okeechobee,

FL

4  
33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

608 Okeechobee, LLC

**Owner(s) of Record**

608 NE 2nd Avenue

Address

Okeechobee,

FL

34974

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

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

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

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

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

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

- Text Amendment       Future Land Use Map (FLUM) Amendment

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

The owner is requesting to change the future land use of this parcel from Single - Family Residential to Commercial Future Land Use  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**A. PROPERTY LOCATION:**

1. Site Address: 205 NE 6th Street, Okeechobee, FL 34972  
\_\_\_\_\_
2. Property ID #(s): 3-15-37-35-0010-00780-0090  
\_\_\_\_\_

**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: 0.322 Acres  
\_\_\_\_\_
2. Total Area included in Request: 0.322Acres  
\_\_\_\_\_ol style="list-style-type: none;">- a. In each Future Land Use (FLU) Category: Commercial - 0.322 Acres  
(1) \_\_\_\_\_  
(2) \_\_\_\_\_  
(3) \_\_\_\_\_  
(4) \_\_\_\_\_
- b. Total Uplands: 0.322 Acres  
\_\_\_\_\_
- c. Total Wetlands: 0.00 Acres  
\_\_\_\_\_

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

Applicaton for Comprehensive Plan Amendment

- 3. Current Zoning: Residenti ~~a~~Single Family - one
- 4. Current FLU Category: ~~Multi-~~ <sup>Single</sup> Fam'ly Res'ident'al
- 5. Existing Land Use: Re idence
- 6. Requested FLU Category: Commerci al

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

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	4 DU/AC	
Number of Units	1	
Commercial (sq. ft.)		21,039.48 SF
Industrial (sq. ft.)		

**IV. AMENDMENT SUPPORT DOCUMENTATION**

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

**A. GENERAL INFORMATION AND MAPS**

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

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

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



- ✓ 7. ✓ A copy of the deed(s) for the property subject to the requested change.
- ✓ 8. ✓ An aerial map showing the subject property and surrounding properties.
- N/A 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 City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.
4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

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

**V. FEE SCHEDULE**

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

**VI. AFFIDAVIT**

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

[Signature]  
Signature of Owner or Authorized Agent

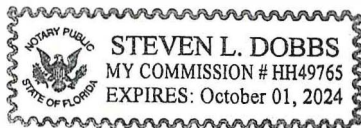
6/1/22  
Date

James Caprio  
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 1st June, 2022 by James Caprio, who  
(Name of Person)  
is personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public Signature



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

## Detail by Entity Name

Florida Limited Liability Company

608 OKEECHOBEE, LLC

### Filing Information

**Document Number** L21000524521  
**FEI/EIN Number** 87-4000290  
**Date Filed** 12/14/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Mailing Address

2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES, LLC  
 6111 BROKEN SOUND PARKWAY NW, SUITE 200  
 BOCA RATON, FL 33487

### Authorized Person(s) Detail

#### **Name & Address**

#### **Title MGR**

JAMES CAPRIO  
 2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Annual Reports

Report Year	Filed Date
2022	01/25/2022

### Document Images

<a href="#">01/25/2022 – ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/14/2021 – Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

## 608 Okeechobee, LLC

### 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.**

This parcel has a FLU of Single-Family Residential, the parcel to the east is also Single-Family Residential. The remainder of the block is Commercial. The parcels directly south of this parcel is Multi-Family Residential.

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, Multi-Family Residential, which is a transitional land use from commercial to single family or Single-Family Residential (FLU). This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

**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.**

Applicant is 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.**

Please see attached traffic Statement

- (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 prepared by a professional transportation planner or transportation engineer.**

N/A

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

Acknowledged.

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

Acknowledged.

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

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

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

**Assume 2.5 residents per household**

Current  $1 * 285 = 285$  gpd

Future  $= 0 * 285 = 0$  gpd

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

Current  $0 * 0.15 = 0$  gpd

Future  $21,039.5 * 0.15 = 3,156$  gpd

Current total = 285 gpd

Future total = 3,156 gpd

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

The project is proposed commercial and does not have an open space demand.

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

**a. Solid Waste;**

Please see attached letter from Waste Management.

**b. Water and Sewer:**

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

**c. Schools.**

This is a commercial request, so no school demand is required.

**C. Environmental Impacts**

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

**There shall be inventories of:**

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

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

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

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

**3. Unique habitat.**

This parcel was previously developed but provides no unique habitat.

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

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

**5. Floodprone areas.**



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

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

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

This proposal is change the Future Land Use Designation from Single-Family Residential to Commercial and will have no impact on the population projections.

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

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

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

This project is a redeveloped a developed parcel but will have very limited impact to the County's Comprehensive plan.

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is a single family house inside the City Limits to be repurposed 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 commercial Land Use designation, the maximum development is 0.322 acres times 43,560 sf per acre per Sec 90-285(3) max coverage 0.5 times per Sec 90-285(4) maximum height 45', floors 3 approximately 21,039.5 sf.  
L 1.2.d.

Use	Measure	Rate	Gallons per Day
-----	---------	------	-----------------

Single Family (Existing)	1 Units @ 2.5 people per unit	114 gppd	285 gpd – water/sewer
Commercial (Proposed)	21,039.5 SF @ 0.15 gallons per day per sf	3,156 gppd	3,156 gpd – water/sewer
Net Impact			2,871 gpd – water/sewer

### Water and Wastewater Treatment Plants

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

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

### Police

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

**Fire**

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

**Solid Waste**

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

**Stormwater Management**

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

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

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

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

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

### **Parks and Recreation**

This is a commercial request with no park requirement.

### **Hurricane Preparedness**

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

### **Miscellaneous Data**

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

3-15-37-35-0010-00780-0090

#### **Legal Description**

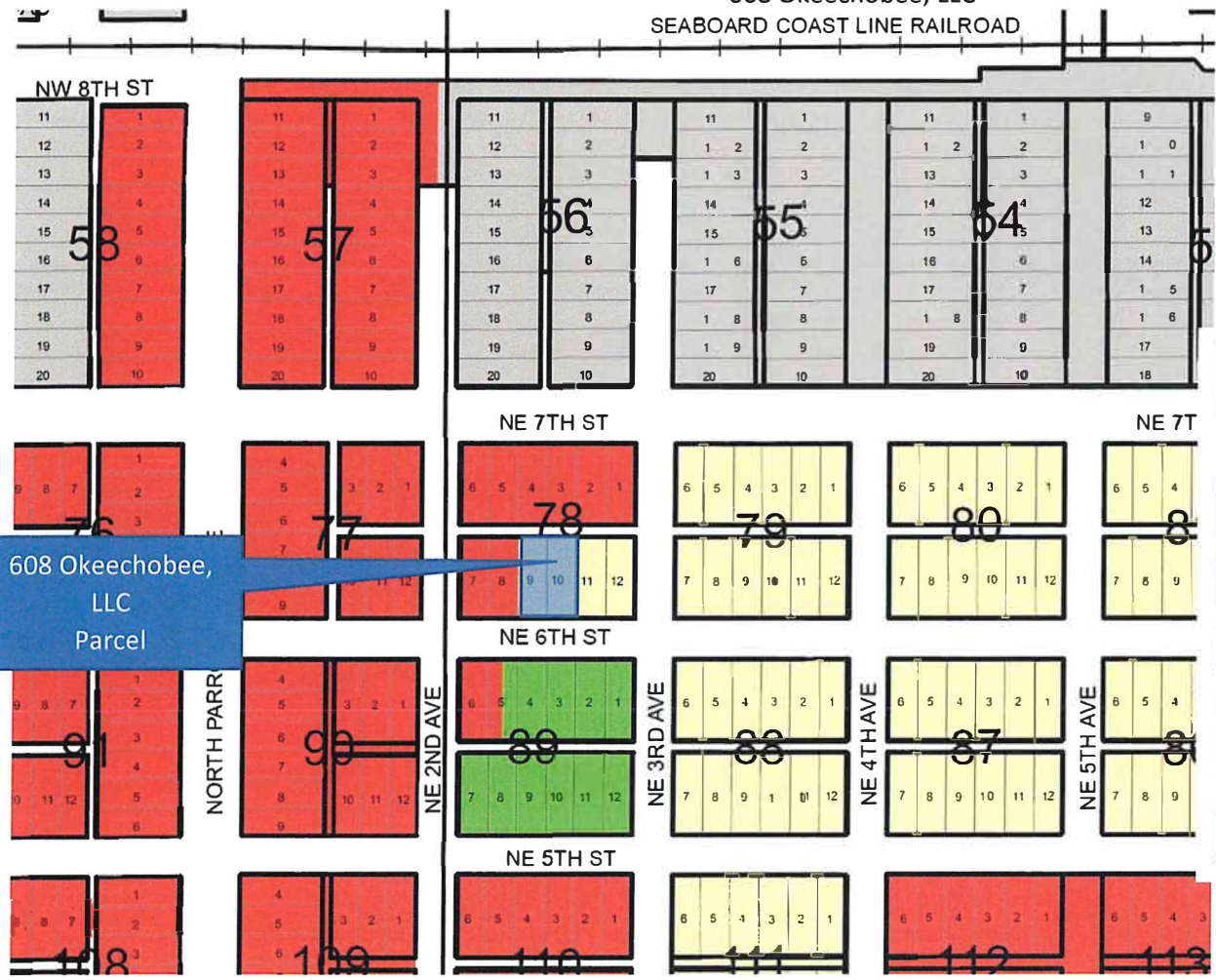
Please refer to the attached legal and sketches that comprise this application for future land use amendment.

AZ

City of Okeechobee  
Future Land Use Amendment Application  
Future Land Use Exhibit

608 Okeechobee, LLC

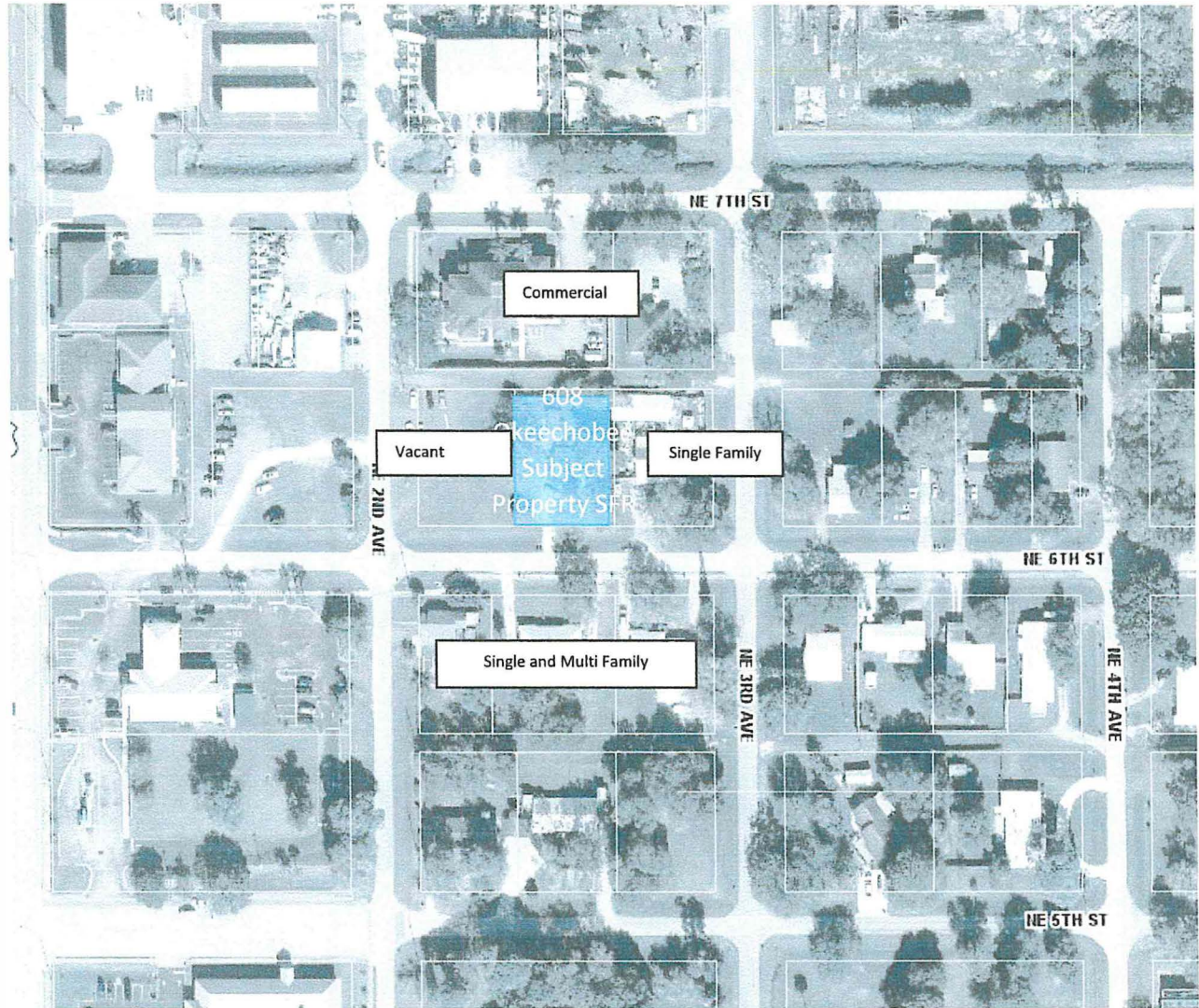
SEABOARD COAST LINE RAILROAD



**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

City of Okeechobee  
Future Land Use Amendment Surrounding Property Owners  
Land Use Exhibit  
608 Okeechobee, LLC



AB

City of Okeechobee  
 Future Land Use Amendment Application  
 Zoning Exhibit  
 608 Okeechobee, LLC



# ZONING

- boundary\_lines
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- city\_zoning\_parcels\_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO

# BOUNDARY SURVEY

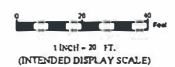
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST



### LEGEND:

- CL CENTERLINE
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.B. PLAT BOOK
- (C) CALCULATED
- (F) PLAT
- FND FOUND
- OHU OVERHEAD UTILITY LINE
- U UTILITY POLE
- TP TELEPHONE PEDESTAL
- W WELL
- M MAILBOX
- SV SEWER VALVE
- WV WATER VALVE
- WM WATER METER
- FD FIRE HYDRANT

### GRAPHIC SCALE



### LEGAL DESCRIPTION:

LOTS 7 THROUGH 10, BLOCK 78, OKEECHOBEE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 16, 2022.
2. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 51-17 05(1) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 7TH STREET, SAID LINE BEARS S 89°48'29" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE COORDINATE SYSTEM UTILIZED HEREON IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD8301), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) DOUGGREEN
- 2) STEVE DOBBS ENGINEERING

Richard Barnes

Digitally signed by Richard Barnes  
Date: 2022.06.08  
08:38:54 -04'00'

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

BOUNDARY SURVEY	DATE	BY:
205 NE 6TH STREET	DW022116 SURVEY	REVISIONS:
OKEECHOBEE, FLORIDA 34974		





11

Prepared by and return to:

Daniel A. Kaskel, Esq.  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Suite 200  
Boca Raton, Florida 33487  
(561) 994-4499

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 3<sup>rd</sup> day of June, 2022, by and between **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**, a single woman, **NOE GARCIA ESPINOZA**, a married man, and **MIGUEL GARCIA ESPINOZA**, a single man, whose post office address is 6675 NE 2<sup>nd</sup> Street, Okeechobee, Florida 34972 (the "Grantor"), and **608 OKEECHOBEE, LLC**, a Florida limited liability company, whose post office address is 2300 Weston Road, Suite 202, Weston, Florida 33326 (the "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described property located in **Okeechobee County**, Florida (the "Property"), to-wit:

**Lots 9 and 10, Block 78, City of Okeechobee, according to the map or plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.**

**Parcel Identification Number: 3-15-37-35-0010-00780-0090**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

**SUBJECT TO** covenants, conditions and restrictions' and reservations of record, if any, without any intent of reimposing same. Subject to taxes subsequent to December 31, 2021.

*The property described herein is not now the primary residence/homestead of Noe Garcia Espinoza or his spouse or dependent child, if any. Further, the property is not contiguous to such person's homestead which is located at 5884 NE 3<sup>rd</sup> Lane, Okeechobee, Florida 34974.*

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

**AND** the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

**[SIGNATURE PAGES TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year first written above.

Signed, sealed and delivered in the presence of:

Witnesses:

[Handwritten Signature]

GRANTOR:

Print Name: Douglas Green

[Handwritten Signature]

Print Name: Steven L. Dobbs

[Handwritten Signature]

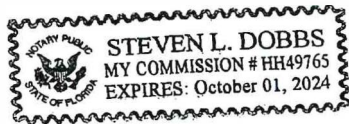
Maria Espinoza Hernandez a/k/a Maria Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of June, 2022, by MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA. She:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mexico ID as identification.

Seal



[Handwritten Signature]  
 Notary Public  
 Print Name: Steven L. Dobbs  
 My commission expires: 10/1/2024

[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

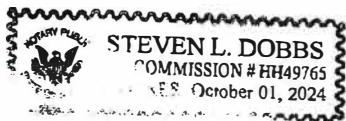
Noe Garcia Espinoza  
Noe Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

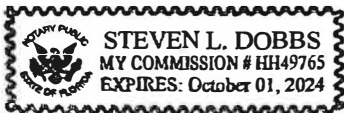
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of June, 2022, by NOE GARCIA ESPINOZA. He:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mexico ID as identification.

Seal



[Signature]  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024



[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

*Douglas Green*

Print Name: Douglas Green

*Steven L. Dobbs*

Print Name: Steven L. Dobbs

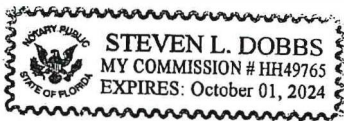
*Miguel Garcia Espinoza*  
Miguel Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of June, 2022, by **MIGUEL GARCIA ESPINOZA**. He:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mex ID as identification.

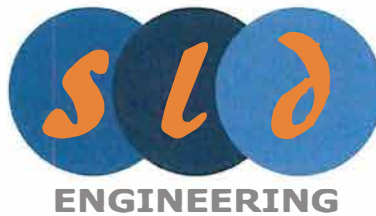
Seal



*Steven L. Dobbs*  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024

City of Okeechobee  
Future Land Use Amendment  
Aerial Exhibit  
608 Okeechobee, LLC





June 6, 2022

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

**Subject: 608 Okeechobee, LLC Comp Plan Application Traffic Statement**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Single – Family Residential to Commercial.

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 (8<sup>th</sup> Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trips PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 902 total daily trips with 71 peak hour trips PM with 35 being in and 36 being out. For a change in Peak PM traffic of 892 total trips with 70 in and 36 being out.

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

Sincerely,

**Steven L. Dobbs Engineering**

A handwritten signature in black ink that reads 'Steven L. Dobbs'.

Steven L. Dobbs, P. E.  
President

CC: James Caprio  
File

**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  
 KSF<sup>2</sup>: 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	0.62	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 <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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%	1.0	10	1	1	0	
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	

**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

KSF<sup>2</sup>: 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
Daycare Center 565	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF <sup>2</sup>	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	168.02	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF <sup>2</sup>	42.94	3.37	49%	51%	21.0	902	71	35	36	
Factory Outlet Center 823	KSF <sup>2</sup>	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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	



B3a



**JEFF SABIN**  
**GOVERNMENT AFFAIRS**

**WASTE MANAGEMENT INC. OF FLORIDA**  
**7700 SE BRIDGE RD**  
**HOBE SOUND, FL 33455**  
**PH: (772) 545-1327**  
**MOBILE: (772) 263-0017**

April 04, 2022

Steven Dobbs, PE  
Steven L. Dobbs Engineering, LLC  
209 NE 2<sup>nd</sup> Street  
Okeechobee, FL 34972

**Re: 608 Okeechobee - 205 NE 6th Street, Okeechobee, FL 34972**

Mr. Dobbs:

Please find this letter in response to your request for confirmation of service availability for the above location. Waste Management of Okeechobee County can adequately accommodate the prescribed services at this location as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with City of Okeechobee.

We appreciate the opportunity to service this location and look forward to working with the developers and builders in making it an environmentally friendly project.

If you have any questions or concerns, please contact Sales Manager Robert Holden at 561-662-9988, or me at 772-263-0017.

Sincerely,

**JEFF SABIN**  
**Government Affairs**

Cc: Robert Holden



## OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue  
Okeechobee, Florida 34974-4221

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

April 4, 2022

Mr. Steven L. Dobbs, P.E.  
SLD Engineering  
1062 Jakes Way  
Okeechobee, FL 34974

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:  
205 NE 6<sup>th</sup> Street  
Okeechobee, FL 34972

Dear Mr. Dobbs:

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

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from January 2021 to December 2021, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the alley-way behind the subject property. Any upgrade requirements to the water main infrastructure due to the demands of the proposed project will be at the property owners' expense.

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

Sincerely,

John F. Hayford  
Executive Director  
Okeechobee Utility Authority



# OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue  
Okeechobee, Florida 34974-4221

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

April 4, 2022

Mr. Steven L. Dobbs P.E.  
Steven L. Dobbs Engineering, LLC  
1062 Jakes Way  
Okeechobee, Florida 34974

Ref: Wastewater Capacity Request

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:  
205 NE 6<sup>th</sup> Street  
Okeechobee, FL 34972

Dear Mr. Dobbs:

In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from December 2020 to November 2021, the annual average daily demand was 0.948 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does have a wastewater force main in the right-of-way in front of the subject property. Any line extensions or upgrades required due to the demands of the proposed project, will be at the project owner's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,

John F. Hayford, P.E.  
Executive Director

11




# U.S. Fish and Wildlife Service National Wetlands Inventory

## 608 Okeechobee



March 24, 2022

### Wetlands

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

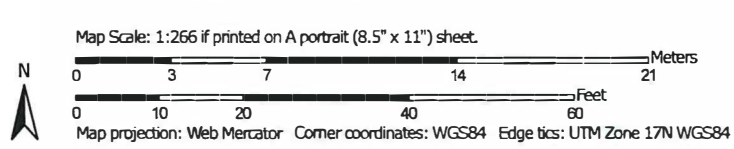
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

C2

Soil Map—Okeechobee County, Florida




Soil Map may not be valid at this scale.



### 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 19, Aug 26, 2021

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	0.4	100.0%
<b>Totals for Area of Interest</b>		<b>0.4</b>	<b>100.0%</b>

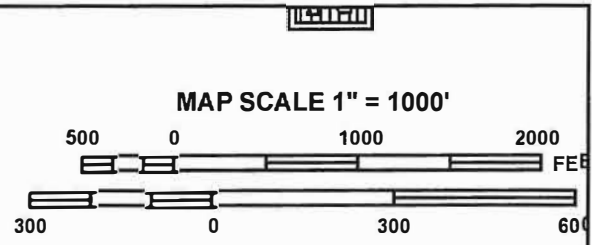
**CITY OF OKEECHOBEE**

120178

**ZONE AE**  
(EL 16)

5,16<sup>000m</sup> E

5,17<sup>000m</sup> E



608 Okeechobee, LLC

**FIRM**  
FLOOD INSURANCE RATE MAP

**OKEECHOBEE COUNTY, FLORIDA**  
AND INCORPORATED AREAS

PANEL 480 OF 650  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS

COMMUNITY	NUMBER	PANEL	SUFFIX
OKEECHOBEE, CITY OF	120178	0480	C
OKEECHOBEE COUNTY	120177	0480	C

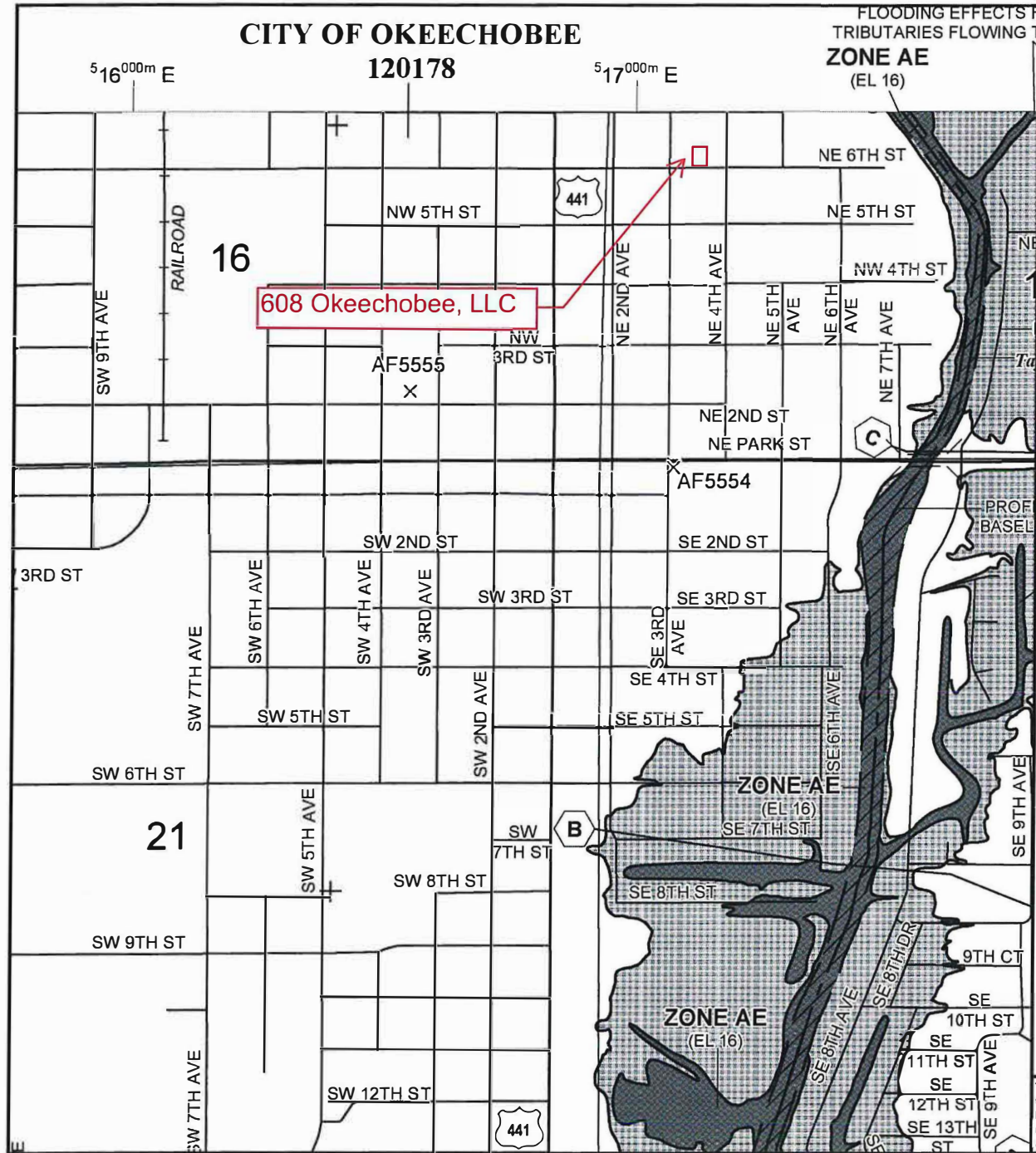
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



**MAP NUMBER**  
12093C0480C  
**EFFECTIVE DATE**  
JULY 16, 2015

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.







**CITY OF OKEECHOBEE**

55 SE THIRD AVENUE

OKEECHOBEE, FL 34974

Tele: 863-763-3372 Fax: 863-763-1686

**CERTIFICATION FOR POSTING NOTICE OF PUBLIC HEARING  
FOR REZONING/SPECIAL EXCEPTION/VARIANCE PETITION(S)**

Instructions:

1. Must be posted on the subject property.
2. Must be posted prominently.
3. Must be visible from the most traveled street adjacent to the subject property.
4. There is no specific height or size requirement, provided that the sign can be easily seen by cars or pedestrians that pass by the subject property.
5. Must be posted beginning 15 days prior to the first Public Hearing and remain posted continuously during this time. When a second Public Hearing is required before the City Council, it must remain posted until the final Public Hearing has been conducted.
6. Must be removed within 7 days after the final Public Hearing.

Petition Number(s): 22-005-SSA Date of 1<sup>st</sup> Public Hearing: 7-21-22

Address of subject property (or Legal if no address): 205 NE 6<sup>th</sup> St L 9-10 B 78  
City of Okeechobee

I, Willie Hall, hereby certify that I posted the "Notice of Public Hearing" sign in accordance with the above instructions on 7-6-22, and will remove sign on 8-17-22.

Signature: [Handwritten Signature] Date: 7-6-22

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

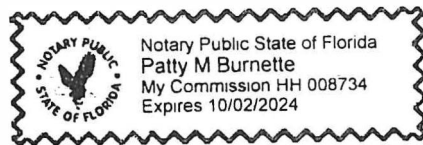
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of July, 20 22, by Willie Hall, who is personally (Name of person) known to me or produced \_\_\_\_\_ as identification.

Patty M. Burnette

NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA

Patty M. Burnette  
Commissioned Notary Name

SEAL:



3-15-37-35-0010-00780-0090

1 signs

# **NOTICE OF PUBLIC HEARING**

## **COMP PLAN FUTURE LAND USE MAP AMENDMENT APPLICATION No. 22-005-SSA**

**DATE:** JULY 21, 2022, & AUGUST 16, 2022, 6 PM, AT CITY  
HALL

**PURPOSE:** TO RECLASSIFY FUTURE LAND USE FROM SINGLE  
FAMILY RESIDENTIAL TO COMMERCIAL

**APPLICANT:** 608 OKEECHOBEE, LLC

**PROPERTY OWNER:** 608 OKEECHOBEE, LLC

**FURTHER INFORMATION CONTACT:** **General Services Dept,  
863-763-3372, Ext 9824 55 SE 3<sup>rd</sup> Ave, Okeechobee, FL 34974**

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 1st day of June, 2022.

Signature of Applicant

Date 6/1/22

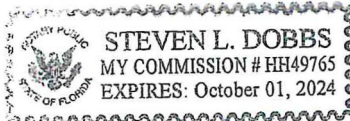
James Caprio

Name of Applicant (printed or typed)

STATE OF FLORIDA

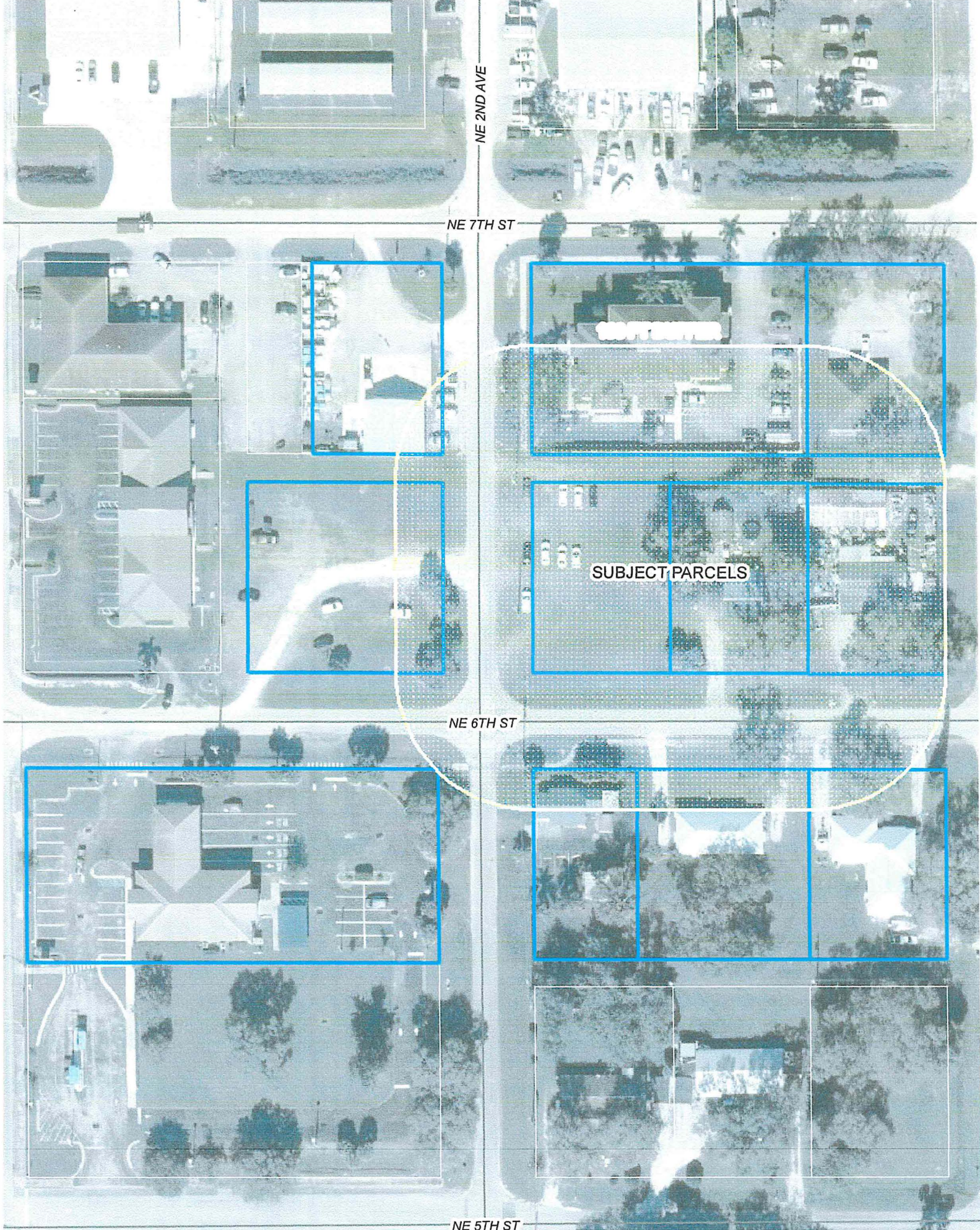
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this 1st day of June, 2022, by James Caprio, who is personally known to me or produced as identification.



Notary Public Signature

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00560-0060	LOWE JOHN MARCUS	3279 NW 59TH TER		OKEECHOBEE	FL	34972-8877
3-15-37-35-0010-00560-0160	<del>LOWE JOHN MARCUS</del>	3279 NW 59TH TERR		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0080	TRENT RONALD L	708 N PARROTT AVE		OKEECHOBEE	FL	34972-2670
3-15-37-35-0010-00770-0010	ADVANCED WATER TECHNOLOGIES	609 NE 2ND AVE		OKEECHOBEE	FL	34972-2617
3-15-37-35-0010-00770-0030	4 GIRLS PROPERTIES INC	701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00770-0060	BIG LAKE EYE CARE LLC	1540 SE 40TH AVENUE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00770-0100	BIG LAKE EYE CARE LLC	606 NORTH PARROTT AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00780-0010	BIG LAKE BAPTIST ASSOCIATION I	PO BOX 1203		OKEECHOBEE	FL	34973-1203
3-15-37-35-0010-00780-0050	<del>608 OKEECHOBEE LLC</del>	C/O JAMES CAPRIO	2300 WESTON RD STE 202	WESTON	FL	33326
3-15-37-35-0010-00780-0110	KINNEY JOANNA ERMA	209 NE 6TH ST		OKEECHOBEE	FL	34972-2662
3-15-37-35-0010-00790-0030	COYLE WILLIAM D	306 NE 7TH ST		OKEECHOBEE	FL	34974-2
3-15-37-35-0010-00790-0050	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0070	<del>COVARRUBIAS-SANTOYO ACENCION</del>	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0090	BISHOP DONETTE T	3785 SW 40TH AVE		OKEECHOBEE	FL	34974-1606
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	<del>LMXN HOLDINGS LLC</del>	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	BUDGET HOMES LLC	7416-A SW 48TH ST		MIAMI	FL	33155-4415
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	<del>TAMAL PROPERTIES LLC</del>	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418



NE 2ND AVE

NE 7TH ST

NE 6TH ST

NE 5TH ST

SUBJECT PARCELS



City of Okeechobee

55 SE Third Avenue  
Okeechobee, FL

Tele: 863-763-3372 Ext. 9824  
Fax: 863-763-1686

Dear Property Owner:

July 6, 2022

The Planning Board will be considering Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-005-SSA to reclassify from Single Family Residential to Commercial, 0.32± acres located at 205 NE 6<sup>th</sup> Street. You are receiving this courtesy notice as a property owner within 300-FT of the location. You are invited to attend and be heard in person at the Public Hearing, held at City Hall, RM 200 on **Thursday, July 21, 2022, 6 PM**, or as soon thereafter as possible; or you may submit your questions, comments, or objections by 3 PM the day of the meeting by email: [pburnette@cityofokeechobee.com](mailto:pburnette@cityofokeechobee.com) or call the number above. The Planning Board will make recommendations concerning the application to the City Council for consideration at a Public Hearing TENTATIVELY scheduled for 6 PM on August 16, 2022 (Final Adoption).

The Application can be viewed on the website [cityofokeechobee.com/public-notice.html](http://cityofokeechobee.com/public-notice.html) or at City Hall, Rm 100 during normal office hours. The agenda is posted on the website [cityofokeechobee.com/agenda.html](http://cityofokeechobee.com/agenda.html) or contact my office to have a copy emailed.

Respectfully,  
Patty Burnette, General Services Coordinator



City of Okeechobee

55 SE Third Avenue  
Okeechobee, FL

Tele: 863-763-3372 Ext. 9824  
Fax: 863-763-1686

Dear Property Owner:

July 6, 2022

The Planning Board will be considering Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-005-SSA to reclassify from Single Family Residential to Commercial, 0.32± acres located at 205 NE 6<sup>th</sup> Street. You are receiving this courtesy notice as a property owner within 300-FT of the location. You are invited to attend and be heard in person at the Public Hearing, held at City Hall, RM 200 on **Thursday, July 21, 2022, 6 PM**, or as soon thereafter as possible; or you may submit your questions, comments, or objections by 3 PM the day of the meeting by email: [pburnette@cityofokeechobee.com](mailto:pburnette@cityofokeechobee.com) or call the number above. The Planning Board will make recommendations concerning the application to the City Council for consideration at a Public Hearing TENTATIVELY scheduled for 6 PM on August 16, 2022 (Final Adoption).

The Application can be viewed on the website [cityofokeechobee.com/public-notice.html](http://cityofokeechobee.com/public-notice.html) or at City Hall, Rm 100 during normal office hours. The agenda is posted on the website [cityofokeechobee.com/agenda.html](http://cityofokeechobee.com/agenda.html) or contact my office to have a copy emailed.

Respectfully,  
Patty Burnette, General Services Coordinator

## ORDINANCE NO. 1256

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO HEAVY COMMERCIAL (CHV), PETITION NO. 22-004-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

**WHEREAS**, Anita Nunez, Registered Agent of Anita's Rental Properties has heretofore filed Petition No. 22-004-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning a certain tract of land consisting of approximately 2.41 acres from RSF-1 to CHV; and

**WHEREAS**, said Petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on June 16, 2022, determined that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

**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: LEGAL DESCRIPTION.**

The following described land consisting of approximately 2.41 acres, as the subject property, located in the City of Okeechobee, to-wit:

BEGINNING 921.5 FEET SOUTH OF THE NE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

**SECTION 2: ZONING MAP AMENDMENT.**

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 to CHV.

**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: EFFECTIVE DATE.**

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment, No. 22-004-SSA, is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Comprehensive Plan Amendment to be in compliance.

**INTRODUCED** for First Reading and set for Final Public Hearing on this **19<sup>th</sup>** day of **July 2022**.

\_\_\_\_\_  
Dowling R. Watford Jr., Mayor

ATTEST:

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this **16<sup>th</sup>** day of **August 2022**.

\_\_\_\_\_  
Dowling R. Watford Jr., Mayor

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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



**IV. PRESENTATIONS AND PROCLAMATIONS CONTINUED**

**B. Continued: Election day voting will be from 7:00 AM to 7:00 PM; at the County Polling or Voting Precinct(s), which have been established by the County Supervisor of Elections and Board of County Commissioners; or during the Early Voting period as provided by State Law, to be held from October 29, through November 5, 2022, from 8:30 AM to 7 PM, at the Supervisor of Elections Office; or Vote-By-Mail as provided by State Law. Said Referendum wording shall appear on the General Election Ballot, as adopted on June 7, 2022, and set out in the Section 5.B of City Ordinance No. 1253: Revision of the City Charter for the City of Okeechobee, Florida. Shall the Charter for the City of Okeechobee be updated and revised to (i) incorporate a Citizens' Bill of Rights; (ii) update and modernize the City Charter; (iii) codify a number of charter-type provisions in the City Code of Ordinance, but not in the City Charter; (iv) eliminate provisions that are obsolete or inconsistent with, state law and municipal governance; and (v) render the City Clerk office from an elective position to an appointive position. Yes \_\_\_\_ No \_\_\_\_."**

**V. CONSENT AGENDA**

Motion by Council Members Jarriel and Keefe to:

**A. [Dispense with the reading and] approve the meeting Minutes for June 7, 2022, June 21, 2022, and July 5, 2022 [as presented in Exhibit 3]; and**

**B. Approve the June 2022 Warrant Register [in the amounts: General Fund, \$919,737.14; Public Facilities Improvement Fund, \$24,995.23; and Capital Improvement Projects Fund, \$9,614.63, as presented in Exhibit 4].**

**Motion Carried Unanimously.**

**VI. NEW BUSINESS**

**A. Motion and second by Council Members Jarriel and Clark to read by title only, proposed Ordinance No. 1256 for Rezoning Petition No. 22-004-R, submitted by Anita Nunez/Anita's Rental Properties to rezone 2.41+/- vacant unplatted acres [as presented in Exhibit 5]. Motion Carried Unanimously.**

City Attorney John Fumero read proposed Ordinance No. 1256 by title only, as follows: **"AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO HEAVY COMMERCIAL (CHV), PETITION NO. 22-004-R; AMENDING THE ZONING MAP; ACCORDINGLY, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Council Members Chandler and Jarriel to approve the first reading of proposed Ordinance No. 1256 and set August 16, 2022, as the final hearing date [per Planner Ben Smith, contingent upon the associated Comprehensive Plan Future Land Use Map Amendment Application No. 22-004-SSA being adopted on August 2, 2022]. **Motion Carried Unanimously.**

**B. Motion and second by Council Members Keefe and Clark to approve an Application submitted by Okeechobee Main Street (OKMS), to temporarily close a portion of Southwest 6<sup>th</sup> Avenue between North and South Park Streets, from 5:00 P.M. on August 5, 2022, to 2:00 P.M. August 6, 2022, for the dedication and unveiling of the Cattle Drive Sculpture and Cattlemen's Square Park [in FLAGLER PARK BLOCK L/Park No. 5, as presented in Exhibit 6]. Motion Carried Unanimously.**

**C. Motion and second by Council Members Chandler and Keefe to approve the 2022-23 School Resource Officer Agreement for Okeechobee Christian Academy [as presented in revised Exhibit 7, distributed during the Meeting]. Motion Carried Unanimously.**

**D. Motion and second by Council Members Jarriel and Clark to approve the renewal of a Memorandum of Understanding with Okeechobee County for the administration of Traffic Control Preemption [as presented in Exhibit 8]. Motion Carried Unanimously.**

**E. Administrator Ritter distributed a four-page spreadsheet prioritizing the Projects as presented in during the July 5, 2022, Workshop. The first three pages listed possible projects, without the potential of grant funding, and their ranking. The fourth page prioritized the projects with potential grant funding. Staff will utilize the spreadsheet to assist with preparing the proposed budget. Following various questions, Mayor Watford suggested the Council discuss any specific projects with Administrator Ritter prior to the Budget Workshops. No official action was requested or required for this item.**

**V. PUBLIC HEARING ITEM B CONTINUED**

3. No public comments were offered.
4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-004-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 19, 2022.

**QUASI-JUDICIAL ITEM**

- C. Rezoning Petition No. 22-004-R, requests to rezone from RSF-1 to CHV, on 4.21± acres, located in the 1000 block of the East side of South Parrott Avenue for the proposed use of developing a new commercial business.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to CHV for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved. For the record, a notation was made that the correct acreage amount for the petition request should be 2.41± and not 4.21.
  3. Mr. 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.
  4. No public comments were offered.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Brass, seconded by Board Member Baughman to recommend approval to the City Council for Rezoning Petition No. 22-004-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for July 19, 2022, and August 16, 2022.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:25 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

Gary expressed his thanks for the Board Members' attendance at the Joint Workshop with the City Council that was held on May 24, 2022, and would update them once information was received from the Central Florida Regional Planning Council. He gave a brief update on how the City Charter would be presented on the ballot.

**VII. Chairperson Hoover adjourned the meeting at 6:31 P.M.**

Submitted by:

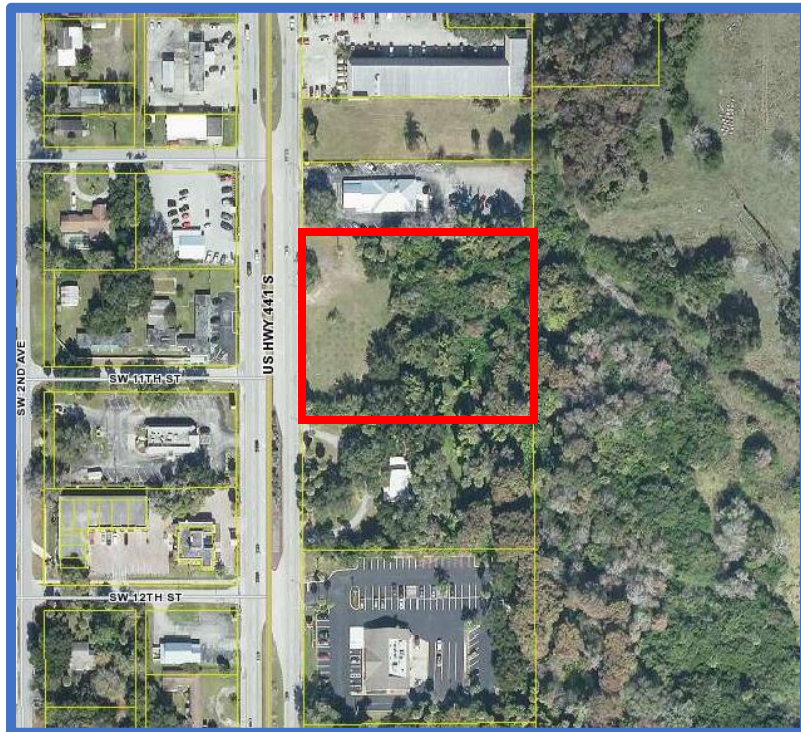
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Patty M. Burnette, Secretary

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

# 22-004-R

## Rezoning Staff Report



**Applicant | Anita's Rental Properties**

**Address | 1000 Block of the East Side of South Parrott Ave**



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Anita's Rental Properties  
**Applicant:** Anita's Rental Properties  
**Primary Contact:** Steven L. Dobbs (863)-634-0194  
**Site Address:** 1000 Block of the East Side of South Parrott Ave  
**Parcel Identification:** 2-21-37-35-0A00-00045-0000

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

## Future Land Use, Zoning, and Existing Use of Subject Property

Parcel Identification: 2-21-37-35-0A00-00045-0000	Existing	Proposed
<b>Future Land Use</b>	Multi-Family Residential	Commercial
<b>Zoning</b>	Residential Single Family-1	Heavy Commercial
<b>Use of Property</b>	Vacant	Restaurant
<b>Acreage</b>	2.41	2.41

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

	Future Land Use	Zoning	Existing Use
<b>North</b>	Commercial	Commercial	Bar/restaurant
<b>East</b>	Mixed-Use Residential	Holding	Vacant
<b>South</b>	Multi-Family Residential	Residential Single Family-1	Single Family dwelling
<b>West</b>	Commercial	Commercial	Vehicle sales, Motel

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 to Heavy Commercial. The request involves a parcel that is approximately

2.41 acres with frontage on US-441, a principal arterial roadway. The survey provided as part of the application submittal indicates that 0.40 acres of wetlands exist on the subject parcel. In the responses below, the Applicant states that the intended usage is a restaurant. If this rezoning is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CHV district.

## Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

### 1) *The request is not contrary to comprehensive plan requirements*

**Applicant Response:** The proposed request is not contrary to the Comprehensive plan requirements. The 2.41 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

Staff Comment: The subject property is located within the Commercial Corridor along US-441. The requested Heavy Commercial zoning designation is consistent with the abutting uses to the north, and adjacent uses to the west, which are also both zoned Heavy Commercial. Though the subject property abuts a parcel zoned Multi-Family Residential to the south and Holding to the east, the prevailing land use of property with frontage on this segment of US-441 is Commercial. If the Applicant's concurrent comprehensive plan amendment request to change the Future Land Use from Multifamily Residential to Commercial is approved, then staff finds that the requested zoning designation will be consistent with the Comprehensive Plan.

### 2) *The use is specifically authorized under the zoning district regulations applied for.*

**Applicant Response:** The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-282(3) of the LDC, restaurants, take-out restaurants, and cafes are all allowed uses within the Heavy Commercial zoning designation. Staff finds that the requested use is consistent with the City of Okeechobee Land Development Code.

### 3) *Approval of the request will not have an adverse effect on the public interest*

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

Staff Comment: The proposed zoning change from Residential Single-Family 1 to Heavy Commercial would allow for uses that are more consistent with the predominant commercial land use pattern found along US-441 and for the development of additional consumer options.

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

**Applicant Response:** The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

Staff Comment: Surrounding uses include restaurants and other commercial uses. Additionally, the subject property is located within the US-441 commercial corridor, in which the City has historically encouraged the development of commercial uses. Staff finds that the requested usage is compatible with proximate uses and consistent with the established surrounding land use pattern.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

**Applicant Response:** The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

Staff Comment: Allowing for the highest and best use of this property to be realized through commercial development should positively impact property values and living conditions and may encourage improvement of adjacent properties.

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

**Applicant Response:** The proposed use can be suitably buffered from surrounding uses or use cross access to complement the adjacent uses.

Staff Comment: The subject property is large enough that adequate space for any required buffers is available. Once a site plan is proposed, it will be reviewed by staff and the City's Technical Review Committee for compliance with all applicable landscaping and buffering requirements.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services*

**Applicant Response:** The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any commercial use of this property will overburden public facilities.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety*

**Applicant Response:** The proposed use will not impact traffic congestion as the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

Staff Comment: The Applicant provided a Traffic Impact Study for this rezoning application and the associated Small Scale Comprehensive Plan Amendment (22-004-SSA) that was completed by MacKenzie Engineering & Planning, Inc. All calculations and references are included as they appear on the TIS. Staff agrees with this analysis of the TIS that there is adequate roadway capacity to support the traffic volume that the proposed amendment could create.

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

**Applicant Response:** The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: Agreed.

## Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcel from RSF-1 to CHV is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

June 7, 2022

Okeechobee Planning Board Hearing June 16, 2022

# Supplemental Exhibits

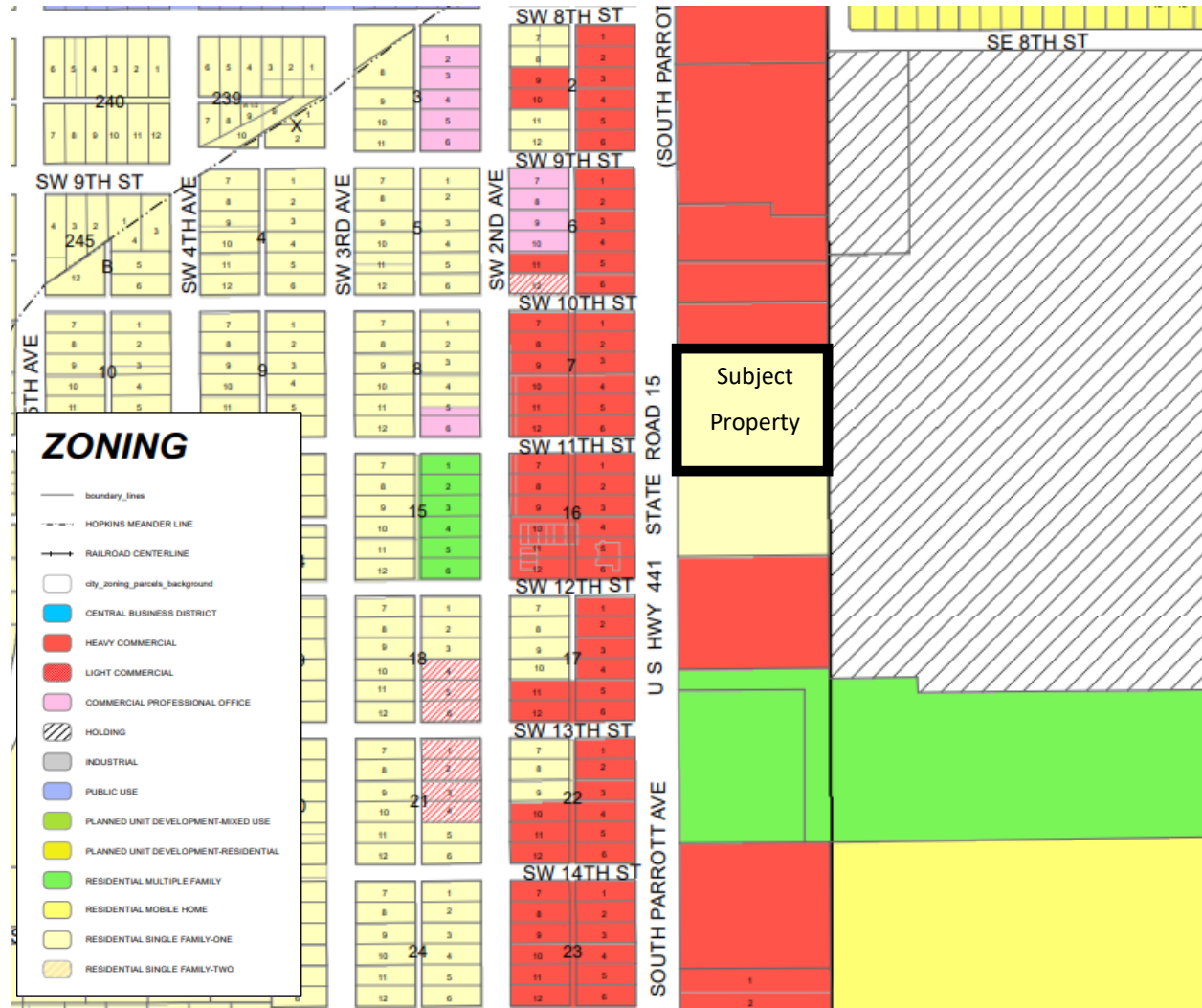


Exhibit C: Existing Zoning



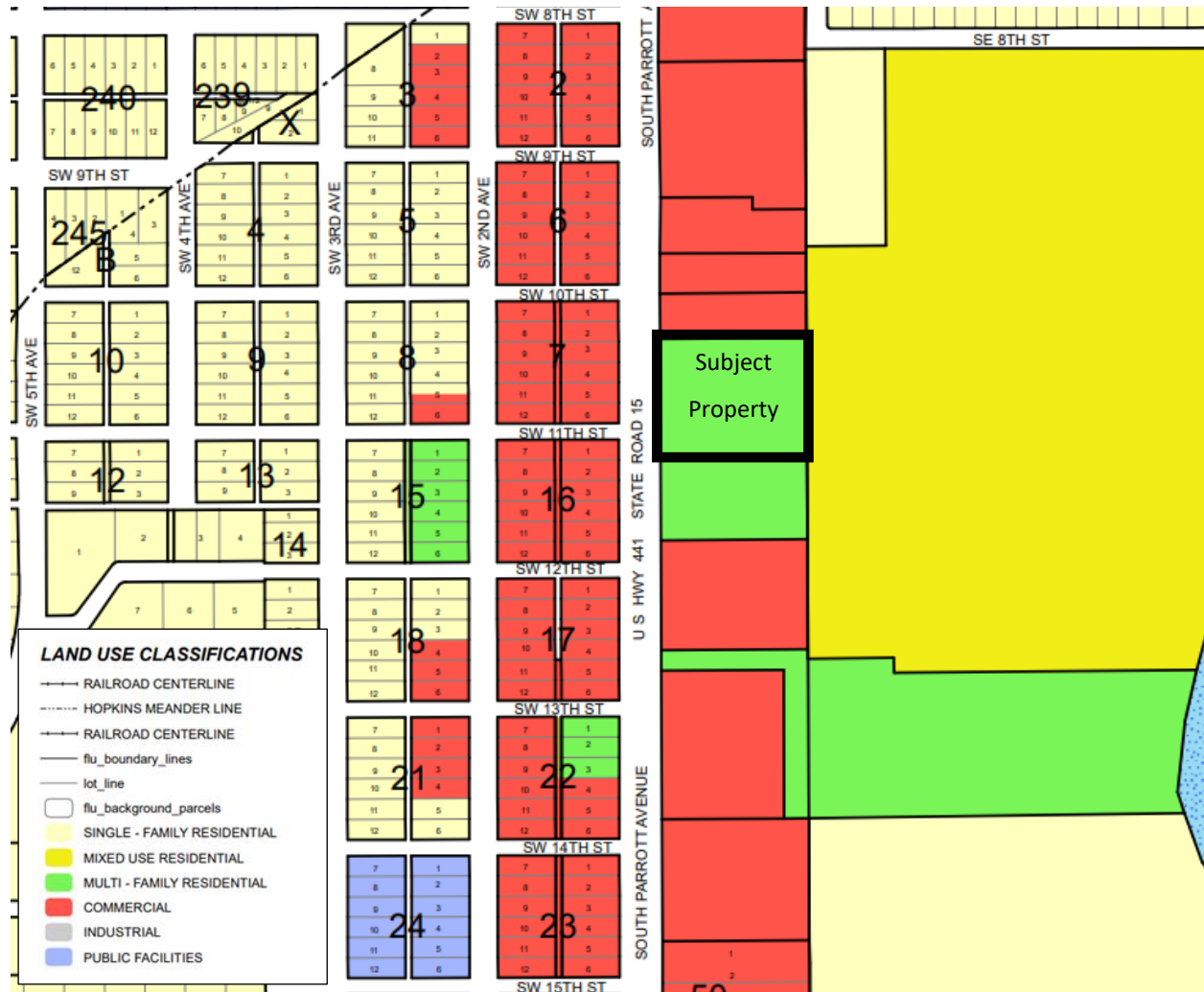


Exhibit D: Future Land Use

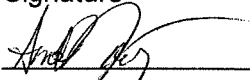
<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>	Date: <u>5-3-22</u>	Petition No. <u>22-004-R</u>
	Fee Paid: <u>922.00</u>	Jurisdiction: <u>PB + C.</u>
	1 <sup>st</sup> Hearing: <u>6-16-22</u>	2 <sup>nd</sup> Hearing: <u>7-19-22 &amp; 8-16-22</u>
	Publication Dates: <u>6-14-22</u>	<u>8-3-22</u>
	Notices Mailed: <u>6/1</u>	
<b>Rezone, Special Exception and Variance</b>		
<b>APPLICANT INFORMATION</b>		
1	Name of property owner(s): Anita's Rental Properties, Inc.	
2	Owner mailing address: 701 NE 3rd Street, Okeechobee, FL 33972	
3	Name of applicant(s) if other than owner	
4	Applicant mailing address:	
	E-mail address: anunez974@yahoo.com	
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant	
6	Contact person daytime phone(s): 863-634-0194	
<b>PROPERTY INFORMATION</b>		
7	Property address/directions to property: Unaddressed S. Parrott Avenue, Okeechobee, FL 34974 - From SR 70 and 441, head south on 441 for 0.7 miles, the property will be on the east side of Parrott Avenue.	
8	Describe current use of property: Vacant	
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. None  Source of potable water: OUA      Method of sewage disposal: OUA	
10	Approx. acreage: 2.41 Acres      Is property in a platted subdivision? No	
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No	
12	Is a pending sale of the property subject to this application being granted? No	
13	Describe uses on adjoining property to the North: North: Commercial      East: Vacant South: Single Family      West: Commercial	
14	Existing zoning: Residential Single Family - 1      Future Land Use classification: Multi - Family Residential	
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No ( ) Yes. If yes provide date, petition number and nature of approval.	
16	Request is for: (X) Rezone ( ) Special Exception ( ) Variance	
17	Parcel Identification Number: 2-21-37-35-0A00-00045-0000	

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
20	Last recorded warranty deed: <u>January 4, 2022</u> 18-29-21
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature



Printed Name

Anita Nunez

Date

5-2-2022

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

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

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

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

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

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

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

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

**Anita's Rental Properties, Inc.**

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

Anita's Rental Properties, Inc owns a parcel on 441S, just south of Parrott Island Grill, in the City of Okeechobee, the parcels total 2.40 acres. The owner is proposing a change of zoning on the subject property. This property is located in Section 21, Township 37S, and Range 35E, with the property's parcel IDs 2-21-37-35-0A00-00045-0000. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family-one.

The primary intent of rezoning these parcels is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial to the north, south and west, while the property to the east is Holding.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family-one to Heavy Commercial. The property can be accessed Highway 441 S.

Anita's Rental Properties, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Heavy Commercial.

## Anita's Rental Properties, Inc.

### Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements. The 2.40 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

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

The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

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

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

The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

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

The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

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

The proposed use can be suitably buffered from surrounding uses or use cross access to complement the adjacent uses.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

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

The proposed use will not impact traffic congestion as the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

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

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



Petition No. 22004R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 2<sup>nd</sup> day of May, 2022.

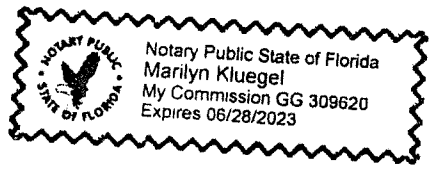
Anita Nunez  
Signature of Applicant

5-2-2022  
Date

Anita Nunez  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of May, 2022, by Anita Nunez, who is personally known to me or produced \_\_\_\_\_ as identification.



Marilyn Kluegel  
Notary Public Signature

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-21-37-35-0A00-00043-0000	ILKBAL PROPERTIES LLC	C/O YUSUF ILKBAL				
2-21-37-35-0A00-00046-0000	K J INVESTMENTS ENTERPRISES LL	5461 NE 56TH PKWY	1111 S PARROTT AVE	OKEECHOBEE	FL	34974
2-21-37-35-0A00-00046-A000	RISSANEN GWENDOLYN E	2485 HOPEWELL RD		OKEECHOBEE	FL	34972
2-21-37-35-0A00-00047-0000	KEMP PROPERTIES OF OKEECHOBEE	1508 NE 39TH BLVD		MILTON	GA	30004-2808
2-22-37-35-0A00-00031-0000	TAYLOR CREEK FISHING VILLAGE	1411 SW 5TH AVE		OKEECHOBEE	FL	34972
2-22-37-35-0A00-00032-0000	ARC HRSSTP3002 LLC	38 WASHINGTON SQ		OKEECHOBEE	FL	34974-5017
2-22-37-35-0A00-00033-0000	STABILITY PROPERTY MANAGEMENT	1411 SW 5TH AVE		NEW PORT	RI	02840
3-21-37-35-0040-00060-0030	STRAAT CAR WASH PROPERTY LLC	120 SW 8TH STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0060	DECARLO FRANK	405 SW 2ND STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0120	MITCHELL GIANINNA A	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0010	PACIFIC CREEK LLC	2025 MIMOSA AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0040	1012 PARROTT LLC	2336 SE OCEAN BLVD #333		FORT PIERCE	FL	34949-3330
3-21-37-35-0040-00070-0070	GARCIA NAHUM H	115 SW 10TH ST		STUART	FL	34996-3310
3-21-37-35-0040-00160-0010	AZTECA 1100 INVESTMENT LLC	C/O JESUS & YOLANDA LUNA	8890 NE 12TH LN	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0010	HAZELLIEF DAVID E	1200 SOUTH PARROTT AVENUE		OKEECHOBEE	FL	34974-8148
3-21-37-35-0040-00170-0030	1208SPARROTTAVE LLC	C/O SONIA DI CHIARA	9993 ROBINS NEST RD	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0070	CURREN KENNETH YOUNG	1201 SW 2ND AVE		BOCA RATON	FL	33496-2103
3-21-37-35-004A-00000-0010	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974-5221
3-21-37-35-004A-00000-0020	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0030	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-00C0	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0100	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974



SE 2ND AVE

SE 8TH ST

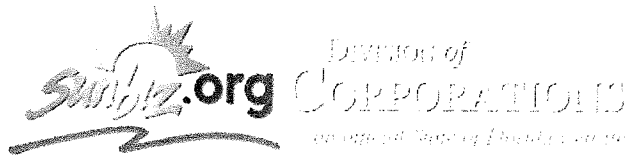
US HWY 441 S

SUBJECT PARCELS

100 FT BUFFER

SE 8TH AVE

SE RIVERBEND MHP



Department of State / Division of Corporations / Search Records / Search by Entity Name /

## Detail by Entity Name

Florida Profit Corporation  
ANITA'S RENTAL PROPERTIES, INC.

### Filing Information

Document Number	P18000032145
FEI/EIN Number	82-5059710
Date Filed	04/02/2018
Effective Date	04/16/2018
State	FL
Status	ACTIVE

### Principal Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Mailing Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Registered Agent Name & Address

Nunez, Anita  
701 NE 3rd St  
Okeechobee, FL 34972

Name Changed: 04/24/2020

Address Changed: 04/24/2020

### Officer/Director Detail

#### **Name & Address**

Title P

NUNEZ, ANITA  
2085 SE 4TH ST  
OKEECHOBEE, FL 34972

### Annual Reports

Report Year	Filed Date
2020	04/24/2020
2021	04/27/2021

2022

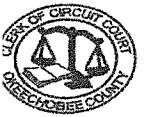
04/19/2022

**Document Images**

<a href="#"><u>04/19/2022 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/27/2021 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/24/2020 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>03/13/2019 -- ANNUAL REPORT</u></a>	<a href="#">View image in PDF format</a>
<a href="#"><u>04/02/2018 -- Domestic Profit</u></a>	<a href="#">View image in PDF format</a>



Official Records File#2022001094 Page(s):5  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/27/2022 8:47 AM  
Fees: RECORDING \$44.00 D DOCTAX PD \$0.00



Official Records File#20220000100 Page(s):3  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/4/2022 9:22 AM  
Fees: RECORDING \$27.00 D DOCTAX PD \$4,413.50

**NOTE: THIS DEED IS BEING RE-RECORDED TO INCORPORATE THE PROOF OF AUTHORITY OF THE PERSON SIGNING, GRANTED BY RESOLUTION.**

This instrument prepared by:  
Nason, Yeager, Gerson, Harris & Fumero, P.A.  
Brian C. Hickey, Esquire  
3001 PGA Blvd., Suite 305  
Palm Beach Gardens, Florida 33410

Tax I.D. No. 2-21-37-35-0A00-00044-0000  
Tax I.D. No. 2-21-37-35-0A00-00045-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29<sup>th</sup> day of December, 2021, between The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, for the benefit of The Altobello Family Donor Advised Fund, whose address is 700 S. Dixie Highway, Suite 200, West Palm Beach 33401, hereinafter referred to as "Grantor", and Anita's Rental Properties, Inc., a Florida corporation, whose address is 701 NE 3<sup>rd</sup> Street, Okeechobee, Florida 34972, hereinafter referred to as "Grantee".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Okeechobee, State of Florida, more particularly described on **Exhibit A** attached hereto, together with all improvements thereon (collectively, the "Property").

SUBJECT TO the following permitted exceptions ("Permitted Exceptions"):

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable; and
2. Conditions, restrictions, easements and reservations of record, if any, none of which are hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property.

AND Grantor hereby represents, warrants and covenants that Grantor has good right and lawful authority to sell and convey the Property and that Grantor will defend the title of said Property, subject to the Permitted Exceptions, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation

By: Steven Erjavec  
Steven Erjavec, Chief Financial Officer

Nichollett S. M.H.  
Witness #1 Signature

Nichollette Miskura  
Witness #1 Print Name

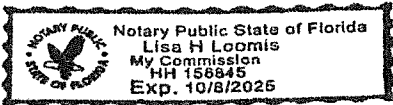
Bonnie Mitchell  
Witness #2 Signature

Bonnie Mitchell  
Witness #2 Print Name

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS:

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this December 27, 2021 by STEVEN ERJAVEC, President CFO of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, on its behalf, who is personally known to me or who has produced a Driver's License as identification.



Lisa H. Loomis  
Notary Signature  
LISA H. LOOMIS  
Print Notary Name  
NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 10/08/2025

**EXHIBIT A  
LEGAL DESCRIPTION**

PARCEL 1:

Beginning at the Southeast corner of Section 21, Township 37 South, Range 35 East and run North along Section line of said Section 21, a distance of 1426 feet for a POINT OF BEGINNING;

From said point of beginning run West, on a line parallel to the South boundary of said Section 21, 361 feet, more or less, to the East boundary of Parrott Avenue; thence run South, along East boundary line of said Parrott Avenue, 200 feet; thence run East on a line parallel with the South boundary of said Section 21, a distance of 361 feet, more or less, to the East Boundary of said Section 21; thence run North, along East boundary of said Section 21, to the POINT OF BEGINNING.

Said land lying and comprising a part of SE 1/4 of SE 1/4 and Government Lot 4 of said Section 21.

PARCEL 2:

Beginning 921.5 feet South of NE Corner of SE 1/4 of Section 21, Township 37 South, Range 35 East, and run South 293.3 feet along Section line to a point 1426 feet North from the SE Corner of said SE 1/4 of said Section 21; run thence West at right angles 361 feet, more or less, to the East boundary of Parrott Avenue in the City of Okeechobee; run thence North along Parrott Avenue 293.3 feet; run thence East at right angles 361 feet, more or less, to the point of beginning.

Lying in and comprising a part of Government Lot 4, in Section 21, Township 37 South, Range 35 East.

subject property  
# 22-004-R

COPY



DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**CERTIFICATE OF CORPORATE RESOLUTION**

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of the **COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.**, a Florida not-for-profit corporation, and that the following resolutions were duly adopted in accordance with the Articles of Incorporation and Bylaws of the Corporation on November 19, 2021.

**WHEREAS:** The Community Foundation for Palm Beach and Martin Counties (the "Foundation") owns two lots in Okeechobee, Florida described in Exhibit A (the "Property").

**WHEREAS:** A contracted offer of \$630,500 all cash, no contingencies, closing within five business days from buyer's receipt and approval of title commitment has been received from Anita's Enterprises, Inc.

**RESOLVED:** The Foundation is authorized to sell the Property under the terms and conditions as stated above.

**RESOLVED:** [Steven Erjavec, Chief Financial Officer] of the Foundation, is hereby authorized, empowered, and directed to execute and deliver, on behalf of the Foundation, any and all agreements, documents, certificates or instruments, including but not limited to a sales contract and all other agreements otherwise deemed necessary or appropriate to accomplish the approved sale of the Property.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal to be hereunto affixed, this 19th day of November 2021.

**COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.** a Florida not-for-profit corporation.

(CORPORATE SEAL)

DocuSigned by:  
*Christina M. Macfarland*  
8770322B198C40C...  
By: \_\_\_\_\_  
Christina M. Macfarland, Secretary

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**EXHIBIT A**  
**Property**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2 1, TOWNSHIP 37 SOUTH RANGE 35 EAST, AND RUN NORTH ALONG SECTION LINE OF SA ID SECTION 2 1, A DISTANCE OF 1426 FEET FOR A POINT OF BEGINNING; FROM SA ID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 2 1, 361 FEET, MORE OR LESS TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH ALONG EAST BOUNDARY LINE OF SA ID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SA ID SECTION 2 1, A DISTANCE OF 36 1 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 2 1; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SA ID SECTION 2 1, TO THE POINT OF BEGINNING. SA ID LAND LYING IN AND COMPRISING A PART OF THESE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 IN SECTION 21, TOWNSHIP IP 37 SOUTH, RANGE 35 EAST.

and

BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

subject property  
# 22-004-R



## ORDINANCE NO. 1261

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM COMMERCIAL PROFESSIONAL OFFICE (CPO) AND RESIDENTIAL SINGLE FAMILY-1 (RSF-1) TO LIGHT COMMERCIAL (CLT), PETITION NO. 22-005-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

**WHEREAS**, James Caprio, Manager for 608 Okeechobee, LLC., has heretofore filed Petition No. 22-005-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning a certain tract of land consisting of approximately 0.64 acres from CPO and RSF-1 to CLT; and

**WHEREAS**, said petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on July 21, 2022, determined that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

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

### **SECTION 1: LEGAL DESCRIPTION.**

The following described land consisting of approximately 0.64 acres, as the subject property, located in the City of Okeechobee, to-wit:

LOTS 7 THROUGH 10 OF BLOCK 78, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

### **SECTION 2: ZONING MAP AMENDMENT.**

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed as follows:

Lots 7 and 8 of said Block 78, from CPO to CLT; Lots 9 and 10 of said Block 78, from RSF-1 to CLT.

**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: EFFECTIVE DATE.**

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Zoning Map Amendment, No. 22-005-SSA, is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Zoning Map Amendment to be in compliance.

**INTRODUCED** for First Reading and set for Final Public Hearing on this **16<sup>th</sup>** day of **August 2022.**

\_\_\_\_\_  
Dowling R. Watford Jr., Mayor

ATTEST:

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this **6<sup>th</sup>** day of **September 2022.**

\_\_\_\_\_  
Dowling R Watford Jr., Mayor

ATTEST:

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

REVIEWED FOR LEGAL SUFFICIENCY:

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

## V. PUBLIC HEARING ITEMS CONTINUED

- B. Comprehensive Plan Small Scale FLUM Amendment Application No. 22-005-SSA, to reclassify from Single Family Residential (SFR) to Commercial (C) on 0.32± acres located at 205 Northeast (NE) 6<sup>th</sup> Street, Lots 9 and 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County.
1. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonable compatible with the adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant is requesting a concurrent rezoning from Residential Single Family-One (RSF-1) and Commercial Professional Office (CPO) to Light Commercial (CLT).
  2. Mr. Steven Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. There were none.
  3. No public comments were offered. For the record there were 20 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Application was advertised in the local newspaper.
  4. No Ex-Parte disclosures were offered.
  5. Motion by Board Member Jonassaint, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-005-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for August 16, 2022.

## QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-005-R, requests to rezone from RSF-1 and CPO to CLT, on 0.64± acres, located at 201 through 205 NE 6<sup>th</sup> Street, Lots 7 through 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County for the proposed use of expanding the existing business located directly North of this property.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 and CPO to CLT for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved.
  3. Mr. Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. Mr. Dobbs stated he is aware a Special Exception approval is needed for an alcohol and drug rehabilitation center/detox center.
  4. No public comments were offered. For the record there were 20 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Petition was advertised in the local newspaper.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Shaw to recommend approval to the City Council for Rezoning Petition No. 22-005-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for August 16, 2022, and September 6, 2022.

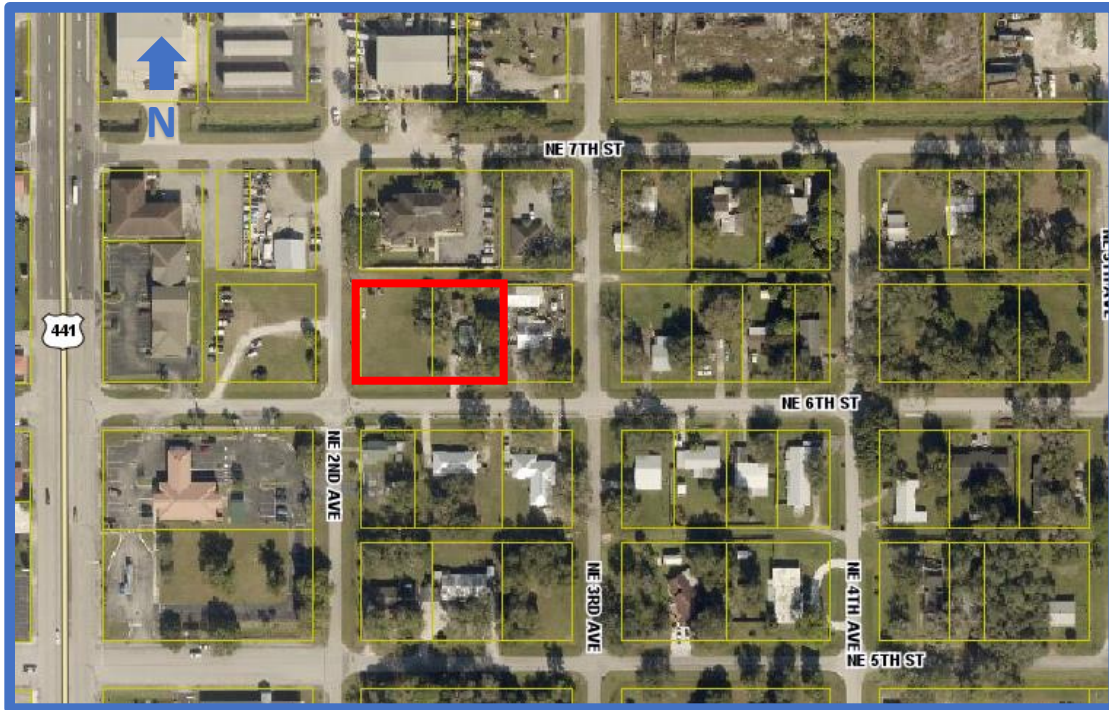
VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 6:28 P.M.

## VI. CITY ADMINISTRATOR UPDATE

Nothing at this time.

# 22-005-R

## Rezoning Staff Report



Applicant | 608 Okeechobee, LLC  
Address | 205 NE 6<sup>TH</sup> Street



*Prepared for The City of Okeechobee*

## General Information

**Owner:** 608 Okeechobee, LLC

**Applicant:** 608 Okeechobee, LLC

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

**Site Address:** 205 NE 6TH Street

**Parcel Identification:** 3-15-37-35-0010-00780-0070 and 3-15-37 -35-0010-00780-0090

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

## Future Land Use, Zoning, and Existing Use of Subject Property

<b>Parcel Identification:</b> 3-15-37-35-0010-00780-0070	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Commercial	Commercial
<b>Zoning</b>	CPO	CLT
<b>Use of Property</b>	Vacant	Treatment Center Expansion
<b>Acreage</b>	0.321	0.321

<b>Parcel #1:</b> 3-15-37-35-0010-00780-0090	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Single-Family Residential	Commercial
<b>Zoning</b>	RSF-1	CLT
<b>Use of Property</b>	Single Family Residence	Treatment Center Expansion
<b>Acreage</b>	.321	.321



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

	Future Land Use	Zoning	Existing Use
<b>North</b>	Commercial	CLT	Treatment Services
<b>East</b>	Single Family Residential	RSF-1	Residential
<b>South</b>	Multi-Family Residential & Commercial	CLT; RMF	Retail and Duplex
<b>West</b>	Commercial	CHV	Vacant

### Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 and Commercial Professional Office to Light Commercial. The request is for two parcels, totaling 0.644 acres, with frontage on NE 2nd Avenue to the west and NE 6th Street to the south. The Applicant is proposing the rezoning to CLT to allow for expansion of an existing alcohol and drug rehabilitation center/detox center that abuts the subject property to the north. The request has been submitted concurrent with a Comprehensive Plan Amendment to change the Future Land Use of the parcel located at 205 NE 6<sup>th</sup> Street to Commercial. If the concurrent applications are approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CLT district. Approval of special use exception for ‘alcohol and drug rehabilitation center/detox center’ will be required prior to commencement of the applicant’s stated goal of expansion of the adjacent existing treatment center to the subject property.

### Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant’s responses.

1) *The request is not contrary to comprehensive plan requirements*

**Applicant Response:** The proposed request is not contrary to the Comprehensive plan requirements. The 0.644 acres site is currently zoned Residential Single Family-1 and Commercial Professional Office, and the surrounding properties are zoned Residential Single Family-1, Heavy Commercial, and Commercial Professional Office and Residential Multiple Family making the

zoning change compatible by acting as a buffer from Commercial to Residential Single Family 1 further to the west.

Staff Comment: The Applicant has submitted a concurrent comprehensive plan amendment request to change the Future Land Use from Single-Family Residential to Commercial for the eastern parcel associated with this request. If the City approves that request, this requested rezoning will be consistent with that commercial land use designation.

2) *The use is specifically authorized under the zoning district regulations applied for.*

**Applicant Response:** This proposed use is specifically authorized as a special exception under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-253(21) of the LDC, Alcohol and drug rehabilitation centers/detox centers are an allowed Special Exception Use within the Light Commercial zoning district. Staff finds that the Applicant will have to submit a special exception use petition in order to gain approval of the intended use.

3) *Approval of the request will not have an adverse effect on the public interest*

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

Staff Comment: Staff agrees that the approval of the request to rezone the subject parcels will not have an adverse effect on the public interest.

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

**Applicant Response:** The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family 1 to the east.

Staff Comment: Surrounding uses include an alcohol and drug rehabilitation center/detox center and other commercial uses, as well as residential dwellings. The subject property is one block off US-441 within what is generally considered the US-441 commercial corridor. The requested Light Commercial zoning designation is compatible with the adjacent uses and consistent with the pattern of land use in the surrounding area. The request for light commercial, instead of heavy commercial, provides a suitable transition of intensity between the heavy commercial zoning to the west and the residential zoning to the east. The proposed rezoning is compatible with proximate uses and is consistent with the established surrounding land use pattern. The appropriateness of the applicant's specific proposed use can be further evaluated at the time of the special use exception request. Review of that request will include evaluation of a site plan and potential imposition of any conditions deemed necessary to ensure compatibility with existing surrounding uses.

5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

**Applicant Response:** The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land and a single-family residence.

Staff Comment: The applicant's proposed use of the property does provide a community service. At time of special use exception review, conditions may be imposed to ensure that the proposed use will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.

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

**Applicant Response:** The proposed use can be suitably buffered from surrounding unlike uses to the east. The parcel is bounded to the south by a commercial building and two duplexes, to the west by a vacant commercial lot, to the north by the remainder of the owner's holding in this block, and to the east by a single-family residence.

Staff Comment: The subject property has adequate space for all required buffers. Special use exception conditions may include, but are not limited to, enhanced buffers/screening as well as stipulation of operational procedures.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services*

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

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any Light Commercial related use of the subject property will overburden public facilities.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety*

**Applicant Response:** The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage swale to the south of the parcel. This project will not adversely affect public safety.

Staff Comment: The Applicant has provide a traffic analysis demonstrating that the potential increase in vehicle trips generated by this request will not significantly impact the surrounding roadway network.

- 9) *The use has not been inordinately burdened by unnecessary restrictions*

**Applicant Response:** The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: Agreed.

## Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcels to CLT is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

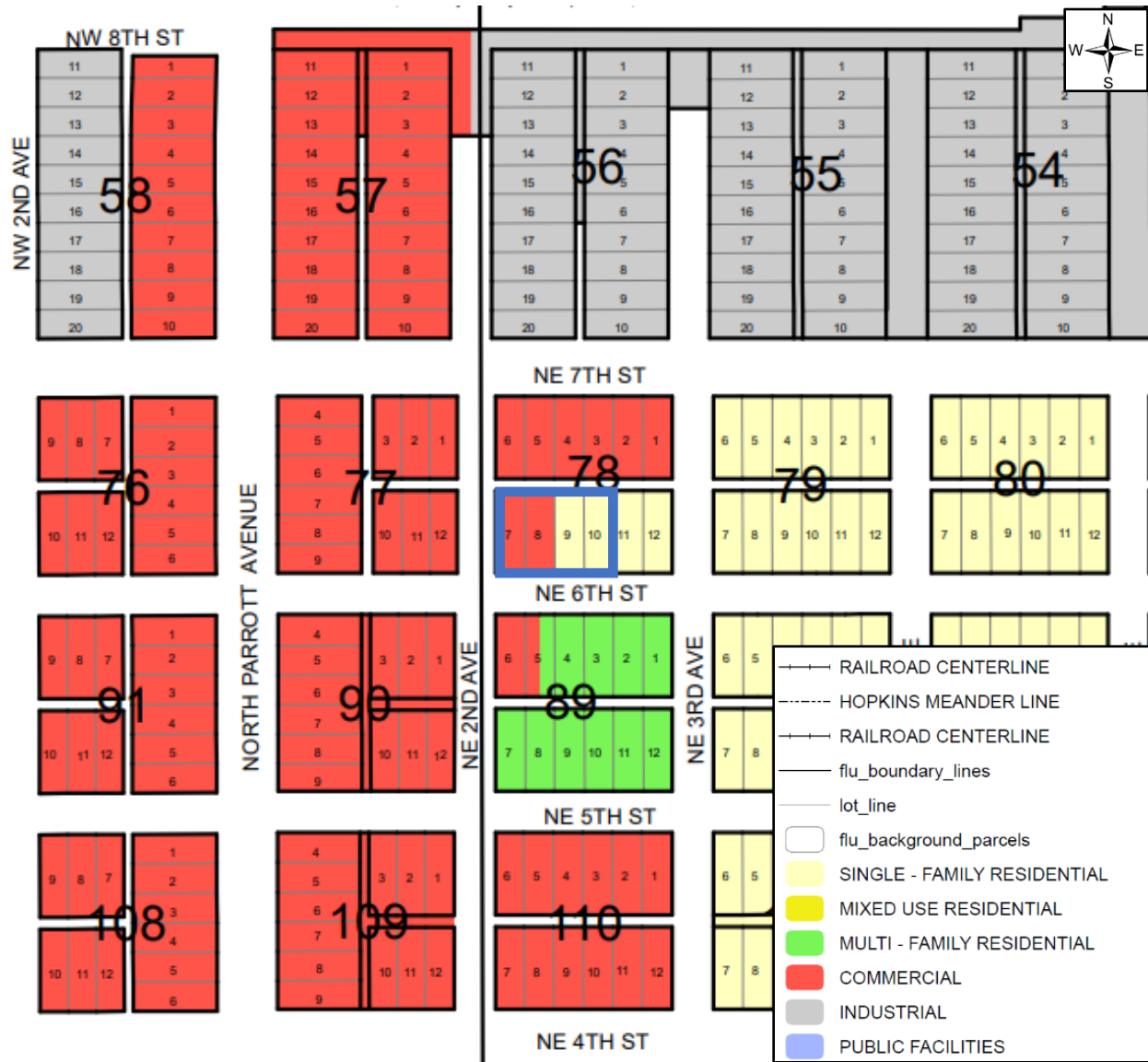
July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

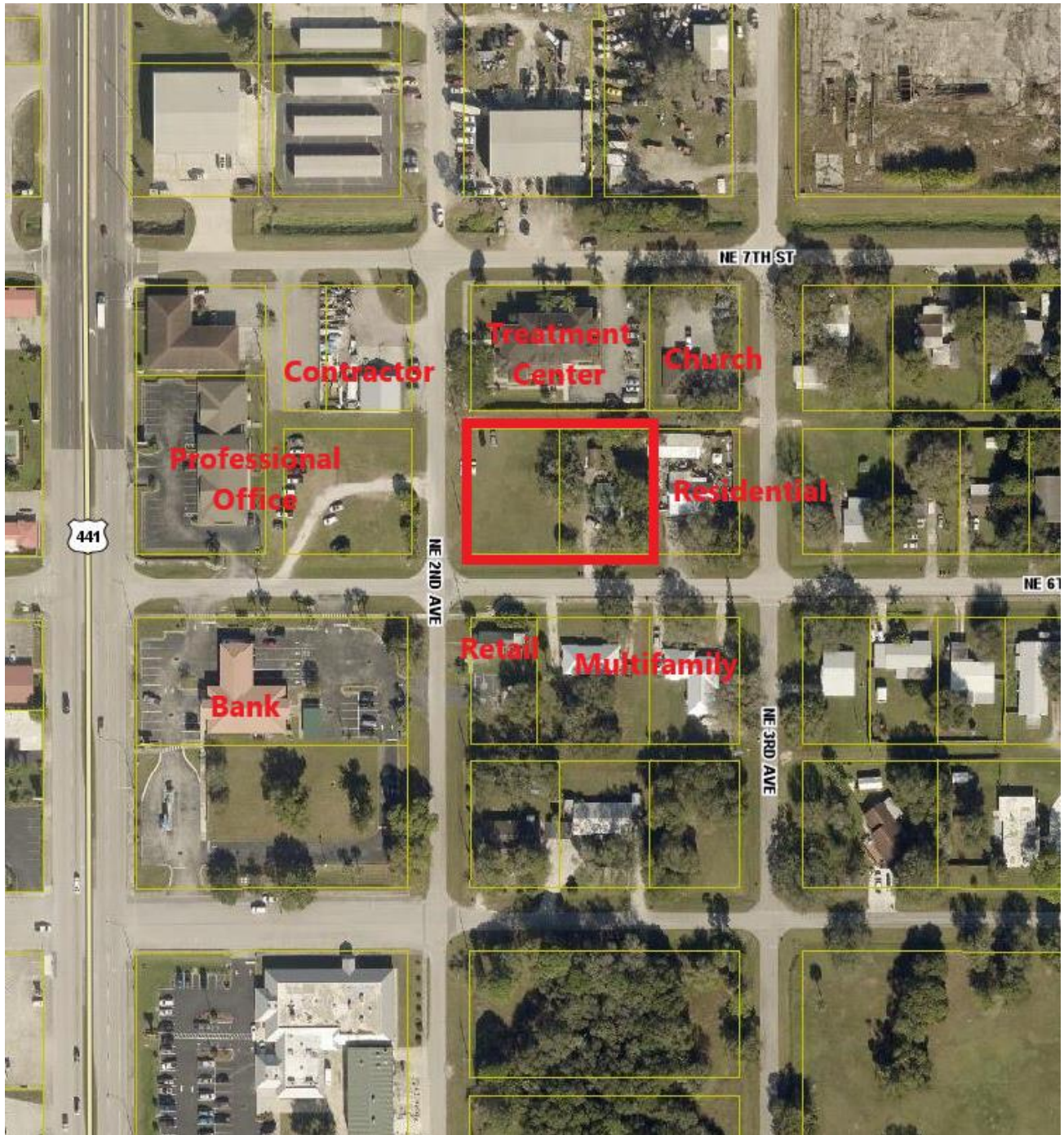
# Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map



*Aerial Identifying Surrounding Land Uses*

<b>City of Okeechobee</b> <b>General Services Department</b> 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>6-7-22</u>	Petition No. <u>22-005-R</u>
	Fee Paid: <u>\$ 850.00</u>	Jurisdiction: <u>PB &amp; CC</u>
	1 <sup>st</sup> Hearing: <u>7-21-22</u>	2 <sup>nd</sup> Hearing: <u>8/16 + 9/6</u>
	Publication Dates: <u>PB: 7/6 + 7/13</u>	<u>8/24</u>
	Notices Mailed: <u>7-6-22</u>	
<b>Rezone, Special Exception and Variance</b>		
<b>APPLICANT INFORMATION</b>		
1	Name of property owner(s): 608 Okeechobee, LLC	
2	Owner mailing address: 608 NE 2nd Avenue, Okeechobee, FL 33972	
3	Name of applicant(s) if other than owner	
4	Applicant mailing address:	
	E-mail address: <u>info @ Omitrader.com</u>	
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant	
6	Contact person daytime phone(s): 863-634-0194	
<b>PROPERTY INFORMATION</b>		
7	Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 6th Street, the project will be on the left after NE 2nd Avenue <u>NE 6<sup>th</sup> St. 1/3 NE 2<sup>nd</sup> Ave ; 205 NE 6 St.</u>	
8	Describe current use of property: Single Family Residence and Vacant	
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Single Family Dwelling  Source of potable water: OUA      Method of sewage disposal: OUA	
10	Approx. acreage: 0.644 Acres	Is property in a platted subdivision? Yes
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No	
12	Is a pending sale of the property subject to this application being granted? No	
13	Describe uses on adjoining property to the North: North: Detox Facility      East: Single Family South: Commercial and Multiple Family      West: Commercial	
14	Existing zoning: Residential Single Family - 1 Commercial Professional Office	Future Land Use classification: Single - Family Residential/Commercial
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> ) Yes. If yes provide date, petition number and nature of approval.	
16	Request is for: ( <input checked="" type="checkbox"/> ) Rezone ( <input type="checkbox"/> ) Special Exception ( <input type="checkbox"/> ) Variance	
17	Parcel Identification Number: 3-15-37-35-0010-00780-0070 and 3-15-37-35-0010-00780-0090	

CDO / c 0.321      0.321 RSF / SFR



**REQUIRED ATTACHMENTS**

✓ 18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
✓ 20	Last recorded warranty deed: August 11, 2021 <span style="margin-left: 100px;">4-4-2022 &amp; 6-3-2022</span>
21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
✓ 25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature



Printed Name

James Caprio

Date

6/1/22

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



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

## Detail by Entity Name

Florida Limited Liability Company

608 OKEECHOBEE, LLC

### Filing Information

**Document Number** L21000524521  
**FEI/EIN Number** 87-4000290  
**Date Filed** 12/14/2021  
**State** FL  
**Status** ACTIVE

### Principal Address

2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Mailing Address

2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES, LLC  
 6111 BROKEN SOUND PARKWAY NW, SUITE 200  
 BOCA RATON, FL 33487

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

JAMES CAPRIO

2300 WESTON ROAD, SUITE 202  
 WESTON, FL 33326

### Annual Reports

Report Year	Filed Date
2022	01/25/2022

### Document Images

[01/25/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[12/14/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

<b>ADDITIONAL INFORMATION REQUIRED FOR A REZONING</b>	
<b>A</b>	Current zoning classification: Residential Single Family-one Commercial Professional Office Requested zoning classification Light Commercial
<b>B</b>	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to add these lot into his existing business to the north.
<b>C</b>	Is a Special Exception necessary for your intended use? (___) No ( <input checked="" type="checkbox"/> ) Yes If yes, briefly describe: The planned use is an expansion to the existing detox center to the north and that use would require a special exception under Light Commercial zoning, 21. Alcohol and drug rehabilitation center/detox center.
<b>D</b>	Is a Variance necessary for your intended use? ( <input checked="" type="checkbox"/> ) No (___) Yes If yes, briefly describe:
<b>E</b>	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
<b>F</b>	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

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

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

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

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

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

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

## 608 Okeechobee, LLC

### Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements. The 0.644 acres site is currently zoned Residential Single Family – one and Commercial Professional Office, and the surrounding properties are zoned Residential Single Family – one, Heavy Commercial, and Commercial Professional Office and Residential Multiple Family making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family – one further to the west.

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

This proposed use is specifically authorized as a special exception under the proposed zoning district in the Land Development Regulations.

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

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

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

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

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the east. The parcel is bounded to the south by a commercial building and two duplexes, to the west by a vacant commercial lot, to the north by the remainder of the owner's holding in this block, and to the east by a single family residence.

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

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

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage swale to the south of the parcel. This project will not adversely affect public safety.

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

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

## **608 Okeechobee, LLC**

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

608 Okeechobee, LLC owns two parcels in the northeast section of the City that is in are Block 78 of the City of Okeechobee Plat, it is 0.644 acres of land on the southwest corner of NE 2<sup>nd</sup> Avenue and NE 6<sup>th</sup> Street, the owner is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel ID 3-15-37-35-0010-00780-0070 and 3-15-37-35-0010-00780-0090. Parcel 3-15-37-35-0010-00780-0070 is currently located in the City of Okeechobee with a current zoning of Commercial Professional Office and parcel 3-15-37-35-0010-00780-0090 has a zoning of Residential Single Family - one.

The primary intent of rezoning these parcels is to amend the zoning classification to Light Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family - one to the east Light Commercial to the north, Heavy Commercial to the west and Light Commercial and Residential Multiple Family to the south.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family – 1 and Commercial Professional Office to Light Commercial. The property can be accessed off NE 2<sup>nd</sup> Avenue and NE 6<sup>th</sup> Street.

608 Okeechobee, LLC requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Light Commerical.



3-15-37.35-0010-00780-0070

Prepared by and return to:  
**Nicole J. Huesmann**  
Attorney at Law  
Nicole J. Huesmann, P.A.  
150 Alhambra Circle Suite 1150  
Coral Gables, FL 33134  
305-858-0220  
File Number: C2022-07  
Will Call No.:

[Space Above This Line For Recording Data]

### Special Warranty Deed

This Special Warranty Deed made this 4<sup>th</sup> day of April, 2022 between Muhammad K. Syed, a married man whose post office address is 510 N Parrott Ave, Okeechobee, FL 34974, grantor, and 608 Okeechobee, LLC, a Florida limited liability company whose post office address is 2300 Weston Road, Suite 202, Weston, FL 33326, grantee:

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

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

Lots 7 & 8, Block 78, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 31537350010007800070

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8432 Ironhorse Court, West Palm Beach, FL 33412.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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



Signed, sealed and delivered in our presence:

*[Handwritten Signature]*

Witness Name: ERIN JOHNSON

*[Handwritten Signature]*

Witness Name: Hannah Sims

*[Handwritten Signature]* (Seal)  
Muhammad K Syed

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 4<sup>th</sup> day of April, 2022 by Muhammad K Syed, who  is personally known or  has produced a driver's license as identification.

[Notary Seal]

*[Handwritten Signature]*

Notary Public

Printed Name: Christine Tarvin

My Commission Expires: 08/12/2023





#20

Prepared by and return to:  
Daniel A. Kaskel, Esq.  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Suite 200  
Boca Raton, Florida 33487  
(561) 994-4499

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 3<sup>rd</sup> day of June, 2022, by and between **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**, a single woman, **NOE GARCIA ESPINOZA**, a married man, and **MIGUEL GARCIA ESPINOZA**, a single man, whose post office address is 6675 NE 2<sup>nd</sup> Street, Okeechobee, Florida 34972 (the "Grantor"), and **608 OKEECHOBEE, LLC, a Florida limited liability company**, whose post office address is 2300 Weston Road, Suite 202, Weston, Florida 33326 (the "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described property located in **Okeechobee County, Florida** (the "Property"), to-wit:

**Lots 9 and 10, Block 78, City of Okeechobee, according to the map or plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.**

**Parcel Identification Number: 3-15-37-35-0010-00780-0090**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

**SUBJECT TO** covenants, conditions and restrictions and reservations of record, if any, without any intent of reimposing same. Subject to taxes subsequent to December 31, 2021.

*The property described herein is not now the primary residence/homestead of Noe Garcia Espinoza or his spouse or dependent child, if any. Further, the property is not contiguous to such person's homestead which is located at 5884 NE 3<sup>rd</sup> Lane, Okeechobee, Florida 34974.*

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

**AND** the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

**[SIGNATURE PAGES TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year first written above.

Signed, sealed and delivered in the presence of:

Witnesses:

GRANTOR:

[Handwritten Signature]

Print Name: Douglas Green

[Handwritten Signature]

Print Name: Steven L. Dobbs

[Handwritten Signature]

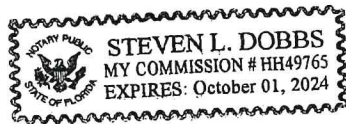
Maria Espinoza Hernandez a/k/a Maria Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of June, 2022, by **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**. She:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mexico ID as identification.

Seal



[Handwritten Signature]

Notary Public

Print Name: Steven L. Dobbs

My commission expires: 6/1/2024

[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

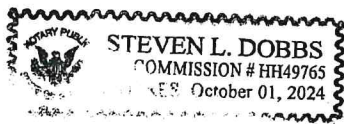
Noe Garcia Espinoza  
Noe Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

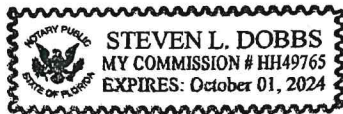
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of June, 2022, by NOE GARCIA ESPINOZA. He:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mexico ID as identification.

Seal



[Signature]  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024



[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

*Douglas Green*

Print Name: Douglas Green

*Steven L. Dobbs*

Print Name: Steven L. Dobbs

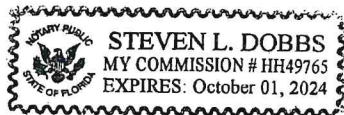
*Miguel Garcia*  
Miguel Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of June, 2022, by **MIGUEL GARCIA ESPINOZA**. He:

- is personally known to me OR
- produced a Florida driver's license as identification OR
- produced Mex ID as identification.

Seal

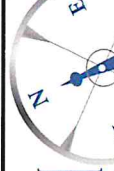


*Steven L. Dobbs*  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024

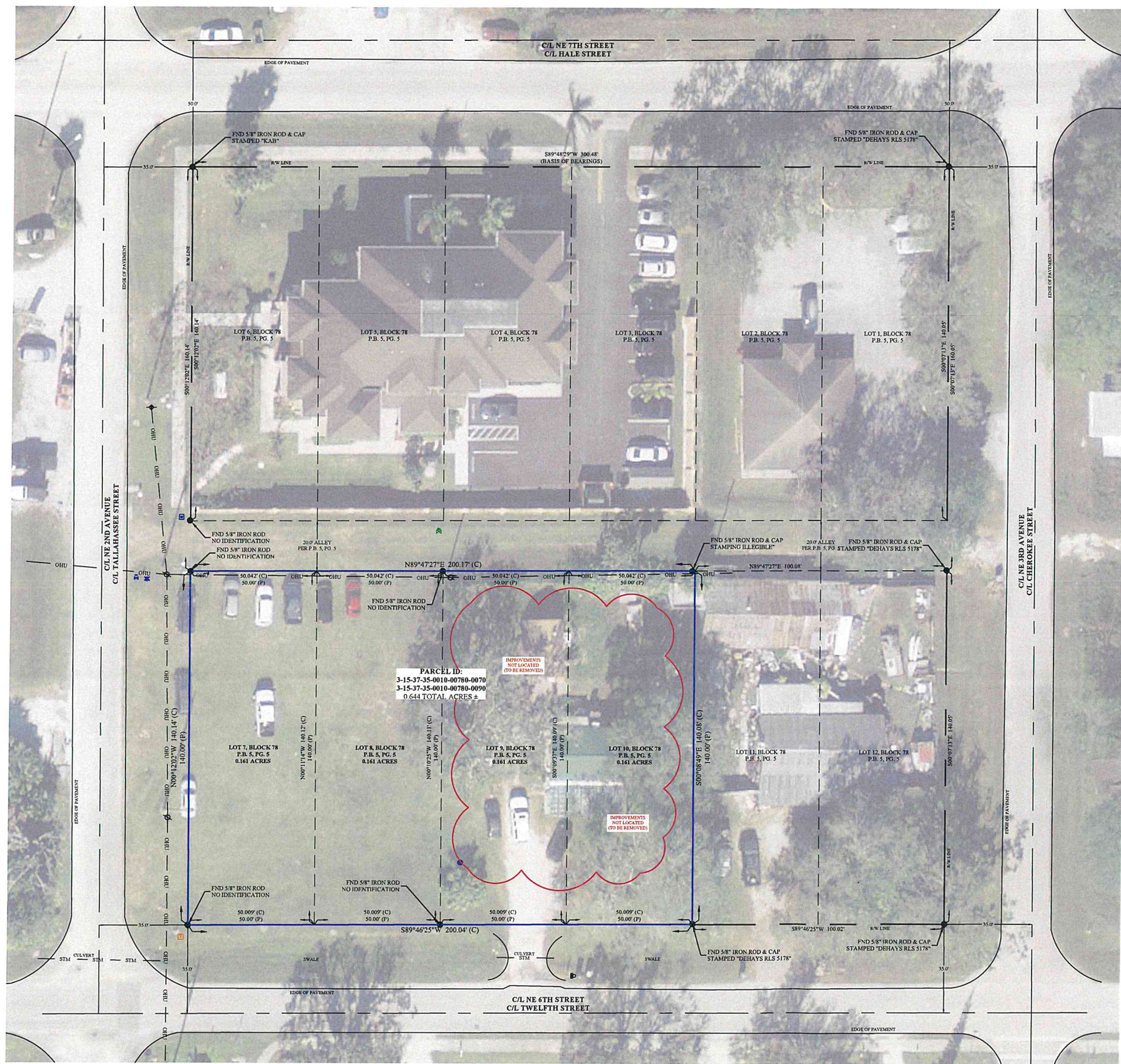
22

# BOUNDARY SURVEY

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

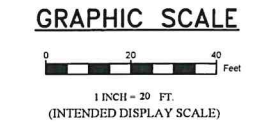


**BSM & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863-464-8324  
LB 8155



### LEGEND:

- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- P.B. PLAT BOOK
- (C) CALCULATED
- (P) PLAT
- FND FOUND
- OHU OVERHEAD UTILITY LINE
- UTILITY POLE
- TELEPHONE PEDESTAL
- WELL
- MAILBOX
- SEWER VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT



### LEGAL DESCRIPTION:

LOTS 7 THROUGH 10, BLOCK 78, OKEECHOBEE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

### SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 16, 2022.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 53-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 7TH STREET, SAID LINE BEARS S 89°48'29" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THE COORDINATE SYSTEM UTILIZED HEREON IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
7. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) DOUG GREEN
- 2) STEVE DOBBS ENGINEERING

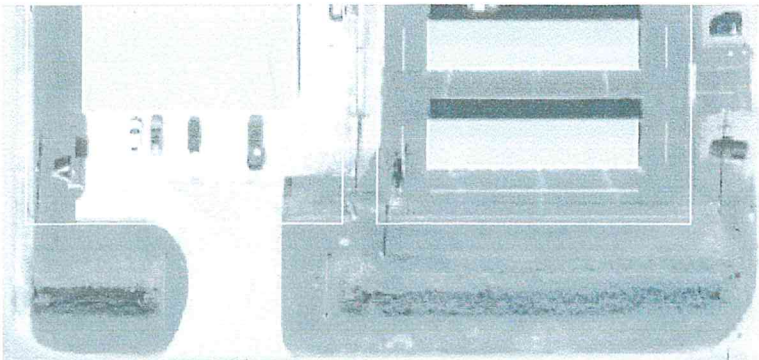
FOR THE FIRM:  
**Richard Barnes**

Digitally signed by  
**Richard Barnes**  
Date: 2022.06.08  
08:38:54 -04'00'

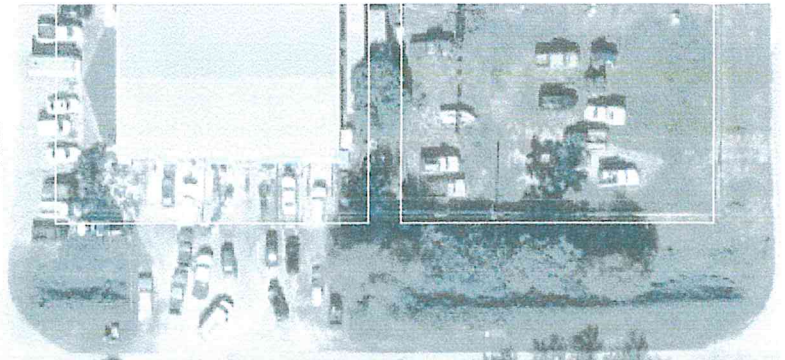
RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 7074

BOUNDARY SURVEY		DATE:	REVISIONS:
205 NE 6TH STREET		DATE: 06/16/22	DWG: 22-110 SURVEY
CAD	0: My Drive\BSM & ASSOCIATES, INC., 2022-11-10 10:00:00 6674 NE 2ND ST OKEECHOBEE DRAWING	DATE: 06/16/22	DWG: 22-110 SURVEY
REF	0: My Drive\BSM & ASSOCIATES, INC., 2022-11-10 10:00:00 6674 NE 2ND ST OKEECHOBEE DRAWING	DATE: 06/16/22	DWG: 22-110 SURVEY
FLD	HW, DF	DATE: 06/16/22	DWG: 22-110 SURVEY
OFF	BSM #R/20	DATE: 06/16/22	DWG: 22-110 SURVEY
OFF	BSM #R/20	DATE: 06/16/22	DWG: 22-110 SURVEY
CRD	BSM #R/20	DATE: 06/16/22	DWG: 22-110 SURVEY
CRD	BSM #R/20	DATE: 06/16/22	DWG: 22-110 SURVEY

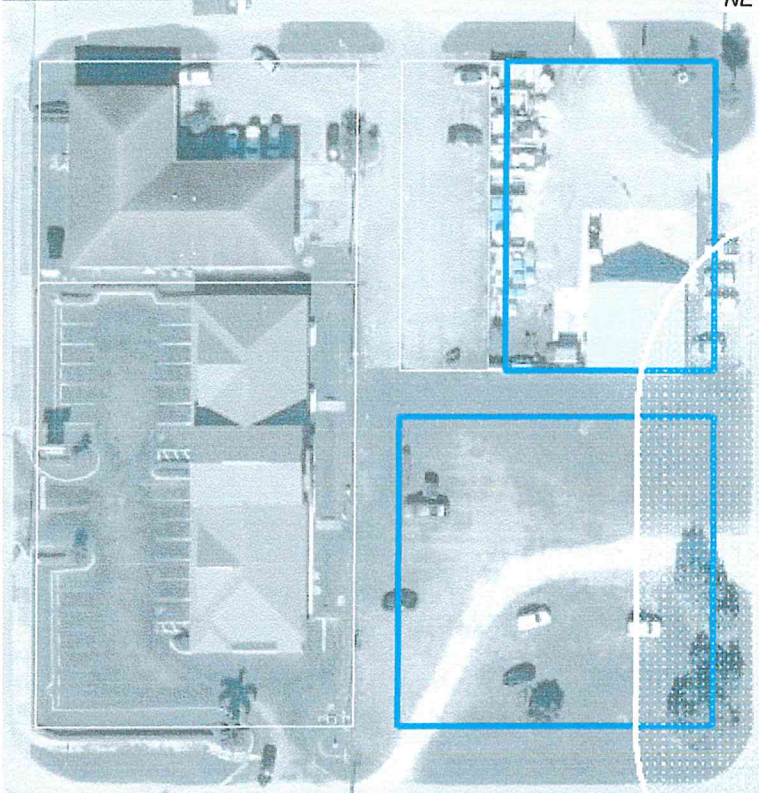
PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00560-0060	LOWE JOHN MARCUS	3279 NW 59TH TER		OKEECHOBEE	FL	34972-8877
3-15-37-35-0010-00560-0160	LOWE JOHN MARCUS	3279 NW 59TH TERR		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0080	TRENT RONALD L	708 N PARROTT AVE		OKEECHOBEE	FL	34972-2670
3-15-37-35-0010-00770-0010	ADVANCED WATER TECHNOLOGIES	609 NE 2ND AVE		OKEECHOBEE	FL	34972-2617
3-15-37-35-0010-00770-0030	4 GIRLS PROPERTIES INC	701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00770-0060	BIG LAKE EYE CARE LLC	1540 SE 40TH AVENUE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00770-0100	BIG LAKE EYE CARE LLC	606 NORTH PARROTT AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00780-0010	BIG LAKE BAPTIST ASSOCIATION I	PO BOX 1203		OKEECHOBEE	FL	34973-1203
3-15-37-35-0010-00780-0050	608 OKEECHOBEE LLC	C/O JAMES CAPRIO	2300 WESTON RD STE 202	WESTON	FL	33326
3-15-37-35-0010-00780-0110	KINNEY JOANNA ERMA	209 NE 6TH ST		OKEECHOBEE	FL	34972-2662
3-15-37-35-0010-00790-0030	COYLE WILLIAM D	306 NE 7TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00790-0050	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0070	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0090	BISHOP DONETTE T	3785 SW 40TH AVE		OKEECHOBEE	FL	34974-1606
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	BUDGET HOMES LLC	7416-A SW 48TH ST		MIAMI	FL	33155-4415
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418



NE 2ND AVE

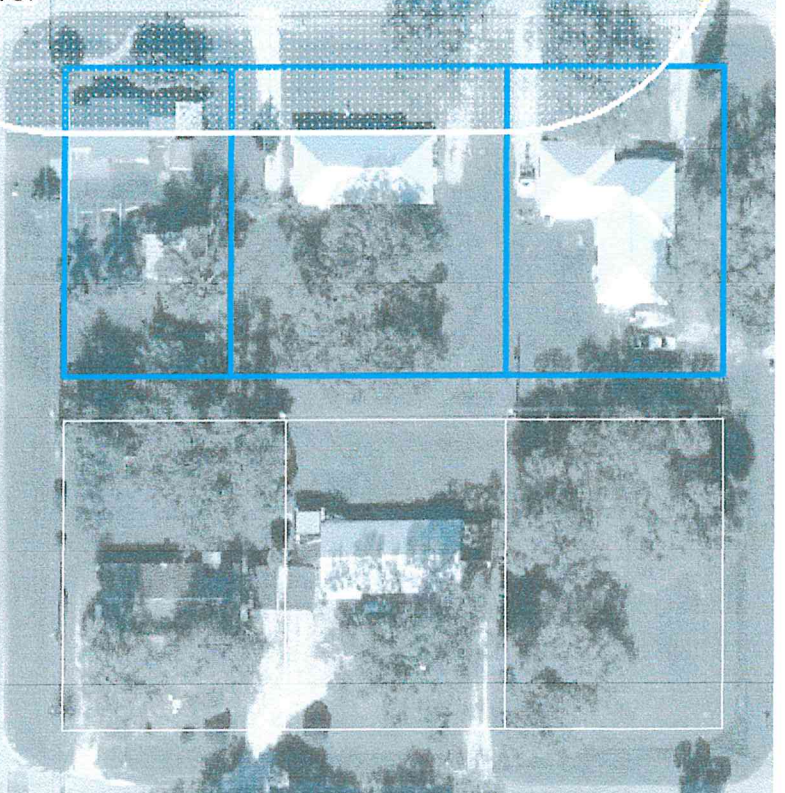
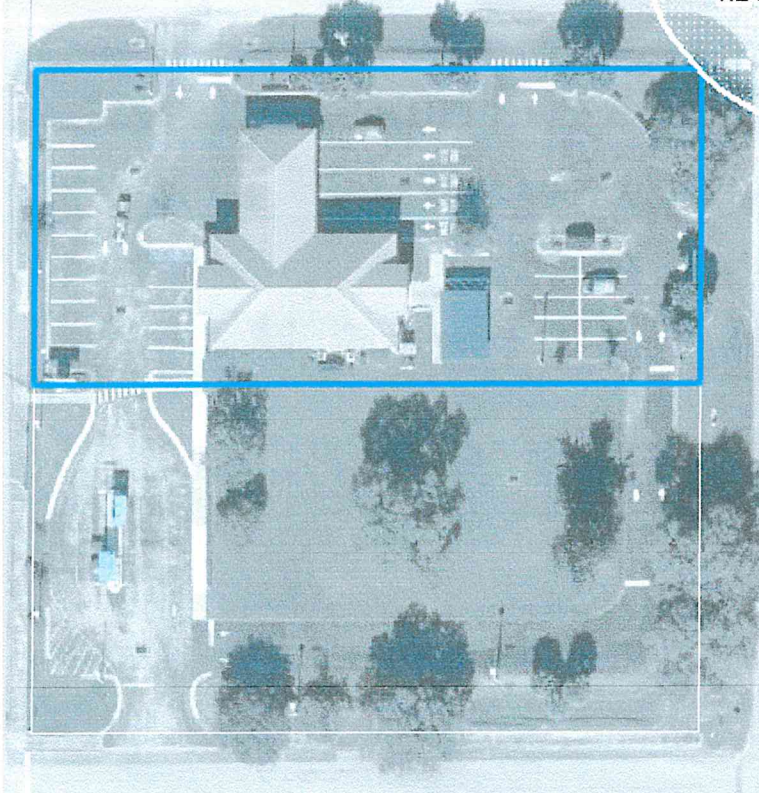


NE 7TH ST



SUBJECT PARCELS

NE 6TH ST




NE 5TH ST



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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 1<sup>st</sup> day of June, 2022.

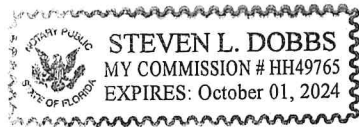
  
\_\_\_\_\_  
Signature of Applicant

6/1/22  
\_\_\_\_\_  
Date

James Caprio  
\_\_\_\_\_  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1<sup>st</sup> day of June, 2022, by James Caprio, who is personally known to me or produced \_\_\_\_\_ as identification.



  
\_\_\_\_\_  
Notary Public Signature

**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

KSF<sup>2</sup>: 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	0.62	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 <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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%	2.0	19	2	1	1	
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	

## 608 Okeechobee, LLC

### City of Okeechobee Rezoning Application Utility Analysis Support Documentation

#### *Proposed Conditions*

For the proposed commercial Land Use designation, the maximum development is 0.644 acres times 43,560 sf per acre per Sec 90-285(3) max coverage 0.5 times per Sec 90-285(4) maximum height 45', floors 3 approximately 42,079.0 sf.  
L 1.2.d.

<b>Use</b>	<b>Measure</b>	<b>Rate</b>	<b>Gallons per Day</b>
Single Family (Existing)	2 Units @ 2.5 people per unit	114 gppd	570 gpd – water/sewer
Commercial (Proposed)	42,079 SF @ 0.15 gallons per day per sf	6,312 gppd	6,312 gpd – water/sewer
Net Impact			5,742 gpd – water/sewer

#### Water and Wastewater Treatment Plants

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

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



June 27, 2022

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

**Subject: 608 Okeechobee, LLC Rezoning Application Traffic Statement**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Single – Family Residential to Commercial.

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 (8<sup>th</sup> Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 19 total daily trips with 2 peak hour trips PM with 1 being in and 1 being out. For the proposed land use, the results indicate the 11.2 KSF of Medical/Dental (ITE code 720) generates 1,517 total daily trips with 145 peak hour trips PM with 39 being in and 106 being out. For a change in Peak PM peak traffic of 1,498 total trips with 143 peak hour trips PM with 38 in and 105 being out.

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

Sincerely,

**Steven L. Dobbs Engineering**

A handwritten signature in blue ink that reads "Steven L. Dobbs".

Steven L. Dobbs, P. E.  
President

CC: James Caprio  
File

**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  
KSF<sup>2</sup>: 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	0.62	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 <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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	

**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  
KSF<sup>2</sup>: 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
Resort Hotel 330	Occ. Room	13.43	0.49	43%	57%		0	0	NA	NA	Daily Rate for Saturday.
Resort Hotel 330	Rooms	NA	0.42	43%	57%		0	0	NA	NA	
City Park 411	Picnic Sites	5.87	NA	NA	NA		0	NA	NA	NA	
County Park 412	Acres	2.28	0.06	41%	59%		0	0	NA	NA	
State Park 413	Picnic Sites	9.95	0.65	43%	57%		0	0	NA	NA	
State Park 413	Employees	NA	4.67	43%	57%		0	0	NA	NA	
Water Slide Park 414	Parking Space	2.27	NA	NA	NA		0	NA	NA	NA	Caution- Only 1 Study.
Beach Park 415	Acres	29.81	1.30	29%	71%		0	0	NA	NA	
Campground/RV Park 416	Acres	74.38	0.39	NA	NA		0	0	NA	NA	Caution-Only 1 Study.
Regional Park 417	Picnic Sites	61.82	9.60	41%	59%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Regional Park 417	Employees	79.77	10.26	45%	55%		0	0	NA	NA	
National Monument 418	Employees	31.05	5.58	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour.
Marina 420	Berths	2.96	0.19	60%	40%		0	0	NA	NA	Caution- Only 2 Studies
Golf Course 430	Employees	20.52	1.48	48%	52%		0	0	NA	NA	
Golf Course 430	Holes	35.74	2.78	45%	55%		0	0	NA	NA	
Miniature Golf Course 431	Holes	NA	0.33	33%	67%		0	0	NA	NA	
Golf Driving Range 432	Tees	NA	1.25	45%	55%		0	0	NA	NA	Caution- Only 2 Studies.
Multipurpose Rec. Facility 435	Acres	90.38	5.77	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Live Theater 441	Seats	NA	0.02	50%	50%		0	0	NA	NA	
Movie Theater w/o matinee 443	KSF <sup>2</sup>	78.06	6.16	94%	6%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/o matinee 443	Movie Screens	220.00	24.00	41%	59%		0	0	NA	NA	
Movie Theater w/o matinee 443	Seats	1.76	0.07	75%	25%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Movie Theater w/o matinee 443	Employees	53.12	4.20	NA	NA		0	0	NA	NA	
Movie Theater w/ matinee 444	KSF <sup>2</sup>	NA	3.80	64%	36%		0	0	NA	NA	Caution- Only 1 Study.
Movie Theater w/ matinee 444	Movie Screens	153.33	20.22	40%	60%		0	0	NA	NA	
Movie Theater w/ matinee 444	Seats	NA	0.14	53%	47%		0	0	NA	NA	
Horse Track 452	Employees	2.60	NA	50%	50%		0	NA	NA	NA	
Dog Track 454	Attendees	1.09	0.13	66%	34%		0	0	NA	NA	
Arena 460	Employees	10.00	NA	50%	50%		0	NA	NA	NA	
Ice Rink 465	Seats	1.26	0.12	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Casino/Video Lottery Establishment 473	KSF <sup>2</sup>	NA	13.43	56%	44%		0	0	NA	NA	
Amusement Park 480	Employees	8.33	0.50	61%	39%		0	0	NA	NA	
Zoo 481	Acres	114.88	NA	50%	50%		0	NA	NA	NA	
Zoo 481	Employees	23.93	NA	50%	50%		0	NA	NA	NA	
Tennis Courts 490	Courts	31.04	3.88	NA	NA		0	0	NA	NA	
Tennis Courts 490	Employees	66.67	5.67	NA	NA		0	0	NA	NA	
Racquet Club 491	Courts	38.70	3.35	NA	NA		0	0	NA	NA	
Racquet Club 491	KSF <sup>2</sup>	14.03	1.06	NA	NA		0	0	NA	NA	
Racquet Club 491	Employees	45.71	4.95	NA	NA		0	0	NA	NA	
Health Club 492	KSF <sup>2</sup>	32.93	3.53	57%	43%		0	0	NA	NA	Caution- Only 1 Study
Bowling Alley 494	KSF <sup>2</sup>	33.33	3.54	35%	65%		0	0	NA	NA	Caution- Only 1 Study.
Recreational Com. Center 495	KSF <sup>2</sup>	22.88	1.45	37%	63%		0	0	NA	NA	Caution- 1 study.
Recreational Com. Center 495	Employees	27.25	3.16	44%	56%		0	0	NA	NA	
Military Base 501	Employees	1.78	0.39	NA	NA		0	0	NA	NA	
Elementary School 520	Students	1.29	0.15	49%	51%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Elementary School 520	KSF <sup>2</sup>	15.43	1.21	45%	55%		0	0	NA	NA	
Elementary School 520	Employees	15.71	1.81	49%	51%		0	0	NA	NA	
Private School (K-12) 536	Students	2.48	0.17	43%	57%		0	0	NA	NA	Caution- Only 2 studies.
Middle/ JR. High School 522	Students	1.62	0.16	49%	51%		0	0	NA	NA	
Middle/ JR. High School 522	KSF <sup>2</sup>	13.78	1.19	52%	48%		0	0	NA	NA	
High School 530	Students	1.71	0.13	47%	53%		0	0	NA	NA	
High School 530	KSF <sup>2</sup>	12.89	0.97	54%	46%		0	0	NA	NA	
High School 530	Employees	19.74	1.55	54%	46%		0	0	NA	NA	
Junior/ Comm. College 540	Students	1.20	0.12	64%	36%		0	0	NA	NA	
Junior/ Comm. College 540	KSF <sup>2</sup>	27.49	2.54	58%	42%		0	0	NA	NA	
Junior/ Comm. College 540	Employees	15.55	1.39	58%	42%		0	0	NA	NA	
University/College 550	Students	2.38	0.21	30%	70%		0	0	NA	NA	
University/College 550	Employees	9.13	0.88	29%	71%		0	0	NA	NA	
Church 560	KSF <sup>2</sup>	9.11	0.55	48%	52%		0	0	NA	NA	For Weekday
Synagogue 561	KSF <sup>2</sup>	10.64	1.69	47%	53%		0	0	NA	NA	Caution- Only 1 Study.

**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  
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KSF<sup>2</sup>: 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
Daycare Center 565	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	<b>Equation</b>	<b>Equation</b>	17%	83%		0	0	NA	NA	
General Office 710	KSF <sup>2</sup>	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	36.13	3.46	27%	73%	42.0	1,517	145	39	106	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	<b>Equation</b>	<b>Equation</b>	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF <sup>2</sup>	42.94	3.37	49%	51%		0	0	NA	NA	
Factory Outlet Center 823	KSF <sup>2</sup>	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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	

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**NA:** Not Available  
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**KSF<sup>2</sup>:** 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
Fast Food w/ Drive Thru 934	KSF <sup>2</sup>	496.12	33.48	52%	48%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA	
Drive Thru Only 935	KSF <sup>2</sup>	NA	153.85	54%	46%		0	0	NA	NA	Only 2 studies
Drinking Place 925	KSF <sup>2</sup>	NA	11.34	66%	34%		0	0	NA	NA	
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA	
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Automobile Care Center 942	KSF <sup>2</sup>	15.86	3.38	50%	50%		0	0	NA	NA	Daily Trips for Saturday.
New Car Sales 841	KSF <sup>2</sup>	33.34	2.59	39%	61%		0	0	NA	NA	
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Automobile Parts Sales 843	KSF <sup>2</sup>	61.91	5.98	49%	51%		0	0	NA	NA	
Gasoline/Service Station 944	Fuel. Position	168.56	13.87	50%	50%		0	0	NA	NA	Daily Rate from 4th Edition ITE
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA	Have auto repair and service
Serv.Stat.w/Conv.Mkt.&Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA	
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA	
Tire Store 848	KSF <sup>2</sup>	24.87	4.15	43%	57%		0	0	NA	NA	
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA	
Supermarket 850	KSF <sup>2</sup>	102.24	10.50	51%	49%		0	0	NA	NA	Daily based on small number of studies (Caution)
Convenien. Mkt. (Open 24 hrs) 851	KSF <sup>2</sup>	737.99	52.41	51%	49%		0	0	NA	NA	
Convenien. Mkt. (Open 16 Hrs) 852	KSF <sup>2</sup>	NA	34.57	49%	51%		0	0	NA	NA	
Convenien. Mkt w/ Gas Pumps 853	KSF <sup>2</sup>	845.60	59.69	50%	50%		0	0	NA	NA	Average size = 3,000 sqft
Discount Supermarket 854	KSF <sup>2</sup>	96.82	8.90	50%	50%		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Wholesale Market 860	KSF <sup>2</sup>	6.73	0.88	53%	47%		0	0	NA	NA	Caution- Only 1 Study.
Discount Club 857	KSF <sup>2</sup>	41.80	4.24	50%	50%		0	0	NA	NA	Similar to "Sams" or "Pace"
Home Improvement Store 862	KSF <sup>2</sup>	29.80	2.37	48%	52%		0	0	NA	NA	
Electronics Superstore 863	KSF <sup>2</sup>	45.04	4.50	49%	51%		0	0	NA	NA	
Toy/Children's Superstore 864	KSF <sup>2</sup>	NA	4.99	50%	50%		0	0	NA	NA	Peak Hour is for Saturday.
Apparel Store 876	KSF <sup>2</sup>	66.40	3.83	50%	50%		0	0	NA	NA	
Drugstore w/o Drive-Thru 880	KSF <sup>2</sup>	90.06	8.42	50%	50%		0	0	NA	NA	
Drugstore w/ Drive-Thru 881	KSF <sup>2</sup>	88.16	10.35	50%	50%		0	0	NA	NA	
Furniture Store 890	KSF <sup>2</sup>	5.06	0.45	48%	52%		0	0	NA	NA	
Video Arcade 895	KSF <sup>2</sup>	NA	56.81	52%	48%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Video Rental Store 896	KSF <sup>2</sup>	NA	31.54	50%	50%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Walk-in Bank 911	KSF <sup>2</sup>	156.48	12.12	44%	56%		0	0	NA	NA	Daily based on 1 study & PM Peak based on 2 studies.
Drive-in Bank 912	Drive-in Windows	139.25	27.41	49%	51%		0	0	NA	NA	
Drive-in Bank 912	KSF <sup>2</sup>	148.15	25.82	50%	50%		0	0	NA	NA	

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**Fuel Position:** # of vehicles that could be fueled simultaneously



# City of Okeechobee



## Police Department

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### MEMORANDUM

TO: City Administrator  
Mayor Watford and City Council

FROM: Chief D. Hagan

RE: August 16, 2022 Agenda Item  
Okeechobee County School Board  
SRO Contract 2022/2023

DATE: 8/01/22

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Please consider a motion to Approve 2022/23 school year SRO contract agreement with the Okeechobee County School Board.  
Attached you will find the School Resource Officer contract between the City of Okeechobee and the Okeechobee County School Board.

Sincerely,  
Chief Hagan

**AGREEMENT BETWEEN  
THE OKEECHOBEE COUNTY SCHOOL BOARD, OKEECHOBEE FLORIDA  
AND  
THE CITY OF OKEECHOBEE, FLORIDA  
FOR THE 2022-2023 SCHOOL RESOURCE OFFICER PROGRAM (SRO)**

**THIS REVISED AGREEMENT**, made and entered into this 1<sup>st</sup> day of October 2022, by and between **THE OKEECHOBEE COUNTY SCHOOL BOARD, OKEECHOBEE, FLORIDA**, (hereinafter referred to as the "SCHOOL BOARD"), and **THE CITY OF OKEECHOBEE, FLORIDA**, (hereinafter referred to as the "CITY");

**WITNESSETH:**

**WHEREAS**, the SCHOOL BOARD and the CITY desire to provide Law enforcement, counseling, and law-related educational service programs to the schools of Okeechobee County as defined in Florida Statutes (F.S.) 1006.12; and

**WHEREAS**, an SRO Program has been proposed for the school system of Okeechobee, Florida as hereinafter described; and

**WHEREAS**, the SCHOOL BOARD and the CITY recognize the potential outstanding benefits of the SRO Program to the citizens of Okeechobee County, Florida, and particularly to the students of the school system of Okeechobee County, Florida; and

**WHEREAS**, it is in the best interest of the SCHOOL BOARD, the CITY, and the citizens of Okeechobee County to establish this program.

**NOW THEREFORE**, in consideration of the mutual promises and covenants herein contained, the SCHOOL BOARD and the CITY hereby agree as follows:

**ARTICLE I: SCOPE OF SERVICES**

An SRO Program is hereby established in the school system of Okeechobee County, Florida for ten (10) months as follows:

- A. Elementary School Staffing - One Officer per school (1)
- B. Freshman Campus- One Officer (1)

**ARTICLE II: RIGHTS AND DUTIES OF THE CITY**

The CITY shall provide SROs as follows:

- A. Number of SROs:
  - 1. The CITY shall assign two (2) regularly employed SROs to the SCHOOL BOARD of Okeechobee County, Florida, to work designated schools as agreed upon between both parties.
- B. Regular Duty Hours of SROs

1. Each SRO shall be assigned to a school on a full-time basis of eight (8) hours on those days that the school is in session. The work hours shall be determined by the school principal and CITY's Office supervisor. The SRO may be temporarily reassigned by the CITY or his/her designee during school holidays, vacations or during a period of any police emergency.

**C. Duties of School Resource Officers as defined in F.S. 1006.12:**

1. SRO shall abide by SCHOOL BOARD policies and school rules and shall consult with and coordinate activities through the school principal. The SRO shall be responsible to the Law enforcement agency in all matters relating to employment.

Activities conducted by the School Resource Officer, which are part of the regular instructional program of the school, shall be under the direction of the principal. This relationship will not be delegated.

2. The SRO will comply with all applicable Federal and State Civil Rights, Anti-Discrimination and Anti-Bullying laws and regulations including but not limited to Title VI and VII, Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973 as amended (Non-Discrimination against the Handicapped), and Americans with Disabilities Act. In addition, the SRO will comply with the requirements of Florida Statute 1012.465 (the Jessica Lunsford Act). It is expressly understood that upon receipt of competent and persuasive evidence of such discrimination/bullying, the SCHOOL BOARD shall have the right to terminate this Agreement for breach. (Board Policies 3.33, 5.321, and 6.43)
3. Perform law enforcement functions within the school setting.
4. Identify and prevent, through counseling and referral, delinquent behavior, including substance abuse.
5. Foster a better understanding of the law enforcement function.
6. Develop positive concepts of law enforcement.
7. Develop a better appreciation of citizen rights, obligations, and responsibilities.
8. Provide information about crime prevention.
9. Provide assistance and support for crime victims identified within the school setting, including abused children.
10. Promote positive relations between students and law enforcement officers.
11. Enhance knowledge of the fundamental concepts and structure of law.
12. The SRO shall make himself/herself available for conferences with students, parents, and faculty members in order to assist them with problems. When in a counseling capacity, the SRO will be subject to all confidentiality issues pursuant to Chapter 39, F.S. and confidentiality rules and ethics as accepted and defined in state laws and professional standards. The duty must be approved by the unit supervisor.

- 13.** The SRO shall become familiar with all community agencies which offer assistance to youths and their families, such as, mental health clinics, drug treatment centers, etc. The SRO shall make referrals to such agencies, when necessary, thereby acting as a resource person to the students, faculty, and staff of the school.
- 14.** The SRO shall develop expertise in presenting various subjects to the students.
- 15.** The SRO shall assist the principal in developing plans and strategies to prevent and/or minimize dangerous situations which may result from student unrest and emergency situations.
- 16.** Should it become necessary to conduct formal police interviews with the students, the SRO shall adhere to rules and guidelines set forth in the Florida State Statutes.
- 17.** The SRO shall take law enforcement action as required. As soon as practicable, the SRO shall make the principal of the school aware of such action. At the principal's request, the SRO shall take appropriate law enforcement action against intruders and unwanted guests or individuals who have committed a crime or delinquent act that poses a threat to school safety who may appear at the school or related school functions.
- 18.** The primary function of the SRO is a campus Law Enforcement Officer and includes enforcement of items listed in this document pursuant to F.S. 1006.12. The SRO shall give assistance to other police and deputies in matters regarding his/her school assignment, whenever necessary. The SRO will also act, when necessary, as a liaison between his/her school and other government agencies (i.e., law enforcement, DCF, State Attorney, etc.).
- 19.** The SRO will submit reports and statistical data, as necessary.
- 20.** The SRO shall not act as a school disciplinarian, as disciplining students is a school responsibility. SRO are not to be used for regularly assigned lunchroom duties, security posts, hall monitors, truancy, or other monitoring duties. If there is a problem area, the SRO may assist the school until the problem is solved.
- 21.** When an SRO is required to perform duties outside the school, (i.e., court, training, depositions, vacation. Etc.), coverage will be provided.
- 22.** The SRO, or other assigned law enforcement personnel, may provide security at SCHOOL BOARD meetings and campus functions beyond the school day when students, parents and the public are present.
- 23.** The SRO will participate in Active Assailant/Emergency Drills.
- 24.** The SRO will, along with a SCHOOL BOARD employee, participate in the Crime Watch Programs.
- 25.** The SRO will participate in school-based threat assessment teams.
- 26.** The SRO will perform his/her duties in CITY's Office duty uniform. Civilian clothes may be worn with the approval of the unit supervisor.

27. All violations of the law will be reported to the school's resource officer by all school personnel.

28. All SROs and the Law Enforcement Supervisor will meet with their assigned principal and together they will develop an operational plan to work in harmony with guidelines set forth within this document which will determine the focus of the SRO Program at their respective school.

### **ARTICLE III: RIGHTS AND DUTIES OF THE SCHOOL BOARD**

The SCHOOL BOARD shall provide to the full-time SRO the following materials and facilities which are deemed necessary for the performance of their duties.

A. A secure and private office located as close to the principal's office as possible. The SRO will be the only one assigned to the office due to the sensitive and confidential information maintained within. The office will be voice secure for purposes of interviews and counseling. The office will contain the following materials and equipment.

1. Desk and chair
2. 4-drawer legal locking file cabinet
3. 2 visitor chairs for counseling and interviews
4. Office supplies as requested
5. A computer, Internet access, email, and secretarial assistance
6. A safe
7. It is imperative that SROs be able to communicate with school personnel on their radio frequencies. If the SRO's primary school is utilizing a frequency band not compatible with the SRO's issued radio, the school will provide the SRO with a radio.

B. All school personnel shall report to the SRO any acts that pose a threat to school safety, whether committed by a student or adult. The disposition of each reported incident shall be properly documented.

### **ARTICLE IV: FINANCING OF THE SCHOOL RESOURCE OFFICER PROGRAM**

A. The SCHOOL BOARD and the CITY agree to share in the overall costs associated with the School Resource Officer Program. Exceptions involve grant provisions for the next three years. It is agreed that the Okeechobee County SCHOOL BOARD will pay the CITY \$108,581.08 for the budget year 2022-2023. Payment shall be made in quarterly installments pursuant to billing submitted to the SCHOOL BOARD by the CITY. The amount funded will be negotiated each year prior to July 1<sup>st</sup>. This payment will cover the two (2) SROs provided by the CITY.

B. Any vehicle or equipment purchased, leased, rented, or donated to the CITY for use in the SRO Program shall become an asset of the CITY and; therefore, will be subject to CITY's regulations, and policy governing use.

C. Once the vehicle or equipment has been designated for use by the SRO, it will be used expressly by the designated SRO or the SRO unit.

## **ARTICLE V: EMPLOYMENT STATUS OF SCHOOL RESOURCE OFFICER**

SRO shall remain employees of the CITY and shall not be employees of the SCHOOL BOARD. The SCHOOL BOARD and the CITY acknowledge that the SRO shall remain responsive to the chain of command of the CITY OF OKEECHOBEE FLORIDA.

## **ARTICLE VI: APPOINTMENT AND TRAINING OF SRO**

- A.** Appointment of SRO will be made solely by the CITY in accordance with CITY's Office policy with input from the school principal.
- B.** All SROs will receive a minimum of 40 hours of training as determined by the SRO supervisor and school personnel.
- C.** The SCHOOL BOARD of Okeechobee recognizes that within the total payment amount, a sum of \$600 per SRO is earmarked for annual School Resource Officer training.

## **ARTICLE VII: DISMISSAL OF SCHOOL RESOURCE OFFICER: REPLACEMENT**

- A.** In the event the principal of the school to which the SRO is assigned feels that the particular SRO is not effectively performing his/her duties and responsibilities, as outlined in F.S. 1006.12, the principal shall recommend to the CITY, or designee, that the SRO be removed and shall state the reasons in writing.
  - 1.** If the CITY so desires, the principal shall meet with the SRO and his/her immediate supervisors to mediate or resolve any problems which may exist. At such meeting, specified members of the staff of the school, to which SRO is assigned, may be required to be present. The CITY or supervisor may call for mediation to resolve any disputes.
  - 2.** If, within a reasonable amount of time after commencement of such mediation, the problem cannot be resolved or mediated, then the SRO may be removed from the program at the school and replaced with another qualified SRO in accordance with Article VI.
- B.** The CITY may dismiss or reassign an SRO based upon agency rules and regulations.
- C.** In the event of the resignation, dismissal, or reassignment of an SRO, or in the case of long-term absences by an SRO, the CITY will provide a temporary or permanent relief, as soon as possible.

## **ARTICLE VIII: SRO SCHEDULE**

- A.** An SRO will be assigned to each school designated in Article I from the beginning of the school year to the end of the school year.
- B.** An SRO may be assigned to the summer school session from the beginning to the end of the session.
- C.** The SRO will perform his/her duties at his/her assigned campus under normal conditions. The SRO may flex his/her time to compensate for hours worked, if approved by the unit supervisor.

## **ARTICLE IX: HOLD HARMLESS AGREEMENT**

The CITY agrees to defend, indemnify, and hold the SCHOOL BOARD, its employees, and agents harmless from any claim, demand, suit, loss, cost, expense, or damage which may be asserted, claimed, or recovered against or from the SCHOOL BOARD, its agents or employees by reason of any damage to property or personal injury including death sustained by any persons whomsoever, and which damage, injury, or death arises out of, or is incident to, or in any way connected with, the performance of this agreement and the performance by SROs in their law enforcement duties.

## **ARTICLE X: TERMINATION OF AGREEMENT**

This Agreement may be terminated by either party upon a sixty (60) day written notice that any other party has failed to substantially perform in accordance with the terms and conditions of this Agreement. This Agreement may be terminated without cause by either party upon a ninety (90) day written notice. Termination of the Agreement may only be accomplished as provided herein. In the event this Agreement is terminated, compensation will be made to the CITY for all services performed to the date of termination. The SCHOOL BOARD shall be entitled to prorated refund for that period of time when SRO services are not provided because of termination of this Agreement.

## **ARTICLE XI: GOOD FAITH**

The SCHOOL BOARD, the CITY, their agents, and their employees agree to cooperate in good faith in fulfilling the terms of this Agreement. Unforeseen difficulties or questions will be resolved by negotiation between the Superintendent's Office and the CITY.

## **ARTICLE XII: MODIFICATION**

This document constitutes the full understanding of the parties and no terms, conditions, understandings or agreements purporting to modify or vary the terms of this document shall be binding unless hereafter made in writing and signed by the party to be charged.

## **ARTICLE XIII: NON ASSIGNMENT**

This Agreement, and each and every covenant herein, shall not be capable of assignment unless the express written consent of the SCHOOL BOARD and the CITY is obtained.

## **ARTICLE XIV: MERGER**

This Agreement constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

## **CONTRACTOR'S DUTIES REGARDING PUBLIC RECORDS**

### **(A) Compliance with Florida Laws**

Contractor must provide public access to all records concerning this Contract according to applicable Florida laws including Chapter 119, F.S. If Contractor asserts any exemptions to Florida's public records laws, Contractor has the burden of establishing and defending the exemption.

### **(B) Recordkeeping and Public Access**

Under F.S. 119.0701(3)(a), a request to inspect or copy public records relating to a School District contract for services must be made directly to the School District. In addition, Contractor must: (1) keep and maintain public records required by the School District in order to perform the service; (2) upon request from the School District's custodian of public records, provide the School District 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 by law; (3) 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 the Contractor does not transfer the records to the School District; and (4) transfer, at no cost, to the School District, all public records in possession of the Contractor or keep and maintain public records required by the School district to perform the service. If the Contractor transfers all public records to the School District upon completion of the Contract, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Contractor keeps and maintains public records upon completion of the Contract, the Contractor shall meet all applicable requirements of retaining the public records. All records stored electronically must be provided to the School District upon request from the School District's custodian of public records, in a format that is compatible with the information technology systems of the School District. At the conclusion of the Contract' with the School District, Contractor shall provide to the School District all electronic records associated with this Contract on electronic media (CD-ROM or USB flash drive).

**(C) IF THE CITY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, F.S., TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT TELEPHONE NUMBER 863-462-5000x1026, EMAIL ADDRESS kenworthyk@okee.k12.fl.us AND MAILING ADDRESS: 700 S.W. Second Avenue, Okeechobee, Florida 34974.**

Contractor affirmatively states that it is registered with and uses the E-Verify system, as defined in F.S. 448.095, to verify the work authorization status of all newly hired employees.

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be signed by their duly authorized officers.

**AS TO THE CITY:**

**ATTEST:**

\_\_\_\_\_  
Dowling R. Watford, Jr., Mayor

Date: \_\_\_\_\_

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

**AS TO THE SCHOOL BOARD:**

\_\_\_\_\_  
Ken Kenworthy, Superintendent

Date: \_\_\_\_\_



# City of Okeechobee



## Police Department

Date: 7/28/22  
Reference: Radio Consoles  
To: City Council  
From: Chief Hagan

I am requesting to purchase, (2) Harris Radio dispatch consoles in the amount of \$91,808.00 from Communications International, our sole source vender located in Vero Beach, FL. These are necessary to move forward with the upgrade to our radio system. I am requesting we use the unspent dollars that was allotted to purchase patrol units this budget year, (21/22). As you know the patrol units were unavailable for purchase. The county has already moved forward and started the purchase and order of there (6) consoles.

Thank you,

A handwritten signature in black ink, appearing to be "D. Hagan", written over a horizontal line.

Chief D. Hagan



# Quote

Date: 7/27/2022  
 Valid Until: 8/31/2022  
 Quote #: 72722GKS  
 Customer ID: City of Okee

Customer: \_\_\_\_\_

City of Okeechobee  
 Attn: India Riedel, Finance Director

Quote/Project Description \_\_\_\_\_

SLERS 2 Console Upgrades (Special Pricing)

Presented by: \_\_\_\_\_

Guy K Stevens

Item	Qty	Model	Description	List Price	Discount	Unit Price	Extended Sale
1	2	Symphony Console	L3Harris Premier Console Bundle to Include; Remote Baton, AES/DES encryption Conv Controls, Paging, (2) Nano Speakers each mouse, keyboard, footswitch, desk mic and jack box (72) Licensed Talkpaths, vocoder licenses Console Licenses			\$ 41,882.25	\$ 83,764.50
2	2	Hardware and services	Console Services and Hardware to Include; 22' HDMI Console Monitor with cabling Networking cabling Removal and installation of dispatch consoles Consoles to be connected to Okeechobee Co. router				\$ 8,043.50

**Special Notes and Instructions**

Installation of symphony consoles requires that the SLERS 2 core upgrades be completed prior to implementation.

Total \$ 91,808.00

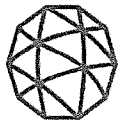
Quote subject to Ci standard terms and conditions.

Submit Purchase Order to:  
 Communications International  
 4450 US Hwy 1  
 Vero Beach, FL 32967

Quote accepted:

Signature \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_ Title \_\_\_\_\_



**L3HARRIS™**

July 27, 2022

City of Okeechobee  
Attn: India Riedel  
55 SE 3rd Avenue  
Okeechobee, FL 34974

**RE: L3Harris/SLERS/Communications International (Ci)**

This letter is to certify that Communications International (Ci) is an authorized L3Harris Corporation Public Safety and Professional Communications Channel Partner, Warranty Service Provider and is authorized to sell and service L3Harris portfolio of products.

Under the current contract with the State of Florida, L3Harris equipment is the sole authorized equipment approved for use on the Statewide Law Enforcement Radio System (SLERS). Orders for L3Harris equipment, service, repairs and calibrations for L3Harris products, and associated accessories should be placed through Communications International (Ci).

If you have any further questions or concerns, I encourage you to call me at my office. Thank you again for choosing L3Harris and Communications International (Ci) for your communications needs.

Regards,

**David B. Muñiz**

**Regional Channel Manager – South East Region**

**Indirect Channel Management**

COMMUNICATION SYSTEMS / L3HARRIS TECHNOLOGIES

Mobile: +1 941 218 9253

[www.L3Harris.com](http://www.L3Harris.com) / [David.Muniz@L3Harris.com](mailto:David.Muniz@L3Harris.com)

5857 Imbe Street / North Port, FL 34286 / USA



**L3HARRIS™**

**FIRST AMENDMENT TO CONTRACT FOR SERVICES  
BUILDING OFFICIAL & INSPECTION SERVICES**

**WITH**

**JC NEWELL CONSTRUCTION INSPECTION SERVICES, INC.**

**THIS FIRST AMENDMENT TO CONTRACT FOR SERVICES** (“Amendment”) is made by and between the CITY OF OKEECHOBEE (hereinafter the “MUNICIPALITY”), and JC NEWELL CONSTRUCTION INSPECTION SERVICES, INC. as successor-in-interest to JC NEWELL & ASSOCIATES (hereinafter “AGENCY”).

**WHEREAS**, MUNICIPALITY originally entered into a Contract for Services with AGENCY on or about November 1, 2012 (the “Contract”), attached hereto as **Exhibit A**.

**WHEREAS**, the parties have operated under the Contract since its effective date, are satisfied with the other party’s performance, and now desire to modify the Contract;

**NOW, THEREFORE**, in consideration of the promises and mutual covenants contained herein and for other good and valuable considerations, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated into this Amendment by reference.

2. **Compensation.** Section 9 of the Contract is amended to read as follows:

9. Compensation - All fees, including those derived from **Exhibit 1**, for any services provided by the Agency for the Municipality shall be collected by the Municipality. For its responsibilities outlined herein, the Agency shall invoice and be compensated Five Thousand Three Hundred Fifty-six Dollars (\$5,356.00) per month.

3. **Special Inspections.** Section 11 of the Contract is amended to read as follows:

11. The Agency will perform special inspections for which no permit fee is required, such as complaints and property maintenance inspections, at the direction of the City Administrator, or his designee, and forward those reports to the appropriate person(s) with their findings. The Municipality shall compensate the Agency for all such duties and meetings outside of normal business hours at the rate of \$20.60 for each hour including travel time, if applicable, for meetings. There will be a one-hour minimum per inspection trip or meeting. No additional time shall be compensated by the Municipality unless approved by the City Administrator.

4. **Public Records.** The Contract is amended by the addition of Section 20, to read as follows:

20. Public Records. Pursuant to Chapter 119, Florida Statutes, Florida's Public Records Law, Agency shall

1. Keep and maintain public records required by the Municipality to perform the service.

2. Upon request from the Municipality's custodian of public records, provide the Municipality 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 this chapter or as otherwise provided by law.

3. 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 the Agency does not transfer the records to the Municipality.

4. Upon completion of the Contract, transfer, at no cost, to the Municipality all public records in possession of the Agency or keep and maintain public records required by the Municipality to perform the service. If the Agency transfers all public records to the Municipality upon completion of the Contract, the Agency shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If the Agency keeps and maintains public records upon completion of the Contract, the Agency shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the Municipality, upon request from the Municipality's custodian of public records, in a format that is compatible with the information technology systems of the Municipality.

**IF THE AGENCY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE AGENCY'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE MUNICIPALITY'S CUSTODIAN OF PUBLIC RECORDS AT: LANE GAMIOTE, CITY CLERK, 863.763.3372 EXT. 9814, LGAMIOTE@CITYOFOKEECHOBEE.COM, 55 SE 3RD AVENUE, ROOM 100, OKEECHOBEE, FL 34974.**

5. **E-Verify.** The Contract is amended by the addition of Section 21, to read as follows:

21. E-Verify. Agency shall register with and use the E-Verify system to verify the work authorization status of all newly hired employees.

If Agency enters into a contract with a subcontractor, the subcontractor must provide the Agency with an affidavit stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized alien. Agency shall maintain a copy of such affidavit for the duration of the contract.

6. All remaining terms of the Contract remain in full force and effect.

**IN WITNESS WHEREOF**, the MUNICIPALITY and AGENCY have made and executed this Amendment to the Contract.

**AS TO THE CITY:**

**AS TO THE AGENCY**

\_\_\_\_\_  
Dowling R. Watford, Jr., Mayor

\_\_\_\_\_  
Jeffery Newell  
JC Newell Construction Inspection  
Services, Inc.

\_\_\_\_\_  
DATE

\_\_\_\_\_  
DATE

**ATTEST:**

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

Oct 16, 2012

**CONTRACT FOR SERVICES**  
**BUILDING OFFICIAL & INSPECTION SERVICES**  
*WITH*  
**JC NEWELL & ASSOCIATES**  
6576 SE FLORAL TERRACE  
Hobe Sound FL 33455

**WHEREAS**, the City of Okeechobee, Okeechobee County, Florida ("Municipality") requires high quality professional building and mechanical inspection services sensitive to community needs and, who is certified by the State of Florida,

**WHEREAS**, JC Newell & Associates, as a sole proprietor ("Agency"), proposes to provide inspection and plan approval services for the Municipality including inspectors and meeting the Municipality's needs for such inspection services, as an independent contractor,

**NOW THEREFORE**, in consideration of the foregoing and mutual covenants contained in this agreement, the parties agree that:

1. The Agency will provide for the Municipality, inspectors whose duties shall include plans examination, issuance of permits, and field inspections for compliance of the Florida building codes and necessary services related to contacts with residents and Municipal Officials, and all associated tasks necessary to meet the inspection and building official needs of the Municipality. The Agency is to provide an employee and that employee is hereby designated as the Building Official of the Municipality. The Municipality shall provide zoning administration.
2. All Inspectors, plan reviewers and building officials employed or retained by Agency and who are used for inspections shall possess standard certificates and licenses as required by Florida Statutes Chapter 468, and shall maintain same at all times for the duration of this agreement.
3. The Agency shall provide:
  - A. Salary and benefits of the inspectors
  - B. Field communication equipment
  - C. Vehicle or mileage/allowance for the inspectors
  - D. Supplemental systems and support and administrative coordination
  - E. Availability for meeting public at Municipality during regular office hours Monday thru Thursday and upon request to testify before a Board or in a court hearing.
  - F. To assist in building code enforcement activities and available for back-up inspection purposes when the principal inspector is unavailable.
  - G. Necessary state fees for the Agency
  - H. Certificate of insurance showing all coverages with a minimum of \$1 million of general liability and errors and omissions coverage.
  - I. That the Agency and/or appropriate inspector shall be available to testify upon request at any contested code board meeting or county court hearing.

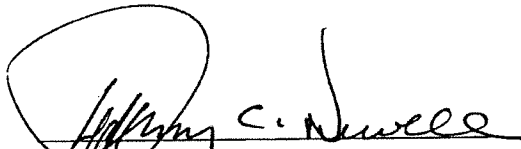
4. The term of this agreement shall be on an annual basis renewable automatically on October 1<sup>st</sup> of each calendar year. Either the Municipality or the Agency may terminate this agreement with or without cause upon 90 days written notice to the other party of such intention to terminate. The Agency shall possess no vested right to annual continued retention by the Municipality other than that expressly set forth herein. At the end of the termination notice, any permits received and issued prior to the last day shall have the fees paid to the Agency as provided in the contract and the inspections relating to those fees shall be performed by the Agency. Permit applications received after the last day shall be the responsibility of the Municipality and no payment shall be made to the Agency for those permits. Any notice to the Municipality shall be sent to the Municipal authority directly in charge of inspection procedures. Any notice to the Agency shall be sent to JC Newell & Associates, 6576 SE Floral Terrace, Hobe Sound, FL 33455.
5. The Agency is the exclusive provider of the services listed, described and provided by this Contract for the entire area of the Municipality during the term of this Contract. Any other provider of building, electrical, plumbing, HVAC, or mechanical plan reviews and inspection services to the Municipality during the term of this Contract will be considered a violation of this Agreement.
6. At all times material to this Contract, the Agency shall be considered an independent contractor, and not an employee of the Municipality. As such, the Agency may select the means, timing and manner of its performance hereunder, so long as the Agency complies with the minimum requirements of licensing and performance of inspection services as set forth herein. The Agency is not authorized to bind or obligate the Municipality to the public or any other agency for any purpose, except solely to supply services, and to enforce and review and approve building permits and methods of construction in accordance with applicable state and local building codes. The Agency shall be responsible for its own local, state and federal taxes, income tax, social security, Medicaid, 1099 reporting, 940 & 941 payroll tax, or other assessments that may arise out of the operation of the business of the Agency, and to hold the Municipality harmless there from. The Agency shall implement and enforce the building codes of the State of Florida and the Municipality and shall engage such personnel and equipment as, in its opinion, is deemed adequate for such purposes. Should the Municipality object to the method and manner of the implementation of the codes by the Agency, the Municipality shall notify the Agency, in writing, specifically identifying areas of inadequacy and the Agency shall have thirty (30) days after receipt of the notice to cure such inadequacies.
7. This agreement shall not authorize the performance of any construction work within the Municipality by persons or organizations not duly licensed. The Agency shall not issue a building permit to any contractor, subcontractor, or others for the performance of work in the Municipality who are not properly licensed and authorized to do such work. The Agency will not authorize or allow any development that is in violation of any Municipal, State or Federal law.
8. In all matters concerning the performance of the obligations and duties of this agreement, the Agency agrees to indemnify the Municipality, its employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission of the Agency, and causing injury to any person or persons or property, whomsoever and whatsoever.



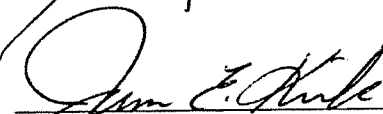
Correspondingly, the Municipality agrees to indemnify the Agency its employees and agents from and against any and all claims, suits, demands or causes of action, arising out of any act or omission solely under the terms of performance of inspection and building official services of the Municipality, and causing injury to any person or persons or property, whomsoever and whatsoever. The Agency agrees to, at all times, at its expense, carry comprehensive general liability insurance in the amount of not less than one million dollars. A certificate of insurance indicating that such policies are in full force and effect will be supplied to the Municipality. The Municipality agrees to provide to the Agency proof of the existence of comprehensive general liability insurance upon request.

9. Compensation - All fees, including those derived from Exhibit 1, for any services provided by the Agency for the Municipality shall be collected by the Municipality. For its responsibilities outlined herein, the Agency shall invoice and be compensated Five Thousand Two Hundred Dollars (\$5,200.00) per month.
10. Agency business hours devoted to the Municipality - The Agency's normal working business hours at the Municipality's offices will be from 8:00 AM to 4:30PM on Monday through Thursday. Said hours/days may be adjusted for extenuating circumstances, upon mutual approval of the Agency and the Municipality. Again, in the event of the Agency principal being temporarily unable to fulfill the normal working hours, he shall be responsible to provide a competent replacement of whom shall be approved by the City Administrator. The Agency will be available to represent the Municipality, if requested, at Board Meetings (i.e. Code Enforcement Board). The Agency will be available, as reasonably as possible, to field questions by phone during those hours that are not described above.
11. The Agency will perform special inspections for which no permit fee is required, such as complaints and property maintenance inspections, at the direction of the City Administrator, or his designee, and forward those reports to the appropriate person(s) with their findings. The Municipality shall compensate the Agency for all such duties and meetings outside of normal business hours at the rate of \$20.00 for each hour including travel time, if applicable, for meetings. There will be a one-hour minimum per inspection trip or meeting. No additional time shall be compensated by the Municipality unless approved by the City Administrator.
12. The Agency shall provide a monthly statement of services rendered which will include a recap of permits issued, inspections and other activity applicable to his work with the Municipality. The Municipality shall compensate the Agency as soon as is practical after the end of the calendar month following the period services.
13. If any provision of this agreement is held to be invalid or unenforceable for any reason, this agreement shall remain in full force and effect in accordance with its terms, disregarding such unenforceable or invalid provision.
14. This agreement contains the entire understanding of the parties as to the matters contained herein, and it shall not be altered, amended or modified except by a writing executed by the duly authorized agents of both the Municipality and the Agency.

15. The terms of this Agreement may not be assigned by either party.
16. This agreement shall be governed by the laws of the State of Florida with respect to the interpretation and performance. Any suit brought in connection with this agreement will be brought and maintained in Okeechobee County, Florida.
17. Any failure of a party to enforce the party's rights under any provision of this agreement shall not be construed or act as a waiver of said party's subsequent right to enforce any of the provisions contained herein.
18. The Municipality is to provide office space, desk, desk chair, file cabinets, local phone service and use of a photocopier and fax machine for the Agency during the term of this agreement. The Municipality further agrees to provide necessary software, business forms, internet and permit clerk. Permit clerk will process permit applications and may issue single permit form, under the direction of the Building Official, when requested by contractor. (Example, HVAC, shed, fence).
19. The Agency agrees to provide these services and the Municipality agrees to accept these services commencing on November 1, 2012.

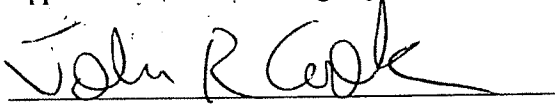
  
\_\_\_\_\_  
Jeffrey Newell  
J C NEWELL & ASSOCIATES (AGENCY)

10/10/2012  
\_\_\_\_\_  
DATE

  
\_\_\_\_\_  
James E. Kirk, Mayor  
CITY OF OKEECHOBEE (MUNICIPALITY)  
Acknowledged and accepted

October 16, 2012  
\_\_\_\_\_  
DATE

Attest:  
  
\_\_\_\_\_  
City Clerk

Approved as to form and legality  
  
\_\_\_\_\_  
City Attorney

# JC NEWELL & ASSOCIATES LLC

Florida Building Code Administration & Inspection Services

Writer's E-Mail Address: newelljeffery@gmail.com  
Writer's Direct Line (772) 349 0127

June 10, 2013

City of Okeechobee, Florida  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, Florida 34974

Ref: JC NEWELL & ASSOCIATES LLC

City of Okeechobee,

The purpose of this letter is to amend the existing agreement to reflect the change in the name of the company from JC Newell & Associates to JC Newell & Associates LLC.

Please be advised that as of May 20, 2013 JC Newell & Associates upgraded from the classification of a fictitious name entity to a Limited Liability Company.

Attached to this letter is the current certificate of insurance and the LLC status with the Division of Corporation. Regarding the terms of the company's agreement with the City of Okeechobee remain unchanged.

Please contact me if any further information is needed.

Sincerely,



Jeffery C. Newell

# JC NEWELL CONSTRUCTION INSPECTION SERVICES, INC

E-Mail Address: newelljeffery@gmail.com  
Direct Line (772) 349 0127

March 18, 2014

Mr. Brian Whitehall, City Administrator  
City of Okeechobee, Florida  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, Fl 34974

Ref: Company name change for JC Newell & Associates, LLC

Mr. Whitehall:

Please be advised that JC Newell & Associates, LLC has recently incorporated to the following:

JC Newell Construction Inspection Services, Inc.

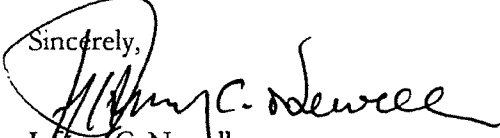
The corporation will become active on April 1, 2014, see attached documents.

The terms of the current contract with the City of Okeechobee will remain the same, as agreed to. The contract will probably have to be amended to reflect the change in the name of the service provider to the City of Okeechobee. Please let me know if this required, so that, I can resubmit the current contract reflecting the new company name.

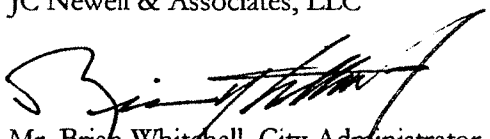
March's invoice will be submitted by JC Newell & Associates, LLC. Beginning with April's invoice, and thereafter, the remaining invoices will be submitted by JC Newell Construction Inspection Services, Inc and will continue for the remainder of the fiscal and calendar year.

If April is not a possible month to make the required revisions, I can extent the invoice date to begin in May. Accordingly, application for the employer identification number is in progress and the name change on the certificate of insurance to the city is in progress.

Sincerely,



Jeffery C. Newell  
JC Newell Construction Inspection Services, Inc  
JC Newell & Associates, LLC



Mr. Brian Whitehall, City Administrator  
City of Okeechobee, Florida

**CITY OF OKEECHOBEE FLORIDA  
PERMIT FEE SCHEDULE**

Building valuation of commercial and residential new building construction will be based on the most recent publishing of the International Code Council Building Safety Journal, building valuation data, estimates per square foot, including the regional modifier, of all under roof according to the type of construction and use.

**A. Residential One and Two Family Dwelling:**

- |                        |   |
|------------------------|---|
| 1. New building        | \$4.10 per thousand of total valuation<br>\$40.00 minimum |
| 2. Remodel/additions   | \$6.00 per thousand of total valuation<br>\$40.00 minimum |
| 3. Accessory Structure | \$6.00 per thousand of total valuation<br>\$40.00 minimum |
| 4. Roof/Reroof         | \$40.00   |
| 5. *Plan Review        | \$.40 per thousand of total valuation<br>\$40.00 minimum  |

**B. Commercial Building**

- |                         |  |
|-------------------------|--|
| 1. New building         | \$5.75 per thousand of total valuation<br>\$50.00 minimum  |
| 2. Additions            | \$7.00 per thousand of total valuation<br>\$50.00 minimum  |
| 3. Remodel              | \$7.00 per thousand of total valuation<br>\$50.00 minimum  |
| 4. Accessory Structure  | \$7.00 per thousand of total valuation<br>\$50.00 minimum  |
| 5. Roof/reroof          | \$7.00 per thousand of total valuation<br>\$50.00 minimum  |
| 6. *Plan review         | \$1.50 per thousand of total valuation<br>\$100.00 minimum |
| 7. Occupational License | \$50.00  |
| 8. Other                | \$50.00 minimum  |

**C. Mechanical and Miscellaneous**

1. **Plumbing**  
New Structure, Additions and Alterations - \$40.00 plus \$1.00 per thousand of total valuation  
\$40.00 minimum
2. **HVAC**  
New Structure, Additions and Alterations - \$40.00 plus \$1.00 per thousand of total valuation  
\$40.00 minimum
3. **Electric**  
New Structure, Additions and Alterations - \$40.00 plus \$1.00 per thousand of total valuation  
\$40.00 minimum
4. **Gas**  
New Structure, Additions and Alterations - \$40.00 plus \$1.00 per thousand of total valuation  
\$40.00 minimum
5. **Mobile Home Set-up Fee**  
New Structure - \$50.00 includes building only. Electric, Mechanical and Plumbing - separate permits as needed. (does not include accessory structures)
6. **Special Inspections and All Other Inspections Where No Permit Fee is Generated**  
\$40.00/hr. 1 hour minimum \$40.00
7. **Signs**  
**Plan Review:** New or replacement with or without electric  
\$1.25 per thousand of total valuation  
\$40.00 minimum (*Text changes, Lexan face replacement and Wall mounted  
Signs less than 32s.f. – no plan review fee*)  
**Inspection:** \$5.75 per thousand of total valuation  
\$50.00 minimum
8. **Demolition Fee**  
\$70.00 for the first \$20,000.00 of structure value and \$4.00 per \$1,000.00 of structure value thereafter
9. **Re-inspection Fee - \$40.00**
10. **Double Fee required for all work started prior to permit issuance.**
11. **Failure to call for inspection - \$40.00**

\* All plan review fees are due at time of plan submittal.

City of Okeechobee  
2022/2023 PROPOSED BUDGET

GENERAL FUND  
RECAPITULATION - REVENUE AND EXPENSES

	2020/2021	2021/2022	2021/2022	2022/2023
	EOY	MID YEAR	ESTIMATES	PROPOSED
F/Y Beginning Fund Balance	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501
	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501

REVENUES				
96% AD VALOREM @ 6.8987	\$ 2,446,588	\$ 2,537,990	\$ 2,587,900	\$ 2,606,816
OTHER FEES	\$ 825,170	\$ 708,900	\$ 719,200	\$ 704,900
INTERGOVERNMENTAL	\$ 1,905,730	\$ 1,827,300	\$ 1,934,100	\$ 1,782,900
CHARGES FOR SERVICES	\$ 1,277,300	\$ 1,155,900	\$ 1,214,700	\$ 1,386,300
FINES, FORFEITURES & PEN	\$ 35,200	\$ 35,200	\$ 32,650	\$ 35,200
USES OF MONEY & PROPER	\$ 10,100	\$ 10,100	\$ 14,100	\$ 10,100
OTHER REVENUES	\$ 135,200	\$ 201,403	\$ 56,500	\$ 40,700
	\$ 6,635,288	\$ 6,476,793	\$ 6,559,150	\$ 6,566,916

TRANSFERS - IN				
Public Facilities Fund (Transfer	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
Capital Proj /Improvement Fun	\$ 438,974	\$ 564,994	\$ 31,334	\$ 535,950
TOTAL REVENUES	\$ 7,424,262	\$ 7,391,787	\$ 6,940,484	\$ 7,452,866

EXPENDITURES					
LEGISLATIVE	\$ 208,800	\$ 185,835	\$ 161,550	\$ 182,766	-1.65%
EXECUTIVE	\$ 296,980	\$ 268,466	\$ 246,350	\$ 279,642	4.16%
CITY CLERK	\$ 306,410	\$ 300,087	\$ 289,120	\$ 308,586	2.83%
FINANCIAL SERVICES	\$ 337,930	\$ 337,930	\$ 321,850	\$ 343,600	1.68%
LEGAL COUNCIL	\$ 173,020	\$ 190,400	\$ 162,840	\$ 188,900	-0.79%
GENERAL SERVICES	\$ 483,110	\$ 566,794	\$ 542,744	\$ 585,637	3.32%
LAW ENFORCEMENT	\$ 2,960,870	\$ 3,179,798	\$ 2,991,800	\$ 3,220,258	1.27%
FIRE PROTECTION	\$ 1,514,950	\$ 953,915	\$ 882,830	\$ 706,214	-25.97%
ROAD & STREET FACILITIES	\$ 1,213,800	\$ 1,408,562	\$ 1,341,400	\$ 1,637,263	16.24%
TOTAL GEN. OPER. EXPENDITURES	\$ 7,495,870	\$ 7,391,787	\$ 6,940,484	\$ 7,452,866	0.83%

FISCAL YEAR ENDING FUND BALANCE	\$ 4,270,893	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501
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City of Okeechobee  
2022/2023 PROPOSED BUDGET  
GENERAL FUND

RECAPITULATION - REVENUE AND EXPENSES

	2020/2021	2021/2022	2021/2022	2022/2023
	EOY	MID YEAR	ESTIMATES	PROPOSED
<b>FUND BALANCE</b>	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501	\$ 4,353,367
Roll Forward from previous year				
	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501	\$ 4,353,367

REVENUES

<b>TAXES:</b>					
311-1000	96% AD VALOREM @ 6.8987	\$ 2,446,588	\$ 2,537,990	\$ 2,587,900	\$ 2,606,816
	<b>TOTAL</b>	<b>\$ 2,446,588</b>	<b>\$ 2,537,990</b>	<b>\$ 2,587,900</b>	<b>\$ 2,606,816</b>

<b>OTHER FEES:</b>					
312-5100	Fire Insurance Premium	\$ 45,570	\$ -	\$ -	\$ -
312-5200	Casualty Insurance Prem Tax (Police)	\$ 86,900	\$ 62,000	\$ 62,000	\$ 62,000
314-1000	Utility Tax-Electric	\$ 570,000	\$ 525,600	\$ 537,000	\$ 525,600
314-4000	Utility Tax/Natural Gas	\$ 25,000	\$ 23,700	\$ 24,300	\$ 23,700
314-8000	Utility Tax/Propane	\$ 24,200	\$ 20,100	\$ 21,900	\$ 20,100
316-0000	Prof & Business Tax Receipt	\$ 73,500	\$ 73,500	\$ 74,000	\$ 73,500
319-0000	Public Service Fee		\$ 4,000	\$ -	
	<b>TOTAL</b>	<b>\$ 825,170</b>	<b>\$ 708,900</b>	<b>\$ 719,200</b>	<b>\$ 704,900</b>

<b>INTERGOVERNMENTAL REVENUES:</b>					
335-1210	SRS Cigarette Tax	\$ 215,000	\$ 212,000	\$ 220,000	\$ 212,000
335-1400	Mobile Home Licenses	\$ 14,500	\$ 12,500	\$ 10,100	\$ 10,100
335-1500	Alcoholic Beverage Licenses	\$ 6,800	\$ 5,300	\$ 6,300	\$ 5,800
335-1800	1/2 Cent Sales Tax	\$ 420,000	\$ 415,000	\$ 458,000	\$ 425,200
312-6000	1 Cent Sales Surtax	\$ 907,000	\$ 865,000	\$ 911,000	\$ 800,900
315.0000	Communications Service Tax	\$ 240,500	\$ 215,000	\$ 225,000	\$ 215,000
335-2300	Firefighters Supplement	\$ 100	\$ 400	\$ -	
337-2000	Public Safety - SRO OCSB	\$ 95,800	\$ 96,900	\$ 98,100	\$ 108,500
338-2000	County Business Licenses	\$ 6,030	\$ 5,200	\$ 5,600	\$ 5,400
	<b>TOTAL</b>	<b>\$ 1,905,730</b>	<b>\$ 1,827,300</b>	<b>\$ 1,934,100</b>	<b>\$ 1,782,900</b>

<b>CHARGES FOR CURRENT SERVICES</b>					
322-0000	Building & Inspections Fees	\$ 170,000	\$ 90,000	\$ 130,000	\$ 80,000
322-1000	Exception & Zoning Fees	\$ 20,100	\$ 7,000	\$ 13,500	\$ 3,000
323-1000	Franchise-Electric	\$ 425,000	\$ 405,000	\$ 410,000	\$ 405,000
323-4000	Franchise-Natural Gas	\$ 13,100	\$ 11,000	\$ 10,800	\$ 11,000
323-7000	Franchise-Solid Waste	\$ 122,000	\$ 121,000	\$ 121,000	\$ 179,000
329-0000	Plan Review Fees	\$ 17,500	\$ 6,500	\$ 6,400	\$ 1,000
341-2000	Alley/Street Closing Fees	\$ -	\$ 1,300		\$ 600
341-3000	Map Sales	\$ -	\$ 600		\$ 600
341-4000	Photocopies		\$ -		\$ -
342-1000	Public Safety - SRO OCA	\$ 74,400	\$ 77,500	\$ 77,500	\$ 83,400
342-2000	Special Details	\$ 41,000	\$ 25,000	\$ 30,500	\$ 25,000
343-4010	Solid Waste Collection Fees-Resd.	\$ 394,200	\$ 411,000	\$ 415,000	\$ 597,700
	<b>TOTAL</b>	<b>\$ 1,277,300</b>	<b>\$ 1,155,900</b>	<b>\$ 1,214,700</b>	<b>\$ 1,386,300</b>



City of Okeechobee  
2022/2023 PROPOSED BUDGET  
GENERAL FUND

RECAPITULATION - REVENUE AND EXPENSES

2020/2021	2021/2022	2021/2022	2022/2023
EOY	MID YEAR	ESTIMATES	PROPOSED

FINES, FORFEITURES & PENALTIES:					
351-1000	Court Fines	\$ 20,100	\$ 20,100	\$ 17,800	\$ 20,100
351-2000	Radio Comm. Fee	\$ 11,000	\$ 11,000	\$ 11,800	\$ 11,000
351-3000	Law Enforcement Education	\$ 2,800	\$ 2,800	\$ 1,900	\$ 2,800
351-4000	Investigation Cost Reimbursement	\$ 1,300	\$ 1,300	\$ 1,150	\$ 1,300
351-5000	Unclaimed Evidence			\$ -	\$ -
354-1000	Ordinance Violation Fines	\$ -	\$ -	\$ -	\$ -
<b>TOTAL</b>		<b>\$ 35,200</b>	<b>\$ 35,200</b>	<b>\$ 32,650</b>	<b>\$ 35,200</b>

USES OF MONEY & PROPERTY:					
361-1000	Interest Earnings	\$ 10,100	\$ 10,100	\$ 14,100	\$ 10,100
361.3000	Investment Earnings				
364-1000	Surplus City Property				
<b>TOTAL</b>		<b>\$ 10,100</b>	<b>\$ 10,100</b>	<b>\$ 14,100</b>	<b>\$ 10,100</b>

OTHER REVENUES:					
334-2000	Public Safety Grant	\$ -		\$ -	\$ -
334.5000	Special Purpose Grant (CARES)	\$ -	\$ 66,203		
343-9000	DOT Hwy Maint.Landscape/Mowing	\$ 9,000	\$ 9,000	\$ 9,100	\$ 9,100
343-9100	DOT Master Traffic Signals Maint.	\$ 22,000	\$ 22,000	\$ 23,800	\$ 22,000
343-9200	DOT Maint. Lights & Lights Contract				
366-1000	Other Revenues				
369-1000	Miscellaneous	\$ 11,900	\$ 11,900	\$ 9,500	\$ 2,500
369-4000	Code Enforcement Fine	\$ 90,200	\$ 90,200	\$ 11,900	\$ 5,000
369-5000	Police Accident Reports	\$ 2,100	\$ 2,100	\$ 2,200	\$ 2,100
383-0000	Capital Lease Proceeds				\$ -
<b>TOTAL</b>		<b>\$ 135,200</b>	<b>\$ 201,403</b>	<b>\$ 56,500</b>	<b>\$ 40,700</b>

OTHER REVENUES AND TRANSFER IN					
		\$ -		\$ -	\$ -
	Capital Project Improvements (Transfer-In)	\$ 438,974	\$ 564,994	\$ 31,334	\$ 535,950
	CDBG Fund (Transfer-In)				
381-1000	Public Facilities Improvement (Transfer-In)	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
<b>TOTAL</b>		<b>\$ 788,974</b>	<b>\$ 914,994</b>	<b>\$ 381,334</b>	<b>\$ 885,950</b>

<b>TOTAL REVENUE &amp; OTHER FUNDING SOURCES</b>	<b>\$ 7,424,262</b>	<b>\$ 7,391,787</b>	<b>\$ 6,940,484</b>	<b>\$ 7,452,866</b>
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**OPERATING TRANSFERS - OUT**

- Due From CDBG
- Capital Project Building & Improvements
- Capital Project Vehicles
- TRANSFERS OUT

City of Okeechobee  
2022/2023 PROPOSED BUDGET

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City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: LEGISLATIVE (0511)**

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 46,100	\$ 46,100	\$ 46,100	\$ 48,175
1510	LONGEVITY/SERVICE INCENTIVE		\$ -	\$ -	\$ 1,250
2100	FICA	\$ 3,600	\$ 3,600	\$ 3,600	\$ 3,650
2200	RETIREMENT	\$ 4,600	\$ 3,820	\$ 3,820	\$ 1,600
2300	LIFE AND HEALTH INSURANCE	\$ 35,600	\$ 48,100	\$ 28,700	\$ 42,600
2400	WORKERS COMPENSATION	\$ 350	\$ 415	\$ 370	\$ 315
2500	UNEMPLOYMENT	\$ 990			
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 91,240</b>	<b>\$ 102,035</b>	<b>\$ 82,590</b>	<b>\$ 97,590</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: LEGISLATIVE (0511)**

OPERATIONS & SUPPLIES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES				
3400	OTHER CONTRACT SERVICES	\$ 59,750	\$ 21,000	\$ 21,000	\$ 23,500
4000	TRAVEL AND PER DIEM	\$ 1,560	\$ 2,000	\$ 1,400	\$ 2,000
4100	COMM. & FREIGHT	\$ 2,800	\$ 3,000	\$ 2,100	\$ 3,000
4500	INSURANCE	\$ 4,550	\$ 4,200	\$ 4,060	\$ 3,676
4609	REPAIR & MAINTENANCE	\$ 1,400	\$ 4,200	\$ 3,300	\$ 3,700
4901	EDUCATION	\$ 2,200	\$ 2,200	\$ 800	\$ 2,900
4909	MISCELLANEOUS	\$ 500	\$ 2,000	\$ 1,200	\$ 2,000
5400	BOOKS, PUBLICATIONS, ETC	\$ 800	\$ 1,200	\$ 1,100	\$ 1,400
8100	SHARED SER/EDUCATION FOUN.	\$ 4,000	\$ 4,000	\$ 4,000	\$ 3,500
8200	AID TO PRIVATE ORGANIZATIONS		\$ -	\$ -	
8202	LOCAL COMMUNITY REQUEST	\$ 40,000	\$ 40,000	\$ 40,000	\$ 39,500
559-8300	COMPETITIVE FL PARTNERSHIP GRAN	\$ -	\$ -	\$ -	\$ -
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 117,560</b>	<b>\$ 83,800</b>	<b>\$ 78,960</b>	<b>\$ 85,176</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 208,800</b>	<b>\$ 185,835</b>	<b>\$ 161,550</b>	<b>\$ 182,766</b>

2300 Estimating 3 requiring health insurance  
4901 Increase education based on new councilmember  
4609 Apportioned software cost for personnel,, \$200  
8100 2 years ago \$8940 for Shared Services Council

City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: EXECUTIVE (0512)**

PERSONNEL COST:

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 172,000	\$ 93,100	\$ 93,100	\$ 97,800
1200	REGULAR SALARIES	\$ 48,900	\$ 54,170	\$ 57,800	\$ 53,300
1510	LONGEVITY/SERVICE INCENTIVE	\$ 250	\$ -		
2100	FICA	\$ 14,100	\$ 11,540	\$ 11,700	\$ 11,600
2200	RETIREMENT	\$ 12,900	\$ 13,940	\$ 4,650	\$ 4,600
2300	LIFE AND HEALTH INSURANCE	\$ 27,700	\$ 42,300	\$ 42,200	\$ 47,700
2400	WORKERS COMPENSATION	\$ 920	\$ 1,380	\$ 1,250	\$ 1,260
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 276,770</b>	<b>\$ 216,430</b>	<b>\$ 210,700</b>	<b>\$ 216,260</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: EXECUTIVE (0512)**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3400	Other Contractual Services		\$ 25,000	\$ 17,000	\$ 39,500
4000	TRAVEL AND PER DIEM	\$ 1,750	\$ 2,000	\$ -	\$ 2,000
4100	COMM. & FREIGHT	\$ 3,900	\$ 4,300	\$ 4,100	\$ 3,800
4400	RENTALS & LEASES	\$ 3,560	\$ 4,100	\$ 3,850	\$ 3,600
4500	INSURANCE	\$ 2,500	\$ 3,750	\$ 3,500	\$ 3,232
4600	R&M VEHICLES	\$ 400	\$ 1,700	\$ 400	\$ 1,700
4609	R&M EQUIPMENT	\$ 4,300	\$ 3,200	\$ 3,000	\$ 3,300
4901	EDUCATION	\$ -	\$ 1,000	\$ -	\$ 1,000
4909	MISCELLANEOUS	\$ 200	\$ 500	\$ 500	\$ 500
5100	OFFICE SUPPLIES	\$ 150	\$ 500	\$ 500	\$ 800
5200	OPERATING SUPPLY	\$ 500	\$ 750	\$ 750	\$ 750
5201	FUEL AND OIL	\$ 1,700	\$ 3,936	\$ 1,550	\$ 1,900
5400	BOOKS, PUBLICATIONS, ETC	\$ 1,250	\$ 1,300	\$ 500	\$ 1,300
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 20,210</b>	<b>\$ 52,036</b>	<b>\$ 35,650</b>	<b>\$ 63,382</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 296,980</b>	<b>\$ 268,466</b>	<b>\$ 246,350</b>	<b>\$ 279,642</b>

1200 Placement of New Hire Executive Assistant commiserate with duties & responsibilities. Add personnel cost for duplicate Executive Assistant for 1 month and leave payout of same.

3400 Grant writer and Grant Administration. Personnel Manual and procedures handbook, etc.

4609 Apportioned software cost for personnel, \$200

5201 Estimating 400 gallons @ \$4.75

City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: CLERK OFFICE (2512)**

PERSONNEL COST:

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 70,300	\$ 72,000	\$ 72,000	\$ 75,100
1200	REGULAR SALARIES	\$ 73,500	\$ 76,032	\$ 68,300	\$ 74,066
1300	OTHER SALARIES		\$ -		
1400	OVERTIME	\$ 750	\$ 1,500	\$ 650	\$ 1,500
1510	LONGEVITY/SERVICE INCENTIVE		\$ -		
2100	FICA	\$ 10,800	\$ 11,300	\$ 11,100	\$ 11,600
2200	RETIREMENT	\$ 12,500	\$ 10,930	\$ 10,800	\$ 4,750
2300	LIFE AND HEALTH INSURANCE	\$ 33,700	\$ 38,700	\$ 40,400	\$ 40,500
2400	WORKERS COMPENSATION	\$ 990	\$ 1,125	\$ 1,020	\$ 1,150
2500	UNEMPLOYMENT	\$ 550			
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 203,090</b>	<b>\$ 211,587</b>	<b>\$ 204,270</b>	<b>\$ 208,666</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: CLERK OFFICE (2512)**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3103	MUNICIPAL CODE	\$ 4,120	\$ 13,600	\$ 13,800	\$ 13,300
3400	OTHER CONTRACTUAL SERVICES	\$ 29,200	\$ 17,300	\$ 17,300	\$ 19,320
4000	TRAVEL AND PER DIEM	\$ 1,200	\$ 3,300	\$ 2,200	\$ 3,500
4100	COMM. & FREIGHT	\$ 4,000	\$ 4,700	\$ 3,400	\$ 4,300
4500	INSURANCE	\$ 13,500	\$ 13,900	\$ 12,750	\$ 13,000
4609	R&M EQUIPMENT	\$ 7,200	\$ 9,800	\$ 6,000	\$ 9,900
4900	ADVERTISING/OTHER CHARGES	\$ 19,400	\$ 16,000	\$ 20,900	\$ 19,500
4901	EDUCATION	\$ 800	\$ 2,300	\$ 2,000	\$ 3,000
4909	MISCELLANEOUS/ELECTION	\$ 20,500	\$ 2,500	\$ 2,000	\$ 9,000
5100	OFFICE SUPPLIES	\$ 1,100	\$ 2,300	\$ 1,900	\$ 2,300
5400	BOOKS, PUBLICATIONS, ETC	\$ 2,300	\$ 2,800	\$ 2,600	\$ 2,800
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 103,320</b>	<b>\$ 88,500</b>	<b>\$ 84,850</b>	<b>\$ 99,920</b>

<b>GRAND TOTAL FOR DEPARTMENT</b>	<b>\$ 306,410</b>	<b>\$ 300,087</b>	<b>\$ 289,120</b>	<b>\$ 308,586</b>
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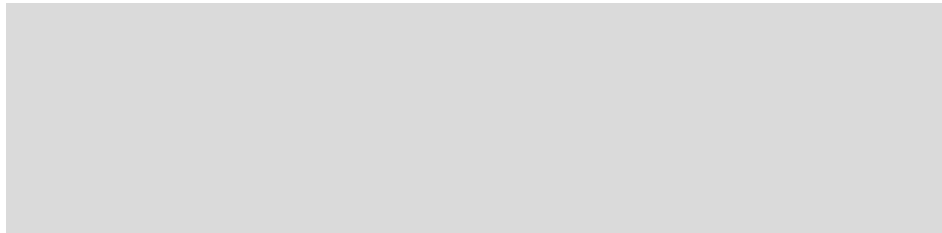
- 3103 Increase in annual costs, increase amount for next supplement anticipated
- 3400 Vendor proposed increases.
- 4000 Sending new employees to training and costs increasing for travel, hotel, meals.
- 4100 Based on trend, costs increasing
- 4500
- 4609 Vendor proposed increases., added software cost for personnel, \$400
- 4900 Advertisements rates have increased, and the quantity of ads have increased
- 4901 Based on trend, costs increasing.
- 4909 Increase based on Election costs; outgoing Council and Retirement plaques have increased, local vendor closed.



City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: LEGAL SERVICES (0514)**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES	\$ 140,220	\$ 112,800	\$ 112,800	\$ 112,300
3101	PPROFESSIONAL SERVICES (CODE, E	\$ 32,500	\$ 50,000	\$ 40,200	\$ 49,500
3300	LEGAL COST	\$ -	\$ 25,000	\$ 9,600	\$ 24,500
4000	TRAVEL AND PER DIEM	\$ -	\$ 1,000		\$ 1,000
4100	COMM. AND FREIGHT SERVICES	\$ 300	\$ -		
4609	R&M EQUIPMENT		\$ 800	\$ 240	\$ 800
4901	EDUCATION		\$ 500		\$ 500
5100	OFFICE SUPPLIES	\$ -	\$ 300		\$ 300
5400	MEMBERSHIP & SUBSCRIPTIONS	\$ -	\$ -	\$ -	\$ -
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 173,020</b>	<b>\$ 190,400</b>	<b>\$ 162,840</b>	<b>\$ 188,900</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 173,020</b>	<b>\$ 190,400</b>	<b>\$ 162,840</b>	<b>\$ 188,900</b>



City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: FINANCE DEPARTMENT (0513)**

PERSONNEL COST:		2021/2022	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 66,500	\$ 68,500	\$ 68,400	\$ 72,000
1200	REGULAR SALARIES	\$ 86,700	\$ 85,600	\$ 73,800	\$ 79,500
1510	LONGEVITY/SERVICE INCENTIVE		\$ -		
2100	FICA	\$ 10,800	\$ 11,780	\$ 10,800	\$ 11,700
2200	RETIREMENT	\$ 13,500	\$ 11,600	\$ 11,100	\$ 4,700
2300	LIFE AND HEALTH INSURANCE	\$ 37,500	\$ 39,500	\$ 36,800	\$ 40,600
2400	WORKERS COMPENSATION	\$ 1,250	\$ 1,250	\$ 1,150	\$ 1,200
2500	UNEMPLOYMENT TAXES	\$ -	\$ -	\$ -	\$ -
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 216,250</b>	<b>\$ 218,230</b>	<b>\$ 202,050</b>	<b>\$ 209,700</b>

# City of Okeechobee 2022/2023 PROPOSED BUDGET

## General Fund - 001

### DEPARTMENT: FINANCE DEPARTMENT (0513)

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3200	ACCOUNTING & AUDIT	\$ 31,000	\$ 36,300	\$ 34,900	\$ 39,200
3400	OTHER CONTRACTUAL SERVICES	\$ 39,900	\$ 35,960	\$ 36,300	\$ 43,500
4000	TRAVEL AND PER DIEM	\$ 650	\$ 1,600	\$ 1,200	\$ 3,000
4100	COMM. & FREIGHT	\$ 3,400	\$ 4,700	\$ 4,100	\$ 4,200
4500	INSURANCE	\$ 9,100	\$ 9,970	\$ 9,400	\$ 9,600
4609	R&M EQUIPMENT	\$ 18,000	\$ 16,770	\$ 16,700	\$ 19,200
4901	EDUCATION		\$ 1,000	\$ 4,700	\$ 2,100
4909	MISCELLANEOUS	\$ 100	\$ 400	\$ 200	\$ 200
5100	OFFICE SUPPLIES	\$ 1,100	\$ 1,200	\$ 1,600	\$ 1,600
5200	OPERATING SUPPLY	\$ 14,200	\$ 11,700	\$ 10,600	\$ 11,200
5400	BOOKS, PUBLICATIONS, ETC	\$ 75	\$ 100	\$ 100	\$ 100
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 117,525</b>	<b>\$ 119,700</b>	<b>\$ 119,800</b>	<b>\$ 133,900</b>

<b>TOTAL COST:</b>	<b>\$ 333,775</b>	<b>\$ 337,930</b>	<b>\$ 321,850</b>	<b>\$ 343,600</b>
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3200 Audit cost including anticipated Single Audit Requirement.

3400 Cyber Security Training, Added the OPEB cost

4609 Accounting & BTR software Maintenance cost, email licensure, other misc. equip repair

5200 Assessment program , Postage for tax notices

City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**General Fund - 001**

**DEPARTMENT: GENERAL SERVICES (0519)**

PERSONNEL COST:		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1200	REGULAR SALARIES	\$ 111,700	\$ 119,400	\$ 119,400	\$ 124,900
1300	OTHER SALARY				
1400	OVERTIME	\$ 650	\$ 850	\$ 200	\$ 850
1510	LONGEVITY/SERVICE INCENTIVE				
2100	FICA	\$ 8,600	\$ 9,200	\$ 9,180	\$ 9,750
2200	RETIREMENT	\$ 9,900	\$ 8,880	\$ 8,880	\$ 3,900
2300	LIFE AND HEALTH INSURANCE	\$ 33,500	\$ 39,100	\$ 38,900	\$ 38,500
2400	WORKERS COMPENSATION	\$ 780	\$ 1,100	\$ 1,150	\$ 1,062
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 165,130</b>	<b>\$ 178,530</b>	<b>\$ 177,710</b>	<b>\$ 178,962</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: GENERAL SERVICES (0519)**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES	\$ 120,000	\$ 172,700	\$ 165,000	\$ 205,072
3400	OTHER CONTRACTUAL SERVICES	\$ 100,500	\$ 103,900	\$ 101,000	\$ 99,550
3401	PUBLIC MEETING CONTRACT COST	\$ 24,000	\$ 5,400	\$ 4,500	\$ 3,700
4000	TRAVEL AND PER DIEM	\$ 2,900	\$ 4,960	\$ 3,420	\$ 4,460
4100	COMM. & FREIGHT	\$ 3,400	\$ 5,740	\$ 5,700	\$ 5,400
4300	UTILITIES	\$ 8,800	\$ 10,600	\$ 9,500	\$ 10,100
4400	RENTALS AND LEASES	\$ 3,800	\$ 3,700	\$ 3,690	\$ 3,200
4500	INSURANCE	\$ 24,600	\$ 28,500	\$ 26,800	\$ 27,643
4600	R&M VEHICLES	\$ -	\$ 3,000	\$ -	\$ 3,000
4609	R&M BUILDING & EQUIPMENT	\$ 21,200	\$ 30,124	\$ 30,124	\$ 24,500
4901	EDUCATION	\$ -	\$ 1,000	\$ -	\$ 1,000
4909	MISCELLANEOUS	\$ -	\$ 1,000	\$ 1,000	\$ 500
5100	OFFICE SUPPLIES	\$ 2,200	\$ 2,900	\$ 2,200	\$ 2,500
5200	OPERATING SUPPLY	\$ 1,500	\$ 2,000	\$ 1,900	\$ 3,800
5201	FUEL AND OIL	\$ -	\$ 540	\$ -	\$ 1,050
5203	Surcharges remitted for permits		\$ 5,000	\$ 4,200	\$ 4,500
5204	POSTAGE & SUPPLIES	\$ 5,000	\$ 7,000	\$ 6,000	\$ 6,500
5400	BOOKS, PUBLICATIONS, ETC	\$ 80	\$ 200		\$ 200
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 317,980</b>	<b>\$ 388,264</b>	<b>\$ 365,034</b>	<b>\$ 406,675</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 483,110</b>	<b>\$ 566,794</b>	<b>\$ 542,744</b>	<b>\$ 585,637</b>

3100 New contract w/planner. Reconciliation between Zoning & FLUM Maps; Added Engineering Services, \$20,000 of review for Site Plans. Building Official 3% increase (no increase in over 10 years)

3400 Removed Escribe Webcasting Plus Close Captioning , \$17,100

4609 Permitting program, increase cost in maint of City Hall,

5200 Added shelving for storage

5201 Estimated # of gallons 200

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: POLICE DEPARTMENT (0521)**

PERSONNEL COST:

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY Adjustment	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 121,000	\$ 81,200	\$ 81,200	\$ 86,800
1200	REGULAR SALARIES	\$ 1,390,000	\$ 1,518,000	\$ 1,480,000	\$ 1,615,500
1201	HOLIDAY PAY	\$ 6,500	\$ 7,000	\$ 6,800	\$ 7,320
1202	OFFICERS HOLIDAY PAY	\$ 24,500	\$ 29,000	\$ 28,000	\$ 30,400
1300	OTHER SALARY	\$ 19,500	\$ 44,500	\$ 15,500	\$ 30,000
1400	OVERTIME	\$ 2,300	\$ 3,100	\$ 500	\$ 3,240
1402	Dispatch OT	\$ 6,550	\$ 8,500	\$ 7,400	\$ 9,000
1403	OFFICERS OVERTIME PAY	\$ 149,500	\$ 90,000	\$ 97,000	\$ 94,100
1404	OFFICER OT SPECIAL DETAIL	\$ -	\$ 35,000	\$ 33,000	\$ 36,600
1501	AUXILIARY PAY	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	\$ -	\$ 250
1520	OFFICERS LONGEVITY/SERVICE	\$ 500	\$ 500	\$ 500	\$ 250
1540	CAREER EDUCATION	\$ 13,100	\$ 15,600	\$ 13,500	\$ 15,600
2100	FICA	\$ 129,100	\$ 139,450	\$ 129,200	\$ 145,200
2200	RETIREMENT	\$ 240,300	\$ 204,300	\$ 192,000	\$ 127,900
2300	LIFE AND HEALTH INSURANCE	\$ 378,000	\$ 407,475	\$ 382,000	\$ 425,800
2400	WORKERS COMPENSATION	\$ 85,500	\$ 99,100	\$ 89,000	\$ 98,100
2500	UNEMPLOYMENT COMP.	\$ -	\$ 10,000	\$ 8,900	\$ 12,000
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 2,567,550</b>	<b>\$ 2,693,925</b>	<b>\$ 2,565,700</b>	<b>\$ 2,739,260</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: POLICE DEPARTMENT**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES	\$ 39,100	\$ 41,328	\$ 42,000	\$ 45,828
3400	OTHER CONTRACTURAL SERVICES	\$ 33,900	\$ 35,000	\$ 32,000	\$ 29,500
4000	TRAVEL AND PER DIEM	\$ 2,400	\$ 11,500	\$ 8,500	\$ 11,000
4100	COMM. & FREIGHT	\$ 48,200	\$ 47,500	\$ 44,200	\$ 47,000
4300	UTILITIES	\$ 13,500	\$ 16,000	\$ 17,400	\$ 18,500
4400	RENTALS AND LEASES	\$ 4,700	\$ 5,420	\$ 5,100	\$ 4,920
4500	INSURANCE	\$ 59,500	\$ 64,500	\$ 62,200	\$ 63,400
4600	R&M VEHICLES	\$ 19,500	\$ 25,000	\$ 21,600	\$ 26,500
4609	R&M EQUIPMENT	\$ 52,500	\$ 37,600	\$ 30,500	\$ 37,700
4700	PRINTING	\$ 1,000	\$ 2,000		\$ 2,000
4901	EDUCATION-RESTRICTED	\$ 5,600	\$ 8,200	\$ 9,500	\$ 11,700
4902	EDUCATION - NON-RESTRICTED	\$ 1,200	\$ 5,400	\$ 4,000	\$ 4,900
4903	CODE ENFORCEMENT	\$ 7,900	\$ 9,000	\$ 3,500	\$ 8,500
4909	MISCELLANEOUS	\$ 150	\$ 1,900	\$ 500	\$ 1,900
5100	OFFICE SUPPLIES	\$ 3,100	\$ 5,000	\$ 4,100	\$ 4,500
5101	DETECTIVE SUPPLIES	\$ 1,620	\$ 3,600	\$ 2,600	\$ 3,100
5102	INVESTIGATION FEES	\$ 3,200	\$ 3,200	\$ 1,200	\$ 2,700
5200	OPERATING SUPPLY	\$ 8,700	\$ 15,000	\$ 12,600	\$ 14,500
5201	FUEL AND OIL	\$ 59,500	\$ 116,625	\$ 94,500	\$ 111,250
5202	OPERATING SUPPLIES (TIRES)	\$ 6,100	\$ 8,000	\$ 8,000	\$ 7,500
5203	UNIFORMS/PATCHES	\$ 20,050	\$ 21,600	\$ 19,500	\$ 21,100
5400	BOOKS, PUBLICATIONS, ETC	\$ 1,900	\$ 2,500	\$ 2,600	\$ 3,000
<b>TOTAL SUPPLIES AND OTHER SERVICES</b>		<b>\$ 393,320</b>	<b>\$ 485,873</b>	<b>\$ 426,100</b>	<b>\$ 480,998</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 2,960,870</b>	<b>\$ 3,179,798</b>	<b>\$ 2,991,800</b>	<b>\$ 3,220,258</b>

1200	Adjusted for Code Officer Salary. Employee pay leave pay out.
3100	Crime Lab cost and New Hire cost
3400	Shifted 5,000 that should be budgeted from 3400 to 3100
4600	Repair of vehicles escalating based on age of fleet
4609	Apportioned software cost for personnel, \$600
4901	Added addition funds for Education dollars
4500	Using a \$10% rate adjustment
4901 &	
5201	23,000 gallons; using a \$5.50 rate
5400	Increase in publicization cost

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: FIRE DEPARTMENT (0522)**

PERSONNEL COST:		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 80,300	\$ 57,100	\$ 57,900	
1200	REGULAR SALARIES	\$ 448,900	\$ -		
1200	SEPARATION EST INCL LEAVE BALANCE	\$ 10,900	\$ 110,950	\$ 104,800	
1201	HOLIDAY PAY		\$ -		
1202	ACTING LIEUT/PLANNER		\$ -		
1300	OTHER SALARY	\$ 74,600	\$ -		
1400	OVERTIME	\$ 63,300	\$ -		
1401	OVERTIME PAY/ANNUAL & SICK		\$ -		
1501	VOLUNTEER PAY	\$ 15,500	\$ -		
1510	LONGEVITY/SERVICE INCENTIVE		\$ 750		
1540	CAREER EDUCATION	\$ 900	\$ 400	\$ 400	
2100	FICA	\$ 62,500	\$ 7,600	\$ 8,600	
2200	RETIREMENT	\$ 97,800	\$ 50,800	\$ 50,900	\$ 48,814
2300	LIFE AND HEALTH INSURANCE	\$ 135,200	\$ 7,100	\$ 9,000	
2400	WORKERS COMPENSATION	\$ 44,500	\$ 1,980	\$ 1,800	
2500	UNEMPLOYMENT COMPENSATION		\$ 25,000		\$ 15,000
<b>TOTAL PERSONNEL COSTS:</b>		\$ 1,034,400	\$ 261,680	\$ 233,400	\$ 63,814



City of Okeechobee  
2022/2023 PROPOSED BUDGET  
General Fund - 001

**DEPARTMENT: FIRE DEPARTMENT (0522)**

SUPPLIES & OTHER SERVICES		2020/2021	2021/2022	2021/2022	2022/2023
		EOY	MID YEAR	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES (MD)	\$ 6,100	\$ -		
3102	PROF SERV (PHYS FOR SCBA)	\$ 100	\$ -		
3103	WELLNESS PROGRAM (Gym)	\$ 2,400	\$ -		
3400	FIRE CONTRACTUAL SERVICES	\$ 97,700	\$ 609,000	\$ 571,000	\$ 602,500
3401	CONTRACTUAL SER-3 TEMP FF	\$ 24,500	\$ 28,000	\$ 28,000	
3402	SEPARATION ESTIMATE INCL LEAVE BA	\$ 220,400	\$ -		
4000	TRAVEL AND PER DIEM	\$ 200	\$ -		
4100	COMM. & FREIGHT	\$ 12,300	\$ 10,000	\$ 9,680	\$ 1,800
4300	UTILITIES	\$ 11,200	\$ 7,500	\$ 7,500	\$ 7,000
4400	RENTALS AND LEASES	\$ 1,050	\$ 1,500	\$ 1,400	
4500	INSURANCE	\$ 29,900	\$ 16,500	\$ 16,100	\$ 16,400
4600	R&M VEHICLES	\$ 18,800	\$ 3,000	\$ 500	
4609	R&M BUILDING & EQUIPMENT	\$ 19,800	\$ 9,000	\$ 11,500	\$ 14,500
4700	PRINTING	\$ -	\$ 125		
4901	EDUCATION	\$ 8,200	\$ -		
4902	PUBLIC EDUCATION & FIRE PREV.	\$ 1,000	\$ -		
4905	TRAINING & MATERIALS	\$ 1,400	\$ -		
4909	MISCELLANEOUS		\$ 200		
5100	OFFICE SUPPLIES	\$ 1,500	\$ 400		
5200	OPERATING SUPPLY	\$ 7,600	\$ 1,900	\$ 1,100	\$ 200
5201	FUEL AND OIL	\$ 7,000	\$ 2,660	\$ 2,200	\$ -
5202	OPERATING SUPPLIES (TIRES)	\$ 4,100	\$ 1,500	\$ -	
5203	UNIFORMS/PATCHES	\$ 3,600	\$ 750	\$ 450	
5400	BOOKS, PUBLICATIONS, ETC	\$ 1,700	\$ 200	\$ -	
<b>TOTAL SUPPLIES AND OTHER SERVICES:</b>		<b>\$ 480,550</b>	<b>\$ 692,235</b>	<b>\$ 649,430</b>	<b>\$ 642,400</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 1,514,950</b>	<b>\$ 953,915</b>	<b>\$ 882,830</b>	<b>\$ 706,214</b>

3400 Fire Services Contract Cost

Continue cost for maintaining building, etc.

City of Okeechobee  
2022/2023 PROPOSED BUDGET

General Fund - 001

**DEPARTMENT: PUBLIC WORKS (0541)**

PERSONNEL COST:		2020/2021	2020/2021	2021/2022	2021/2022	2022/2023
		EOY Adjustment	EOY Adjustment	BUDGET	ESTIMATES	PROPOSED
1100	EXECUTIVE SALARIES	\$ 82,100	\$ 82,100	\$ 84,900	\$ 84,800	\$ 89,100
1200	REGULAR SALARIES	\$ 338,900	\$ 338,900	\$ 386,100	\$ 362,500	\$ 400,100
1300	OTHER SALARIES	\$ 1,700	\$ 1,700	\$ -		
1400	OVERTIME	\$ 6,400	\$ 6,400	\$ 8,000	\$ 5,500	\$ 8,000
1510	LONGEVITY/SERVICE INCENTIVE			\$ -		
2100	FICA	\$ 32,700	\$ 32,700	\$ 36,100	\$ 33,800	\$ 37,500
2200	RETIREMENT	\$ 38,500	\$ 38,500	\$ 35,800	\$ 34,800	\$ 15,200
2300	LIFE AND HEALTH INSURANCE	\$ 120,200	\$ 120,200	\$ 141,900	\$ 131,800	\$ 144,700
2400	WORKERS COMPENSATION	\$ 23,000	\$ 23,000	\$ 32,700	\$ 30,900	\$ 33,500
2500	UNEMPLOYMENT COST	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL PERSONNEL COSTS:</b>		<b>\$ 643,500</b>	<b>\$ 643,500</b>	<b>\$ 725,500</b>	<b>\$ 684,100</b>	<b>\$ 728,100</b>

# City of Okeechobee 2022/2023 PROPOSED BUDGET

## General Fund - 001

### **DEPARTMENT: PUBLIC WORKS (0541)**

		2020/2021	2020/2021	2021/2022	2021/2022	2022/2023
		EOY Adjustment	EOY	Mid Year Budget	ESTIMATES	PROPOSED
3100	PROFESSIONAL SERVICES	\$ -	\$ -	\$ 5,000	\$ 3,500	\$ 7,000
3400	OTHER CONTRACTUAL SERVICES	\$ 1,100	\$ 1,100	\$ 5,000	\$ 3,100	\$ 4,500
3401	GARBAGE COLLECTION FEE	\$ 385,500	\$ 385,500	\$ 402,900	\$ 398,000	\$ 597,200
4000	TRAVEL AND PER DIEM	\$ 800	\$ 800	\$ 3,250	\$ 2,600	\$ 2,000
4100	COMM. & FREIGHT	\$ 7,500	\$ 7,500	\$ 16,000	\$ 15,600	\$ 17,100
4300	UTILITIES	\$ 25,500	\$ 25,500	\$ 25,000	\$ 27,900	\$ 29,500
4400	RENTALS & LEASES	\$ 2,100	\$ 2,100	\$ 3,500	\$ 2,600	\$ 3,000
4500	INSURANCE	\$ 39,100	\$ 39,100	\$ 41,500	\$ 40,500	\$ 42,200
4600	R&M VEHICLES	\$ 5,600	\$ 5,600	\$ 7,000	\$ 7,100	\$ 7,500
4605	R&M PARKS	\$ 15,100	\$ 15,100	\$ 22,500	\$ 19,900	\$ 24,500
4608	Demolition cost/cleanup/admin cost, etc.	\$ -	\$ -	\$ 15,000	\$ -	\$ 24,500
4609	R&M BUILDING & EQUIPMENT	\$ 37,500	\$ 37,500	\$ 47,500	\$ 62,000	\$ 60,100
4901	EDUCATION	\$ 2,200	\$ 2,200	\$ 8,500	\$ 5,000	\$ 8,500
4909	MISCELLANEOUS	\$ 100	\$ -	\$ 250	\$ -	\$ 250
5100	OFFICE SUPPLIES	\$ 900	\$ 900	\$ 500	\$ 400	\$ 600
5200	OPERATING SUPPLY	\$ 9,200	\$ 9,200	\$ 9,000	\$ 11,300	\$ 12,000
5201	FUEL AND OIL	\$ 26,700	\$ 26,700	\$ 53,562	\$ 46,300	\$ 51,313
5202	OPERATING SUPPLIES (TIRES)	\$ 2,000	\$ 2,000	\$ 4,000	\$ 3,700	\$ 3,000
5203	UNIFORMS	\$ 6,300	\$ 6,300	\$ 6,000	\$ 6,100	\$ 6,000
5204	DUMPING FEES	\$ 500	\$ 500	\$ 1,000	\$ 100	\$ 1,500
5205	MOSQUITO CONTROL	\$ 2,700	\$ 2,700	\$ 6,000	\$ 1,200	\$ 6,100
5400	BOOKS, PUBLICATIONS, ETC			\$ 100	\$ 400	\$ 800
<b>TOTAL SUPPLIES AND OTHER SERVICES:</b>		<b>\$ 570,400</b>	<b>\$ 570,300</b>	<b>\$ 683,062</b>	<b>\$ 657,300</b>	<b>\$ 909,163</b>
<b>GRAND TOTAL FOR DEPARTMENT</b>		<b>\$ 1,213,900</b>	<b>\$ 1,213,800</b>	<b>\$ 1,408,562</b>	<b>\$ 1,341,400</b>	<b>\$ 1,637,263</b>

- 3100 Add \$2500 for pest duck removal @ Centennial Park (4 X \$750)
- 4605 Increased maintenance costs for Cattleman's Square  
Includes one (1 replacement Chickee (\$6500) and replacement large flags (\$2500)
- 4608 Demolition cost for derelict properties, incl admin cost, liens, etc. (not legal cost)
- 4609 General increase due to large increase in material costs, Apportioned software personnel cost, \$600
- 5201 FY 22-23 Estimate    Gallons
- |                 |       |
|-----------------|-------|
| Unleaded        | 7,000 |
| Off Road Diesel | 2,500 |
| On Road Diesel  | 750   |
- 5400 American Public Works Assn and Florida Stormwater Assn memberships

City of Okeechobee  
2022/2023 PROPOSED BUDGET

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City of Okeechobee  
2022/2023 PROPOSED BUDGET  
Public Facility Fund-301

**Public Facility Fund (Transportation)**

	2020/2021	2021/2022	2021/2022	2022/2023
	EOY Adjustment	Mid Year	ESTIMATES	PROPOSED
<b>F/Y BEGINNING FUND BALANCE</b>	\$ 844,807	\$ 923,970	\$ 946,855	\$ 926,183

REVENUES					
301-313.4100	LOCAL OPTION GAS TAX	\$ 343,000	\$ 347,800	\$ 388,800	\$ 408,000
301-313.4200	LOCAL ALTER, FUEL USER FEE	\$ 209,000	\$ 212,300	\$ 249,400	\$ 248,800
301-335.1220	SRS EIGHT CENT MOTOR FUEL	\$ 63,400	\$ 60,500	\$ 60,300	\$ 60,100
301-312.3000	NINTH CENT FUEL TAX	\$ 62,000	\$ 61,050	\$ 67,300	\$ 71,100
301-335.4100	MOTOR FUEL TAX REBATE	\$ 1,260	\$ 1,200	\$ 1,250	\$ 1,200
301-361.1000	SCOP Funding	\$ -	\$ 334,951		\$ 334,951
301-361.1000	INTEREST EARNINGS	\$ 7,600	\$ 900	\$ 1,200	\$ 1,100
301-369.1000	MISCELLANEOUS				
	<b>TOTAL REVENUES</b>	<b>686,260</b>	<b>\$ 1,018,701</b>	<b>\$ 768,250</b>	<b>\$ 1,125,251</b>

EXPENDITURES					
301-549.3100	PUBLIC FAC.-PROFESSIONAL SER.	\$ 750	\$ 108,810	\$ 83,872	\$ 27,500
301-549-3400	PUBLIC FAC. CONTRACTUAL SERVICE	\$ 62,900	\$ 90,000	\$ 82,900	\$ 110,000
301-549-4300	PUBLIC FAC. UTILITIES	\$ 58,600	\$ 65,000	\$ 64,100	\$ 70,000
301-549-4609	REPAIR & MAINTENANCE	\$ 30,400	\$ 86,500	\$ 50,000	\$ 86,500
301-549-4909	MISC-PARK HOLIDAY LIGHTS	\$ 4,800	\$ 1,000	\$ 6,900	\$ 5,000
301-549-5300	PUBLIC FAC. ROAD & MATERIALS	\$ 61,500	\$ 80,000	\$ 76,200	\$ 80,000
301-549-6300	PUBLIC FAC. IMPROVEMENTS	\$ 95,700	\$ 100,000	\$ 50,000	\$ 250,000
301-549-6301	SCOP IMPROVEMENTS	\$ -	\$ 334,951		\$ 334,951
301-549.6302	PUBLIC FAC. BEAUTIFICATION	\$ -	\$ 5,000	\$ 4,200	\$ 5,000
301-549.6400	PUBLIC FAC. MACHINERY & EQUIP	\$ 64,400	\$ 20,750	\$ 20,750	\$ 182,000
	<b>TOTAL EXPENSES</b>	<b>\$ 379,050</b>	<b>\$ 892,011</b>	<b>\$ 438,922</b>	<b>\$ 1,150,951</b>

Transfer to General Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
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<b>F/Y ENDING FUND BALANCE</b>	<b>\$ 802,017</b>	<b>\$ 700,660</b>	<b>\$ 926,183</b>	<b>\$ 550,483</b>
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# City of Okeechobee

## 2022/2023 PROPOSED BUDGET

		2021/2022	PROPOSED
3100	Eng/Prof Services - SW 5th Avenue SCOP - CEI		\$ 15,000
	Eng/Prof Services - FDOT Grant prep		\$ 7,500
	Eng/Prof Services - Stormwater Mapping		\$ 5,000
3400	Grounds Maint/Street Sweeping	\$ 90,000	\$ 110,000
4609	Sidewalk Repair and ADA ramp Installation	\$ 50,000	\$ 65,000
	Roadway Striping		\$ 20,000
	Replacement small ROW equipment	\$ 1,500	\$ 1,500
5300	Sign Repair/Replacement	\$ 20,000	\$ 20,000
	Traffic Signal Equip Upgrades	\$ 10,000	\$ 10,000
	ROW Drainage	\$ 10,000	\$ 10,000
	R&M Bridges & Culverts	\$ 10,000	\$ 10,000
	Storm Water Infiltration repair	\$ 20,000	\$ 20,000
	Storm Water Ditch Maint Adjustments	\$ 10,000	\$ 10,000
6300	Asphalt and Roadway Reconstruction	\$ 100,000	\$ 100,000
	Sidewalk Program	\$ 15,000	\$ -
	Stormwater repair pipe lining	\$ 1,000,000	\$ 150,000
6301	SCOP SW 5th Avenue	\$ 334,951	\$ 334,951
6302	New/Replace Trash cans, Parks and S Park St		\$ 5,000
6400	Pickup Truck		\$ 32,000
	Backhoe		\$ 140,000
	Arm Mower Grapple Attachment		\$ 10,000

City of Okeechobee  
2022/2023 PROPOSED BUDGET

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City of Okeechobee  
2022/2023 PROPOSED BUDGET  
CAPITAL PROJECTS IMPROVEMENTS

		2020/2021	2021/2022	2021/2022	2022/2023
		EOY Adjustment	Mid Year	ESTIMATES	PROPOSED
<b>F/Y BEGINNING FUND BALANCE</b>		\$ 3,190,195	\$ 3,685,061	\$ 3,685,061	\$ 3,590,400
<b>REVENUES</b>					
304-383.0000		\$ -	\$ -		\$ -
304-364.1000	DISPOSITION OF FIXED ASSETS	\$ 38,500	\$ 148,500	\$ 121,400	\$ -
304-361.1000	INTEREST EARNINGS	\$ -	\$ -	\$ -	\$ -
304-369.1000	MISCELLANEOUS	\$ -	\$ -	\$ -	\$ -
304-369.1000	Grant Reimbursement	\$ -	\$ -	\$ 200,000	\$ 50,000
<b>TOTAL REVENUES</b>		\$ 38,500	\$ 148,500	\$ 321,400	\$ 50,000

<b>EXPENDITURES</b>					
304-549-3100	Professional Services	\$ 94,000	\$ -	\$ -	\$ -
304-512-3100	Professional Services	\$ 3,500	\$ -	\$ 88,500	\$ -
304-511-6400	ADMINISTRATION CAPITAL	\$ 700	\$ 90,000	\$ 90,000	\$ -
304-512-6400	ADMINISTRATION CAPITAL	\$ -	\$ -	\$ -	
304-513-6400	FINANCE CAPITAL	\$ 3,400	\$ 2,500	\$ 2,400	\$ 5,000
304-519-6400	GENERAL SERVICES CAPITAL	\$ 6,200	\$ 47,500	\$ 5,800	\$ 20,000
304-521-6400	LAW ENFORCEMENT CAPITAL	\$ 78,500	\$ 128,800	\$ 26,800	\$ 596,000
304-522-6400	FIRE PROTECTION CAPITAL	\$ -	\$ -	\$ -	
304-536.6400	SEWER/WASTEWATER	\$ -	\$ -	\$ -	
304-541-6400	PUBLIC WORKS CAPITAL	\$ 8,300	\$ -	\$ 4,500	\$ 60,000
304-549-6400	Other Capital (Pub Safety, Transp.)	\$ -		\$ -	
304-549-6401	PARKS CAPITAL IMPROVEMENT	\$ 35,400	\$ 105,000	\$ 200,000	\$ 150,000
304-549-6402	MEDIAN REPLACEMENT & ROW	\$ -	\$ 10,000	\$ 5,000	\$ 10,000
304-549.6403	TREE PROGRAM	\$ -	\$ 15,000	\$ -	\$ 15,000
304-584.6400	FUTURE CAPITAL PROJECTS	\$ -		\$ -	\$ -
304-2512-6400	CLERK CAPITAL	\$ -	\$ -	\$ -	\$ 1,000
<b>TOTAL EXPENDITURES</b>		\$ 230,000	\$ 398,800	\$ 423,000	\$ 857,000

<b>OTHER REVENUES AND TRANSFER IN</b>					
		\$ -			
	Other Grants - Transfer In		\$ -		\$ -
<b>TOTAL TRANSFER INS</b>		\$ -	\$ -		\$ -

TRANSFER OUT TO Other Funds	\$ -	\$ -		\$ 83,000
TRANSFER OUT TO GENERAL FUND	\$ 438,974	\$ 564,994	\$ 31,334	\$ 535,950
<b>TOTAL TRANSFER OUT</b>	\$ 438,974	\$ 564,994	\$ 31,334	\$ 618,950
<b>ASSIGNED FUND BALANCE</b>				
<b>TOTAL ASSIGNED FUND BALANCE</b>	\$ -	\$ -		\$ -
<b>F/Y ENDING FUND BALANCE</b>	\$ 2,559,721	\$ 2,869,767	\$ 3,552,127	\$ 2,164,450



City of Okeechobee  
2022/2023 PROPOSED BUDGET

# Capital Projects Improvements

*Specific Projected cost/estimates*

Acct #	Dept	Description	Estimated Amounts
513-6400	Finance		
		Replacement Computers/software	\$ 5,000
<b>513-6400</b>	<b>Finance</b>	<b>Fin Subtotal</b>	<b>\$ 5,000</b>
519-6400	General Services		
		Landscaping City Hall	\$ 20,000
<b>519-6400</b>	<b>General Services</b>	<b>GS Subtotal</b>	<b>\$ 20,000</b>
521-6400	Police		
		1 - Radar, computers, tasers	\$ 21,000
		5 - Replacement cars incl equipment	\$ 175,000
		SLERS consoles	\$ -
		SLERS Radios	\$ 400,000
<b>521-6400</b>	<b>Police</b>	<b>PD Subtotal</b>	<b>\$ 596,000</b>
	Public Works		
		Primitive Baptist Church Air Conditioning/Electrical	\$ 40,000
		Chamber Conference room-Paneling, mitigation of mold	\$ 20,000
<b>541-6400</b>	<b>Public Works</b>	<b>PW Subtotal</b>	<b>\$ 60,000</b>
<b>536-6400</b>		<b>Stormwater Subtotal</b>	<b>\$ -</b>
549-6403	Public Works	Tree Program	\$ 15,000
<b>549-6403</b>	<b>Public Works</b>	<b>PW Trees Subtotal</b>	<b>\$ 15,000</b>
541-6401	Parks		
		Flagler Park/Cattleman's End Caps	\$ 100,000
		Kayak ramp	\$ 50,000
<b>541-6401</b>	<b>Parks</b>	<b>Parks Subtotal</b>	<b>\$ 150,000</b>
541-6402	Median Rep	Median Replacement/Right of Way/Parks	\$ 10,000
<b>541-6402</b>	<b>Med Replacement</b>	<b>Med Repl Subtotal</b>	<b>\$ 10,000</b>
2512-6400	Clerk	Computer Replacement for Laserfiche	\$ 1,000
<b>2512-6400</b>	<b>Clerk</b>	<b>Clerk Subtotal</b>	<b>\$ 1,000</b>

City of Okeechobee  
2022/2023 PROPOSED BUDGET

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City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**Other Grants**

**RECAPITULATION - REVENUE & EXPENSES**

	2019/2020	2020/2021	2020/2021	2021/2022
	EOY	MID YEAR	ESTIMATES	PROPOSED
<b>F/Y BEGINNING FUND BALANCE</b>	\$ 8,575	\$ 260,000	\$ 62,000	\$ 47,000

<b>REVENUES</b>					
302-331.3903	TMDL Grant	\$ -			
302-331-3904	Stormwater Drainage Grant	\$ -	\$ 300,000		\$ 300,000
302-331.3905	Section 319 Grant	\$ -			
302-361.1000	Interest Earnings	\$ -			
302-381.0000	TRANSFER IN -CAPITAL ASSIGNED FUNDS	\$ 300,000			\$ 83,000
302-381.0000	TRANSFER IN -CAPITAL FUND RESERVES	\$ 100,000			\$ -
	<b>TOTAL REVENUES</b>	\$ 400,000	\$ 300,000		\$ 383,000

<b>EXPENDITURES</b>					
302-2552.3100	PROFESSIONAL SERVICES	\$ -			
302-2552.3200	ADMINISTRATIVE SERVICES	\$ -			
302-2552.4609	TEMPORARY RELOCATION	\$ -			
302-2552.4609	HOUSING REHAB DEMO/REPL/RELOC	\$ -			
302-2552.4909	MISCELLANEOUS	\$ -			
302-2000-4909	MISCELLANEOUS - BANKING EXP				
302-2752.3100	PROFESSIONAL SERVICES	\$ 5,905	\$ 35,000	\$ -	\$ 45,000
302-2752.3200	ADMINISTRATIVE SERVICES	\$ 5,000	\$ 13,500	\$ 13,500	\$ 13,500
302-2752.4909	MISCELLANEOUS	\$ 100	\$ 1,500	\$ 1,500	\$ 1,500
302-2752.4609	STREET IMPROVEMENTS/ADDITIONS	\$ -			
302-2752.6300	INFRASTRUCTURE IMPROVEMENTS	\$ -	\$ -		\$ 370,000
302-2752-6400	Park and Canal Improvements	\$ 389,924	\$ 370,000		\$ -
	<b>TOTAL EXPENSES</b>	\$ 400,929	\$ 420,000	\$ 15,000	\$ 430,000

<b>Return General Fund Loan</b>		\$ -		\$ -
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<b>F/Y ENDING FUND BALANCE</b>	\$ 7,646	\$ 140,000	\$ 47,000	\$ -
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DUE TO GENERAL FUND \$ 150,000

Grant project related to:  
Taylor Creek SE 4th Street (Baffle Box)

City of Okeechobee  
**2022/2023 PROPOSED BUDGET**  
**Industrial Development Grant Fund**

**RECAPITULATION - REVENUE & EXPENSES**

	2021/2022	2021/2022	2021/2022	2022/2023
	EOY	Mid Year	Estimates	Proposed
<b>F/Y BEGINNING FUND BALANCE</b>	\$ -	\$ -	\$ -	\$ 120,558

<b>REVENUES</b>					
305-332.1000	American Rescue Plan Act Funds		\$ 1,456,482	\$ 1,456,482	
305-369.1000	Misc Revenues	\$ -	\$ -	\$ -	\$ -
		\$ -	\$ -	\$ -	\$ -
	<b>TOTAL REVENUES</b>	\$ -	\$ 1,456,482	\$ 1,456,482	\$ -

<b>EXPENDITURES</b>					
305-538.3100	PROFESSIONAL SERVICES-Engineering Services	\$ -	\$ 94,924	\$ 49,924	\$ 30,000
305-538.4909	ADMINISTRATIVE SERVICES	\$ -	\$ -	\$ -	\$ -
305-538.6300	Stormwater Infrastructure	\$ -	\$ 1,044,558	\$ 969,000	\$ 90,558
305-538.6400	Machinery & Equipment	\$ -	\$ 302,000	\$ 302,000	\$ -
305-538.6401	Storm Water System Asset Mgmt Software	\$ -	\$ 15,000	\$ 15,000	\$ -
	<b>TOTAL EXPENSES</b>	\$ -	\$ 1,456,482	\$ 1,335,924	\$ 120,558

<b>F/Y ENDING FUND BALANCE</b>	\$ -	\$ -	\$ 120,558	\$ -
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DUE TO GENERAL FUND                    \$            -    \$            -    \$            -    \$            -    \$            -

Grant Project related to:  
 Commerce Center Stormwater Improvements

City of Okeechobee  
2022/2023 PROPOSED BUDGET  
Appropriations Grant

**RECAPITULATION - REVENUE & EXPENSES**

	2020/2021	2020/2021	2021/2022	2022-2023
	EOY	Mid Year	Estimates	PROPOSED
<b>F/Y BEGINNING FUND BALANCE</b>	\$ 593	\$ -	\$ -	\$ -

<b>REVENUES</b>					
307-334.3900	Appropriation Funds	\$ 184,814	\$ -	\$ -	\$ 240,000
307-361.1000	Interest Earnings	\$ -	\$ -	\$ -	\$ -
307-381.0000	TRANSFER IN -CAPITAL FUND RESERVES	\$ -	\$ -	\$ -	\$ 10,800
<b>TOTAL REVENUES</b>		<b>\$ 184,814</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,800</b>

<b>EXPENDITURES</b>					
307-559.3100	PROFESSIONAL SERVICES-Engineering Services	\$ -			\$ 48,000
307-559.3102	PROFESSIONAL SERVICES-Grant Admin	\$ -	\$ -	\$ -	\$ -
307-559.4909	ADMINISTRATIVE SERVICES	\$ 593	\$ -	\$ -	\$ 10,800
307-559.6300	STREET IMPROVEMENTS/ADDITIONS	\$ 184,814	\$ -	\$ -	\$ 192,000
<b>TOTAL EXPENSES</b>		<b>\$ 185,407</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 250,800</b>

<b>F/Y ENDING FUND BALANCE</b>	\$ (593)	\$ -	\$ -	\$ -
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DUE TO GENERAL FUND                         \$           -     \$           -     \$           -     \$           -

Grant Project related to:  
SE 8th Avenue Phase II Design & CEI

City of Okeechobee  
2022/2023 PROPOSED BUDGET

**LAW ENFORCEMENT SPECIAL FUND  
RECAPITULATION - REVENUE & EXPENSES**

		2018/2019	2020/2021	2020/2021	2021/2022
		EOY	Mid Year	ESTIMATES	PROPOSED
<b>F/Y BEGINNING FUND BALANCE</b>		\$ 1,200	\$ 9,920	\$ 15,990	\$ 15,600
<b>REVENUES</b>					
601-351.1000					
601-351.2000	CONFISCATED PROPERTY				
601-354.1000	FINES LOCAL ORD. VIOL.	\$ 2,100	\$ 1,000	\$ 100	\$ 1,000
601-361.1000	INTEREST EARNINGS				
601-369-1000	MISCELLANEOUS	\$ 1,600			
<b>TOTAL REVENUE</b>		<b>\$ 3,700</b>	<b>\$ 1,000</b>	<b>\$ 100</b>	<b>\$ 1,000</b>
<b>EXPENDITURES</b>					
601-529.4909	LAW ENF. SPECIAL MISC.	\$ 800	\$ 1,000	\$ 800	\$ 1,000
601-529.5200	LAW ENF. SPECIAL EDUCATION	\$ -			
601-549.6300	LAW ENF. SPECIAL IMPROVEMENT		\$ -		\$ -
601-549.6400	LAW ENF. SPECIAL MACH & E	\$ -	\$ 5,500		\$ 10,500
<b>TOTAL EXPENDITURES</b>		<b>800</b>	<b>6,500</b>	<b>800</b>	<b>11,500</b>
<b>F/Y ENDING BALANCES</b>		\$ 4,100	\$ 4,420	\$ 15,290	\$ 5,100