



CITY OF OKEECHOBEE

CITY COUNCIL

NOVEMBER 16, 2021

LIST OF EXHIBITS

Draft Minutes	October 26, 2021
Warrant Register	October 2021
Exhibit 1	Ordinance No. 1241, Rezoning from Industrial to Heavy Commercial
Exhibit 2	Ordinance No. 1242, Rezoning
Exhibit 3	Ordinance No. 1243, LDR Text Amendments
Exhibit 4	Ordinance No. 1244, Reclassifying from SFR to MFR
Exhibit 5	Ordinance No. 1245, Rezoning
Exhibit 6	Park Furnishings for Cattlemen's Square Park
Exhibit 7	2020-2021 End of Year Budget Amendments
Exhibit 8	Escribe Webcasting
Exhibit 9	City Charter



CITY OF OKEECHOBEE, FLORIDA
OCTOBER 26, 2021, REGULAR CITY COUNCIL MEETING
REVISED DRAFT MEETING MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on October 26, 2021, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Don Hanna of the First United Methodist Church, followed by the Pledge of Allegiance led by Council Member Jarriel.

II. ATTENDANCE

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel Chandler, Monica Clark, Bob Jarriel, and Bobby Keefe.

III. AGENDA AND PUBLIC COMMENTS

- A. Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn. Transmittal Public Hearing Item VII. A., Exhibit 5, was withdrawn, to allow for a workshop to be held.
- B. Motion by Council Member Clark, seconded by Council Member Keefe to approve the agenda as amended.
Motion Carried Unanimously.
- C. There were no agenda item forms or comment cards submitted for public participation.

IV. PRESENTATION AND PROCLAMATIONS

- A. A Certificate of Appreciation was presented by Mayor Watford to Mrs. Robbie Chartier and read into the record: **"the City of Okeechobee, Florida recognizes the valuable contribution of community involvement and hereby extends this expression of grateful appreciation to Robbie Chartier for faithful service as a dedicated Member appointed to the City of Okeechobee Flagler Park Design Review Advisory Committee January 5, 2021, through October 5, 2021."** The remainder of the Members who were unable to attend the meeting, included Bob Burdge, Susanne Clemons, Bert Culbreth, Regina Hamrick, Greg Maynard, Kathy Scott, Jennifer Tewksbury, and Denise Whitehead. Clerk Gamiotea will coordinate to present their certificates.
- B. Mrs. Pamela Wilkerson was recognized by Mayor Watford and Police Chief Hagan for her years of service. She was presented with a personalized leather embossed portfolio and framed certificate, which read **"Longevity Service Award, in recognition of your 10 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from October 17, 2011, through October 17, 2021."**
- C. Mr. Jeffrey Treece was recognized by Mayor Watford and Public Works Director Allen for his years of service. He was presented a personalized leather embossed portfolio and framed certificate, which read **"Longevity Service Award, in recognition of your 10 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from October 3, 2011, through October 3, 2021."**
- D. Mayor Watford proclaimed October 26th as World Polio Day. A proclamation was presented to Mrs. Toni Wiersma, Rotary Club President, and read into the record as follows: **"Whereas, Rotary is a global network of neighbors, friends, leaders, and problem-solvers who unite and take action to create lasting change in communities across the globe; and Whereas, the Rotary motto, Service Above Self, inspires members to provide humanitarian service, follow high ethical standards, and promote goodwill and peace in the world; and Whereas, Rotary in 1985 launched PolioPlus and in 1988 helped establish the Global Polio Eradication Initiative, which today includes the World Health Organization, U.S. Centers for Disease Control and Prevention, UNICEF, and the Bill and Melinda Gates Foundation, and Gavi, the Vaccine Alliance, to immunize the children of the world against polio; and Whereas, polio cases have dropped by 99.9 percent since 1988 and the world stands on the threshold of eradicating the disease; and Whereas, to date, Rotary has contributed more than \$2.2 billion dollars and countless volunteer hours to protecting more than 3 billion children in 122 countries; and Whereas, Rotary is working to raise an additional \$50 million per year, which would be leveraged for maximum impact by an additional \$100 million annually from the Bill and Melinda Gates Foundation; and Whereas, these efforts are providing much-needed operational support, medical staff, laboratory equipment, and educational materials for health workers and parents; and Whereas, in addition, Rotary has played a major role in decisions by donor governments to contribute more than \$10 billion to the effort; and Whereas, there are over 1.2 million Rotary members in more than 36,000 clubs throughout the world that sponsor service projects to address such critical issues as poverty, disease, hunger, illiteracy, and the environment in their local communities and abroad. Now, therefore, I, Dowling R. Watford, Jr., Mayor of the City of Okeechobee, Florida, do hereby proclaim October 26, 2021, as World Polio Day in Okeechobee and encourage all citizens to join the Rotary Club of Okeechobee and Rotary International in the fight for a polio-free world."**

V. CONSENT AGENDA

Motion by Council Member Jarriel, seconded by Council Member Clark to:

- A. Approve the Minutes for October 5, 2021 [as presented and dispense with the reading];
- B. Approve the Warrant Register for September 2021 [in the amounts, General Fund: \$463,561.37; Public Facilities Improvement Fund: \$38,148.04; and Capital Improvement Projects Fund \$14,815.86, as presented];
- C. Approve disposal of obsolete or surplus fire equipment, [as presented in **Exhibit 1**];
- D. Approve a Temporary Street Closing on October 31, 2021, from 1:00 to 8:00 p.m. to close Southwest (SW) 4th Street between SW 5th and 6th Avenues for the First Baptist Church Fall Festival [as presented in **Exhibit 2**];
- E. Approve a Temporary Street Closing on November 4, 2021, from 6:00 to 9:00 p.m., to close Northwest (NW) 2nd Avenue between NW 4th and 5th Streets, for the Farm Bureau Annual Membership Dinner [as presented in **Exhibit 3**]. **Motion Carried Unanimously.**

VI. MAYOR WATFORD OPENED THE PUBLIC HEARING FOR ORDINANCE ADOPTION AT 6:11 P.M.

- A. A motion was made by Council Member Jarriel to read by title only, proposed Ordinance No. 1240 regarding Application No. 21-006-SSA reclassifying the Future Land Use (FLU) from Industrial (I) to Commercial (C) on Lots 11 to 14 of Block 49, CITY OF OKEECHOBEE, Plat Book (PB) 5/Page (PG) 5, [Okeechobee County public records, consisting of approximately 0.651 acres and located at] 804 North (N) Parrott Avenue, submitted by Monica Clark/Glades Gas Company of Okeechobee, Inc., [as presented in **Exhibit 4**]; seconded by Council Member Keefe. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1240 by title only as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FLU MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM I TO C, APPLICATION NO. 21-006-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FLU MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**”

A motion and second was made by Council Members Jarriel and Keefe to adopt proposed Ordinance No. 1240. Council Member Clark noted for the record she has a conflict of interest and will be abstaining from voting on this motion as she is the applicant and property owner for the Application.

City Planner, Mr. Jim LaRue of LaRue Planning and Management Services, presented the Planning Staff Report and the Planning Board’s unanimous recommendation for approval based on the following findings of fact: The application is consistent with the Comprehensive Plan and reasonably compatible with adjacent uses due to its location directly on N Parrot Avenue/U.S. Highway 441 and whose land use designations are predominantly C. Properties to the North and South have a FLU designation of C, are zoned Heavy Commercial (CHV) with existing use being an unoccupied commercial building, the CSX Railroad and automobile repair shop. The property to the East and West has a FLU designation and zoning of I, the existing use is gas tank storage and an unoccupied auto repair building. There are adequate public facilities which reviewed traffic impacts, demand for potable water, sewer treatment, and solid waste disposal. The property is already developed, and no environmental impacts were found. There is a concurrent request to rezone the property to CHV under New Business item VII. A., Petition No. 21-004-R. The only public comment was from Mr. Steve Dobbs of 209 Northeast (NE) 2nd Street, who was in attendance on behalf of the applicant. **Motion Carried*.**

MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 6:19 P.M.

VII. TRANSMITTAL PUBLIC HEARING

- A. This item was withdrawn from the agenda. Read by title only and approve the first reading of proposed Ordinance No. 1233 for transmittal to the State Land Planning Agency, Application No. 21-001-CPA amending the Comprehensive Plan FLU Element and Map by designating and identifying a commercial corridor overlay (**Exhibit 5**).

VIII. NEW BUSINESS

- A. Motion by Council Member Jarriel to read by title only, proposed Ordinance No. 1241 regarding Petition No. 21-004-R rezoning from I to CHV, Lots 11 to 14 of Block 49, CITY OF OKEECHOBEE, PB 5/PG 5, [Okeechobee County public records, and located at] 804 N Parrott Avenue submitted by Monica Clark/Glades Gas Company of Okeechobee, Inc., [as presented in **Exhibit 6**]; seconded by Council Member Keefe. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1241 by title only as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM I TO CHV, PETITION NO. 21-004-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**”

VIII. NEW BUSINESS CONTINUED

- A. Continued. Motion and second by Council Members Jarriel and Chandler to set November 16, 2021, as the final public hearing, and approve the first reading of proposed Ordinance No. 1241. Council Member Clark noted for the record she has a conflict of interest and will be abstaining from voting on this motion as she is the applicant and property owner for the Petition. A concurrent request to change the FLU to C was adopted under Public Hearing item V. A., Application No. 21-006-SSA. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is to continue the existing commercial rental space. The only public comment was from Mr. Dobbs of 209 NE 2nd Street, who was in attendance on behalf of the applicant. **Motion Carried*.**
- B. Motion by Council Member Keefe to read by title only, proposed Ordinance No. 1242 regarding Petition No. 21-005-R, rezoning Block 121, from Residential Single Family-One (RSF-1) and Block 110, from Light Commercial (CLT) to CHV, all being in the CITY OF OKEECHOBEE, PB 5/PG 5, [Okeechobee County public records and located between NE 2nd and 3rd Avenues and NE 3rd to 5th Streets, City Initiated, property owner is Glenwood Park, LLC, as presented in **Exhibit 7**]; seconded by Council Member Jarriel. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1242 by title only as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM RSF-1 AND CLT TO CHV, PETITION NO. 21-005-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 Keefe to set November 16, 2021, as the final public hearing, and approve the first reading of proposed Ordinance No. 1242. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is a commercial development on the vacant property. The only public comment was from Mr. Dobbs of 209 NE 2nd Street who stated he was in favor of the petition. Mayor Watford disclosed for the record that he discussed this issue with Mr. Dobbs prior to the meeting, additionally he stated he did not support approving this Petition. **Motion Carried.** [Note: Abandonment of Right-of-Way Petitions No. 21-001-AC and 21-002-AC are pending for these blocks.]

- C. Motion by Council Member Jarriel to read by title only, proposed Ordinance No. 1243 regarding Application No. 21-003-TA amending the Land Development Regulations (LDR's) Sections 86-2, 86-3, 86-4, 86-71, 86-90 and 86-91, adding Article V and Section 86-91, amending Form 18 in Appendix A, and adding an application fee to Appendix C all related to Subdivisions, splitting, and joining platted lots [as presented in **Exhibit 8**]; seconded by Council Member Clark. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1243 by title only as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING CHAPTER 86 OF THE LDR'S OF THE CITY OF OKEECHOBEE; AMENDING SECTION 86-2, CLARIFYING THE CITY'S AUTHORITY TO REGULATE THE DIVISION AND JOINING OF LAND IN THE CITY; AMENDING SECTION 86-3, CLARIFYING THE APPLICABILITY OF THE CHAPTER TO INCLUDE JOINING LAND; AMENDING SECTION 86-4, ADDING A DEFINITION FOR LOT, ADDING A DEFINITION FOR PARCEL, ADDING A DEFINITION FOR PLATTED PARCEL SPLIT, DELETING THE DEFINITION FOR PLOT; AMENDING THE TITLE OF ARTICLE II FROM PLANS AND PLATS TO PLATTING; CHANGING DIVISION 3-SIMPLE LOT SPLIT/DE MINIMIS SUBDIVISIONS TO ARTICLE III-DE MINIMIS SUBDIVISIONS; AMENDING SECTION 86-90, CLARIFYING THAT STRUCTURE SETBACKS SHALL BE INCLUDED ON SURVEYS, PROHIBITING CREATIONS OF PARCELS WITH SPLIT FLU DESIGNATIONS, REQUIRING CONSIDERATION OF UTILITY LINES AND WASTEWATER TREATMENT SYSTEMS; CHANGING DIVISION 4-PROCEDURES FOR APPLICATION SUBMISSION AND APPROVAL OF JOINDER OF LOTS TO ARTICLE IV-JOINDERS; AMENDING SECTION 86-91 TO PROHIBIT JOINING PARCELS WITH DIFFERENT FLU DESIGNATIONS; CREATING NEW ARTICLE V-PLATTED PARCEL SPLITS, PROVIDING PROCEDURES AND STANDARDS FOR DIVIDING EXISTING PLATTED PARCELS; RENUMBERING EXISTING ARTICLES III, IV, AND V; AMENDING APPENDIX A OF THE LDR'S OF THE CITY OF OKEECHOBEE, AMENDING FORM 18, PROVIDING PLATTED PARCEL SPLIT APPLICATION STANDARDS AND PROCEDURES; AMENDING APPENDIX C OF THE LDR'S OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR PLATTED PARCEL SPLITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**”

Motion and second by Council Members Clark and Jarriel to set November 16, 2021, as the final public hearing and approve the first reading of proposed Ordinance No. 1243. **Motion Carried Unanimously.**

- D. Motion by Council Member Jarriel to approve an invoice in the amount of \$1,648.34 submitted by the Okeechobee Board of County Commissioners for participation in the Okeechobee Utility Authority (OUA) Working Group regarding the OUA Interlocal Agreement [as presented in **Exhibit 9**]; seconded by Council Member Clark. **Motion Carried Unanimously.**

VIII. NEW BUSINESS CONTINUED

- E. Motion by Council Member Keefe to adopt proposed Resolution No. 2021-08 authorizing the City to participate and submit bid to acquire the Primitive Baptist Church property located at 1003 SW 3rd Avenue [as presented in **Exhibit 10**, Lots 9 to 12 of Block 8, SOUTH OKEECHOBEE, PB 1/PG 12, Okeechobee County public records]; seconded by Council Member Jarriel.

Attorney Fumero read proposed Resolution No. 2021-08 by title only as follows: **“A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA TO AUTHORIZE THE CITY TO PARTICIPATE AND BID TO ACQUIRE PROPERTY LOCATED AT 1003 SW 3RD AVENUE, OKEECHOBEE, FLORIDA DURING THE TAX SALE; PROVIDING AN EFFECTIVE DATE.”** Following discussion, **Motion Carried Unanimously.** Council Member Clark moved that the bid not exceed the property appraisers appraised, assessed value; seconded by Council Member Keefe. **Motion Carried Unanimously.**

- F. Motion and second by Council Members Jarriel and Clark to approve for staff to submit a Request for Qualifications for Professional Planning Consulting Services. **Motion Carried Unanimously.**

Mayor Watford called for a Recess at 7:00 P.M.; the meeting was Reconvened at 7:10 P.M.

- G. The draft of the proposed changes to the City Charter, as recommended by the Citizen Charter Review Advisory Committee (CCRAC) was reviewed. The following areas were pointed out as a change from current procedures; or specifically noted to be discussed during the November 4, 2021, joint workshop between the Council and the CCRAC; or needs rewording by Attorney Fumero: Article 2: C-2.1, Meetings paragraph; C-2.2(d); C-2.5(c)(ii); and C-2.6. Article 3: C-3-1(a) and C-3.7. Article 4: C-4.1(c). Article 6: C-6.1(c). Article 7: C-7.2, last paragraph.

IX. CITY ATTORNEY UPDATE

Attorney Fumero had no new information to provide to Council at this time.

X. CITY ADMINISTRATOR UPDATE

Administrator Ritter advised he met with South Florida Water Management District regarding the Commerce Center; the project is progressing. He gave a ‘shout-out’ to the Public Works employees for their great work on the Cattlemen’s Square in Flagler Park. He met with Racetrac representatives last week, they are starting their new construction project. In closing he yielded to City Clerk Gamiotea to announce the progress of hiring a new Deputy City Clerk, Ms. Rose Torres has accepted the employment offer and will begin November 15, 2021.

XI. COUNCIL COMMENTS

There were no Council comments offered.

XII. ADJOURN, Mayor Watford adjourned the meeting at 8:32 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he 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. City Clerk media are for the sole purpose of backup for official records of the Clerk.

♦Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers was filed by Council Member Clark on October 26, 2021, in the Office of the City Clerk and made part of the official record filed in the permanent minute file for this meeting.



Okeechobee, FL

Check Report

By Check Number

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: CapVeh Fund-Capital Vehicle Fund Truist Checking						
CalvinGiordano	Calvin, Giordano & Associates	10/14/2021	Regular	0.00	9,857.50	1880
CalvinGiordano	Calvin, Giordano & Associates	10/29/2021	Regular	0.00	2,380.00	1881
1173	Walpole Feed & Supply	10/29/2021	Regular	0.00	250.98	1882

Bank Code CapVeh Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	12,488.48
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
	3	3	0.00	12,488.48

Check Report

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: GenFund-General Fund Checking-Truist Checking						
255	City Of Okeechobee Payroll Account	10/06/2021	EFT	0.00	100,633.50	15
2032	The Standard	10/07/2021	EFT	0.00	11,309.66	16
1695	Building Code Administrators and	10/11/2021	EFT	0.00	1,033.61	17
307	Florida Building Commission	10/11/2021	EFT	0.00	752.08	18
1644	PRM - Health Insurance	10/14/2021	EFT	0.00	58,102.83	19
1770	PRM - Life, LTD & STD	10/14/2021	EFT	0.00	1,446.62	20
1770	PRM - Life, LTD & STD	10/14/2021	EFT	0.00	2,527.50	21
1645	PRM - Vision & Dental	10/14/2021	EFT	0.00	2,113.62	22
255	City Of Okeechobee Payroll Account	10/21/2021	EFT	0.00	101,407.35	23
467	PRM - Property & Casualty	10/28/2021	EFT	0.00	74,478.00	24
	Void	10/28/2021	EFT	0.00	0.00	25
596	State of Florida Disbursement Unit	10/07/2021	Regular	0.00	420.38	43812
1973	Advance Auto Parts	10/14/2021	Regular	0.00	79.45	43813
1710	Apex Pest Control, Inc.	10/14/2021	Regular	0.00	60.00	43814
APWA	APWA Membership	10/14/2021	Regular	0.00	225.00	43815
1001	Bank of America - 2303 fka 9233 PW	10/14/2021	Regular	0.00	824.22	43816
1521	Bank of America - 7178 fka 6737 PD#2	10/14/2021	Regular	0.00	237.51	43817
1520	Bank of America 3373 fka 2149 PD#1	10/14/2021	Regular	0.00	39.40	43818
1953	C&C Industrial Enterprise. LLC	10/14/2021	Regular	0.00	149.30	43819
CalvinGiordano	Calvin, Giordano & Associates	10/14/2021	Regular	0.00	55.97	43820
CalvinGiordano	Calvin, Giordano & Associates	10/14/2021	Regular	0.00	-55.97	43820
1697	CAS Governmental Services, LLC	10/14/2021	Regular	0.00	286.62	43821
CenturyLink-LD	CenturyLink	10/14/2021	Regular	0.00	17.66	43822
1236	CIT Technology Finance Service, Inc.	10/14/2021	Regular	0.00	227.58	43823
2143	City of Titusville	10/14/2021	Regular	0.00	275.00	43824
1685	Comcast	10/14/2021	Regular	0.00	52.50	43825
1739	Communications International, Inc.	10/14/2021	Regular	0.00	176.96	43826
1803	Custom Lifts Inc.	10/14/2021	Regular	0.00	330.00	43827
2130	Dobbs Equipment, LLC	10/14/2021	Regular	0.00	391.00	43828
1606	East Coast Signs & Shirts	10/14/2021	Regular	0.00	230.00	43829
1868	Eli's Western Wear Inc.	10/14/2021	Regular	0.00	125.00	43830
1650	Fitness Factory	10/14/2021	Regular	0.00	240.00	43831
1832	Gabriel Roeder Smith	10/14/2021	Regular	0.00	4,200.00	43832
1892	Highland Pest Control	10/14/2021	Regular	0.00	35.00	43833
1491	Home Depot Credit Services	10/14/2021	Regular	0.00	507.10	43834
105	Jones Equipment Company, Inc.	10/14/2021	Regular	0.00	126.00	43835
431	LaRue Planning & Mngmnt Services, Inc.	10/14/2021	Regular	0.00	5,626.25	43836
2253	MacVicar Consulting, Inc.	10/14/2021	Regular	0.00	250.00	43837
2148	Motorola Solutions, Inc.	10/14/2021	Regular	0.00	19,925.00	43838
2212	Nason Yeager Gerson Harris & Fumero P.A.	10/14/2021	Regular	0.00	85.50	43839
2006	NexAir, LLC	10/14/2021	Regular	0.00	117.56	43840
314	Okeechobee County Sheriffs Office	10/14/2021	Regular	0.00	18,438.28	43841
222	Okeechobee News c/o Independent Newspape	10/14/2021	Regular	0.00	2,315.16	43842
222	Okeechobee News c/o Independent Newspape	10/14/2021	Regular	0.00	-2,315.16	43842
2043	O'Reilly Auto Parts	10/14/2021	Regular	0.00	43.30	43843
Ramon Liberato	Ramon Liberato	10/14/2021	Regular	0.00	108.00	43844
2064	Red Ink Printing	10/14/2021	Regular	0.00	512.66	43845
2157	Roger Azcona, Esq.	10/14/2021	Regular	0.00	450.00	43846
1574	Salem Trust Company	10/14/2021	Regular	0.00	9,497.40	43847
1574	Salem Trust Company	10/14/2021	Regular	0.00	60,104.26	43848
1574	Salem Trust Company	10/14/2021	Regular	0.00	509.79	43849
1827	Soler Automotive	10/14/2021	Regular	0.00	438.00	43850
2075	Steven L. Dobbs Engineering, LLC	10/14/2021	Regular	0.00	126.87	43851
2075	Steven L. Dobbs Engineering, LLC	10/14/2021	Regular	0.00	-126.87	43851
1908	Supplyline	10/14/2021	Regular	0.00	228.00	43852
1906	Thread Works Embroidery, LLC	10/14/2021	Regular	0.00	228.00	43853
1460	Tire Zone of Okeechobee, Inc.	10/14/2021	Regular	0.00	1,272.44	43854
1861	TransUnion Risk & Alternative Data	10/14/2021	Regular	0.00	75.00	43855
810	Vantage Transfer Agents - 457	10/14/2021	Regular	0.00	2,335.31	43856
1934	Verizon Wireless	10/14/2021	Regular	0.00	447.78	43857

Check Report

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
197	W & W Lumber Company of Okeechobee	10/14/2021	Regular	0.00	156.22	43858
2244	Waste Management	10/14/2021	Regular	0.00	32,047.68	43859
1980	WEX Bank	10/14/2021	Regular	0.00	4,631.84	43860
1490	World Risk Management	10/14/2021	Regular	0.00	444.00	43861
1236	CIT Technology Finance Service, Inc.	10/14/2021	Regular	0.00	55.97	43862
2130	Dobbs Equipment, LLC	10/14/2021	Regular	0.00	126.87	43863
222	Okeechobee News c/o Independent Newspape	10/15/2021	Regular	0.00	2,315.56	43864
CenturyLink-Fiber	CenturyLink	10/21/2021	Regular	0.00	1,826.54	43865
621	City Of Okeechobee - Petty Cash	10/21/2021	Regular	0.00	10.00	43866
224	Okeechobee Utility Authority	10/21/2021	Regular	0.00	1,105.61	43867
1688	Sprint	10/21/2021	Regular	0.00	143.33	43868
596	State of Florida Disbursement Unit	10/21/2021	Regular	0.00	420.38	43869
338	US Postal SVC/Neopost Postage On Call	10/21/2021	Regular	0.00	1,000.00	43870
1973	Advance Auto Parts	10/29/2021	Regular	0.00	15.73	43871
13	American Family Life Assurance Co.	10/29/2021	Regular	0.00	141.00	43872
1778	Apex Office Products, Inc	10/29/2021	Regular	0.00	65.70	43873
1953	C&C Industrial Enterprise. LLC	10/29/2021	Regular	0.00	490.10	43874
1732	Carr, Riggs & Ingram, LLC	10/29/2021	Regular	0.00	3,200.00	43875
CenturyLink-Local	CenturyLink	10/29/2021	Regular	0.00	2,181.77	43876
1236	CIT Technology Finance Service, Inc.	10/29/2021	Regular	0.00	172.13	43877
1723	City of Okeechobee - CH Coffee Fund - Ca	10/29/2021	Regular	0.00	64.00	43878
883	City of Okeechobee - PD Coffee Fund - Ca	10/29/2021	Regular	0.00	728.00	43879
1685	Comcast	10/29/2021	Regular	0.00	169.69	43880
Creekside	Creekside Media Group	10/29/2021	Regular	0.00	465.00	43881
David McAuley	David McAuley	10/29/2021	Regular	0.00	35.00	43882
476	Dawn Hoover	10/29/2021	Regular	0.00	50.00	43883
480	Douglas McCoy	10/29/2021	Regular	0.00	35.00	43884
226	Florida Power & Light Company	10/29/2021	Regular	0.00	2,506.99	43885
226	Florida Power & Light Company	10/29/2021	Regular	0.00	425.68	43886
74	GALLS, LLC	10/29/2021	Regular	0.00	772.46	43887
79	Glades Air Conditioning	10/29/2021	Regular	0.00	338.00	43888
1824	Harris Corporation	10/29/2021	Regular	0.00	738.00	43889
89	ICS Computers Inc.	10/29/2021	Regular	0.00	2,981.90	43890
2174	James Shaw	10/29/2021	Regular	0.00	35.00	43891
1866	JC Newell Const. Inspect. Services, Inc.	10/29/2021	Regular	0.00	5,200.00	43892
2220	Joseph Papasso	10/29/2021	Regular	0.00	35.00	43893
1532	Karyne Brass	10/29/2021	Regular	0.00	35.00	43894
1071	LegalShield	10/29/2021	Regular	0.00	14.95	43895
1895	Mac L Jonassaint	10/29/2021	Regular	0.00	35.00	43896
2055	Northlake Veterinary Hospital	10/29/2021	Regular	0.00	591.02	43897
2057	Okeechobee Army Surplus	10/29/2021	Regular	0.00	537.30	43898
2043	O'Reilly Auto Parts	10/29/2021	Regular	0.00	39.48	43899
1564	Philip Baughman	10/29/2021	Regular	0.00	35.00	43900
2102	Rabon's Country Feed	10/29/2021	Regular	0.00	38.99	43901
2165	Richard Chartier	10/29/2021	Regular	0.00	35.00	43902
1574	Salem Trust Company	10/29/2021	Regular	0.00	476.39	43903
1574	Salem Trust Company	10/29/2021	Regular	0.00	11,912.96	43904
1574	Salem Trust Company	10/29/2021	Regular	0.00	9,491.19	43905
2183	Select Shred	10/29/2021	Regular	0.00	30.00	43906
350	Superior Water Works, Inc.	10/29/2021	Regular	0.00	50.00	43907
1908	Supplyline	10/29/2021	Regular	0.00	210.70	43908
1813	Thompson Reuters	10/29/2021	Regular	0.00	89.48	43909
1460	Tire Zone of Okeechobee, Inc.	10/29/2021	Regular	0.00	648.88	43910
2080	Treasure Coast Medical Associates	10/29/2021	Regular	0.00	2,892.40	43911
	Void	10/29/2021	Regular	0.00	0.00	43912
1939	United Way	10/29/2021	Regular	0.00	36.00	43913
810	Vantage Transfer Agents - 457	10/29/2021	Regular	0.00	529.38	43914
810	Vantage Transfer Agents - 457	10/29/2021	Regular	0.00	2,230.00	43915

Check Report

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
743	Walmart/Capital One	10/29/2021	Regular	0.00	767.63	43916

Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	141	104	0.00	228,303.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-2,498.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	11	0.00	353,804.77
	152	119	0.00	579,609.88

Check Report

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Payroll-Payroll Acct Truist Checking						
U S Department	U.S. Department of Treasury	10/11/2021	EFT	0.00	24,660.41	6
U S Department	U.S. Department of Treasury	10/22/2021	EFT	0.00	24,916.29	7

Bank Code Payroll Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	0	0	0.00	0.00
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	2	2	0.00	49,576.70
	2	2	0.00	49,576.70

Check Report

Date Range: 10/01/2021 - 10/31/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PubFac Fund-Public Facility Fund-Truist Checking						
1001	Bank of America - 2303 fka 9233 PW	10/14/2021	Regular	0.00	899.64	3406
55	Diamond R Fertilizer Co., Inc.	10/14/2021	Regular	0.00	424.75	3407
1491	Home Depot Credit Services	10/14/2021	Regular	0.00	19.73	3408
1981	JMC Landscaping Services, Inc.	10/14/2021	Regular	0.00	3,849.58	3409
585	Vest Concrete, Inc.	10/14/2021	Regular	0.00	3,446.00	3410
226	Florida Power & Light Company	10/21/2021	Regular	0.00	5,028.65	3411

Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	6	6	0.00	13,668.35
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
	6	6	0.00	13,668.35

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	150	113	0.00	254,459.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	4	0.00	-2,498.00
Bank Drafts	0	0	0.00	0.00
EFT's	13	13	0.00	403,381.47
	163	130	0.00	655,343.41

Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	10/2021	629,186.58
301	PUBLIC FACILITY FUND	10/2021	13,668.35
304	CAPITAL PROJECTS FUND	10/2021	12,488.48
			655,343.41

ORDINANCE NO. 1241

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM INDUSTRIAL TO HEAVY COMMERCIAL (PETITION NO. 21-004-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, Monica Clark, Registered Agent of the property owner Glades Gas Company of Okeechobee, Inc. has heretofore filed Petition No. 21-004-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of approximately 0.651 acres from Industrial (IND) to Heavy Commercial (CHV); and

WHEREAS, said Petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review provided by the applicant, 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 September 16, 2021, 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 0.651 acres, as the subject property, located in the City of Okeechobee, to-wit:

LOTS 11, 12, 13 AND 14 OF BLOCK 49, CITY OF 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 from IND 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 (21-006-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 **26th** day of **October 2021**.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **16th** day of **November 2021**.

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

4. There were no Ex-Parte disclosures offered.
 5. Motion by Board Member Jonassaint, seconded by Alternant Board Member Papasso to recommend the City Council find proposed Comprehensive Plan Amendment No. 21-001-CPA consistent with the City's Comprehensive Plan and transmit the Amendment to the Florida Department of Economic Opportunity for review and approval as presented in [Exhibit 2, which includes 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 Transmittal Public Hearing tentatively scheduled for October 19, 2021.
- C. Consider Land Development Regulation (LDR) Text Amendment Petition No. 21-003-TA, which proposes to amend Sections 86-2, 86-3, 86-4, 86-71, 86-90, and 86-91, creating a new Article V and adding Section 86-92, amending Form 18 in Appendix A, and adding an application fee to Appendix C.
1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 2. Board Member Brass inquired as to why the words "in writing" were only used in Section 86-90 (c)(4) and not also in Section 86-91 (c)(4). Planner Smith commented the words "in writing" should be reflected in both places.
 3. Mr. Steven Dobbs commented when joining more than one parcel it can be expensive. For instance, he recently submitted a request directly to the Property Appraiser's Office to join four parcels for Okeechobee County in regard to a proposed expansion project for the Sheriff's Office. Planner Smith commented he had reached out to other jurisdictions to inquire about their process and most times approval was needed first before the Property Appraiser's Office would shift the property lines. Okeechobee County does not require this approval first.
 4. There were no Ex-Parte disclosures offered.
 5. Motion by Board Member Baughman, seconded by Board Member Jonassaint to recommend approval to the City Council for LDR Text Amendment Petition No. 21-003-TA as presented in [Exhibit 3, which includes the Planning Consultant's analysis of the findings and recommendation for approval] with the words "in writing" included in both Sections 86-90 (c)(4) and 86-91 (c)(4). **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

QUASI-JUDICIAL ITEMS

- D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. There were none.
 4. There were no public comments offered.
 5. There were no Ex-Parte disclosures offered.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-004-R as presented in [Exhibit 4, 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 October 19, 2021, and November 16, 2021.



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Glades Gas Company of Okeechobee*

Address: *804 N. Parrott Avenue*

Petition No.: *21-004-R*

Request: *Change from Industrial to
Heavy Commercial*

General Information

Owner/Applicant	Glades Gas Company of Okeechobee 804 N Parrott Ave Okeechobee, FL 34972
Site Address	804 N. Parrott Avenue
Parcel Identification	3-15-37-35-0010-00490-0110
Contact Person	Monica M. Clark
Contact Phone Number	863.763.2114 863.634.1033
Contact Email Address	monica@gladesac.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application to rezone a 0.651 acre parcel located at 804 N. Parrott Avenue from Industrial to Heavy Commercial. The site contains an existing structure currently used for office rentals.

The subject property is designated Industrial on the Future Land Use Map The Applicant has submitted a concurrent request to change the FLUM designation from Industrial to Commercial.

Future Land Use, Zoning and Existing Use

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

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

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

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: "Yes & No – the property was zoned industrial because of the propane tanks previously owned by Glades Gas Co. Filing for future use amendment change." "The proposed request is not contrary to the Comprehensive plan requirements. The 0.65 acres site is currently zoned Industrial, and the surrounding properties are zoned Commercial and Industrial making the zoning change compatible by having Heavy Commercial adjacent to highway 441N and enhancing the Commercial Corridor."

Staff Comment: If the applicant's request to change the future land use of this parcel from Industrial to Commercial is approved, then a rezoning to Heavy Commercial will be consistent with the City's Comprehensive Plan.

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

Applicant Response: "Yes" "The proposed change of zoning is specifically authorized under the proposed zoning district in the Land Development Regulations."

Staff Comment: Section 90-282 specifically lists professional office as a permitted use within the CHV zoning district.

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

Applicant Response: “Will not change.” “The proposed zoning change should have a positive impact on the public interest by enhancing the City’s Commercial Corridor and changing the existing Industrial zoning to Heavy Commercial.”

Staff Comment: Allowing the Applicant to continue to provide commercial rental spaces along the US-441 corridor will not adversely affect 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.*

Applicant Response: “US 441 adjacent to other commercial uses.” “The proposed use is appropriate for the location and will complement the City’s initiative to solidify their Commercial Corridor along the major arterial corridors through the City.”

Staff Comment: While there is a significant amount of industrially designated property in the area, there is also commercially designated property directly to the north and south. Additionally, the overwhelmingly predominant land use designation of properties along US-441 is Commercial. Allowing commercial land use designations at this property is consistent with the pattern of land use along the corridor and will not have a negative effect on the industrially designated properties in the vicinity.

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.*

Applicant Response: “No” “The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property.”

Staff Comment: The proposed use is the existing use, and to staff’s knowledge, it has not negatively affected property values or living conditions, or deterred development.

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.*

Applicant Response: “Use is not changing.” “There are no changes to the existing property since it was developed in 2005 and accepted under the City’s current land development regulations. As previously mentioned, this is to allow more uses in the existing building.”

Staff Comment: Though the property is legally nonconforming to the landscape buffer requirements, the use should not create any negative impacts or nuisances on the surrounding uses that would require buffering.

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

Applicant Response: “No” “The use will not create density patterns that would overburden any public facilities. It may increase traffic, but not to a point where any changes will be required to accommodate this minor increase. Utilities and schools will not be impacted at all.”

Staff Comment: If redevelopment should occur, there is a potential for an increase in demand on the water, sewer and traffic facilities. However, the potential increases are moderate and should not overburden those facilities.

8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Applicant Response: “No” “The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. The existing building was previously developed within the current City land development regulation, which require all of these items to be considered in the design.”

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

No drainage issues at the current site are known to staff and redevelopment of the site would be in accordance with current stormwater management regulations.

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

Applicant Response: “No” “The proposed use has not been inordinately burdened by unnecessary restrictions.”

Staff Comment: We agree.

Recommendation

Based on the foregoing analysis, we find the requested rezoning from Industrial to Heavy Commercial is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. If the Applicant's concurrent request to change the future land use designation of this property from Industrial to Commercial is approved, then we also find this rezoning request to be consistent with the City's Comprehensive Plan; and therefore, recommend **Approval** of the Applicant's rezoning request.

Submitted by:



Ben Smith, AICP
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

City Council Public Hearing: (tentative) October 19, 2021 and November 16, 2021

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



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

**AERIAL
SUBJECT SITE AND ENVIRONS**



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 7-28-21 Fee Paid: 7-29-21 1 st Hearing: 9-16-21 Publication Dates: Notices Mailed: 9/1/21	Petition No. 21-004-R Jurisdiction: PB+CC 2 nd Hearing: 10-19-21 & 11-16-21
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Glades Gas Company of Okeechobee, INC		
2	Owner mailing address: 804 N. Parrott Ave, Okeechobee, FL 34972		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: monica@gladesac.com		
5	Name of contact person (state relationship): owner		
6	Contact person daytime phone(s): 863-763-2114, 863-634-1033		
PROPERTY INFORMATION			
7	Property address/directions to property: 804 N. PARROTT AVENUE		
8	Describe current use of property: Commercial/Industrial Rentals, Office space, warehouse space		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. 802-occupied office FPU, 806-warehouse 804-occupied office Glades AC 808-unoccupied showroom Authorized Appliance 810-812 Source of potable water: DUA Method of sewage disposal: Septic Ballet Studio		
10	Approx. acreage: .651 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: EMPTY BLDG (OLD JETSON'S) East: -Florida Public Utilities - tank farm South: CSX RR 902 N. PARROTT West: UNOCCUPIED - DOGS AUTO 805 N PARROTT ARMSTRONG AUTO 712 N PARROTT		
14	Existing zoning: Industrial Future Land Use classification: Industrial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (✓) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (✓) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-00490-0110		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: <i>owner since selling gas company front parcel is strictly commercial not industrial.</i>
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 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.
✓ 20	Last recorded warranty deed: <i>3/2/95</i>
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number - <i>Tradewinds,</i> b. Legal description of property pertaining to the application - <i>City of Okeechobee</i> c. Computation of total acreage to nearest tenth of an acre - <i>.651</i> <i>Lots 11-14 INC BIK 49</i> 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

Date

Monica M Clark *Monica M Clark* *7/15/21*

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 Profit Corporation

GLADES GAS COMPANY OF OKEECHOBEE, INC.

Filing Information

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

Principal Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Mailing Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Registered Agent Name & Address

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

Name Changed: 04/07/2010

Address Changed: 04/07/2010

Officer/Director Detail

Name & Address

Title PD

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

Title VP

MCCARTHY, Kevin S

Glades Gas Company of Okeechobee, Inc.

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

Glades Gas Company of Okeechobee, Inc owns this parcel and in the past has developed it into a multi-unit building, however, with the FLU and zoning of industrial it limits who can rent the units. They have decided to change the zoning from Industrial to Heavy Commercial to be able to attract the permitted uses under the heavy commercial zoning. The parcel is in Block 49 of the City of Okeechobee, it is 0.65 acres of land between NE 9th Street to the north and the CSX railroad to the south and fronts on Parrott Avenue to the west. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-00490-0110. It is currently located in the City of Okeechobee with a current zoning of Industrial.

The primary intent of rezoning this parcel is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial and Industrial zoned lands.

This application requests the City to grant a change in zoning on this parcel from the existing Industrial to Heavy Commercial. The property can be accessed from the north and west.

Glades Gas Company of Okeechobee, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel of land to Heavy Commercial.

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: <u>Industrial</u> Requested zoning classification: <u>Heavy Commercial (CHV)</u>
B	Describe the desired permitted use and intended nature of activities and development of the property? <u>no development, rental of commercial property</u>
C	Is a Special Exception necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe:
E	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. <u>use not changing</u>
F	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:

- The proposed rezoning is not contrary to Comprehensive Plan requirements.
yes & no - the property was zoned industrial because of the propane tanks previously owned by Glades Gas Co. → filing for future use amendment change
- The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations. yes,
- The proposed use will not have an adverse effect on the public interest.
will not change
- 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. us 441 adjacent to other commercial uses
- The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property. no

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 *use is not changing*
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services *no*
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
no
9. The proposed use has not been inordinately burdened by unnecessary restrictions. *no*

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.

Glades Gas Company of Okeechobee, 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 0.65 acres site is currently zoned Industrial, and the surrounding properties are zoned Commercial and Industrial making the zoning change compatible by having Heavy Commercial adjacent to highway 441N and enhancing the Commercial Corridor.

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

The proposed change of zoning 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 by enhancing the City's Commercial Corridor and changing the existing Industrial zoning to Heavy Commercial.

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 City's initiative to solidify their Commercial Corridor along the major arterial corridors through the City.

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.

- 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;**

There are no changes to the existing property since it was developed in 2005 and accepted under the City's current land development regulations. As previously mentioned, this is to allow more uses in the existing building.

- 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. It may increase traffic, but not to a point where any changes will be required to accommodate this minor increase. Utilities and schools will not be impacted at all.

- 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. The existing building was previously developed within the current City land development regulation, which require all of these items to be considered in the design.

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

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

500 Rec
50 Doc

QUIT-CLAIM DEED

RAMCO FORM 8

CP. 281 PAGE 417
BLOCK

This Quit-Claim Deed, Executed this 2nd day of March, A. D. 19 85, by

VERNON L. DEXTER

first party, to GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED

whose postoffice address is 804 North Parrott Avenue, Okeechobee, Florida, 33472

second party:

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

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

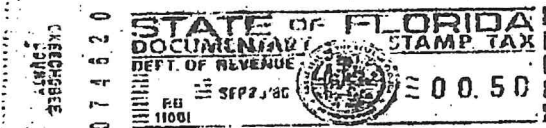
Lots 10, 11, 12 and the North 40 feet of Lots 17, 18 and 19 of Block 49, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FL.

183259

1986 SEP 24 PM 2:17

GLORIA J. FORD
CLERK OF CIRCUIT COURT



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

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]

[Signature]
Vernon L. Dexter

[Signature]

STATE OF FLORIDA,
COUNTY OF OKEECHOBEE.

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

VERNON L. DEXTER

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

WITNESS my hand and official seal in the County and State last aforesaid, this 24th day of March, A. D. 19 85.

(NOTARY SEAL)

[Signature]
Notary Public
My Commission expires
Notary Public State of Florida at Large
My commission expires May 24, 1987
Bonded thru Lawyers' Society Corp.

This Instrument prepared by:
Address

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

Rec 4.15
Dec 4.15

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

D. B. 245 PAGE 054

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

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

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

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

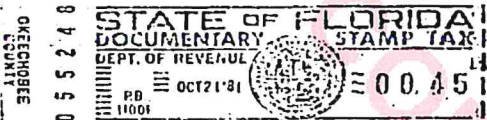
Lots 13 and 14 of Block 49, in the TOWN OF OKEECHOBEE, according
to the plat thereof recorded in Plat Book 2, Page 17, Public Records
of St. Lucie County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.

143439

1981 OCT 19 PM 3:21

CLIF BETTS, JR.
CLERK OF CIRCUIT COURT



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

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

And the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land
in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the
grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent
to December 31, 19 80

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

Signed, sealed and delivered in our presence:

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

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

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

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

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



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

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

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

245 PAGE 054

22



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

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

U.S. HIGHWAY 441 - PARROTT AVENUE
(ASPHALT ROAD) 100' R/W



LEGEND

● - Set Iron Rod and Cap "LB B360" ■ - Found CM
○ - Found Iron Rod (and Cap) ● - Found Pipe (and Cap)

ABBREVIATIONS

BE=Baseline; BM=Benchmark; CE=Centerline; C=Culcated; CATV=Cable TV; CHM=Canal Head; CONG=Congestion; D=Depth; Δ-Delta or Central Angle; EndCap=End Elevation; EOP=E/O Edge of Pavement; ESMT=Estimate; F.I.R.M.=Florida Insurance Rate Map; FND=Found; I=P=Iron Pipe; IR&(C)=Iron Rod (and Cap); L=[Arc] Length; L&W=Length and Width; M&H=Mileage; N=North; NW=Northerly; NDVO=Indiana Geologic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Point; PCat=Point of Curvature; PCG=Point of Compound Curvature; PCP=Reference Point of Curve; PCH=Point of Horizontal Curvature; PR=Profile; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PUGD=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=Slope; S&W=Slopes and Width; ST=Street; ST&W=Streets and Width; T=Total; WLY=Westerly; UTILITY(Utilities); V=Vertical; SP=Spot Elevation based on indicated Datum.

1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and embossed seal of a Florida licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 59-17, Florida Administrative Code.

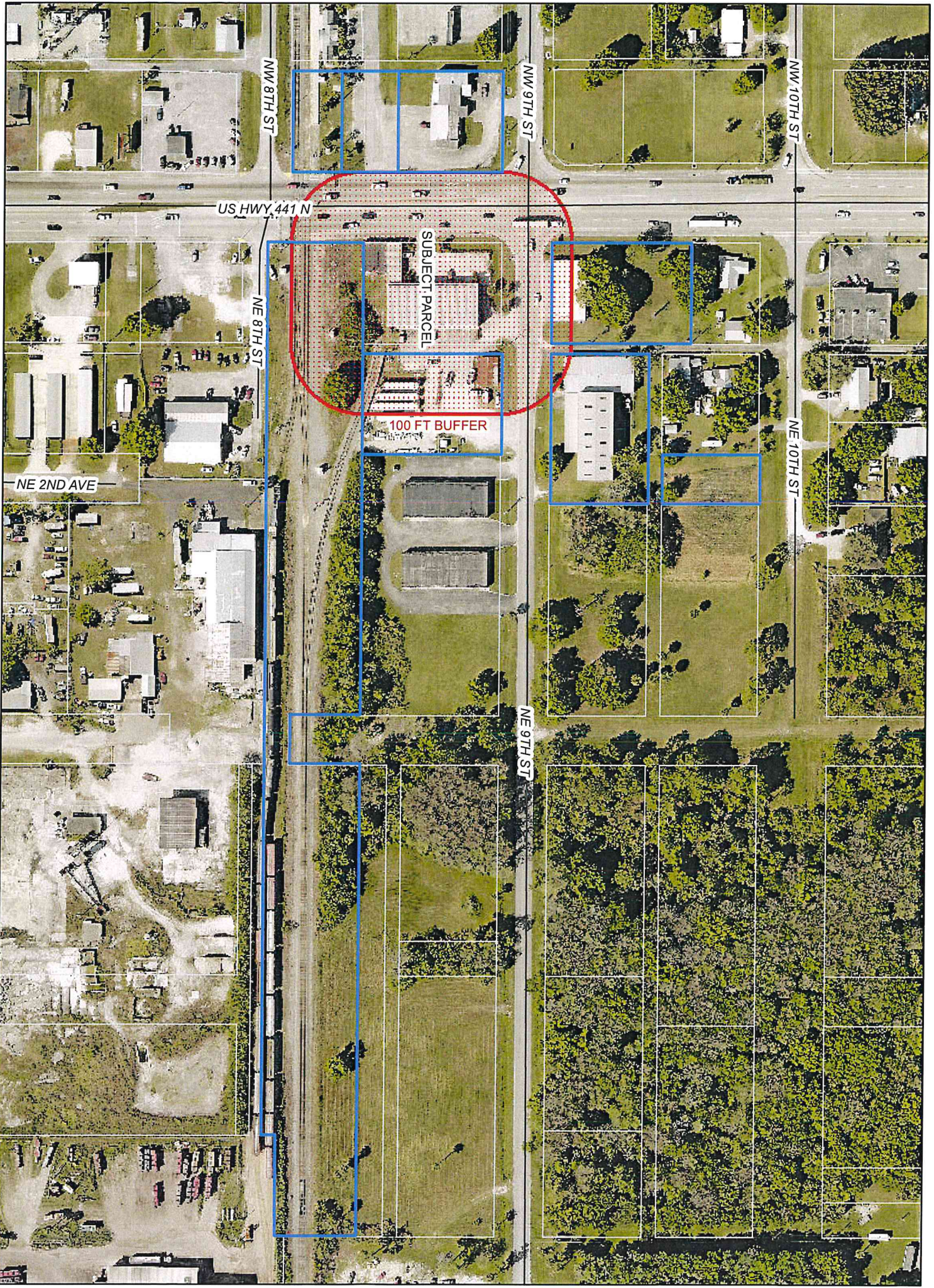
John J. Rice, P.S.M. (LS 4506) LB 8360

203
#02

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-16-37-35-0A00-00005-0000	SALRY RR	ASSESSED BY DOR	C/O CSX CORP	JACKSONVILLE	FL	33202
3-15-37-35-0010-00360-0010	JOHNSON LINDA P	PO BOX 266		OKEECHOBEE	FL	34973-0266
3-15-37-35-0010-00360-0070	JOHNSON LINDA P	PO BOX 266		OKEECHOBEE	FL	34973-0266
3-15-37-35-0010-00360-0080	RAULERSON DANIEL E	110 NE 10TH ST		OKEECHOBEE	FL	34972-2105
3-15-37-35-0010-00360-0110	STACY JUDITH RHYMES	910 N PARROTT AVE		OKEECHOBEE	FL	34972-2108
3-15-37-35-0010-00360-0160	WYMER RICHARD D	6675 NE 224TH STREET		OKEECHOBEE	FL	34972
3-15-37-35-0010-00370-0010	MARTIN URBAN PROPERTIES LLC	195 SW 28TH ST		OKEECHOBEE	FL	34974-5903
3-15-37-35-0010-00370-0030	MARTIN URBAN PROPERTIES LLC	C/O COSTOPOULOS & HELTON PA	195 SW 28TH STREET	OKEECHOBEE	FL	34974
3-15-37-35-0010-00370-0050	MARTIN URBAN PROPERTIES LLC	C/O COSTOPOULOS & HELTON PA	195 SW 28TH STREET	OKEECHOBEE	FL	34974
3-15-37-35-0010-00370-0230	MARTIN URBAN PROPERTIES LLC	18469 NW 302ND ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00470-0010	WALPOLE KEITH A	2850 SW 16TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00470-0200	FORT DRUM CORPORATION	269 NW 9TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00480-0010	DOC'S AUTO SERVICE INC	8125 HAMPSHIRE DR		SEBRING	FL	33876
3-15-37-35-0010-00480-0040	FORT DRUM CORPORATION	269 NW 9TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00490-0010	POP RENTALS LLC	PO BOX 759		OKEECHOBEE	FL	34973
3-15-37-35-0010-00490-0080	FLO-GAS CORPORATION	909 SILVER LAKE BLVD		DOVER	DE	19904
3-15-37-35-0010-00490-0110	GLADES GAS COMPANY OF	804 N PARROTT AVE		OKEECHOBEE	FL	34972-2103
3-15-37-35-0010-00560-0010	EIGHT 12 TWENTY NINE LLC	511 NE 9TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0010	ARMSTRONG MICHAEL	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0110	ARMSTRONG ANGELA	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00580-0010	ESTREMER ALEJANDRO	PO BOX 337		OKEECHOBEE	FL	34973-0337

THIS MAP WAS CREATED FROM THE MOST RECENT AERIAL PHOTOGRAPHY AVAILABLE AND THE OKEECHOBEE COUNTY PROPERTY APPRAISERS OFFICE MAKES NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. FOR ERRORS OR OMISSIONS CONTAINED HEREIN.

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



Petition No. 81-004-R

**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 July 14, 2021 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 15 day of July, 2021.

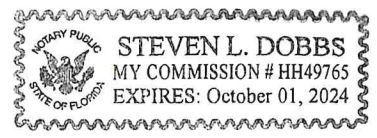
Monica M. Clark
Signature of Applicant

7/15/21
Date

Monica M Clark
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 15th day of July, 2021, by Monica Clark, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 7/29/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

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

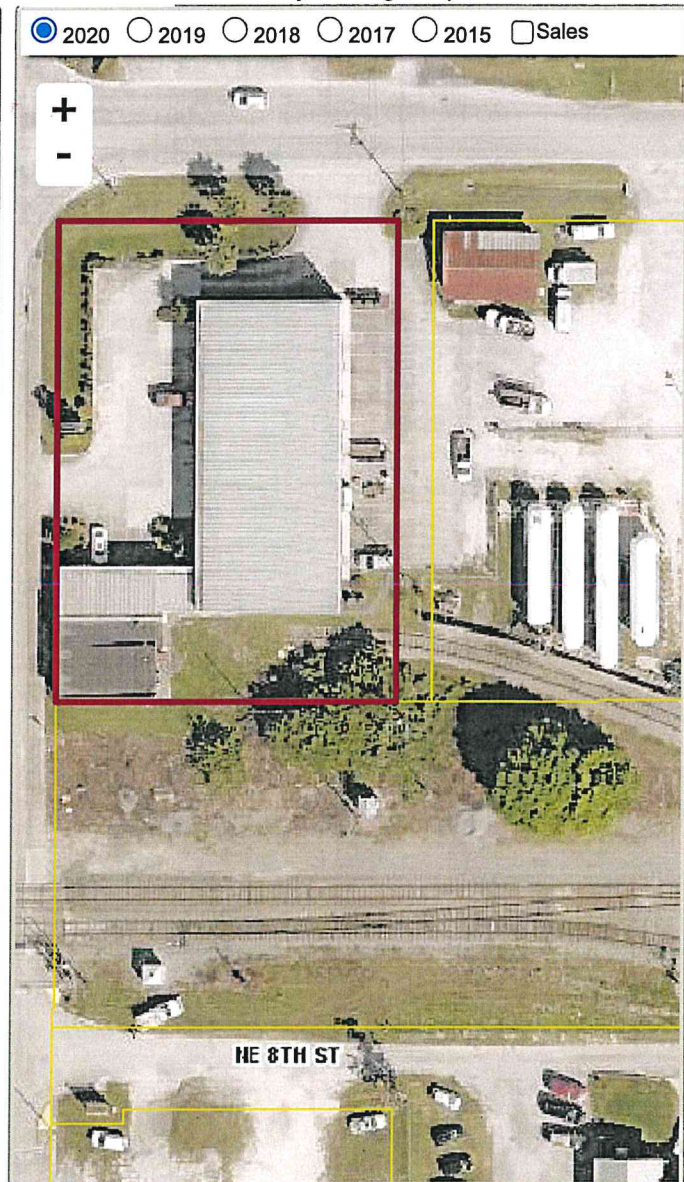
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$117,450	Mkt Land	\$126,150
Ag Land	\$0	Ag Land	\$0
Building	\$212,844	Building	\$219,592
XFOB	\$30,874	XFOB	\$33,882
Just	\$361,168	Just	\$379,624
Class	\$0	Class	\$0
Appraised	\$361,168	Appraised	\$379,624
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$361,168	Assessed	\$379,624
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$361,168 city:\$361,168 other:\$361,168 school:\$361,168	Total Taxable	county:\$379,624 city:\$379,624 other:\$379,624 school:\$379,624

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/2/1985	\$0	0281/0417	QC	I	U	
3/1/1985	\$0	0281/0418	QC	I	U	
10/16/1981	\$0	0245/0054	WD	I	U	

▼ Building Characteristics

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

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

▼ Extra Features & Out Buildings (Codes)

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

ORDINANCE NO. 1242

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY ONE AND LIGHT COMMERCIAL TO HEAVY COMMERCIAL (PETITION NO. 21-005-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, the City of Okeechobee has initiated Zoning District Boundary Change Petition No. 21-005-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of approximately 3.995 acres from Residential Single Family-One (RSF-1) and Light Commercial (CLT) to Heavy Commercial (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 September 16, 2021, 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 3.995 acres, as the subject property, located in the City of Okeechobee, to-wit:

LOTS 1 TO 12, INCLUSIVELY OF BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; and

LOTS 1 TO 12, INCLUSIVELY OF BLOCK 110, CITY OF 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 from RSF-1 for said Block 121 and CLT for said Block 110 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 immediately after its adoption at the second and final City Council public hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this **26th** day of **October 2021**.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **16th** day of **November 2021**.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

V. QUASI-JUDICIAL PUBLIC HEARING ITEMS CONTINUED

- E.** Rezoning Petition No. 21-005-R, from Residential Single Family-One to Heavy Commercial (CHV) on 2.07± acres located in the 200 block of Northeast 3rd Street and from Light Commercial to CHV on 1.93± acres located in the 300 block of Northeast 4th Street Lots 1 to 12, of Blocks 121 and 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County. The City is initiating the changes to make the property's zoning designation consistent with the FLUM designation of Commercial and to allow for development options within the CHV district.
- 1.** Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mr. Frank Mitchell Stephens, 17705 Middlebrook Way, Boca Raton, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
 - 2.** City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 - 3.** Board Member Brass inquired as to why the City was initiating this request. Planner Smith explained the previous requests to rezone to Residential Multiple Family (21-002-R and 21-003-R) were denied by the City Council on July 15, 2021. Given the FLUM is currently Commercial, this rezoning request to CHV would bring the parcels into conformance and consistency with the Comprehensive Plan. Mr. Stephens explained he originally proposed to build townhomes. He is not sure about what the proposed use would be right now as he is waiting to see whether the request to rezone will be approved. Board Member Jonassaint inquired about what the City can do in the future to avoid this type of situation for property owners so one would not have to go through the request process and be charged an application fee more than one time. Board Member Baughman commented he understands about not giving up commercial property although, in regards to the previous request for a multifamily use of apartments, he thinks of this more as a commercial type of business.
 - 4.** Mrs. Monica Clark commented possibly a workshop between the City Council and the Planning Board may be a good idea on this topic.
 - 5.** There were no Ex-Parte disclosures offered.
 - 6.** Motion by Board Member Baughman, seconded by Board Member Jonassaint to recommend to the City Council approval of Rezoning Petition No. 21-005-R as presented in [Exhibit 5, 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 October 19, 2021, and November 16, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AND CALLED FOR A RECESS AT 7:54 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 8:00 P.M.

- A.** City Planning Consultant Smith reviewed the Staff Report regarding potential text amendments to the City's Planned Unit Development (PUD) Regulations within Division 12, 13, and 14 of Article III, Chapter 90. As briefly mentioned at the July 15, 2021, Planning Board Meeting, he explained it would be positive for the city to bring forth a new PUD section which would allow some flexibility and bring forth some new projects. He included some regulations from Naples, Hillsborough County, Sarasota County, Bradenton, Collier County, Fort Myers, and Homestead for inspiration. In general, PUD's are development projects that a county or municipality considers comprehensively at one time, usually through a planned development zoning process. They should contain a site plan for the entire development and any specifications/regulations under which the project will be built. They typically allow for deviations from the standard code requirements, often allowing for a mix of uses. In the case of residential planned developments, clustering of density is often allowed such that lot sizes may be smaller than typically permitted as long as the total density of the subject does not exceed the maximum density.



Staff Report

Rezoning Request

Prepared for: The City of Okeechobee

Applicant: The City of Okeechobee

*Address: All Parcels in Blocks 110 and 121
between NE 2nd Ave and NE 3rd Ave
and between NE 3rd St and NE 5th St*

Petition No.: 21-005-R

*Request: Residential Single Family One and
Light Commercial to Heavy Commercial*

General Information

Owner	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496
Site Address	All parcels in Block 110 and Block 121 Between NE 2 nd Ave and 3 rd Ave and Between NE 3 rd Street and 5 th Street
Parcel Identification	3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, 3-15-37-35-0010-01100-0010
Contact Person	Steven L Dobbs, Consultant
Contact Phone Number	863.634.0194
Contact Email Address	mitchstephens@gmail.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application to rezone 3.995 acres of land located on two blocks between NE 2nd Avenue and 3rd Avenue and between NE 3rd Street and 5th Street. Block 110 is currently zoned Light Commercial, and Block 121 is currently zoned Residential Single Family One.

At their August 3, 2021 meeting, the City of Okeechobee Council directed staff to prepare a city-initiated rezoning of these blocks to Heavy Commercial. This change is consistent with the current Future Land Use Map designation of both blocks, which is Commercial. Both blocks were the subject of recent rezoning and future land use map amendment requests which were denied by the City:

- 21-002-SSA: Application to change the future land use of Block 110 from Commercial to Multifamily Residential.
- 21-003-SSA: Application to change the future land use of Block 121 from Commercial to Multifamily Residential.
- 21-002-R: Application to change the zoning of Block 110 from CLT to RMF
- 21-003-R: Application to change the zoning of Block 121 from RFS1 to RMF

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Residential Single Family One/ Light Commercial	Heavy Commercial
Use of Property	Vacant	Development and uses consistent with CHV district.
Acreage	3.995 Acres	3.995 Acres

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

North	Future Land Use	Multi-Family Residential
	Zoning	RMF Residential Multiple Family
	Existing Use	Duplexes
East	Future Land Use	Single Family Residential and Commercial
	Zoning	RSF1 Residential Single Family One and CPO Commercial Professional Office
	Existing Use	House of Worship and vacant
South	Future Land Use	Commercial and Multi-Family Residential
	Zoning	CHV Heavy Commercial and RMF Residential Multiple Family
	Existing Use	Offices
West	Future Land Use	Commercial
	Zoning	CHV Heavy Commercial
	Existing Use	House of Worship and Funeral Home

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. Though the City is the Applicant for this request, the Owner of the subject property has provided some comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Owner. Staff has made no attempt to correct typos, grammar, or clarify the Owner's comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Owner Response: "The proposed request in not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The

surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated.”

Staff Comment: We agree that rezoning both blocks to Heavy Commercial is consistent with their Commercial future land use designations.

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

Owner Response: “The proposed development of these parcels to Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: The City is not directing that the Owner develop a certain use on the subject property other than it be consistent with the Heavy Commercial zoning district.

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

Owner 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: Development of additional commercial uses at this location, which is in close proximity to both US-441 and SR-70 should have a positive affect on the City’s tax base and 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.*

Owner Response: “The proposed use is appropriate for the location and will keep the parcels commercial as mandated by the City Council.”

Staff Comment: Most of the uses which are listed as permitted in the CHV district are appropriate for the location, should be reasonably compatible with adjacent land uses, and fit the pattern of commercial uses being located in close proximity to the commercial corridors.

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.*

Owner 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.”

Staff Comment: Development of this property, which is currently vacant, should positively affect property values and should not deter improvement or development of adjacent property. Living conditions at the few nearby residences should not be affected by commercial infill in this area which is already predominantly commercial.

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.

Owner Response: “The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the South by NE 3rd Street, to the East by NE 3rd Avenue, to the North by NE 5th Street, and to the West by NE 2nd Avenue ROW.”

Staff Comment: Any future development must be performed in compliance with the City’s landscape buffer requirements. Sensitivity to adjacent uses will be considered at time of site plan approval.

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

Owner 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 in keeping with commercial corridor theme.”

Staff Comment: There are no residential uses allowed by right in the CHV district. Residential density can only be permitted by special exception. If the owner were to, at some point in the future, petition the City for a special exception for one of the listed special exception uses such as an assisted living facility, the potential for overburdening of facilities would be evaluated by the Board of Adjustment as part of that request.

8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Owner Response: “The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4th Street to Taylor Creek. This project will not adversely affect public safety.”

Staff Comment: Impacts to the roadways, stormwater management and public safety features of any potential development will be addressed at time of site plan review.

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

Owner Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: No comment.

Recommendation

Based on the foregoing analysis, we find the rezoning from Residential Single Family One and Light Commercial to Heavy Commercial is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. We find this rezoning to be consistent with the City's Comprehensive Plan; and therefore recommend **Approval** of this city-initiated rezoning.

Submitted by:



Ben Smith, AICP
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

City Council Public Hearing: (tentative) October 19, 2021 and November 16, 2021

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

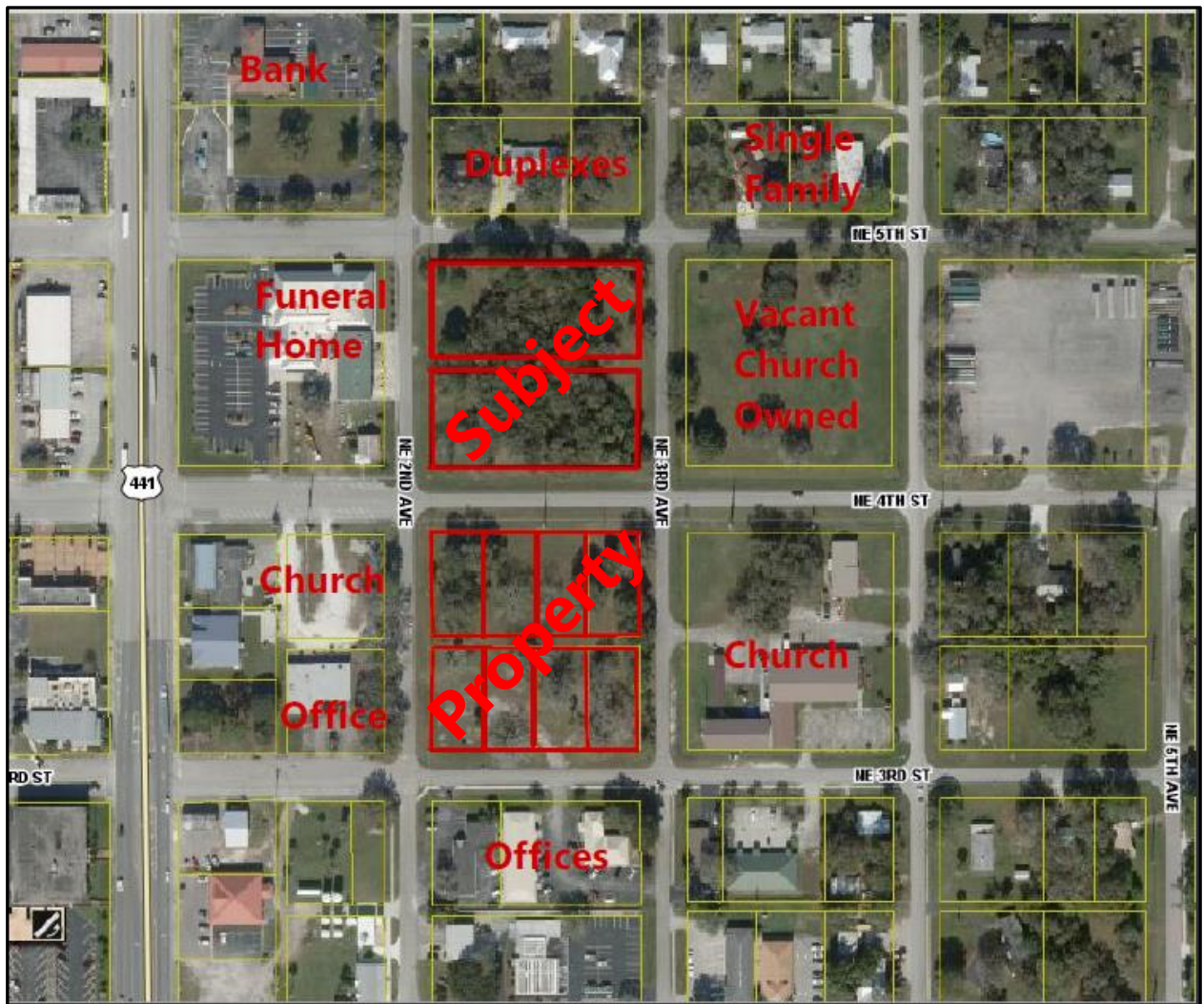
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



ZONING SUBJECT SITE AND ENVIRONS



**AERIAL
SUBJECT SITE AND ENVIRONS**



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: <u>8-3-21</u>	Petition No. <u>21-005-R</u>
		Fee Paid:	Jurisdiction: <u>PB+CC</u>
		1 st Hearing: <u>9-16-21</u>	2 nd Hearing: <u>10-19-21 & 11-16-21</u>
		Publication Dates:	
		Notices Mailed: <u>9-1-21</u>	
Rezone, Special Exception and Variance APPLICANT INFORMATION			
1	Name of property owner(s): Glenwood Park, LLC		
2	Owner mailing address: 17705 Middlebrook Way, Boca Raton, FL 33496		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: mitchstephens@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
PROPERTY INFORMATION			
7	Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 3rd Street, the project will be the two blocks on the left after NE 2nd Avenue.		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 3.995 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: Single Family residential East: House of Worship, vacant South: Commercial West: Commercial		
14	Existing zoning: RSF1/Light Commercial Future Land Use classification: Commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? () No (X) Yes. If yes provide date, petition number and nature of approval. July 6, 2021 - 21-003-R RSF1 to RMF and 21-002-R CLT to RMF <u>denied by city Council</u>		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, and 3-15-37-35-0010-01100-0010		

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 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.
20	Last recorded warranty deed: May 27, 2021 & July 20, 2021
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: 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

Date

Frank Mitchell Stephens

Mitch Stephens

8/1/2021

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

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: Light Commercial and Residential Single Family- One Requested zoning classification Heavy Commercial
B	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to construct one of the permitted uses under the Heavy Commercial Zoning
C	Is a Special Exception necessary for your intended use? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes If yes, briefly describe:
E	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.
F	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.

Glenwood Park

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 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated.

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

The proposed development of these parcels to 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 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 keep the parcels commercial as mandated by the City Council.

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.

- 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 west. The parcel is bounded to the South by NE 3rd Street, to the East by NE 3rd Avenue, to the North by NE 5th Street, and to the West by NE 2nd Avenue ROW.

- 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 in keeping with the commercial corridor theme.

- 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 ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4th Street to 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.

Glenwood Park

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

Glenwood Park LLC owns all the parcels in Block 110 and Block 121. The parcels total 3.995 acres of land between NE 2nd Avenue and 3rd Avenue and between NE 3rd Street and 5th Street. The Owner of Glenwood Park, Mr. Stephens, is proposing a change of zoning on the subject property. The parcels are currently located in the City of Okeechobee with a current zoning of Residential Single Family One/Light Commercial.

This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120 and 3-15-37-35-0010-01100-0010.

The primary intent of rezoning this parcel is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office zoned lands.

This application requests the City grant a change in zoning on this parcel from the existing Residential Single Family One/Light Commercial to Heavy Commercial. The property can be accessed off any of the streets listed above.

Mr. Stephens requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel of land to Heavy Commercial.

Detail by Entity Name

Florida Limited Liability Company
GLENWOOD PARK, LLC

Filing Information

Document Number L21000242266
FEI/EIN Number NONE
Date Filed 05/24/2021
State FL
Status ACTIVE

Principal Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Mailing Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

2021 QUALIFIED FUND, LLC
17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Annual Reports

No Annual Reports Filed

Document Images

05/24/2021 -- Florida Limited Liability

[View image in PDF format](#)



Parcel ID Number: 3-15-37-35-0010-01210-0060

Prepared by and return to:
COLTEN ENDICOTT
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 38827

Warranty Deed

This Indenture, Executed this May 27, 2021 A.D. Between

SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE,

whose address is 210 NE 3RD AVE, Okeechobee, Florida 34972, hereinafter called the grantor, to

GLENWOOD PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY,

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0060

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

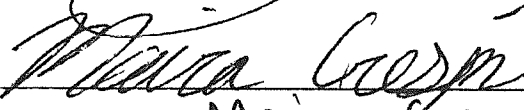
To Have and to Hold, the same in fee simple forever.


And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

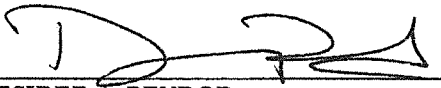
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


 Witness Printed Name Colten Endicott

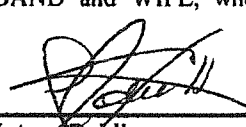

 Witness Printed Name Maira Crespim


 (Seal)
SHAUN C. PENROD
 Address: 210 NE 3RD AVE, Okeechobee, Florida 34972


 (Seal)
DESIREE A. PENROD
 Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida
 County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 27, 2021, by SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE, who produced a drivers license as identification.


 Notary Public
 Print Name: Colten Endicott
 My Commission Expires APRIL 5, 2024

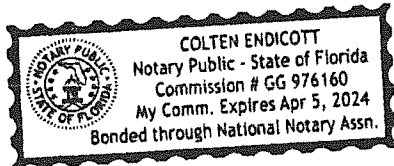


Exhibit "A"

LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5,
OKEECHOBEE COUNTY, FLORIDA(da/ '04/21)

File Number: 38827

Legal Description with Non Homestead
Closer's Choice



Official Records File#2021006946 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 6/4/2021 8:34 AM
Fees: RECORDING \$18.50 D DOCTAX PD \$1,120.00

Prepared by and return to:
Patricia A. Ragon

Clear Title & Legal Services
202 NW 5th Street
Okeechobee, FL 34972
863-824-6776
File Number: 3926-21

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of May, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

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

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

LOTS 1 THROUGH 12, INCLUSIVE, OF THE TOWN OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 ALD ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDED OF OKEECHOBEE COUNTY, FLORIDA.

Parcel Identification Number: 3-15-37-35-0010-01100-0010

Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

Patricia A. Ragon
Witness Name: Patricia A. Ragon
Tina Campbell
Witness Name: Tina Campbell

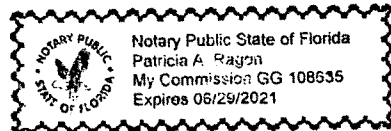
JKST HOLDINGS, LLC, Florida Limited Liability Company

By: Tobi Kogut
Tobi Kogut, Authorized Agent

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31st day of March, 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Patricia A. Ragon
Notary Public

Printed Name: **Patricia A. Ragon**

My Commission Expires: _____



Official Records File#2021009291 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 7/23/2021 8:42 AM
Fees: RECORDING \$18.50 D DOCTAX PD \$0.70

Prepared by and return to:
Patricia A. Ragon

Clear Title & Legal Services
202 NW 5th Street
Okeechobee, FL 34972
863-824-6776
File Number: 3926-21

[Space Above This Line For Recording Data]

Corrected Warranty Deed

This Warranty Deed made this 20th day of July, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

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

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

LOTS 1 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel Identification Number: 3-15-37-35-0010-01100-0010

Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This deed is being re-recorded to correct the legal description to add Block 110, to the deed recorded on 6/4/2021 Official Records File #2021006946, Public Records of Okeechobee County, Florida.

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


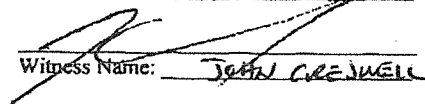
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons, whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.


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

DoubleTime®

Signed, sealed and delivered in our presence:


Witness Name: SHARI KOGUT

Witness Name: JOHN CRESWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

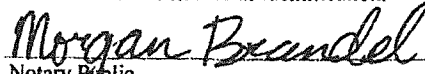
By: 
Tobi Kogut

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of July 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

L21000242266

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

(((H21000206696 3)))



H210002066963ABC%

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations
Fax Number : (850) 617-6381

From:

Account Name : CAPITOL SERVICES, INC.
Account Number : I20160000017
Phone : (855) 498-5500
Fax Number : (800) 432-3622

****Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.****

Email Address: _____

**FLORIDA LIMITED LIABILITY CO.
GLENWOOD PARK, LLC**

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Glenwood Park, LLC

Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Frank M. Stephens

Name of Person

Capitol Services - Corporate Filings Team

Firm/Company

515 East Park Avenue 2nd Fl

Address

Tallahassee, FL 32301

City/State and Zip Code

mitchstephens@gmail.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Frank M. Stephens at (919) 201-9913

Name of Person

Area Code

Daytime Telephone Number

Enclosed is a check for the following amount:

☐ \$125.00 Filing Fee ☒ \$130.00 Filing Fee & Certificate of Status ☐ \$155.00 Filing Fee & Certified Copy (additional copy is enclosed) ☐ \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address

Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address

Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**ARTICLE I - Name:**

The name of the Limited Liability Company is:

Glenwood Park, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:17705 Middlebrook Way
Boca Raton, FL 33496Mailing Address:17705 Middlebrook Way
Boca Raton, FL 33496**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

The name and the Florida street address of the registered agent are:

Frank M. Stephens

Name

17705 Middlebrook WayFlorida street address (P.O. Box **NOT** acceptable)Boca Raton, FL 33496

City

State

Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.


Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

Title:

"AMBR" = Authorized Member

"MGR" = Manager

MGR**Name and Address:**Frank M Stephens, 17705 Middlebrook Way,
Boca Raton, FL 33496MGR2021 Qualified Fund, LLC, 17705
Middlebrook Way, Boca Raton, FL 33496

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

(If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filing.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.**ARTICLE VI:** Other provisions, if any.**REQUIRED SIGNATURE:***Laurie Stephens*

Signature of a member or an authorized representative of a member.

This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes.
I am aware that any false information submitted in a document to the Department of State
constitutes a third degree felony as provided for in s.817.155, F.S.Laurie Stephens

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

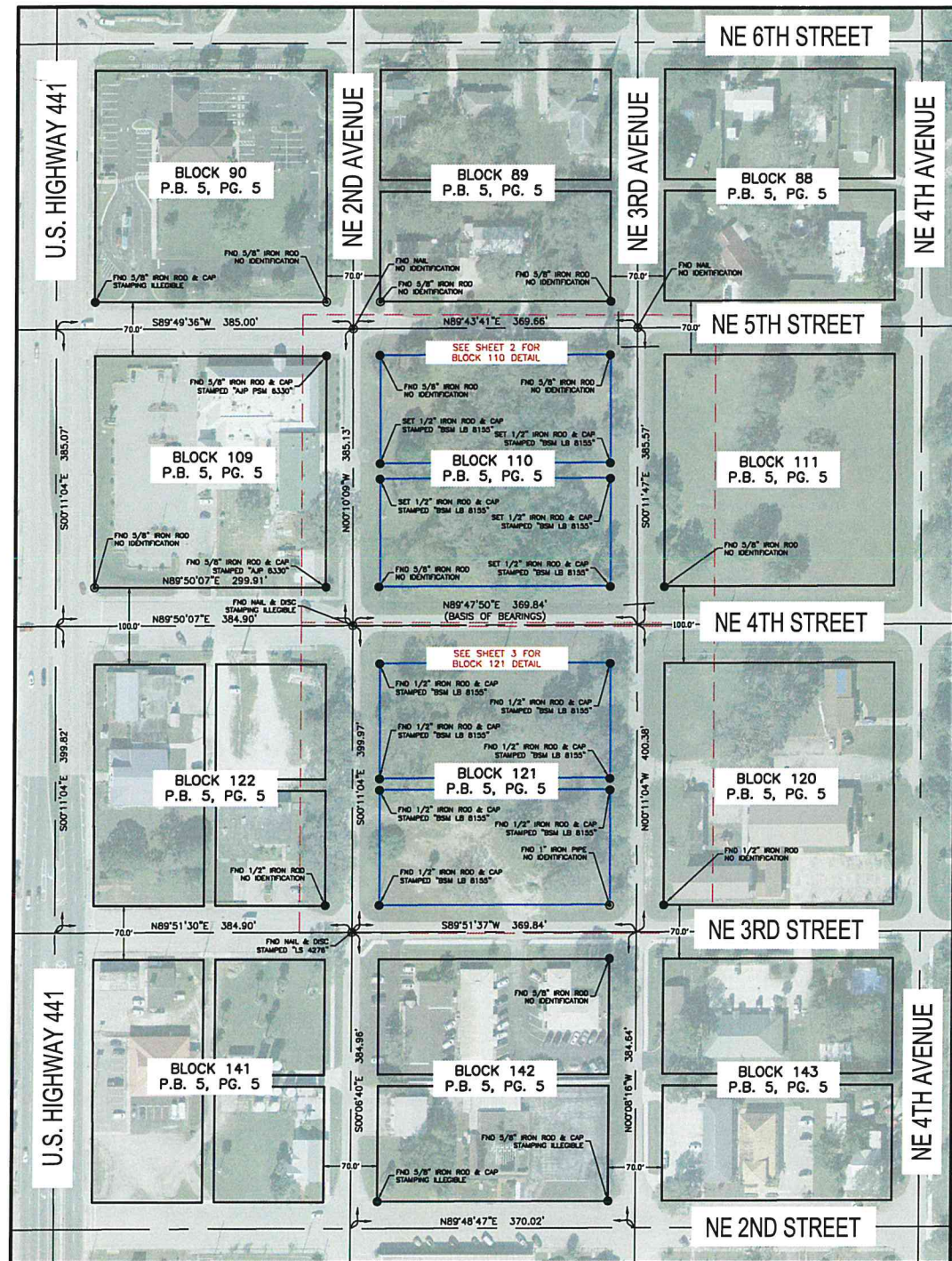
#02

BOUNDARY SURVEY

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

SEE SHEETS 2 AND 3 FOR TREE LOCATIONS

BOUNDARY RESOLUTION
(1 INCH = 100 FEET)



LEGEND:

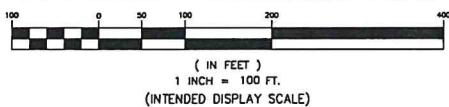
C/L CENTERLINE
R/W RIGHT-OF-WAY
ID IDENTIFICATION
FND FOUND
OHU OVERHEAD UTILITY LINE
P.B. PLAT BOOK
PG. PAGE
O.R.B. OFFICIAL RECORD BOOK
O.R.F. OFFICIAL RECORD FILE
UTILITY POLE
TELEPHONE PEDESTAL
WATER METER
WATER VALVE
SEWER SANITARY MANHOLE
SINGLE SUPPORT SIGN
CATCH BASIN

LEGAL DESCRIPTION:

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

BOUNDARY RESOLUTION SCALE



POINT ID	TREE SIZE	TREE TYPE
217	26"	OAK
218	14"	PINE
219	16"	CABBAGE PALM
220	16"	CABBAGE PALM
221	10"	PINE
222	10"	PINE
223	14"	PINE
224	18"	OAK
225	14"	OAK
226	18"	OAK
227	12"	OAK
228	18"	OAK
229	14"	OAK
230	14"	OAK
231	14"	OAK
232	14"	UNK
233	10"	OAK
234	12"	OAK
235	16"	PINE
236	12"	OAK
237	10"	OAK
238	36"	OAK
239	16"	OAK
240	18"	OAK
241	24"	OAK
242	18"	OAK
243	22"	OAK
244	16"	PINE
245	18"	OAK
246	24"	PINE
247	24"	OAK
248	32"	OAK
249	20"	OAK
250	22"	PINE
251	18"	OAK
252	16"	OAK
253	22"	PINE
254	12"	CABBAGE PALM
255	18"	OAK
256	12"	OAK

POINT ID	TREE SIZE	TREE TYPE
257	16"	CABBAGE PALM
258	18"	PINE
259	48"	OAK
260	30"	UNK
261	16"	CABBAGE PALM
262	16"	MAPLE
263	24"	OAK
264	16"	MAPLE
265	12"	MAPLE
266	14"	CABBAGE PALM
267	14"	OAK
268	10"	OAK
269	14"	OAK
270	14"	OAK
271	20"	OAK
272	16"	OAK
273	24"	OAK
274	12"	OAK
275	32"	OAK
276	20"	OAK
277	14"	OAK
278	12"	OAK
279	16"	OAK
280	12"	OAK
281	16"	PINE
282	14"	OAK
283	18"	OAK
284	12"	CABBAGE PALM
285	12"	OAK
286	14"	OAK
287	10"	UNK
288	18"	OAK
289	20"	OAK
290	10"	OAK
291	14"	OAK
292	12"	OAK
293	16"	OAK
294	16"	OAK
295	16"	OAK
296	10"	OAK

POINT ID	TREE SIZE	TREE TYPE
297	10"	OAK
298	32"	OAK
299	24"	OAK
300	36"	OAK
301	12"	OAK
302	14"	OAK
303	12"	OAK
304	12"	OAK
305	20"	OAK
306	16"	OAK
307	18"	OAK
308	16"	OAK
309	16"	OAK
310	12"	PINE
311	12"	CABBAGE PALM
312	14"	CABBAGE PALM
313	14"	OAK
314	14"	CABBAGE PALM
315	10"	OAK
316	16"	PINE
317	12"	OAK
318	16"	OAK
319	12"	OAK
320	20"	OAK
321	12"	OAK
322	14"	OAK
323	12"	OAK
324	18"	OAK
325	14"	OAK
326	12"	CABBAGE PALM
327	14"	OAK
328	12"	OAK
329	14"	OAK
330	24"	OAK
331	36"	OAK
332	14"	CABBAGE PALM
333	22"	OAK
334	22"	OAK
335	12"	CABBAGE PALM
336	24"	OAK

POINT ID	TREE SIZE	TREE TYPE
337	16"	OAK
338	12"	CABBAGE PALM
339	18"	OAK
340	14"	UNK
341	22"	OAK
342	16"	OAK
343	16"	OAK
344	22"	OAK
345	10"	OAK
346	10"	OAK
347	16"	OAK
348	24"	OAK
349	14"	CABBAGE PALM
350	14"	CABBAGE PALM
351	10"	CABBAGE PALM
352	14"	CABBAGE PALM
353	12"	CABBAGE PALM
354	12"	CABBAGE PALM
355	12"	CABBAGE PALM
356	12"	CABBAGE PALM
357	14"	PINE
358	14"	CABBAGE PALM
359	34"	OAK
360	42"	OAK
361	12"	CABBAGE PALM
362	14"	CABBAGE PALM
363	18"	OAK
364	36"	OAK
365	36"	OAK
366	14"	PINE
367	24"	OAK
368	16"	OAK
369	20"	OAK
370	10"	OAK
371	30"	PINE
372	14"	OAK
373	12"	OAK
374	20"	PINE
375	12"	CABBAGE PALM
376	16"	PINE

POINT ID	TREE SIZE	TREE TYPE
377	20"	PINE
378	26"	OAK
379	22"	PINE
380	24"	OAK
381	32"	OAK
382	18"	CABBAGE PALM
383	28"	OAK
384	24"	OAK
385	14"	CABBAGE PALM
386	16"	OAK
387	14"	UNK
388	12"	UNK
389	16"	OAK
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14"	CABBAGE PALM
394	36"	OAK
395	14"	OAK
396	60"	OAK
397	24"	OAK
398	12"	CABBAGE PALM
399	36"	OAK
400	18"	OAK
401	36"	OAK
402	14"	CABBAGE PALM
403	32"	UNK
404	36"	UNK

SURVEYOR'S NOTES:

1. THE SURVEY DATE IS MARCH 18, 2021.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89°47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) MITCHELL STEPHENS

2) STAFF ENGINEERING, LLC

FOR THE SURVEYOR:

BSM & ASSOCIATES, INC.

7074

PROFESSIONAL SURVEYOR AND MAPPER

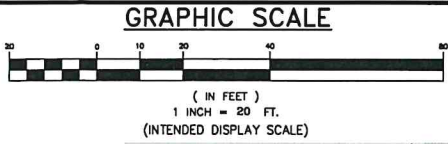
STATE OF FLORIDA

DATE: 8/2/21

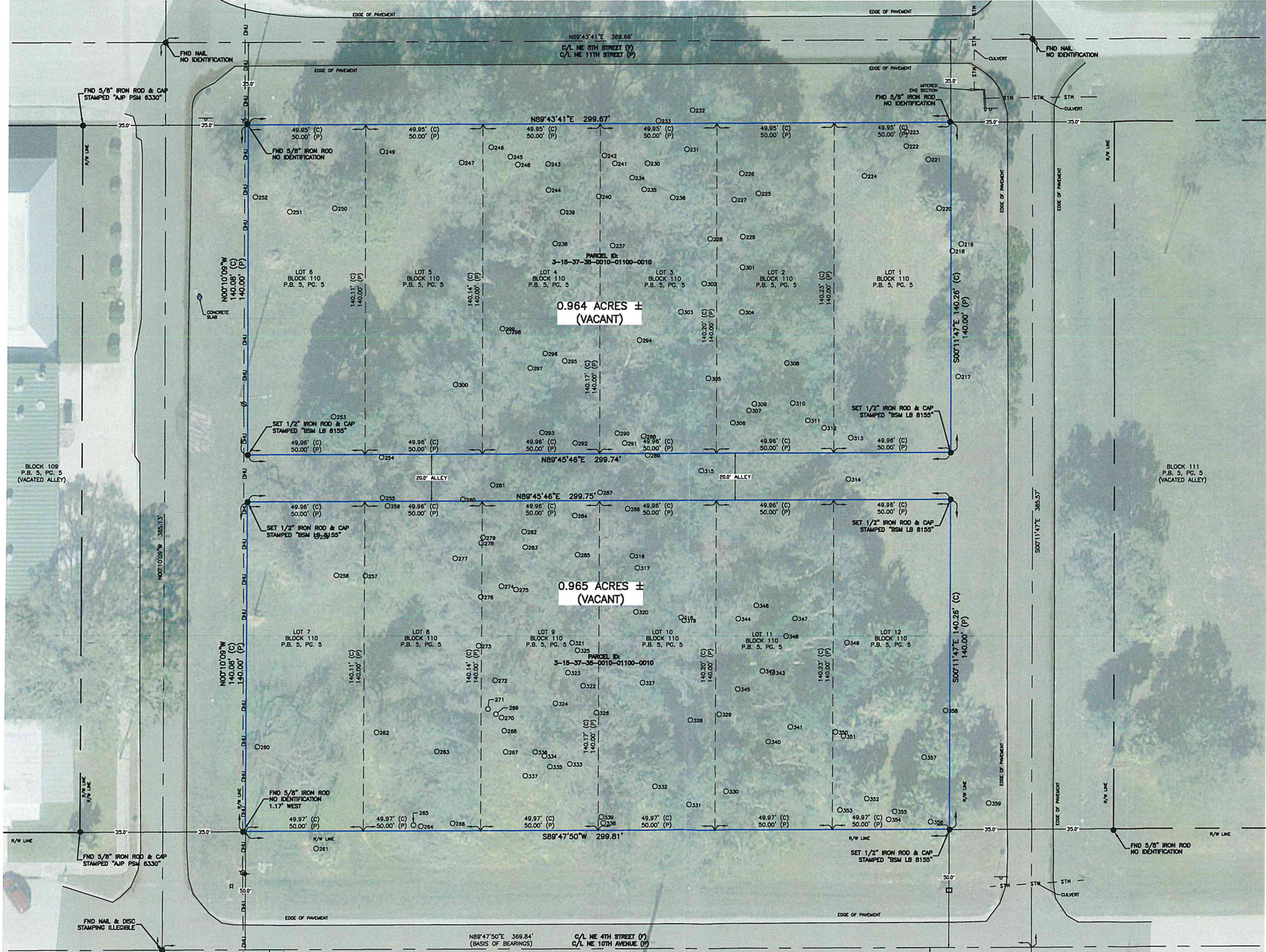


LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972



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

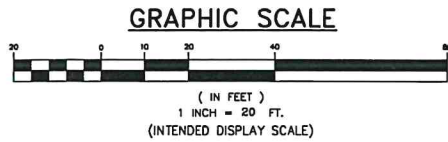


MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3



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

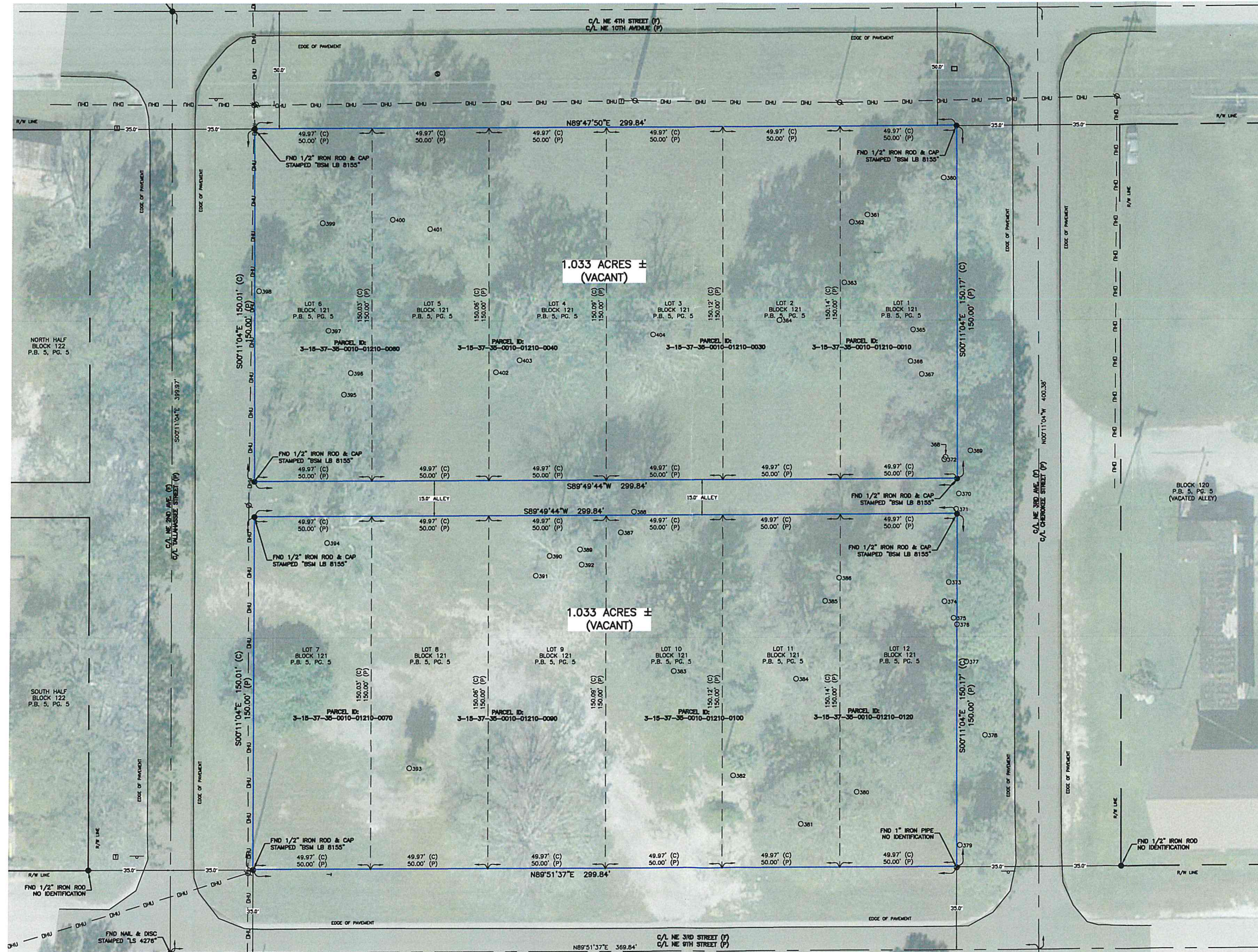
BOUNDARY SURVEY		DATE: 03/18/21		REVISIONS:	BY:
NE 4TH STREET		DWG 21-109 SURVEY			
OKEECHOBEE, FLORIDA 34972		SHEET 2 OF 3			
		FB/PG. BSM #8/20			
CAD: 2109 BSM & ASSOCIATES, INC. 2021/03/18 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH (DRAWING)	REF: 2109 BSM & ASSOCIATES, INC. 2021/03/18 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH (DRAWING)	FLD: HW, DF	OFF: BHM	CKD: REB	



BOUNDARY SURVEY

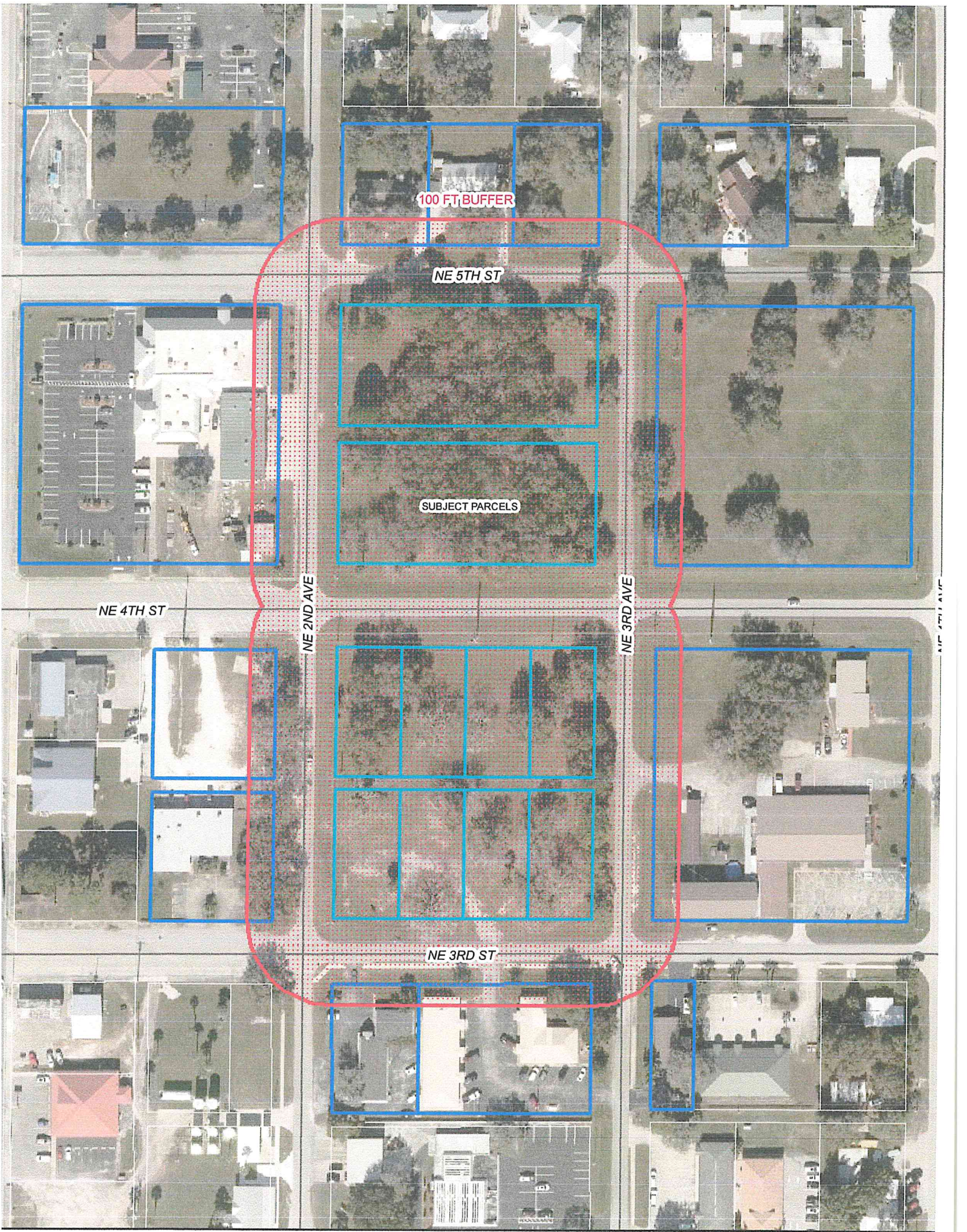
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2



BOUNDARY SURVEY		NE 4TH STREET		OKEECHOBEE, FLORIDA 34972	
REF		DATE 03/18/21		BY:	
FID		DATE 03/18/21		REVISIONS:	
OFF		DATE 03/18/21		DATE:	
CKD		DATE 03/18/21		DATE:	
REB		DATE 03/18/21		DATE:	
SHEET 3 OF 3		DWG 21-109 SURVEY		DATE:	

PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
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
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDIA 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	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEEROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEEROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092	OKEECHOBEE	FL	34973-1092
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-01410-0010	KRB REALTY LLC	269 NW 9TH ST	OKEECHOBEE	FL	34972-2115
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625	BELLE GLADE	FL	33430-6625
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0070	205 OKEECHOBEE LLC	205 NE 2ND ST	OKEECHOBEE	FL	34972-2974
3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE	OKEECHOBEE	FL	34974
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166	OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972



100 FT. BUFFER

NE 5TH ST

SUBJECT PARCELS

NE 4TH ST

NE 2ND AVE

NE 3RD AVE

NE 3RD 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 July 30, 2021 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 2nd day of August, 2021.

Frank Mitchell Stephens

Signature of Applicant

8/1/2021

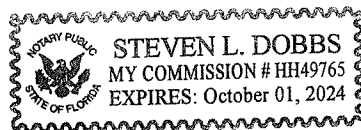
Date

Mitch Stephens

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 2nd day of August, 2021, by Frank Mitchell Stephens who is personally known to me or produced _____ as identification.



Steven L. Dobbs

Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Result: 1 of 9

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.			
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.			

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/21/2021	\$100	2021009291	WD	V	U	11
3/31/2021	\$160,000	2021006946	WD	V	Q	01
2/28/2017	\$90,000	0786/1593	WD	V	Q	01
12/18/2014	\$27,100	0755/1673	SW	V	U	16
1/1/2009	\$28,600	0676/1328	WD	V	U	16
11/26/2008	\$172,700	0663/0479	WD	V	Q	
12/4/2004	\$0	0563/1428	QC	V	U	03
10/1/1988	\$100	0299/0499	WD	V	U	03
4/1/1970	\$100	0119/0659	WD	V	Q	

▼ Building Characteristics

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

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Result: 2 of 9

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

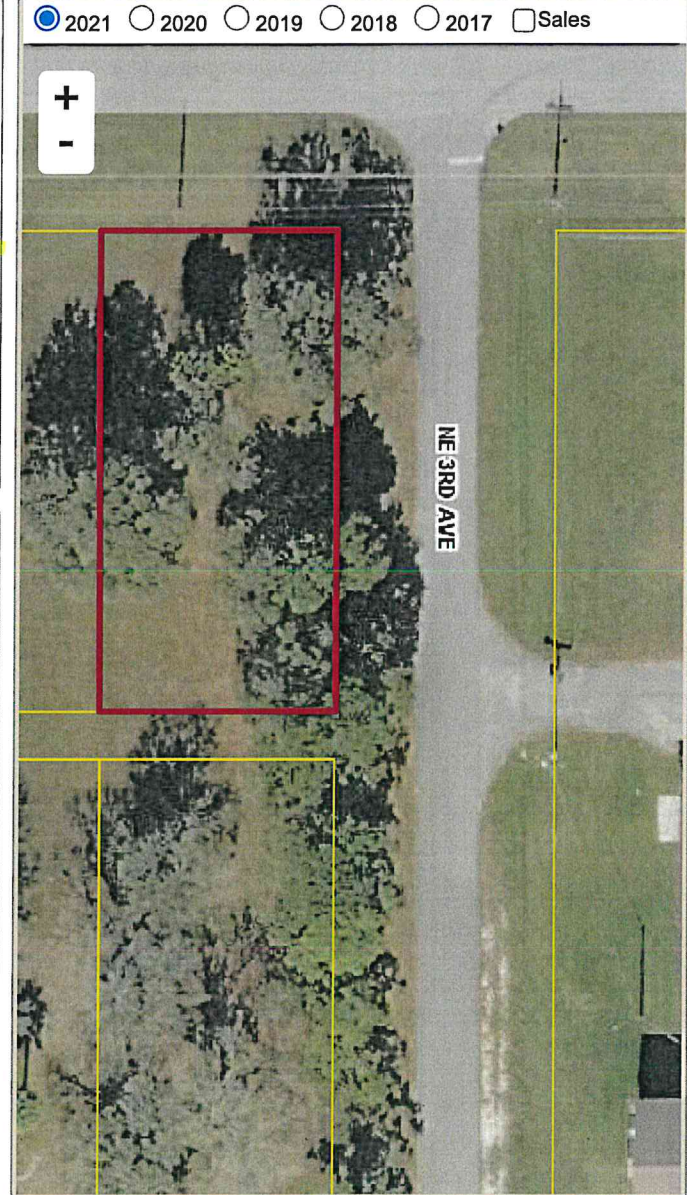
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF1/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/c

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

PSF1/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

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

Property & Assessment Values

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

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

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

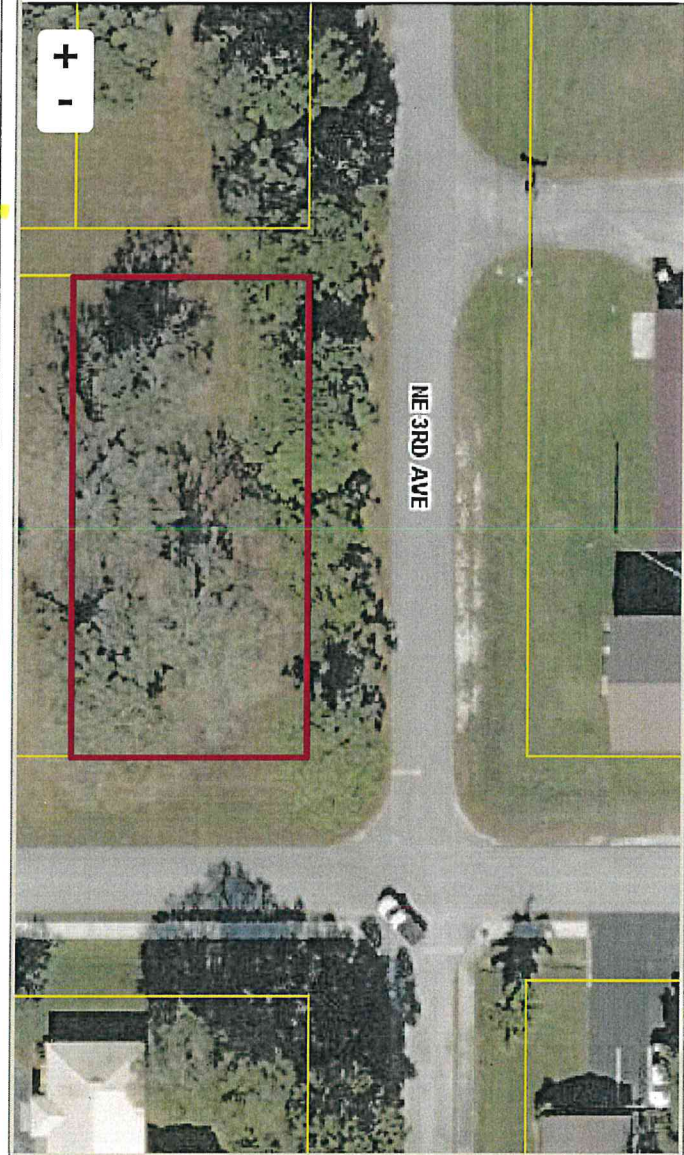
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

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

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value

ORDINANCE NO. 1243

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING CHAPTER 86 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF OKEECHOBEE; AMENDING SECTION 86-2, CLARIFYING THE CITY'S AUTHORITY TO REGULATE THE DIVISION AND JOINING OF LAND IN THE CITY; AMENDING SECTION 86-3, CLARIFYING THE APPLICABILITY OF THE CHAPTER TO INCLUDE JOINING LAND; AMENDING SECTION 86-4, ADDING A DEFINITION FOR LOT, ADDING A DEFINITION FOR PARCEL, ADDING A DEFINITION FOR PLATTED PARCEL SPLIT, DELETING THE DEFINITION FOR PLOT; AMENDING THE TITLE OF ARTICLE II FROM PLANS AND PLATS TO PLATTING; CHANGING DIVISION 3-SIMPLE LOT SPLIT/DE MINIMIS SUBDIVISIONS TO ARTICLE III-DE MINIMIS SUBDIVISIONS; AMENDING SECTION 86-90, CLARIFYING THAT STRUCTURE SETBACKS SHALL BE INCLUDED ON SURVEYS, PROHIBITING CREATION OF PARCELS WITH SPLIT FUTURE LAND USE DESIGNATIONS, REQUIRING CONSIDERATION OF UTILITY LINES AND WASTEWATER TREATMENT SYSTEMS; CHANGING DIVISION 4-PROCEDURE FOR APPLICATION SUBMISSION AND APPROVAL OF JOINDER OF LOTS TO ARTICLE IV-JOINDERS; AMENDING SECTION 86-91 TO PROHIBIT JOINING PARCELS WITH DIFFERENT FUTURE LAND USE DESIGNATIONS; CREATING NEW ARTICLE V-PLATTED PARCELS SPLITS, PROVIDING PROCEDURES AND STANDARDS FOR DIVIDING EXISTING PLATTED PARCELS; RENUMBERING EXISTING ARTICLES III, IV, AND V; AMENDING APPENDIX A OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF OKEECHOBEE, AMENDING FORM 18, PROVIDING PLATTED PARCEL SPLIT APPLICATION STANDARDS AND PROCEDURES; AMENDING APPENDIX C OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR PLATTED PARCEL SPLITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida, has adopted Ordinance Number 716, as amended, known as the Land Development Regulations; and

WHEREAS, the City of Okeechobee, Florida, has a legitimate interest in periodic review of its Ordinances and Land Development Regulations in order to address certain inconsistencies or outdated regulations contained in the Codes; to make amendments to meet changing community standards, or to accommodate new development; and to create new ordinance or regulation to better serve the public and to make the Code a more consistent and easier to understand document; and

WHEREAS, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment Application No. 21-003-TA, at a duly advertised Public Hearing held on September 16, 2021, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

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

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

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

SECTION 2: Amendment and Adoption to Chapter 86.

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Chapter 86-Subdivisions as follows:

ARTICLE I. - IN GENERAL

Sec. 86-2. - Jurisdiction of chapter provisions.

The regulations set out in this chapter shall apply to all lands presently within the incorporated limits of the City, and to any lands which may in the future be annexed to and be made a part of the City. No land shall be subdivided, ~~or no building or structure or any part thereof constructed, or joined~~ in any area of the City, after the effective date of the ordinance from which this chapter is derived unless such ~~subdivision or joining~~ conforms to the provisions of the regulations of this chapter, the remainder of the City's code of ordinances, and the City's Comprehensive Plan.

No subdivision, de minimis subdivision, joinder or platted parcel split shall be recognized by the City and no building permit shall be issued unless the land reconfiguration action has been approved by the City prior to recording in accordance with the requirements of this Chapter.

Sec. 86-3. - Applicability of chapter provisions.

In order to ~~subdivide or join~~ land ~~and file a plat thereon~~, except merely to record boundaries of an ownership, all requirements as set out in this chapter shall be met, and the procedures as set forth in this chapter shall be followed.

Sec. 86-4. - Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Alleys means minor ways which are used primarily for vehicular service access to the back or the side of properties otherwise abutting on a street.

Bicycle way means a right-of-way intended primarily for the use of bicyclists, excluding self-propelled vehicles.

Building includes the term "structure" and shall be constructed as if followed by the phrase "or part thereof."

City administrator means the person filling the position or his designee.

Code means the unified land development code of the City, volumes 1 through 4.

Cul-de-sac means a minor street intersection with another street at one end and terminating at the other in a vehicular turnaround.

De minimis subdivision means a division or reconfiguration of land, whether improved or unimproved, into not more than two contiguous parcels of land and which division or reconfiguration does not involve the need for a new street, or easement for street purposes, or the establishment or dedication of a highway, street, or alley.

Developer means a person, or his agent, who undertakes the activities covered by this chapter, particularly the preparation and presentation of a subdivision plat showing the layout of the land and the improvements involved thereof. Inasmuch as the subdivision plat is merely a necessary means to the end of ensuring a satisfactory development, the term "developer" includes the term "subdivider," even though the identity of persons involved in successive stages of a project may vary.

Developer's agreement means the agreement entered into between the developer and the City, defining in detail the responsibility of both parties and the conditions for acceptance and recording of the plat. A developer's agreement may include utility agreements for both water and wastewater.

Easement means a right-of-way granted for limited use of private property for a public or quasi-public purpose.

Engineer means an engineer licensed in the state and qualified to perform duties for a developer under the terms of this chapter.

~~*Joinder of lots*~~ means any combination of a ~~lot of record, or~~ parcel of land (or portions thereof) with one or more other ~~lots, lots of record, or~~ parcels of land (or portions thereof).

Land includes water surface and land under water.

Lot means a single unit of land in a platted subdivision.

Lot depth means the mean horizontal distance between the front and rear lines of a lot or parcel.

~~Lot split/de minimis subdivision means a division or reconfiguration of land, whether improved or unimproved, into not more than two contiguous lots or parcels of land and which division or reconfiguration does not involve the need for a new street, or easement for street purposes, or the establishment or dedication of a highway, street, or alley.~~

Lot width means the horizontal distance between the side lines of a lot or parcel at the depth of the required front yard or at the front ~~lot~~ property line where no building setback is required.

Parcel means a single unit of land under same ownership. A parcel may contain multiple platted lots and portions of platted lots.

Plat means a map, diagram, or graphic representation of real property which has been subdivided into lots, ~~plots or parcels~~ and showing such facilities and public improvements as may be required under this chapter. The verb "to plat" or "plating" shall mean to make or prepare a plat.

Platted parcel split means a division or reconfiguration of a previously platted parcel, whether improved or unimproved, which division or reconfiguration does not involve the need for a new street, or easement for street purposes, or the establishment or dedication of a highway, street, or alley.

~~Plot includes the term "lot" or "parcel." A lot is also identified as a single unit in a subdivision.~~

Public improvements means any of the following, which are listed only for the purpose of illustration and emphasis: streets, pavement, with or without curbs and gutters; sidewalks, alleys and alley pavement; water mains; sanitary wastewater; storm wastewater or storm drainage; electricity; street name signs, street trees, and similar public requirements or amenities.

Right-of-way (ROW) means lands conveyed or dedicated to the public to be used for a street, alley, walkway, drainage facility or other public purpose.

Sight distance means the maximum extent of unobstructed vision (in a horizontal plane) along a street located at any given point on the street.

Street means a way for vehicular traffic, whether designated as a street, highway, thoroughfare, parkway, thoroughway, road, avenue, boulevard, lane, place, or however otherwise designated. Where width is designated, such width is right-of-way width.

Street, arterial, means a street or highway used primarily for fast and heavy traffic traveling considerable distances with a width of right-of-way of 150 feet or more.

Street, collector, means a street with a right-of-way of at least 100 feet which, in addition to giving access to abutting properties, carries traffic from minor street to the major system of arterial streets and highways, including the principal entrance street of a residential development and streets for circulation within a development.

Street, local, means a minor street used primarily for access to abutting properties and not for through traffic with a right-of-way of at least 50 feet.

Street, marginal access, means a minor street at least 50 feet in width parallel to and adjacent to arterial streets or highways and which provides access to abutting property and protection from through traffic. A marginal access street may also be called a frontage or service road.

Subdivision means the division of land into three or more lots, sites, or parcels, any one of which contains two acres or less in area, or, if a new street or easement for street purposes or the establishment or dedication of a highway, street, or alleys is involved, any division of a parcel of land. The term "subdivision" includes resubdivision and, when appropriate to the context, shall relate to the process of subdividing or to the land subdivided. The sale or exchange of small parcels of land to or between adjoining property owners where such sale or exchange does not create additional lots or parcels shall not be considered a subdivision of land.

Surety bond means a performance-payment bond, and other instruments of security, furnished to the City by the developer and the developer's surety that the public improvements will be completed and completed in accordance with the approved final plat.

Surveyor means a land surveyor registered in the state, and engaged by the developer to survey and prepare the plat of the land proposed for subdivision.

Used and *occupied* include the words "intended," "designed," or "arranged to be used" or "occupied."

Walkway means a right-of-way intended primarily for pedestrians, excluding self-propelled vehicles.

Work means all construction shown or required on the plat as approved as well as all required construction as shown on approved plans and specifications for all facilities and features of any kind.

Secs. 86-5—86-40. - Reserved.

ARTICLE II. - PLANS AND PLATS PLATTING

DIVISION 1. - GENERALLY

Sec. 86-41. - Preparation of plats.

Sec. 86-42. - Preapplication procedure.

Sec. 86-43. - Procedure of conditional approval of preliminary plat and approval of construction plans for required improvements.

Sec. 86-44. - Procedure for approval of final plat.

Secs. 86-45—86-70. - Reserved.

DIVISION 2. - PLATS AND DATA

Sec. 86-71. - Preapplication plans and data for platting.

Sec. 86-72. - Plats and data for conditional acceptance or approval.

Sec. 86-73. - Plats and data for final acceptance or approval.

Sec. 86-74. - Inspection; release of developer's bond.

Secs. 86-75—86-89. - Reserved.

~~DIVISION 3~~ARTICLE III. - SIMPLE LOT SPLIT/DE MINIMIS SUBDIVISIONS

Sec. 86-90. - Procedure for application submission and approval of a ~~simple lot split/de minimis subdivision~~.

(a) *Submittal*. The City shall consider a proposed ~~lot~~ parcel split upon submittal of two copies of the following information:

- (1) A cover letter describing the project, identifying the project contact person(s) and any other information relevant for City's staff review. If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included in a certified legal form.
- (2) Completed application form.
- (3) All applicable fees (See Appendix C, Schedule of Land Development Regulation Fees and Charges).
- (4) Owner's authorization (if applicable).
- (5) A survey, not more than one year old, prepared by a professional land surveyor registered in the State of Florida. The survey must include legal descriptions, acreage and square footage of the original and proposed ~~lots~~ parcels and a scaled drawing showing the intended division, including any existing or required easements and/or restrictions. In the event a ~~lot~~ parcel contains any ~~principal or accessory~~ structures, a survey showing the structures on the ~~lot~~ parcel and the setbacks of those structures from the existing and proposed property lines shall accompany the application; and a metes and bounds description shall accompany each description.
- (6) A statement from the appropriate provider indicating if water and sanitary sewer service capacity is available to the property.

(b) *Standards*. All ~~lot split de minimis subdivision~~ requests must conform to the following standards:

- (1) The division of land must not increase the number of ~~lots~~ parcels to greater than two.
- (2) The property that is the subject of the ~~lot split de minimis subdivision~~ shall be current in its ad valorem tax and other assessments due to the City and county.

- (3) Each of the newly created ~~lots~~ parcels must meet or exceed all requirements of the zoning district in which the ~~lot~~ parcel is located and be consistent with the designated future land use map category.
 - (4) Each of the newly created ~~lots~~ parcels must abut a public or private street for the required minimum street frontage for the type of lot, or as otherwise stated in the City's subdivision regulations.
 - (5) Each of the newly created ~~lots~~ parcels must have no encumbrances on the subject property that would render the newly created ~~lots~~ parcels undevelopable, or would impact the transfer of title.
 - (6) If there are existing structures on the subject property, the ~~lot-split~~ de minimis subdivision shall not cause any existing principal or accessory structures to become nonconforming regarding required setbacks, maximum allowable density and intensity, and maximum allowable lot coverage and impervious surfaces.
 - (7) The proposed ~~lot~~ parcel split must be consistent with surrounding ~~lots~~ parcels. In determining consistency and compatibility with surrounding ~~lots~~ parcels, the City ~~council~~ may consider, among other things, whether the existing ~~or-platted~~ lots parcels have been subdivided; and whether the majority of existing or-platted lots parcels are comparable in size or configuration ~~along the same street within 500-feet of the subject lot~~ parcel; ~~and if the resulting lots are waterfront lots, whether they will be of adequate size to accommodate a septic tank.~~
 - (8) No further division of an approved ~~lot-split~~ de minimis subdivision is permitted, unless a development plan and plat/replat is prepared and submitted in accordance with the City's subdivision regulations, and this chapter.
 - (9) A ~~lot-split~~ subdivision may not be approved if property taxes are not current for any part of the property that is the subject of a proposed ~~lot-split~~ subdivision.
 - (10) If sanitary sewer service connection will not be required, the resulting parcels shall be of adequate size to accommodate an appropriately sized onsite wastewater treatment system. Otherwise, a statement must be included from the appropriate provider indicating that sanitary sewer service is available to the property or can be made available.
 - (11) Each of the newly created parcels shall not be split zoned or have split future land use designations.
 - (12) The newly created parcels shall not share septic facilities and private utility lines shall not cross property lines.
- (c) *Approval.*
- (1) The City Administrator, or his designee, shall review the ~~lot-split~~ de minimis subdivision application and, with input as needed from the City's planning consultant, City staff and other members of the technical review committee, determine if the application meets the submittal requirements of section 86-90(a).
 - (2) If the submittal is incomplete, the applicant will be notified of the deficiencies for revision and resubmittal.
 - (3) When a submittal or revised submittal is found complete, the City administrator, or his designee, will review the application for consistency with the standards of section 86-90(b), with input as needed from the City's planning consultant and other members of the technical review committee.
 - (4) If the City administrator finds that the application meets all the standards of section 86-90(b), they may approve the ~~lot-split~~ de minimis subdivision and notify the applicant ~~accordingly in writing~~. If not, they may approve the ~~lot-split~~ de minimis subdivision with conditions, or disapprove the ~~lot-split~~ de minimis subdivision, and notify the applicant ~~accordingly in writing~~.
- (d) *Actions subsequent to approval.* Before a building permit may be issued, the applicant must:
- (1) Record the ~~lot-split~~ de minimis subdivision in the official records of Okeechobee County; and
 - (2) Provide proof of the ~~lot-split~~ de minimis subdivision approval by the City administrator.

DIVISION 4 ARTICLE IV. - PROCEDURE FOR APPLICATION SUBMISSION AND APPROVAL OF A JOINDERS OF LOTS

Sec. 86-91. - Procedure for application submission and approval to combine multiple lots or parcels into one parcel ~~or lot~~.

- (a) *Submittal.* The City shall consider a joinder (hereinafter referred to as a "joinder") upon submittal of two copies of the following information:
 - (1) A cover letter describing the project, identifying the project contact person(s) and any other information relevant for City's staff review. If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included in a certified legal form.

- (2) Completed application form.
- (3) All applicable fees (Appendix C, Schedule of Land Development Regulation Fees and Charges).
- (4) Owner's authorization (if applicable).
- (5) A survey, not more than one year old, prepared by a professional land surveyor registered in the State of Florida. The survey must include legal descriptions, acreage and square footage of the original ~~lots~~ parcels and proposed ~~lot~~ parcels and a scaled drawing showing the intended joinder, including any existing or required easements and/or restrictions. In the event a ~~lot~~ parcel contains any ~~principal or accessory~~ structures, a survey showing the structures on the ~~lot~~ parcel shall accompany the application; and a metes and bounds description shall accompany each description.
- (6) Completed Unity of Title form.
- (b) *Standards.* All joinder requests must conform to the following standards:
 - (1) The properties that are the subject of the joinder shall be current in their respective ad valorem tax and other assessments due to the City and county.
 - (2) All lots or parcels (or portions thereof) shall be located within the same zoning district and share the same future land use designation.
- (c) *Approval.*
 - (1) The City administrator, or his designee, shall review the joinder application and, with input as needed from the City's planning consultant, City staff and other members of the technical review committee, determine if the application meets the submittal requirements of section 86-91 (a).
 - (2) If the submittal is incomplete, the applicant will be notified of the deficiencies for revision and resubmittal.
 - (3) When a submittal or revised submittal is found complete, the City administrator, or his designee, will review the application for consistency with the standards of section 86-91(b), with input as needed from the City's planning consultant and other members of the technical review committee.
 - (4) If the City administrator finds that the application meets all the standards of section 86-91(b), they may approve the joinder and notify the applicant ~~accordingly~~ in writing. If not, they may approve the joinder with conditions, or disapprove the joinder, and notify the applicant ~~accordingly~~ in writing.
- (d) *Actions subsequent to approval.* Before a building permit may be issued, the applicant must:
 - (1) Record the Unity of Title in the official records of Okeechobee County; and
 - (2) Provide proof of the joinder approval by the City administrator.

~~Secs. 86-92 – 86-110. Reserved.~~

ARTICLE V. – PLATTED PARCEL SPLITS

Sec. 86-92. - Procedure for splitting existing platted parcels.

- (a) *Submittal.* The City shall consider a platted parcel split upon submittal of two copies of the following information:
 - (1) A cover letter describing the project, identifying the project contact person(s) and any other information relevant for City's staff review. If the applicant is other than the legal owner, the applicant's interest shall be indicated and the legal owner's authority to apply shall be included in a certified legal form.
 - (2) Completed application form.
 - (3) All applicable fees (Appendix C, Schedule of Land Development Regulation Fees and Charges).
 - (4) Owner's authorization (if applicable).
 - (5) A survey, not more than one year old, prepared by a professional land surveyor registered in the State of Florida. The survey must include legal descriptions, acreage and square footage of the original parcel and proposed parcels and a scaled drawing showing the intended platted parcel split, including any existing or required easements and/or restrictions. In the event a parcel contains any structures, a survey showing the structures on the parcel and the setbacks of those structures from the existing and proposed property lines shall accompany the application.
 - (6) A statement from the appropriate provider indicating if water and sanitary sewer service capacity is available to the property.
- (b) *Standards.* All platted parcel split requests must conform to the following standards:
 - (1) Each of the newly created parcels must meet or exceed all requirements of the original underlying plat.
 - (2) The property that is the subject of the platted parcel split shall be current in ad valorem tax and other assessments due to the City and county.

- (3) Each of the newly created parcels must meet or exceed all requirements of the zoning district in which the parcel is located and be consistent with the designated future land use map category.
 - (4) Each of the newly created parcels must abut a public or private street for the required minimum street frontage for the type of lot, or as otherwise stated in the City's subdivision regulations.
 - (5) Each of the newly created parcels must have no encumbrances on the subject property that would render the newly created parcels undevelopable or would impact the transfer of title.
 - (6) If there are existing structures on the subject property, the platted parcel split shall not cause any existing principal or accessory structures to become nonconforming regarding required setbacks, maximum allowable density and intensity, and maximum allowable lot coverage and impervious surfaces.
 - (7) The proposed parcel split should be relatively consistent with surrounding parcels. In determining consistency and compatibility with surrounding parcels, the City may consider, among other things, whether the majority of existing parcels are comparable in size, configuration and access road surface type within 500-feet of the subject parcel.
 - (8) Each of the newly created parcels shall not be split zoned or have split future land use designations.
 - (9) The newly created parcels shall not share septic facilities and private utility lines shall not cross property lines.
 - (10) If sanitary sewer service connection will not be required, the resulting parcels shall be of adequate size to accommodate an appropriately sized onsite wastewater treatment system. Otherwise, a statement must be included from the appropriate provider indicating that sanitary sewer service is available to the property or can be made available.
- (c) Approval.
- (1) The City administrator, or his designee, shall review the platted parcel split application and, with input as needed from the City's planning consultant, City staff and other members of the technical review committee, determine if the application meets the submittal requirements of section 86-92 (a).
 - (2) If the submittal is incomplete, the applicant will be notified of the deficiencies for revision and resubmittal.
 - (3) When a submittal or revised submittal is found complete, the City administrator, or his designee, will review the application for consistency with the standards of section 86-92(b), with input as needed from the City's planning consultant and other members of the technical review committee.
 - (4) If the City administrator finds that the application meets all the standards of section 86-92(b), they may approve the platted parcel split and notify the applicant in writing. If not, they may approve the platted parcel split with conditions, or disapprove the platted parcel split, and notify the applicant in writing.
- (d) Actions subsequent to approval. Before a building permit may be issued, the applicant must:
- (1) Record the platted parcel split in the official records of Okeechobee County; and
 - (2) Provide proof of the platted parcel split approval by the City administrator.

Secs. 86-93—86-110. - Reserved.

ARTICLE #VI. - VARIANCES

Sec. 86-111. - Hardship.

Sec. 86-112. - Large scale development.

Sec. 86-113. - Conditions.

Secs. 86-114—86-140. - Reserved.

ARTICLE #VII. - DESIGN STANDARDS

Sec. 86-141. - Streets.

Sec. 86-142. - Alleys.

Sec. 86-143. - Easements.

Sec. 86-144. - Blocks.

- Sec. 86-145. - Lots.
- Sec. 86-146. - Public sites and open spaces.
- Secs. 86-147—86-180. - Reserved.

ARTICLE VIII. - REQUIRED IMPROVEMENTS

- Sec. 86-181. - Monuments.
- Sec. 86-182. - Storm drainage.
- Sec. 86-183. - Clearing and grading rights-of-way.
- Sec. 86-184. - Bridges and culverts.
- Sec. 86-185. - Wastewater and water.
- Sec. 86-186. - Streets.

SECTION 3: Amendment and Adoption to Appendix A – Applications, Forms, and Content Requirements, as follows:

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix A-Applications, Forms, and Content Requirements, amending Form 18-De Minimis and Joinder of parcels or lots application, as follows:

APPENDIX A - APPLICATION FORMS AND CONTENT REQUIREMENTS

Form 18. - De Minimis and Subdivision, Platted Parcel Split, or Joinder of parcels or lots application.

- Application contents.* An application for De Minimis splitting of lots or parcels of lands within the City of Okeechobee, or for an application for Joinder of lots or parcels into a single lot shall be submitted on the appropriate application form, and comprises the following:
 - Applicant's name, address, and phone number.
 - Proof of legal interest in the property, and if an agent, a notarized authorization to act signed by the owner of record as set forth in the records of the property appraiser.
 - Property identification number, survey (if requested), and location map.
 - A cover letter describing the proposed project and the reason(s) and necessity for the change.
 - Any additional information as determined by City staff as relevant to the particular circumstances of the subject property, including any of the information required in Appendix B to these regulations.
 - Any information as contained in Code of Ordinances chapter 86, sections 86-90 and 86-91 as adopted by Ordinance No. 1170.
 - Application fee(s).
- Processing of Application.* De Minimis and Joinder applications are processed as follows:
 - Applicant submits application to general services department.
 - The City administrator, or his designee, reviews the application, and with input from City staff, building department, or the City's planning consultant, will determine if the application meets the requirements of chapter 86, sections 86-90, ~~or~~ 86-91, or 86-92 Code of Ordinances.
 - If the applicant provides all information and documentation as requested, as well as application fees, and otherwise complies with the requirements of chapter 86, sections 86-90, ~~and~~ 86-91, or 86-92 Code of Ordinances, the City administrator, or his designee, shall approve the application for final completion as submitted, or with conditions thereto, as set forth in the pertinent ordinance.

SECTION 4: Amendment and Adoption to Appendix C-Schedule of Land Development Regulation Fees and Charges, as follows:

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix C-Schedule of Land Development Regulation Fees and Charges, adding Fee Schedule Item 22-Platted Parcel Split, as follows:

APPENDIX C - APPLICATION FORMS AND CONTENT REQUIREMENTS

Fee Schedule:

- 22. Platted Parcel Split \$500.00 plus \$25.00 per acre

SECTION 5: CONFLICT. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: INCLUSION IN THE CODE. It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 7: 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 8: EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public Hearing on this **26th** day of **October 2021**.

ATTEST:

Lane Gamiotea, CMC, City Clerk

Dowling R. Watford, Jr., Mayor

PASSED AND ADOPTED after Second and Final Public Hearing this **16th** day of **November 2021**.

ATTEST:

Lane Gamiotea, CMC, City Clerk

Dowling R. Watford, Jr., Mayor

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

V. PUBLIC HEARING ITEMS CONTINUED

4. There were no Ex-Parte disclosures offered.
 5. Motion by Board Member Jonassaint, seconded by Alternant Board Member Papasso to recommend the City Council find proposed Comprehensive Plan Amendment No. 21-001-CPA consistent with the City's Comprehensive Plan and transmit the Amendment to the Florida Department of Economic Opportunity for review and approval as presented in [Exhibit 2, which includes 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 Transmittal Public Hearing tentatively scheduled for October 19, 2021.
- C. Consider Land Development Regulation (LDR) Text Amendment Petition No. 21-003-TA, which proposes to amend Sections 86-2, 86-3, 86-4, 86-71, 86-90, and 86-91, creating a new Article V and adding Section 86-92, amending Form 18 in Appendix A, and adding an application fee to Appendix C.
1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 2. Board Member Brass inquired as to why the words "in writing" were only used in Section 86-90 (c)(4) and not also in Section 86-91 (c)(4). Planner Smith commented the words "in writing" should be reflected in both places.
 3. Mr. Steven Dobbs commented when joining more than one parcel it can be expensive. For instance, he recently submitted a request directly to the Property Appraiser's Office to join four parcels for Okeechobee County in regard to a proposed expansion project for the Sheriff's Office. Planner Smith commented he had reached out to other jurisdictions to inquire about their process and most times approval was needed first before the Property Appraiser's Office would shift the property lines. Okeechobee County does not require this approval first.
 4. There were no Ex-Parte disclosures offered.
 5. Motion by Board Member Baughman, seconded by Board Member Jonassaint to recommend approval to the City Council for LDR Text Amendment Petition No. 21-003-TA as presented in [Exhibit 3, which includes the Planning Consultant's analysis of the findings and recommendation for approval] with the words "in writing" included in both Sections 86-90 (c)(4) and 86-91 (c)(4). **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

QUASI-JUDICIAL ITEMS

- D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. There were none.
 4. There were no public comments offered.
 5. There were no Ex-Parte disclosures offered.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-004-R as presented in [Exhibit 4, 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 October 19, 2021, and November 16, 2021.

Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: September 16, 2021
Subject: Ordinance- Platted Parcel Splits

In October of 2018, The City adopted Ordinance 1170, which created procedures and standards for joinders and de minimis subdivisions. Prior to that ordinance, subdivision platting was the only codified form of property division in the City's land development code. Staff is now proposing revisions to Chapter 86 including a new process for dividing land that is already platted. According to the definition of 'subdivision as provided in Florida Statute 177.031 anytime land is being divided into three or more parts and includes the creation of new rights-of-way, it is considered platting:

the division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land; and includes establishment of new streets and alleys, additions, and resubdivisions; and, when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

However, many Florida local governments have adopted process by which land can be reconfigured which does not involve platting. For example:

- A joinder is the combining of parcels.
- A de minimis subdivision is a division or reconfiguration of one parcel into not more than two contiguous parcels, which does not require new rights-of-way or easements. This applies to unplatted/subdivided property.
- A platted parcel split is a division or reconfiguration of a previously platted/subdivided parcel, which does not require new rights-of-way or easements.

At the February Planning Board Workshop, the Board members provided substantial input, and the attached proposed ordinance reflects the changes that were discussed. Since that workshop, staff also consulted with the City of Cape Coral planning department regarding their experience with platted parcel splits. At one time, Cape Coral permitted platted parcel splits to be performed without regard to the underlying platted lot lines. However, due to issues that arose, Cape Coral revised their code to limit the process to only allow platted parcel splits along the existing platted lot lines. Based on that advice, the City of Okeechobee could also adopt that limitation. However, it is likely that limiting platted parcel splits to be performed only along existing platted lot lines will curtail the flexibility in land development that the City would like to encourage. Because of this, staff has not included that limitation in this Ordinance and it will be the Board's decision whether or not to include this limitation in their recommendation to the City Council for final adoption. Following is a summary of the significant revisions to Chapter 86 included in the draft ordinance:

Section 86-2

Verbiage has been added which clarifies the City's authority to regulate the division and joining of property within the city limits.

Section 86-4

- The term 'lot' has been separated from parcel to mean, more specifically, "a single unit in a platted subdivision". A definition of parcel has been added which includes any single unit of land. Throughout the remainder of the Chapter the term 'lot' has been replaced by 'parcel' to clarify the broader applicability of the codes. These definitions are applicable to this Chapter, not the entire land development code, and this change is not intended to alter the usage of the word 'lot' in the context of terms such as 'lot depth', 'lot coverage' and 'lot width' in their usage throughout the City's land development code.
- A new definition for 'platted parcel split' has been added to define the applicability of the proposed procedures and standards for a platted parcel split in new section 86-92.
- The definition of 'plot' has been deleted, as this term does not appear anywhere else in the Chapter.

Section 86-90

Several new standards have been added for de minimis subdivisions, including:

- Requiring consistency with the comprehensive plan
- Prohibition the newly created parcel to have split zoning or split land use designations
- Requiring consideration of sewage disposal for each newly created parcel
- Prohibiting sharing of septic facilities and private utility lines between parcels

Section 86-91

Only one substantive change was made to the joinder standards, which is to prohibit the creation of a parcel with split future land use designations.

Section 86-92

A significant amount of the land in the City of Okeechobee has already been platted, yet remains combined in larger tracts under single ownership. This newly proposed process for platted parcel splits would allow division of those parcels without requiring a new subdivision/plat. Unlike a de minimis subdivision, division into more than two parcels is permitted, as long as the zoning code standards and comprehensive plan policies are met. The standards proposed for the newly created parcels are similar to those required for a de minimis subdivision.

Appendix C

Section 19 of the Fee Schedule requires a \$500 application fee for joinders and de minimis subdivisions. Platted parcel splits would be added to that section to require a \$500 fee for those requests as well. Since the workshop, an acreage fee of \$25 per acre has been added.

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

Date: 3-1-21

Petition No. 21-003-TA

Fee Paid: N/A

Jurisdiction: PB+CC

1st Hearing: 4-15-21 ~~5-20-21~~

2nd Hearing: 5-18-21, ~~6-15-21~~

Publication Dates: 9-16-21

10-19-21, ~~7-6-21~~

Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City Initiated

2 Mailing address:

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? ☐ Yes ☐ No

If yes, provide address(es)

6 Do you own nonresidential property within the City? ☐ Yes ☐ No

If yes, provide address(es)

REQUEST INFORMATION

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

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

See attached Proposed Ordinance

ORDINANCE NO. 1244

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 TO COMMERCIAL AND MULTI-FAMILY RESIDENTIAL, APPLICATION NO. 21-007-SSA, F/K/A NO. 21-001-LSA; 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 certain application (No. 21-007-SSA, F/K/A No. 21-001-LSA), submitted by Blue Springs Holdings, 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 October 21, 2021, which determined such request to be inconsistent with the Comprehensive Plan and inconsistent with the pattern of future land uses within the City; and

WHEREAS, the City Council 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 54.8 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan: Application No. 21-007-SSA (f/k/a No. 21-001-LSA):

1. Approximately 16.8 acres from Single Family Residential (SFR) to Commercial (C), with the Legal Description of Subject Property is as follows: A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32"

EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

2. Approximately 38.0 acres from SFR to Multi-Family Residential (MFR), with the Legal Description of Subject Project is as follows: A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE

AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD;THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

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 **16th** day of **November 2021**, pursuant to F.S. 163.3187(2).

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD AND WORKSHOP MEETING
OCTOBER 21, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:11 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present.

III. AGENDA

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

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.

- A. Comprehensive Plan Large Scale Future Land Use Map (FLUM) Amendment Application No. 21-001-LSA from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the Northeast section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending **denial**. He commented originally this application was being considered as a Large Scale FLUM Amendment but recently legislation was changed and the maximum acreage for a Small Scale FLUM Amendment within a Rural Area of Opportunity changed from 20 acres to 100 acres. Therefore, this Application will be handled as a Small Scale FLUM Amendment and processed accordingly.
 - 2. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC, was present. Regarding traffic concerns raised by the Board, Mr. Dobbs commented he doesn't believe State Road 70 will stay as a four-laned road and this proposed project can be phased so they can meet the requirements needed. He has not started any design planning yet although, there are possible other access points that may be able to be used instead of solely Northeast 8th Avenue. He further commented there is someone who owns this property, and they have the right to develop it. The proposed site plan when designed, will still need approval from the Technical Review Committee before any construction can take place.
 - 3. Two emails and one phone call were received and read into the record by Board Secretary Burnette from Ms. Dorothy Harris, 508 Northeast 10th Avenue, Ms. Connie Raynor, 203 Northeast 8th Avenue and Mr. and Mrs. Sal Ventimiglia, 211 Northeast 8th Avenue in which all expressed their concerns against the proposed project. Public comments were offered against the proposed project by Mr. Neil Olmsted, 501 Northeast 8th Avenue, Ms. Marian Brewer, 201 Northeast 8th Avenue, Ms. Jennifer Lynch, 506 Northeast 9th Avenue, Ms. Pedie Dickerhoof, 212 Northeast 8th Avenue, Ms. Amanda Carter, 507 Northeast 9th Avenue, Mr. Bob Brandenburg, 303 Northeast 8th Avenue, and Ms. Dorothy Harris, 508 Northeast 10th Avenue.

V. PUBLIC HEARING ITEM A CONTINUED

87 surrounding property owner notices were mailed, signage was posted on the subject parcel and the application was advertised in the local newspaper.

4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA 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 denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, 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 denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:49 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING at 7:49 P.M. AND CONVENED THE WORKSHOP AT 7:52 P.M.

- B. City Planning Consultant Smith commented given the length of Workshop Item A he would discuss Item B first. He reviewed the Planning Staff Report regarding changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundation for all Zoning Districts. Staff has been made aware of drainage and flooding issues at several properties within the City which seem to have resulted from lot filling and earthmoving practices performed on neighboring parcels. He is wishing to examine potential code changes to prevent these situations from continuing to occur. He proposed the City may wish to remove text in Section 90-79 of the Land Development Regulations which requires a minimum foundation elevation and adopt standards to prevent owners from adding so much fill that it creates flooding for neighbors. In addition, maybe adopting some generalized standards to regulate lot filling and earthmoving.

Discussion ensued among the Board regarding water not draining on another person's property and ways to get rid of the water on one's property. Definity agree that there needs to be some sort of enforcement mechanism so that one cannot simply bring in dirt and build up areas of their property or fill in swales, but they are not sure if the City should require permits for this or not.



Staff Report Small Scale Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*
Applicant: *Blue Spring Holdings, LLC*
Address: *NE 9th Avenue*
Petition No.: *21-007-SSA formerly known as 21-001-LSA*
Request: *Change from Single Family Residential
to Commercial and Multifamily
Residential*

General Information

Applicant /Owner	Blue Spring Holdings, LLC
Applicant Address	10860 SW 25 th Street Davie, FL 33324
Applicant Email Address	gad4545@gmail.com
Site Address	NE 9 th Avenue
Parcel Identification	2-15-37-35-0A00-00003-0000
Contact Person	Steven L Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 54.8 acre parcel. The parcel is currently designated Single Family Residential on the Future Land Use Map. The applicant's request is to change 16.8 acres to Commercial and to change the remaining 38 acres to Multi Family Residential. The applicant has submitted a concurrent request to rezone 16.8 acres to Heavy Commercial and the remaining 38 acres to Residential Multiple Family.

The Planning Board, at its October meeting, voted against the small scale plan amendment by a 4-3 vote.

If approved for this request and the rezoning, the applicant has stated plans to construct a storage facility on the commercial portion and multifamily residential on the remaining area.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial and Multifamily Residential
Zoning	Holding	Heavy Commercial and Residential Multiple Family
Use of Property	Vacant	Storage Facility and Multifamily Housing
Acreage	54.8 acres	54.8 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
East	Future Land Use	Okeechobee County Urban Residential Mixed Use
	Zoning	Okeechobee County Residential Mixed
	Existing Use	Residential, Commercial and Vacant
South	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Mobile Home and Heavy Commercial
	Existing Use	Mobile Homes and Vacant
West	Future Land Use	Industrial and Single Family Residential
	Zoning	Industrial and Residential Single Family
	Existing Use	Residential and Vacant

General Analysis and Staff Comments

A. Qualification for Amendment

The subject property is 54.8 acres which by itself would be over the minimum threshold for a small scale plan amendment. However, the property is in a Rural Area of Opportunity, which as of July 1, 2021, allows a small scale plan amendment threshold of 100 acres. Therefore, this application will be processed accordingly as a small scale plan amendment.

B. Current Development Potential as Single-Family Residential

The property is currently designated as Single Family Residential on the City's Future Land Use Map. Future land use Policy 2.1(a) allows a maximum standard density in the Single-Family Residential Future Land Use Category of four units per acre or five if the units qualify as affordable housing. Without the affordable housing bonus, 219 single family dwellings could potentially be constructed. With the affordable housing bonus, maximum development potential for 54.8 acres would be 274 single-family dwellings.

C. Future Development Potential of 16.8 Acres of Commercial

The applicant is requesting approval to change the Future Land Use designation to Commercial for approximately 16.8 acres of the subject property. While the Commercial Future Land Use category allows for a maximum floor area ratio (FAR) of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 1,097,712 square feet on this 16.8 acre portion of the subject parcel.

D. Future Development Potential of 38 Acres of Multifamily Residential

The applicant is requesting approval to change the Future Land Use designation to Multifamily Residential for 38 acres of the subject property. The maximum density allowable in the Multi-Family Residential Future Land Use Category is 10 units per acre or 11 if the units qualify as affordable housing. Without the affordable housing bonus, 380 multifamily dwellings could potentially be constructed. With the affordable housing bonus, maximum development potential for 38 acres would be 418 single-family dwellings.

E. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis report prepared by Mackenzie Engineering and Planning, Inc. The findings that are provided in that report indicate that full development of the 16.8 acre commercial portion as a retail use would overburden SR-70 from US-441 to 14th Avenue. Based on that finding, the recommendation that is provided in the report is to limit the FAR to 0.5 of the 16.8 acre portion that the applicant is requesting to change to commercial.

In order to ensure that FAR is limited to 0.5, staff recommends that this Future Land Use Map amendment be accompanied by a Future Land Use Element text amendment stating that this 16.8 acre area is limited to a maximum of 0.5 FAR and/or 365,000 square feet of commercial development. There is already precedent for this type of text amendment in the City's Future Land Use Element. Policy 2.6 provides a legal description for a parcel of land that lies to the south, adjacent to the subject property, cites Comprehensive Plan Amendment #06-C1-001, and limits development of that property to 200,000 square feet of commercial development.

We recommended to the Applicant's representative, based on the findings of the traffic analysis report that they submitted, that a text amendment should be submitted in conjunction with this map amendment; but the applicant has declined to do so..

The traffic analysis report also finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. It is not necessary to construct that roadway at this time, as this may be required prior to issuance of a building permit at time of site plan approval.

Demand for Potable Water and Sewer Treatment

The estimated demand for potable water and wastewater treatment for one single-family home is 308 gallons per day (114 gallons per person per day at an average household size of 2.7). Demand for potable water and wastewater treatment for 219 single-family homes that could be permitted on 54.8 acres under the current Single-Family Residential Future Land Use Designation amounts to approximately 67,452 gallons per day.

Demand for potable water and wastewater treatment for 380 multifamily homes that could be permitted on 38 acres under the proposed Multifamily Residential Future Land Use Designation amounts to approximately 117,040 gallons per day.

The estimated demand for potable water and wastewater treatment for non-residential floor area is 0.15 gallons per day per square foot. Demand for the 1,097,712 square feet of commercial square feet that could be permitted on 16.8 acres amounts to approximately 164,657 gallons per day.

The combined estimated water and wastewater demand for the proposed multifamily and commercial areas is 281,697 gallons per day. The applicant has submitted a letter issued by Okeechobee Utility Authority stating that as long as the estimated demand is not greater than 1.5 million gallons per day, then there is adequate capacity to accommodate any potential development.

Solid Waste

The applicant has submitted a letter from Waste Management indicating that the Okeechobee landfill has adequate capacity to serve the potential multifamily residential portion of the project, though the commercial component is not addressed.

Public Schools

The applicant has submitted a letter from the Okeechobee County School Board indicating that the district has adequate capacity to accommodate the 118 new students that are estimated to be added based on the addition of 380 multifamily dwelling units.

F. Environmental Impacts

The National Wetlands Inventory map does not depict any wetlands onsite, though the applicant's soil analysis does indicate that some wetlands are present. If there were wetlands, the site has since been cleared and does not provide any unique habitat or unique species. The flood map depicts the presence of low lying areas with drainage to Taylor Creek.

G. Consistency and Compatibility with Comprehensive Plan and Adjacent Uses.

There are several Comprehensive Plan Objectives and Policies which should be considered when determining whether the Applicant's requested Future Land Use Map amendment is consistent with the City's Comprehensive Plan:

Future Land Use Policy 1.1: Approval of development proposals shall continue to be conditioned on the availability of facilities and services necessary to serve the proposed development and that the facilities meet adopted level of service standards. These adopted level of service standards shall be as follows:

Public Facility	LOS Standard
Potable Water Supply	114 gallons/capita/day
Wastewater Disposal	130 gallons/capita/day
Solid Waste Disposal	13 lbs./capita/day. 3 years available landfill capacity
Stormwater Drainage	Design storm: 25 year/24 hour duration
Recreation and Open Space	3 acres/1,000 persons
Roads and Traffic Circulation	Principal Arterial: LOS C. All Other Roads: LOS D

Future Land Use Policy 1.1 states the adopted level of service standard for all other roadways that are not principal arterials and collectors (i.e. SR-70) is LOS D. The traffic analysis report submitted by the applicant indicates that approval of the applicant's requested amendment could result in traffic volumes that exceed the LOS D. Without a safeguard, such as a text amendment to limit the commercial floor area of the subject property, the proposed map amendment is not consistent with this policy

Future Land Use Policy 2.2: In accordance with property rights policies adopted by the Central Florida Regional Planning Council in the Central Florida Regional Policy Plan, the City of Okeechobee recognizes and shall continue to protect private property rights. In implementing the Comprehensive Plan, the City shall continue to ensure that its land development regulations protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards. Planning for land use and public facilities in the City shall consider private property rights, and ensure citizen input into government land use decisions affecting property rights.

Future Land Use Policy 2.2 requires the City protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards. Situated between a variety of industrial, commercial and residential uses, this property:

- Surrounds an existing mobile home development on three sides;
- Is adjacent to a railway running along the northern border with industrial beyond;
- Is adjacent to heavy commercial, including property that has been approved for a RaceTrac gas station to the south;
- Is bounded by Taylor Creek to the west with industrial and single family residential beyond;
- Lies on the eastern border of the city limits with unincorporated Okeechobee County to the east, containing single family residences and aging vacant commercial structures.

With so many disparate uses surrounding this parcel, compatibility is a complicated thing to assess. However, heavy commercial along the railway with multifamily residential on the remainder could provide a good transition between the existing industrial and heavy commercial uses and the existing residential uses.

Transportation Policy 8.1: The City shall continue to monitor land use development trends and traffic levels of service to ensure that needed transportation facilities are provided by developers or appropriate government agencies prior to or concurrent with development.

Transportation Policy 8.2: The City shall not permit new development to occur in locations where the existing traffic circulation network is insufficient to accommodate the impacts of the development, unless definite provisions are made to provide the necessary capacity prior to or concurrent with the development.

Transportation Objective 9: The City of Okeechobee shall encourage efforts to curtail future level of service standard deterioration, particularly along US Highway 441 and SR 70.

Since the applicant has not applied for a text amendment to limit the commercial floor area of the subject property or proposed any improvements to SR-70 which would increase the capacity, the requested map change is inconsistent with the above Transportation Element Objective and Policies.

Recommendation

Based on the traffic analysis report provided by the applicant and the foregoing analysis, we find this map change should not be approved without an accompanying text amendment to the City's Future Land Use Element which implements the restrictions on commercial floor area that is recommended by the traffic engineer. Until that request has been made and can be reviewed, we find that the requested map changes are not consistent with the City's Comprehensive Plan. Therefore, we recommend **denial** of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of the subject property from Single Family Residential to Commercial and Multifamily Residential.

Submitted by:



James G. LaRue, AICP

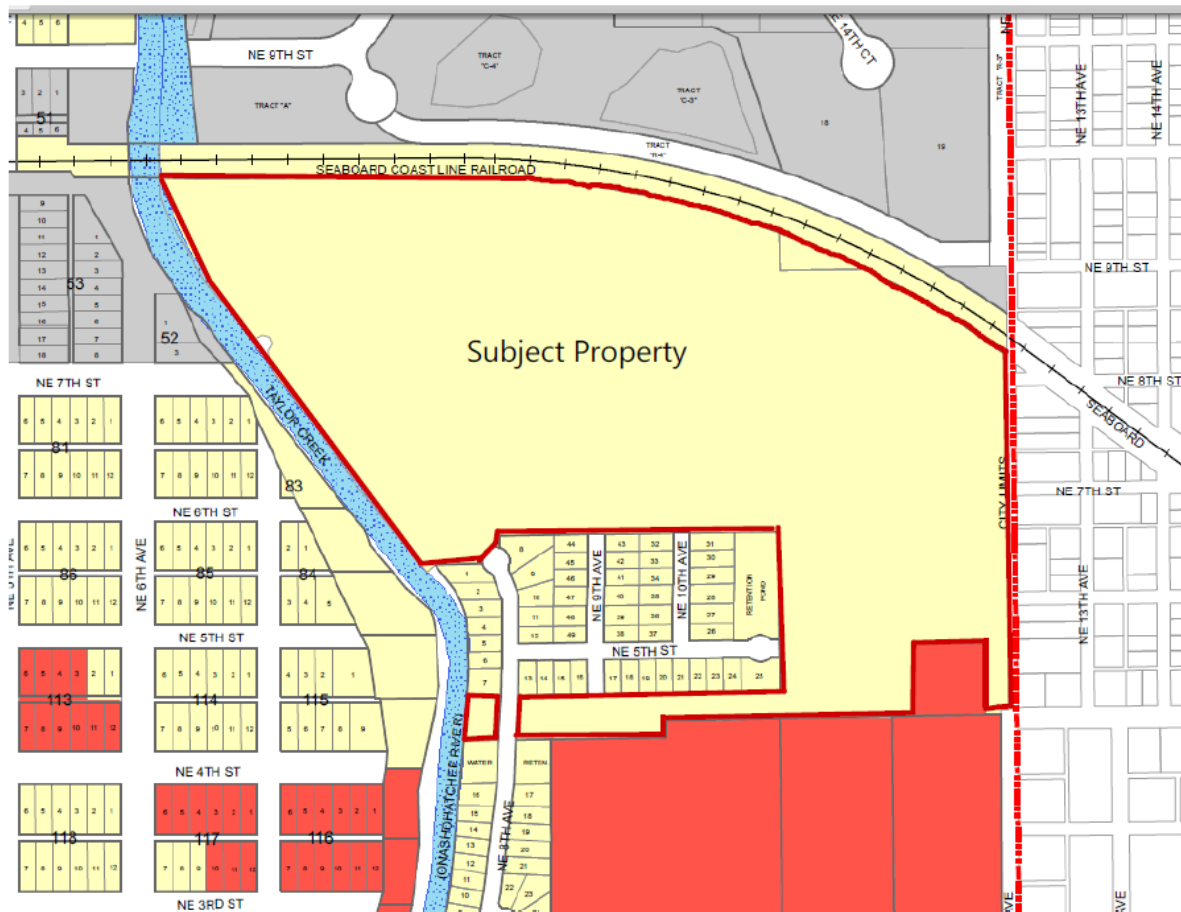
October 29, 2021

Planning Board Public Hearing: October 21, 2021

City Council Public Hearing: (tentative) November 16, 2021

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS

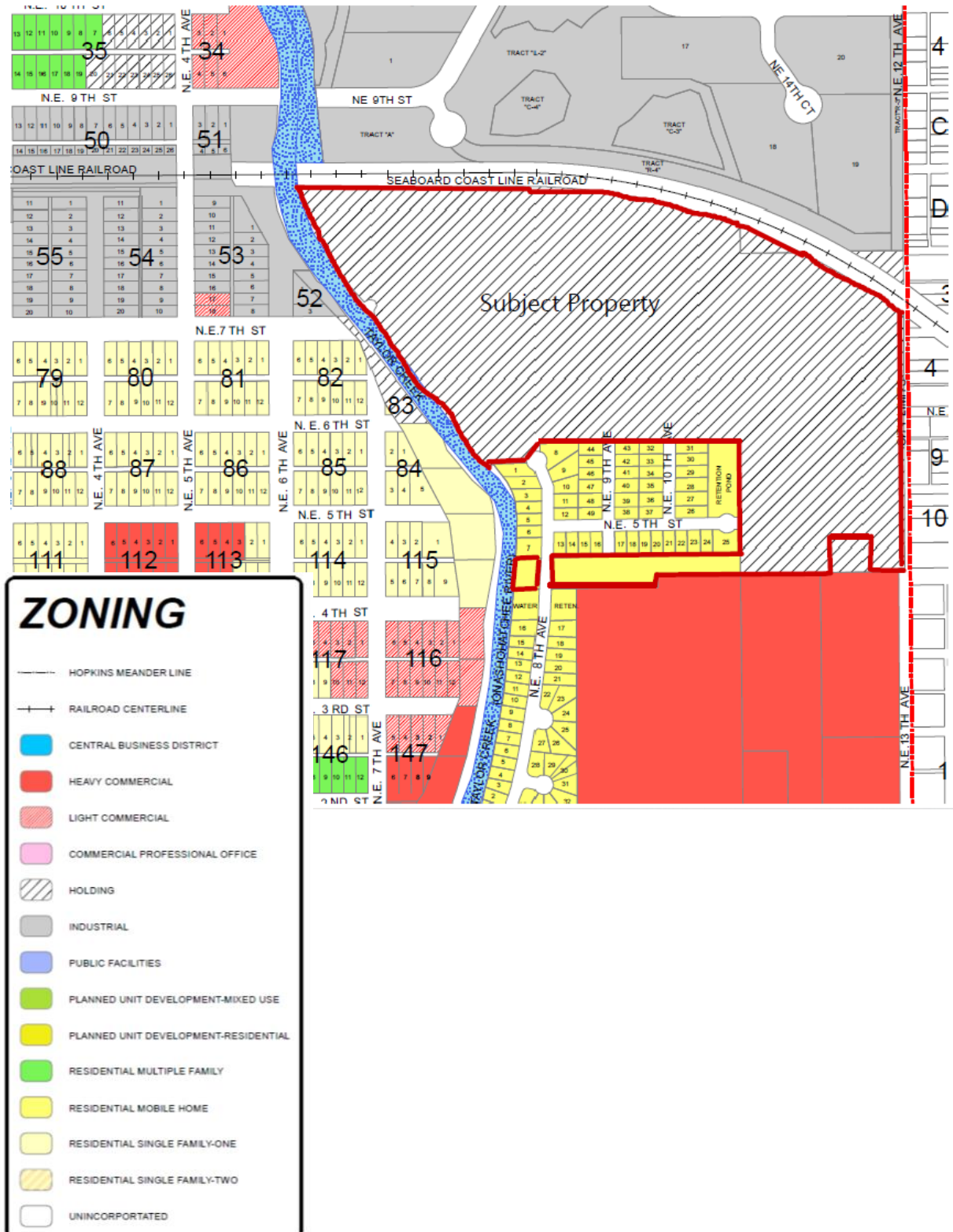


LAND USE CLASSIFICATIONS

- boundary_lines
- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- city_zoning_parcel_background
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE

[illegible]

ZONING SUBJECT SITE AND ENVIRONS



21-007-SSA F/K/A

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 9-7-21 3:29 PM	Petition No. 21-001-LSA
	Fee Paid:	Jurisdiction: PB+CC
	1 st Hearing: 10-21-21	2 nd Hearing: 11-10-21 + Adoption Hearing?
	Publication Dates:	
	Notices Mailed: N/A	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

 Verified FLUM Designation: SF

 Verified Zoning Designation: H

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

APPLICANT PLEASE NOTE:

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

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

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

Date

9/7/21

Gad Reggev

 Signature of Owner or
 Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

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

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant Blue Spring Holding, LLC - Gad Reggev

Address 10860 SW 25th Street

City Davie

State FL

Zip 33324

Telephone Number

Fax Number

E-Mail

954-536-6081

gad4545@gmail.com

Agent*

Steven L. Dobbs

Address

209 NE 2nd Street, Okeechobee, FL 34974

City

State

Zip

863-824-7644

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Owner(s) of Record

Blue Spring Holding, LLC - Gad Reggev

Address

10860 SW 25th Street, Davie, FL 33324

City

State

Zip

954-536-6081

gad4545@gmail.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):

TO CHANGE THE FUTURE LAND USE OF THE 54.793 PARCEL

FROM SINGLE FAMILY RESIDENTIAL TO and Multiple Family Residential and Commercial.

The plan is to construct an Multi Family Residential and commercial mini-warehouse for the renters guest and general public.

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

A. PROPERTY LOCATION:

1. Site Address: NE 9th Avenue, Okeechobee, FL 34972

2. Property ID #(s): 2-15-37-35-0A00-00003-0000

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: 54.793 acres

2. Total Area included in Request: 54.793 acres

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

(1) 38.0 acres - Multiple Family Residential

(2) 16.793 acres - Commercial

(3)

(4)

b. Total Uplands: 54.793 acres

c. Total Wetlands: 0 acres

3. Current Zoning: Holding
4. Current FLU Category: Single Family Residential
5. Existing Land Use: Unimproved
6. Requested FLU Category: Commercial/Multi Family Residential

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential	54.793	16.793/38.0
Density (DU/Acre)	5	0.5 FAR/10
Number of Units	274	380
Commercial (sq. ft.)	---	365,904
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, Gad Reggev, 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.

Gad Reggev
Signature of Owner or Authorized Agent

9/7/21
Date

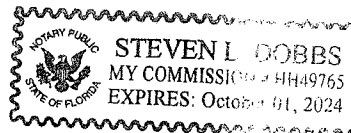
Gad Reggev
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of September, 20 21, by Gad Reggev, who
(Name of Person)
is personally known to me or produced _____ as identification.

Steven L. Dobbs
Notary Public Signature



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

Blue Spring Holdings, 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.

To the north is a parcel that has a Future Land Use (FLU) of Industrial and is being used as either vacant or Industrial. To the east of this parcel are many parcels with a mixture of single-family homes, multifamily homes, and mobile homes all with a FLU of Urban Residential Mixed Use and they are all in Okeechobee County. To the south there are two types of parcels, the parcels in River Run Resort, which are FLU Single Family Residential and to the east of these parcels all have a FLU of Commercial, all the land has a FLU of Single Family with mostly undeveloped land and a church. To the west there are many parcels, some undeveloped, but most developed as single-family residences, a couple of undeveloped parcels, and a church.

The proposed Future Land Use designation is consistent with the current major developed uses in the area. Existing Commercial Land Use along SR 70 extend northerly 1,250 feet and will be contiguous to the proposed Commercial Land Use. The proposed Residential Land Use and future multi-family residences are considered to be compatible with the River Run Resort residential development of manufactured homes. The surrounding parcels are vacant or undeveloped.

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

Attached

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

Attached

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

Attached

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

Attached

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

N/A

B. Public Facilities Impacts

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

The existing FLU for the proposed property is 16.8 acres of Commercial and 38.0 acres of Multi-family Residential. The maximum density of the FLU Multifamily is 10 units per acre, which would yield a maximum of 380 units and 1,097,712 SF of commercial. Please see attached traffic study for local impact.

- (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 study.

- 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.

Please see attached.

- 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 2.7 residents per household

Current = $274 * 309 = 84,666$ gpd

Future = $380 * 309 = 117,420$ gpd

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

Current $0 * 0.15 = 0$ gpd

Future $250,000\text{sf} * 0.15 = 37,494$ gpd

Current total = 84,666 gpd

Future total = 79,926 gpd

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

Commercial projects do not require open space or recreation areas. For the proposed 38.0 acre proposed Multi-Family Residential Land Use and future multi-family community, at an average 2.7 people per household, approximately 1,026 persons will reside in the community. Approximately 3 acres of recreational area and facilities will be incorporated into the site planning. Open space will exceed requirements within the RMF zoning district.

- 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:**

The impact of the potential FLU change is addressed in the letter provided by OUA.

- c. Schools.**

Please see attached letter from Ken Kenworthy, Okeechobee County School Superintendent with a letter of adequate capacity.

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**

There are two soils present at this site from the attached NRCS Websoil Survey, there is three soil types on the parcel Floridana, Riviera, and Placid soils, depressional, Immokalee Fine Sand, 0 to 2 percent slopes, and Myakka Fine Sand, 0 to 2 percent slopes. The depressional soils are in the vicinity of the wetland but should cause no development limitations.

3. Unique habitat.

This parcel is undeveloped 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 FIRM panel 12093C0415C and 12093C0480C, the majority of the parcel is in Flood Zone X, with a 0.2% annual chance of flood hazard, while approximately 15% is in Zone AE EL 16.

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

This parcel is currently undeveloped. With the anticipated commercial project, no adverse impacts to the City population projections are expected. The commercial project will provide additional facilities to accommodate future increased population and corresponding supply and demand proposed development in line with the Cities anticipated growth and concurrency projections. The proposed Multi-Family Residential Land Use on 38.0 acres with a maximum density of 10 du/ac constitutes an approximate increase in population of 1,026 people, well below the population projection in the adopted Comprehensive Plan when combined with existing and other proposed projects.

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 are no negative effects to the City Comprehensive Plan Amendment Policies and Objectives from this request. The proposed development will not change the ability of the city or any other utilities to provide available water, sewer, or roads. The proposed amendment is consistent with all Concurrency Management System criteria and maintenance of adopted levels of service. Specific Goals and Policies include maintenance of Levels of Service per Policy 1.1, consistency with 3.1, Housing Element Goals, Objectives and Policies, and

Recreation and Open Space Element Policies 1.1 regarding facilities within proposed developments. The Taylor Creek Drainage Basin protection per Policy 6.2 will be followed.

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

This project is an undeveloped 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. The State and Regional Planning Policies relevant to this amendment include social, economic and physical growth consistent and compatible to the long-range guidance outlined in Title XIII, Planning & Development. The Goals, Objectives and Policies in Chapter 186 regarding Economic Opportunities, Employment, and overall Community Development are emphasized in this request for amendment to the Comprehensive Plan to Commercial and Residential. The proposed amendment to create a development of Commercial and Multi-Family Residential will support the overall goals of encouraging a mixture of uses and an efficient pattern of development and for providing affordable housing and low-impact commercial uses. Land Use, Potable Water and Sewer, and Transportation Systems outlined in the Policy Plan will be conforming with state and local requirements and levels of concurrency. Regional goals and policies addressing economic development and future conditions, trends and market demand are based on expected population patterns are emphasized as a basis for the amendment to support this change of land use.

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 Multi-Family Land Use designation, the maximum development is approximately 10 Units per acres.

L 1.2.d.

standards. All applicable elements within the City Comprehensive Plan, specific;

Policies and Objectives, specifically Policy 2.1(d), Commercial, will be adhered to.

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

This project is an undeveloped parcel but will have limited impact to the County's Comprehensive plan. The proposal will be consistent with Section 8 of the Okeechobee County Comprehensive Plan, Intergovernmental Coordination Element, Objective G1 and all applicable Policies.

6. 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. In addition, the proposal does not contradict consistencies within the State Comprehensive 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.

F. 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 Multi Family Land Use designation, the maximum development is approximately 10 Units per acres.

L 1.2.d.

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Water and Wastewater Treatment Plants

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

The maximum daily flow of the combined water treatment plant finished water production is 3.89 mgd for the period of April 2018 through March 2019. The average daily flow of the wastewater treatment plant is 0.916 mgd of the 3 mgd plant for the same time period.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	274 Units	309 gppd	84,666 gpd – water/sewer
Multiple Family (Proposed) Commercial (Proposed)	380 Units 250,000 sf	309 gppd 0.15 gppd	117,420 gpd – water/sewer 37,500 gpd-water/sewer 154,920 gpd-total
Net Impact			70,254 gpd – water/sewer

Water and Wastewater Treatment Plants

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

The maximum daily flow of the combined water treatment plant finished water production is 3.89 mgd for the period of April 2018 through March 2019. The average daily flow of the wastewater treatment plant is 0.916 mgd of the 3 mgd plant for the same time period.

Police

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

Fire

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

Solid Waste

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

Stormwater Management

The project is located in the City of Okeechobee and according to the attached FIRM panel 12093C0415C and 12093C0480C, the majority of the parcel is in Flood Zone X, with a 0.2% annual chance of flood hazard, while approximately 15% is in Zone AE EL 16.

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. 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

Commercial Project, no additional park space required.

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

2-15-37-35-0A00-00003-0000

Legal Description

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

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000070519

Entity Name: BLUE SPRING HOLDINGS LLC

Current Principal Place of Business:

10860 SW 25 ST
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 ST
DAVIE, FL 33324 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CAPETOWN LLC
Address 10860 SW 25 ST
City-State-Zip: DAVIE FL 33324

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000020182

Entity Name: CAPE TOWN LLC

Current Principal Place of Business:

10860 SW 25 STREET
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 STREET
DAVIE, FL 33324 US

FEI Number: 45-4674655

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324 US

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

SIGNATURE: GAD REGGEV

02/11/2021

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name REGGEV, ROY
Address 10860 SW 25 STREET
City-State-Zip: DAVIE FL 33324

Title MGR
Name REGGEV, GAD
Address 10860 SW 25 STREET
City-State-Zip: DAVIE FL 33324

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

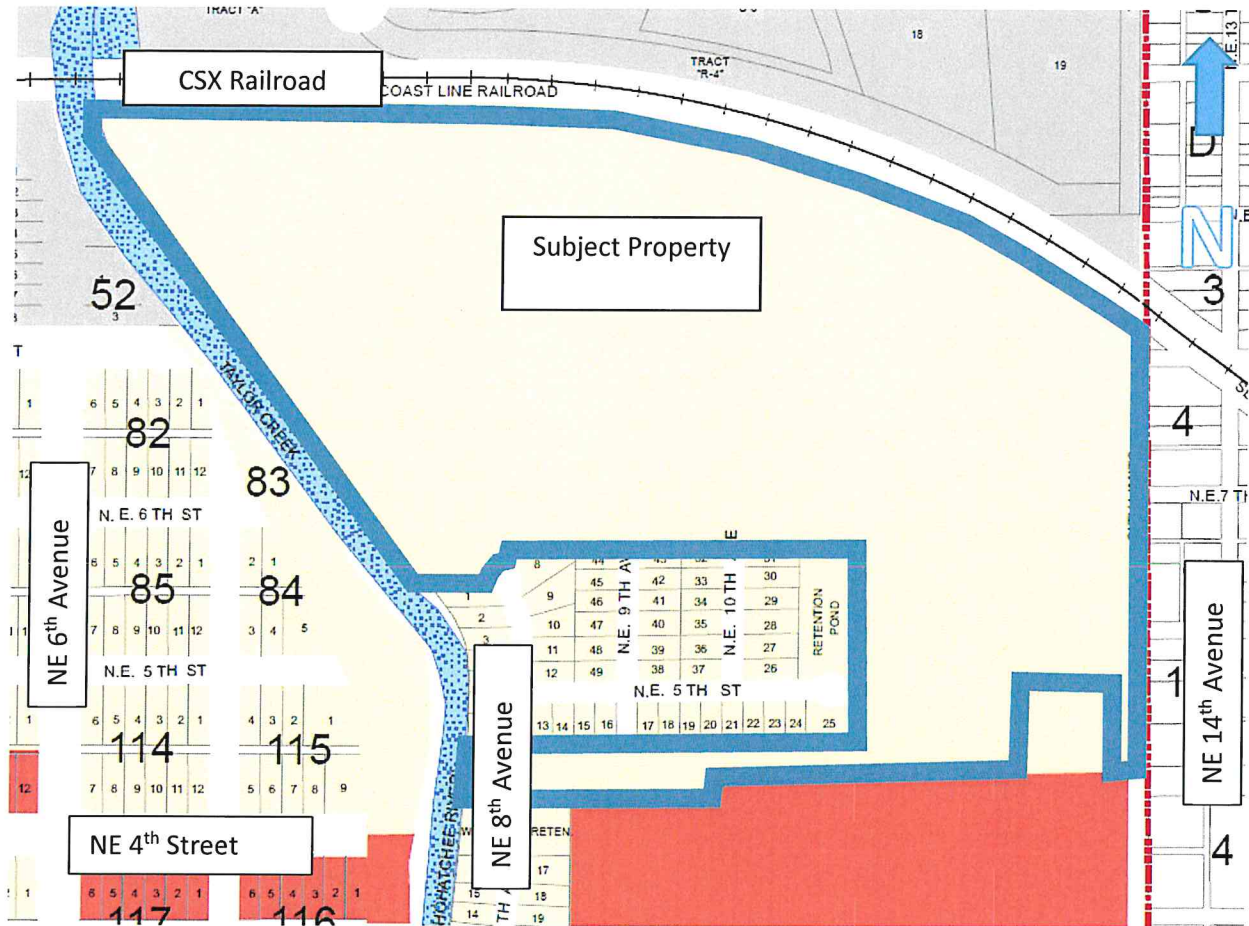
AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES

TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

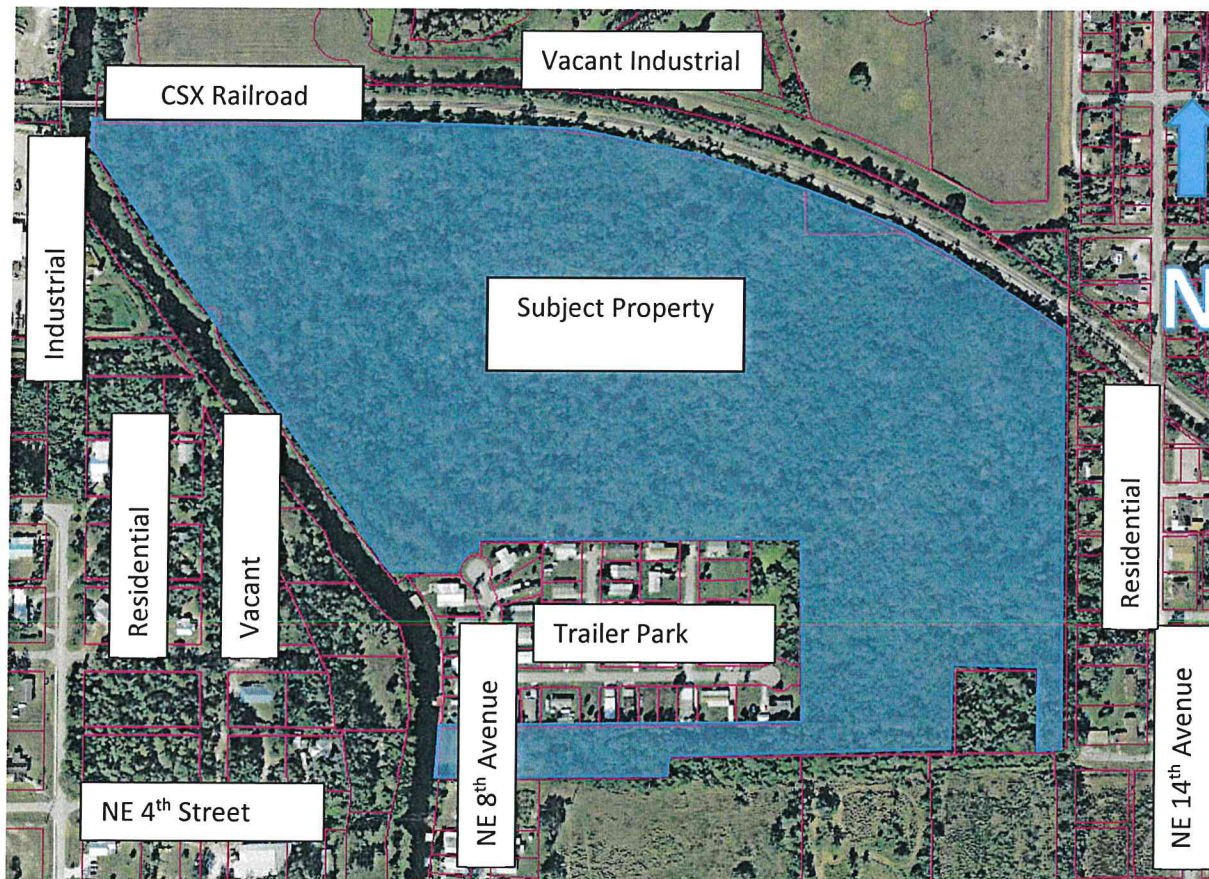
Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment FLU Exhibit



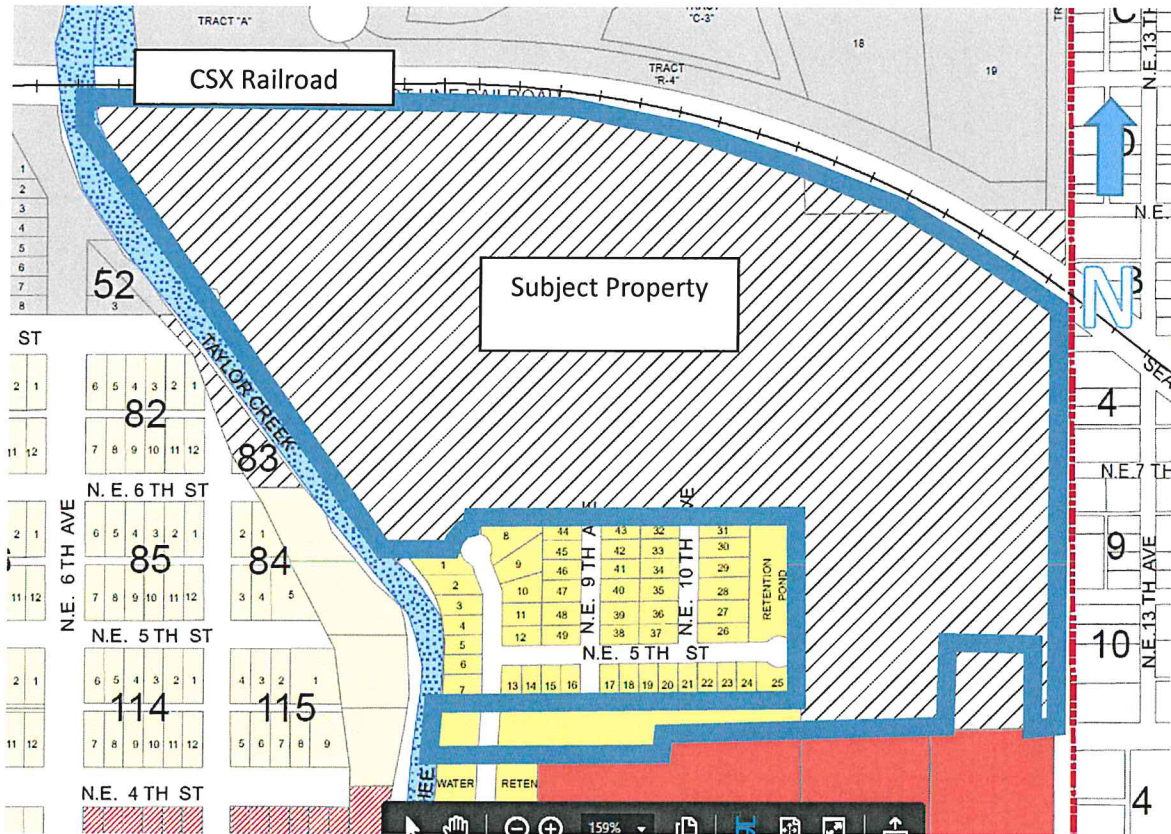
LAND USE CLASSIFICATIONS

- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Land Use Exhibit



Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Zoning Exhibit



ZONING	
	HOPKING MEANDER LINE
	RAILROAD CENTERLINE
	CENTRAL BUSINESS DISTRICT
	HEAVY COMMERCIAL
	LIGHT COMMERCIAL
	COMMERCIAL PROFESSIONAL OFFICE
	HOLDING
	INDUSTRIAL
	PUBLIC FACILITIES
	PLANNED UNIT DEVELOPMENT MIXED USE
	PLANNED UNIT DEVELOPMENT RESIDENTIAL
	RESIDENTIAL MULTIPLE FAMILY
	RESIDENTIAL MOBILE HOME
	RESIDENTIAL SINGLE FAMILY ONE
	RESIDENTIAL SINGLE FAMILY TWO
	UNINCORPORATED

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
P.G.	PAGE
O.R.F.	OFFICIAL RECORD FILE
P.B.	PLAT BOOK
S.R.	STATE ROAD
W/	WITH
(C)	CALCULATED
(F)	FIELD
(P)	PLAT
(D)	DEED
L&E1	LESS & EXCEPT 1
L&E2	LESS & EXCEPT 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P1	PARCEL 1
R	RADIUS
Δ	DELTA
L	LENGTH
S	SECTION
T	TOWNSHIP
R	RANGE
P.P.1	PROPOSED PARCEL 1
P.P.2	PROPOSED PARCEL 2

PROPOSED LEGAL DESCRIPTION:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

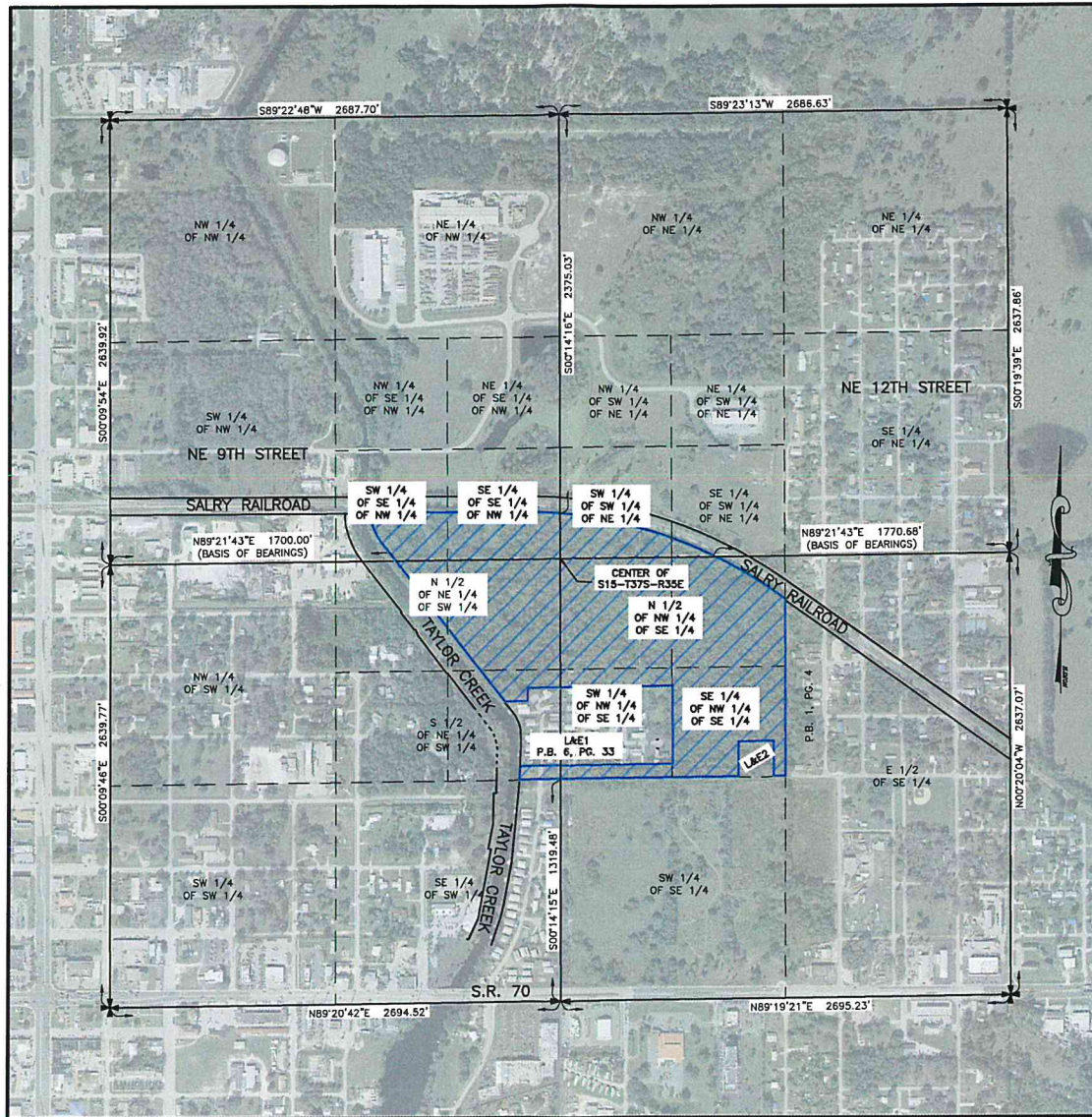
SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

LEGAL DESCRIPTION EXHIBIT

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

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST
(SCALE: 1 INCH = 500 FEET)



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

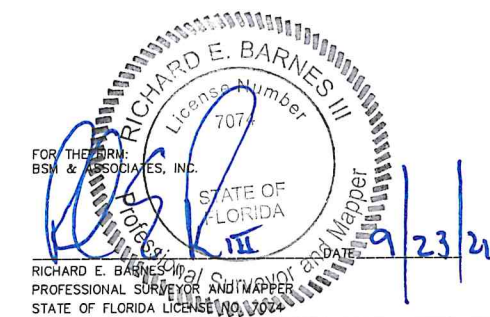
AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

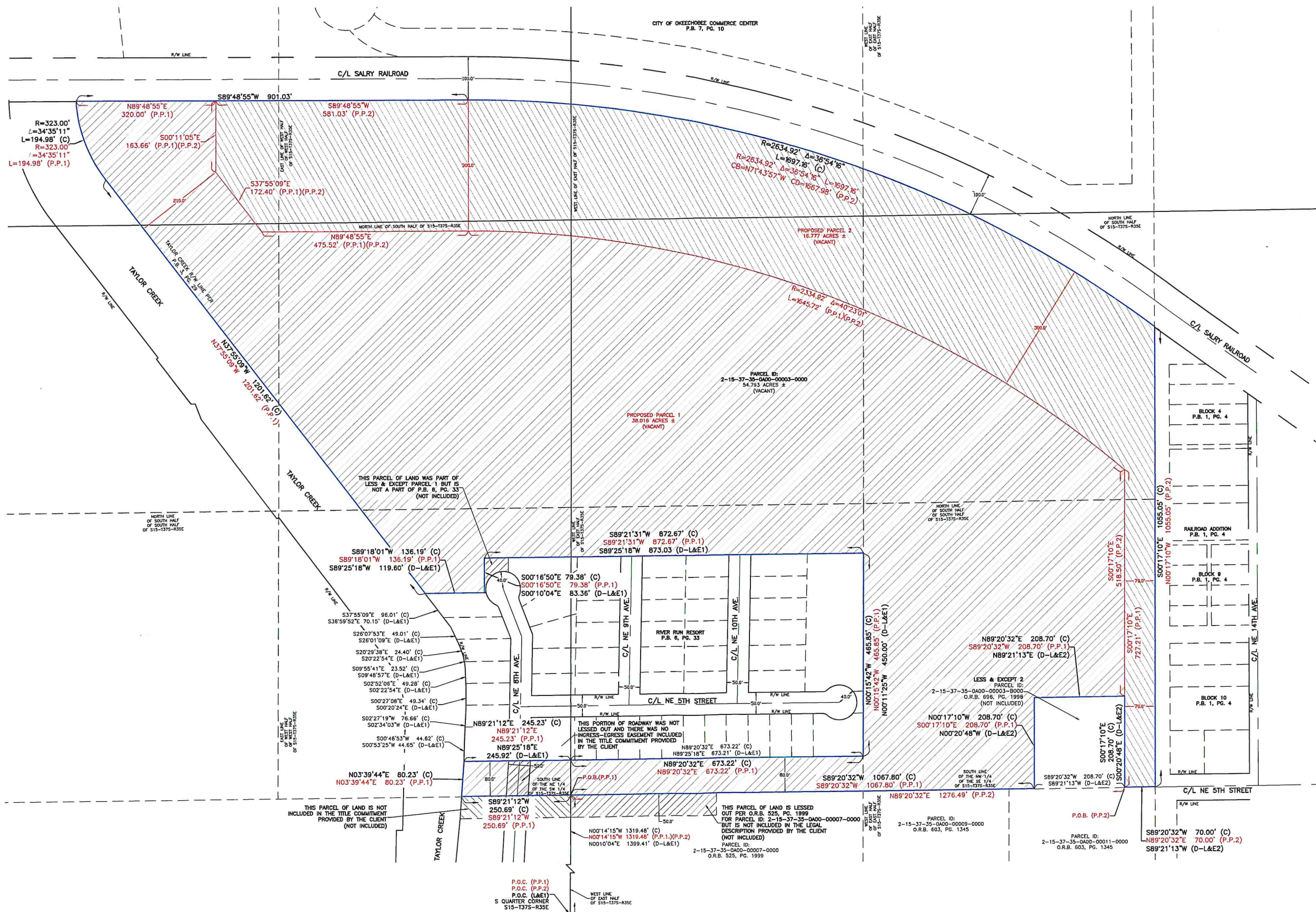
COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. 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 NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



BY:	
REVISIONS:	
DATE:	
DATE 04/20/20	DWG 20-097 LEGAL
SHEET 1 OF 2	
LEGAL DESCRIPTION EXHIBIT	NE 9TH AVENUE
	OKEECHOBEE, FLORIDA 34972

[illegible]

I:\My Drive\BSM & ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL.dwg 24X36 SHEET Sep 02, 2021;



Record and Return to:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

This instrument prepared by:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel
Identification (Folio) Number(s):
No. 2-15-37-35-0A00-00002-A000

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 31 day of August, 2020, BETWEEN, Robert Lee Dennis, Individually, a single man and Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise, Daniel L. Brumley, a married man, Angela Jewett, a married woman, and Rebecca Brumley Hampton, a married woman, whose post office address is 1590 SW 28 ST., OKEECHOBEE, FL 34974 (collectively party of the first part and/or Grantor), to BLUE SPRING HOLDINGS LLC, a Florida limited liability company, whose post office address is 10860 SW 25 ST., DAVIE, FL 33324 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4, lying South of the railroad, Section 15, Township 37 South, Range 35 West, Okeechobee County, Florida, Less that portion thereof previously sold to Fred and Carol Walker.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' 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. Grantors' residence and homestead address are:

Robert Lee Dennis: 1590 SW 28th Street, Okeechobee, Florida 34974

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Speth
Print Name: Julia Speth
Witness #1

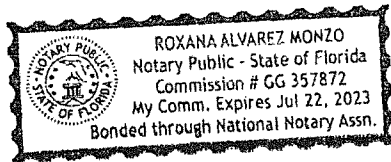
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise.**



[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Roxana Alvarez
My Commission Expires: July 22 2023

____ Personally Known OR X Produced Identification
Type of Identification Produced: FL Driver License
D920-772-41-015-0

Signed, sealed and delivered
in the presence of:

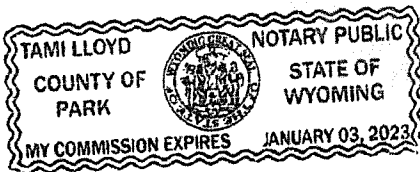
Natalie Giacometto
Print Name: Natalie Giacometto
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

Daniel L. Brumley
By: DANIEL L. BRUMLEY
Print Name: Daniel L. Brumley

STATE OF WY
COUNTY OF Park

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Aug, 2020 by Daniel L. Brumley.



Tami Lloyd
NOTARY PUBLIC, State of WY
Print Name: Tami Lloyd
My Commission Expires: 1/3/23

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: WY DL 109348-144

Signed, sealed and delivered
in the presence of:

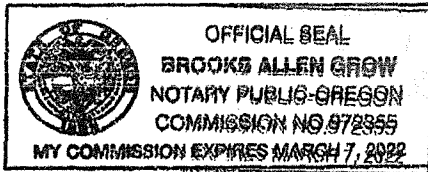
Crystal Eide
Print Name: Crystal Eide
Witness #1

Susan D. Cary
Print Name: Susan D. Cary
Witness #2

By: Angela Jewett
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of September, 2020 by Angela Jewett.



Brooks Allen Grow
NOTARY PUBLIC, State of Oregon
Print Name: Brooks Allen Grow
My Commission Expires: March 7, 2022

Personally Known OR ☒ Produced Identification
Type of Identification Produced: Oregon Driver's License

Signed, sealed and delivered
in the presence of:

Print Name: Bruce R. Abernethy Jr.
Witness #1

Print Name: Jane L. Brock
Witness #2

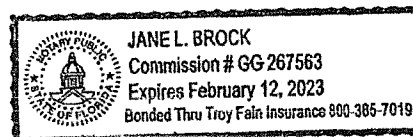
By: Rebecca B. Hampton
Print Name: **Rebecca Brumley Hampton**

STATE OF Florida
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2020 by **Rebecca Brumley Hampton**.

Jane L. Brock
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: Driver's License





This Instrument Prepared By:

Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

Property Appraiser's Property ID#
2-15-37-35-0A00-00003-0000

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

In re:
Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ,
Deceased.

**PERSONAL REPRESENTATIVE'S RELEASE
OF REAL PROPERTY**

The undersigned, CONSUELO PATRICIA ORDONEZ TURRIAGO, whose address is Calle 41 #21-34, Bogata, Columbia, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, hereby acknowledges that title to the real property located in Okeechobee County, Florida, owned by the decedent at the time of death, described as follows:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N ½ OF THE S ½ OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

Property Appraiser's Parcel Identification Number 2-15-37-35-0A00-00003-0000 (the "Property"), has been sold, transferred and conveyed by the Personal Representative to Blue Springs Holdings, LLC, a Florida limited liability company, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Blue Springs Holdings, LLC, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent has executed this instrument on October 28, 2019.

Executed in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's Printed Name
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's Printed Name

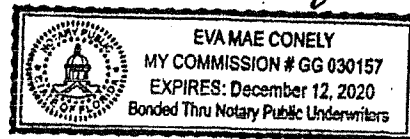
Consuelo Patricia Ordonez Turriago
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogota Columbia

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.

Eva Mae Conely
Notary Public, State of Florida





This Instrument Prepared By:
TOM W. CONELY, III
CONELY & CONELY, P.A.
Post Office Drawer 1367
Okeechobee, FL 34973-1367

Property Appraiser's Parcel ID#:
2-15-37-35-0A00-00003-0000

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of October, 2019, between CONSUELO PATRICIA ORDONEZ TURRIAGO, as the duly qualified and acting Personal Representative of the Estate of JAVIER E. ORDONEZ, deceased, First Party, and BLUE SPRINGS HOLDING, LLC, a Florida limited liability company, whose address is 10860 SW 25th Street, Davie, FL 33324, Second Party.

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby grant, convey, bargain, and sell to the said Second Party and its successors and assigns forever, all right, title and interest of the First Party in that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Okeechobee County, Florida, to-wit:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2

AC

OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

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TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD, the premises herein granted unto Second Party, the heirs or successors and assigns of Second Party forever

First Party warrants and covenants that:

1. First Party has not done or suffered anything whereby the premises have been incumbered in any way whatsoever, except as aforesaid, and

2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-0110) when he died.

THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, and being Probate No. 2016-CP-51 in the files of said Court.

IN WITNESS WHEREOF, the said First Party as personal representative of the estate of the decedent, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's name printed

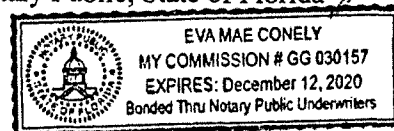
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's name printed

Consuelo Patricia Ordonez Turriago
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia

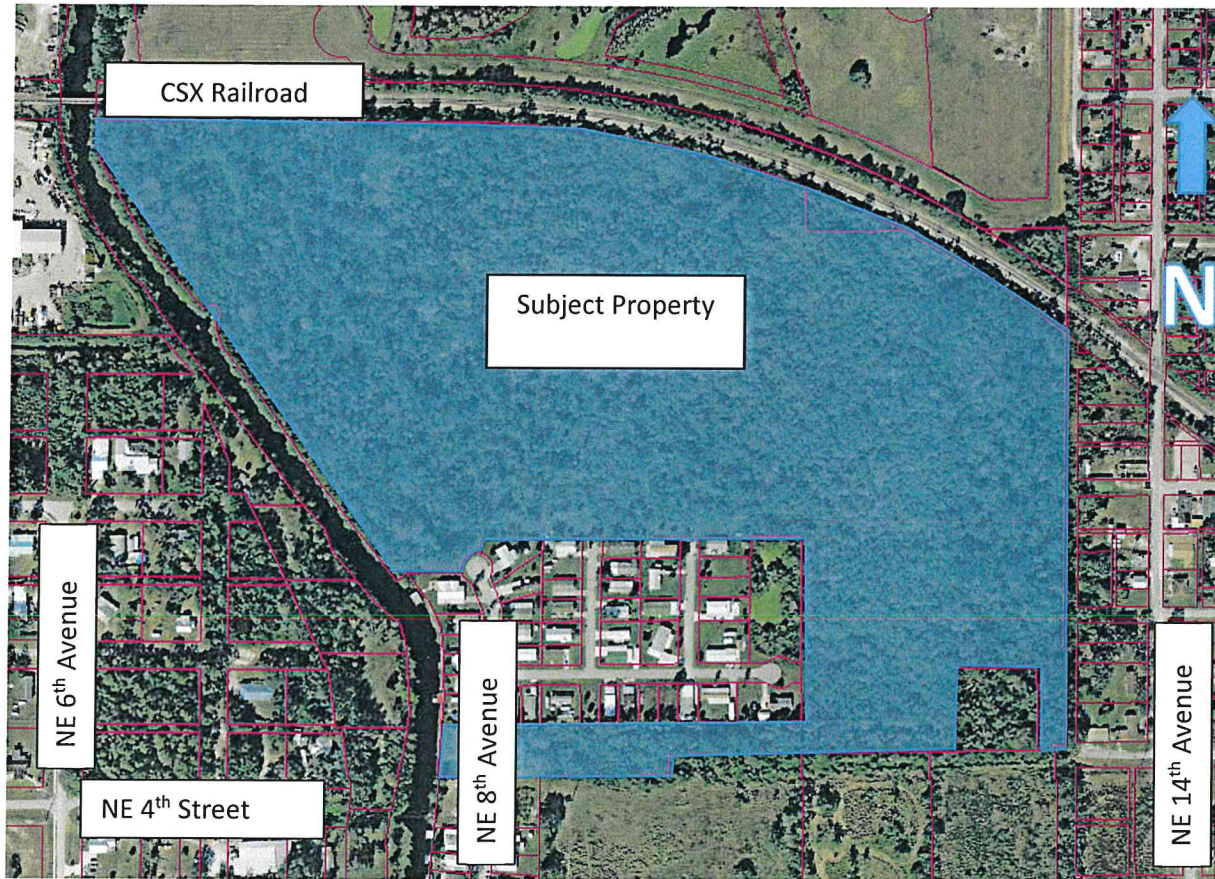
**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.

Eva Mae Conely
Notary Public, State of Florida



Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Aerial Exhibit



Future Land Use Amendment
Traffic Analysis

Okeechobee NE 9th Avenue
City of Okeechobee, FL

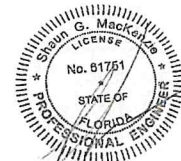
Prepared for:
Blue Spring Holdings, LLC
10860 SW 25th Street
Davie, Florida

Prepared by:



Engineering & Planning, Inc.

1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE INDICATED TO THE SEAL. FURTHER COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SEALED AND THE SIGNATURE MATCHES THE ONE ON ANY ELECTRONIC COPIES.
 MACKENZIE ENGINEERING AND PLANNING, INC.
 1172 SW 30th STREET, SUITE 500
 PALM CITY, FL 34990
 OFFICIALS OF AUTHORIZATION ONLY
 SHAUN G. MACKENZIE, P.E. NO. 81751

Digitally signed by
Shaun G MacKenzie
Date: 2021.09.07
11:41:27 -04'00'

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000). The subject parcel encompasses 54.8 acres. The applicant proposes to change the future land as follows:

- 38.0 Acres from Single Family Residential to Multi-family residential
- 16.8 Acres from Single Family Residential to Commercial

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

The property does not satisfy the Commercial Impacts Large Scale Amendment within the City of Okeechobee's Comprehensive Plan.

Full development of the 16.8 acre commercial property as a retail use will overburden SR 70 from US 441 to SE 14th Avenue. At time of site application, a traffic analysis will re-evaluate traffic conditions and development intensity to determine if mitigation is required. As mitigation, we recommend that the property's Floor to Area Ratio (FAR) be limited to 0.5 to mitigate the future land use intensity of the property. SR 70 is projected to operate acceptably with the reduction in FAR to 0.5.

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. The residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

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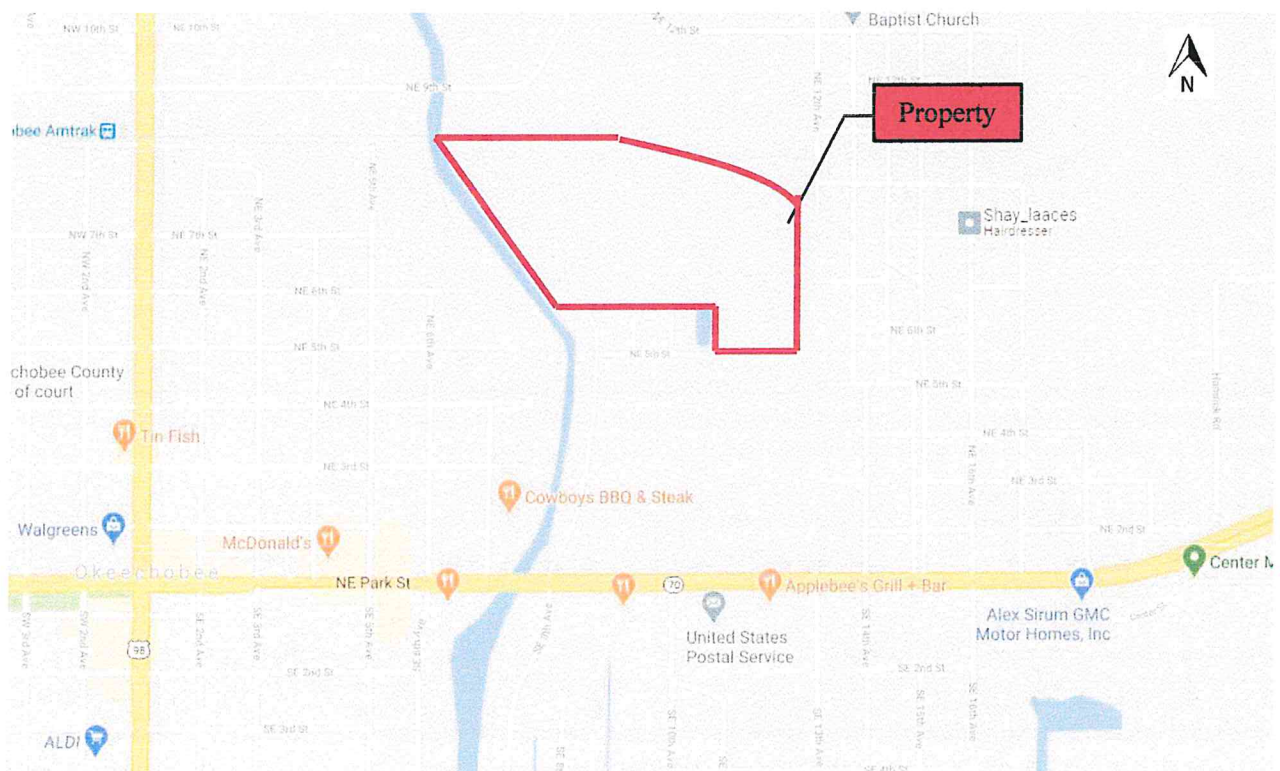
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INTRODUCTION

A future land use amendment is proposed on 54.8 acres located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000).

The future land use (FLU) amendment traffic analysis will examine the impacts of changing 54.8 acres of Single Family to 38.0 acres of multi-family residential and 16.8 acres of commercial. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

The information contained below was used to develop the foregoing future land use traffic analysis.

- *Trip Generation, 10th Edition* (ITE report)
- Comprehensive Plan

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

The study uses trip generation rates for Single Family (ITE Land Use 210 – Single Family Detached Housing), Multi-Family (ITE Land Use 220 – Multi-family low rise) and Commercial (ITE Land Use 820 - Shopping Center) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (10th Edition)*. The proposed development plan consists of the following:

Existing Future Land Use

- 219 DU Single Family (ITE Land Use 210) (54.8 Acres x 4 DUs per Acre)

The existing FLU is expected to generate the following net external trips and driveway trips:

- 2,139 daily, 160 AM peak hour (40 in/120 out), and 216 PM peak hour (136 in/80 out)

Proposed Future Land Use

The proposed future land uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 1.5. Therefore, based on the 16.8 acres use change the maximum expected intensity with respect to traffic is square feet.

- 1,097,712 SF Commercial (ITE Land Use 820) (16.8 x 43,561 x 1.5 Floor Area Ratio)
- 380 multi-family homes (ITE Land Use 820) (38.0 x 10)

The proposed FLU is expected to generate the following net external trips:

- 21,699 daily, 629 AM peak hour (324 in/305 out), and 2,163 PM peak hour (1,060 in/1,103 out).

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 1 displays the resulting trip generation.

The resulting net external trips change is:

- 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

Table 1. Future Land Use Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing FLU Traffic									
Single Family Detached	219 DU	2,139	160	40	120	216	136	80	
Proposed FLU Traffic									
Shopping Center	1,097.712 1000 SF	30,659	701	435	266	3,199	1,536	1,663	
Multifamily Housing(Low-Rise)	380 DU	2,832	170	39	131	194	122	72	
Subtotal		33,491	871	474	397	3,393	1,658	1,735	
Internal Capture									
Shopping Center	AM 0.3% PM 2.7%	824	2	1	1	86	30	56	
Multifamily Housing(Low-Rise)	1.2% 44.3%	824	2	1	1	86	56	30	
Subtotal	0.5% 5.1%	1,648	4	2	2	172	86	86	
Pass-By Traffic									
Shopping Center	34.0%	10,144	238	148	90	1,058	512	546	
NET PROPOSED TRIPS			21,699	629	324	305	2,163	1,060	1,103
NET CHANGE IN TRIPS (FOR THE PURPOSES OF FUTURE LAND USE CHANGE)			19,560	469	284	185	1,947	924	1,023

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Shopping Center	820	1000 SF	$\ln(T) = 0.68 \ln(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\ln(T) = 0.74 \ln(X) + 2.89$
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\ln(T) = 0.96 \ln(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$

Internal Capture

Internal capture is projected at 0.5 and 5.1 percent for AM and PM peak hour conditions, respectively.

Pass-by Trip Capture

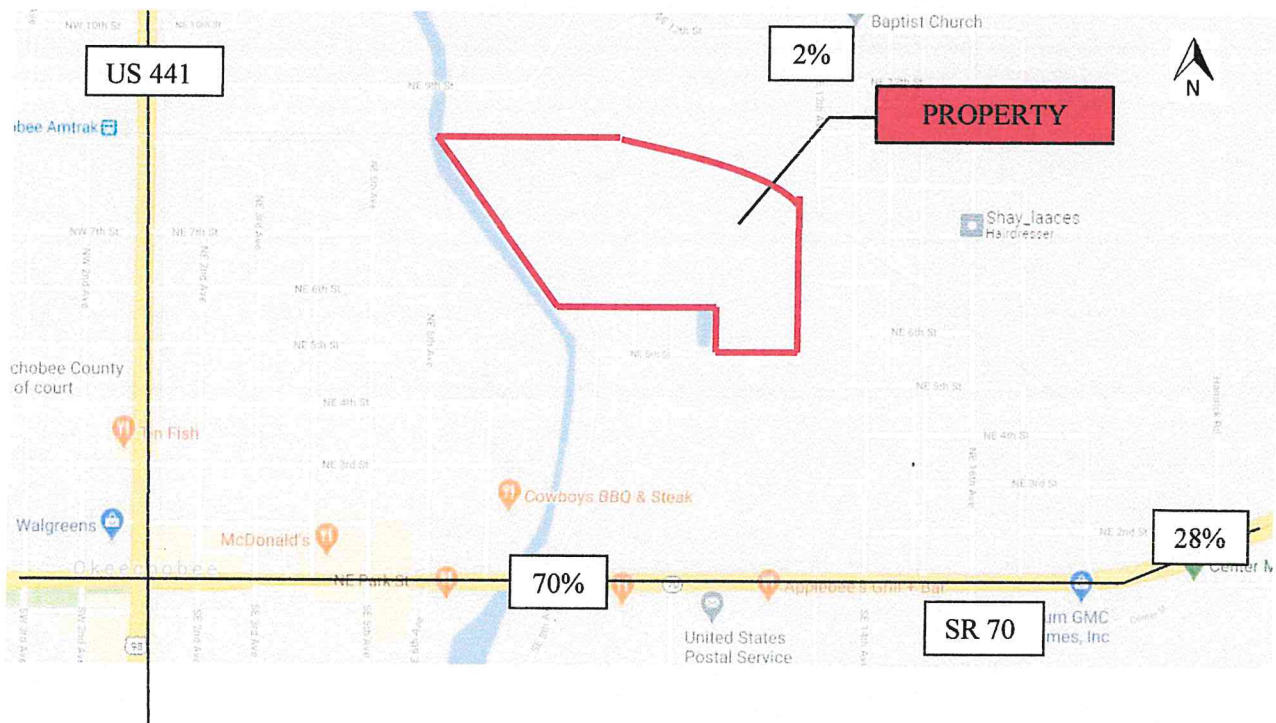
Pass-by rate is 34 percent for the commercial use based on ITE's report, *Trip Generation Handbook* (3rd Edition).

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The project assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

EAST - 28 percent
WEST - 70 percent
NORTH - 2 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Existing traffic volumes were obtained from FDOT traffic count stations. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors. The total volumes were developed by adding background traffic volume plus FLU trips. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably.

As shown in Table 2, SR 70 (NE Park St) is projected to be over capacity if the property develops as a retail use at maximum intensity from US 441 to NE 14th Avenue. Because the road is projected to fail, alternative mitigation is required.

Table 2. Peak Hour One-Way Roadway Analysis

Roadway From To	Num of Lanes	LOS 'D' Capacity	Percent Assign ment	FLU Trips		Existing Peak Hour Volume		Background Traffic Volume		Total Traffic Volume		Meets Standard?	
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 70 (NE Park St)													
US 441 NE 14th Ave	4LD	1,630	70%	647	716	1,068	978	1,260	1,154	1,907	1,870	No	No
NE 14th Ave SR 710	4LD	1,630	28%	286	259	1,075	968	1,269	1,142	1,555	1,401	Yes	Yes

ALTERNATIVES AND MITIGATION

The location of the property and existing access connections will not allow development of the 16.8 acres at a 1.5 FAR. Should the property develop at the maximum intensity, then transportation concurrency will limit the development potential or mitigation will be required which could include road mitigation will be required which could include road improvements or alternative roadway connections. Alternatively, the comprehensive plan amendment could limit the maximum FAR on the property to 0.5, which would mitigate the potential issue by limiting the maximum development allowed on the property.

An analysis of the property at 0.5 FAR for the commercial areas results in the 365,904 SF Commercial land use (16.8 x 43,561 x 0.5 Floor Area Ratio). There is no change to the residential land use. The reduced trip generation is shown in Table 3 and the reduced impact roadway analysis is shown in Table 4.

Table 3. 0.5 FAR Future Land Use Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour				
				Total	In	Out	Total	In	Out		
Existing FLU Traffic											
Single Family Detached				219 DU	2,139	160	40	120	216	136	80
Proposed FLU Traffic											
Shopping Center				365.904 1000 SF	14,525	335	208	127	1,419	681	738
Multifamily Housing(Low-Rise)				380 DU	2,832	170	39	131	194	122	72
Subtotal					17,357	505	247	258	1,613	803	810
<u>Internal Capture</u>				AM PM							
Shopping Center				0.6% 6.1%	824	2	1	1	86	30	56
Multifamily Housing(Low-Rise)				1.2% 44.3%	824	2	1	1	86	56	30
Subtotal				0.8% 10.7%	1,648	4	2	2	172	86	86
<u>Pass-By Traffic</u>											
Shopping Center				34.0%	4,658	113	70	43	453	221	232
NET PROPOSED TRIPS					11,051	388	175	213	988	496	492
NET CHANGE IN TRIPS (FOR THE PURPOSES OF FUTURE LAND USE CHANGE)					8,912	228	135	93	772	360	412

Note: Trip generation was calculated using the following data:

Land Use	ITE	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
	Code				in/out	Rate	in/out	Equation
Shopping Center	820	1000 SF	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$
Single Family Detached	210	DU	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\text{Ln}(T) = 0.95 \text{Ln}(X) + -0.51$	63/37	$\text{Ln}(T) = 0.89 \text{Ln}(X) + -0.02$

Table 4. 0.5 FAR Peak Hour Roadway Analysis

Roadway From To	Num of Lanes	LOS 'D' Capacity	Percent Assignment	FLU Trips		Existing Peak Hour Volume		Background Traffic Volume		Total Traffic Volume		Meets Standard?	
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 70 (NE Park St)													
US 441 NE 14th Ave	4LD	1,630	70%	252	288	1,068	978	1,260	1,154	1,512	1,442	Yes	Yes
NE 14th Ave SR 710	4LD	1,630	28%	115	101	1,075	968	1,269	1,142	1,384	1,243	Yes	Yes

As shown in Table 4, SR 70 is projected operate acceptably if the commercial FAR is limited to 0.5, which equates to 365,904 SF of building area.

IMPACT TO LOCAL ROADS

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. Residential streets do not have a specified capacity. However, we recommend daily trips limits on residential streets between 1,000 and 3,000 based on other studies that examine quality of life. Therefore, the residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000). The subject parcel encompasses 54.8 acres. The applicant proposes to change the future land as follows:

- 38.0 Acres from Single Family Residential to Multi-family residential
- 16.8 Acres from Single Family Residential to Commercial

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

The property does not satisfy the Commercial Impacts Large Scale Amendment within the City of Okeechobee's Comprehensive Plan.

Full development of the 16.8 acre commercial property as a retail use will overburden SR 70 from US 441 to SE 14th Avenue. At time of site application, a traffic analysis will re-evaluate traffic conditions and development intensity to determine if mitigation is required. As mitigation, we recommend that the property's Floor to Area Ratio (FAR) be limited to 0.5 to mitigate the future land use intensity of the property. SR 70 is projected to operate acceptably with the reduction in FAR to 0.5.

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. The residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

APPENDICES

COUNTY: 91
STATION: 0007
DESCRIPTION: SR 70, WEST OF SR 710/EAST OF OKEECHOBEE
START DATE: 08/07/2019
START TIME: 1100

TIME	DIRECTION: E					DIRECTION: W					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	27	25	17	18	87	24	18	11	13	66	153	
0100	11	15	15	12	53	12	15	16	9	52	105	
0200	10	8	9	10	37	9	9	12	6	36	73	
0300	11	14	12	20	57	9	6	20	21	56	113	
0400	21	27	28	42	118	11	19	31	39	100	218	
0500	67	71	82	128	348	40	51	55	79	225	573	
0600	157	191	177	145	670	95	117	93	180	485	1155	
0700	164	154	157	157	632	160	183	240	291	874	1506	
0800	148	148	129	121	546	232	205	202	208	847	1393	
0900	128	138	118	163	547	187	177	186	170	720	1267	
1000	150	150	137	149	586	149	192	170	141	652	1238	
1100	188	184	161	165	698	177	193	187	180	737	1435	
1200	203	176	211	218	808	180	165	200	202	747	1555	
1300	194	198	198	174	764	175	186	177	180	718	1482	
1400	213	186	197	180	776	200	165	173	177	715	1491	
1500	210	185	211	179	785	163	179	178	204	724	1509	
1600	222	255	238	283	998	214	234	228	228	904	1902	
1700	257	270	265	204	996	238	248	236	215	937	1933	
1800	189	187	202	146	724	215	209	184	170	778	1502	
1900	154	149	152	127	582	139	146	109	117	511	1093	
2000	132	122	117	109	480	115	117	96	88	416	896	
2100	100	84	68	62	314	69	73	56	50	248	562	
2200	54	52	43	40	189	51	48	41	34	174	363	
2300	37	38	24	24	123	27	25	23	33	108	231	
24-HOUR TOTALS:					11918						11830	23748

DIRECTION: E			PEAK VOLUME INFORMATION		DIRECTION: W		COMBINED DIRECTIONS	
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
P.M.	700	632	730	968	730	1578		
DAILY	1645	1075	1645	950	1645	2025		
	1645	1075	730	968	1645	2025		

TRUCK PERCENTAGE 14.91 14.72 14.81

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	24	6765	3352	6	540	103	25	387	682	30	0	1	3	0	0	1777 11918
W	32	6723	3334	7	557	117	13	343	676	21	2	0	5	0	0	1741 11830

GENERATED BY SPS 5.0.49P
 $1,075 \times 1.18 = 1,269$
 $968 \times 1.18 = 1,142$

COUNTY: 91
STATION: 5012
DESCRIPTION: SR 70, EAST OF SR 15/700/US 98/441
START DATE: 08/07/2019
START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	TOTAL	
0000	30	25	17	16	88	25	19	11	14	69	157	
0100	11	16	13	13	53	12	15	14	10	51	104	
0200	9	7	10	8	34	10	9	9	7	35	69	
0300	12	11	12	18	53	8	6	20	22	56	109	
0400	23	27	26	42	118	10	19	30	43	102	220	
0500	65	71	81	138	355	38	53	58	77	226	581	
0600	159	201	178	141	679	96	119	109	172	496	1175	
0700	161	163	150	170	644	165	183	234	295	877	1521	
0800	145	150	125	124	544	244	205	222	195	866	1410	
0900	136	126	123	162	547	193	182	172	180	727	1274	
1000	149	151	146	152	598	151	184	171	148	654	1252	
1100	150	191	162	174	677	159	188	165	189	701	1378	
1200	206	181	213	224	824	194	169	204	213	780	1604	
1300	210	204	193	180	787	173	185	176	180	714	1501	
1400	203	185	198	194	780	191	175	167	182	715	1495	
1500	203	189	216	179	787	172	172	189	212	745	1532	
1600	234	252	245	266	997	200	241	239	219	899	1896	
1700	268	266	268	209	1011	246	257	219	222	944	1955	
1800	209	184	201	148	742	224	204	186	171	785	1527	
1900	152	154	153	128	587	138	149	110	110	507	1094	
2000	145	128	116	116	505	113	122	89	94	418	923	
2100	99	78	75	63	315	70	71	59	50	250	565	
2200	53	53	42	44	192	51	45	37	36	169	361	
2300	31	42	23	24	120	28	25	23	30	106	226	
24-HOUR TOTALS:					12037						11892	23929

DIRECTION: E			DIRECTION: W			COMBINED DIRECTIONS		
A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME
P.M.	1645	1068	P.M.	1630	961	P.M.	1645	2009
DAILY	1645	1068	DAILY	730	978	DAILY	1645	2009

TRUCK PERCENTAGE 16.08 16.73 16.40

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	39	6278	3785	23	694	99	22	409	656	27	0	1	4	0	0	1935 12037
W	35	6040	3828	17	800	105	14	329	686	35	1	0	2	0	0	1989 11892

GENERATED BY SPS 5.0.49P
1,068 x 1.18 = 1,260
978 x 1.18 = 1,154

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9100 OKEECHOBEE CNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2019 - 01/05/2019	1.02	1.10
2	01/06/2019 - 01/12/2019	1.01	1.09
3	01/13/2019 - 01/19/2019	1.00	1.08
4	01/20/2019 - 01/26/2019	0.98	1.05
* 5	01/27/2019 - 02/02/2019	0.95	1.02
* 6	02/03/2019 - 02/09/2019	0.92	0.99
* 7	02/10/2019 - 02/16/2019	0.89	0.96
* 8	02/17/2019 - 02/23/2019	0.90	0.97
* 9	02/24/2019 - 03/02/2019	0.90	0.97
*10	03/03/2019 - 03/09/2019	0.90	0.97
*11	03/10/2019 - 03/16/2019	0.91	0.98
*12	03/17/2019 - 03/23/2019	0.92	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.00
*14	03/31/2019 - 04/06/2019	0.94	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.02
*16	04/14/2019 - 04/20/2019	0.97	1.04
*17	04/21/2019 - 04/27/2019	0.98	1.05
18	04/28/2019 - 05/04/2019	0.99	1.06
19	05/05/2019 - 05/11/2019	1.01	1.09
20	05/12/2019 - 05/18/2019	1.02	1.10
21	05/19/2019 - 05/25/2019	1.04	1.12
22	05/26/2019 - 06/01/2019	1.06	1.14
23	06/02/2019 - 06/08/2019	1.07	1.15
24	06/09/2019 - 06/15/2019	1.09	1.17
25	06/16/2019 - 06/22/2019	1.09	1.17
26	06/23/2019 - 06/29/2019	1.10	1.18
27	06/30/2019 - 07/06/2019	1.11	1.19
28	07/07/2019 - 07/13/2019	1.11	1.19
29	07/14/2019 - 07/20/2019	1.12	1.20
30	07/21/2019 - 07/27/2019	1.11	1.19
31	07/28/2019 - 08/03/2019	1.11	1.19
32	08/04/2019 - 08/10/2019	1.10	1.18
33	08/11/2019 - 08/17/2019	1.09	1.17
34	08/18/2019 - 08/24/2019	1.09	1.17
35	08/25/2019 - 08/31/2019	1.09	1.17
36	09/01/2019 - 09/07/2019	1.09	1.17
37	09/08/2019 - 09/14/2019	1.08	1.16
38	09/15/2019 - 09/21/2019	1.08	1.16
39	09/22/2019 - 09/28/2019	1.06	1.14
40	09/29/2019 - 10/05/2019	1.04	1.12
41	10/06/2019 - 10/12/2019	1.02	1.10
42	10/13/2019 - 10/19/2019	1.00	1.08
43	10/20/2019 - 10/26/2019	0.98	1.05
44	10/27/2019 - 11/02/2019	0.97	1.04
45	11/03/2019 - 11/09/2019	0.96	1.03
46	11/10/2019 - 11/16/2019	0.95	1.02
47	11/17/2019 - 11/23/2019	0.96	1.03
48	11/24/2019 - 11/30/2019	0.98	1.05
49	12/01/2019 - 12/07/2019	0.99	1.06
50	12/08/2019 - 12/14/2019	1.00	1.08
51	12/15/2019 - 12/21/2019	1.02	1.10
52	12/22/2019 - 12/28/2019	1.01	1.09
53	12/29/2019 - 12/31/2019	1.00	1.08

* PEAK SEASON

14-FEB-2020 15:39:20

830UPD

1_9100_PKSEASON.TXT

TABLE 7

Generalized **Peak Hour Directional Volumes** for Florida's
Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)											
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,260	3,020	3,660	3,940	
2	Divided	*	1,910	2,000	**	3	3,360	4,580	5,500	6,080	
3	Divided	*	2,940	3,020	**	4	4,500	6,080	7,320	8,220	
4	Divided	*	3,970	4,040	**	5	5,660	7,680	9,220	10,360	
						6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane			Ramp Metering		
1	Undivided	*	370	750	800	+ 1,000			+ 5%		
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						1	Undivided	420	840	1,190	1,640
Median & Turn Lane Adjustments						2	Divided	1,810	2,560	3,240	3,590
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		3	Divided	2,720	3,840	4,860	5,380
1	Divided	Yes	No	+5%		Uninterrupted Flow Highway Adjustments					
1	Undivided	No	No	-20%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	Yes	No	-5%		1	Divided	Yes	+5%		
Multi	Undivided	No	No	-25%		Multi	Undivided	Yes	-5%		
-	-	-	Yes	+ 5%		Multi	Undivided	No	-25%		
One-Way Facility Adjustment											
Multiply the corresponding directional volumes in this table by 1.2											
BICYCLE MODE ²											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle											
Lane Coverage	B	C	D	E							
0-49%	*	150	390	1,000							
50-84%	110	340	1,000	>1,000							
85-100%	470	1,000	>1,000	**							
PEDESTRIAN MODE ²											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route) ³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

²Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses, and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

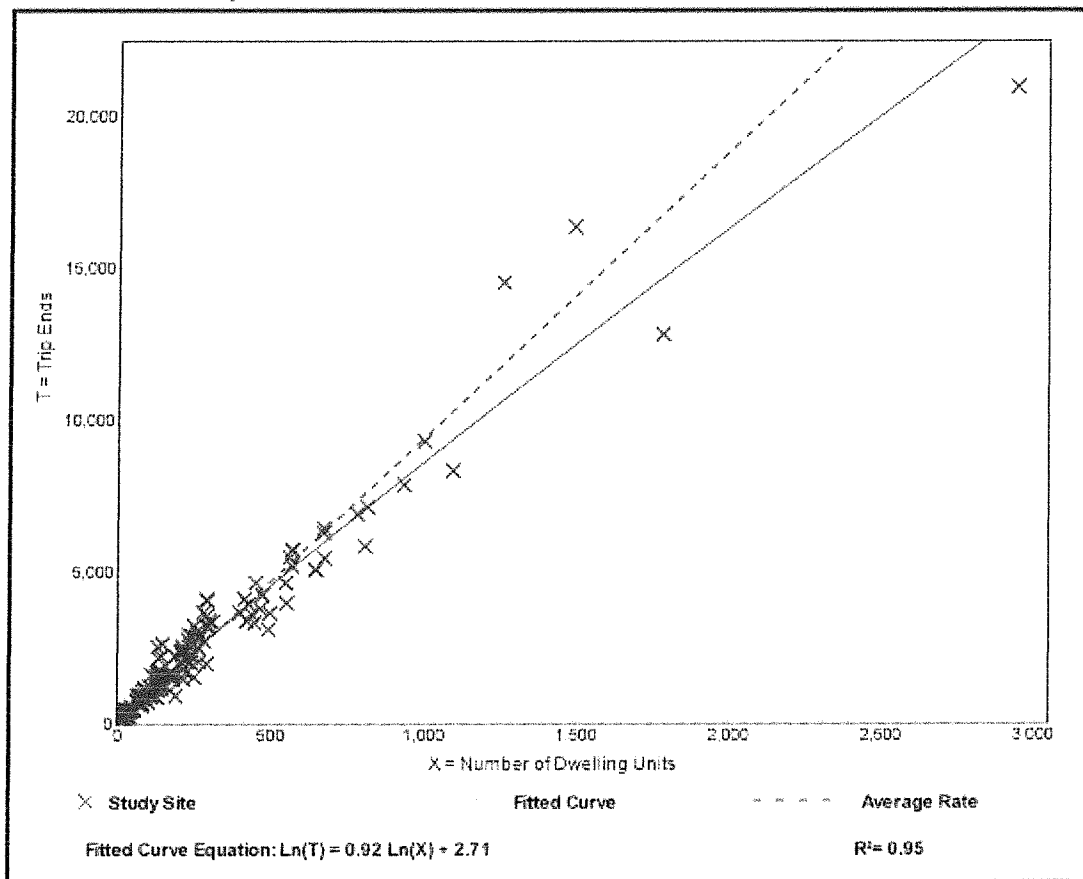
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.74

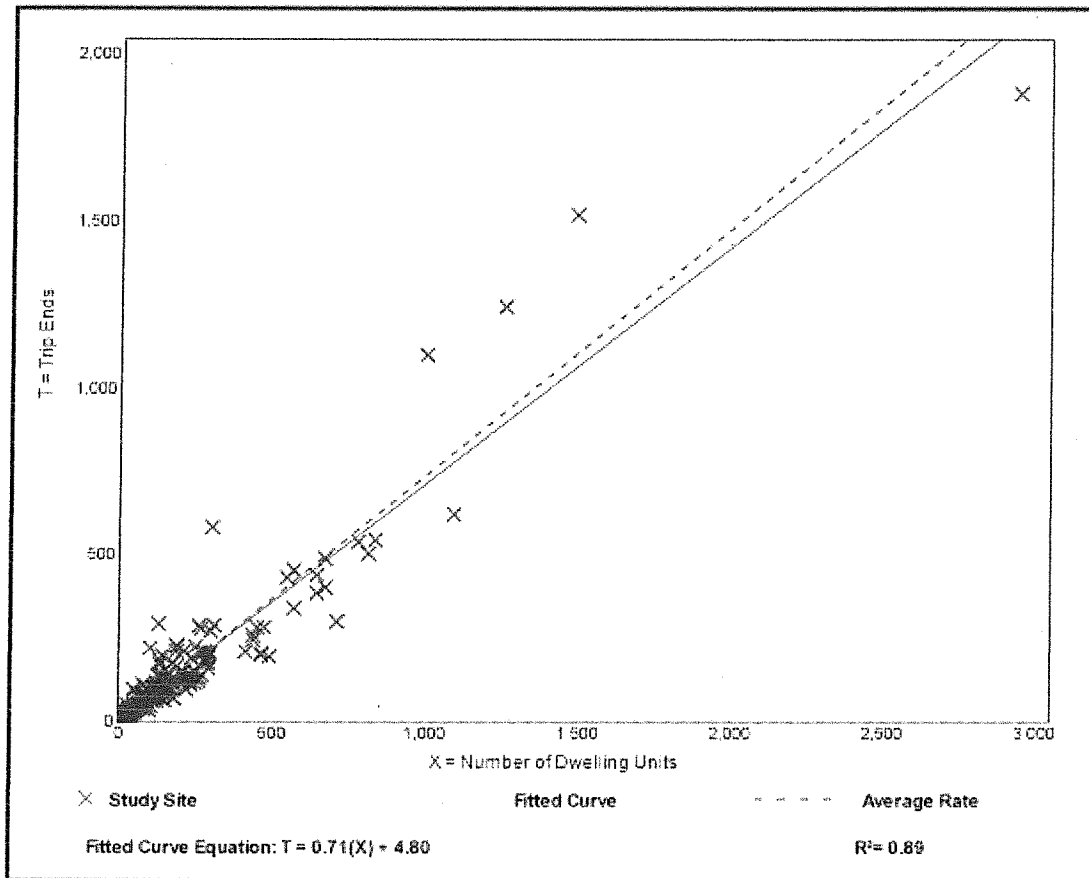
Range of Rates

0.33 - 2.27

Standard Deviation

0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

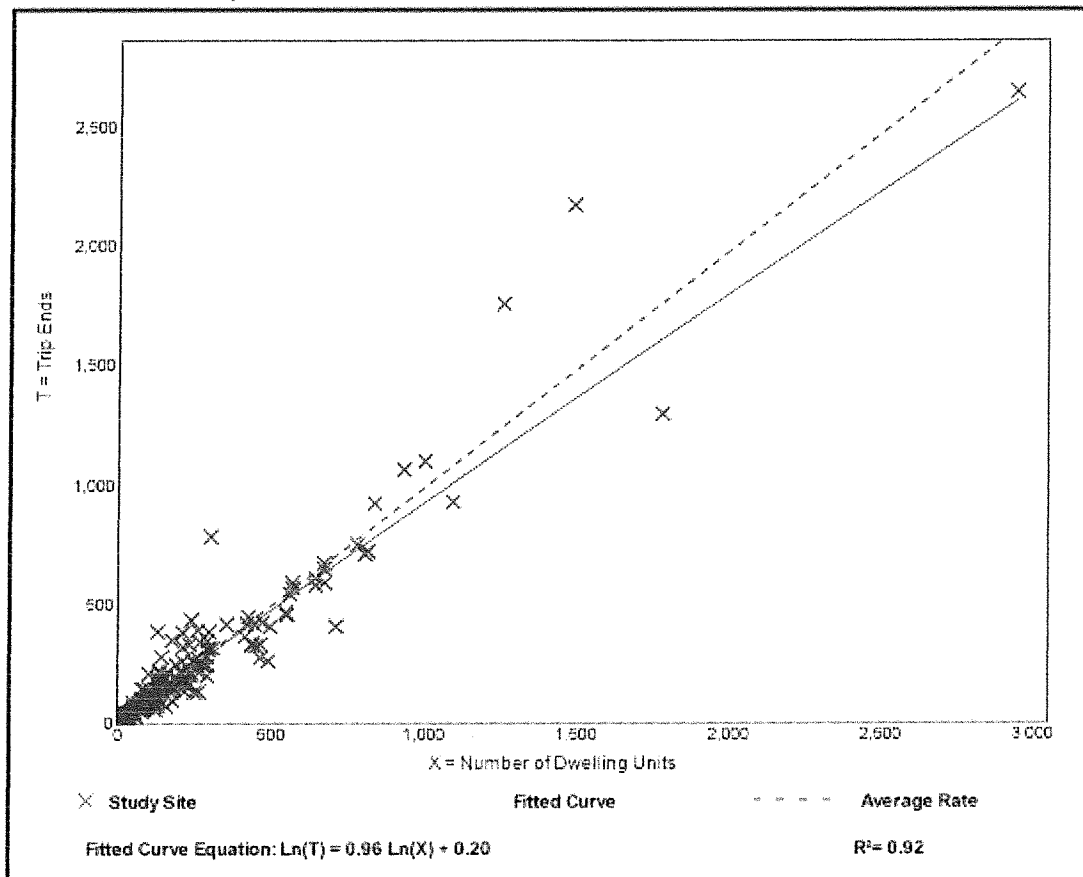
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

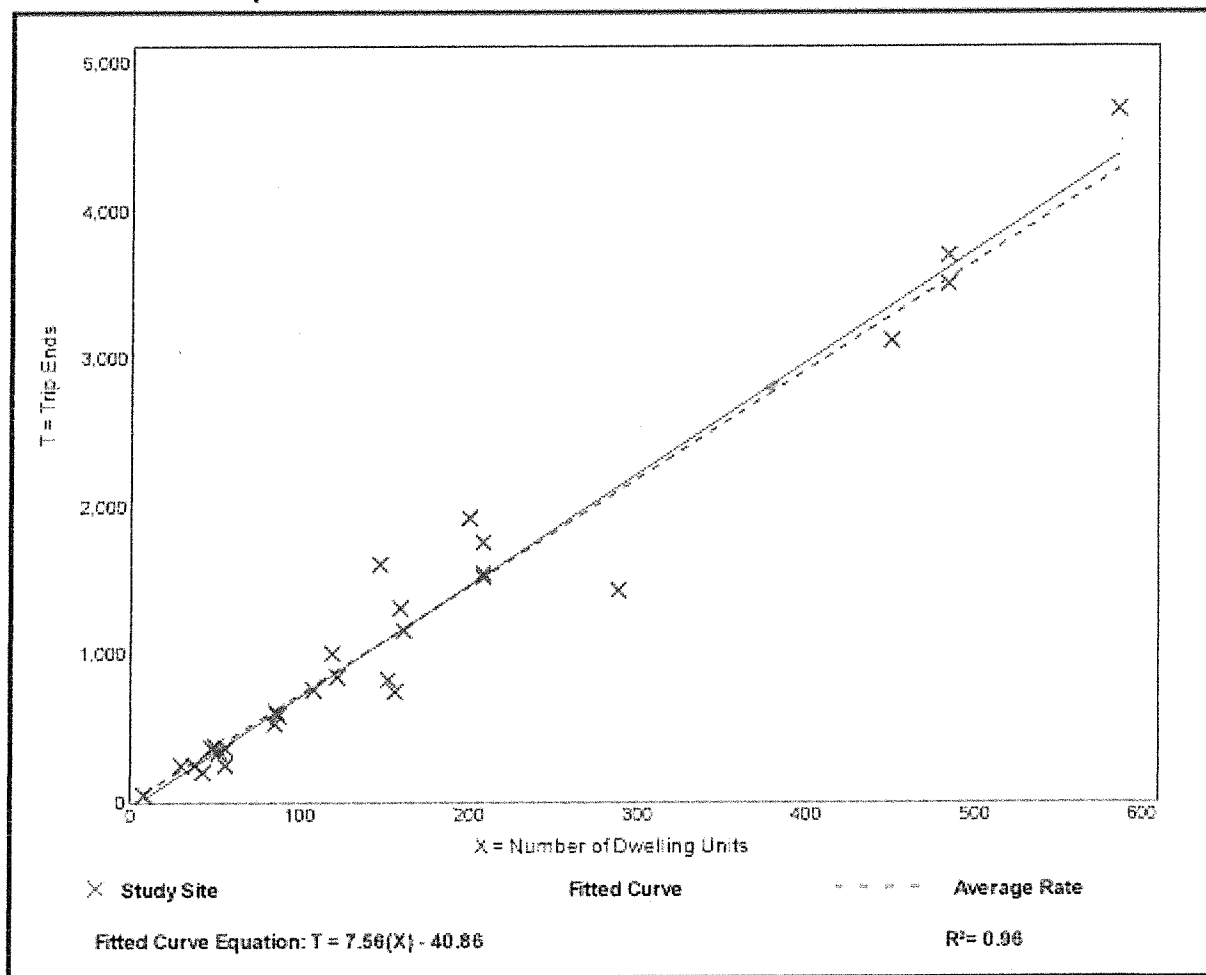
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.46

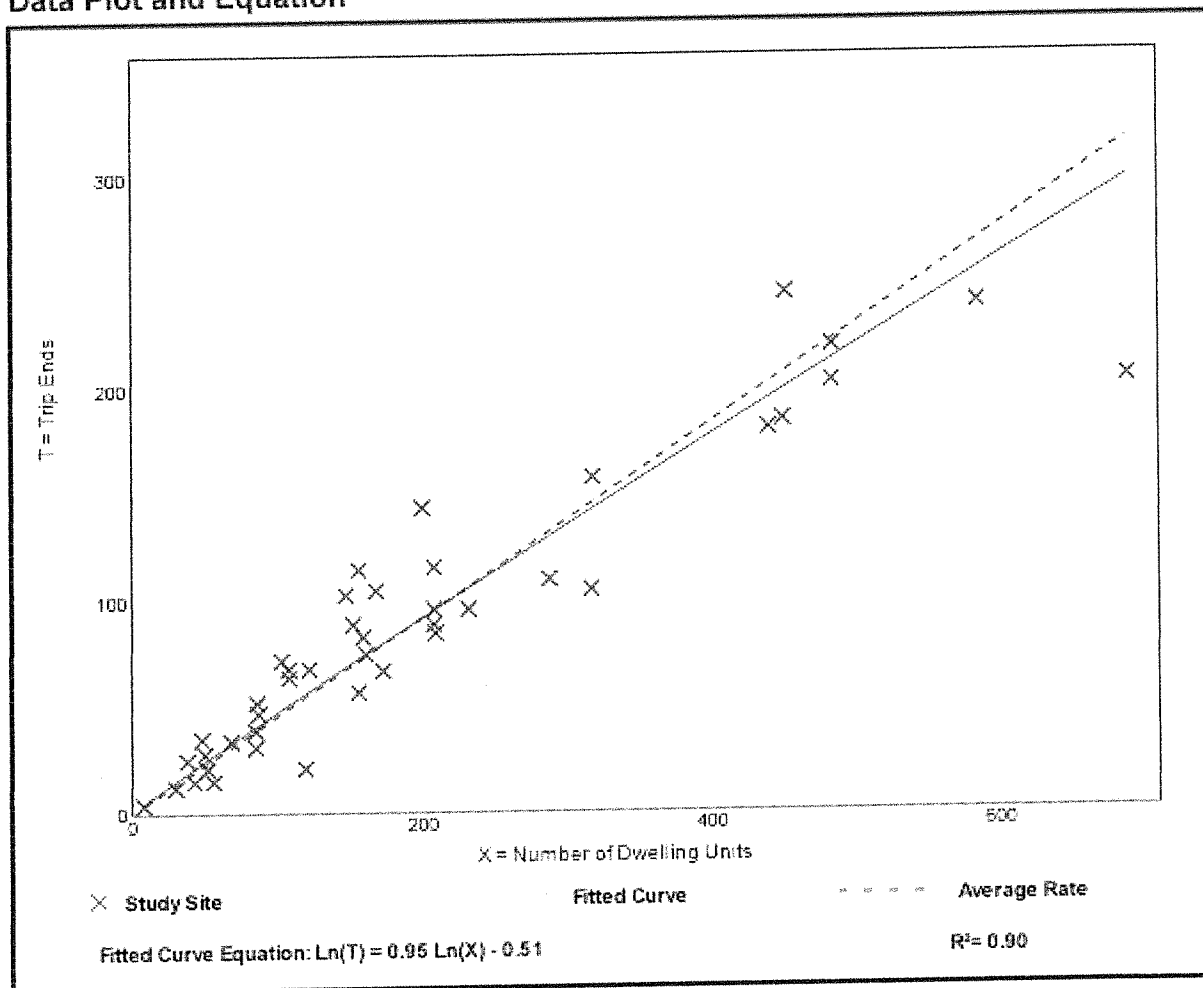
Range of Rates

0.18 - 0.74

Standard Deviation

0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.56

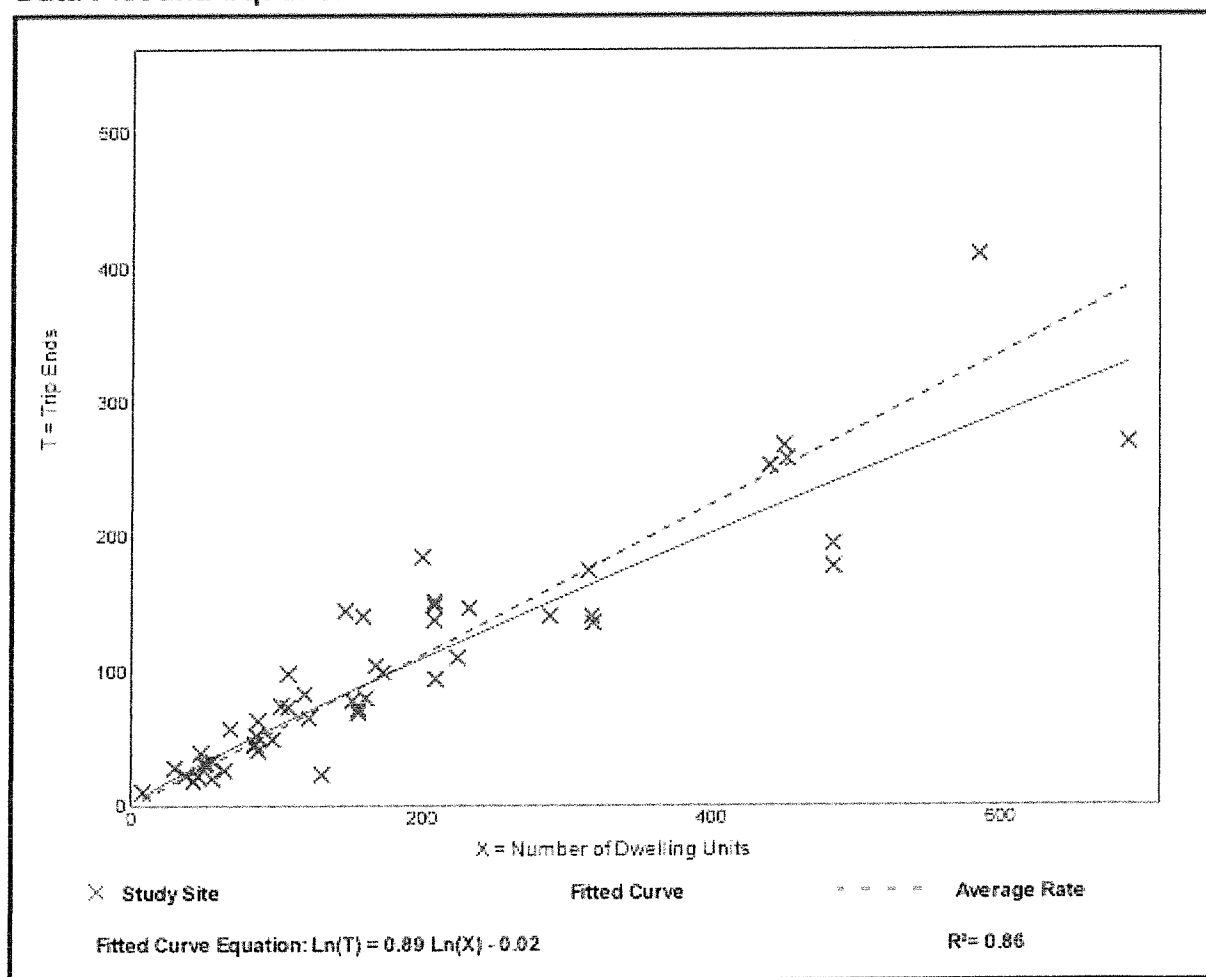
Range of Rates

0.18 - 1.25

Standard Deviation

0.16

Data Plot and Equation



Land Use: 820

Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center (820)

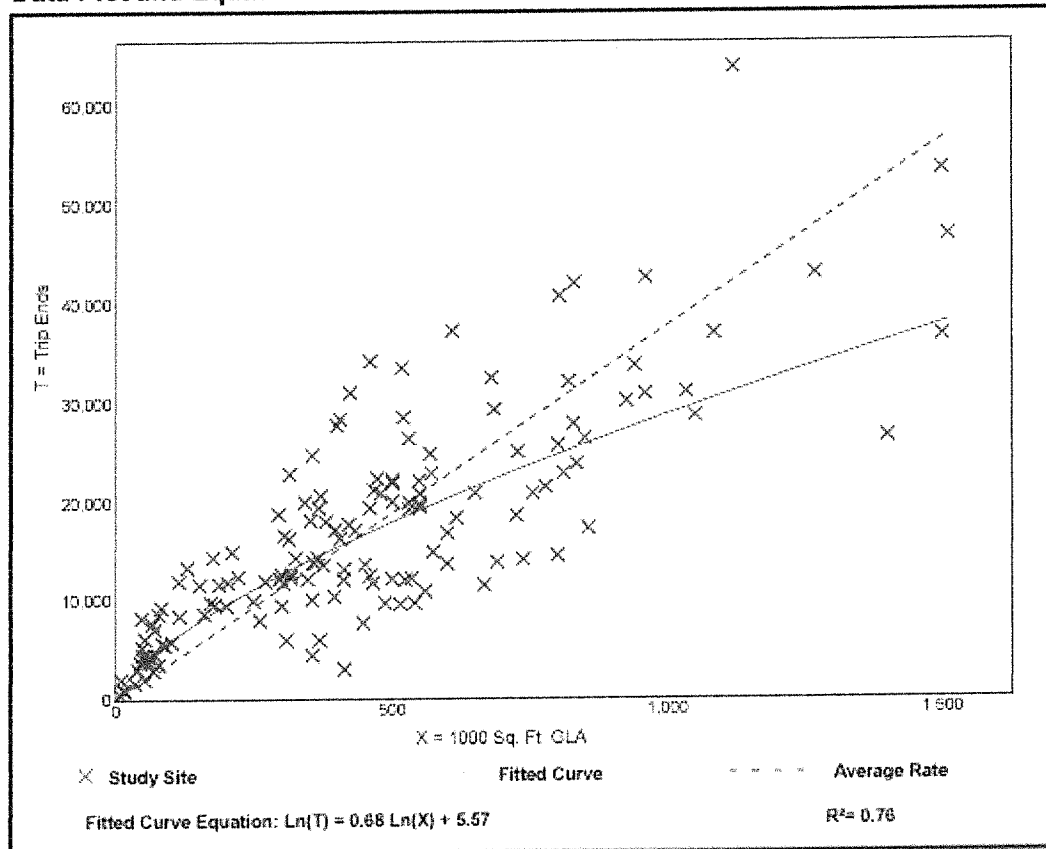
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



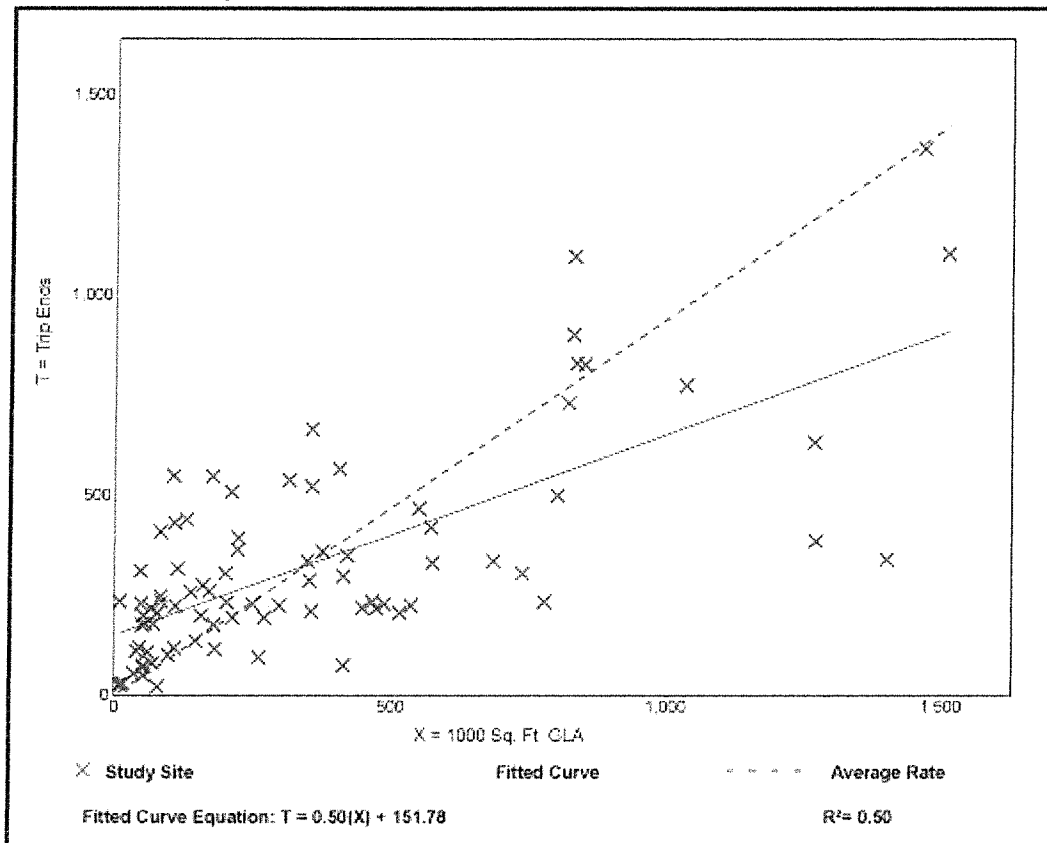
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 84
 1000 Sq. Ft. GLA: 351
 Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
 On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
 Setting/Location: General Urban/Suburban
 Number of Studies: 261
 1000 Sq. Ft. GLA: 327
 Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation

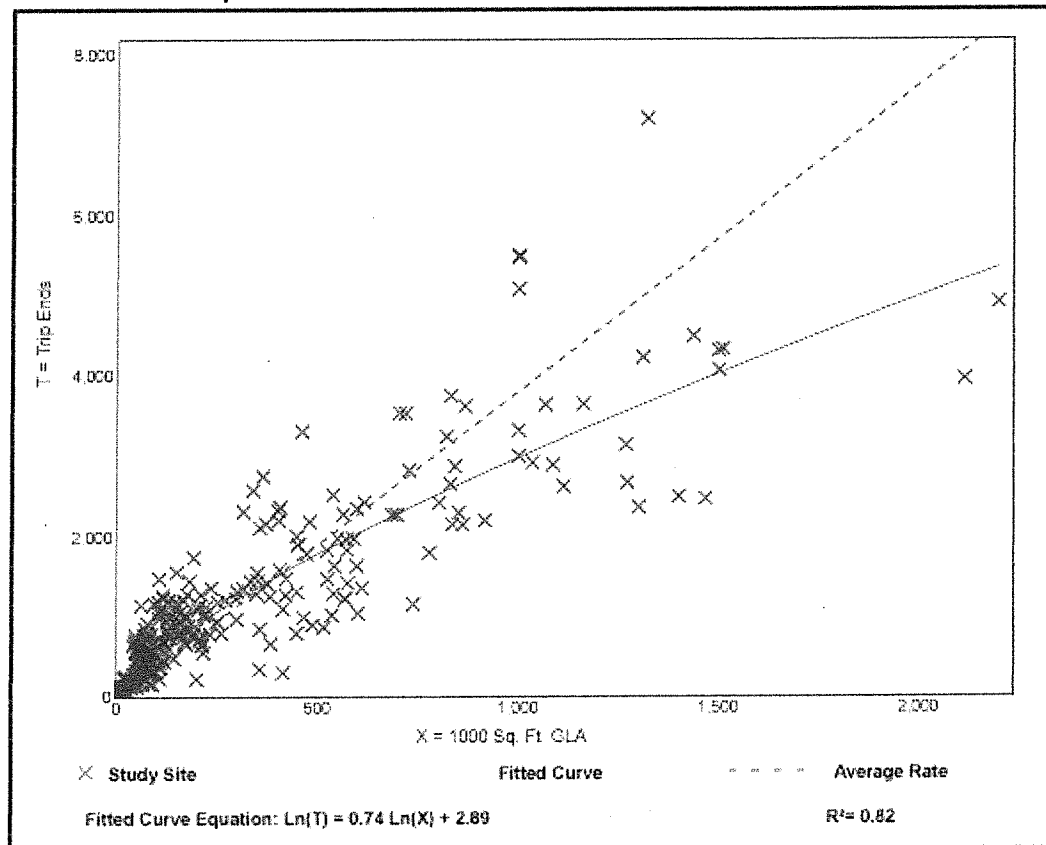
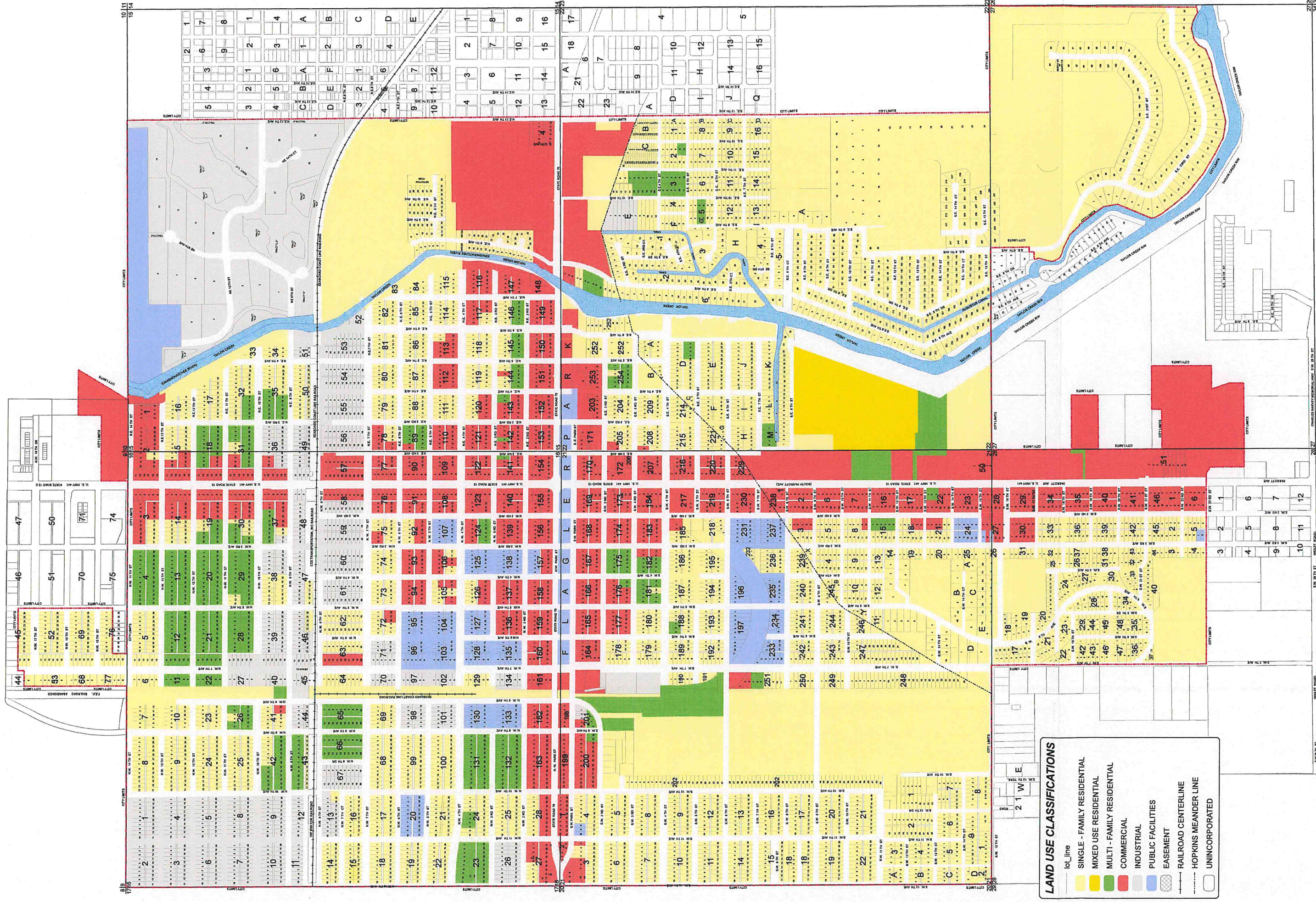


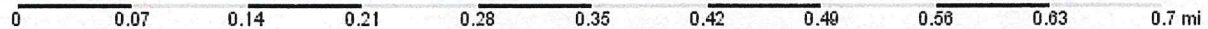
Table E.1 Land Use Codes and Time Periods with Pass-By Data

AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	F.2	—
		813 Free-Standing Discount Superstore	Weekday, PM Peak Period	F.3	F.1/F.2
	29%		Saturday, Mid-day Peak Period	F.4	F.3
	34%	814 Variety Store	Weekday, PM Peak Period	F.5	—
		815 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
	17%		Saturday, Mid-day Peak Period	F.7	F.6
	26%	816 Hardware/Paint Store	Weekday, PM Peak Period	F.8	—
	34%	820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
			Saturday, Mid-day Peak Period	F.10	F.9
		843 Automobile Parts Sales	Weekday, PM Peak Period	F.11	—
	28%	848 Tire Store	Weekday, PM Peak Period	F.12	—
	36%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	51%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	—
		853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
63%	66%		Weekday, PM Peak Period	F.16	F.12/F.13
	21%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
		857 Discount Club	Weekday, PM Peak Period	F.18	—
	37%		Saturday, Mid-day Peak Period	F.19	—
	42%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	—
		863 Electronics Superstore	Weekday, PM Peak Period	F.21	—
	53%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	—
	49%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	—
	53%	890 Furniture Store	Weekday, PM Peak Period	F.24	—
		912 Drive-In Bank	Weekday, AM Peak Period	F.25	—
29%	35%		Weekday, Mid-day Peak Period	F.26	—
			Weekday, PM Peak Period	F.27	F.15
			Saturday, Mid-day Peak Period	F.28	—
	44%	931 Quality Restaurant	Weekday, PM Peak Period	F.29	—
	43%	932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
		934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	—
49%	50%		Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Espresso Stand)	Weekday	F.33/F.34	—
		944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	—
58%	42%		Weekday, PM Peak Period	F.36	—
		945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
62%	56%		Weekday, PM Peak Period	F.38	F.19

89% Weekday



CORRECTED as of June 21, 2019
 On February 19, 2019 changes were made to the Official Comprehensive Plan Future Land Use Maps, and Use Changes thru February 19, 2019. The changes are reflected herein.
 City of Okeechobee, FL
 City Clerk: Lane Gamble



Okeechobee County Property Appraiser Mickey L. Bandi | Okeechobee, Florida | 863-763-4422

PARCEL: 2-15-37-35-0A00-00003-0000 | NON AG ACR (009900) | 51.19 AC
UNPLATTED LANDS OF THE CITY THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH OF THE SAL RAILROAD R

BLUE SPRINGS HOLDINGS LLC

Owner: 10860 SW 25TH ST
DAVIE, FL 333245606

Site: NE 9TH AVE, OKEECHOBEE

Sales	10/28/2019	\$100	V (U)
Info	10/28/2019	\$400,000	V (U)
	5/25/2016	\$100	I (U)

2019 Certified Values

Mkt Lnd \$196,508	Appraised	\$196,508
-------------------	-----------	-----------

Ag Lnd	\$0	Assessed	\$196,508
--------	-----	----------	-----------

Bldg	\$0	Exempt	\$0
------	-----	--------	-----

Example:	\$0	county:	\$196,508
XFOB	\$0		

Just \$196,508 Total city: \$196,508

Taxable other:\$196,508
school:\$196 508

NOTES:



Okeechobee County, FL

This information was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



Jeff Sabin
Gov't Affairs Manager
WM Inc. of Florida
7700 SE Bridge Road
Hobe Sound, FL 33455
Cell 772-263-0017
jsabin@wm.com

September 29, 2021

Mr. Gary Ritter
City Administrator
City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: Blue Spring Holdings, Land Use Change Solid Waste Capacity at Okeechobee Landfill, Inc.

Dear Gary,

The above referenced project is proposing to change the Comprehensive Plan from Single Family to Commercial and Residential Multifamily. The Comprehensive Plan request for the 54.8 acre parcel is to commercial – 16.8 acres and Residential Multifamily – 38.0 acres from Single Family 54.8 acres. The density associated with the Future Land Use will have an increased demand for solid waste. The existing Single-Family FLU has a density of 5 units per acres and allows for 272 Single family homes. At 272 Single Family homes at the City's 13 lbs per person per day assuming 2.5 people per household that demand would equate to 32.5 lbs per day per household. This would yield a current demand of 8,840 lbs per day. Since there is no LOS Standard in the City's code for Commercial, we will address the housing component of 38.0 acres of residential multifamily, Residential Multiple Family has a density of 10 units to the acre or 380 units at 2.5 residents per day would yield 32.5 lbs per day per household or 12,350 lbs per day or an increase of residential waste of 3,510 lbs per day plus commercial waste. The code requires at least 3 years of capacity at the landfill for this Comprehensive Change.

Waste Management, Inc. - Okeechobee Landfill, Inc. has the capacity to serve the project.

Should you have any questions regarding this matter, please contact me.

Respectfully,

A handwritten signature in blue ink, appearing to be 'Jeff Sabin', written over a horizontal line. The signature is stylized and fluid.

Government Affairs Manager

B3b



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 18, 2021

Mr. Steve Dobbs, PE
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water & Wastewater Comprehensive Land Use Change Request**

Blue Springs Holdings, LLC
Parcel ID: 2-15-37-35-0A00-00003-0000 (32893)
Site Address: ±600 Block, NE 8th Avenue
Okeechobee, FL 34972

Dear Mr. Dobbs:


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 May 2019 to April 2020, the maximum daily flow was 3.3 MGD, or about 55% of total plant capacity.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.0 MGD. During the twelve month period from July 2019 to June 2020, the annual average daily demand was 0.873 MGD, or about 29% of the current 3.0 MGD treatment capacity.

At the present time, the OUA has excess capacity at the treatment plants. Provided that the proposed Land Use Change does not have a demand greater than 1.5 MGD, in either water or wastewater, the OUA will not see a negative impact. Any upgrade requirements to the water or wastewater 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, P.E.
Executive Director
Okeechobee Utility Authority

Superintendent
Ken Kenworthy



Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue
Okeechobee, Florida 34974

Fax 863-462-5151

B3c
Chairperson
Amanda Riedel
Vice Chairperson
Melisa Jahner
Members
Joe Arnold
Jill Holcomb
Malissa Morgan

September 3, 2021

Steven L. Dobbs, P. E.
1062 Jakes Way
Okeechobee, Florida 34974
sdobbs@stevedobbsengineering.com

RE: Job No.: 2019-041 Subject: Blue Spring, LLC - Parcel Number 2-15-37-35-0A00-00003-0000

Dear Mr. Dobbs:

I understand that you have applied for a change in future land use which requires a confirmation of adequate services from the school district. Your application is to change the use of the property identified to accommodate 380 multifamily home residences for this project that would generate 42 - K-5 students, 19 - 6-8 students, and 19 - 9-12 students.

The current capacity of the schools within our district is adequate to cover the additional 118 new students. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you the best in this endeavor.

Thanks,

A handwritten signature in blue ink, reading "Ken Kenworthy".

Ken Kenworthy
Superintendent of Schools



Achieving Excellence: Putting Students First!

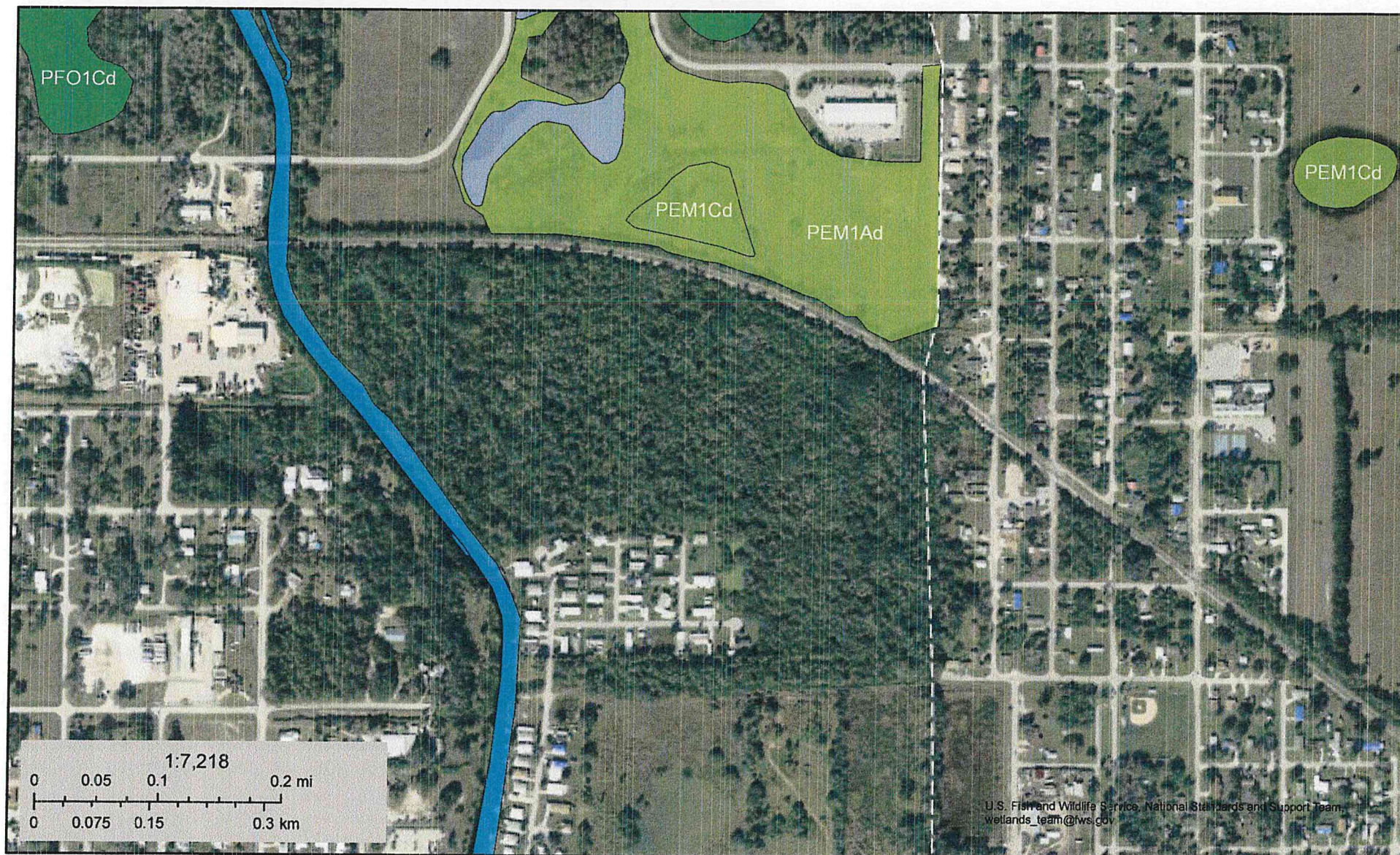




U.S. Fish and Wildlife Service

National Wetlands Inventory

Blue Spring Holdings, LLC



April 27, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

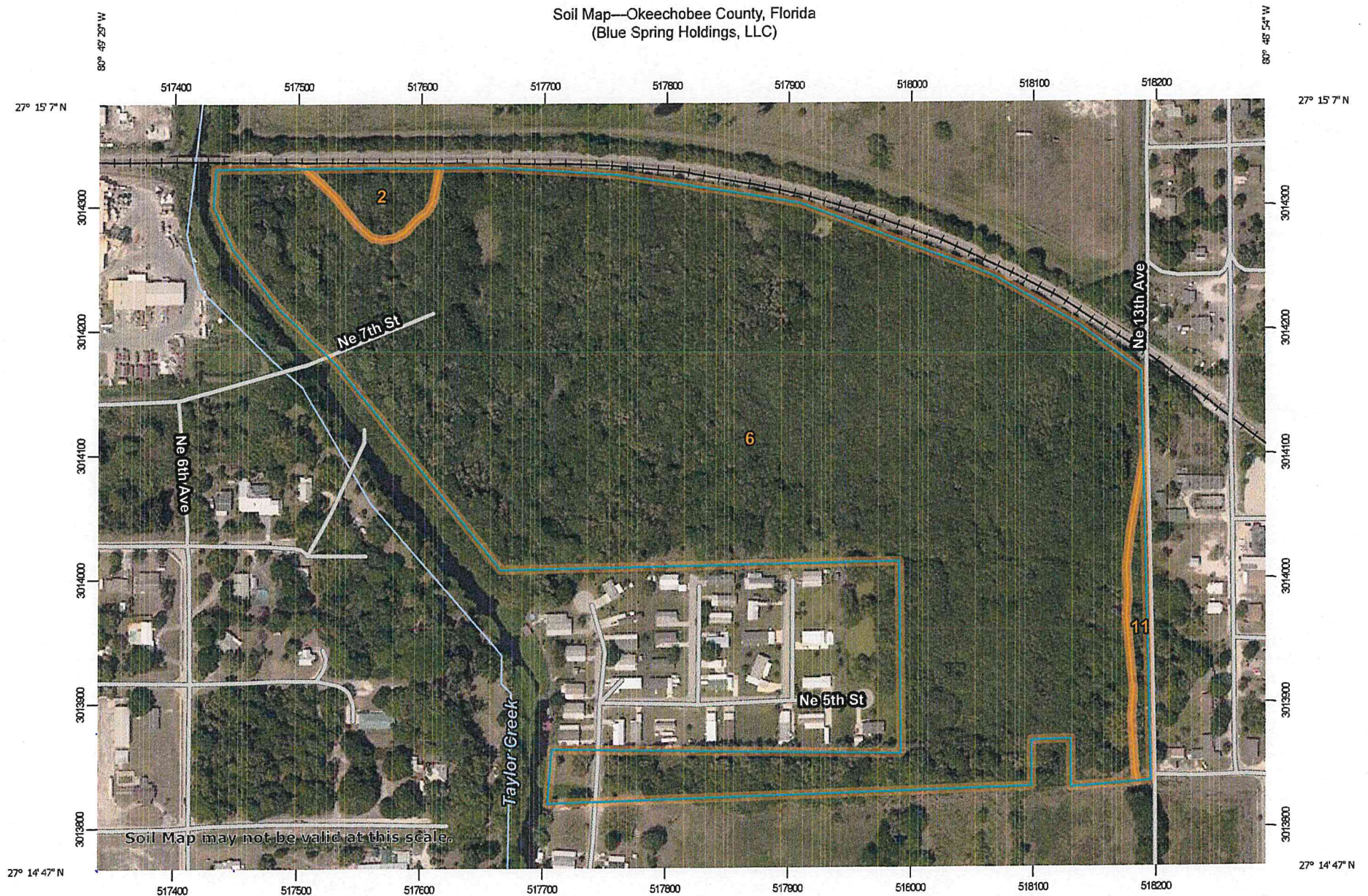
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

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

61

Soil Map—Okeechobee County, Florida
(Blue Spring Holdings, LLC)



Map Scale: 1:4,350 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey


4/27/2020
Page 1 of 3

22


Soil Map—Okeechobee County, Florida
(Blue Spring Holdings, LLC)

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 17, Feb 3, 2020

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

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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
2	Basinger fine sand, 0 to 2 percent slopes	1.0	1.7%
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	55.0	96.8%
11	Immokalee fine sand, 0 to 2 percent slopes	0.8	1.4%
Totals for Area of Interest		56.8	100.0%

National Flood Hazard Layer FIRMeTte



Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/27/2020 at 3:12:58 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

05

27°15'9.55"N

80°49'33.17"W

14.83 FEET

Zone AE (EL 16 Feet)

1209300415C eff. 7/16/2015

Zone AE (EL 16 Feet)

CITY OF OKEECHOBEE 120178

T37S R35E S15

AREA OF MINIMAL FLOOD HAZARD Zone X

0.2 PCT ANNUAL CHANCE FLOOD HAZARD Zone X

1209300480C eff. 7/16/2015

Zone AE (EL 16 Feet)

FLOODWAY Zone AE (EL 16 Feet)

12 SUSGS The National Map Orthoimagery. Data refreshed April, 2019.

27°14'37.56"N

80°48'55.71"W

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

The State and Regional Planning Policies relevant to this amendment include social, economic and physical growth consistent and compatible to the long-range guidance outlined in Title XIII, Planning & Development. The Goals, Objectives and Policies in Chapter 186 regarding Economic Opportunities, Employment, and overall Community Development are emphasized in this request for amendment to the Comprehensive Plan to Commercial and Residential. The proposed amendment to create a development of Commercial and Multi-Family Residential will support the overall goals of encouraging a mixture of uses and an efficient pattern of development and for providing affordable housing and low-impact commercial uses. Land Use, Potable Water and Sewer, and Transportation Systems outlined in the Policy Plan will be conforming with state and local requirements and levels of concurrency. Regional goals and policies addressing economic development and future conditions, trends and market demand are based on expected population patterns are emphasized as a basis for the amendment to support this change of land use.

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Preliminary Certified

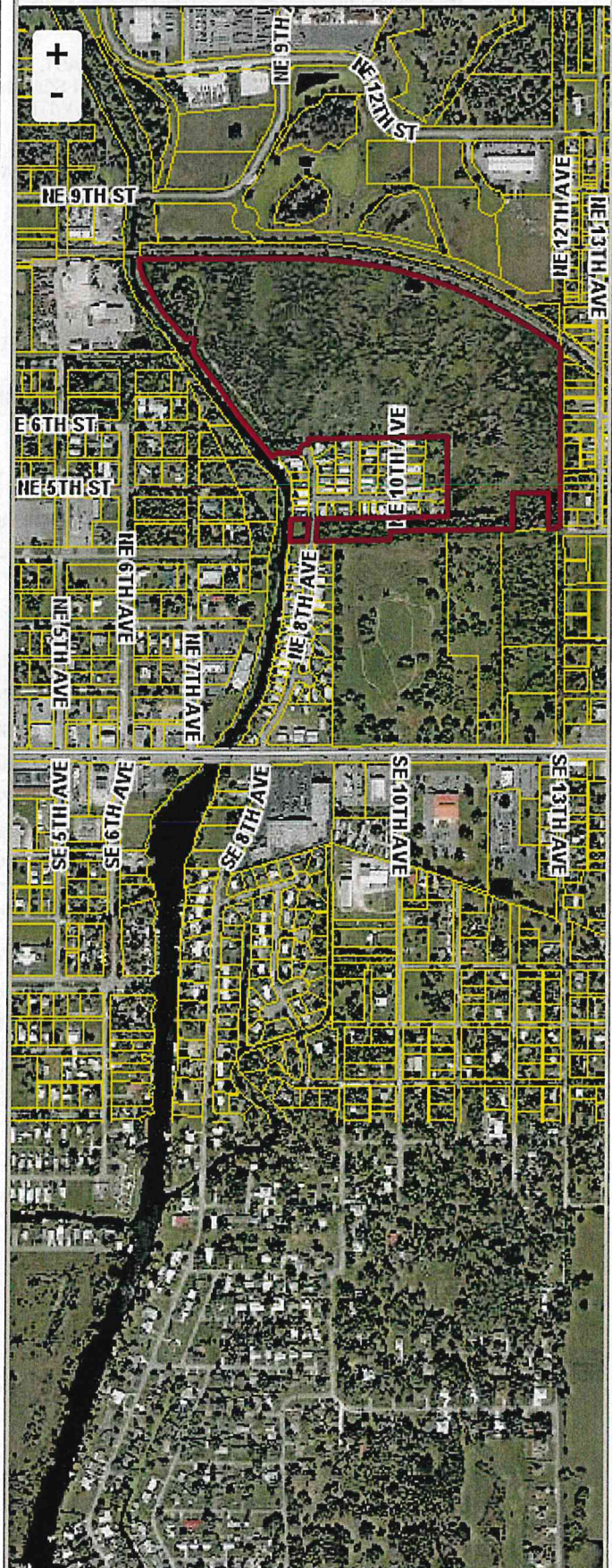
updated: 9/16/2021

Parcel: << **2-15-37-35-0A00-00003-0000 (36510)** >>**Owner & Property Info**

Result: 1 of 1

Owner	BLUE SPRING HOLDINGS LLC 10860 SW 25TH ST DAVIE, FL 33324-5606
Site	NE 9TH AVE, OKEECHOBEE
Description*	UNPLATTED LANDS OF THE CITY THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NORTHWEST 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4; SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. LESS & EXCEPT: A PORTION OF THE SOUTHEAST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR NORTH 00°10'04" EAST ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING; THENCE BEAR NORTH 89°25'18" EAST ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE BEAR NORTH 00°11'25" WEST ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR SOUTH 89°25'18" WEST A DISTANCE OF 873.03 FEET; THENCE BEAR SOUTH 00°10'04" EAST A DISTANCE OF 83.36 FEET; THENCE BEAR SOUTH 89°25'18" WEST A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: SOUTH 36°59'52" EAST A DISTANCE OF 70.15 FEET; SOUTH 26°01'09" EAST A DISTANCE OF 49.01 FEET; SOUTH 20°22'54" EAST A DISTANCE OF 24.40 FEET; SOUTH 09°48'57" EAST A DISTANCE OF 23.52 FEET; SOUTH 02°45'22" EAST A DISTANCE OF 49.28 FEET; SOUTH 00°20'24" EAST A DISTANCE OF 49.34 FEET; SOUTH 02°34'03" WEST A DISTANCE OF 76.66 FEET; SOUTH 00°53'25" WEST A DISTANCE OF 44.65 FEET; THENCE BEAR NORTH 89°25'18" EAST A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING. AND LESS THE FOLLOWING PARCEL CONTAINING 1 ACRE, MORE OR LESS: A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF

Aerial Viewer Pictometry Google Maps

☒ 2021
 ☐ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ Sales


SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED SOUTH 89°21'13" WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'13" WEST ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°20'48" WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 89°21'13" EAST, A DISTANCE OF 208.70 FEET; THENCE RUN SOUTH 00°20'48" EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING: UNPLATTED LANDS OF THE CITY THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. LESS THAT PORTION THEREOF PREVIOUSLY SOLD TO FRED AND CAROL WALKER. <<<less

Area	52.29 AC	S/T/R	15-37-35
Use Code**	NON AG ACREAGE (9900)	Tax District	50

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

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

Property & Assessment Values

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$204,249	Mkt Land	\$249,074
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$204,249	Just	\$249,074
Class	\$0	Class	\$0
Appraised	\$204,249	Appraised	\$249,074
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$20,550
Assessed	\$204,249	Assessed	\$249,074
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$204,249 city:\$204,249 other:\$204,249 school:\$204,249	Total Taxable	county:\$228,524 city:\$228,524 other:\$228,524 school:\$249,074

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



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/21/2020	\$4,000	2020009559	WD	V	U	19
10/28/2019	\$400,000	2019011151	PR	V	U	11
10/28/2019	\$100	2019011147	PR	V	U	11
5/25/2016	\$100	0776/0732	QC	I	U	11
1/18/2016	\$100	0769/1572	QC	I	U	11
12/19/2008	\$100	0663/1621	QC	I	U	01
6/19/2007	\$1,700,000	0633/0717	WD	V	U	03
6/19/2007	\$0	0633/0715	QC	V	U	03

11/25/2003	\$0	0520/0272	QC	V	U	03
2/14/2002	\$0	0470/0950	QC	V	U	03
1/3/1997	\$200,000	0386/1007	WD	V	Q	
8/24/1995	\$0	0371/0321	WD	V	U	03
9/1/1987	\$0	0291/0023	QC	V	U	03
8/1/1980	\$112,300	0236/0808	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
009533	LOW 41-<101 AC (MKT)	25.800 AC	1.0000/1.0000 1.0000/ /	\$1,700 /AC	\$43,860
100HS6	FIRST AC (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$16,000 /AC	\$16,000
900HS6	REMAIN AC (MKT)	24.390 AC	1.0000/1.0000 1.0000/.8000000 /	\$7,600 /AC	\$185,364
961CAC	NON/CONFIG (MKT)	1.100 AC	1.0000/1.0000 1.0000/.2500000 /	\$3,500 /AC	\$3,850

Search Result: 1 of 1

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by: GrizzlyLogic.com

ORDINANCE NO. 1245

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING TO HEAVY COMMERCIAL (CHV) AND RESIDENTIAL MULTIPLE FAMILY (RMF), PETITION NO. 21-001-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, the City has received and reviewed Zoning District Boundary Change Petition No. 21-001-R, submitted by Blue Springs Holdings, LLC, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land totaling 54.8 acres; 16.8 acres from Holding to CHV and 38.0 acres from Holding to RMF; and

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

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on October 21, 2021, determined that such petition is inconsistent with the Comprehensive Plan; and

WHEREAS, the City Council 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 54.8 acres, as the subject property, located in the City of Okeechobee, to-wit:

PARCEL: (P1) THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1) A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET;

THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2) A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SECTION 2: ZONING MAP AMENDMENT.

1. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 16.8 acres of the aforementioned subject project be changed from Holding to CHV:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

2. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 38.0 acres of the aforementioned subject project be changed from Holding to RMF:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

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 immediately after its adoption at the second and final City Council public hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this **15th** day of **November 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **7th** day of **December 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD AND WORKSHOP MEETING
OCTOBER 21, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:11 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present.

III. AGENDA

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

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.

- A. Comprehensive Plan Large Scale Future Land Use Map (FLUM) Amendment Application No. 21-001-LSA from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the Northeast section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending **denial**. He commented originally this application was being considered as a Large Scale FLUM Amendment but recently legislation was changed and the maximum acreage for a Small Scale FLUM Amendment within a Rural Area of Opportunity changed from 20 acres to 100 acres. Therefore, this Application will be handled as a Small Scale FLUM Amendment and processed accordingly.
 - 2. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC, was present. Regarding traffic concerns raised by the Board, Mr. Dobbs commented he doesn't believe State Road 70 will stay as a four-laned road and this proposed project can be phased so they can meet the requirements needed. He has not started any design planning yet although, there are possible other access points that may be able to be used instead of solely Northeast 8th Avenue. He further commented there is someone who owns this property, and they have the right to develop it. The proposed site plan when designed, will still need approval from the Technical Review Committee before any construction can take place.
 - 3. Two emails and one phone call were received and read into the record by Board Secretary Burnette from Ms. Dorothy Harris, 508 Northeast 10th Avenue, Ms. Connie Raynor, 203 Northeast 8th Avenue and Mr. and Mrs. Sal Ventimiglia, 211 Northeast 8th Avenue in which all expressed their concerns against the proposed project. Public comments were offered against the proposed project by Mr. Neil Olmsted, 501 Northeast 8th Avenue, Ms. Marian Brewer, 201 Northeast 8th Avenue, Ms. Jennifer Lynch, 506 Northeast 9th Avenue, Ms. Pedie Dickerhoof, 212 Northeast 8th Avenue, Ms. Amanda Carter, 507 Northeast 9th Avenue, Mr. Bob Brandenburg, 303 Northeast 8th Avenue, and Ms. Dorothy Harris, 508 Northeast 10th Avenue.

V. PUBLIC HEARING ITEM A CONTINUED

87 surrounding property owner notices were mailed, signage was posted on the subject parcel and the application was advertised in the local newspaper.

4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA 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 denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, 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 denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:49 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING at 7:49 P.M. AND CONVENED THE WORKSHOP AT 7:52 P.M.

- B. City Planning Consultant Smith commented given the length of Workshop Item A he would discuss Item B first. He reviewed the Planning Staff Report regarding changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundation for all Zoning Districts. Staff has been made aware of drainage and flooding issues at several properties within the City which seem to have resulted from lot filling and earthmoving practices performed on neighboring parcels. He is wishing to examine potential code changes to prevent these situations from continuing to occur. He proposed the City may wish to remove text in Section 90-79 of the Land Development Regulations which requires a minimum foundation elevation and adopt standards to prevent owners from adding so much fill that it creates flooding for neighbors. In addition, maybe adopting some generalized standards to regulate lot filling and earthmoving.

Discussion ensued among the Board regarding water not draining on another person's property and ways to get rid of the water on one's property. Definity agree that there needs to be some sort of enforcement mechanism so that one cannot simply bring in dirt and build up areas of their property or fill in swales, but they are not sure if the City should require permits for this or not.

VI. WORKSHOP ITEM B CONTINUED

After a lengthy discussion among the Board, the consensus was to have the Planner do more research and bring the item back in another workshop.

- A.** Due to the lateness of the hour, the consensus of the Board was to continue this item to another meeting.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:42 P.M.

- VII.** Chairperson Hoover adjourned the meeting at 8:42 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Blue Spring Holdings, LLC*

Address: *NE 9th Avenue*

Petition No.: *21-001-R*

Request: *Change from Residential Single Family
to Commercial and Residential Multiple
Family*

General Information

Applicant /Owner	Blue Spring Holdings, LLC
Applicant Address	10860 SW 25 th Street Davie, FL 33324
Applicant Email Address	gad4545@gmail.com
Site Address	NE 9 th Avenue
Parcel Identification	2-15-37-35-0A00-00003-0000 and 2-15-37-35-0A00-00002-A000
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofkeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is a request to rezone a 54.8 acre parcel. The parcel is currently zoned Holding. The applicant's request is to change 16.8 acres to Heavy Commercial (CHV) and to change the remaining 38 acres to Residential Multiple Family (RMF). The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the 16.8 acres to Commercial and the remaining 38 acres to Multifamily Residential.

If approved for the Future Land Use Map amendment and this rezoning, the applicant has stated plans to construct a storage facility on the commercial portion and multifamily residential on the remaining area.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Holding	Heavy Commercial
Use of Property	Vacant	Storage Facility and Multifamily Housing
Acreage	54.793 acres	54.793 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
East	Future Land Use	Okeechobee County Urban Residential Mixed Use
	Zoning	Okeechobee County Residential Mixed
	Existing Use	Residential, Commercial and Vacant
South	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Mobile Home and Heavy Commercial
	Existing Use	Mobile Homes and Vacant
West	Future Land Use	Industrial and Single Family Residential
	Zoning	Industrial and Residential Single Family
	Existing Use	Residential and Vacant

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: "The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial."

Staff Comment: The City's Comprehensive Plan provides adopted level of service standards and other policies which ensure the those standards are maintained. The traffic analysis report submitted by the applicant finds that maximum development of the proposed commercial area could generate a volume of vehicle trips that would exceed adopted level of service D for SR-70. We find that the applicant's requested future land use map change to Commercial is inconsistent with the comprehensive plan requirements and therefore, the request for Heavy Commercial is contrary to the comprehensive plan requirements.

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

Applicant Response: "The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Medium Density Residential is specifically authorized under the proposed zoning district in the Land Development Regulations."

Staff Comment: City LDC Section 90-192 specifically lists multiple-family dwellings as a permitted use in the RMF district. City LDC Section 90-283 specifically lists enclosed warehouse and storage as a special exception use in the CHV district. If this rezoning is approved, the applicant will also need to request and be approved for a special use exception in order to move forward with stated plans.

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

Applicant Response: “The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.”

Staff Comment: Staff agrees that multifamily housing is needed within the city and that providing it in this location creates a good transition between disparate surrounding land uses (industrial, commercial, residential). The storage use is also an appropriate use for the proposed location. However, approval of the requested change to CHV would allow a variety of other uses that could create traffic congestion which would 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.*

Applicant Response: “The proposed rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.”

Staff Comment: The main compatibility concern is the potential for traffic generation to cause congestion in the surrounding roadway network.

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.*

Applicant Response: “The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.”

Staff Comment: If the intensity of the commercial use is limited and if a new roadway is constructed on the unimproved public right-of-way of NE 13th Ave from SR-70 to the subject property, then we agree that there should not be any adverse effect on property values, living conditions, or development potential of adjacent property.

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.*

Applicant Response: “The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.”

Staff Comment: The main concern for buffering will be to protect the existing residential manufactured home subdivision which lies in the middle of the subject property, and there is

no reason to doubt that suitable buffering can be provided at time of site plan review.

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

Applicant Response: “The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.”

Staff Comment: The applicant has provided letters from the appropriate service providers of water, wastewater disposal, and public schools which state that there is adequate capacity to accommodate the potential development that could be built if the requested map changes are approved. However, as discussed above, there are unaddressed concerns regarding the potential to overburden SR-70.

8. *The proposed use 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 this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.”

Staff Comment: The applicant should not expect to route traffic through river run resort via NE 8th Ave. The traffic analysis report submitted by the applicant finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. However, this will be determined at time of site plan approval. Drainage of the site will also be addressed at time of site plan review. The close proximity to Taylor Creek provides ample opportunity to improve the stormwater management at the site.

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

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

Staff Comment: No comment.

Recommendation

Based on the staff recommendation for denial of the corresponding Future Land Use Map amendment and based on the foregoing analysis, we find the requested rezoning to be inconsistent with the City's Comprehensive Plan. Therefore, we recommend **denial** of the Applicant's rezoning request.

Submitted by:



Ben Smith, AICP
Sr. Planner

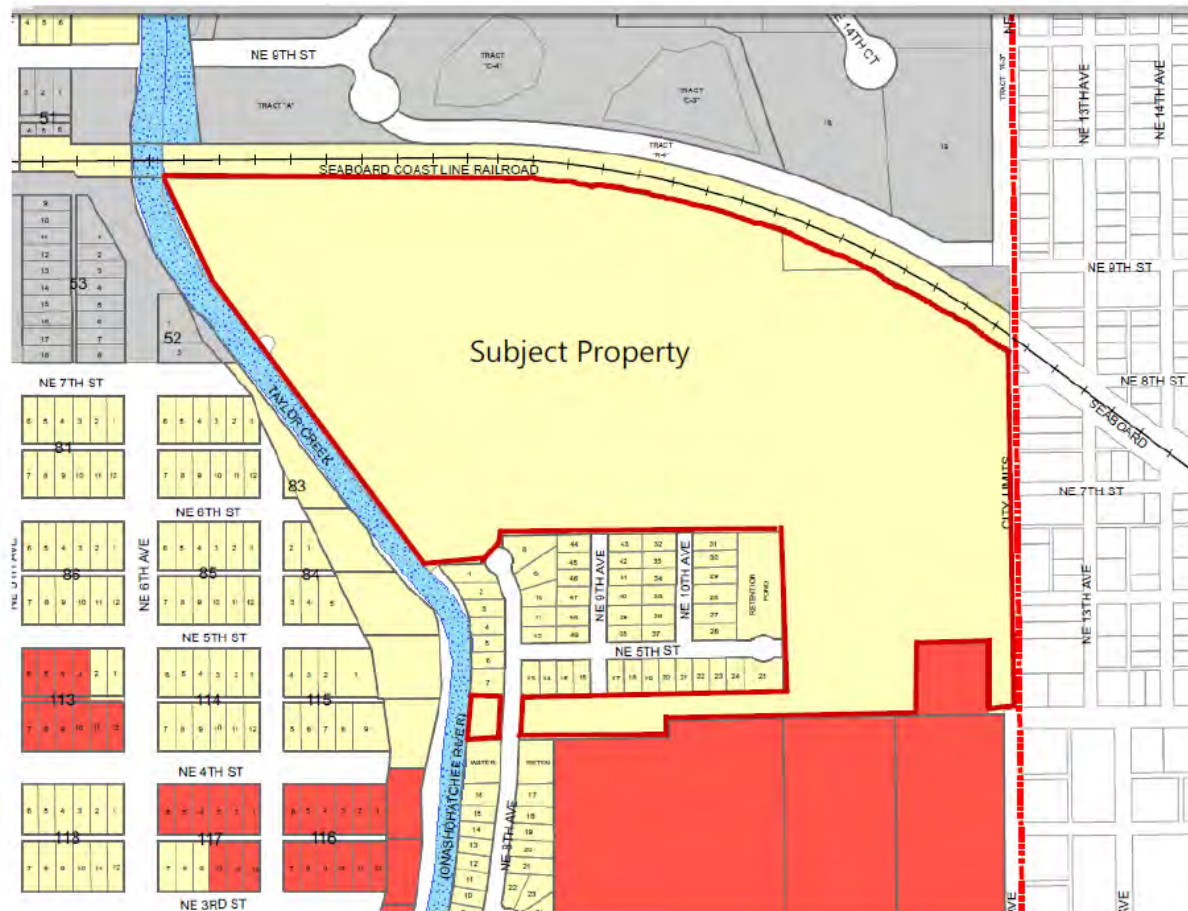
October 11, 2021

Planning Board Public Hearing: October 21, 2021

City Council Public Hearing: (TBD)

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

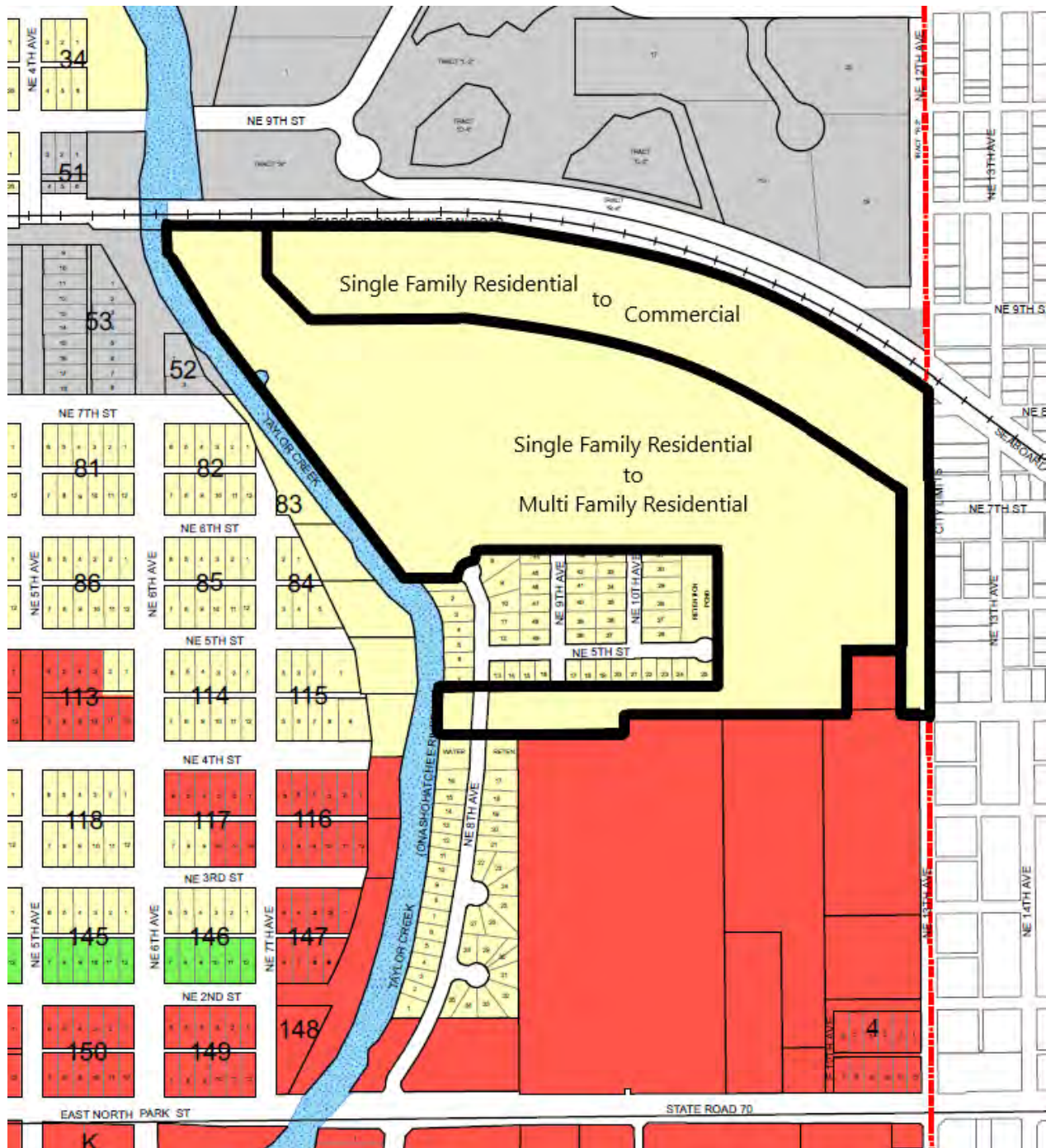
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

- boundary_lines
- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- city_zoning_parcel_background
- +—+— RAILROAD CENTERLINE
- HOPKINS MEANDER LINE

PROPOSED LAND USE CHANGE



ZONING

- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

AERIAL SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 9-7-21 3:29PM	Petition No. 21-001-R
		Fee Paid:	Jurisdiction: PB+CC
		1 st Hearing: 10-21-21	2 nd Hearing:
		Publication Dates:	
		Notices Mailed: 10/6/21	
Rezone, Special Exception and Variance APPLICANT INFORMATION			
1	Name of property owner(s): Blue Spring Holding, LLC		
2	Owner mailing address: 10860 SW 25th Street, Davie, FL 33324		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: gad4545@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-824-7644		
PROPERTY INFORMATION			
7	Property address/directions to property: 500 block of NE 9th Avenue, Okeechobee FL 34972: from the intersection of SR70 and NE 8th Avenue, headed north, proceed to the end of the cul de sac and the property is north of that cul de sac.		
8	Describe current use of property: Agricultural		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 54.793 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: There was a code violation for cleared vegetation, but that has been resolved.		
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: Industrial East: Single Family Residential South: Commercial/Trailer Park West: Single Family		
14	Existing zoning: Holding Future Land Use classification: Single Family		
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: 2-15-37-35-0A00-00003-0000		

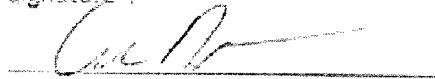
REQUIRED ATTACHMENTS

✓ 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 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.
✓ 20	Last recorded warranty deed: 10/29/2019 10-28-2019, 8-31-2020
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three property surveys (one no larger than 11x17) containing: a. Certified boundary survey, 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
✓ 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

Gad Reggev

Date

9/7/21

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

BLUE SPRING HOLDINGS LLC

Filing Information

Document Number	L16000070519
FEI/EIN Number	N/A
Date Filed	04/08/2016
Effective Date	04/08/2016
State	FL
Status	ACTIVE

Principal Address

10860 SW 25 ST
DAVIE, FL 33324

Mailing Address

10860 SW 25 ST
DAVIE, FL 33324

Registered Agent Name & Address

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CAPETOWN LLC
10860 SW 25 ST
DAVIE, FL 33324

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/26/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT

[View image in PDF format](#)



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

Detail by Entity Name

Florida Limited Liability Company

CAPE TOWN LLC

Filing Information

Document Number	L12000020182
FEI/EIN Number	45-4674655
Date Filed	02/10/2012
Effective Date	02/09/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/20/2012
Event Effective Date	NONE

Principal Address

10860 SW 25 STREET
DAVIE, FL 33324

Mailing Address

10860 SW 25 STREET
DAVIE, FL 33324

Registered Agent Name & Address

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324

Name Changed: 04/21/2013

Address Changed: 04/21/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

REGGEV, ROY
10860 SW 25 STREET
DAVIE, FL 33324

Title mgr

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000070519

Entity Name: BLUE SPRING HOLDINGS LLC

Current Principal Place of Business:

10860 SW 25 ST
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 ST
DAVIE, FL 33324 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CAPETOWN LLC
Address 10860 SW 25 ST
City-State-Zip: DAVIE FL 33324

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000020182

Entity Name: CAPE TOWN LLC

Current Principal Place of Business:

10860 SW 25 STREET
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 STREET
DAVIE, FL 33324 US

FEI Number: 45-4674655

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324 US

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

SIGNATURE: GAD REGGEV

02/11/2021

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGR
Name	REGGEV, ROY	Name	REGGEV, GAD
Address	10860 SW 25 STREET	Address	10860 SW 25 STREET
City-State-Zip:	DAVIE FL 33324	City-State-Zip:	DAVIE FL 33324

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date



Record and Return to:
Matthew B. Wealcath, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

This instrument prepared by:
Matthew B. Wealcath, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel
Identification (Folio) Number(s):
No. 2-15-37-35-0A00-00002-A000

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 31 day of August, 2020, **BETWEEN, Robert Lee Dennis, Individually, a single man and Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise, Daniel L. Brumley, a married man, Angela Jewett, a married woman, and Rebecca Brumley Hampton, a married woman,** whose post office address is 1590 SW 28 ST., OKEECHOBEE, FL 34974 (collectively party of the first part and/or Grantor), to **BLUE SPRING HOLDINGS LLC, a Florida limited liability company,** whose post office address is 10860 SW 25 ST., DAVIE, FL 33324 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4, lying South of the railroad, Section 15, Township 37 South, Range 35 West, Okeechobee County, Florida, Less that portion thereof previously sold to Fred and Carol Walker.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

**** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' 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. Grantors' residence and homestead address are:**

Robert Lee Dennis: 1590 SW 28th Street, Okeechobee, Florida 34974

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Scott
Print Name: Julia Scott
Witness #1

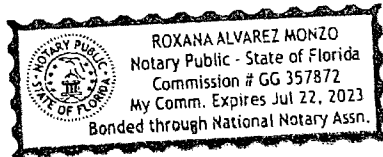
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise**.



Roxana Alvarez Monzo
NOTARY PUBLIC, State of Florida
Print Name: Roxana Alvarez Monzo
My Commission Expires: July 22 2023

____ Personally Known OR ☒ Produced Identification

Type of Identification Produced: FL Driver License
D920-772-41-015-0

Signed, sealed and delivered
in the presence of:

Natalie Giacometto
Print Name: Natalie Giacometto

Witness #1

Celena Shaffer
Print Name: Celena Shaffer

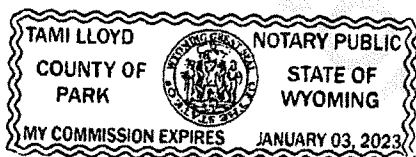
Witness #2

Daniel L. Brumley
By: DANIEL L. Brumley
Print Name: **Daniel L. Brumley**

STATE OF WY

COUNTY OF Park

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Aug, 2020 by **Daniel L. Brumley**.



Tami Lloyd
NOTARY PUBLIC, State of WY
Print Name: Tami Lloyd
My Commission Expires: 1/3/23

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: WY DL 109348-144

Signed, sealed and delivered
in the presence of:

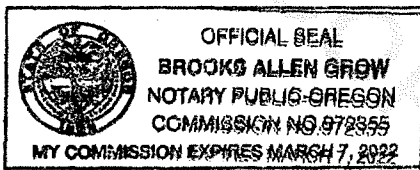
Crystal Eide
Print Name: Crystal Eide
Witness #1

Susan D Corp
Print Name: Susan D Corp
Witness #2

By: Angela Jewett
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of September, 2020 by Angela Jewett.



Brooks Allen Grow
NOTARY PUBLIC, State of Oregon
Print Name: Brooks Allen Grow
My Commission Expires: March 7, 2022

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: Oregon Driver's License

Signed, sealed and delivered
in the presence of:

Print Name: Barbara R. Abernethy Jr.
Witness #1

Jane L. Brock
Print Name: Jane L. Brock
Witness #2

By: Rebecca B. Hampton
Print Name: **Rebecca Brumley Hampton**

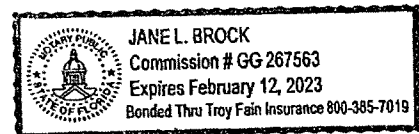
STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2020 by **Rebecca Brumley Hampton**.

Jane L. Brock
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

____ Personally Known OR ✓ Produced Identification
Type of Identification Produced: driver's license





This Instrument Prepared By:
TOM W. CONELY, III
CONELY & CONELY, P.A.
Post Office Drawer 1367
Okeechobee, FL 34973-1367

Property Appraiser's Parcel ID#:
2-15-37-35-0A00-00003-0000

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of October, 2019, between CONSUELO PATRICIA ORDONEZ TURRIAGO, as the duly qualified and acting Personal Representative of the Estate of JAVIER E. ORDONEZ, deceased, First Party, and BLUE SPRINGS HOLDING, LLC, a Florida limited liability company, whose address is 10860 SW 25th Street, Davie, FL 33324, Second Party.

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby grant, convey, bargain, and sell to the said Second Party and its successors and assigns forever, all right, title and interest of the First Party in that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Okeechobee County, Florida, to-wit:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2

OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD, the premises herein granted unto Second Party, the heirs or successors and assigns of Second Party forever

First Party warrants and covenants that:

1. First Party has not done or suffered anything whereby the premises have been incumbered in any way whatsoever, except as aforesaid, and

2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-0110) when he died.

THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, and being Probate No. 2016-CP-51 in the files of said Court.

IN WITNESS WHEREOF, the said First Party as personal representative of the estate of the decedent, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's name printed

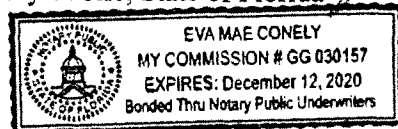
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's name printed

Consuelo Patricia Ordonez
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.

Eva Mae Conely
Notary Public, State of Florida





This Instrument Prepared By:
Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

Property Appraiser's Property ID#
2-15-37-35-0A00-00003-0000

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

In re:
Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ,
Deceased.

**PERSONAL REPRESENTATIVE'S RELEASE
OF REAL PROPERTY**

The undersigned, CONSUELO PATRICIA ORDONEZ TURRIAGO, whose address is Calle 41 #21-34, Bogota, Columbia, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, hereby acknowledges that title to the real property located in Okeechobee County, Florida, owned by the decedent at the time of death, described as follows:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N ½ OF THE S ½ OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

Property Appraiser's Parcel Identification Number 2-15-37-35-0A00-00003-0000 (the "Property"), has been sold, transferred and conveyed by the Personal Representative to Blue Springs Holdings, LLC, a Florida limited liability company, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Blue Springs Holdings, LLC, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent has executed this instrument on October 28, 2019.

Executed in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's Printed Name
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's Printed Name

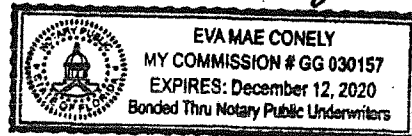
[Signature]
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogata Columbia

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.

Eva Mae Conely
Notary Public, State of Florida



Blue Spring Holdings, 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 and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial.

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

The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple Family 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 land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.

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 rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.

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 uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped 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 to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.

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

The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.

- 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 this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. 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.

Blue Spring Holdings, LLC

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

Blue Spring Holding, LLC, has purchase this parcel that is approximately 54.8 acres located in Section 15, Township 37S, and Range 35E. The property's parcel ID is 2-15-37-35-0A00-00003-0000. It is currently located in the City of Okeechobee with a current zoning of Holding.

The primary intent of rezoning this parcel is to change the zoning of 16.8 acres to Heavy Commercial (CHV) and 38 acres to Residential Multiple-Family (RMF). The proposed zoning is generally consistent with adjacent lands at this location surrounded by a Residential Mobile Home subdivision to the southwest, single family homes to the east and west and commercial to the southeast and industrial to the north. This dual use zoning will allow a multi-family residential community and household storage facility to compliment the existing pattern of uses.

This application is for the City to grant a zoning on this parcel from the existing Holding to 16.8 acres of Heavy Commercial and 38 acres of Residential Multiple-Family. There is currently once access off NE 8th Avenue through River Run Resort and a proposed second access off NE 13th Avenue, a currently undeveloped City ROW or to the east off undeveloped ROWs on NE 5th or 6th Streets.

Blue Spring Holdings, LLC requests that the Planning Board recommend to the City Council to grant the request to rezone this parcel of land to Heavy Commercial and Residential Multiple Family.

LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

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AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES

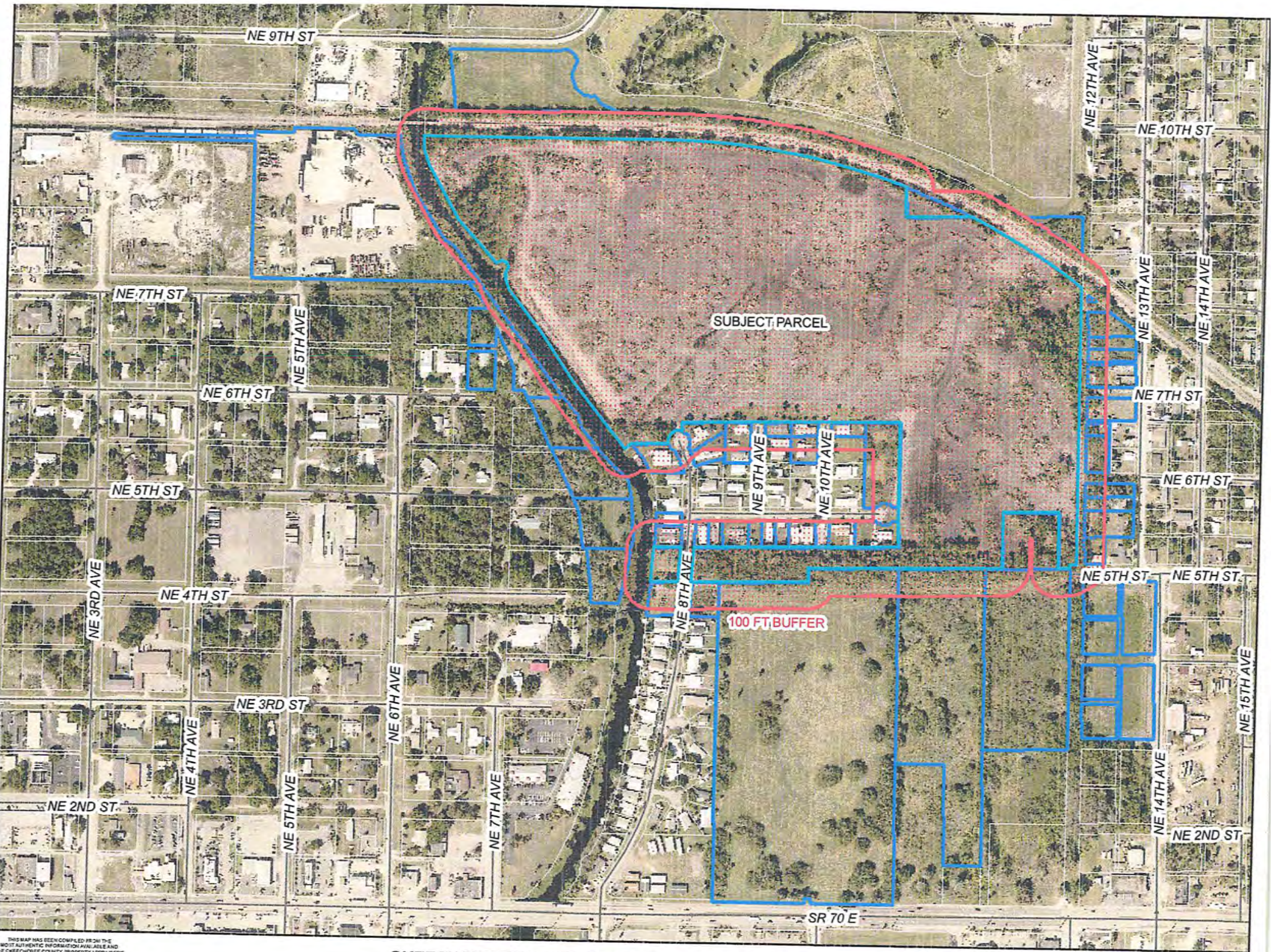
TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
✓ 1-15-37-35-0030-00040-0010	OKEECHOBEE COUNTY	✓ 304 NW 2ND STREET		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00020-0010	NEAL VINELLE J	✓ PO BOX 921		OKEECHOBEE	FL	34973-0921
✓ 1-15-37-35-0040-00020-0060	BRADY LASHONDA DINSE	✓ 29060 SW 160TH AVE		HOMESTEAD	FL	33033-2330
✓ 1-15-37-35-0040-00020-0090	SINGH RITA	✓ 133-43 128TH STREET		SOUTH OZONE PARK	NY	11420
✓ 1-15-37-35-0040-00020-0110	GARLAND JAMES5	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
1-15-37-35-0040-00020-0120	GARLAND JAMES5	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
✓ 1-15-37-35-0040-00030-0010	BYRD DEMOND	✓ 609 NW 15TH ST		OKEECHOBEE	FL	34972-4358
✓ 1-15-37-35-0040-00030-0050	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00030-0060	GIVENS ARNETTA	✓ 1996 NICKLAUS DRIVE		TALLAHASSEE	FL	32301
✓ 1-15-37-35-0040-00030-0070	COPE WILLIE FRED	✓ 1178 GREAT GLEN WAY		LAWRENCEVILLE	GA	30045-9103
✓ 1-15-37-35-0040-00030-0080	OKEECHOBEE COUNTY	✓ VACANT NE 13TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00040-0010	ARROYO-SANCHEZ PEDRO L	✓ 511 NW 20TH LN		OKEECHOBEE	FL	34972-4300
✓ 1-15-37-35-0040-00040-0030	KEARNEY THOMAS	✓ 2111 NW 28TH AVE		FT. LAUDERDALE	FL	33311
✓ 1-15-37-35-0040-00040-0040	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00040-0050	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0020	CESG LLC	✓ 636 NE 101ST ST		MIAMI SHORES	FL	33138-2427
✓ 1-15-37-35-0040-00050-0040	OKEECHOBEE COUNTY	✓ 304 NW SECOND STREET ROOM 106		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0050	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00050-0060	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00080-0020	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00080-0090	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00080-0120	THOMAS JOAN COLTON	✓ PO BOX 3338		LAKELAND	FL	33802-3338
✓ 1-15-37-35-0040-00090-0060	AITKEN BYRON S	✓ 3706 GREENWOOD AVE		WEST PALM BEACH	FL	33407
✓ 1-15-37-35-0040-00090-0070	JMTL ENTERPRISES LLC	✓ 377S US 1 SOUTH		ST AUGUSTINE	FL	32086-7100
✓ 1-15-37-35-0040-00090-0080	MCQUEEN MABLE (ESTATE)	✓ PO BOX 3048		OKEECHOBEE	FL	34973
✓ 1-15-37-35-0040-00090-0100	WELLS ANGELO R	✓ 954 SE 38TH AVE		OKEECHOBEE	FL	34974
✓ 1-15-37-35-0040-00100-0010	JOHNSON JOHNNY	✓ 1034S SW 149TH TERR		MIAMI	FL	33716
✓ 1-15-37-35-0040-00100-0020	ALLEN LYNNELL (ESTATE)	✓ 531 NE 13TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00100-0030	WHITE JOHN JR	✓ 519 NE 13TH AVE		OKEECHOBEE	FL	34972-3171
✓ 1-15-37-35-0040-00100-0050	HOWARD ELLIS GROUP LLC	✓ 4301 NW 35TH AVE		FORT LAUDERDALE	FL	33309-4123
✓ 1-15-37-35-0040-00100-0060	BARRETT ELVIS ALONSO	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00110-0020	JOHNSON CANDACE	✓ 480 NE 13TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00110-0060	RILEY JULIUS LAROSE JR	✓ 6559 BROOKSHIRE ST		FAYETTEVILLE	NC	28314-5115
✓ 1-15-37-35-0040-00110-0090	HOUEZ VANESSA	✓ 1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
✓ 1-15-37-35-0070-0000D-0200	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
✓ 1-15-37-35-0070-0000D-0230	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-15-37-35-0070-0000D-0240	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
2-15-37-35-0A00-00003-A000	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
✓ 2-15-37-35-0A00-00003-B000	BUTLER SYLVESTER	✓ 1873 NE 3RD STREET		OKEECHOBEE	FL	34972
✓ 2-15-37-35-0A00-00007-0000	RACETRAC PETROLEUM INC	✓ 200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339-5945
✓ 2-15-37-35-0A00-00009-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
✓ 3-15-37-35-0010-00010-001A	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001D	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00010-001F	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00010-001I	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001J	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001L	MASON WILLIAM H	✓ 1032 SW 20TH AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-0010-00510-0010	IVANS PROPERTIES LLC	✓ 542 NW 36TH TER		OKEECHOBEE	FL	34972-2202
✓ 3-15-37-35-0010-00530-0010	DIAMOND R FERTILIZER CO INC	✓ 4100 GLADES ROAD		FT PIERCE	FL	34981
✓ 3-15-37-35-0010-00820-0030	WATFORD DOWLING R REV TRUST	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00820-0070	LAROSE JACQUES S	✓ 605 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00820-0110	ROBINSON DAWN	✓ 649 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00840-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-00840-0030	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0080	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-01160-0010	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
ND 3-15-37-35-0020-00000-00A0	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
✓ 3-15-37-35-0020-00000-0180	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0190	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0C30	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0C40	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0L20	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-021A-00000-00E0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-00W0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-0130	VENTIMIGLIA SALVATORE	✓ 222 SE PARADISE PL		STUART	FL	34997-7320
3-15-37-35-021A-00000-0140	BARRETT ELVIS A	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0150	WALDRON BETTY M	✓ 301 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0160	BRANDENBURG ROBERT A	✓ 303 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0170	MINTON FREDDIE L	✓ 302 NE 8TH AVENUE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0180	ARRIAGA FERMIN	✓ 2302 SW 3RD AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-021A-00000-0190	DICKERHOOF PEDIE DUKE	✓ 212 NE 8TH AVE		OKEECHOBEE	FL	34972-4504
✓ 3-15-37-35-021B-00000-0010	OLMSTED NEIL I	✓ 501 NE 8TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0030	FORLIFER RICHARD G	✓ 407 NE 8TH AVENUE		OKEECHOBEE	FL	34972

3-15-37-35-0218-00000-0040	FORLIFER RICHARD G	407 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0050	HELMS ROSEMARY A	✓ BOX 54	SAINT GEORGE	KS	66535
✓ 3-15-37-35-0218-00000-0060	MASTALER TERRELL	✓ 401 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0070	MOSHIER ROBERT R	✓ 309 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0080	LALLY MICHAEL D	✓ 6650 3RD PL SW	VERO BEACH	FL	32968-3179
✓ 3-15-37-35-0218-00000-0090	BECK DEBRA	✓ 508 NE 8TH AVE	OKEECHOBEE	FL	34972-4512
✓ 3-15-37-35-0218-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN			
✓ 3-15-37-35-0218-00000-0100	CANCINO MARIA D	✓ 408 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0110	MURPHY ANTHONY	✓ 406 NE 8TH AVE	OKEECHOBEE	FL	34972-4509
✓ 3-15-37-35-0218-00000-0120	MERRY CHARLIE T JR	✓ 404 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0130	CANCINO MARIA ELENA	✓ 310 NE 8TH AVE	OKEECHOBEE	FL	34972-4514
✓ 3-15-37-35-0218-00000-0140	PHILLIPS RACHELLE D	112 WINDING HOLLOW CV	GEORGETOWN	TX	78628
✓ 3-15-37-35-0218-00000-0150	THOMAS TIMOTHY LEE	✓ 809 NE 5TH STREET	OKEECHOBEE	FL	34972-2
✓ 3-15-37-35-0218-00000-0170	BOOTH JUDY ANN	✓ 903 NE 5TH ST	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0180	LAKEIDE FARMS LLC	✓ 19537 LAKE RD	ROCKY RIVER	OH	44116-1858
✓ 3-15-37-35-0218-00000-0190	NAVE MICHAEL	✓ 2304 NORTHGATE BLVD	AUBURN	IN	46706-1015
✓ 3-15-37-35-0218-00000-0210	NEAL LAVON BOWMAN	✓ 1001 NE 5TH STREET	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0220	HOUSER LARRY D	✓ 2190 SE 25TH DR	OKEECHOBEE	FL	34974-6475
✓ 3-15-37-35-0218-00000-0240	GORBY JAMES L	✓ 1009 NE 5TH STREET	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0260	SCHOONMAKER DENNIS D	✓ P O BOX 2141	OKEECHOBEE	FL	34973
✓ 3-15-37-35-0218-00000-0280	MURRAY KENNETH	✓ 502 NE 10TH AVENUE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0290	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056
3-15-37-35-0218-00000-0300	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056
✓ 3-15-37-35-0218-00000-0310	HARRIS DOROTHY	✓ 508 NE 10TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0320	BAULDIE PRISCILLA T	✓ 507 NE 10TH AVE	OKEECHOBEE	FL	34972-4516
✓ 3-15-37-35-0218-00000-0330	SEGARRA JEFFREY D	✓ 503 NE 10TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0350	VIEYRA-ROSALES REBECA ARANA	✓ 501 NE 10TH AVE	OKEECHOBEE	FL	34972-4516
✓ 3-15-37-35-0218-00000-0360	MILLER PATRICIA A	✓ 509 NE 10TH AVE	OKEECHOBEE	FL	34972-4523
✓ 3-15-37-35-0218-00000-0380	JOHNSON TONY R	✓ 486 TEAYS LN	HURRICANE	WV	25526
✓ 3-15-37-35-0218-00000-0400	WATSON ALEXIS, MINOR	✓ C/O VICKI DOLCE, CUSTODIAN	2761 NW 63RD TER	FL	34972-9741
✓ 3-15-37-35-0218-00000-0410	GARCIA OFELIA	✓ 500 NW 17TH ST	OKEECHOBEE	FL	34972
✓ 3-15-37-35-0218-00000-0420	KANE STEPHEN PAUL (DEC)	✓ 1437 CHOBEE ST	OKEECHOBEE	FL	34974
✓ 3-15-37-35-0218-00000-0430	LYNCH PAUL F III	✓ 506 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-0218-00000-0440	CARTER MICHAEL	✓ 507 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-0218-00000-0460	WHITE BRANDI ANN	✓ 503 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-0218-00000-0470	WHITE TROY D	✓ 7866 US HIGHWAY 441 SE	OKEECHOBEE	FL	34974-9537
✓ 3-15-37-35-0218-00000-0480	JOHNSON RICKIE G	✓ 33137 CERCELIA RD	DADE CITY	FL	33523
✓ 3-15-37-35-0218-00000-0490	MURDORF MABEL SILLS	✓ 891 NE 5TH ST	OKEECHOBEE	FL	34972-4519

3-15-37-35-
0218-00000-
0420
-owner - Mary C
Grinage
-same address

See below



THIS MAP HAS BEEN COMPILED FROM THE
MOST AUTHENTIC INFORMATION AVAILABLE AND
OKEECHOBEE COUNTY PROPERTY APPRAISERS
OFFICE DOES NOT ASSUME RESPONSIBILITY
OR ERRORS OR OMISSIONS CONTAINED HEREON



**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 August 27, 2021 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 7th day of

September, 2021


Signature of Applicant

9/7/21
Date

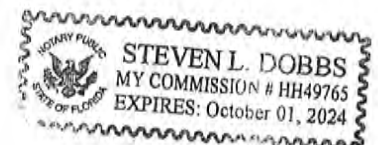
Gad Reggev
Name of Applicant (printed or typed)

State of Florida
County of Okeechobee

Sworn to and subscribed before me this 7th day of September 2021 Personally
known to me ✓ or produced _____ as identification and
did not take an oath.


Notary Public, State of Florida

Seal:



LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
O.R.F.	OFFICIAL RECORD FILE
P.B.	PLAT BOOK
S.R.	STATE ROAD
W/	WITH
(C)	CALCULATED
(F)	FIELD
(P)	PLAT
(D)	DEED
L&E1	LESS & EXCEPT 1
L&E2	LESS & EXCEPT 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P1	PARCEL 1
R	RADIUS
Δ	DELTA
L	LENGTH
S	SECTION
T	TOWNSHIP
R	RANGE
P.P.1	PROPOSED PARCEL 1
P.P.2	PROPOSED PARCEL 2

PROPOSED LEGAL DESCRIPTION:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

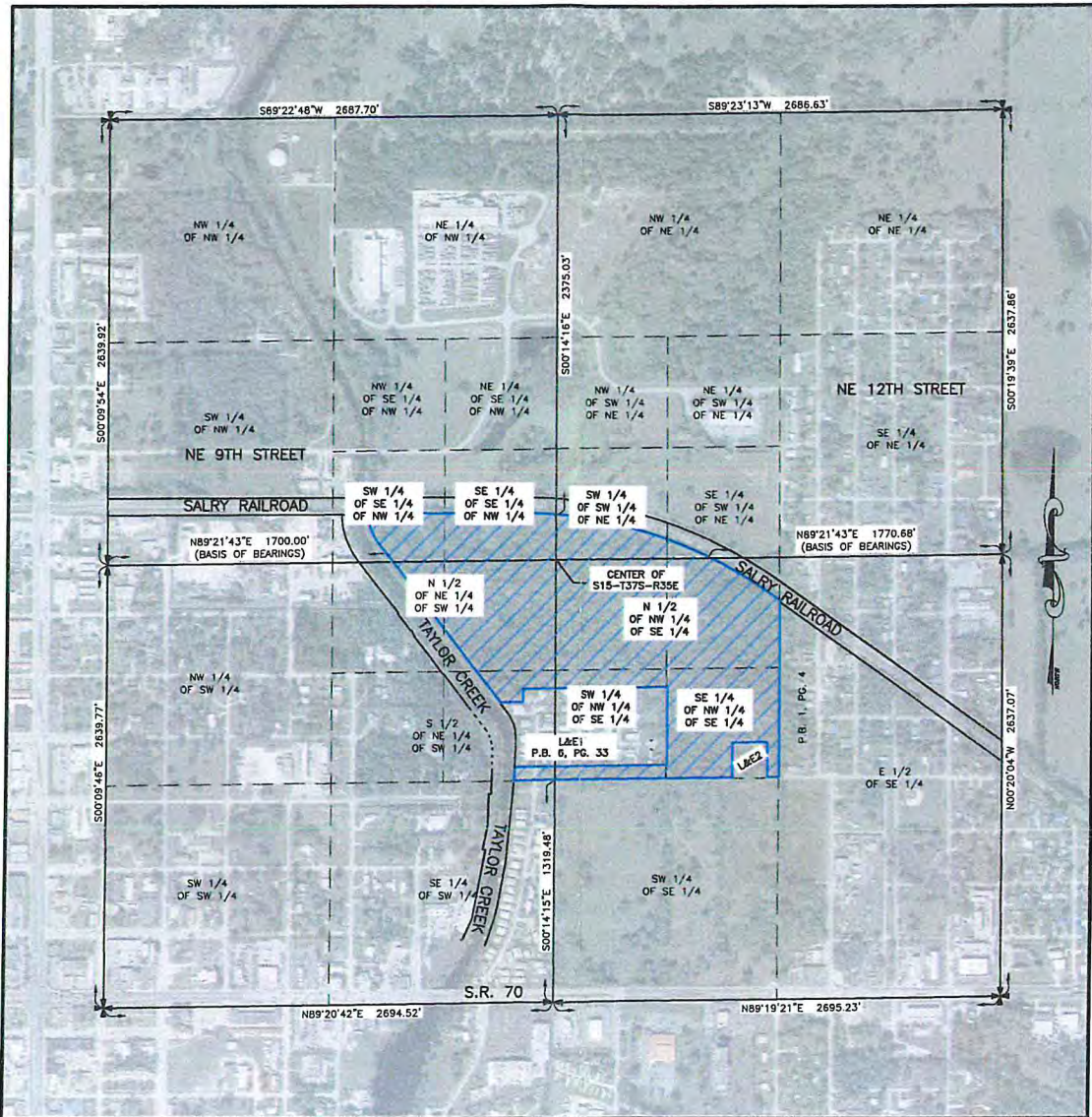
SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

LEGAL DESCRIPTION EXHIBIT
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

(SCALE: 1 INCH = 500 FEET)



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

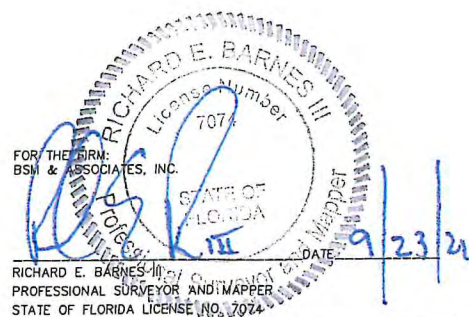
COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

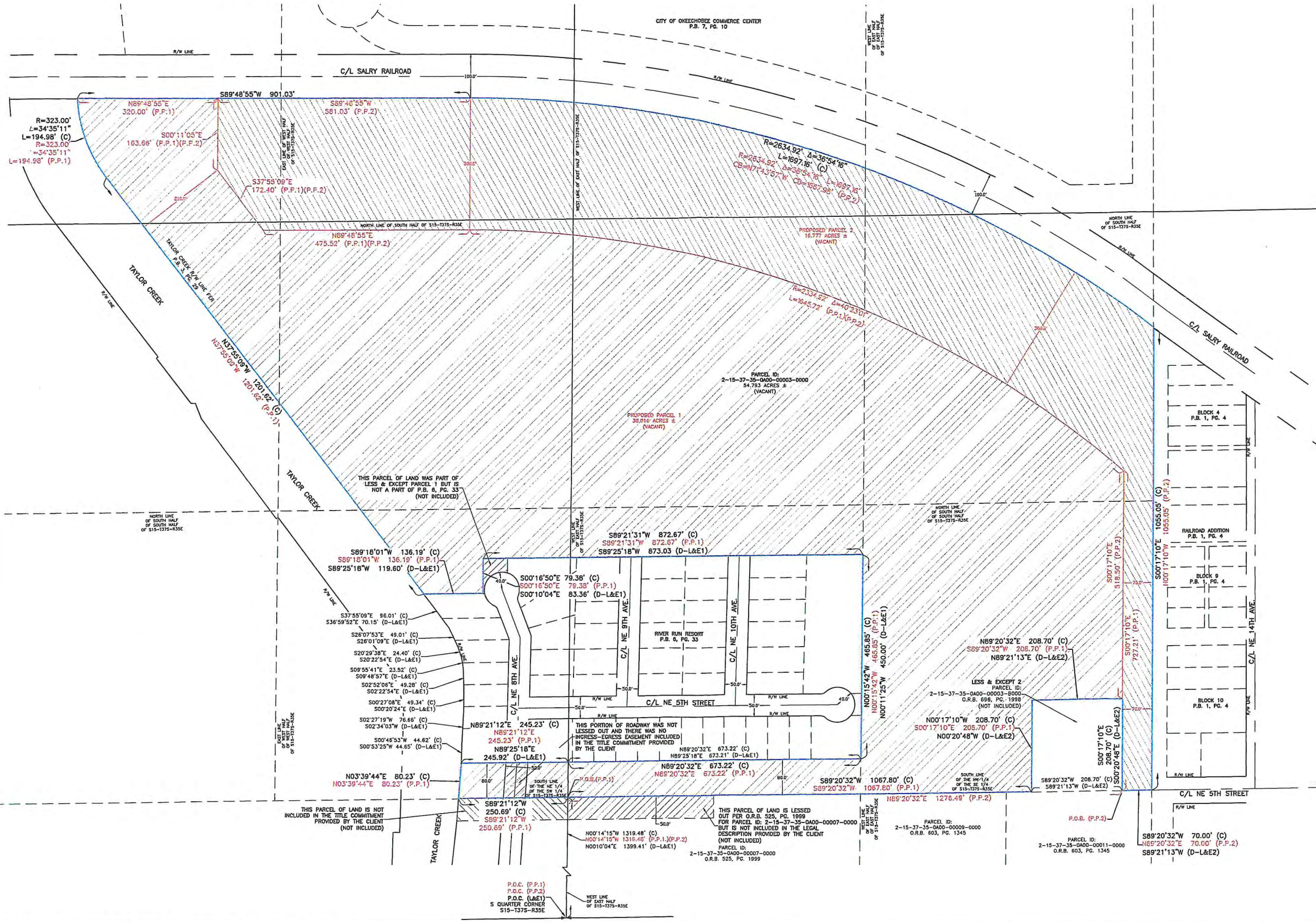
SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. 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 NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



LEGAL DESCRIPTION EXHIBIT
NE 9TH AVENUE
OKEECHOBEE, FLORIDA 34972





LEGAL DESCRIPTION EXHIBIT		CAD		I\My Data\BHM & ASSOCIATES, INC\2020\20-097 HE 9TH AVE. (S) ADJES TAYLOR CREEK\COMMON	
NE 9TH AVENUE		REF		I\My Data\BHM & ASSOCIATES, INC\2020\20-097 HE 9TH AVE. (S) ADJES TAYLOR CREEK\COMMON	
OKEECHOBEE, FLORIDA 34972		FLD		FB/PKG. RJ #1/20-22	
		HW, DF			
		OFF		BHM	
		CHK		REB	
		SHEET 2 OF 2		DATE 04/14/20	
		DWG 20-097 LEGAL		DATE: 08/16/21	
				UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID	
				UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL	
				REVISIONS:	
				BY:	



Memo

Exhibit 6
11/16/2021

To: Gary Ritter, City Administrator
From: David Allen, Public Works Director
Date: 11/4/2021
Re: Cattleman's Square Furnishings PO Request

The Public Works Department is requesting a purchase order in the amount of \$32,762.92 for the purchase of park furnishings (Benches, Tables, Trash Cans) from Rep Services Inc. The fixtures were selected by the Parke committee working with the Landscape Architect for the project.

Pricing for the fixtures includes a discount per a contract that Rep Services has with Clay county.



REP SERVICES, INC.

Experts at Play & Outdoor Spaces

Site Amenities ■ Playground Equipment ■ Safety Surfacing ■ Shade
Phone: 407.831.9658 Fax: 866.232.8532 E-mail: sales@repsservices.com

CGC1508223

Page 1 of 2

Please mail POs, contracts and checks to:

Rep Services, Inc.

165 W. Jessup Ave.

Longwood, FL 32750-4146

Proposed To: City of Okeechobee Public Works 500 NW 11th Avenue Okeechobee, FL 34974-2903	Ship To: City of Okeechobee 500 NW 11th Avenue Okeechobee, FL 34974-2903	Bill To: City of Okeechobee Public Works 500 NW 11th Avenue Okeechobee, FL 34974-2903
Attn: David Allen	Attn: David Allen	Attn: David Allen

Project No: 18708 **Project Name:** Cattlemen's Square Park **Project Contact:** David Allen
Proposal No: 18708.04 **Proposal Name:** Cattlemen's Square-DUM **Project Location:** 4026 US Hwy 441 SE,
Proposal Date: 10/25/2021 **Proposal Expires:** 11/24/2021 Okeechobee, FL 34974
 Project County: Okeechobee

For Questions Contact: Jacqui Rohrborn ☎ 407-853-3560 ✉ jacqui@repsservices.com
Sales Consultant: Debbie Levine ☎ 561-353-0980 ✉ debbie@repsservices.com

Opt/Rev: C/2 **Printed:** 10/25/21 - JR

Vendor: DuMor **Proj Drawings:** DUM 580431

Class	Part No	Qty	Description	Unit Price	Ext Price
Benches	165-60PL	6 EA	6' Cast Bench, Recycled Plastic	1,882.00	11,292.00
Custom	64-633-31-FTO	4 EA	Receptacle	2,390.00	9,560.00
Tables	299-60-1PL	1 EA	6' Ada Steel Picnic Table, Recycled Plastic	5,345.00	5,345.00
	299-60PL	1 EA	6' Steel Picnic Table, Recycled Plastic	4,937.00	4,937.00
Product Subtotal:					\$31,134.00
Discount per the Clay County Contract #18/19-2				2.00%	(\$622.68)
Discounted Product Total:					\$30,511.32
Freight: Prepaid Ship Method: Best Way FOB: Destination Weight: 2,395 lbs Freight Charge:					\$2,251.60
DuMor Total:					\$32,762.92

General Terms of Sale and Proposal Summary

100% of product prior to fabrication

Product:	\$30,511.32
Freight:	\$2,251.60
Proposal Total:	\$32,762.92

Notes

The Clay County Contract #18/19-2 provides a 2% discount on DuMor product. The maximum price for installation is 50% of the product price. (Installation does not include site prep, slabs, footings or engineering).

Basis of Proposal:

Our proposal is based upon your email and the Drawing you provided.

This proposal is for material, freight and applicable tax only. Any building permits, engineering, unloading, assembly, installation, site preparation and surfacing are by others. Drivers will not unload the shipment. In most circumstances this will require a fork lift.

If, during the performance of this contract, the price of an input increases 3% or more as documented by factory quotes, invoices or receipts to contractor (Rep Services, Inc.) from the date of the contract signing the price of shall be equitably adjusted by an amount reasonably necessary to cover such price increases. Where the delivery of an input is delayed, through no fault of contractor (RSI) as a result of the shortage or unavailability of an input, contractor (RSI) shall not be liable for any additional costs or damages associated with such delay(s).

Please note the vendor information itemized below.

Also, please be aware that we generate separate invoices for product at the time of delivery. If your project should include products from multiple manufacturers, each will be invoiced and taxed separately. If you require consolidated invoices, Please alert your sales team.

Estimated product delivery schedule- The lead time for your project is 12-14 weeks after RSI receipt of your signed order, finish selections, Credit Agreement and Deposit.

DuMor Site Furnishings:

Color Selection: Bench, Receptacle, Picnic Table: Frame-Textured Rust, Slats-Redwood Recycled Plastic

Support Option: Bench, Receptacle, Picnic Table: Surface Mount-S/2

NOTES: for product-only orders be aware of the following:

- Some products require assembly. Shipments are via semi trailer.

Orders are shipped within our manufacturer's standard lead times. Requests for delayed shipping may result in additional costs due to increases in freight,

material costs or other factors. To secure the prices on this proposal, the offer must be accepted prior to the expiration date noted.

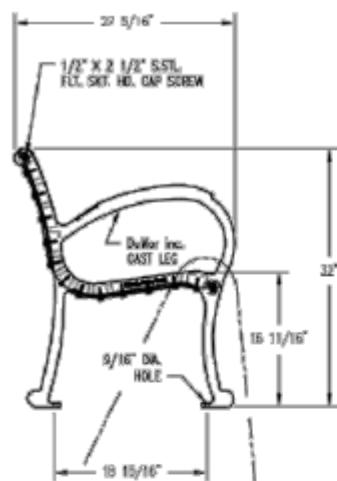
The undersigned warrants that he/she is an authorized representative of the company noted and has the requisite authority to bind said company and/or principal. If any particular billing is not paid when due, all outstanding balances, regardless of prior terms, will become immediately due and owing upon demand. Interest on past due amounts will be assessed at 1 ½ % per month or the maximum interest rate permitted by applicable law, whichever is less. Should it become necessary for either party to this contract to institute legal action for enforcement of any provisions of this contract, the prevailing party shall be entitled to reimbursement for all court costs and reasonable attorney's fees incident to such legal action. The parties hereto agree that proper venue for any legal action in any way related to this contract shall be in Seminole County, FL.

Accepted By:

City of Okeechobee

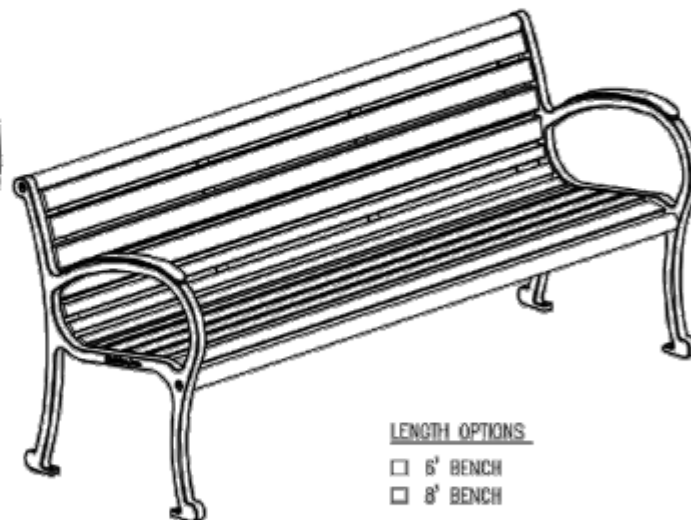
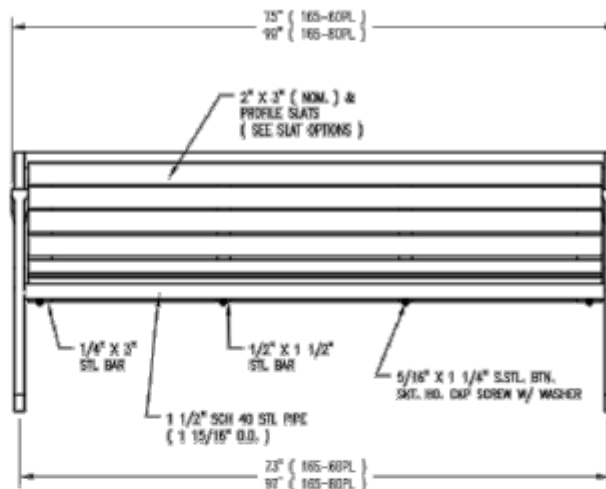
Company Name	Authorized By	Printed Name	Date
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As Its: _____ (Title)



BE SURE TO ATTACH SEAT
FRAME WITH BENT STRAP
ON SEAT END

SEAT FRAME
BOLTING DETAIL



LENGTH OPTIONS

- ☐ 6' BENCH
☐ 8' BENCH

SLAT OPTIONS

- ☐ "CEDAR" RECYCLED PLASTIC
☐ "GREY" RECYCLED PLASTIC
☐ "REDWOOD" RECYCLED PLASTIC
☐ "WALNUT" RECYCLED PLASTIC
☐ OTHER _____

NOTES

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

DuMor, inc.

BENCH

DATE DRAWN : 06/28/05
DRAWN BY : AMH
DATE REV. : 10/26/11
REV. BY : RDH

REV.
D

DRAWING
NUMBER

165 SERIES-PL

SHEET
1 OF 2

NOTES:

- 1.) DURING ASSEMBLY PROCEDURE:
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
- 3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
- 4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

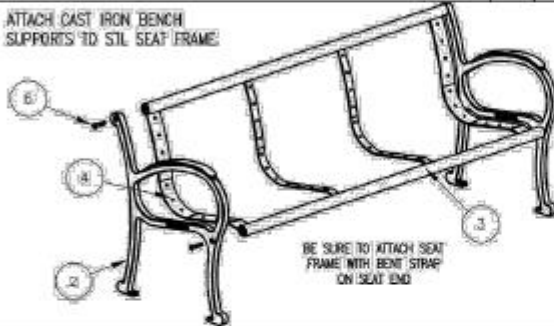
- 3/4" WRENCH
9/16" WRENCH
1/4" ALLEN WRENCH
3/8" DRILL BIT
1/2" MASONRY DRILL BIT
DRILL

PARTS LIST

ITEM	QTY	PART NO.	DESCRIPTION
1	5	0-145-B0PL-01	2" X 3" X 71" INTR SLAT, PLASTIC
2	2	0-160-00-01	CAST IRON BENCH SUPPORT FOR BACKREST
3	1	0-163-00-01	6" SEAT FRAME
4	6	0-165-B0PL-03	71" TRAP SLAT, PLASTIC
5	3	0-145-B0PL-04	71" BULD SLAT, PLASTIC
6	4	1-12-055	1/2" X 2 1/2" FLT SKT HD CAP SCR
7	48	1-15-023	5/16" X 1 1/4" SS BTH SKT HD LAG
8	48	1-22-037	5/16" SS FLAT WASHER

KITS PROVIDED

ITEM	QTY	PART NO.	DESCRIPTION
9	1	K-ANCO660-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
10	2	K-BL0524-24	5/16" LAG HARDWARE KIT (24PC)
11	1	K-FC0848-4	1/2" CAP HARDWARE KIT (4 PCS)

1) ATTACH CAST IRON BENCH SUPPORTS TO SEAT FRAME**1A**

PLACE SEAT ASSEMBLY ON WORK SURFACE ALLOWING ACCESS TO ENDS. PLACE RATCHET STRAP AROUND SEAT ASSEMBLY AS SHOWN ABOVE.

1B

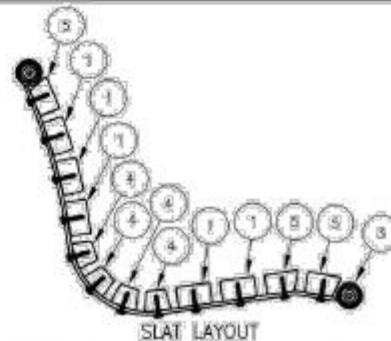
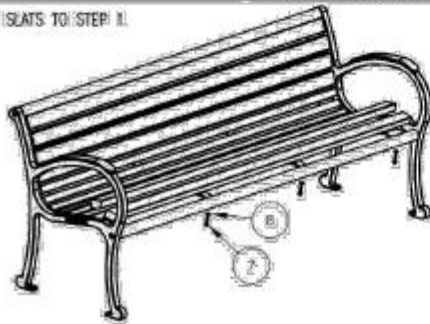
TIGHTEN STRAP UNTIL SHIPPING BRACKET BECOMES LOOSE. THEN REMOVE AND DISCARD BOLTS & SHIPPING BRACKET.

1C

ATTACH CAST SUPPORT TO SEAT ASSEMBLY. IF HOLES IN CASTING DO NOT ALIGN WITH THE SEAT ASSEMBLY, ADJUST BY USING THE RATCHET STRAP.

1D

TIGHTEN HARDWARE THEN REMOVE RATCHET STRAP AND REPEAT THIS PROCEDURE ON THE OTHER END OF BENCH.

2) ATTACH SLATS TO STEP 1.**SLAT LAYOUT**

DuMor, inc.

ASSEMBLY INSTRUCTIONS

DATE DRAWN: 06/28/05
DRAWN BY: JAM
DATE REV: 10/26/11
REV. BY: RDM

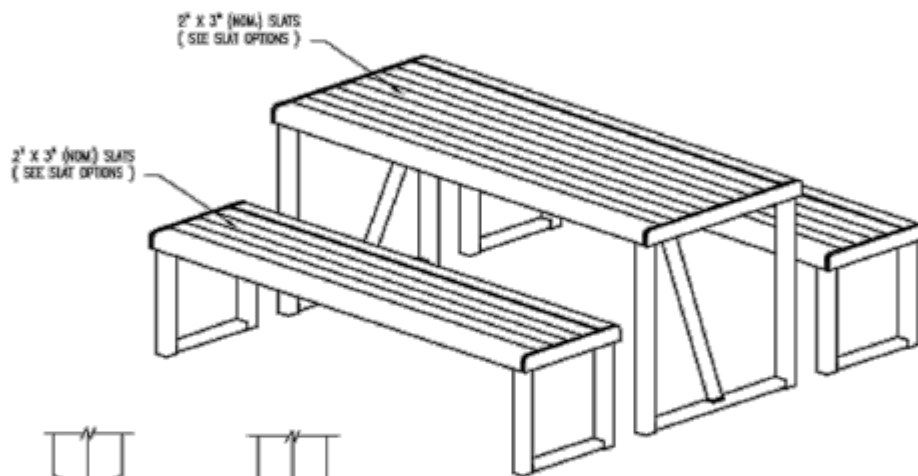
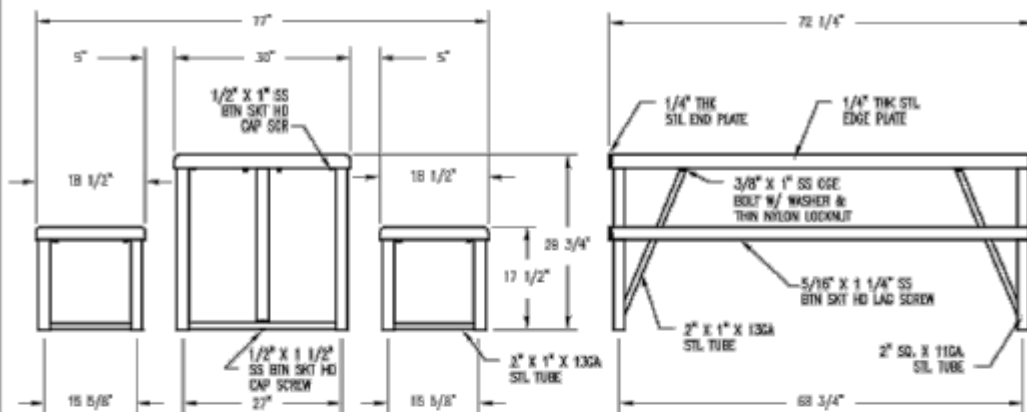
REV.

DRAWING NUMBER

165 SERIES-PL

SHEET

2 OF 2



S-2 SURFACE



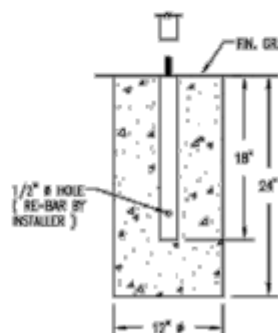
S-5 FREE STANDING

SLAT OPTIONS

- ☐ "CEDAR" RECYCLED PLASTIC
- ☐ "GREY" RECYCLED PLASTIC
- ☐ "REDWOOD" RECYCLED PLASTIC
- ☐ "WALNUT" RECYCLED PLASTIC
- ☐ OTHER

NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" x 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.



☐ S-1 EMBEDMENT

DuMor, inc.

TABLE

DATE DRAWN: 11/17/17
DRAWN BY: RCH
DATE REV: 04/23/21
REV. BY: ESS

REV.
C

DRAWING
NUMBER

299-60PL

SHEET
1 OF 2

NOTES:

- 1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
- 3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
- 4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

- 9/16" WRENCH
- 3/16" ALLEN WRENCH
- 5/16" ALLEN WRENCH
- 1/2" MASONRY DRILL BIT
- DRILL

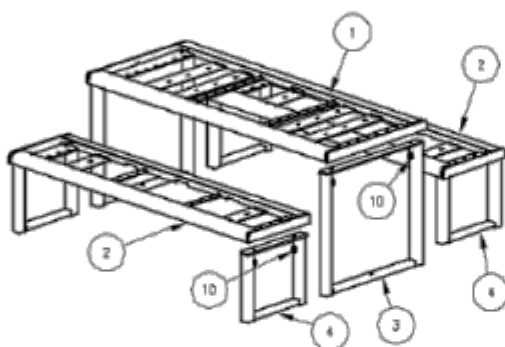
PARTS LIST FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
1	1	D-268-60-08	6" TABLE TOP FRAME
2	2	D-268-60-10	6" ENDS SEAT FRAME
3	2	D-599-00-11	STL TABLE END SUPPORT
4	4	D-268-00-12	STL SEAT END SUPPORT
5	2	D-268-00-13	STL TABLE BRACE
6	18	C-472-60PL-03	2" X 3" X 71" WITH SLAT, PLASTIC
7	12	D-94-00-02/S-2	SURFACE MOUNT FOOT PAD, PC
8	4	1-11-006	3/8" X 1" SS COE BOLT
9	2	1-12-030	1/2" X 1 1/2" SS BTN SKT HD CAP SCR
10	12	1-12-026	1/2" X 1" SS BTN SKT HD CAP SCR
11	64	1-12-023	5/16" X 1 1/4" SS BTN SKT HD LAG
12	4	1-20-019	3/8" SS THIN NYLON LOCKNUT
13	64	1-22-017	5/16" SS FLAT WASHER
14	4	1-22-024	3/8" SS FLAT WASHER

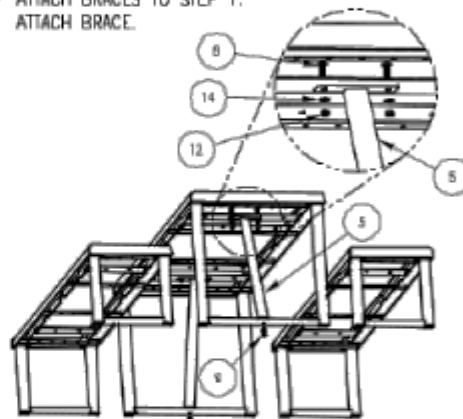
KITS PROVIDED FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
15	3	K-ANCOB00-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
17	1	K-B20824-2	1/2" CAP HARDWARE KIT (2PC)
18	2	K-BLDS24-33	5/16" LAG HARDWARE KIT (33PC)
16	2	K-B20816-6	1/2" CAP HARDWARE KIT (6PC)
19	1	K-GC0016-47L	3/8" COE BOLT HARDWARE KIT (4PC)

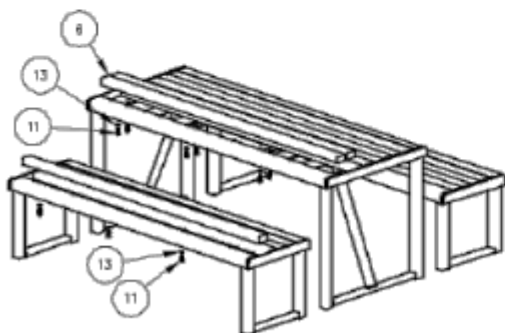
1 ATTACH END SUPPORTS TO TABLE TOP AND SEATS



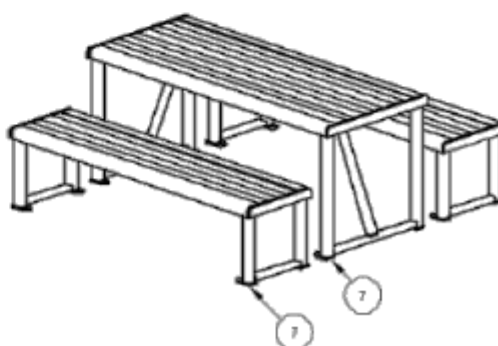
2 ATTACH BRACES TO STEP 1. ATTACH BRACE.



3 ATTACH SLATS TO STEP 2.



4 ATTACH SURFACE MOUNT FOOT PADS TO STEP 3.



ASSEMBLY
INSTRUCTIONS

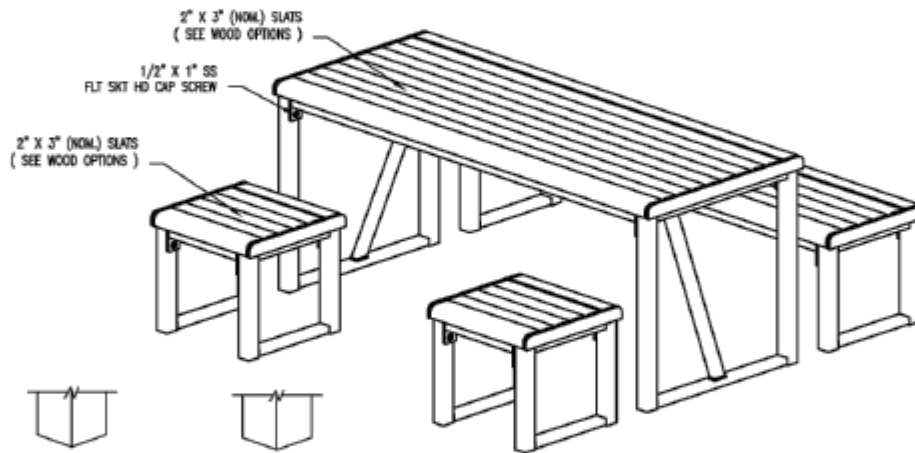
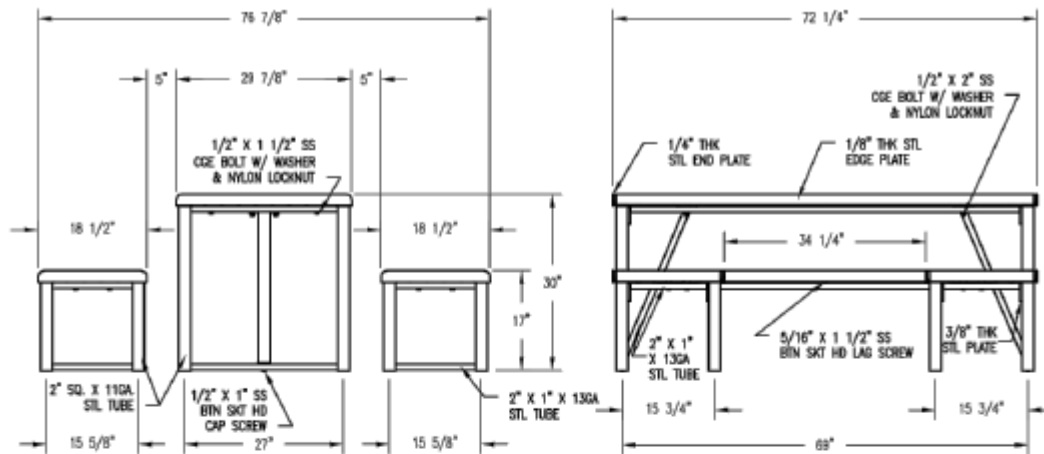
DATE DRAWN : 11/17/17
DRAWN BY : RDM
DATE REV. : 04/23/21
REV. BY : CSS

REV
C

DRAWING
NUMBER

299-60PL

SHEET
2 OF 2



S-2 SURFACE

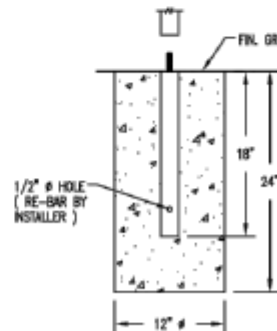
S-5 FREE STANDING

WOOD OPTIONS

- ☐ 'C' & BTR. DOUGLAS FIR KD S4S EE
- ☐ IPE S4S EE
- ☐ OTHER _____

NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED FOR S-2.



☐ S-1 EMBEDMENT

DuMor, inc.

TABLE

DATE DRAWN : 11/14/17
DRAWN BY : ROH
DATE REV. :
REV. BY :

REV.

A

DRAWING
NUMBER

299-60-1

SHEET
1 OF 2

NOTES:

- 1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED.
NUMBERS ONLY APPLY TO DRAWING.
- 3.) UPON COMPLETION OF ASSEMBLY SQUARE
ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.
- 4.) MOUNT AND ANCHOR AS SPECIFIED.

TOOLS REQ'D

- 3/4" WRENCH
- 3/16" ALLEN WRENCH
- 5/16" ALLEN WRENCH
- 1/2" MASONRY DRILL BIT
- DRILL

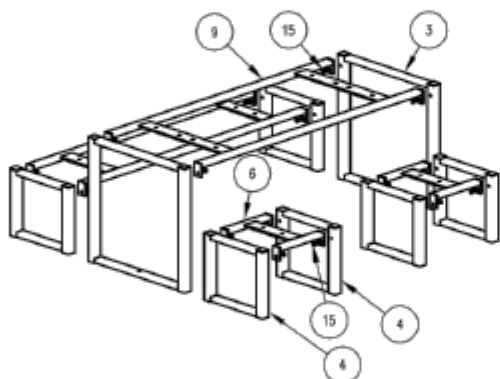
PARTS LIST FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-299-60-03	6" STL TABLE FRAME FOR WOOD
2	1	0-299-60-04	6" BKLS STL SEAT FRAME FOR WOOD
3	2	0-299-00-01	STL TABLE END SUPPORT
4	6	0-299-00-02	STL SEAT END SUPPORT
5	2	0-299-00-06	STL TABLE BRACE
6	2	0-299-19-03	6" STL SEAT SUB FRAME
7	2	0-299-19-04	6" BKLS STL SEAT FRAME FOR WOOD
8	8	0-299-19-07	2" X 3" X 17 3/4" SLAT, WOOD
9	1	0-299-60-03	6" STL TABLE SUB FRAME
10	1	0-299-60-04	6" STL SEAT SUB FRAME
11	12	0-472-60-03	71" INTR SLAT, WOOD
12	16	0-94-00-02/S-2	SURFACE MOUNT FOOT PAD, PC
13	12	1-11-042	1/2" X 1 1/2" SS CGE BOLT
14	4	1-11-043	1/2" X 2" SS CGE BOLT
15	16	1-12-014	1/2" X 1" SS FLT SKT HD CAP SCR
16	2	1-12-030	1/2" X 1 1/2" SS BTN SKT HD CAP SCR
17	52	1-13-023	5/16" X 1 1/2" SS BTN SKT HD LAG
18	16	1-20-015	1/2" SS NYLON LOCKWUT
19	16	1-22-015	1/2" SS FLAT WASHER
20	52	1-22-017	5/16" SS FLAT WASHER

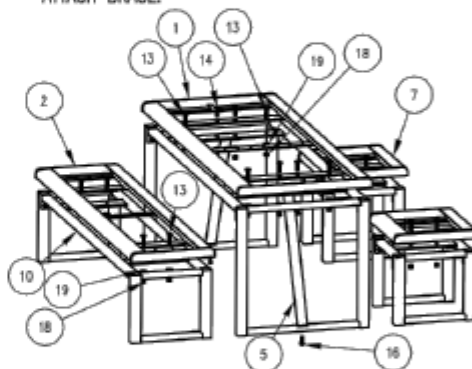
KITS PROVIDED FOR S-2

ITEM	QTY	PART NO	DESCRIPTION
21	4	K-ANC0860-4	1/2" X 3 3/4" SS ANCHOR KIT (4PC)
22	1	K-BC0824-2	1/2" CAP HARDWARE KIT (2PC)
23	1	K-BL0524-52	5/16" LAG HARDWARE KIT (52PC)
24	3	K-CG0824-4L	1/2" CGE BOLT HARDWARE KIT (4)
25	2	K-CG0832-2L	1/2" CGE BOLT HARDWARE KIT (2)
26	4	K-FC0816-4	1/2" CAP HARDWARE KIT (4 PCS)

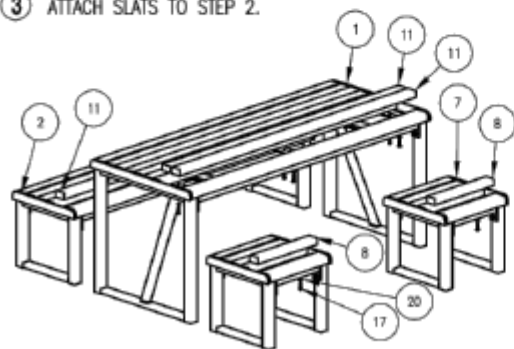
1 ATTACH SUB FRAME TO END SUPPORTS.



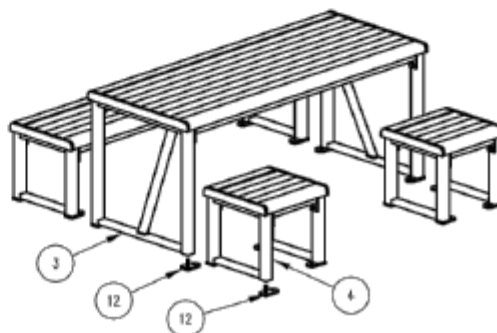
2 ATTACH TABLE & SEAT FRAMES TO STEP 1. ATTACH BRACE.



3 ATTACH SLATS TO STEP 2.



4 ATTACH SURFACE MOUNT FOOT PADS TO STEP 3.



ASSEMBLY
INSTRUCTIONS

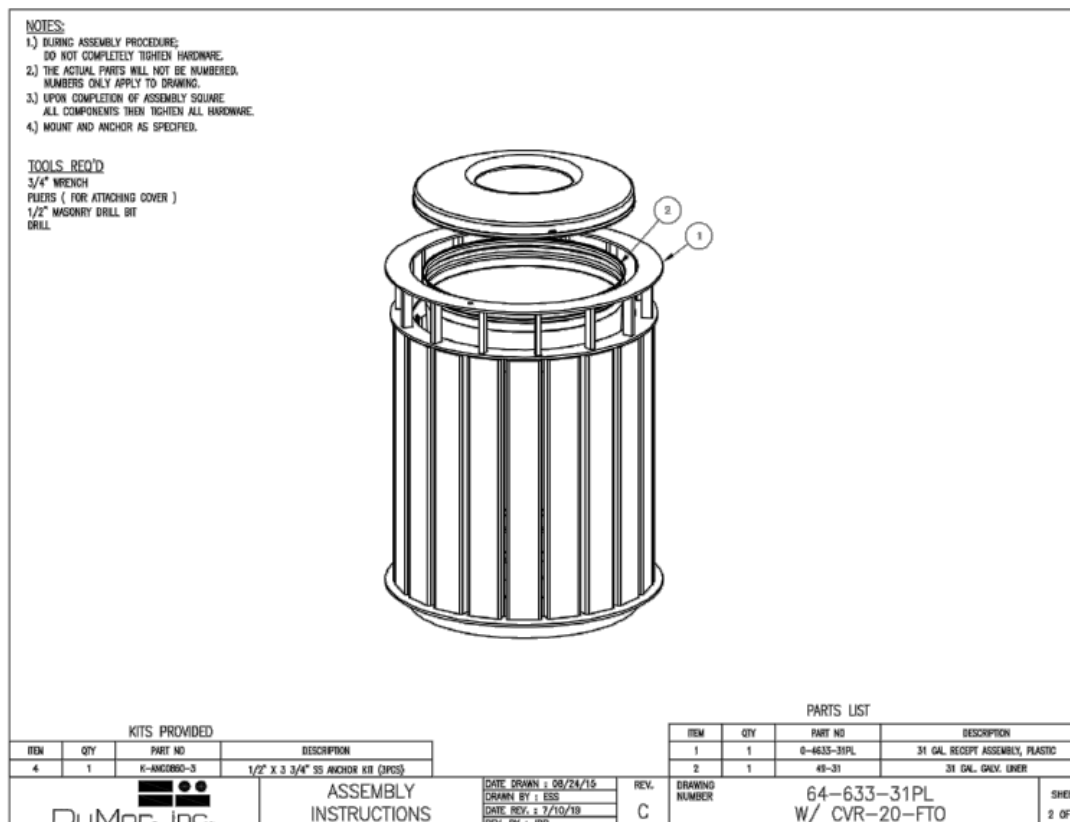
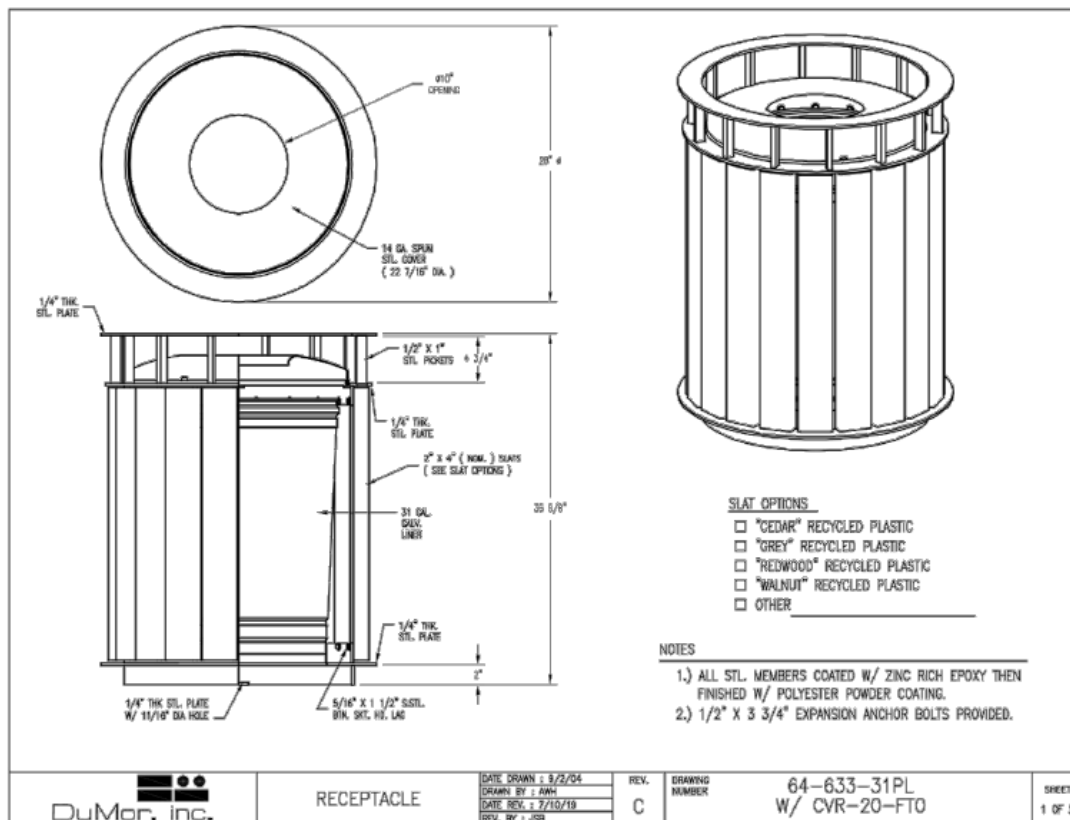
DATE DRAWN : 11/14/17
DRAWN BY : RSH
DATE REV. :
REV. BY :

REV.
A

DRAWING
NUMBER

299-60-1

SHEET
2 OF 2



City of Okeechobee

Exhibit 7
11/16/2021

End of Year Budget Amendments 2020-2021 GENERAL FUND

RECAPITULATION - REVENUE AND EXPENSES

	2020/2021	2020/2021	2020/2021
	BUDGET	Mid Year	EOY Adjustment
F/Y Beginning Fund Balance	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501
Roll forward from previous year			
	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501

REVENUES			
96% AD VALOREM @ PY 7.6018	\$ 2,424,459	\$ 2,424,459	\$ 2,446,588
OTHER FEES	\$ 731,300	\$ 729,400	\$ 825,170
INTERGOVERNMENTAL	\$ 1,502,876	\$ 1,501,476	\$ 1,905,730
CHARGES FOR SERVICES	\$ 1,023,700	\$ 1,036,600	\$ 1,277,300
FINES, FORFEITURES & PEN	\$ 21,475	\$ 21,475	\$ 35,200
USES OF MONEY & PROPER	\$ 90,000	\$ 13,000	\$ 10,100
OTHER REVENUES	\$ 28,310	\$ 108,203	\$ 201,403
	\$ 5,822,120	\$ 5,834,613	\$ 6,701,491

TRANSFERS - IN			
Public Facilities Fund (Transfer	\$ 350,000	\$ 350,000	\$ 350,000
Capital Proj /Improvement Fund	\$ 1,362,311	\$ 1,798,215	\$ 439,574
TOTAL REVENUES	\$ 7,534,431	\$ 7,982,828	\$ 7,491,065

EXPENDITURES			
LEGISLATIVE	\$ 213,771	\$ 217,721	\$ 208,800
EXECUTIVE	\$ 252,322	\$ 252,322	\$ 296,980
CITY CLERK	\$ 288,057	\$ 308,057	\$ 306,410
FINANCIAL SERVICES	\$ 333,055	\$ 333,055	\$ 332,525
LEGAL COUNCIL	\$ 166,400	\$ 216,400	\$ 173,020
GENERAL SERVICES	\$ 515,573	\$ 519,873	\$ 483,110
LAW ENFORCEMENT	\$ 3,084,217	\$ 3,140,525	\$ 2,961,470
FIRE PROTECTION	\$ 1,458,050	\$ 1,749,389	\$ 1,514,950
ROAD & STREET FACILITIES	\$ 1,222,986	\$ 1,245,486	\$ 1,213,800
TOTAL GEN. OPER. EXPENDITURES	\$ 7,534,431	\$ 7,982,828	\$ 7,491,065

FISCAL YEAR ENDING FUND BALANCE	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501
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City of Okeechobee
End of Year Budget Amendments 2020-2021
GENERAL FUND

RECAPITULATION - REVENUE AND EXPENSES

	2020/2021	2020/2021	2020/2021
	BUDGET	Mid Year	EOY Adjustment
FUND BALANCE	\$4,342,501	\$4,342,501	\$4,342,501
Roll Forward from previous year			
	\$ 4,342,501	\$ 4,342,501	\$ 4,342,501

REVENUES

TAXES:				
311-1000	96% AD VALOREM @ PY 7.6018	\$2,424,459	\$2,424,459	\$2,446,588
	TOTAL	\$ 2,424,459	\$ 2,424,459	\$ 2,446,588

OTHER FEES:				
312-5100	Fire Insurance Premium	\$ 45,800	\$ 45,800	\$ 45,570
312-5200	Casualty Insurance Prem Tax (Police)	\$ 62,000	\$ 62,000	\$ 86,900
314-1000	Utility Tax-Electric	\$ 500,000	\$ 500,000	\$ 570,000
314-4000	Utility Tax/Natural Gas	\$ 20,500	\$ 20,500	\$ 25,000
314-8000	Utility Tax/Propane	\$ 29,000	\$ 24,000	\$ 24,200
316-0000	Prof & Business Tax Receipt	\$ 73,000	\$ 73,000	\$ 73,500
319-0000	Public Service Fee	\$ 1,000	\$ 4,100	
	TOTAL	\$ 731,300	\$ 729,400	\$ 825,170

INTERGOVERNMENTAL REVENUES:				
335-1210	SRS Cigarette Tax	\$ 205,106	\$ 205,106	\$ 215,000
335-1400	Mobile Home Licenses	\$ 12,000	\$ 11,000	\$ 14,500
335-1500	Alcoholic Beverage Licenses	\$ 5,300	\$ 5,300	\$ 6,800
335-1800	1/2 Cent Sales Tax	\$ 309,600	\$ 309,600	\$ 420,000
312-6000	1 Cent Sales Surtax	\$ 663,625	\$ 663,625	\$ 907,000
315.0000	Communications Service Tax	\$ 204,445	\$ 204,445	\$ 240,500
335-2300	Firefighters Supplement	\$ 1,200	\$ 800	\$ 100
337-2000	Public Safety - SRO OCSB	\$ 96,400	\$ 96,400	\$ 95,800
338-2000	County Business Licenses	\$ 5,200	\$ 5,200	\$ 6,030
	TOTAL	\$ 1,502,876	\$ 1,501,476	\$ 1,905,730

CHARGES FOR CURRENT SERVICES				
322-0000	Building & Inspections Fees	\$ 80,000	\$ 80,000	\$ 170,000
322-1000	Exception & Zoning Fees	\$ 2,000	\$ 11,000	\$ 20,100
323-1000	Franchise-Electric	\$ 350,000	\$ 350,000	\$ 425,000
323-4000	Franchise-Natural Gas	\$ 10,500	\$ 10,500	\$ 13,100
323-7000	Franchise-Solid Waste	\$ 110,000	\$ 110,000	\$ 122,000
329-0000	Plan Review Fees	\$ 2,000	\$ 5,900	\$ 17,500
341-2000	Alley/Street Closing Fees	\$ -	\$ -	\$ -
341-3000	Map Sales	\$ -	\$ -	\$ -
341-4000	Photocopies			
342-1000	Public Safety - SRO OCA	\$ 76,700	\$ 76,700	\$ 74,400
342-2000	Special Detail	\$ -	\$ -	\$ 41,000
343-4010	Solid Waste Collection Fees-Resd.	\$ 392,500	\$ 392,500	\$ 394,200
	TOTAL	\$ 1,023,700	\$ 1,036,600	\$ 1,277,300

City of Okeechobee

End of Year Budget Amendments 2020-2021

GENERAL FUND

RECAPITULATION - REVENUE AND EXPENSES

2020/2021	2020/2021	2020/2021
BUDGET	Mid Year	EOY Adjustment

FINES, FORFEITURES & PENALTIES:				
351-1000	Court Fines	\$ 13,900	\$ 13,900	\$ 20,100
351-2000	Radio Comm. Fee	\$ 5,000	\$ 5,000	\$ 11,000
351-3000	Law Enforcement Education	\$ 1,500	\$ 1,500	\$ 2,800
351-4000	Investigation Cost Reimbursement	\$ 925	\$ 925	\$ 1,300
351-5000	Unclaimed Evidence			
354-1000	Ordinance Violation Fines	\$ 150	\$ 150	\$ -
	TOTAL	\$ 21,475	\$ 21,475	\$ 35,200

USES OF MONEY & PROPERTY:				
361-1000	Interest Earnings	\$ 90,000	\$ 13,000	\$ 10,100
361.3000	Investment Earnings			
364-1000	Surplus City Property			
	TOTAL	\$ 90,000	\$ 13,000	\$ 10,100

OTHER REVENUES:				
334-2000	Public Safety Grant	\$ -	\$ -	\$ -
334.5000	Special Purpose Grant (CARES)		\$ 66,203	\$ 66,203
343-9000	DOT Hwy Maint.Landscape/Mowing	\$ 7,210	\$ 7,210	\$ 9,000
343-9100	DOT Master Traffic Signals Maint.	\$ 17,500	\$ 17,500	\$ 22,000
343-9200	DOT Maint. Lights & Lights Contract			
366-1000	Other Revenues			
369-1000	Miscellaneous	\$ 1,200	\$ 1,200	\$ 11,900
369-4000	Code Enforcement Fine	\$ 500	\$ 14,190	\$ 90,200
369-5000	Police Accident Reports	\$ 1,900	\$ 1,900	\$ 2,100
383-0000	Capital Lease Proceeds			
	TOTAL	\$ 28,310	\$ 108,203	\$ 201,403

OTHER REVENUES AND TRANSFER IN				
		\$ -	\$ -	\$ -
	Capital Project Improvements (Transfer-In)	\$ 1,362,311	\$ 1,798,215	\$ -
	CDBG Fund (Transfer-In)			
381-1000	Public Facilities Improvement (Transfer-In)	\$ 350,000	\$ 350,000	\$ 350,000
	TOTAL	\$ 1,712,311	\$ 2,148,215	\$ 350,000

TOTAL REVENUE & OTHER FUNDING SOURCES	\$ 7,534,431	\$ 7,982,828	\$ 7,051,491
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OPERATING TRANSFERS - OUT

Due From CDBG
 Capital Project Building & Improvements
 Capital Project Vehicles
 TRANSFERS OUT

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

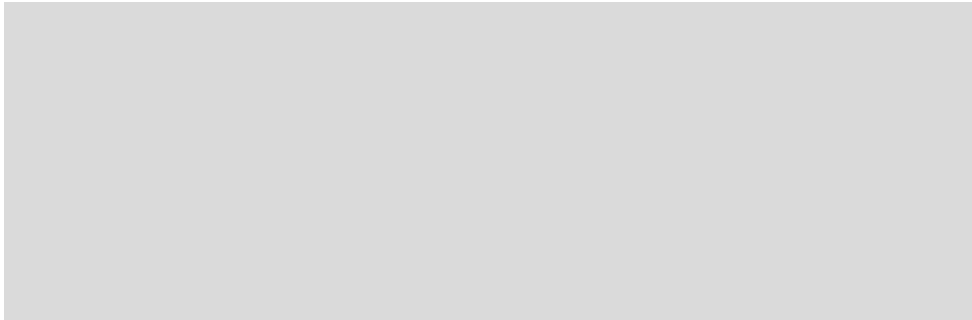
DEPARTMENT: LEGISLATIVE (0511)

		2020/2021	2020/2021	2020/2021
		Budget	Mid Year	EOY
1100	EXECUTIVE SALARIES	\$ 46,100	\$ 46,100	\$ 46,100
1510	LONGEVITY/SERVICE INCENTIVE			
2100	FICA	\$ 3,600	\$ 3,600	\$ 3,600
2200	RETIREMENT	\$ 4,600	\$ 4,600	\$ 4,600
2300	LIFE AND HEALTH INSURANCE	\$ 37,280	\$ 37,280	\$ 35,600
2400	WORKERS COMPENSATION	\$ 394	\$ 394	\$ 350
2500	Unemployment	\$ -	\$ -	\$ 990
TOTAL PERSONNEL COSTS:		\$ 91,974	\$ 91,974	\$ 91,240

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: LEGISLATIVE (0511)

OPERATIONS & SUPPLIES		2020/2021	2020/2021	2020/2021
		Budget	Mid Year	EOY Adjustment
3100	PROFESSIONAL SERVICES			
3400	OTHER CONTRACT SERVICES	\$ 58,000	\$ 59,750	\$ 59,750
4000	TRAVEL AND PER DIEM	\$ 4,000	\$ 4,000	\$ 1,560
4100	COMM. & FREIGHT	\$ 3,200	\$ 3,200	\$ 2,800
4500	INSURANCE	\$ 4,597	\$ 4,597	\$ 4,550
4609	REPAIR & MAINTENANCE	\$ 2,800	\$ 5,000	\$ 1,400
4901	EDUCATION	\$ 2,000	\$ 2,000	\$ 2,200
4909	MISCELLANEOUS	\$ 2,000	\$ 2,000	\$ 500
5400	BOOKS, PUBLICATIONS, ETC	\$ 1,200	\$ 1,200	\$ 800
8100	SHARED SER/EDUCATION FOUN.	\$ 4,000	\$ 4,000	\$ 4,000
8200	AID TO PRIVATE ORGANIZATIONS			
8202	LOCAL COMMUNITY REQUEST	\$ 40,000	\$ 40,000	\$ 40,000
559-8300	COMPETITIVE FL PARTNERSHIP GRAN	\$ -	\$ -	\$ -
TOTAL SUPPLIES AND OTHER SERVICES		\$ 121,797	\$ 125,747	\$ 117,560
GRAND TOTAL FOR DEPARTMENT		\$ 213,771	\$ 217,721	\$ 208,800



City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: EXECUTIVE (0512)

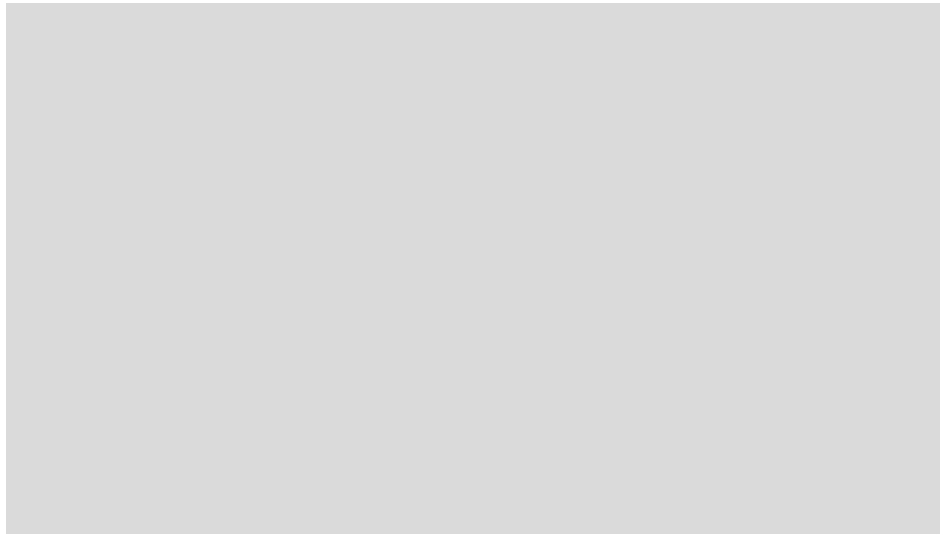
PERSONNEL COST:

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 117,500	\$ 117,500	\$ 172,000
1200	REGULAR SALARIES	\$ 48,900	\$ 48,900	\$ 48,900
1510	LONGEVITY/SERVICE INCENTIVE	\$ 250	\$ 250	\$ 250
2100	FICA	\$ 12,850	\$ 12,850	\$ 14,100
2200	RETIREMENT	\$ 15,600	\$ 15,600	\$ 12,900
2300	LIFE AND HEALTH INSURANCE	\$ 24,050	\$ 24,050	\$ 27,700
2400	WORKERS COMPENSATION	\$ 1,046	\$ 1,046	\$ 920
TOTAL PERSONNEL COSTS:		\$ 220,196	\$ 220,196	\$ 276,770

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: EXECUTIVE (0512)

SUPPLIES & OTHER SERVICES		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
4000	TRAVEL AND PER DIEM	\$ 8,900	\$ 8,900	\$ 1,750
4100	COMM. & FREIGHT	\$ 4,000	\$ 4,000	\$ 3,900
4400	RENTALS & LEASES	\$ 4,100	\$ 4,100	\$ 3,560
4500	INSURANCE	\$ 2,551	\$ 2,551	\$ 2,500
4600	R&M VEHICLES	\$ 1,700	\$ 1,700	\$ 400
4609	R&M EQUIPMENT	\$ 1,800	\$ 1,800	\$ 4,300
4901	EDUCATION	\$ 2,200	\$ 2,200	\$ -
4909	MISCELLANEOUS	\$ 500	\$ 500	\$ 200
5100	OFFICE SUPPLIES	\$ 800	\$ 800	\$ 150
5200	OPERATING SUPPLY	\$ 1,750	\$ 1,750	\$ 500
5201	FUEL AND OIL	\$ 2,525	\$ 2,525	\$ 1,700
5400	BOOKS, PUBLICATIONS, ETC	\$ 1,300	\$ 1,300	\$ 1,250
6400	EQUIPMENT (\$750 OR MORE)			
TOTAL SUPPLIES AND OTHER SERVICES		\$ 32,126	\$ 32,126	\$ 20,210
GRAND TOTAL FOR DEPARTMENT		\$ 252,322	\$ 252,322	\$ 296,980



City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: CLERK OFFICE (2512)

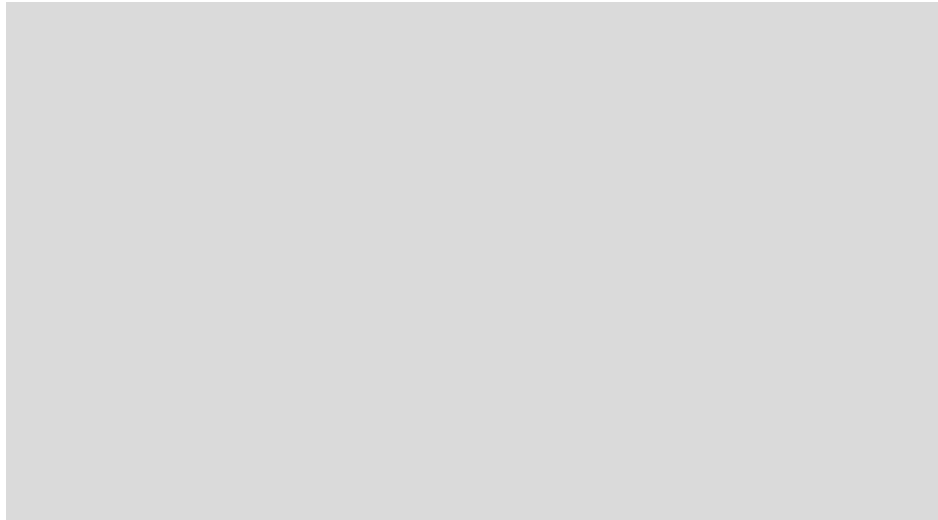
PERSONNEL COST:

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 70,350	\$ 70,350	\$ 70,300
1200	REGULAR SALARIES	\$ 70,500	\$ 70,500	\$ 73,500
1300	OTHER SALARIES	\$ -	\$ -	
1400	OVERTIME	\$ 850	\$ 850	\$ 750
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	
2100	FICA	\$ 10,900	\$ 10,900	\$ 10,800
2200	RETIREMENT	\$ 13,200	\$ 13,200	\$ 12,500
2300	LIFE AND HEALTH INSURANCE	\$ 36,850	\$ 36,850	\$ 33,700
2400	WORKERS COMPENSATION	\$ 1,012	\$ 1,012	\$ 990
2500	Unemployment	\$ -	\$ -	\$ 550
TOTAL PERSONNEL COSTS:		\$ 203,662	\$ 203,662	\$ 203,090

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: CLERK OFFICE (2512)

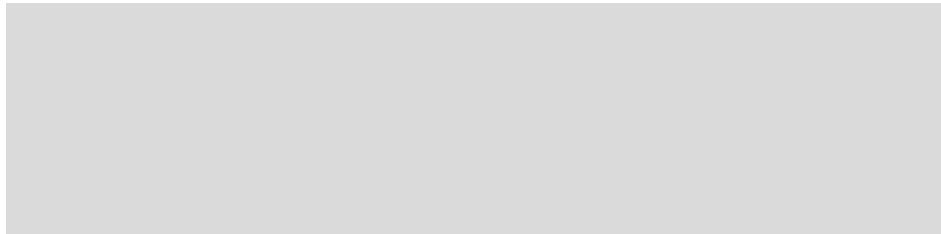
SUPPLIES & OTHER SERVICES		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3103	MUNICIPAL CODE	\$ 4,000	\$ 4,000	\$ 4,120
3400	OTHER CONTRACTUAL SERVICES	\$ 19,800	\$ 19,800	\$ 29,200
4000	TRAVEL AND PER DIEM	\$ 3,500	\$ 3,500	\$ 1,200
4100	COMM. & FREIGHT	\$ 3,425	\$ 3,425	\$ 4,000
4500	INSURANCE	\$ 13,770	\$ 13,770	\$ 13,500
4609	R&M EQUIPMENT	\$ 9,800	\$ 9,800	\$ 7,200
4900	ADVERTISING/OTHER CHARGES	\$ 18,000	\$ 18,000	\$ 19,400
4901	EDUCATION	\$ 2,400	\$ 2,400	\$ 800
4909	MISCELLANEOUS/ELECTION	\$ 4,500	\$ 24,500	\$ 20,500
5100	OFFICE SUPPLIES	\$ 2,500	\$ 2,500	\$ 1,100
5400	BOOKS, PUBLICATIONS, ETC	\$ 2,700	\$ 2,700	\$ 2,300
6400	EQUIPMENT (\$750 OR MORE)			
TOTAL SUPPLIES AND OTHER SERVICES		\$ 84,395	\$ 104,395	\$ 103,320
GRAND TOTAL FOR DEPARTMENT		\$ 288,057	\$ 308,057	\$ 306,410



City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: LEGAL SERVICES (0514)

SUPPLIES & OTHER SERVICES		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
2300	HEALTH INSURANCE	\$ -	\$ -	\$ -
3100	PROFESSIONAL SERVICES	\$ 112,800	\$ 162,800	\$ 140,220
3300	LEGAL COST	\$ 50,500	\$ 50,500	\$ 32,500
4000	TRAVEL AND PER DIEM	\$ 1,000	\$ 1,000	\$ -
4100	COMM. AND FREIGHT SERVICES	\$ 500	\$ 500	\$ -
4609	R&M EQUIPMENT	\$ 800	\$ 800	\$ 300
4901	EDUCATION	\$ 500	\$ 500	
5100	OFFICE SUPPLIES	\$ 300	\$ 300	
5400	MEMBERSHIP & SUBSCRIPTIONS	\$ -	\$ -	\$ -
TOTAL SUPPLIES AND OTHER SERVICES		\$ 166,400	\$ 216,400	\$ 173,020
GRAND TOTAL FOR DEPARTMENT		\$ 166,400	\$ 216,400	\$ 173,020



City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: FINANCE DEPARTMENT (0513)

PERSONNEL COST:		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 66,500	\$ 66,500	\$ 66,500
1200	REGULAR SALARIES	\$ 82,900	\$ 82,900	\$ 86,700
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	
2100	FICA	\$ 11,550	\$ 11,550	\$ 10,800
2200	RETIREMENT	\$ 14,100	\$ 14,100	\$ 13,500
2300	LIFE AND HEALTH INSURANCE	\$ 37,725	\$ 37,725	\$ 37,500
2400	WORKERS COMPENSATION	\$ 1,030	\$ 1,030	.
2500	UNEMPLOYMENT TAXES			
TOTAL PERSONNEL COSTS:		\$ 213,805	\$ 213,805	\$ 215,000

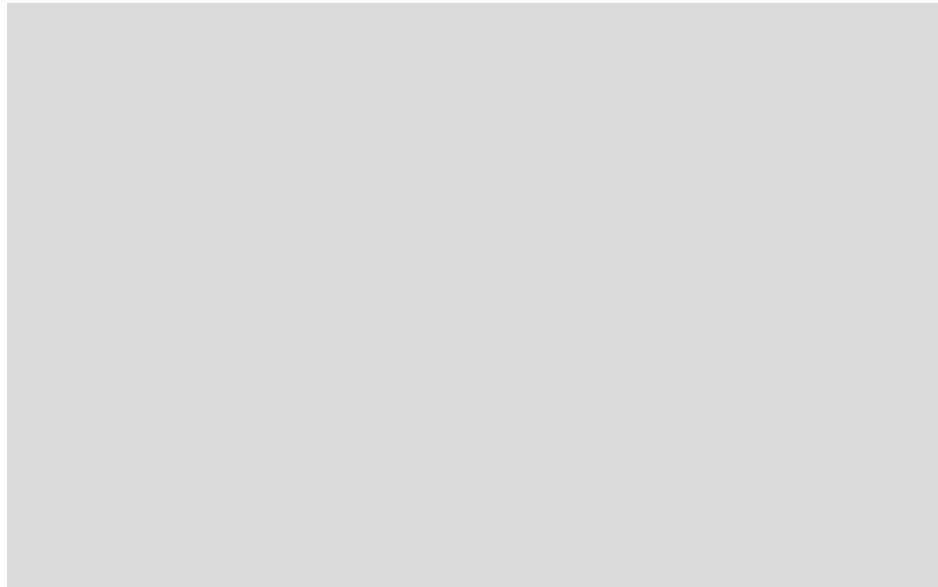
City of Okeechobee
End of Year Budget Amendments 2020-2021

General Fund - 001

DEPARTMENT: FINANCE DEPARTMENT (0513)

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3200	ACCOUNTING & AUDIT	\$ 33,800	\$ 33,800	\$ 31,000
3400	OTHER CONTRACTUAL SERVICES	\$ 37,600	\$ 37,600	\$ 39,900
4000	TRAVEL AND PER DIEM	\$ 2,000	\$ 2,000	\$ 650
4100	COMM. & FREIGHT	\$ 3,580	\$ 3,580	\$ 3,400
4500	INSURANCE	\$ 9,220	\$ 9,220	\$ 9,100
4609	R&M EQUIPMENT	\$ 14,200	\$ 14,200	\$ 18,000
4901	EDUCATION	\$ 1,250	\$ 1,250	
4909	MISCELLANEOUS	\$ 500	\$ 500	\$ 100
5100	OFFICE SUPPLIES	\$ 1,200	\$ 1,200	\$ 1,100
5200	OPERATING SUPPLY	\$ 15,650	\$ 15,650	\$ 14,200
5400	BOOKS, PUBLICATIONS, ETC	\$ 250	\$ 250	\$ 75
6400	EQUIPMENT (\$750 OR MORE)			
TOTAL SUPPLIES AND OTHER SERVICES		\$ 119,250	\$ 119,250	\$ 117,525

TOTAL COST:	\$ 333,055	\$ 333,055	\$ 332,525
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City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: GENERAL SERVICES (0519)

PERSONNEL COST:		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1200	REGULAR SALARIES	\$ 111,700	\$ 111,700	\$ 111,700
1300	OTHER SALARY			
1400	OVERTIME	\$ 850	\$ 850	\$ 650
1510	LONGEVITY/SERVICE INCENTIVE			
2100	FICA	\$ 8,770	\$ 8,770	\$ 8,600
2200	RETIREMENT	\$ 10,600	\$ 10,600	\$ 9,900
2300	LIFE AND HEALTH INSURANCE	\$ 35,500	\$ 35,500	\$ 33,500
2400	WORKERS COMPENSATION	\$ 835	\$ 835	\$ 780
TOTAL PERSONNEL COSTS:		\$ 168,255	\$ 168,255	\$ 165,130

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: GENERAL SERVICES (0519)

SUPPLIES & OTHER SERVICES		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3100	PROFESSIONAL SERVICES	\$ 131,200	\$ 131,200	\$ 120,000
3400	OTHER CONTRACTUAL SERVICES	\$ 105,536	\$ 105,536	\$ 100,500
3401	PUBLIC MEETING CONTRACT COST	\$ 21,500	\$ 25,800	\$ 24,000
4000	TRAVEL AND PER DIEM	\$ 4,960	\$ 4,960	\$ 2,900
4100	COMM. & FREIGHT	\$ 3,790	\$ 3,790	\$ 3,400
4300	UTILITIES	\$ 9,100	\$ 9,100	\$ 8,800
4400	RENTALS AND LEASES	\$ 3,694	\$ 3,694	\$ 3,800
4500	INSURANCE	\$ 25,200	\$ 25,200	\$ 24,600
4600	R&M VEHICLES	\$ 3,000	\$ 3,000	\$ -
4609	R&M BUILDING & EQUIPMENT	\$ 27,373	\$ 27,373	\$ 21,200
4901	EDUCATION	\$ 1,000	\$ 1,000	\$ -
4909	MISCELLANEOUS	\$ 1,000	\$ 1,000	\$ -
5100	OFFICE SUPPLIES	\$ 2,900	\$ 2,900	\$ 2,200
5200	OPERATING SUPPLY	\$ 1,600	\$ 1,600	\$ 1,500
5201	FUEL AND OIL	\$ 365	\$ 365	\$ -
5204	POSTAGE & SUPPLIES	\$ 5,000	\$ 5,000	\$ 5,000
5400	BOOKS, PUBLICATIONS, ETC	\$ 100	\$ 100	\$ 80
6400	EQUIPMENT (\$750 OR MORE)			
TOTAL SUPPLIES AND OTHER SERVICES		\$ 347,318	\$ 351,618	\$ 317,980
GRAND TOTAL FOR DEPARTMENT		\$ 515,573	\$ 519,873	\$ 483,110

3401 Addintional cost for Escribe, \$4267

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: POLICE DEPARTMENT (0521)

PERSONNEL COST:

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 124,864	\$ 124,864	\$ 121,000
1200	REGULAR SALARIES	\$ 1,452,127	\$ 1,479,283	\$ 1,390,000
1201	HOLIDAY PAY	\$ -	\$ -	\$ 6,500
1202	OFFICERS HOLIDAY PAY	\$ 29,000	\$ 29,000	\$ 24,500
1300	OTHER SALARY	\$ 53,500	\$ 44,500	\$ 19,500
1400	OVERTIME	\$ 5,100	\$ 3,100	\$ 2,300
1402	Dispatch OT	\$ 6,500	\$ 8,500	\$ 6,550
1403	OFFICERS OVERTIME PAY	\$ 92,000	\$ 107,000	\$ 149,500
1501	AUXILIARY PAY	\$ 1,200	\$ 1,200	\$ 1,200
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	
1520	OFFICERS LONGEVITY/SERVICE	\$ 500	\$ 500	\$ 500
1540	CAREER EDUCATION	\$ 15,000	\$ 15,000	\$ 13,100
2100	FICA	\$ 129,450	\$ 133,667	\$ 129,100
2200	RETIREMENT	\$ 280,850	\$ 285,385	\$ 240,300
2300	LIFE AND HEALTH INSURANCE	\$ 379,140	\$ 388,140	\$ 378,000
2400	WORKERS COMPENSATION	\$ 89,260	\$ 89,660	\$ 85,500
2500	UNEMPLOYMENT COMP.			
TOTAL PERSONNEL COSTS:		\$ 2,658,491	\$ 2,709,799	\$ 2,567,550

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: POLICE DEPARTMENT

SUPPLIES & OTHER SERVICES		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3100	PROFESSIONAL SERVICES	\$ 41,328	\$ 41,328	\$ 39,100
3400	OTHER CONTRACTURAL SERVICES	\$ 35,228	\$ 35,228	\$ 33,900
4000	TRAVEL AND PER DIEM	\$ 11,500	\$ 4,000	\$ 2,400
4100	COMM. & FREIGHT	\$ 49,000	\$ 49,000	\$ 48,200
4300	UTILITIES	\$ 17,000	\$ 17,000	\$ 13,500
4400	RENTALS AND LEASES	\$ 5,420	\$ 5,420	\$ 4,700
4500	INSURANCE	\$ 61,500	\$ 61,500	\$ 59,500
4600	R&M VEHICLES	\$ 20,000	\$ 20,000	\$ 19,500
4609	R&M EQUIPMENT	\$ 33,950	\$ 53,950	\$ 52,500
4700	PRINTING	\$ 3,000	\$ 3,000	\$ 1,000
4901	EDUCATION-RESTRICTED	\$ 8,200	\$ 3,200	\$ 5,600
4902	EDUCATION - NON-RESTRICTED	\$ 5,400	\$ 2,900	\$ 1,200
4903	CODE ENFORCEMENT	\$ 9,000	\$ 9,000	\$ 7,900
4909	MISCELLANEOUS	\$ 1,500	\$ 1,500	\$ 150
5100	OFFICE SUPPLIES	\$ 5,000	\$ 5,000	\$ 3,100
5101	DETECTIVE SUPPLIES	\$ 3,000	\$ 3,000	\$ 1,620
5102	INVESTIGATION FEES	\$ 3,000	\$ 3,000	\$ 3,200
5200	OPERATING SUPPLY	\$ 17,100	\$ 17,100	\$ 8,700
5201	FUEL AND OIL	\$ 62,000	\$ 62,000	\$ 60,100
5202	OPERATING SUPPLIES (TIRES)	\$ 9,500	\$ 9,500	\$ 6,100
5203	UNIFORMS/PATCHES	\$ 21,600	\$ 21,600	\$ 20,050
5400	BOOKS, PUBLICATIONS, ETC	\$ 2,500	\$ 2,500	\$ 1,900
8300	PUBLIC SERVICE GRANT			
TOTAL SUPPLIES AND OTHER SERVICES		\$ 425,726	\$ 430,726	\$ 393,920
GRAND TOTAL FOR DEPARTMENT		\$ 3,084,217	\$ 3,140,525	\$ 2,961,470

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: FIRE DEPARTMENT (0522)

PERSONNEL COST:

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 80,400	\$ 80,400	\$ 80,300
1200	REGULAR SALARIES	\$ 546,600	\$ 371,859	\$ 448,900
1201	HOLIDAY PAY	\$ 25,500	\$ 10,470	\$ 10,900
1202	ACTING LIEUT/PLANNER	\$ 800	\$ 600	
1300	OTHER SALARY	\$ 15,600	\$ 15,600	
1400	OVERTIME	\$ 59,100	\$ 49,160	\$ 74,600
1401	OVERTIME PAY/ANNUAL & SICK	\$ 65,900	\$ 38,660	\$ 63,300
1402	DISPATCHER OT	\$ -	\$ -	
1501	VOLUNTEER PAY	\$ 18,000	\$ 11,300	\$ 15,500
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	
1540	CAREER EDUCATION	\$ 1,200	\$ 800	\$ 900
2100	FICA	\$ 62,500	\$ 38,968	\$ 62,500
2200	RETIREMENT	\$ 155,600	\$ 141,700	\$ 97,800
2300	LIFE AND HEALTH INSURANCE	\$ 156,700	\$ 116,300	\$ 135,200
2400	WORKERS COMPENSATION	\$ 49,750	\$ 49,750	\$ 44,500
2500	UNEMPLOYMENT COMPENSATION			
TOTAL PERSONNEL COSTS:		\$ 1,237,650	\$ 925,567	\$ 1,034,400

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: FIRE DEPARTMENT (0522)

SUPPLIES & OTHER SERVICES		BUDGET	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3100	PROFESSIONAL SERVICES (MD)	\$ 7,800	\$ 5,100	\$ 6,100
3102	PROF SERV (PHYS FOR SCBA)	\$ 3,500	\$ 550	\$ 100
3103	WELLNESS PROGRAM (Gym)	\$ 3,000	\$ 1,920	\$ 2,400
3400	FIRE CONTRACTUAL SERVICES	\$ -	\$ 235,000	\$ 97,700
3401	CONTRACTUAL SER-3 TEMP FF		\$ 71,600	\$ 24,500
3402	SEPARATION ESTIMATE INCL LEAVE BAL		\$ 347,593	\$ 220,400
4000	TRAVEL AND PER DIEM	\$ 2,750	\$ 300	\$ 200
4100	COMM. & FREIGHT	\$ 23,900	\$ 14,100	\$ 12,300
4300	UTILITIES	\$ 13,000	\$ 13,000	\$ 11,200
4400	RENTALS AND LEASES	\$ 2,400	\$ 1,100	\$ 1,050
4500	INSURANCE	\$ 30,650	\$ 30,650	\$ 29,900
4600	R&M VEHICLES	\$ 30,000	\$ 30,000	\$ 18,800
4609	R&M BUILDING & EQUIPMENT	\$ 33,575	\$ 33,575	\$ 19,800
4700	PRINTING	\$ 600	\$ 200	\$ -
4901	EDUCATION	\$ 11,000	\$ 7,175	\$ 8,200
4902	PUBLIC EDUCATION & FIRE PREV.	\$ 5,625	\$ 1,800	\$ 1,000
4905	TRAINING & MATERIALS	\$ 4,500	\$ 2,200	\$ 1,400
4909	MISCELLANEOUS	\$ 500	\$ 500	
5100	OFFICE SUPPLIES	\$ 3,000	\$ 1,600	\$ 1,500
5200	OPERATING SUPPLY	\$ 15,000	\$ 9,259	\$ 7,600
5201	FUEL AND OIL	\$ 10,600	\$ 4,850	\$ 7,000
5202	OPERATING SUPPLIES (TIRES)	\$ 5,000	\$ 5,000	\$ 4,100
5203	UNIFORMS/PATCHES	\$ 10,000	\$ 4,750	\$ 3,600
5400	BOOKS, PUBLICATIONS, ETC	\$ 4,000	\$ 2,000	\$ 1,700
6400	EQUIPMENT (\$750 OR MORE)	\$ -	\$ -	\$ -
TOTAL SUPPLIES AND OTHER SERVICES:		\$ 220,400	\$ 823,822	\$ 480,550
GRAND TOTAL FOR DEPARTMENT		\$ 1,458,050	\$ 1,749,389	\$ 1,514,950

3400 Used \$700,000 annual (4 months)

3401 Temporary Positions (3)

Salaries

Retirement

Benefits

Ancillary cost

3402 Separation agreement estimates includes Leave Payouts

Various decreases based on anticipated operational and personnel cost decreasing after May 31

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: PUBLIC WORKS (0541)

PERSONNEL COST:		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
1100	EXECUTIVE SALARIES	\$ 82,400	\$ 82,400	\$ 82,100
1200	REGULAR SALARIES	\$ 339,800	\$ 339,800	\$ 338,900
1300	OTHER SALARIES	\$ -	\$ -	\$ 1,700
1400	OVERTIME	\$ 7,500	\$ 7,500	\$ 6,400
1510	LONGEVITY/SERVICE INCENTIVE	\$ -	\$ -	
2100	FICA	\$ 32,800	\$ 32,800	\$ 32,700
2200	RETIREMENT	\$ 40,900	\$ 40,900	\$ 38,500
2300	LIFE AND HEALTH INSURANCE	\$ 121,500	\$ 121,500	\$ 120,200
2400	WORKERS COMPENSATION	\$ 24,800	\$ 24,800	\$ 23,000
2500	UNEMPLOYMENT COST	\$ -	\$ -	\$ -
TOTAL PERSONNEL COSTS:		\$ 649,700	\$ 649,700	\$ 643,500

City of Okeechobee
End of Year Budget Amendments 2020-2021
General Fund - 001

DEPARTMENT: PUBLIC WORKS (0541)

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
3100	PROFESSIONAL SERVICES	\$ 2,500	\$ 20,000	\$ -
3400	OTHER CONTRACTUAL SERVICES	\$ 8,000	\$ 8,000	\$ 1,100
3401	GARBAGE COLLECTION FEE	\$ 384,766	\$ 384,766	\$ 385,500
4000	TRAVEL AND PER DIEM	\$ 1,500	\$ 1,500	\$ 800
4100	COMM. & FREIGHT	\$ 7,000	\$ 7,000	\$ 7,500
4300	UTILITIES	\$ 25,000	\$ 25,000	\$ 25,500
4400	RENTALS & LEASES	\$ 3,500	\$ 3,500	\$ 2,100
4500	INSURANCE	\$ 39,470	\$ 39,470	\$ 39,100
4600	R&M VEHICLES	\$ 7,000	\$ 7,000	\$ 5,600
4605	R&M PARKS	\$ 9,000	\$ 14,000	\$ 15,100
4609	R&M BUILDING & EQUIPMENT	\$ 31,750	\$ 31,750	\$ 37,500
4901	EDUCATION	\$ 2,000	\$ 2,000	\$ 2,200
4909	MISCELLANEOUS	\$ 500	\$ 500	\$ -
5100	OFFICE SUPPLIES	\$ 700	\$ 700	\$ 900
5200	OPERATING SUPPLY	\$ 9,000	\$ 9,000	\$ 9,200
5201	FUEL AND OIL	\$ 27,000	\$ 27,000	\$ 26,700
5202	OPERATING SUPPLIES (TIRES)	\$ 2,000	\$ 2,000	\$ 2,000
5203	UNIFORMS	\$ 6,000	\$ 6,000	\$ 6,300
5204	DUMPING FEES	\$ 500	\$ 500	\$ 500
5205	MOSQUITO CONTROL	\$ 6,000	\$ 6,000	\$ 2,700
5400	BOOKS, PUBLICATIONS, ETC	\$ 100	\$ 100	\$ -
6300	IMPROVEMENTS			
6400	EQUIPMENT (\$750 OR MORE)			
TOTAL SUPPLIES AND OTHER SERVICES:		\$ 573,286	\$ 595,786	\$ 570,300
GRAND TOTAL FOR DEPARTMENT		\$ 1,222,986	\$ 1,245,486	\$ 1,213,800

4605 Increase by \$5000 based on added expenses

City of Okeechobee
End of Year Budget Amendments 2020-2021
Public Facility Fund-301

Public Facility Fund (Transportation)

	2020/2021	2020/2021	2020/2021
	BUDGET	Mid Year	EOY Adjustment
F/Y BEGINNING FUND BALANCE	\$ 844,807	\$ 844,807	\$ 844,807

REVENUES				
301-313.4100	LOCAL OPTION GAS TAX	\$ 321,575	\$ 321,575	\$ 377,000
301-313.4200	LOCAL ALTER. FUEL USER FEE	\$ 186,452	\$ 186,452	\$ 230,000
301-335.1220	SRS EIGHT CENT MOTOR FUEL	\$ 59,890	\$ 59,890	\$ 62,400
301-312.3000	NINTH CENT FUEL TAX	\$ 56,423	\$ 56,423	\$ 61,100
301-335.4100	MOTOR FUEL TAX REBATE	\$ 1,200	\$ 1,200	\$ 1,310
301-361.1000	SCOP Funding	\$ 532,488	\$ 532,488	\$ -
301-361.1000	INTEREST EARNINGS	\$ 6,000	\$ 6,000	\$ 900
301-369.1000	MISCELLANEOUS			
TOTAL REVENUES		\$ 1,164,028	\$ 1,164,028	\$ 732,710

EXPENDITURES				
301-549.3100	PUBLIC FAC.-PROFESSIONAL SER.	\$ 10,000	\$ 20,000	\$ 19,500
301-549.3400	PUBLIC FAC. CONTRACTUAL SERVICE	\$ 90,000	\$ 90,000	\$ 75,400
301-549.4300	PUBLIC FAC. UTILITIES	\$ 61,500	\$ 61,500	\$ 59,800
301-549.4609	REPAIR & MAINTENANCE	\$ 41,500	\$ 41,500	\$ 62,200
301-549.4909	MISC-PARK HOLIDAY LIGHTS	\$ 10,000	\$ 10,000	\$ 3,200
301-549.5300	PUBLIC FAC. ROAD & MATERIALS	\$ 57,500	\$ 57,500	\$ 63,300
301-549.6300	PUBLIC FAC. IMPROVEMENTS	\$ 90,000	\$ 90,000	\$ 56,000
301-549.6301	SCOP IMPROVEMENTS	\$ 532,488	\$ 532,488	\$ 226,500
301-549.6302	PUBLIC FAC. BEAUTIFICATION	\$ 5,000	\$ 5,000	\$ -
301-549.6400	PUBLIC FAC. MACHINERY & EQUIP	\$ 2,500	\$ 2,500	\$ 212,700
TOTAL EXPENSES		\$ 900,488	\$ 910,488	\$ 778,600

Transfer to General Fund	\$ 350,000	\$ 350,000	\$ 350,000
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F/Y ENDING FUND BALANCE	\$ 758,347	\$ 748,347	\$ 448,917
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City of Okeechobee
End of Year Budget Amendments 2020-2021

City of Okeechobee
End of Year Budget Amendments 2020-2021
CAPITAL PROJECTS IMPROVEMENTS

		2020/2021	2020/2021	2020/2021
		BUDGET	Mid Year	EOY Adjustment
F/Y BEGINNING FUND BALANCE		\$ 3,190,195	\$ 3,190,195	\$ 3,190,195
REVENUES				
304-383.0000		\$ -	\$ -	\$ -
304-364.1000	DISPOSITION OF FIXED ASSETS	\$ 6,000	\$ 6,000	\$ 38,500
304-361.1000	INTEREST EARNINGS	\$ -	\$ -	\$ -
304-369.1000	MISCELLANEOUS	\$ 550	\$ 550	\$ -
TOTAL REVENUES		\$ 6,550	\$ 6,550	\$ 38,500

EXPENDITURES				
304-549-3100	Professional Services	\$ -	\$ 94,000	\$ 94,000
304-512-3100	Professional Services		\$ 3,500	\$ 3,500
304-511-6400	ADMINISTRATION CAPITAL	\$ -	\$ -	\$ 700
304-512-6400	ADMINISTRATION CAPITAL	\$ -	\$ -	
304-513-6400	FINANCE CAPITAL	\$ 3,600	\$ 3,600	\$ 3,400
304-519-6400	GENERAL SERVICES CAPITAL	\$ 2,500	\$ 6,100	\$ 6,200
304-521-6400	LAW ENFORCEMENT CAPITAL	\$ 114,600	\$ 114,600	\$ 78,500
304-522-6400	FIRE PROTECTION CAPITAL	\$ 16,700	\$ 16,700	\$ -
304-536.6400	SEWER/WASTEWATER			
304-541-6400	PUBLIC WORKS CAPITAL	\$ -	\$ -	\$ 8,300
304-549-6400	Other Capital (Pub Safety, Transp.)			
304-549-6401	PARKS CAPITAL IMPROVEMENT	\$ 2,000	\$ 36,000	\$ 35,400
304-549-6402	MEDIAN REPLACEMENT & ROW	\$ 14,000	\$ 14,000	
304-549.6403	TREE PROGRAM	\$ 2,500	\$ 15,500	
304-584.6400	FUTURE CAPITAL PROJECTS			
304-2512-6400	CLERK CAPITAL	\$ -	\$ -	\$ -
TOTAL EXPENDITURES		\$ 155,900	\$ 304,000	\$ 230,000

OTHER REVENUES AND TRANSFER IN				
	Other Grants - Transfer In	\$ -	\$ -	\$ -
TOTAL TRANSFER INS		\$ -	\$ -	\$ -

TRANSFER OUT TO Other Funds	\$ -	\$ -	\$ -
TRANSFER OUT TO GENERAL FUND	\$ 1,362,311	\$ 1,798,215	\$ 439,574
TOTAL TRANSFER OUT	\$ 1,362,311	\$ 1,798,215	\$ 439,574
ASSIGNED FUND BALANCE			
TOTAL ASSIGNED FUND BALANCE	\$ -	\$ -	\$ -
F/Y ENDING FUND BALANCE	\$ 1,678,534	\$ 1,094,530	\$ 2,559,121

City of Okeechobee
End of Year Budget Amendments 2020-2021
Other Grants

RECAPITULATION - REVENUE & EXPENSES

	2020/2021	2020/2021	2020/2021
	BUDGET	Mid Year	EOY Adjustment
F/Y BEGINNING FUND BALANCE	\$ 260,000	\$ 260,000	\$ 260,000

REVENUES				
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	\$ -	\$ -	\$ -
302-381.0000	TRANSFER IN -CAPITAL FUND RESERVES	\$ -	\$ -	\$ -
	TOTAL REVENUES	\$ 300,000	\$ 300,000	\$ -

EXPENDITURES				
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	\$ 35,000	\$ 35,000	\$ -
302-2752.3200	ADMINISTRATIVE SERVICES	\$ 13,500	\$ 13,500	\$ -
302-2752.4909	MISCELLANEOUS	\$ 1,500	\$ 1,500	\$ -
302-2752.4609	STREET IMPROVEMENTS/ADDITIONS			
302-2752.6300	INFRASTRUCTURE IMPROVEMENTS	\$ -	\$ -	\$ -
302-2752-6400	Park and Canal Improvements	\$ 370,000	\$ 370,000	\$ -
	TOTAL EXPENSES	\$ 420,000	\$ 420,000	\$ -

Return General Fund Loan	\$ -	\$ -	\$ 200,000
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F/Y ENDING FUND BALANCE	\$ 140,000	\$ 140,000	\$ 60,000
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DUE TO GENERAL FUND

Grant project related to:
Taylor Creek SE 4th Street

City of Okeechobee
End of Year Budget Amendments 2020-2021
LAW ENFORCEMENT SPECIAL FUND
RECAPITULATION - REVENUE & EXPENSES

	2020/2021	2020/2021	2020/2021
	BUDGET	Mid Year	EOY Adjustment
F/Y BEGINNING FUND BALANCE	\$ 9,920	\$ 9,920	\$ 9,920

REVENUES				
601-351.1000				
601-351.2000	CONFISCATED PROPERTY			\$ 300
601-354.1000	FINES LOCAL ORD. VIOL.	\$ 1,000	\$ 1,000	\$ 1,800
601-361.1000	INTEREST EARNINGS			
601-369-1000	MISCELLANEOUS			
	TOTAL REVENUE	\$ 1,000	\$ 1,000	\$ 1,800

EXPENDITURES				
601-529.4909	LAW ENF. SPECIAL MISC.	\$ 1,000	\$ 1,000	\$ 1,100
601-529.5200	LAW ENF. SPECIAL EDUCATIONAL MAT.			
601-549.6300	LAW ENF. SPECIAL IMPROVE	\$ -	\$ -	\$ -
601-549.6400	LAW ENF. SPECIAL MACH & E	\$ 5,500	\$ 5,500	\$ -
	TOTAL EXPENDITURES	6,500	6,500	1,100

F/Y ENDING BALANCES	\$ 4,420	\$ 4,420	\$ 10,620
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eSCRIBE Software Ltd.
60 Centurian Drive, Suite 204
Markham, Ontario L3R 9R2
CANADA

November 3, 2021

City of Okeechobee
55 SE Third Avenue
Okeechobee, FL 34974

Attention: Office of the City Administrator

Dear Mr. Ritter,

The eSCRIBE Team wishes to express our thanks for your time on our call today. We certainly understand the frustration of paying for a solution back in January of this year and not being able to use it since. Further, we acknowledge that the City has decided that canceling eSCRIBE Webcasting would be a cost-saving measure, given that it has not been able to use the service.

While the circumstances that caused a delay in fully utilizing eSCRIBE Webcasting were in no way caused by our actions, we do wish to do our part to make things right.

With that in mind and as discussed today, we are prepared to waive your second year of fees, in hopes that you will give our services a serious try and allow yourselves an opportunity to determine if there is value in continuing services with eSCRIBE. If the City is willing to give us this chance, it will not receive a renewal invoice this December and eSCRIBE Webcasting services will remain operational until November 30, 2022.

Having given us an honest opportunity to prove our value between now and September 31, 2022, should the City still wish to discontinue services, we will absolve the City from any cancellation fees.

Sincerely,

A handwritten signature in blue ink that reads 'Paul J. Mackin'.

Paul J. Mackin,
Vice President, eSCRIBE Software Ltd.



CITY OF OKEECHOBEE
55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

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Okeechobee City Council
Mayor Dowling R. Watford, Jr.
Noel Chandler
Monica Clark
Bob Jarriel
Bobby Keefe

MEMORANDUM

To: City Council

From: John J. Fumero, City Attorney

Subject: Forms of local government

While the attached excerpts identified 4 potential forms of government, there are primarily only 3 forms of government that are in common usage today. Those 3 forms of government are outlined below, and addressed in more detail in the attached document.

A municipal charter is the legal document that defines the organization, powers, functions, and essential procedures of the city government. The **charter also details the form of government**, of which there are **3 basic forms: council-manager, mayor-council, and commission**,

1. **Council-Manager**

Characteristics include:

City council oversees the general administration, makes policy, sets budget

Council appoints a professional city manager to carry out day-to-day administrative operations

Often the mayor is chosen from among the council on a rotating basis

This is the most common form of government.

2. **Mayor-Council**

Characteristics include:

Mayor is elected separately from the council, is often full-time and paid, with significant administrative and budgetary authority

Depending on the municipal charter, the mayor could have weak or strong powers

Council is elected and maintains legislative powers

Some cities appoint a professional manager who maintains limited administrative authority

This is the second most common form of government. It is found mostly (but not exclusively) in older, larger cities, or in very small cities.

3. **Commission**

Characteristics include:

Voters elect individual commissioners to a small governing board

Each commissioner is responsible for one specific aspect, such as fire, police, public works, health, finance

One commissioner is designated as chairman or mayor, who presides over meetings

The commission has both legislative and executive functions

The commission form of city government is the oldest form of government in the U.S., but exists today in less than 1% of cities.

EXCERPTS TAKEN BY JOHN FUMERO FROM:

The Florida Municipal Officials' Manual.

A publication of the Florida League of Cities with the assistance of the Florida Institute of Government

Basic Forms of Municipal Government

America's cities, towns and villages are governed by a legislative body known as a city council (or city commission). **This elected body has several responsibilities, which are specified in the charter.** In Florida, each municipality has a charter; this document specifies the composition of the elected body and duties of appointed officials.

The council is responsible for creating and enforcing the laws, called ordinances, of the city. The council also adopts and appropriates the city's funds through its budgetary responsibilities, and has fiduciary responsibilities as trustees of public funds. In addition, the council is expected to have a vision for the city's future, which may or may not be detailed in a strategic plan. **Throughout the U.S., cities adopt a form of government that sets their structures. The most common of these forms as found in Florida are specified below:**

COUNCIL-WEAK MAYOR FORM

The original form of municipal government in America was the council-weak mayor form, which was near-universal in the nineteenth century. It is still widely used, particularly in small towns. In most weak-mayor systems, the office of mayor is simply rotated among the elected council members on an annual basis. The council retains collective control over administration, including appointment and dismissal of municipal employees and appointments to boards and commissions. Control of some functional areas (e.g., parks, library) may be delegated by charter or ordinance to semi-independent boards and commissions. In general, the mayor's authority is little, if any, greater than that of the other council members. Department heads – e.g., the clerk, police chief, public works director – report to the council as a whole or to the mayor in his or her capacity as spokesman for the council. Sometimes the municipal clerk functions as a de facto chief administrator.

COUNCIL-STRONG MAYOR FORM

The council-strong mayor form gradually evolved from the council-weak mayor form. It provides for a distinct division of powers between the council and the mayor. The mayor actually is the chief executive, that is, the office of mayor has substantial influence in the policy-making process and substantial control over administration. The mayor holds important budgetary and appointing powers, along with the power to veto legislative actions of the council. Administrative authority is not shared with a number of independent boards and commissions. The mayor enjoys general power to appoint people to boards and commissions. Depending upon the city charter, the mayor may (or may not) vote with the legislative body.

Some large cities with a strong mayor have established the position of chief administrative officer under the mayor to handle the day-to-day operations of the government, thus leaving the mayor free to concentrate on policy formulation and ceremonial tasks. In this way, administrative management by a hired assistant to the mayor may be combined with strong political and policy leadership by the mayor.

COMMISSION FORM

The commission form combines both executive and legislative powers in a governing board, the commission. There is no single chief executive; rather, the commissioners, who serve collectively as the policy-making body, also serve individually as heads of the principal departments. In the basic commission form, there is neither a mayor nor a city manager. Today, most commission-form cities do select or elect a mayor. Early advocates of the commission form hoped that the concentration of power in the hands of a few elected council members would make administration more effective and would enhance accountability to the public. The commission plan was first employed in Galveston, Texas, after a disastrous hurricane almost destroyed the city in 1900. It enjoyed widespread popularity for about two decades. **Since 1920, however, its use has declined greatly.** Although offering more integration of policy and administration than the council-weak mayor form, the commission form tends to provide inadequate coordination, insufficient internal control, and non-professional direction of administration. It should be noted that, in Florida, municipalities use the terms “council” and “commission” without reference to the distinction between the commission form and other forms of municipal government. Many Florida municipalities designate their legislative bodies as the “commission” but do not employ the commission form of government. One should not presume that a Florida municipality employs the commission form merely because its policy-making body is labeled “commission.”

COUNCIL-MANAGER FORM

One of the key elements in 20th-century municipal reform has been the proposition that a strong and non-political executive office should be the administrative centerpiece of municipal government. This concept has been implemented in thousands of American cities in the 20th century by the adoption of the council-manager form of government. This form parallels the organization of the business corporation: voters (stockholders) elect the council (board of directors), including the mayor (chairman of the board), which, in turn, appoints the manager (chief administrative officer).

Unlike the two council-mayor forms, where the emphasis is on political leadership, the prevailing norms in the council-manager form are administrative competence and efficiency. Under the council-manager form, the manager is the chief administrative officer of the city. The manager supervises and coordinates the departments, appoints and removes their directors, prepares the budget for the council’s consideration, and makes reports and recommendations to the council. All department heads report to the manager. The manager is fully responsible for municipal administration.

The mayor in a council-manager form is the ceremonial head of the municipality, presides over council meetings, and makes appointments to boards. The mayor may be an important political figure, but has little, if any, role in day-to-day municipal administration. In some council-manager

cities, the office of mayor is filled by popular election; in others, by council appointment of a council member

The council-manager plan, first used in 1908 in Staunton, Va., received nationwide attention six years later when Dayton, Ohio, became the first sizable city to adopt it. Thereafter, the plan's popularity enjoyed steady but not spectacular growth until after World War II. At that time, many municipalities were confronted with long lists of needed services and improvements that had backlogged since the Depression years of the 1930s. Faced with such challenges, many municipalities adopted the council-manager form. The plan has been especially attractive to small- and medium-sized localities. It is used in a majority of American municipalities with populations of 25,000 to 250,000. It has been strongly promoted since the 1920s by the National Civic League.

The council-manager form is widely viewed as a way to take politics out of municipal administration. The manager himself is expected to abstain from any and all political involvement. At the same time, the council members and other "political" leaders are expected to refrain from intruding on the manager's role as chief executive. Of course, the manager, who is hired and fired by the council, is subject to the authority of the council, but council members are expected to abstain from seeking to individually interfere in administrative matters, including actions in personnel matters. Some city charters provide that interference in administrative matters by an elected city official is grounds for removal of the elected official from office.

MUNICIPAL-GOVERNMENT FORMS IN FLORIDA

In Florida, a municipality is free to adopt any of the basic municipal-government forms identified above or any variation thereof. State law does not prescribe one or more permissible forms, nor does it prohibit any. The Florida Constitution requires only that "each municipal legislative body shall be elective" (Art. 8, Sec. 2 (b), Const.); state statutes require only that an acceptable proposed municipal charter is one which "prescribes the form of government and clearly defines the responsibility for legislative and executive functions."

Many Florida cities have forms of government that combine elements of the four basic structures. These cities, having "hybrid" forms outlined in their charters, are difficult to categorize. More elements of the council-weak mayor form are identified in these hybrids, and carry-over elements of the commission form have also been found.

The most common form of city government in Florida today is the council-manager form. A second common form, found in many smaller municipalities, is the council-weak mayor form. In Florida, in recent years, most changes of municipal-government form have been from some other form to the council-manager form. Approximately 270 Florida cities (out of more than 400) have a position of manager or a similar position, such as "administrator or manager."

In all Florida cities, members of the council or commission are elected by the voters of the city. The mayor may be simply a member of the council, elected by the council to serve as mayor; may be a separate office (that is, not a member of the council) or elected by the people. Certain administrative positions are filled by elections in a few cities. These include the offices of clerk, police chief and fire chief.