



**CITY OF OKEECHOBEE
CITY COUNCIL
FEBRUARY 15, 2022
LIST OF EXHIBITS**

Draft Minutes	January 18, 2022
Warrant Register	January 2022
Exhibit 1	Temporary Street Closing, Okeechobee Main Street Speckled Perch Festival
Exhibit 2	Ordinance No. 1248, reclassify Commercial to Multi-Family Residential
Exhibit 3	Ordinance No. 1249, rezone Heavy Commercial to Residential Multiple Family
Exhibit 4	Ordinance No. 1250, Comprehensive Plan Capital Improvements 5-year Schedule
Exhibit 5	TRC recommendation regarding installation of sidewalks requirement



CITY OF OKEECHOBEE, FLORIDA
JANUARY 18, 2022, REGULAR CITY COUNCIL MEETING
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 January 18, 2022, 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 Mayor Watford, followed by the Pledge of Allegiance led by Council Member Keefe.

II. ATTENDANCE

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

III. AGENDA AND PUBLIC COMMENTS

A. Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn. New Business Item "C," was added.

B. Motion by Council Member Keefe, seconded by Council Member Clark to approve the agenda as amended.
Motion Carried Unanimously.

C. No comment cards were submitted for public participation for issues not on the agenda.

IV. PRESENTATIONS AND PROCLAMTIONS

A. Police Officer Brandon Greisemer, accompanied by his wife and daughter, was recognized by Mayor Watford and Police Chief Donald Hagan for his years of service. He was presented with a Cross Pen featuring his name engraved and a framed certificate, which read **"In recognition of your five years of service, hard work, and dedication to the City, its citizens and your fellow employees from January 4, 2017, through January 4, 2022."**

V. CONSENT AGENDA

Motion and second by Council Members Jarriel and Clark to:

A. [Dispensed with the reading and] approve the meeting minutes for December 21, 2021 [as presented].

B. Approve the Warrant Register for December 2021 [in the amounts: General Fund, \$517,107.37; Public Facilities Improvement Fund, \$14,196.40; and Capital Improvement Projects Fund, \$13,361.72, as presented]. **Motion Carried Unanimously.**

VI. MAYOR WATFORD OPENED THE PUBLIC HEARING AT 6:09 P.M.

A. Motion and second by Council Members Clark and Keefe to read by title only, proposed Ordinance No.1231, closing the alleyway in Block 110, CITY OF OKEECHOBEE, Abandonment of Right-of-Way Petition No. 21-001-AC [as presented in Exhibit 1]. **Motion Carried Unanimously.**

City Attorney John Fumero read proposed Ordinance No.1231 by title only as follows: **"AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA PETITION NO. 21-001-AC; RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."**

City staff advised that due to a recent submittal for a Future Land Use Map Amendment and Zoning Petition, the final adoption for this proposed ordinance needs to be postponed. Motion and second by Council Members Keefe and Jarriel to postpone the adoption of proposed Ordinance No. 1231 to March 15, 2022.

Mr. Mitch Stephen of 17775 Middle Brooke Way, Boca Raton, who is the property owner and applicant addressed the Council explaining the Federal Program for Economic Opportunity Zones of which this property is located within and his proposed development for an apartment complex. **Motion Carried Unanimously.**

VI. PUBLIC HEARING CONTINUED

- B. Motion and second by Council Members Keefe and Clark to read by title only, proposed Ordinance No. 1232, closing the alleyway in Block 121, CITY OF OKEECHOBEE, Abandonment of Right-of-Way Petition No. 21-002-AC [as presented in Exhibit 2]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1232 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA PETITION NO. 21-002-AC; RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

City staff advised that due to a recent submittal for a Future Land Use Map Amendment and Zoning Petition, the final adoption for this proposed ordinance needs to be postponed. Motion and second by Council Members Jarriel and Clark to postpone the adoption of proposed Ordinance No. 1232 to March 15, 2022. **Motion Carried Unanimously.**

- C. Motion and second by Council Members Clark and Jarriel to read by title only, proposed Ordinance No. 1247, amending the Code of Ordinances Chapter 30, Nuisances, to provide Code Enforcement procedures regarding demolition of blighted and dangerous structures [as presented in Exhibit 3]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1247 as follows: **“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA RELATING TO THE DEMOLITION OF BLIGHTED STRUCTURES; AMENDING THE CITY CODE OF ORDINANCES AT CHAPTER 30, ARTICLE II “NUISANCE” BY SPECIFICALLY AMENDING SECTION 30-31 “DEFINITIONS”; SPECIFICALLY AMENDING SECTION 30-43 “PUBLIC NUISANCES”; SPECIFICALLY AMENDING SECTION 30-74 “RESERVED”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.”**

Motion and second by Council Members Clark and Keefe to adopt proposed Ordinance No. 1247. **Motion Carried Unanimously.**

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

VII. NEW BUISNESS

- A. Mr. John Creasman, Okeechobee Utility Authority (OUA) Board Chairperson, presented a recap of the October 2021 update, which featured their three major Southwest Service Area (SWSA) projects and the Southwest (SW) 5th Avenue Septic to Sewer Project. SWSA Project 1 consists of a Master Pump Station, Master Force Main, and SE-2 Diversion Force Main. The expected total cost of \$6,186,939.00 is fully funded by the Florida Department of Environmental Protection (FDEP) Appropriations. SWSA Project 2 includes two master vacuum stations and a collection system and could provide approximately 700 new connections. The expected total costs, including engineering and construction is \$10,830,783.00 with \$612,756.00 for the Oak Lake Estates portion. This project is partially funded by FDEP Appropriations with the remainder to be funded from a United States Department of Agriculture loan. Construction is to begin tentatively by December 2022. SWSA Project 3 consists of the Okee-Tantie Force Main, and the State Road 78 service corridor to the Master Pump Station to provide approximately 600 new connections. The expected cost is \$8,575,000.00 and is fully funded by the FDEP Appropriations. Construction is scheduled for April 2023 with completion by Summer 2024. When completed, these projects are expected to remove annually, 12.4 tons of nitrogen and 3 tons of phosphorus from being discharged into the waterways. The SW 5th Avenue Septic to Sewer Project, has not been finalized, design is to begin by Spring of 2022 with bidding in late Fall and construction by December. Completion is expected by late Summer 2023.

A new project he reviewed is the Treasure Island Septic to Sewer Project. Design is expected to be completed in Summer of 2023, with bidding in the Fall and construction to begin by December. Completion is expected in late Spring 2025. The funding for this project has not been identified. Mr. Creasman assured the Council that all types of design systems will be considered. The selected design will be based on the one that provides the best life expectancy and maintenance during power-outages. The next project to begin will be Pine Ridge Park. The 12-slide power point presentation has been incorporated in the official minute file.

VII. NEW BUSINESS CONTINUED

- A.** Continued: In response to the Councils' questions, Mr. Creasman explained that the OUA has not been provided with information on how the proposed development that is being considered South of the Buckhead Ridge area (in Glades County) and is within the OUA Service Area, will be serviced for wastewater. The topic of how customers are notified when boil water notices are issued and when it ends was discussed. Mr. Creasman asked that the Council encourage individuals to contact the OUA office to ensure the correct phone numbers are on file for these call-out notices, and that they notify OUA staff when they do not receive a notice so this can be corrected. Additionally, the information is provided on the OUA website and Facebook page. This item is for information purposes, no official action is required.
- B.** Mayor Watford presented information regarding two proposed bills being considered currently. A motion and second was made by Council Members Keefe and Jarriel to send a letter officially opposing Senate Bill 620/House Bill 569 and supporting the adoption of Senate Bill 224/House Bill 105 to the appropriate State Legislators, Leadership, Committee, and Florida League of Cities. **Motion Carried Unanimously.**

ITEM ADDED TO ADGENDA:

- C.** Administrator Ritter wanted the Council to be aware that the tax deed sale for the Primitive Baptist Church property, located at 1003 SW 3rd Avenue (Legal: Lots 9-12 of Block 8, SOUTH OKEECHOBEE, Plat Book 1, Page 12, Okeechobee County public records), is on Thursday. Finance Director Riedel has completed the required online training, she explained the new electronic bidding process, which will require the City to submit a cashier's check by Wednesday, of 10 percent of the maximum bid, estimated document stamps and recording fees. If the City's final bid is accepted, a second cashier's check for the remaining balance is required to be submitted within 24-hours. We will know by 4:00 P.M. Thursday if we are successful in purchasing this property. No official action was required for this item.

VIII. CITY ATTORNEY UPDATE

Attorney Fumero had no new information to provide.

IX. CITY ADMINSTRATOR UPDATE

- The Strategic Five-Year Plan and power point will be sent to the Councils emails soon.
- The Request for Qualifications (RFQ) No. ADM-01-32-11-21 selection/ranking committee will meet on January 24th at 10:00 A.M. with the results for City Council consideration at the February 1, 2022, meeting.
- The contract for work in the Commerce Center related to the Water Management Permit will also be on the February 1st agenda.
- Work at the Cattleman's Square (Block L/Park #5) in Flagler Park continues with contractor Mark Brandel overseeing the construction. Mr. Frank DeCarlo of American Well Drilling donated the installation of a well for the irrigation.
- The City's request for \$500,000.00 went through the Legislative Committee as well as the Storm Water Project, funding continues to look favorable.

X. COUNCIL MEMBER COMMENTS

Council Member Jarriel:

- reminded everyone that the Town Hall Meeting is Monday, January 24th, he has been going door to door throughout the neighborhoods to get people to come;
- Judge Wallace was recovering well from a recent illness.

Council Member Keefe:

- thanked Mayor Watford for being a "home rule champion" and all that he does for the City, and encouraged his fellow Council Members to speak up and keep a watch on potential legislation;
- inquired about the repairs to the gun in Veterans Park (Block E/Park #1 of Flagler Park). Council Member Chandler responded, Mr. Greg Maynard and several volunteers are working to complete the repairs.

XI. ADJOURN, Mayor Watford adjourned the meeting at 7:06 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.



Okeechobee, FL

Check Report

By Check Number

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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: CapVeh Fund-Capital Vehicle Fund Trust Checking						
1188	Bank of America - 2709 fka 0257 Admin	01/12/2022	Regular	0.00	999.00	1896
986	City of Okeechobee	01/19/2022	Regular	0.00	11,000.00	1897
986	City of Okeechobee	01/20/2022	Regular	0.00	84,645.00	1898
254	Jerald Bryant, Clerk of Court	01/20/2022	Regular	0.00	653.70	1899
41	City Electric Supply Co.	01/21/2022	Regular	0.00	1,003.53	1900
Schoonmaker Electric	Schoonmaker Electric, LLC	01/31/2022	Regular	0.00	2,280.00	1901
1934	Verizon Wireless	01/31/2022	Regular	0.00	806.67	1902

Bank Code CapVeh Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	8	7	0.00	101,387.90
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
	8	7	0.00	101,387.90

Check Report

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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: GenFund-General Fund Checking-Truist Checking						
1644	PRM - Health Insurance	01/07/2022	EFT	0.00	58,099.53	43
1770	PRM - Life, LTD & STD	01/07/2022	EFT	0.00	2,538.48	44
1770	PRM - Life, LTD & STD	01/07/2022	EFT	0.00	1,471.75	45
1645	PRM - Vision & Dental	01/07/2022	EFT	0.00	2,107.42	46
255	City Of Okeechobee Payroll Account	01/12/2022	EFT	0.00	102,272.89	47
255	City Of Okeechobee Payroll Account	01/26/2022	EFT	0.00	106,357.72	52
1695	Building Code Administrators and	01/21/2022	EFT	0.00	542.57	52
255	City Of Okeechobee Payroll Account	01/31/2022	EFT	0.00	634.64	53
307	Florida Building Commission	01/21/2022	EFT	0.00	410.91	53
467	PRM - Property & Casualty	01/21/2022	EFT	0.00	74,478.00	54
2032	The Standard	01/31/2022	EFT	0.00	19,312.05	54
	Void	01/21/2022	EFT	0.00	0.00	55
13	American Family Life Assurance Co.	01/07/2022	Regular	0.00	458.00	44117
2069	Axon Enterprise, Inc.	01/07/2022	Regular	0.00	332.32	44118
1767	B & H Police Supply	01/07/2022	Regular	0.00	1,257.32	44119
971	Bank of America - 0752 fka 9846 FD	01/07/2022	Regular	0.00	118.70	44120
1521	Bank of America - 7178 fka 6737 PD#2	01/07/2022	Regular	0.00	951.99	44121
969	Bank of America - 9852 fka 8540	01/07/2022	Regular	0.00	712.88	44122
1001	Bank of America - 9928 fka 2303 PW	01/07/2022	Regular	0.00	2,131.06	44123
CenturyLink-Fiber	CenturyLink	01/07/2022	Regular	0.00	1,826.54	44124
CenturyLink-LD	CenturyLink	01/07/2022	Regular	0.00	16.65	44125
CenturyLink-Local	CenturyLink	01/07/2022	Regular	0.00	2,181.77	44126
1236	CIT Technology Finance Service, Inc.	01/07/2022	Regular	0.00	370.23	44127
1685	Comcast	01/07/2022	Regular	0.00	59.50	44128
1685	Comcast	01/07/2022	Regular	0.00	179.69	44129
1809	Federal Eastern International, Inc.	01/07/2022	Regular	0.00	2,641.08	44130
1650	Fitness Factory	01/07/2022	Regular	0.00	260.00	44131
226	Florida Power & Light Company	01/07/2022	Regular	0.00	476.13	44132
226	Florida Power & Light Company	01/07/2022	Regular	0.00	2,466.09	44133
1839	Florida Supervisors of Elections	01/07/2022	Regular	0.00	200.00	44134
74	GALLS, LLC	01/07/2022	Regular	0.00	393.88	44135
1297	Global Mapping, Inc.	01/07/2022	Regular	0.00	300.00	44136
89	ICS Computers Inc.	01/07/2022	Regular	0.00	496.65	44137
431	LaRue Planning & Mngmnt Services, Inc.	01/07/2022	Regular	0.00	3,500.00	44138
1071	LegalShield	01/07/2022	Regular	0.00	14.95	44139
117	Liberty National Life Ins. Co.	01/07/2022	Regular	0.00	179.28	44140
1962	LiftOff, LLC	01/07/2022	Regular	0.00	14,046.00	44141
	Void	01/07/2022	Regular	0.00	0.00	44142
2253	MacVicar Consulting, Inc.	01/07/2022	Regular	0.00	250.00	44143
2212	Nason Yeager Gerson Harris & Fumero P.A.	01/07/2022	Regular	0.00	11,473.95	44144
325	Okeechobee County - BOCC	01/07/2022	Regular	0.00	350.00	44145
314	Okeechobee County Sheriffs Office	01/07/2022	Regular	0.00	18,726.51	44146
222	Okeechobee News c/o Independent Newspape	01/07/2022	Regular	0.00	489.60	44147
222	Okeechobee News c/o Independent Newspape	01/07/2022	Regular	0.00	76.91	44148
2043	O'Reilly Auto Parts	01/07/2022	Regular	0.00	14.62	44149
554	Scott's Quality Cleaning	01/07/2022	Regular	0.00	1,811.28	44150
1482	Sirchie Finger Print Laboratories	01/07/2022	Regular	0.00	89.10	44151
350	Superior Water Works, Inc.	01/07/2022	Regular	0.00	25.00	44152
1460	Tire Zone of Okeechobee, Inc.	01/07/2022	Regular	0.00	61.74	44153
1841	America's Office Source	01/07/2022	Regular	0.00	41.00	44154
2258	Tyler Business Forms	01/07/2022	Regular	0.00	341.96	44155
1544	UniFirst Corp	01/07/2022	Regular	0.00	399.74	44156
1939	United Way	01/07/2022	Regular	0.00	44.00	44157
810	Vantage Transfer Agents - 457	01/07/2022	Regular	0.00	3,145.00	44158
810	Vantage Transfer Agents - 457	01/07/2022	Regular	0.00	794.08	44159
1980	WEX Bank	01/07/2022	Regular	0.00	5,811.37	44160
1188	Bank of America - 2709 fka 0257 Admin	01/12/2022	Regular	0.00	471.26	44161
2073	Bank of America-3135 Bernst	01/12/2022	Regular	0.00	619.86	44162
1973	Advance Auto Parts	01/21/2022	Regular	0.00	83.59	44163
1101	Allen, Norton & Blue, P.A.	01/21/2022	Regular	0.00	400.00	44164

Check Report

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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1841	America's Office Source	01/21/2022	Regular	0.00	510.33	44165
1710	Apex Pest Control, Inc.	01/21/2022	Regular	0.00	60.00	44166
1953	C&C Industrial Enterprise. LLC	01/21/2022	Regular	0.00	75.05	44167
1236	CIT Technology Finance Service, Inc.	01/21/2022	Regular	0.00	114.30	44168
1236	CIT Technology Finance Service, Inc.	01/21/2022	Regular	0.00	289.42	44169
41	City Electric Supply Co.	01/21/2022	Regular	0.00	760.62	44170
621	City Of Okeechobee - Petty Cash	01/21/2022	Regular	0.00	45.00	44171
1346	Gilbert Oil Company, Inc.	01/21/2022	Regular	0.00	578.92	44172
1887	Gilbert Outdoors	01/21/2022	Regular	0.00	57.90	44173
1824	Harris Corporation	01/21/2022	Regular	0.00	738.00	44174
1892	Highland Pest Control	01/21/2022	Regular	0.00	35.00	44175
1491	Home Depot Credit Services	01/21/2022	Regular	0.00	680.80	44176
89	ICS Computers Inc.	01/21/2022	Regular	0.00	2,080.00	44177
90	IMS	01/21/2022	Regular	0.00	389.58	44178
1843	Kelley Margerum	01/21/2022	Regular	0.00	381.30	44179
2148	Motorola Solutions, Inc.	01/21/2022	Regular	0.00	10,437.33	44180
2256	MRA International	01/21/2022	Regular	0.00	245.00	44181
2057	Okeechobee Army Surplus	01/21/2022	Regular	0.00	367.60	44182
OUA	Okeechobee Utility Authority	01/21/2022	Regular	0.00	978.67	44183
2043	O'Reilly Auto Parts	01/21/2022	Regular	0.00	101.56	44184
2102	Rabon's Country Feed	01/21/2022	Regular	0.00	49.94	44185
Ramon Liberato	Ramon Liberato	01/21/2022	Regular	0.00	500.00	44186
1574	Salem Trust Company	01/21/2022	Regular	0.00	18,591.11	44187
1574	Salem Trust Company	01/21/2022	Regular	0.00	14,785.88	44188
596	State of Florida Disbursement Unit	01/21/2022	Regular	0.00	255.98	44189
1550	Taylor Rental - Okeechobee	01/21/2022	Regular	0.00	31.98	44190
1460	Tire Zone of Okeechobee, Inc.	01/21/2022	Regular	0.00	602.28	44191
1861	TransUnion Risk & Alternative Data	01/21/2022	Regular	0.00	75.00	44192
2080	Treasure Coast Medical Associates	01/21/2022	Regular	0.00	280.00	44193
1934	Verizon Wireless	01/21/2022	Regular	0.00	447.80	44194
2249	Virtual Academy	01/21/2022	Regular	0.00	1,794.00	44195
197	W & W Lumber Company of Okeechobee	01/21/2022	Regular	0.00	27.99	44196
1495	Weeks Enterprises	01/21/2022	Regular	0.00	250.00	44197
596	State of Florida Disbursement Unit	01/27/2022	Regular	0.00	255.98	44198
1973	Advance Auto Parts	01/31/2022	Regular	0.00	208.04	44199
7	Alan's Auto Electric	01/31/2022	Regular	0.00	195.00	44200
1956	Apple Industrial Supply Co	01/31/2022	Regular	0.00	530.45	44201
1988	Ardex	01/31/2022	Regular	0.00	55.21	44202
1521	Bank of America - 7178 fka 6737 PD#2	01/31/2022	Regular	0.00	424.09	44203
969	Bank of America - 9852 fka 8540	01/31/2022	Regular	0.00	166.66	44204
1520	Bank of America 3373 fka 2149 PD#1	01/31/2022	Regular	0.00	179.98	44205
1697	CAS Governmental Services, LLC	01/31/2022	Regular	0.00	500.00	44206
CenturyLink-Fiber	Century Link	01/31/2022	Regular	0.00	1,826.54	44207
CenturyLink-Local	CenturyLink	01/31/2022	Regular	0.00	2,178.54	44208
1236	CIT Technology Finance Service, Inc.	01/31/2022	Regular	0.00	172.13	44209
1236	CIT Technology Finance Service, Inc.	01/31/2022	Regular	0.00	227.58	44210
1236	CIT Technology Finance Service, Inc.	01/31/2022	Regular	0.00	85.44	44211
41	City Electric Supply Co.	01/31/2022	Regular	0.00	330.30	44212
1685	Comcast	01/31/2022	Regular	0.00	181.30	44213
1868	Eli's Western Wear Inc.	01/31/2022	Regular	0.00	109.95	44214
226	Florida Power & Light Company	01/31/2022	Regular	0.00	2,828.55	44215
226	Florida Power & Light Company	01/31/2022	Regular	0.00	451.51	44216
1866	JC Newell Const. Inspect. Services, Inc.	01/31/2022	Regular	0.00	5,200.00	44217
594	KYOCERA Document Solutions Southeast	01/31/2022	Regular	0.00	40.77	44218
2037	Mossel-Hodges Construction Inc.	01/31/2022	Regular	0.00	1,600.00	44219
2057	Okeechobee Army Surplus	01/31/2022	Regular	0.00	320.80	44220
OUA	Okeechobee Utility Authority	01/31/2022	Regular	0.00	357.17	44221
2043	O'Reilly Auto Parts	01/31/2022	Regular	0.00	212.60	44222
554	Scott's Quality Cleaning	01/31/2022	Regular	0.00	1,721.66	44223
2183	Select Shred	01/31/2022	Regular	0.00	30.00	44224
1688	Sprint	01/31/2022	Regular	0.00	117.55	44225

Check Report

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

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1908	Supplyline	01/31/2022	Regular	0.00	77.79	44226
1550	Taylor Rental - Okeechobee	01/31/2022	Regular	0.00	265.07	44227
1813	Thompson Reuters	01/31/2022	Regular	0.00	95.76	44228
414	Treasure Coast Council of Local Gmnt	01/31/2022	Regular	0.00	200.00	44229
2080	Treasure Coast Medical Associates	01/31/2022	Regular	0.00	2,503.00	44230
2080	Treasure Coast Medical Associates	01/31/2022	Regular	0.00	90.00	44231
2080	Treasure Coast Medical Associates	01/31/2022	Regular	0.00	171.20	44232
1934	Verizon Wireless	01/31/2022	Regular	0.00	144.28	44233
197	W & W Lumber Company of Okeechobee	01/31/2022	Regular	0.00	53.24	44234
743	Walmart/Capital One	01/31/2022	Regular	0.00	29.66	44235
538	Waste Management Inc. of Florida	01/31/2022	Regular	0.00	32,891.04	44236

Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	157	119	0.00	194,738.46
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	11	12	0.00	368,225.96
	168	132	0.00	562,964.42

Check Report

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

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	01/21/2022	EFT	0.00	24,888.30	12
U S Department	U.S. Department of Treasury	01/31/2022	EFT	0.00	25,822.64	13
U S Department	U.S. Department of Treasury	01/31/2022	EFT	0.00	634.64	14

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	3	3	0.00	51,345.58
	3	3	0.00	51,345.58

Check Report

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

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 - 9928 fka 2303 PW	01/07/2022	Regular	0.00	1,651.99	3434
41	City Electric Supply Co.	01/07/2022	Regular	0.00	24.03	3435
2163	CW Roberts Contracting, Inc.	01/07/2022	Regular	0.00	808.84	3436
197	W & W Lumber Company of Okeechobee	01/07/2022	Regular	0.00	21.95	3437
743	Walmart/Capital One	01/07/2022	Regular	0.00	115.53	3438
1188	Bank of America - 2709 fka 0257 Admin	01/12/2022	Regular	0.00	184.12	3439
816	Econo Signs, LLC	01/21/2022	Regular	0.00	1,959.00	3440
226	Florida Power & Light Company	01/21/2022	Regular	0.00	5,271.55	3441
2227	Florida Transcor	01/21/2022	Regular	0.00	1,700.00	3442
1491	Home Depot Credit Services	01/21/2022	Regular	0.00	287.74	3443
1981	JMC Landscaping Services, Inc.	01/21/2022	Regular	0.00	3,849.58	3444
1136	Sweat Trucking & Paving, Inc.	01/21/2022	Regular	0.00	2,500.00	3445
1516	Total Roadside Services, Inc.	01/21/2022	Regular	0.00	5,086.08	3446
195	Universal Signs	01/21/2022	Regular	0.00	1,475.00	3447
2094	USA Services of Florida, Inc.	01/21/2022	Regular	0.00	2,266.00	3448
2163	CW Roberts Contracting, Inc.	01/31/2022	Regular	0.00	2,592.96	3449
816	Econo Signs, LLC	01/31/2022	Regular	0.00	973.80	3450
2237	K&K Systems, Inc.	01/31/2022	Regular	0.00	782.11	3451

Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	21	18	0.00	31,550.28
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
	21	18	0.00	31,550.28

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	186	144	0.00	327,676.64
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	14	15	0.00	419,571.54
	200	160	0.00	747,248.18

Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	1/2022	614,310.00
301	PUBLIC FACILITY FUND	1/2022	31,550.28
304	CAPITAL PROJECTS FUND	1/2022	101,387.90
			747,248.18



CITY OF OKEECHOBEE
55 SE THIRD AVENUE
OKEECHOBEE, FL 34974
 Tele: 863-763-9821 Fax: 863-763-1686
**PARK USE AND/OR TEMPORARY STREET/
 SIDEWALK CLOSING**
PERMIT APPLICATION

Date Received:	2/25/2022	Date Issued:	
Application No:	22006	Date(s) & Times of Event:	MARCH 12 & 13 9-3pm

Information:

Organization:	Okeechobee MAIN Street, INC.
Mailing Address:	111 N.E. 2nd St. Okeechobee, FL 34972
Contact Name:	MARION Heddesheimer
E-Mail Address:	info @ okeechobee MAIN STREET . ORG

Telephone:

Work:	863-357-6246	Home:		Cell:	863-532-1757
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Summary of activities:

A two day festival with ARTS & CRAFT VENDORS Food VENDORS, KIDS ACTIVITIES AND MUSIC STARTING WITH A PARADE ON SATURDAY

Proceeds usage:

Proceeds for this event go to the OPERATIONS AND CONTINUING efforts of Okeechobee MAIN Street to enhance the DOWNTOWN AREA AS the heartbeat of the community
--

Please check requested Parks:

Flagler Parks: City Hall Park #1 Memorial Park #2 #3 #4 #5 #6
 [Park 3 is location of Gazebo. Park 4 is location of Bandstand]

(If other private property used in conjunction with this Park Use Permit please provide the address and parcel number below along with notarized letter of authorization from property owner)

Additional Addresses, if applicable _____
 Parcel ID: _____

TEMPORARY STREET AND SIDEWALK CLOSING INFORMATION
(Street Closings require City Council approval. Meetings 1st & 3rd Tuesdays but subject to change)

Address of Event: PARKS 2, 3 & 4 of FLAGLER PARK IN OKEECHOBEE

Street(s) to be closed:	<u>SW 2nd, SW 3rd AVE & SW 4th AVE</u>
Date(s) to be closed:	<u>MARCH 11, 12 & 13</u>
Time(s) to be closed:	<u>5 pm ON MARCH 11 UNTIL 6 pm ON MARCH 13</u>
Purpose of Closing:	<u>SPECKLED PEACH FESTIVAL & TO ALLOW set-up of VENDORS</u>

Attachments Required for Use of Parks

Attachments Required for Street/Sidewalk Closings

▶ Site Plan	▶ Site Plan
▶ Copy of liability insurance in the amount of \$1,000,000.00 with the City of Okeechobee as additional insured.	▶ Copy of liability insurance in the amount of \$1,000,000.00 with the City of Okeechobee and R.E. Hamrick Testamentary Trust as Additional Insured.
▶ Proof of non-profit status	▶ Original signatures of all residents, property owners and business owners affected by the closing.
▶ State Food Service License if > 3 days.	▶ State Food Service License if > 3 days.
▶ Notarized letter of authorization from property owner, if applicable.*	▶ State Alcoholic Beverage License, if applicable.**

* Required if private property used in conjunction with a Park Use application.

** Alcoholic beverages can be served **only** on private property. Alcoholic beverages **NOT ALLOWED** in City Parks, City streets or City sidewalks. See additional note below.

Please check if items will be sold on City streets/sidewalks. Each business will need to apply for a Temporary Use Permit 667 along with the Street Closing application.

Note:

- ▶ Clean-up is required within 24 hours.
- ▶ No alcoholic beverages permitted on City property, streets or sidewalks.
- ▶ No donations can be requested if any type of alcoholic beverages are served on private property/business unless you possess a State Alcoholic Beverage License. Please note there are inside consumption and outside consumption licenses. You must have the appropriate license(s).
- ▶ The Department of Public Works will be responsible for delivering the appropriate barricades.
- ▶ Dumpsters and port-o-lets are required when closing a street for more than three (3) hours.

Applicant must meet any insurance coverage and code compliance requirements of the City and other regulations of other governmental regulatory agencies. The applicant will be responsible for costs associated with the event, including damage of property. By receipt of this permit, the applicant agrees and shall hold the City harmless for any accident, injury, claim or demand whatever arises out of applicant's use of location for such event, and shall indemnify and defend the City for such incident, including attorney fees. The applicant shall be subject to demand for, and payment of, all of the actual costs incurred by the City pertaining to the event including, but not limited to, Police, Fire, Public Works or other departmental expenses. The City reserves the right to require from an applicant a cashier's check or advance deposit in the sum approximated by the City to be incurred in providing City services. Any such sum not incurred shall be refunded to the applicant of this Park Use/Street Closing Permit.

I hereby acknowledge that I have read and completed this application, the attached Resolutions No.(s) 03-8 and 04-03, concerning the use and the rules of using City property, that the information is correct, and that I am the duly authorized agent of the organization. I agree to conform with, abide by and obey all the rules and regulations, which may be lawfully prescribed by the City Council of the City of Okeechobee, or its officers, for the issuance



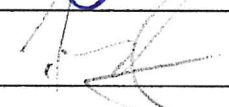

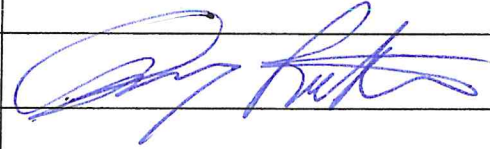
Certificate of Insurance must name City of Okeechobee as Additional Insured as well as R.E. Hamrick Testamentary Trust if closing streets or sidewalks.

Marisa Haddadshimo
Applicant Signature

1-25-22
Date

••••OFFICE USE ONLY••••

Staff Review

Fire Department:		Date:	<u>28 Jan 2022</u>
Building Official:		Date:	<u>1.27.22</u>
Public Works:		Date:	
Police Department:		Date:	<u>2/3/22</u>
BTR Department:		Date:	
City Administrator:		Date:	<u>1/28/22</u>
City Clerk:		Date:	

NOTE: APPLICATION AND INSURANCE CERTIFICATE MUST BE COMPLETED AND RETURNED TO THE GENERAL SERVICES DEPARTMENT THIRTY (30) DAYS PRIOR TO EVENT FOR PERMITTING.

Temporary Street and Sidewalk Closing submitted for review by City Council on _____
Date

Temporary Street and Sidewalk Closing reviewed by City Council and approved _____
Date

CITY OF OKEECHOBEE FIRE DEPARTMENT

APPLICATION FOR SPECIAL EVENT

Application Number: _____ Date Received: _____

NAME OF EVENT: Speckled Perch Festival & Parade

ADDRESS OF EVENT: Flagler Parks 2, 3 & 4

DESCRIPTION OF EVENT: Speckled Perch Festival & Parade with Food, Arts & Crafts Kids Activities & Music

NAME OF SPONSOR ORGANIZATION: Okeechobee Main Street

Contact Number before and during event **OF RESPONSIBLE PERSON:** (863) 357-6246

RESPONSIBLE PERSON'S NAME:

Marion Heddesheimer

DATE(S) AND TIME(S) OF EVENT:

Date: MARCH 11 Starting Time: 5:00 pm Closing Time: 7:00 pm

Date: MARCH 12, 13 Starting Time: 9:00 AM Closing Time: 6:00 pm

ARE ANY ROADWAYS TO BE BLOCKED/CLOSED? yes LOCATION _____

Will Emergency Apparatus (Fire and Ambulance) have access to area? yes

IF NO, THEN (provide alternatives): _____

WILL ELECTRICITY BE USED? YES NO (circle)

Locations: _____

Provided By: _____

WILL HEATING/OPEN FLAMES FOR FOOD BE PROVIDED? (circle) YES NO

Type of Heating Equipment Used: _____

WILL A TENT BE ERECTED? (circle) YES NO

Tent Manufacturer: _____ Size _____ fire rating posted: _____

Tent have sides and how many? _____

Are there Fire Extinguishers accessible and ready for use? (circle) Yes No

ATTACH SITE MAP OF EVENT LAYOUT

FIRE SERVICES SHALL COMPLETE ITEMS BELOW:

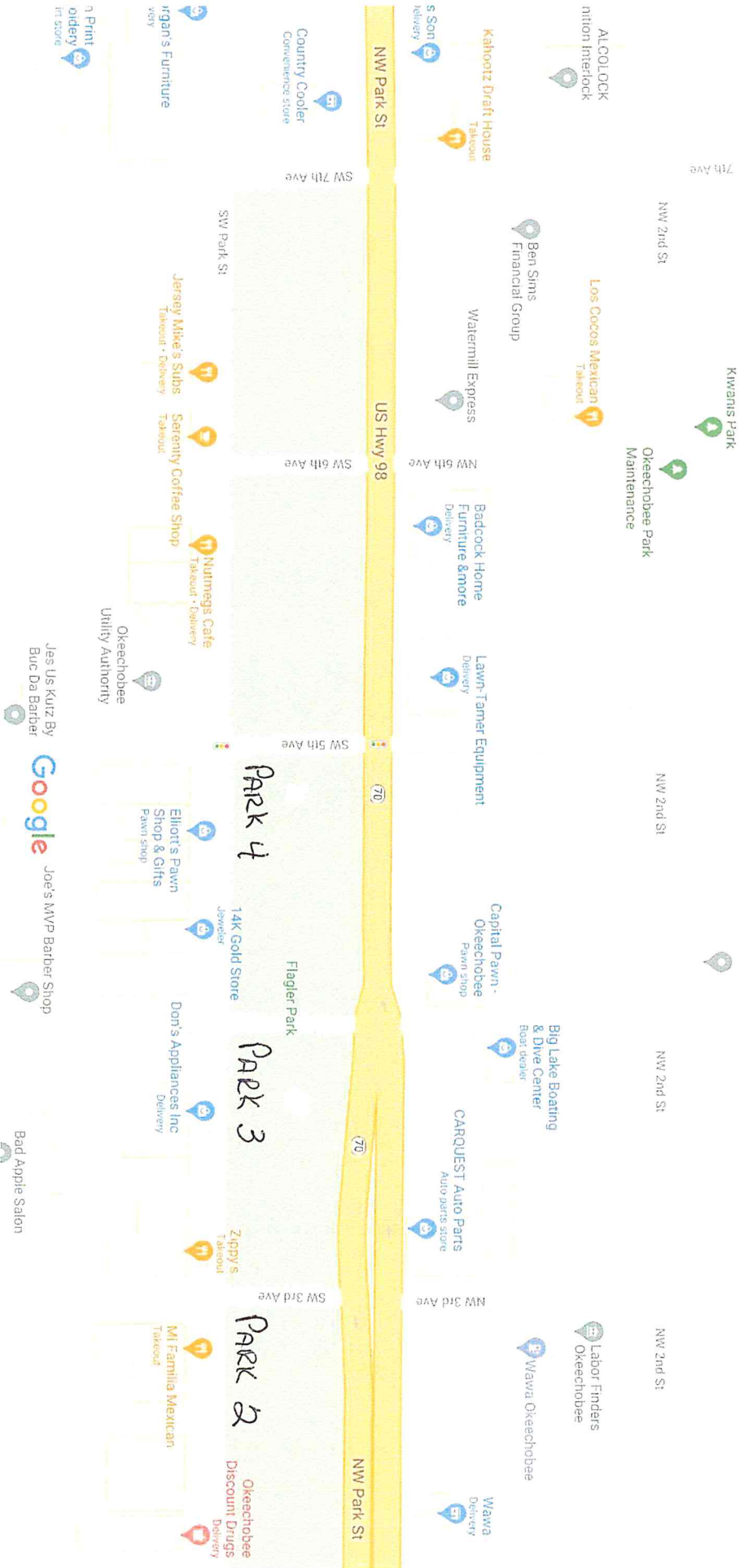
FIRE DEPARTMENT LIFE SAFETY & FIRE SERVICES REQUIREMENTS: (See above)

- Tents/canopy fire rating certificate required.
- Tent Size require life safety inspection (900 square feet or less then no permit is required)**
- Floor plan / seating / setup drawing required showing exits, etc.
- Emergency access must be maintained. (REFERS TO VEHICLES AND EQUIPMENT)
- Fire extinguishers must have current tag, and be operational and readily accessible.
- Cooking requires LPG outside of tent pointing away from exposures.
- Electrical wiring exterior rated, not overloaded.
- Fire Services inspection required.
- Fire watch or inspector(s) REQUIRED? FIRE WATCH Amount: _____
- Firefighter/Inspector Amount: _____ Other: _____

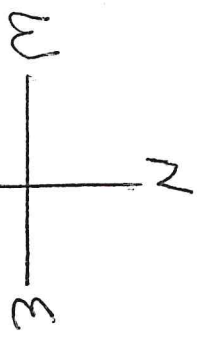
FIRE DEPARTMENT OFFICIAL (PRINT): _____

SIGNATURE: _____

Please call the FD at 863-467-1586 for any questions.



Map data ©2021 100 ft



RESOLUTION NO. 03-8

A RESOLUTION OF THE CITY OF OKEECHOBEE, FLORIDA TO ESTABLISH GUIDELINES FOR USE OF PUBLIC PARKS OR OTHER LANDS OWNED BY THE CITY OF OKEECHOBEE FOR CERTAIN CHARITABLE OR BENEVOLENT ORGANIZATIONS; OR THE GENERAL PUBLIC; PROVIDING FOR AUTHORITY TO REVIEW SUCH APPLICATIONS; PROVIDING FOR STANDARDS FOR REVIEW; PROVIDING FOR GUIDELINES FOR SUCH ORGANIZATIONS TO FOLLOW; PROVIDING FOR INSURANCE REQUIREMENT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, there are located within the City of Okeechobee certain public parks and other areas owned by the City of Okeechobee that are intended for, and open for use by, the general public, with certain restrictions; and

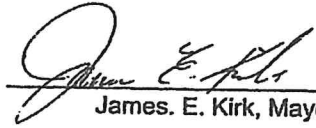
WHEREAS, these functions range from large gatherings which attract many participants, to very small groups, which may or may not cause traffic control problems, and vary in intensity; and

WHEREAS, current regulations require the same liability insurance coverage for any such group authorized to gather in the parks or on city lands, which creates a hardship on the smaller gatherings;

NOW, THEREFORE, be it resolved and adopted by the City Council for the City of Okeechobee, Florida the following resolution:

1. THAT permission for charitable or benevolent organizations, or non profit groups, to engage in certain activities in City parks or on City lands, is governed by Article IV, Sections 14-141 to 14-149 of the City Code of Ordinances, which regulations and restrictions shall be considered by General Services whenever an application or request for use of public areas is made, and followed accordingly.
2. THAT for any permit or permission granted by the Department of General Services for such activities on public lands, such permit shall be also executed by the City Administrator, prior to such event taking place.
3. THAT most applicants for use of parks and public lands are charitable or civic groups, who stage large events and attract many people. However, smaller groups for prayer meetings; weddings; boy and girl scouting; and similar type events are also authorized in parks and in public places, but are also subject to the requirements of Article IV of the City Code.
4. THAT current regulations require the applicant for an event to procure liability insurance in the sum of \$ 1 million; the cost of which is or may be prohibitive for smaller and more informal groups.
5. THEREFORE, for any application wherein it appears to the Department of General Services that the participants thereof may be 100 or fewer persons, the liability insurance requirement shall be waived. The City reserves the right to require the participants to execute a hold harmless agreement, depending upon the nature and impact of the event.

INTRODUCED AND ADOPTED this 5th day of August, 2003.




James. E. Kirk, Mayor

ATTEST:



Lane Gamiotea, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:



John Cook, City Attorney

RESOLUTION NO. 04-03

A RESOLUTION OF THE CITY OF OKEECHOBEE, FLORIDA SUPPLEMENTING RESOLUTION NO. 03-08; GUIDELINES FOR USE OF PUBLIC PARKS OR OTHER LANDS OWNED BY THE CITY OF OKEECHOBEE FOR CERTAIN CHARITABLE OR BENEVOLENT ORGANIZATIONS; PROVIDING FOR AUTHORITY TO REVIEW SUCH APPLICATIONS; PROVIDING FOR STANDARDS FOR REVIEW; PROVIDING FOR GUIDELINES FOR SUCH ORGANIZATIONS TO FOLLOW; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, there are located within the City of Okeechobee certain public parks and other areas owned by the City of Okeechobee that are intended for, and open for use by, the general public, with certain restrictions; and

WHEREAS, these uses change from time to time, and problems arise by certain uses that are not anticipated, but should be the subject of regulation and control by the City of Okeechobee for the safety and welfare of its citizens, and which requires supplementing existing rules as necessary;

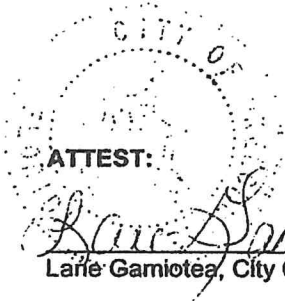
NOW THEREFORE, it is resolved before the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief presiding Officer for the City:

1. THAT permission for charitable or benevolent organizations, or non-profit groups, to engage in certain activities in City parks or on City lands, is governed by Article IV, Sections 14-141 to 14-149 of the City Code of Ordinances, which regulations and restrictions shall be considered by General Services whenever an application or request for use of public areas is made, and followed accordingly.
2. THAT for any authorized use of the public parks or rights-of-way within the City, the following regulations shall be followed, as applicable:
 - a. The organization or permit holder, or their designee, shall be responsible to completely clean up the public area used by the permit, within two days of completion of the event, unless otherwise designated in the permit.
 - b. No trailers unattached to a motor vehicle shall be parked along any street or avenue or public right-of-way, or in a marked parking spot, unless the right-of-way is closed for the event, not otherwise blocked off by the City. No other motor vehicles or trailers will be allowed to park or remain on the Park grounds unless prior written approval is obtained from the City Public Works Director or their designee, or such vehicle or trailer is participating in an event such as a permitted activity or car show. Any motor vehicle or trailer parked in violation of this section may be towed by the City at the owner's expense, who shall be liable for all towing and storage fees.
 - c. Golf carts, 4-wheelers or other vehicles not licensed for use on public rights-of-way, will not be permitted on the Park grounds without prior written approval of the City Public Works Director or their designee.
 - d. Certain events, such as but not limited to parades, or those which draw a large number of people, require significant incurring of costs

by the City, for traffic control, crowd control, fire safety, paramedic service, or general policing, which often requires adding personnel, and incurring overtime labor expense. For any such event, the City may require the organization or permit holder to be responsible for these additional costs, including property or personal injury damages that may occur during the event. There will be a mandatory inspection meeting between the Public Works Director or their designee and a representative from the permit holder prior to and after each event. Any additional expenses as stated above, will be billed to the organization or permit holder, who shall pay such sum to the City.

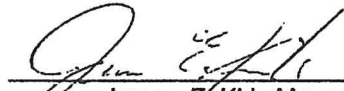
- e. For activities in Flagler Park, the use of generators for power is encouraged, as electric outlets are limited and subject to the right of the City to deny their use. When generators or extension cords are used, the applicant shall cause a U.L. approved extension cord of proper gauge to be safely attached, and routed so as to not interfere with any pedestrian path, or in such area as may pose a risk of harm to the public or other participants.

INTRODUCED AND ADOPTED this 16nd day of March, 2004.



ATTEST:


Larie Gamiotea, City Clerk


James. E. Kirk, Mayor

REVIEWED FOR LEGAL SUFFICIENCY:


John R. Cook, City Attorney

ORDINANCE NO. 1248

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 COMMERCIAL TO MULTI-FAMILY RESIDENTIAL, APPLICATION NO. 22-001-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City has received and reviewed certain application (No. 22-001-SSA), submitted by the property owner Frank Mitch Stephens, Registered Agent for Glenwood Park, 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 January 20, 2022, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

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

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

SECTION 1: SHORT TITLE.

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

SECTION 2: AUTHORITY.

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

SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.

The following described land consisting of approximately 3.995 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-001-SSA, from Commercial (C) to Multi-family Residential (MFR). The Legal Description of the Subject Property is as follows:

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

LOTS 1 THROUGH 12 INCLUSELY OF BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

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

SECTION 5: CONFLICT.

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

SECTION 6: SEVERABILITY.

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

SECTION 7: EFFECTIVE DATE.

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

INTRODUCED AND ADOPTED at First Reading and Final Public Hearing on this **15th** day of **February 2022**, pursuant to F.S. 163.3187(2).

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report

Small Scale

Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*

Applicant: *Mitch Stephens*

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.: *22-001-SSA*

Request: *Commercial to Multifamily Residential*

General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 mitchstephens@gmail.com 919.201.9913
Owner	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496 mitchstephens@gmail.com 919.201.9913
Site Address	All parcels in Block 110 and Block 121 Between NE 2nd Ave and NE 3rd Ave and Between NE 3rd Street and NE 5th 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
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 an application for an amendment to the Future Land Use Map (FLUM) for contiguous vacant parcels totaling 3.995 acres. The Applicant is requesting to change the Future Land Use designation of this property from Commercial to Multi-Family Residential. This applicant has also submitted a concurrent request to rezone the property from Heavy Commercial to Residential Multiple Family. Additionally, it will be necessary to vacate the alley which runs through Block 121 and the alley which runs through Block 110.

The applicant has stated that if approval is granted for these requests, the goal is to build multi-family structures at the maximum possible density. That density would be at 10 dwelling units per acre and 11 if affordable housing bonuses were granted.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Heavy Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
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	Light Commercial and Residential Multiple Family
	Existing Use	Duplexes
East	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Single Family and Commercial Professional Office
	Existing Use	Vacant and House of Worship
South	Future Land Use	Multi-Family Residential and Commercial
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Offices
West	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	House of Worship and Funeral Home

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (3.995 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City’s most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use

exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 270,000 square feet.

However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the Heavy Commercial of 85%, it would be difficult to provide sufficient parking for 270,000 square feet of commercial use and the maximum floor area would likely be further limited by the ability to provide sufficient parking. Additionally, given the character of Okeechobee, it would be unusual to exceed two stories. A two-story structure with 50% building coverage on 3.995 acres would have a floor area of approximately 180,000 square feet.

C. Future Development Potential as Multi-Family Residential

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. With the affordable housing bonus, maximum development potential for 3.995 acres would be 44 multi-family dwellings.

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

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

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

This property is one block away from US-441 and is within the area that is unofficially considered the City's commercial corridor. This property is somewhat in a transitioned designation of commercial. As such, the applicant's intended plan for this property as multi-family housing is appropriate for this location. High density residential at this property provides a transitional buffer between the commercial uses fronting on US-441 and the lower density residential area to the east. There are not significant issues concerning the compatibility of the proposed multi-family map designation with adjacent designations or uses; and the applicant's request is consistent with the goals, objectives and policies of the City's comprehensive plan.

E. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis report prepared by MacKenzie Engineering & Planning. The analysis was conducted based on the area of both Block 121 and Block 110 for this subject property for a total of approximately 4 acres. The report concludes that the proposed change from Commercial to Multi-Family Residential will result in the reduction of potential vehicle trips. Staff agrees with this conclusion.

The report also concludes that the estimated number of daily vehicle trips to be generated

by the proposed multi-family projects at both of these sites is 279. However, this is based on 10 dwelling units per acre. If the applicant's units qualify as affordable housing, the density could be 11 du/acre and could generate approximately 292 daily vehicle trips.

Regardless of this difference in estimates, the overall potential for trip generation is still decreased by this proposed map change, which lessens the potential strain on the surrounding roadway network.

Demand for Potable Water and Sewer Treatment

The applicant has provided an analysis of the estimated water and sewer demand which concludes that potential demand for these services is lessened by the proposed map change. Staff agrees with this conclusion.

Demand for Solid Waste Disposal

The applicant has provided a letter from an engineer with Waste Management which generally states that there is adequate capacity in the landfill for the next 100 years.

Demand for Public School Services

The applicant has provided letter from the Superintendent of the Okeechobee County School Board indicating that adequate capacity exists within the district to accommodate the estimated 11 students that would be generated by this change in land use.

Recreation and Open Space Demand

Policy 3.1 of the Recreation and Open Space Element of the City's Comprehensive Plan states the City's adopted level of service for recreation and open space areas is 3 acres per 1000 residents. Instead of providing a capacity analysis for the population of the City, the applicant has provided a statement in their application indicating that this standard will be met for the resident population of this proposed project, by providing on-site facilities at time of development plan approval.

F. Environmental Impacts

The Applicant has provided a wetlands inventory indicating that no wetlands are present on the site; a soils map indicating that site is comprised entirely of Immokalee fine sand and is suitable for development; a flood hazard map indicating that the site is within an area of minimal flood hazard; and general statements that there are no unique habitats or endangered species present.

Recommendation

Based on the foregoing analysis, we find the requested Multi-Family Residential Future Land Use Designation for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. Therefore, we recommend **Approval** of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of this property from Commercial to Multi-family Residential.

Submitted by:



James G LaRue, AICP
President

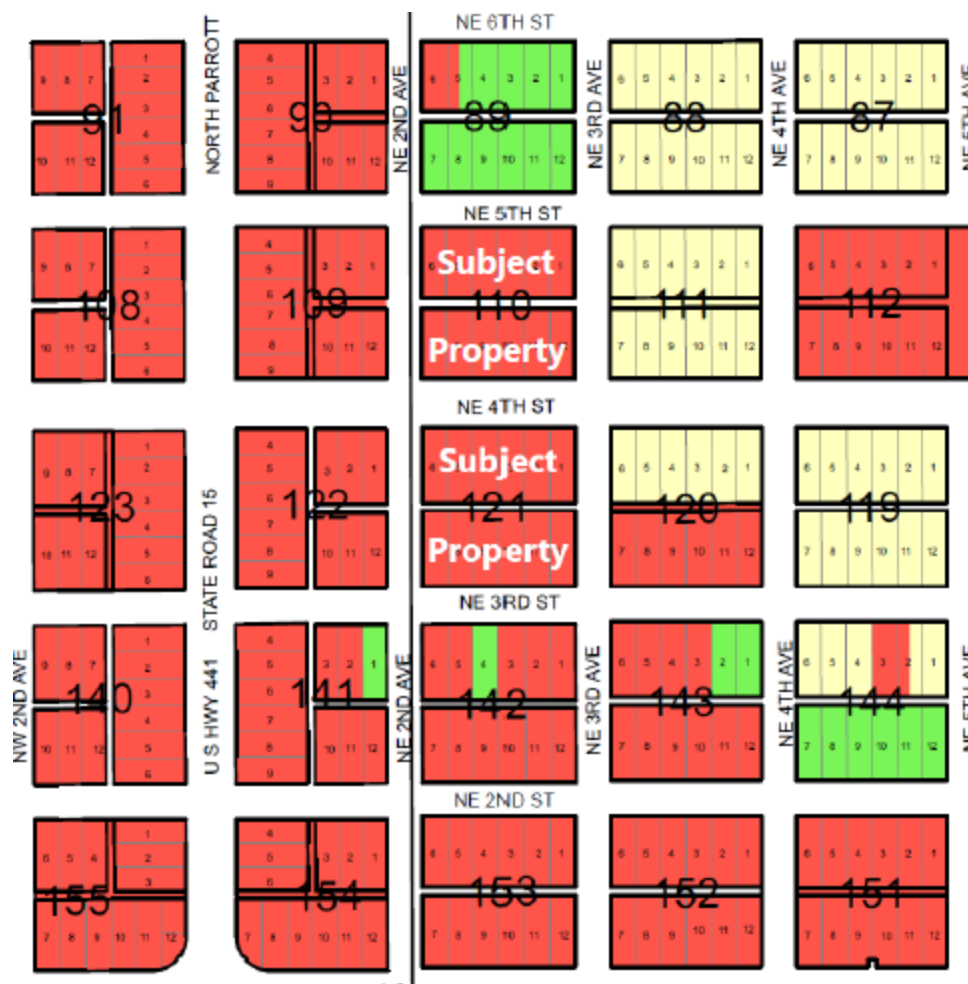
January 10, 2022

Planning Board Public Hearing: January 20, 2022

City Council Public Hearings: (tentative) February 15, 2022

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS





CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
JANUARY 20, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, January 20, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. 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 Board Member Baughman 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 Jonassaint, seconded by Board Member Brass to dispense with the reading and approve the November 18, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:04 P.M.

- A. 22-001-CPA, consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule.
 - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval.
 - 2. No public comments were offered.
 - 3. No Ex-Parte disclosures were offered.
 - 4. Motion by Board Member Jonassaint, seconded by Vice Chairperson McCoy to recommend approval to the City Council for 22-001-CPA to update the Five-Year Schedule of Capital Improvements in the Capital Improvements Element, finding it to be consistent with the Comprehensive Plan as presented in [Exhibit 1, which includes the Planning Consultant's analysis and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for February 15, 2022, and March 15, 2022. **Motion Carried Unanimously.**

- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-001-SSA, to reclassify from Commercial to Multi-Family Residential (MFR) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues.

- 1. City Planning Consultant LaRue briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval. In addition, City Administrator Gary Ritter, briefly explained why the Board was hearing this application again.
- 2. Mr. Steven Dobbs and Mr. Frank M. Stephens, Registered Agent of Glenwood Park LLC, were present. Mr. Stephens distributed a proposed site plan to Board Members and explained why he was resubmitting his application. He further commented that he felt his intentions were not clearly presented the first time around and wanted the Board to know he was very committed to this project.
- 3. No public comments were offered.

V. PUBLIC HEARING ITEM B CONTINUED

4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 22-001-SSA, as presented in [Exhibit 2, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for February 15, 2022. **Motion Carried Unanimously.**

QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-001-R from Heavy Commercial (CHV) to Residential Multiple Family (RMF) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues for the proposed construction of multi-family apartments.
1. No oath for testimony was administered.
 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from CHV to RMF reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval.
 3. Mr. Dobbs and Mr. Stephens, Registered Agent of Glenwood Park LLC, were present. There were no questions from the Board.
 4. No public comments were offered.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Chartier, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-001-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for February 15, 2022, and March 15, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:37 P.M.

- VI. Chairperson Hoover adjourned the meeting at 6:37 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>12-16-21</u>	Petition No. <u>22-001-SSA</u>
	Fee Paid: <u>969.85</u>	Jurisdiction: <u>PB+CC</u>
	1 st Hearing: <u>1-20-22</u>	2 nd Hearing: <u>2-15-22</u>
	Publication Dates:	
	Notices Mailed: <u>1-5-22</u>	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: C

Verified Zoning Designation: CHV

- 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.

12/6/2021
Date

Mitch Stephens
Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

I. APPLICANT/AGENT/OWNER INFORMATION

Mitch Stephens

Applicant

17705 Middlebrook Way

Address

Boca Raton,

FL

33496

City

919-201-9913

State

Zip

mitchstephens@gmail.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

Agent*

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Glenwood Park, LLC

Owner(s) of Record

17705 Middlebrook Way

Address

Boca Raton,

FL

33496

City

919-201-9913

State

Zip

mitchstephens@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.

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

A. TYPE: (Check appropriate type)

- Text Amendment
- Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

The owner is requesting to change the future land use of these two blocks from Commercial to Multifamily Residential Future Land Use

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

A. PROPERTY LOCATION:

1. Site Address: 309 NE 4th Street, Okeechobee, FL 34972

Between NE 3rd & 5th Sts and end of 3rd Ave

2. Property ID #(s): 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01100-0010, 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 and 3-15-37-35-0010-01210-0120

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: 3.995 Acres

2. Total Area included in Request: 3.995 Acres

a. In each Future Land Use (FLU) Category: Multifamily - 3.995 Acres

- (1) _____
- (2) _____
- (3) _____
- (4) _____

b. Total Uplands: 3.995 Acres

c. Total Wetlands: 0.00 Acres

- 3. Current Zoning: Heavy Commercial
- 4. Current FLU Category: Commercial
- 5. Existing Land Use: Vacant
- 6. Requested FLU Category: Multifamily Residential

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)		10 DU/AC
Number of Units		40
Commercial (sq. ft.)	126,041 SF	
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

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

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

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

B. PUBLIC FACILITIES IMPACTS

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;

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

a. Potable Water and Sanitary Sewer demand based on:

- (1) 114 gallons per person per day (gppd) for residential uses
- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses

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

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:
 - a. Solid Waste;
 - b. Water and Sewer;
 - c. Schools.

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

C. ENVIRONMENTAL IMPACTS

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

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

E. JUSTIFICATION OF PROPOSED AMENDMENT

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

V. FEE SCHEDULE

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

VI. AFFIDAVIT

I, Mitch Stephens, 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.

Mitch Stephens
Signature of Owner or Authorized Agent

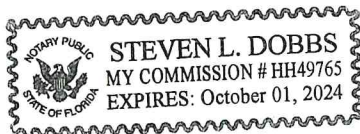
12/6/2021
Date

MITCH STEPHENS
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 December 12, 2021, by Mitch Stephens, who
(Name of Person)
is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Glenwood Park

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.

There are two blocks Block 110 and Block 121, both owned by Glenwood Park, LLC.

North Parcel:

To the north are several single-family parcels ~~parcel~~ that has a Future Land Use (FLU) of Multi Family is being used as single-family homes. To the east of this parcel used as Vacant with a FLU of Single Family. To the south, all the land has a FLU of Commercial and is currently vacant, but part of this application. To the west the parcel has a FLU of Commercial and is being used as Commercial.

South Parcel:

To the north the parcel is vacant and the parcel that has a Future Land Use (FLU) of commercial and is part of this application. To the east of this parcel used as a church with a FLU of Single Family on the north portion and Commercial on the south portion. To the south, all the land has a FLU of Commercial except one lot

on the north side which is multifamily and is currently used as commercial. To the west the parcel has a FLU of Commercial and is being used as Commercial.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, vacant or Single Family on Multi Family (FLU).

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.

Attached.

B. Public Facilities Impacts

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

Please see attached traffic report

- (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 report.

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

N/A

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

Acknowledged.

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

Acknowledged.

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

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

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

Assume 2.5 residents per household

Current $0 * 285 = 0$ gpd

Future = $40 * 285 = 11,400$ gpd

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

Current $270,508 * 0.15 = 40,576$ gpd

Future 0 *0.15 = 0 gpd

Current total = 40,576 gpd

Future total = 11,400 gpd

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

The projected resident population of 40 persons at 2.5 people/unit will require 0.30 acres of open space and recreation area. This area will be provided in the development plan for the proposed multi-family project.

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

a. Solid Waste;

Please see attached letter from Waste Management.

b. Water and Sewer:

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

c. Schools.

Please see the attached letter from the Okeechobee County School Board stating they have sufficient capacity to serve this development.

C. Environmental Impacts

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

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

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

2. Soils posing severe limitations to development

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

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

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

5. Floodprone areas.

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

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

This parcel will contribute approximately 100 residents to the City population which is anticipated and consistent with population projections, with no adverse impacts.

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

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

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

This project is 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.

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.

Use	Measure	Rate	Gallons per Day
Commercial (Existing)	270,508 SF @ 0.15 gallons per day per sf	0.15 gppdpsf	40,576 gpd – water/sewer
Multi Family (Proposed)	40 Units @ 2.5 people per unit	114 gppd	11,400 gpd – water/sewer
Net Impact			-29,176 gpd – water/sewer

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

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

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

An 11-acre County softball complex approximately 1.5 miles away on NW 9th Avenue will provide an active recreational area for the project residents. Passive recreation and landscaped open space will be provided on-site.

Hurricane Preparedness

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

Miscellaneous Data

Parcel Control Numbers Subject to this Application

3-15-37-35-0010-01100-0010, 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, and 3-15-37-35-0010-01210-0120

Legal Description

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



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

Detail by Entity Name

Florida Limited Liability Company

GLENWOOD PARK, LLC

Filing Information

Document Number	L21000242266
FEI/EIN Number	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

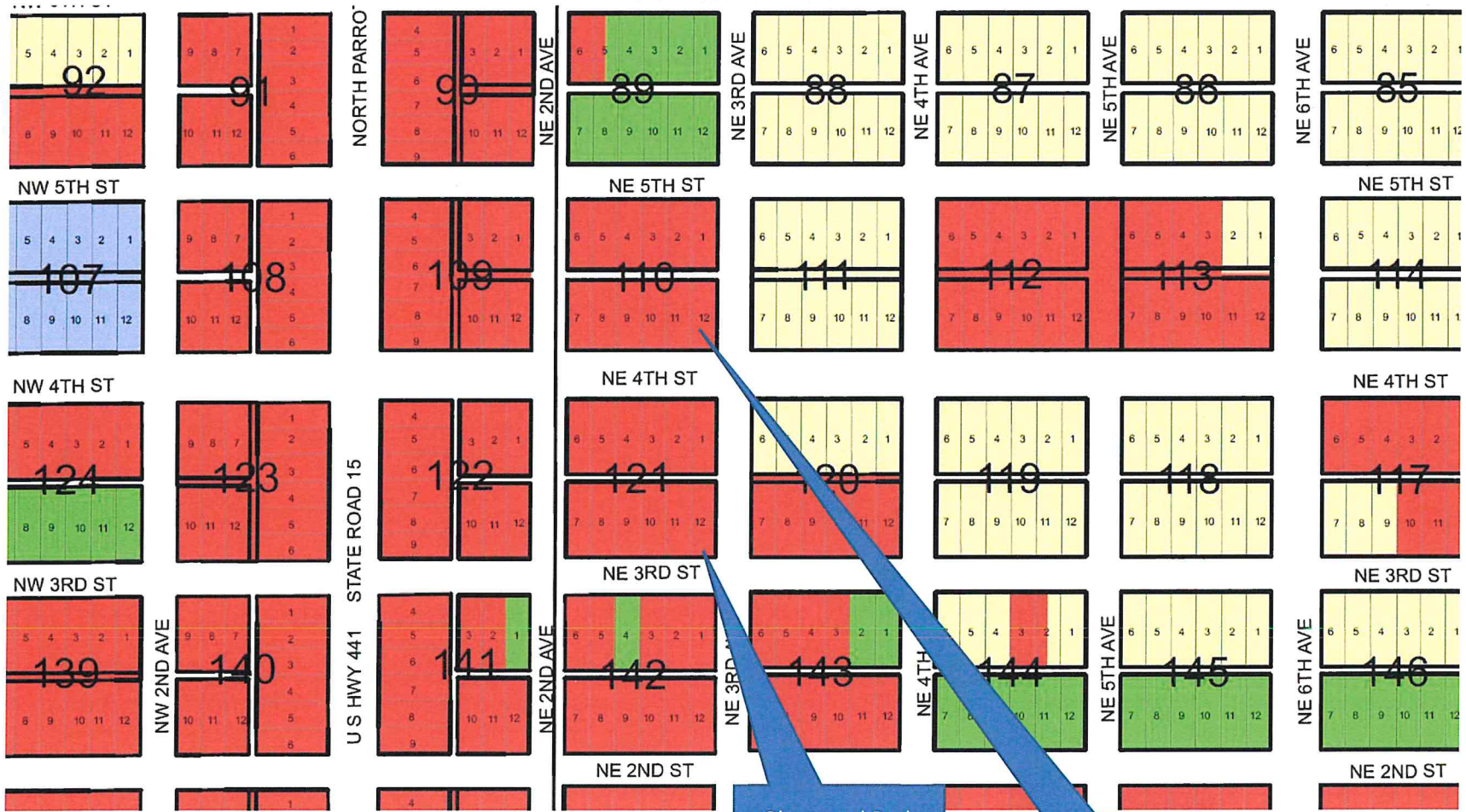
Title MGR

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

Annual Reports

No Annual Reports Filed

City of Okeechobee Future Land Use Amendment Application
 Future Land Use Exhibit
 Glenwood Park Parcels



LAND USE CLASSIFICATIONS

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

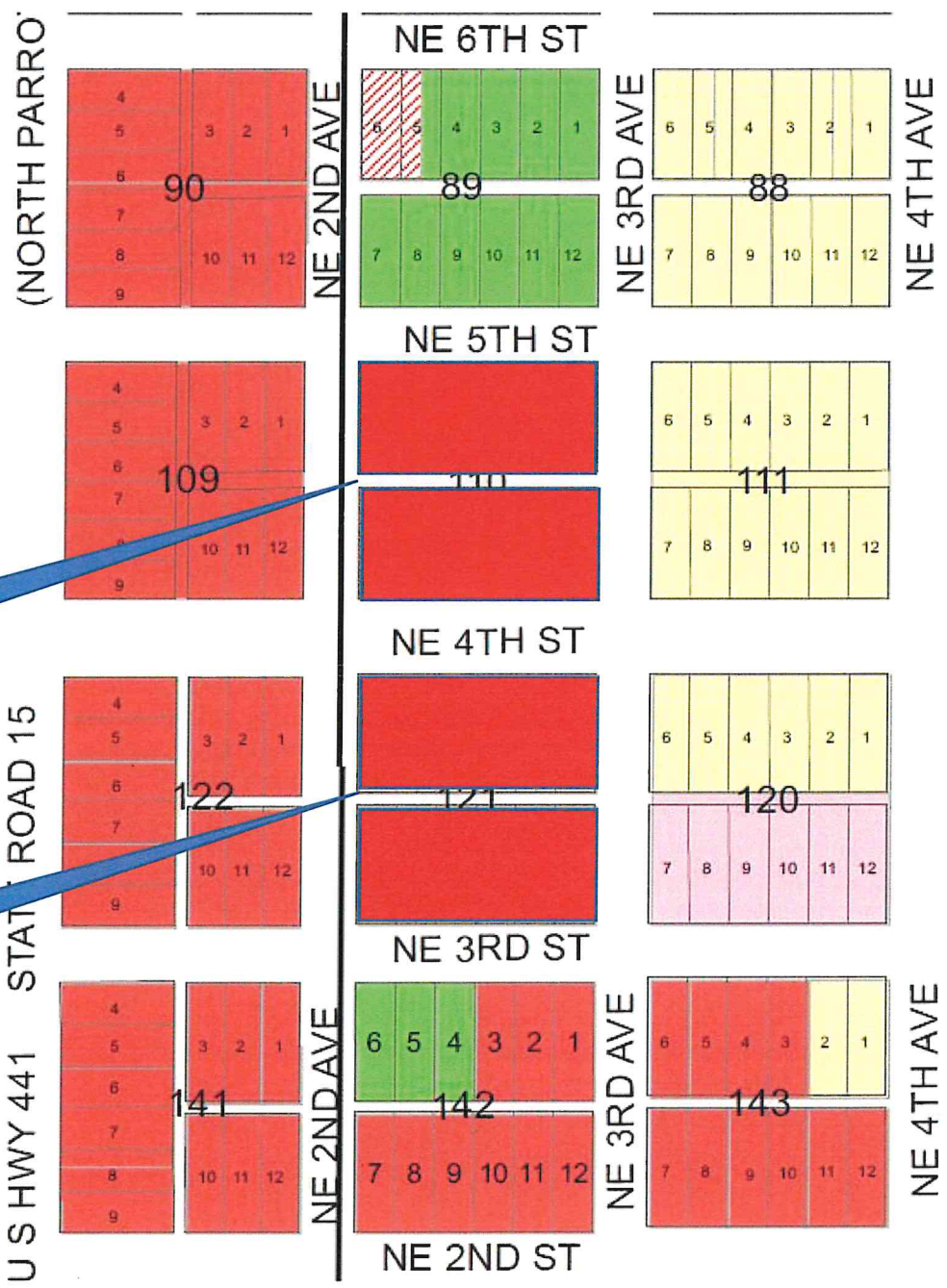
Glenwood Park
Parcels

Glenwood Park
Parcels

City of Okeechobee
Future Land Use Amendment Surrounding Property Owners
Land Use Exhibit
Glenwood Park



City of Okeechobee
Future Land Use Amendment Application
Zoning Exhibit
Glenwood Park



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

Glenwood
Park
Parcels

Glenwood
Park
Parcels

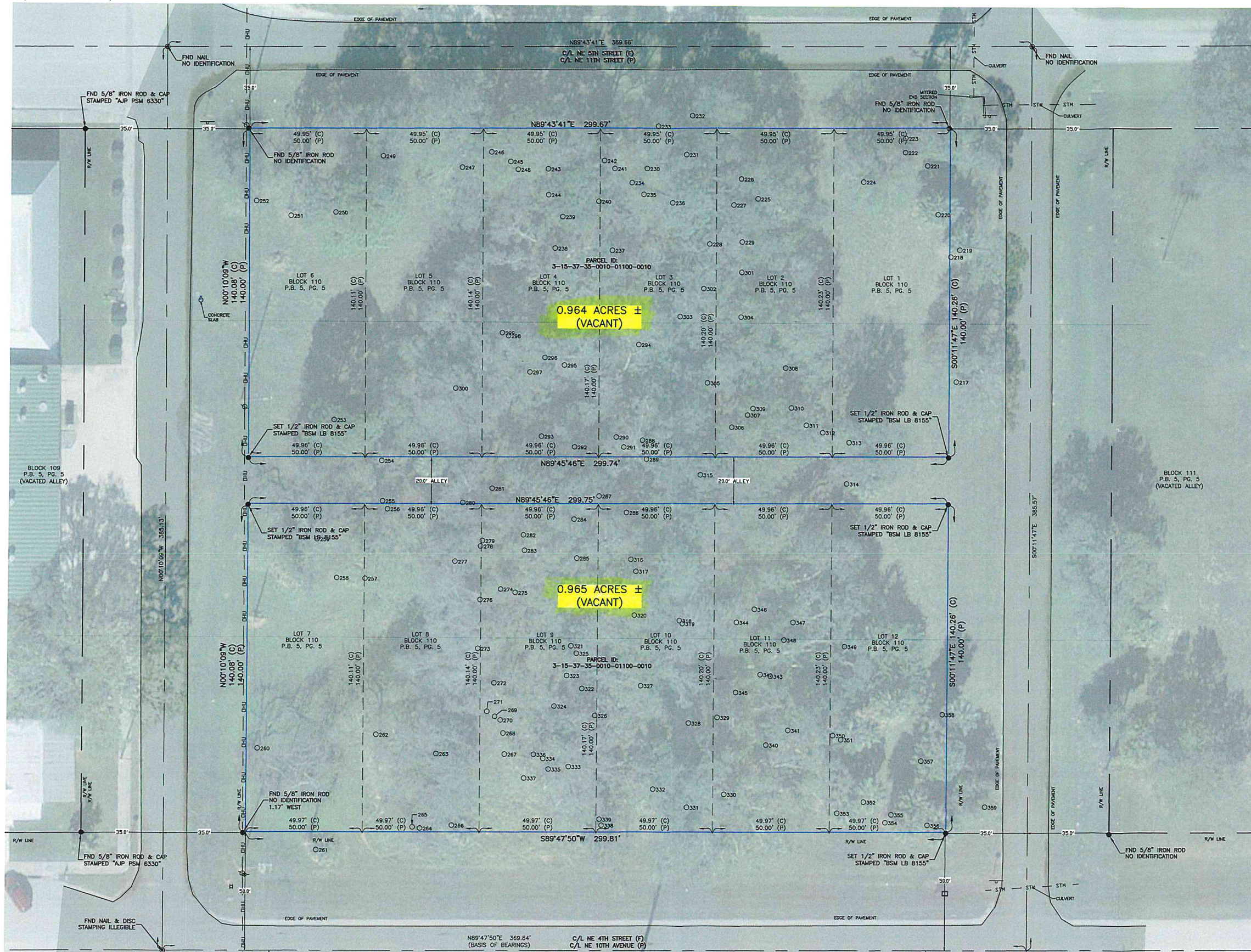
GRAPHIC SCALE



(IN FEET)
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE)

BOUNDARY SURVEY

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



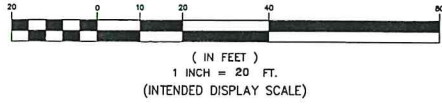
MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3

B.S.M. & ASSOCIATES
LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974
bsmsurvey.com
863-484-8324

CAD	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21	DATE		DATE
REF	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21	DATE		DATE
FLD	BH	DATE	03/18/21	DATE		DATE
OFF	BHM	DATE	03/18/21	DATE		DATE
CKD	REB	DATE	03/18/21	DATE		DATE
BOUNDARY SURVEY NE 4TH STREET OKEECHOBEE, FLORIDA 34972			SHEET 2 OF 3			REVISIONS:
						BY:

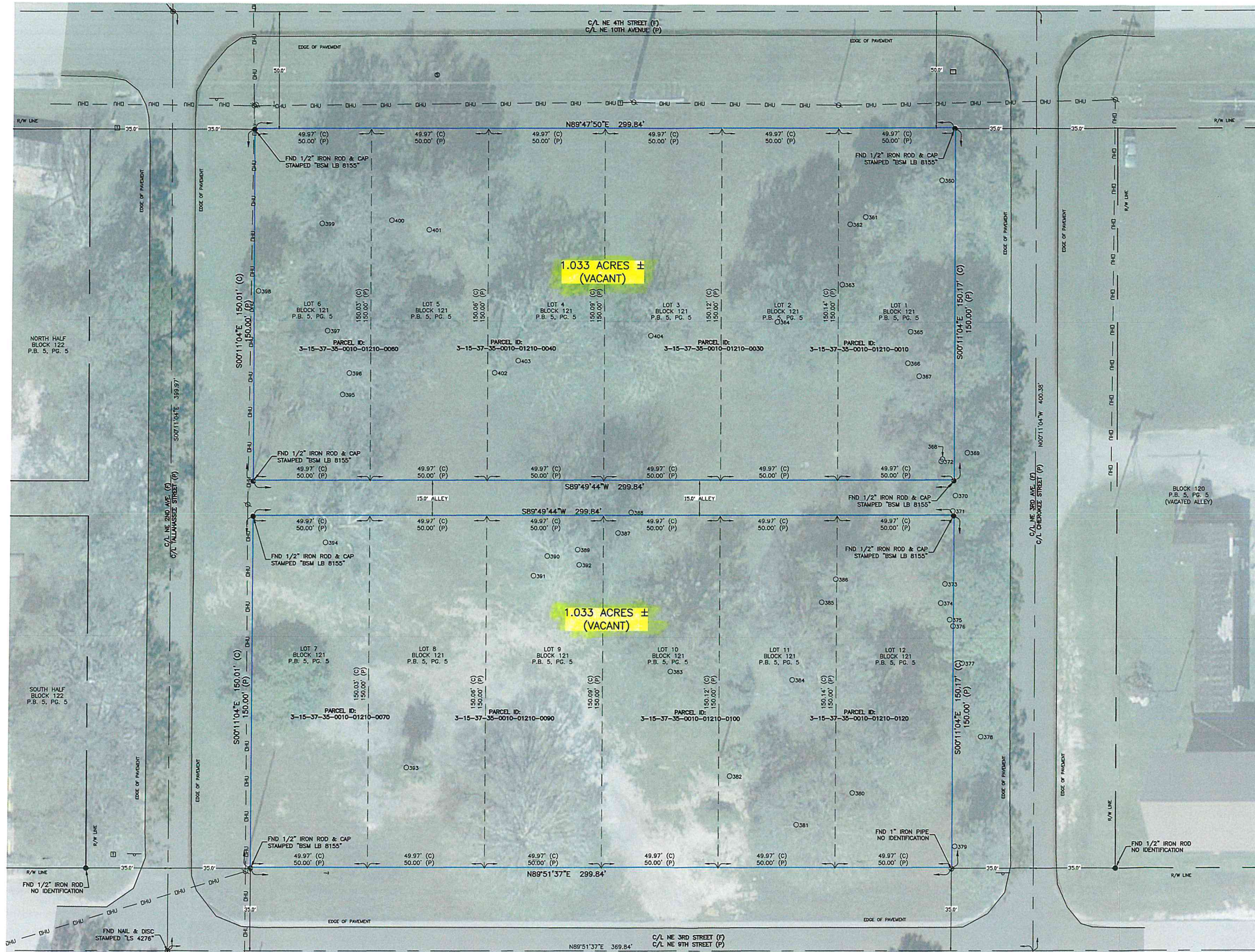
GRAPHIC SCALE



BOUNDARY SURVEY

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

MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2



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

CAD	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BID 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21	BY:
REF	Z:\My Drive\BSM & ASSOCIATES, INC_\2021\21-109 BID 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21	BY:
FLD	HW, DF, FB/PG, BSM #8/20	DATE	03/18/21	BY:
OFF	BHM	DATE	03/18/21	BY:
CKD	REB	DATE	03/18/21	BY:
SHEET 3 OF 3		DATE	03/18/21	BY:
BOUNDARY SURVEY				
NE 4TH STREET				
OKEECHOBEE, FLORIDA 34972				



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

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

Warranty Deed

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

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

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

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

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

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

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

Legal Description as Exhibit "A"

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

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

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

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

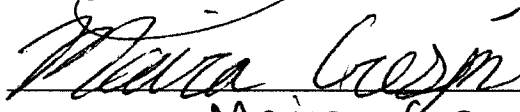
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful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

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


Signed, sealed and delivered in our presence:




Witness Printed Name COLTEN ENDICOTT



Witness Printed Name Maira Crespim



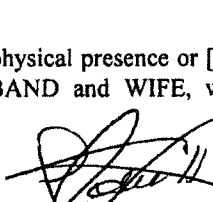
SHAUN C. PENROD
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972



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

State of Florida
County of Okeechobee

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



Notary Public
Print Name: COLTEN ENDICOTT
My Commission Expires APRIL 5, 2024

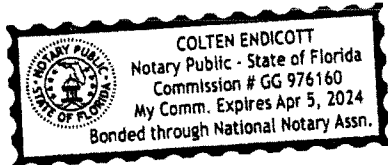


Exhibit "A"

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

COPY

File Number: 38827

Legal Description with Non Homestead
Closer's Choice



Prepared by and return to:
Patricia A. Ragon

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

[Space Above This Line For Recording Data]

Corrected Warranty Deed

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: SUBUN KOGUT

[Signature]
Witness Name: JOHN CREWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

By: [Signature]
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]



[Signature]
Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24

B.l.a.
(1)(2)

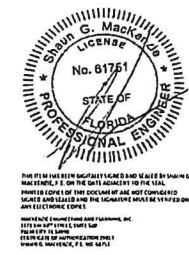
*Future Land Use Amendment
Traffic Analysis*

**Glenwood Villages
City of Okeechobee, FL**

Prepared for:
**Steven L. Dobbs Engineering, LLC
Okeechobee, Florida 34972**

Prepared by:


Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500
Palm City, FL 34990
(772) 286-8030



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

193003
April 2021
© MacKenzie Engineering and Planning, Inc.
CA 29013

**Shaun G. MacKenzie P.E.
PE Number 61751**

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and 0.241 acres alley of property to Multi Family land use.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.

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INTRODUCTION

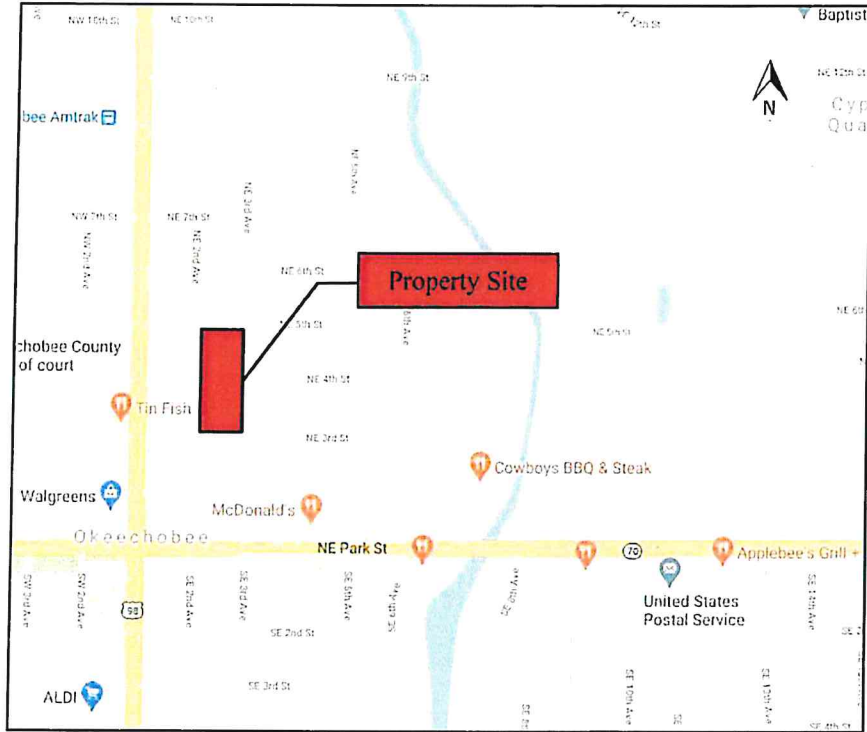
A future land use amendment is proposed on 3.992 acres located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120).

The future land use (FLU) amendment traffic analysis will examine the impacts of changing 1.928 acres (North Property) and 2.064 acres (South Property) of Commercial to Multi Family land use and changing 0.241 acres of alley right-of-way (ROW) to Multi Family land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1. Future Land Use Change

	Parcel ID	Size (Acres)	Existing FLU Land Use	Proposed FLU Land Use
South Property	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120	0.258 * 8 = 2.064	Commercial	Multi-Family (10 DU/Acre)
	-	15 x 300 / 43560 = 0.103	Alley	
North Property	3-15-37-35-0010-01100-0010	1.928	Commercial	
	-	20 x 300 / 43560 = 0.138	Alley	
Total		4.233 Acres		

Figure 1. Site Location Map



CURRENT DATA

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

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

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

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

Existing Future Land Use

The existing FLU uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 3.00 and maximum coverage ratio 50%. Therefore, the maximum expected intensity with respect to traffic is 260,837 square feet based on the 3.992 acres.

- 260,837 SF Commercial (ITE Land Use 820) (3.992 x 43,560 x 3.00 Floor Area Ratio x 50%)

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

- 7,616 daily, 186 AM peak hour (115 in/71 out), and 729 PM peak hour (350 in/379 out) trips.

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

- 11,539 daily, 282 AM peak hour (175 in/107 out), and 1,105 PM peak hour (530 in/575 out) trips.

Proposed Future Land Use

The proposed FLU uses the most intense reasonable maximum development scenario. This scenario uses Multi-Family (Low-Rise) use and results in a maximum density of 10 units per acre. Therefore, based on the 4.233 acres property, the maximum expected intensity with respect to traffic is 42 DU.

- 42 DU Multi-Family (Low-Rise) (ITE Land Use 210) (4.233 x 10 DU/Acre)

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

- 279 daily, 21 AM peak hour (5 in/16 out), and 27 PM peak hour (17 in/10 out) trips.

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 2 displays the resulting trip generation.

The resulting net external trips change is:

- -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The resulting net change in driveway volumes is:

- -11,262 daily, -261 AM peak hour (-170 in/-91 out), and -1,078 PM peak hour (-513 in/-565 out) trips.

The net impact of the change is less than 0 peak hour trips as a result of the proposed land use amendment from Industrial to Multi-family. Adequate transportation capacity is available to serve the project.

Table 2. Future Land Use Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing FLU Traffic									
Shopping Center	260,837	1000 SF	11,539	282	175	107	1,105	530	575
Pass-By Traffic									
Shopping Center	34.0%		3,923	96	60	36	376	180	196
NET EXISTING TRIPS			7,616	186	115	71	729	350	379
Total Existing Driveway Volumes			11,539	282	175	107	1,105	530	575
Proposed FLU Traffic									
Multifamily Housing(Low-Rise)	42	DU	277	21	5	16	27	17	10
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			(7,339)	(165)	(110)	(55)	(702)	(333)	(369)
NET CHANGE IN DRIVEWAY VOLUMES			(11,262)	(261)	(170)	(91)	(1,078)	(513)	(565)
Note: Trip generation was calculated using the following data:									
				Pass-by	AM Peak Hour		PM Peak Hour		
Land Use	ITE Code	Unit	Daily Rate	Rate	in/out	Rate	in/out	Equation	
Shopping Center	820	1000 SF	$\ln(T) = 0.68 \ln(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\ln(T) = 0.74 \ln(X) + 2.89$	
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$	

Copyright © 2021, MacKenzie Engineering and Planning, Inc.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

Pass-by rate is based on ITE's report, *Trip Generation Handbook (3rd Edition)*.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northwest corner of NE 3rd Avenue & NE 3rd Street, Okeechobee, FL (PCN: 3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120). The subject parcel encompasses 3.992 acres, the applicant proposes to change the future land use on 1.928 acres (North Property) and 2.064 acres (South Property) from Commercial to Multi Family land use and convert 0.241 acres of alley ROW to Multi Family land use.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is -7,339 daily, -165 AM peak hour (-110 in/-55 out), and -702 PM peak hour (-333 in/-369 out) trips.

The project satisfies the Public Facilities Impacts Small Scale Amendment within the City of Okeechobee's Comprehensive Plan.

APPENDICES

6. Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:
 - a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
 - b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
 - c. Requiring all development to be connected to central water and sewer.

- d) **Commercial.** Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.
 1. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 2. Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).

- e) **Industrial.** Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.
 1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

Sec. 90-225. - Lot and structure requirements.

Except where further restricted by these regulations for a particular use, the minimum lot and structure requirements in the CPO district shall be as follows:

(1)	<i>Minimum lot area.</i>			
	All uses:		Area	6,250 square feet
			Width	50 feet
(2)	<i>Minimum yard requirements.</i>			
	Except where a greater distance is required by these regulations for a particular use, minimum yard setbacks shall be as follows:			
	a.	All uses:	Front	20 feet to buildings; ten feet to parking and driveway
			Side	Eight feet; 20 feet abutting residential zoning district
			Rear	Ten feet; 20 feet abutting a residential zoning district
	b.	The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district.		
(3)	<i>Maximum lot coverage by all buildings.</i>			

			<i>Maximum Coverage</i>	<i>Maximum Impervious Surface</i>
	All uses:		50 percent	60 percent
(4)	<i>Maximum height of structures.</i>			
	Except where further restricted by these regulations for a particular use, the maximum height shall be as follows: All uses shall be 45 feet, unless a special exception is granted.			

(LDR 1998, § 364)

—

Sec. 90-76. - Maximum affordable housing dwelling unit densities.

Residential developments which qualify as affordable housing are allowed a density bonus. Where at least ten percent of total housing units in a development qualify as affordable housing, the density of the site devoted to such housing may be increased by one dwelling unit per acre as follows:

	Residential Zoning District	Affordable Housing		Comprehensive Plan Category
		Code	Density du/ac	
(1)	Residential single-family one	RSF 1	5	Single-family residential
(2)	Residential single-family two	RSF 2	7	Multifamily residential
(3)	Residential multiple-family	RMF	10	Multifamily residential

(LDR 1998, § 306)

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have one or two levels (floors). Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and off-campus student apartment (Land Use 225) are related land uses.

Additional Data

In prior editions of *Trip Generation Manual*, the low-rise multifamily housing sites were further divided into rental and condominium categories. An investigation of vehicle trip data found no clear differences in trip making patterns between the rental and condominium sites within the ITE database. As more data are compiled for future editions, this land use classification can be reinvestigated.

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

This land use included data from a wide variety of units with different sizes, price ranges, locations, and ages. Consequently, there was a wide variation in trips generated within this category. Other factors, such as geographic location and type of adjacent and nearby development, may also have had an effect on the site trip generation.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:45 and 5:45 p.m., respectively. For the one site with Saturday data, the overall highest vehicle volume was counted between 9:45 and 10:45 a.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 11:45 a.m. and 12:45 p.m.

For the one dense multi-use urban site with 24-hour count data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:00 and 8:00 a.m. and 6:15 and 7:15 p.m., respectively.

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

The average numbers of person trips per vehicle trip at the five general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.13 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 7 and 9 a.m.
- 1.21 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, District of Columbia, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Minnesota, New Jersey, New York, Ontario, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Utah, Virginia, and Washington.

It is expected that the number of bedrooms and number of residents are likely correlated to the number of trips generated by a residential site. Many of the studies included in this land use did not indicate the total number of bedrooms. To assist in the future analysis of this land use, it is important that this information be collected and included in trip generation data submissions.

Source Numbers

168, 187, 188, 204, 211, 300, 305, 306, 319, 320, 321, 357, 390, 412, 418, 525, 530, 571, 579, 583, 864, 868, 869, 870, 896, 903, 918, 946, 947, 948, 951

Multifamily Housing (Low-Rise) (220)

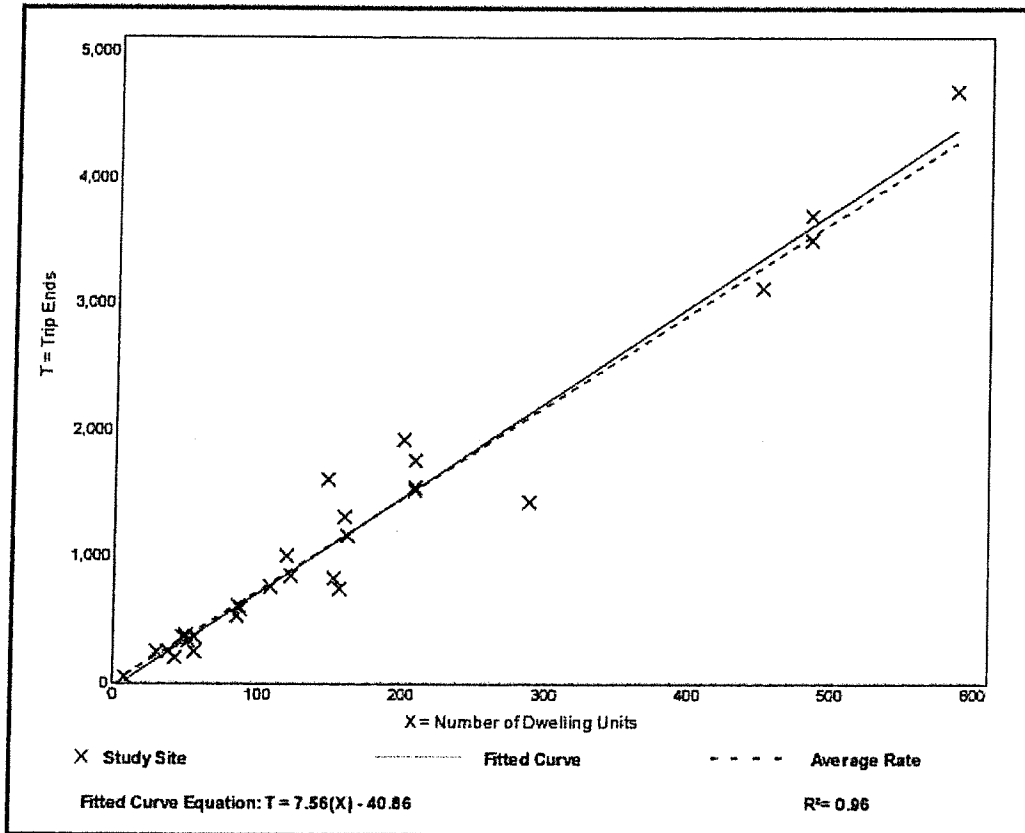
Vehicle Trip Ends vs: Dwelling Units
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 42

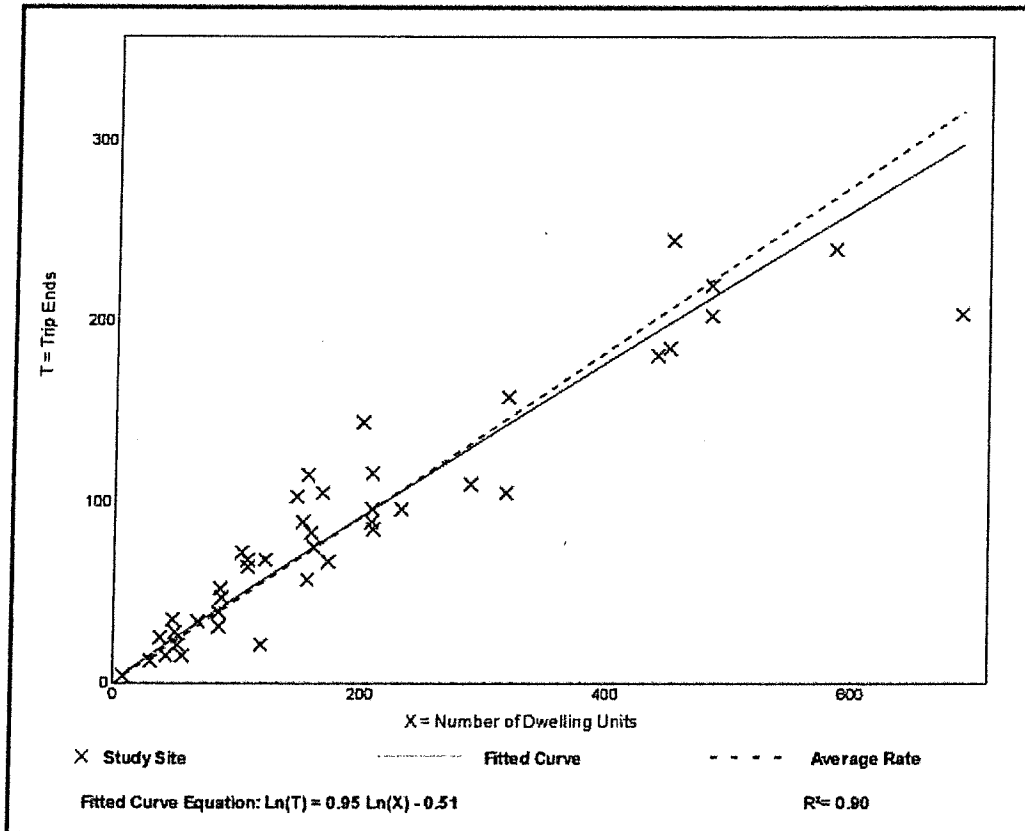
Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.46	0.18 - 0.74	0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 50

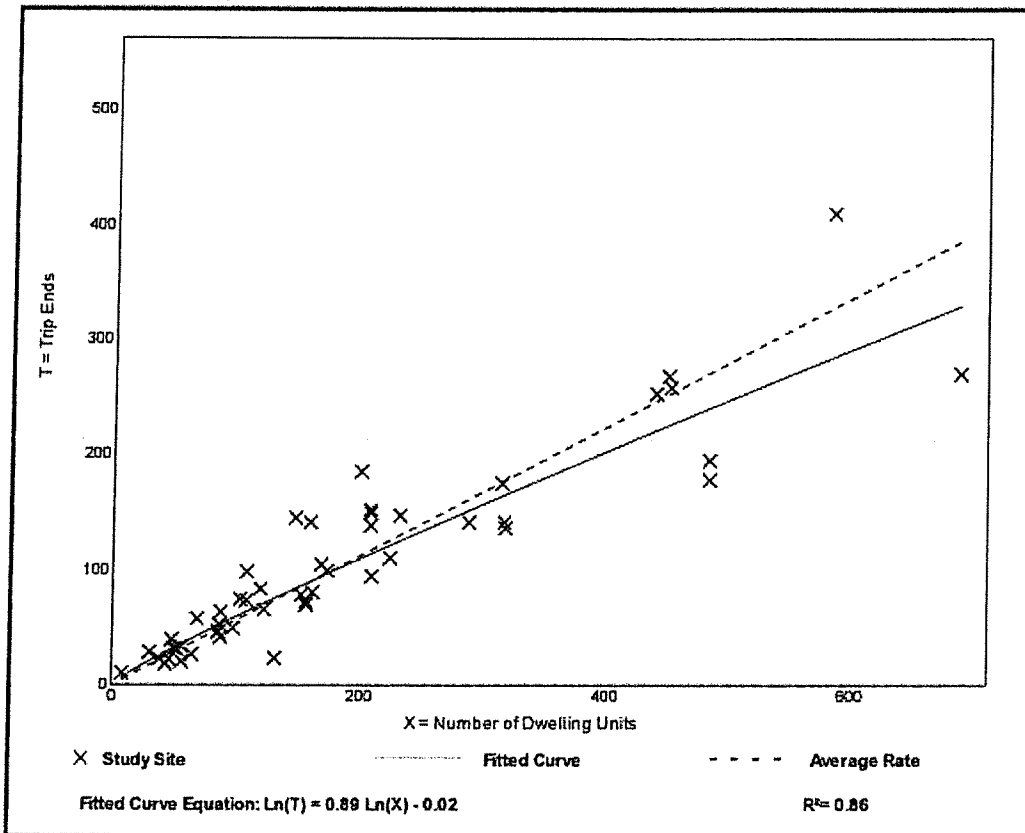
Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.56	0.18 - 1.25	0.16

Data Plot and Equation



Land Use: 820 Shopping Center

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. A shopping center's composition is related to its market area in terms of size, location, and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands. Factory outlet center (Land Use 823) is a related use.

Additional Data

Shopping centers, including neighborhood centers, community centers, regional centers, and super regional centers, were surveyed for this land use. Some of these centers contained non-merchandising facilities, such as office buildings, movie theaters, restaurants, post offices, banks, health clubs, and recreational facilities (for example, ice skating rinks or indoor miniature golf courses).

Many shopping centers, in addition to the integrated unit of shops in one building or enclosed around a mall, include outparcels (peripheral buildings or pads located on the perimeter of the center adjacent to the streets and major access points). These buildings are typically drive-in banks, retail stores, restaurants, or small offices. Although the data herein do not indicate which of the centers studied included peripheral buildings, it can be assumed that some of the data show their effect.

The vehicle trips generated at a shopping center are based upon the total GLA of the center. In cases of smaller centers without an enclosed mall or peripheral buildings, the GLA could be the same as the gross floor area of the building.

Time-of-day distribution data for this land use are presented in Appendix A. For the 10 general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 11:45 a.m. and 12:45 p.m. and 12:15 and 1:15 p.m., respectively.

The average numbers of person trips per vehicle trip at the 27 general urban/suburban sites at which both person trip and vehicle trip data were collected were as follows:

- 1.31 during Weekday, AM Peak Hour of Generator
- 1.43 during Weekday, Peak Hour of Adjacent Street Traffic, one hour between 4 and 6 p.m.
- 1.46 during Weekday, PM Peak Hour of Generator

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Colorado, Connecticut, Delaware, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Michigan, Minnesota, Nevada, New Jersey, New York, North Carolina, Ohio, Oklahoma, Oregon, Pennsylvania, South Dakota, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

105, 110, 154, 156, 159, 186, 190, 198, 199, 202, 204, 211, 213, 239, 251, 259, 260, 269, 294, 295, 299, 300, 301, 304, 305, 307, 308, 309, 310, 311, 314, 315, 316, 317, 319, 358, 365, 376, 385, 390, 400, 404, 414, 420, 423, 428, 437, 440, 442, 444, 446, 507, 562, 580, 598, 629, 658, 702, 715, 728, 868, 870, 871, 880, 899, 908, 912, 915, 926, 936, 944, 946, 960, 961, 962, 973, 974, 978

Shopping Center (820)

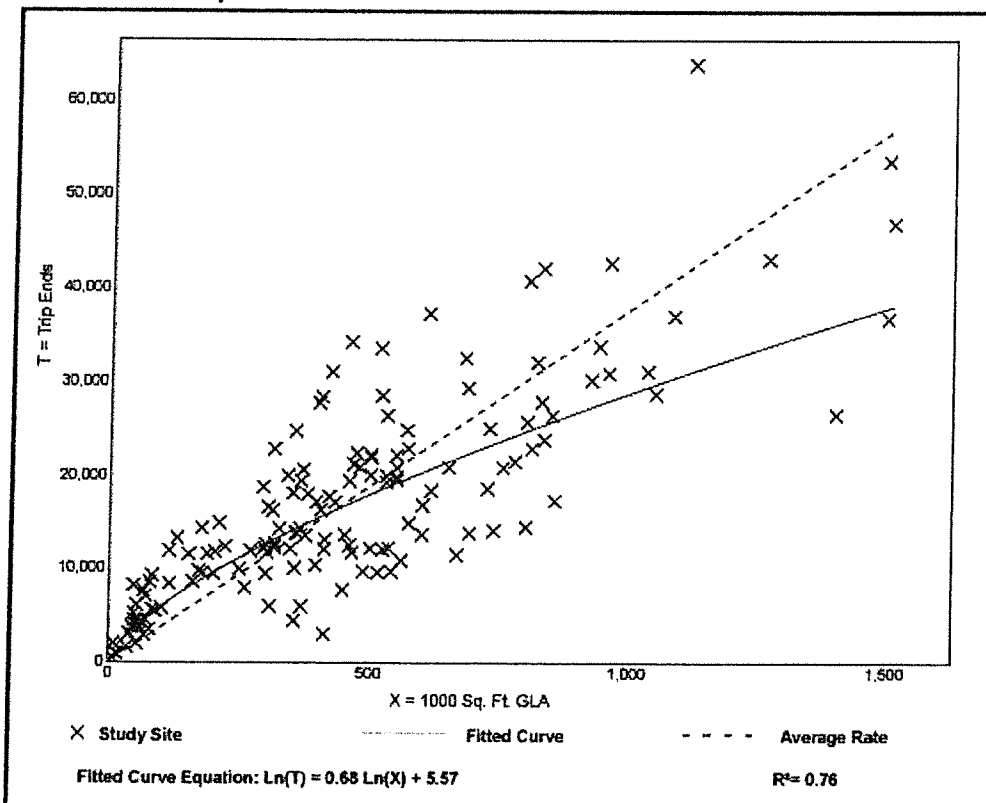
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 147
1000 Sq. Ft. GLA: 453
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
37.75	7.42 - 207.98	16.41

Data Plot and Equation



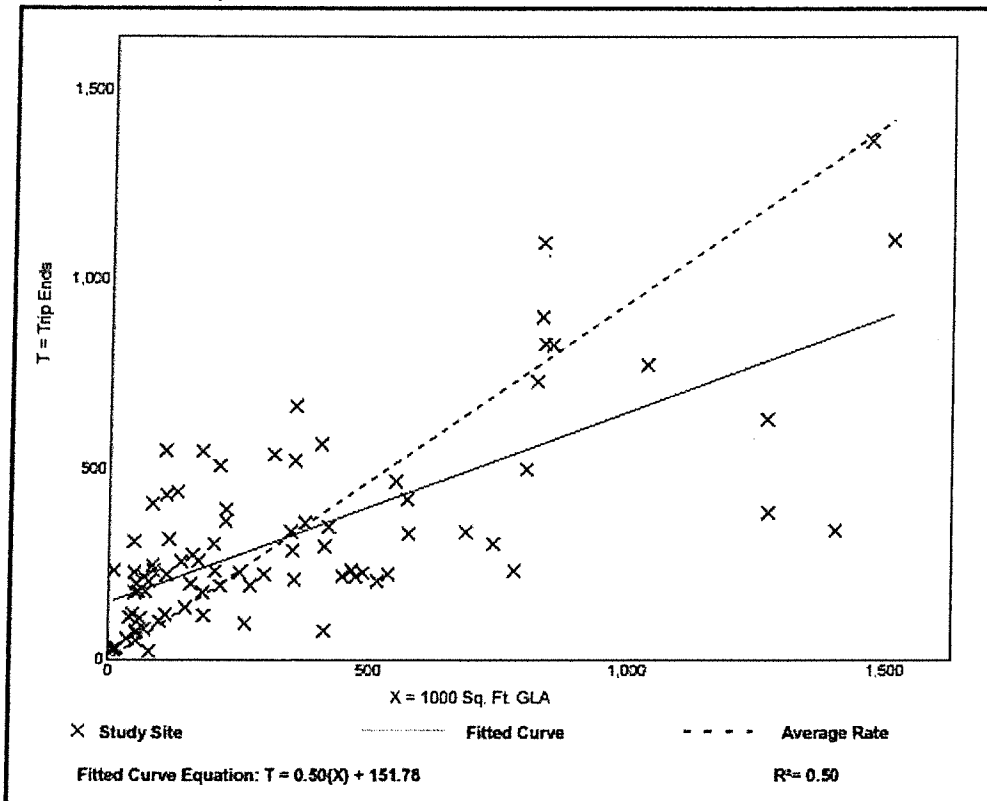
Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 84
1000 Sq. Ft. GLA: 351
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.94	0.18 - 23.74	0.87

Data Plot and Equation



Shopping Center (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 261
1000 Sq. Ft. GLA: 327
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.81	0.74 - 18.69	2.04

Data Plot and Equation

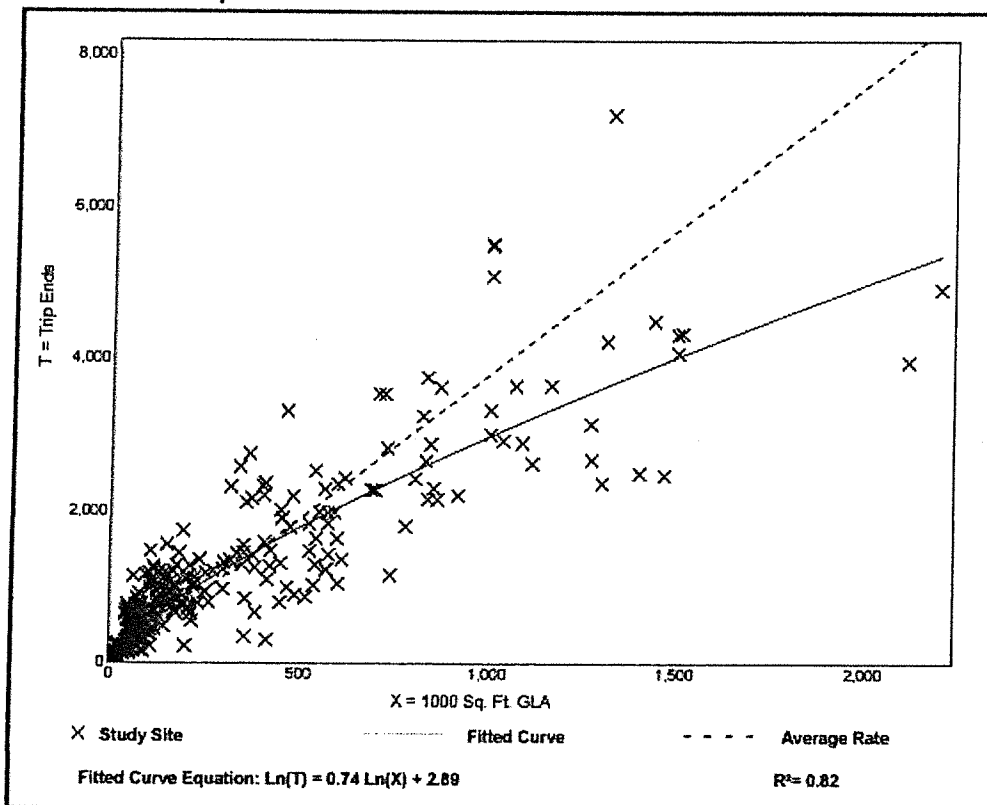
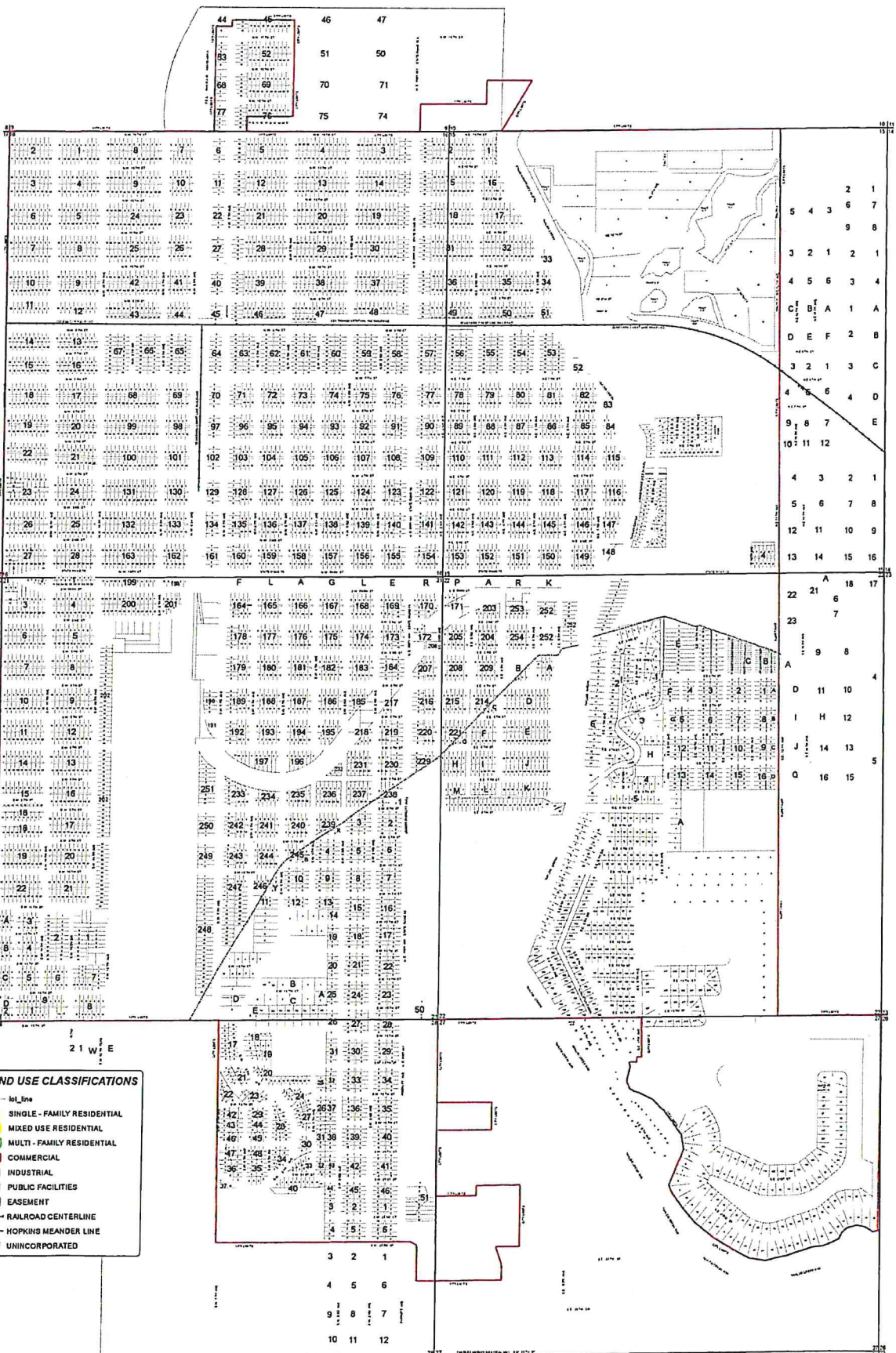


Table E.1 Land Use Codes and Time Periods with Pass-By Data

AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	F.2	—
	29%	813 Free-Standing Discount Superstore	Weekday, PM Peak Period	F.3	F.1/F.2
			Saturday, Mid-day Peak Period	F.4	F.3
	34%	814 Variety Store	Weekday, PM Peak Period	F.5	—
	17%	815 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
			Saturday, Mid-day Peak Period	F.7	F.6
	26%	816 Hardware/Paint Store	Weekday, PM Peak Period	F.8	—
	34%	820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
			Saturday, Mid-day Peak Period	F.10	F.9
		843 Automobile Parts Sales	Weekday, PM Peak Period	F.11	—
	28%	848 Tire Store	Weekday, PM Peak Period	F.12	—
	36%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	51%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	—
63%	66%	853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
			Weekday, PM Peak Period	F.16	F.12/F.13
	21%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
	37%	857 Discount Club	Weekday, PM Peak Period	F.18	—
			Saturday, Mid-day Peak Period	F.19	—
	42%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	—
		863 Electronics Superstore	Weekday, PM Peak Period	F.21	—
	53%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	—
	49%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	—
	53%	890 Furniture Store	Weekday, PM Peak Period	F.24	—
29%	35%	912 Drive-In Bank	Weekday, AM Peak Period	F.25	—
			Weekday, Mid-day Peak Period	F.26	—
			Weekday, PM Peak Period	F.27	F.15
			Saturday, Mid-day Peak Period	F.28	—
	44%	931 Quality Restaurant	Weekday, PM Peak Period	F.29	—
	43%	932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
49%	50%	934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	—
			Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Esspresso Stand)	Weekday	F.33/F.34	—
58%	42%	944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	—
			Weekday, PM Peak Period	F.36	—
62%	56%	945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
			Weekday, PM Peak Period	F.38	F.19

89% Weekday





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

CORRECTED as of June 21, 2019
 On February 15, 2019 changes were made to
 the Official Comprehensive Plan Future
 Land Use Map. Land Use Change Key
 Form #19-001-AC, Ord #1160
 by Patricia Barron
 City of Des Moines, IA
 City Clerk, Lisa Gombosi

**OKEECHOBEE LANDFILL, INC.**

10800 N.E. 128th Avenue
Okeechobee, FL 34972
(863) 357-0824

May 31, 2019

Steven L. Dobbs, P.E.
President
SLD Engineering

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

The most recent Okeechobee Landfill Volume report calculated a total of 182,855,130 cubic yards of permitted remaining capacity. The calculations are based on an aerial survey of the active portion of the facility dated January 2, 2019 and a historic survey of the undeveloped portion of the facility dated December 27, 2010.

At the present waste intake 1,800,000 cyds/yr., we calculated an overall life of site of over 100 years. At an estimated 4.48 lbs MSW/day/person, (EPA 2015), the estimated impact from the development would be less than 600 cyds per year.

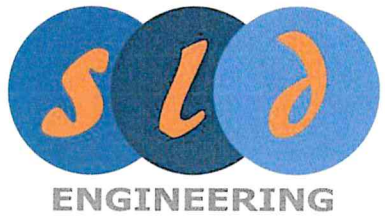
Waste Management, Okeechobee Landfill can easily meet the demand of the proposed development for the next 100 years.

If you have any questions or concerns, feel free to contact us.

Regards,

A handwritten signature in blue ink, appearing to read 'Charles Orcutt', written over a white background.

Charles Orcutt, P.E.
Market Area Engineer
Waste Management, Inc. of Florida
863-824-4010
Corcutt1@wm.com



December 10, 2021

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

Job No.: 2021-014
Subject: Glenwood Park Apartments, Land Use Change Water and Sewer Demand

Dear Gary,

The above referenced project is proposing to change the Comprehensive Plan from Commercial to Multi-family Residential and the zoning from Heavy Commercial to Residential Multiple Family. The Comprehensive Plan request for the 1.929 acres on the north parcel and 2.066 acres on the south parcel for a total of 3.995 acres, while the rezoning request is also for 3.995 acres. The density associated with the Future Land Use will have a reduction of demand for water and sewer capacity. The existing Commercial FLU has a maximum coverage of 50% and a limit of 3 stories allows for 135,254 sf of Commercial development on the north parcel, while the south parcel is currently Commercial as well and would have the same 135,254 sf development capacity for a total of 270,508 sf. At 270,508 sf of commercial at the City's 0.15 gallons per sf to 40,576 gallons per day. The Multifamily FLU has a density of 10 units per acres and will increase the number of residential units to 40 units. Assuming the same 2.5 people per household, the demand would be 11,400 gallons per day or a reduction of 29,176 gallons per day.

Please call with any questions.

Sincerely,

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

Steven L. Dobbs, P. E.
President

Superintendent
Ken Kenworthy



Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue
Okeechobee, Florida 34974

Fax 863-462-5151

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

April 30, 2021

Steven L. Dobbs, P. E.
1062 Jakes Way
Okeechobee, Florida 34974
sdobbs@stevedobbsengineering.com

RE: Job No.: 2021-014 Letter of Adequate Capacity – Mitch Stephens Apartments, Land Use Change of 4.14 acres located in Section 15, Township 37S, and Range 35E. Parcel IDs 3-15-37-35-0010-01100-0010, 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, and 3-15-37-35-0010-01210-0120

Dear Mr. Dobbs:

I understand that you have applied for a change in future land use which requires a confirmation of adequate services. Your application is to change the property identified above in which 44 two and three bedroom apartments are planned.

Given the current capacity of the schools within our district, the additional 11 new students that would be generated by this change in land use would be welcome. 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,

Ken Kenworthy
Superintendent of Schools

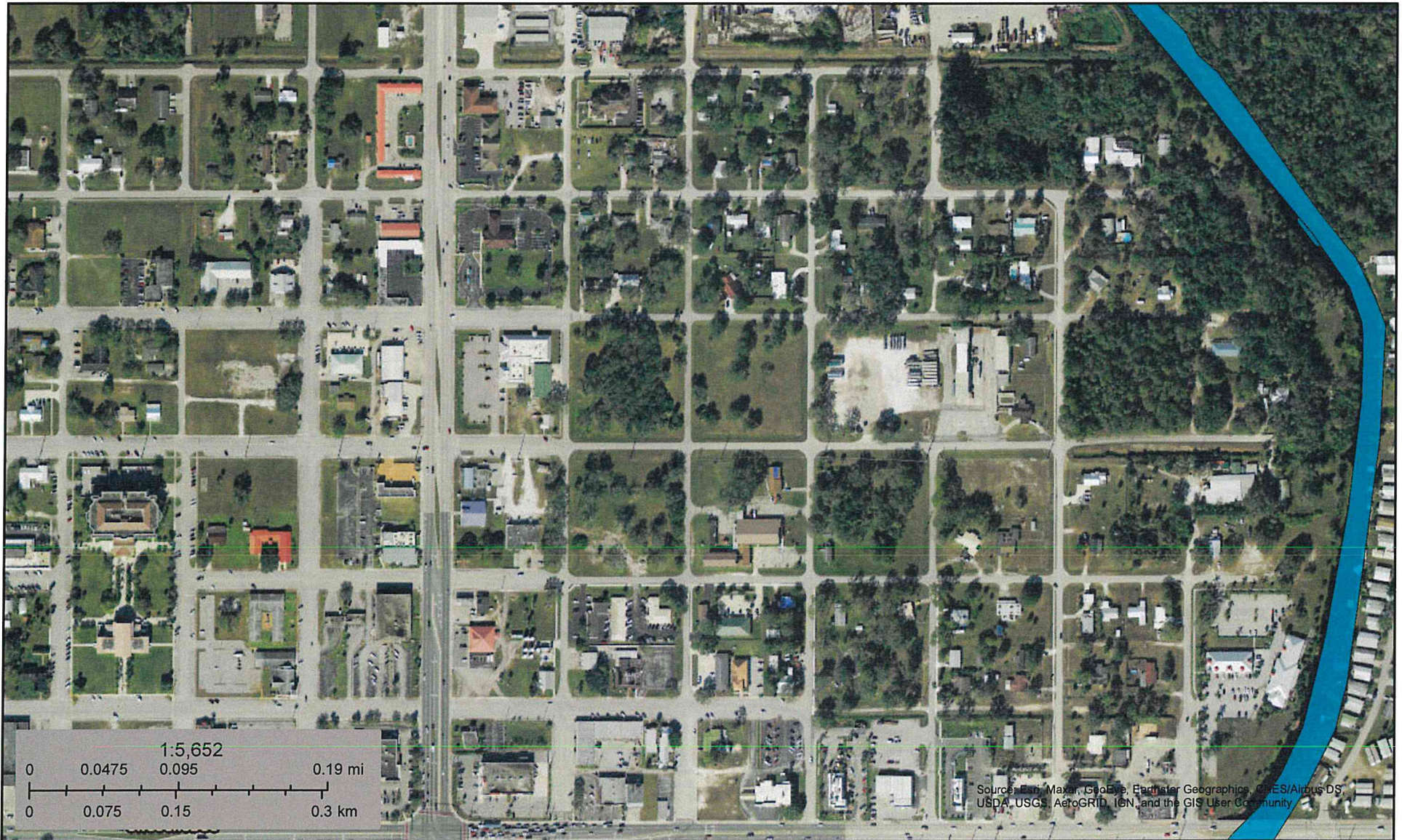


Achieving Excellence: Putting Students First!












CI



March 15, 2021

Wetlands

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

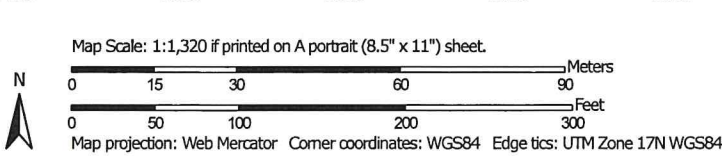
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

02

Soil Map—Okeechobee County, Florida
(Mitch Stephens City of Okeechobee)







































Soil Map may not be valid at this scale.



Soil Map—Okeechobee County, Florida
(Mitch Stephens City of Okeechobee)

MAP LEGEND

Area of Interest (AOI)		 Spoil Area	
 Area of Interest (AOI)		 Stony Spot	
Soils		 Very Stony Spot	
 Soil Map Unit Polygons		 Wet Spot	
 Soil Map Unit Lines		 Other	
 Soil Map Unit Points		 Special Line Features	
Special Point Features		Water Features	
 Blowout		 Streams and Canals	
 Borrow Pit		Transportation	
 Clay Spot		 Rails	
 Closed Depression		 Interstate Highways	
 Gravel Pit		 US Routes	
 Gravelly Spot		 Major Roads	
 Landfill		 Local Roads	
 Lava Flow		Background	
 Marsh or swamp		 Aerial Photography	
 Mine or Quarry			
 Miscellaneous Water			
 Perennial Water			
 Rock Outcrop			
 Saline Spot			
 Sandy Spot			
 Severely Eroded Spot			
 Sinkhole			
 Slide or Slip			
 Sodic Spot			

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida
Survey Area Data: Version 18, Jun 9, 2020

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

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

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

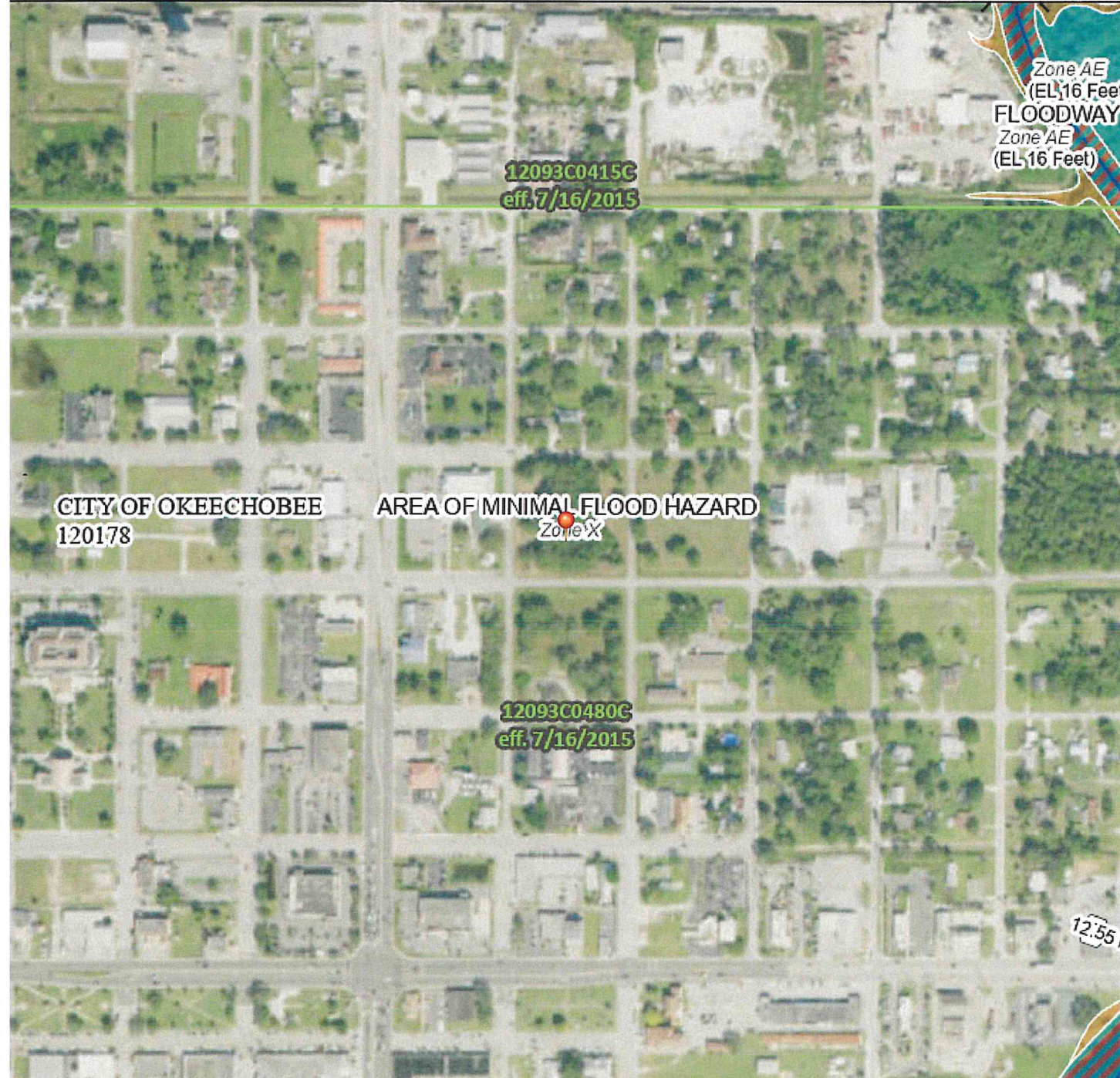
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	5.8	100.0%
Totals for Area of Interest		5.8	100.0%

National Flood Hazard Layer FIRMette



30°50'W 27°15'6"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, A99	With BFE or Depth Zone AE, AO, AH, VE, AR	Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone J	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

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer	Levee, Dike, or Floodwall

OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation	Coastal Transect	Base Flood Elevation Line (BFE)	Limit of Study	Jurisdiction Boundary	Coastal Transect Baseline	Profile Baseline	Hydrographic Feature

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 3/15/2021 at 11:34 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

05

ORDINANCE NO. 1249

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 HEAVY COMMERCIAL TO RESIDENTIAL MULTIPLE FAMILY, PETITION NO. 22-001-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 of Okeechobee has received and reviewed Zoning District Boundary Change Petition No. 22-001-R, submitted by Frank Mitch Stephens, Registered Agent of the property owner Glenwood Park, LLC, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of 3.995 acres from Heavy Commercial to Residential Multiple Family; 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 January 20, 2022, determined that such Petition is consistent with the Comprehensive Plan; and

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

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

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

LOTS 1 THROUGH 12 INCLUSELY OF BLOCK 121, 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 Heavy Commercial to Residential Multiple Family.

SECTION 3: CONFLICT.

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

SECTION 4: SEVERABILITY.

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

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment, No. 22-001-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 **15th** day of **February 2022.**

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **15th** day of **March 2022.**

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report

Rezoning Request

Prepared for: The City of Okeechobee

Applicant: Mitch Stephens

*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.: 22-001-R

*Request: Zoning Change from Heavy Commercial
to Residential Multiple Family*



General Information

Owner/Applicant	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496 mitchstephens@gmail.com 919.201.9913
Site Address	All parcels in Block 110 and Block 121 Between NE 2nd Ave and NE 3rd Ave and Between NE 3rd Street and NE 5th 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 863.634.0194 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 a request to rezone 3.995 acres of land located on Blocks 110 and Block 121 from Heavy Commercial to Residential Multiple Family. The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the property from Commercial to Multi-Family Residential.

The applicant is proposing to the fullest density allowed to construct multi-family apartments for rent. The density allowed for multi-family development in this zoning district is 10 dwelling units per acre. Provisions of affordable housing would allow 11 dwelling units per acre

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Heavy Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
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	Light Commercial and Residential Multiple Family
	Existing Use	Duplexes
East	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Single Family and Commercial Professional Office
	Existing Use	Vacant and House of Worship
South	Future Land Use	Multi-Family Residential and Commercial
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Offices
West	Future Land Use	Commercial
	Zoning	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. 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 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 Heavy Commercial, and the surrounding properties are zoned Light Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east.”

Staff Comment: The proposed request is consistent and not contrary to the Comprehensive Plan requirements. The rezoning will provide a buffer between commercial properties to the west and single family residential development to the east.

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 apartments on Residential Multiple Family zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: Section 90-192(3) specifically lists multiple-family dwellings as a permitted use within the RMF 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: The applicant’s proposal to provide housing within the City’s commercial corridor should provide increased support for the commercial uses along the corridor and throughout the Community. Additionally, development of this vacant land will increase the City’s tax base, which also has a positive 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.*

Owner Response: “The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the East.”

Staff Comment: We agree that multi-family residential in this location provides a good transitional buffer between the existing commercial uses along the corridor and the church and predominantly single family residential neighborhood to the east.

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: The development of these currently vacant parcels should have a positive impact on surrounding property values. Living conditions should only be improved by the addition of new housing which meets current building and zoning codes. Development and redevelopment of adjacent property will also be more likely with this opportunity to provide goods and services to the additional residents. Additionally, the increased setbacks that apply to commercial properties abutting residential will not be applicable, as the subject property is completely bounded by street rights-of-way and is not considered abutting to any other 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.*

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: All current code requirements will be enforced at time of site plan approval; including setbacks and landscape buffering.

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 a buffer from the existing Commercial zoning.”

Staff Comment: The applicant has sufficiently demonstrated that public facilities will not be overburdened by an apartment development at this location.

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: The traffic statement provided by the applicant indicates that multi-family development at the maximum allowable density is expected to generate approximately 140 daily vehicle trips, with 14 of those trips occurring during the PM peak hour. This is not a significant increase in vehicle trips for this location, which is in close proximity to US-441 and SR-70. All applicable drainage requirements will be enforced at time of site plan approval.

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: There are no unnecessary restrictions found in this zoning district that would burden this residential use.

Recommendation

Based on the foregoing analysis, we find the rezoning from Heavy Commercial to Residential Multiple Family is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. It allows a reasonable transition from commercial zoning to single family development. We find this rezoning to be consistent with the City's Comprehensive Plan; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP
President

January 10, 2022

Planning Board Public Hearing: January 20, 2022

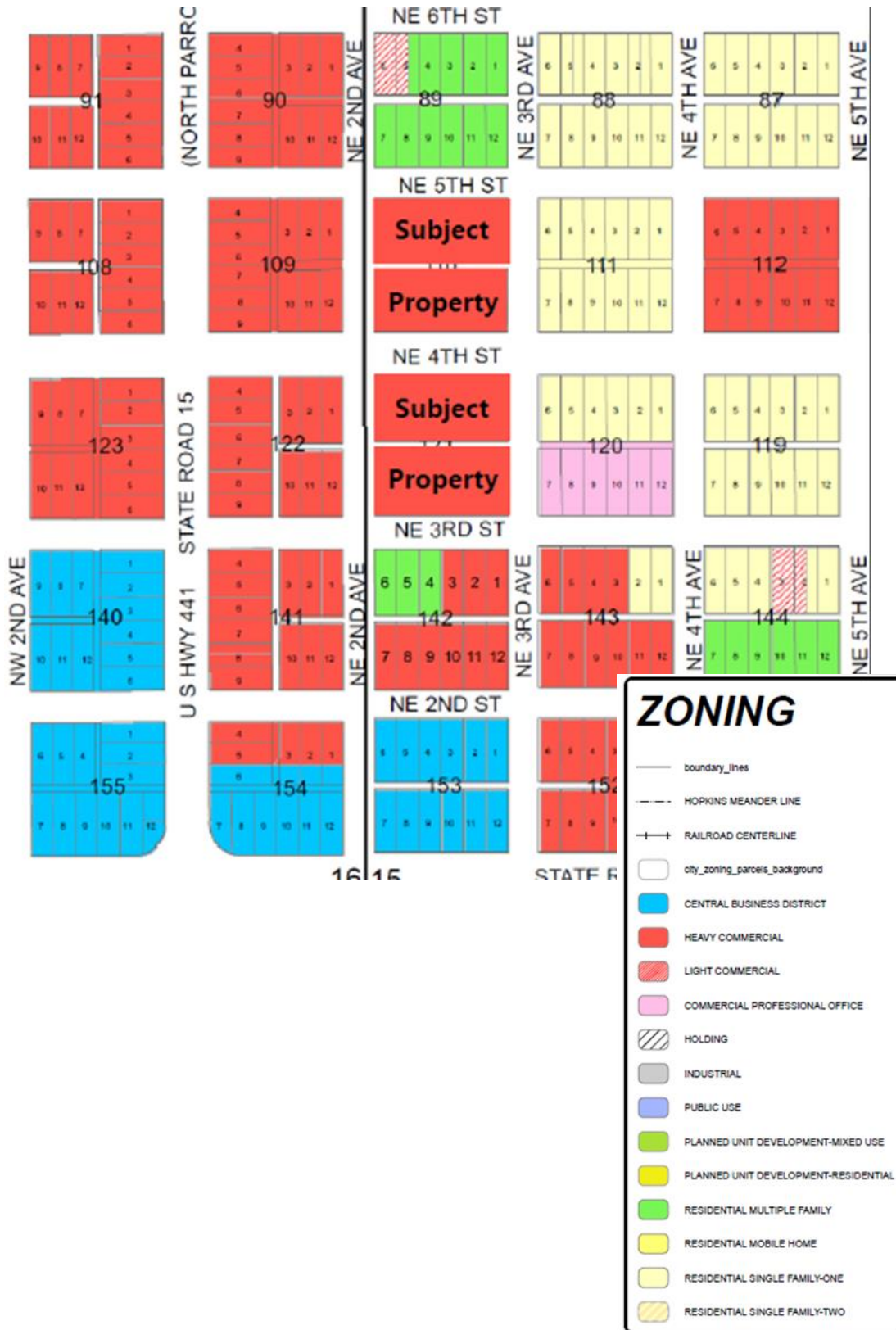
City Council Public Hearing: (tentative) February 15, 2022 and March 15, 2022

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

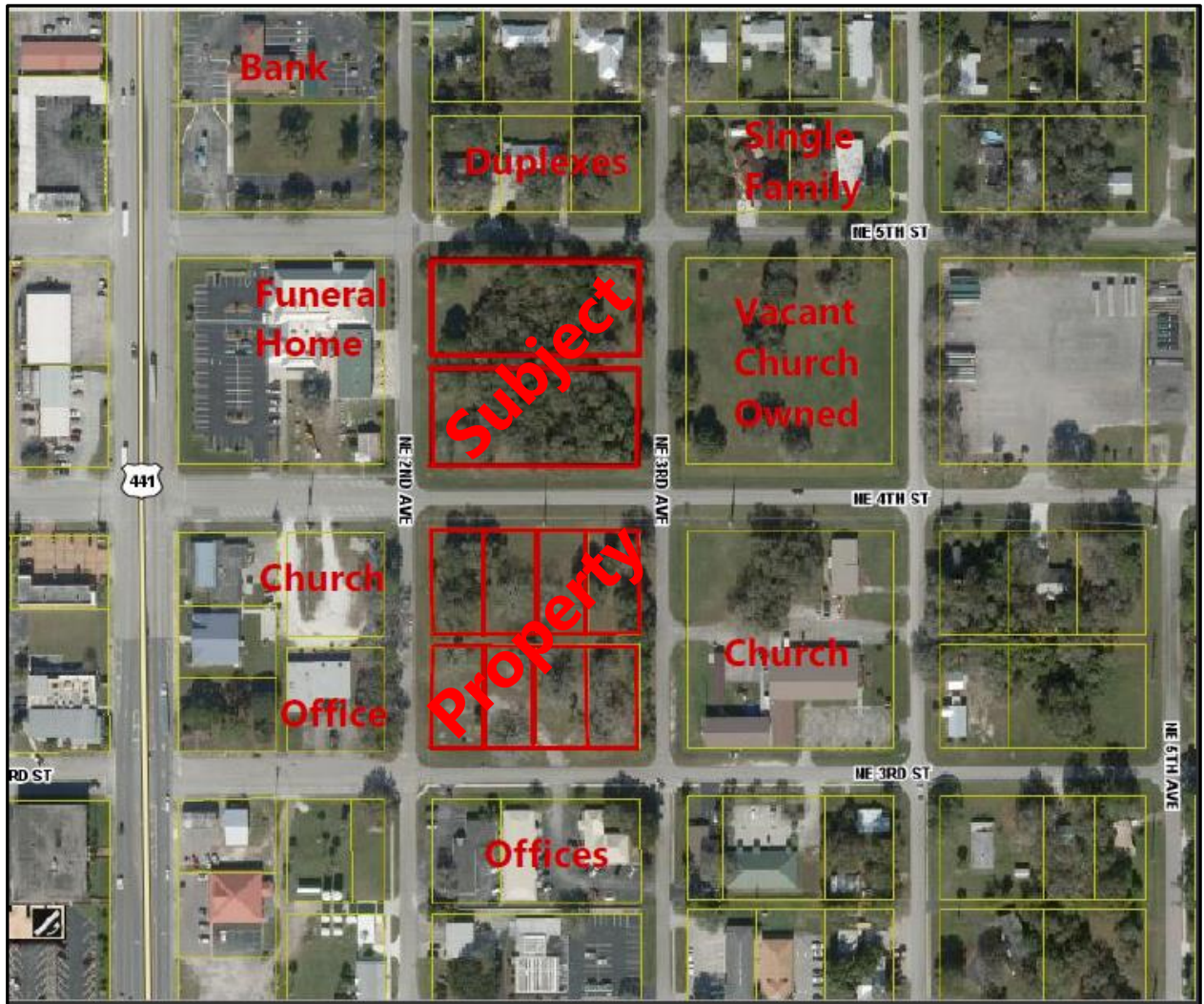
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



ZONING SUBJECT SITE AND ENVIRONS



**AERIAL
SUBJECT SITE AND ENVIRONS**



V. PUBLIC HEARING ITEM B CONTINUED

4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 22-001-SSA, as presented in [Exhibit 2, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for February 15, 2022. **Motion Carried Unanimously.**

QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-001-R from Heavy Commercial (CHV) to Residential Multiple Family (RMF) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues for the proposed construction of multi-family apartments.**
1. No oath for testimony was administered.
 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from CHV to RMF reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval.
 3. Mr. Dobbs and Mr. Stephens, Registered Agent of Glenwood Park LLC, were present. There were no questions from the Board.
 4. No public comments were offered.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Chartier, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-001-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for February 15, 2022, and March 15, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:37 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:37 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 12/6/21	Petition No. 22-001-R
	Fee Paid: 969.85	Jurisdiction: PB+CC
	1 st Hearing: 1-20-22	2 nd Hearing: 2-15-22 & 3-15-22
	Publication Dates: PB: 1/5 + 1/2 CC: 3/2 Ord#1249	
	Notices Mailed: 1-5-22	

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 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 East: Vacant South: Vacant West: Commercial
14	Existing zoning: Heavy 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.
16	Request is for: (X) Rezone () Special Exception () Variance
17	Parcel Identification Number: 3-15-37-35-0010-01100-0010, 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, and 3-15-37-35-0010-01210-0120

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 28, 2021
3unbiz ✓ 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

Mitch Stephens

Printed Name

Mitch Stephens

Date

12/6/2021

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

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

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: Heavy Commercial Requested zoning classification Residential Multiple Family
B	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to construct to the fullest density allowed multifamily apartments for rent.
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 site is currently zoned Heavy Commercial, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east.

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

The proposed development of apartments on Residential Multiple Family 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 residential use.

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

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

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

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

- 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 a buffer from the existing Commercial zoning.

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City 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 Village

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

Mr. Mitch Stephens owns ten parcels in the northeast section of the City that are Block 110 and block 121 of the City of Okeechobee, it is 3.995 acres of land between NE 2nd and 3rd Avenue and between NE 3rd and 5th Streets, Mr. Stephens is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-01100-0010, 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, and 3-15-37-35-0010-01210-0120. It is currently located in the City of Okeechobee with a current zoning of Heavy Commercial.

The primary intent of rezoning these parcels is to amend the zoning classification to Residential Multiple Family. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One, Light Commercial, Commercial, other Residential Multiple Family zoned lands.

This application requests the city to grant a change in zoning on these parcels from the existing Heavy Commercial to Residential Multiple Family. 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 these parcels to Residential Multiple Family.



Official Records File#2021006747 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 5/28/2021 4:17 PM
Fees: RECORDING \$27.00 D DOCTAX PD \$1,190.00

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:

[Signature]
Witness Printed Name COLTEN ENDICOTT

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

[Signature]
Witness Printed Name Maira Crespim

[Signature] (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.

[Signature]
Notary Public
Print Name: COLTEN ENDICOTT
My Commission Expires APRIL 5, 2024

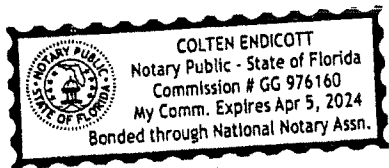


Exhibit "A"

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



Prepared by and return to:
Patricia A. Ragon

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

[Space Above This Line For Recording Data]

Corrected Warranty Deed

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

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

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

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

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

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

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


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

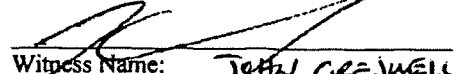
To Have and to Hold, the same in fee simple forever.

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

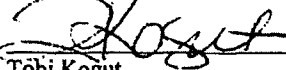
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Name: SHIVAN KOGUT


Witness Name: JOHN CREJWELL

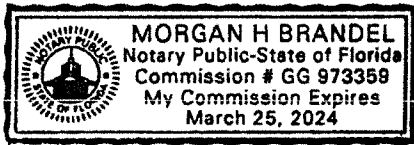
JKST HOLDINGS, LLC, Florida Limited Liability Company


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.

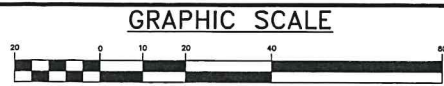
[Notary Seal]




Notary Public

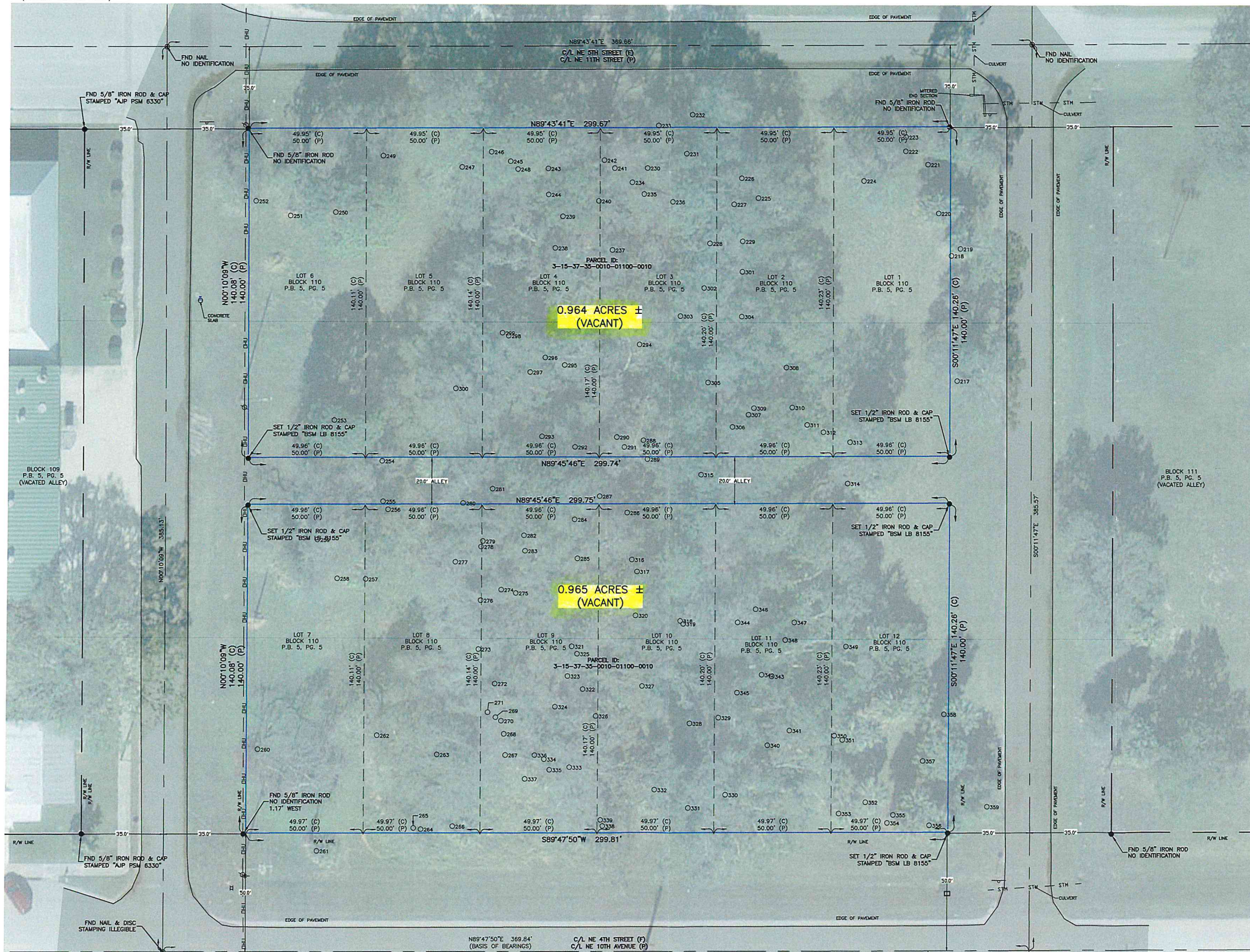
Printed Name: Morgan Brandel

My Commission Expires: 3/25/24



BOUNDARY SURVEY

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



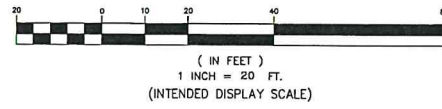
MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
888.464.8324
LB 8155

CAD	2:\My Drive\BSM & ASSOCIATES, INC.\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK 10 SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21	DATE
REF	2:\My Drive\BSM & ASSOCIATES, INC.\2013\11-109 BND 309 NE 4TH ST & PENROD BLOCK 10 SOUTH\DRAWING\21-109 SURVEY.dwg	FB/PG.	BSM #9/20	REVISIONS:
FLD	HW, DF	DATE	03/18/21	DATE
OFF	BHM	SHEET	2 OF 3	DATE
CKD	REB			

BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 34972

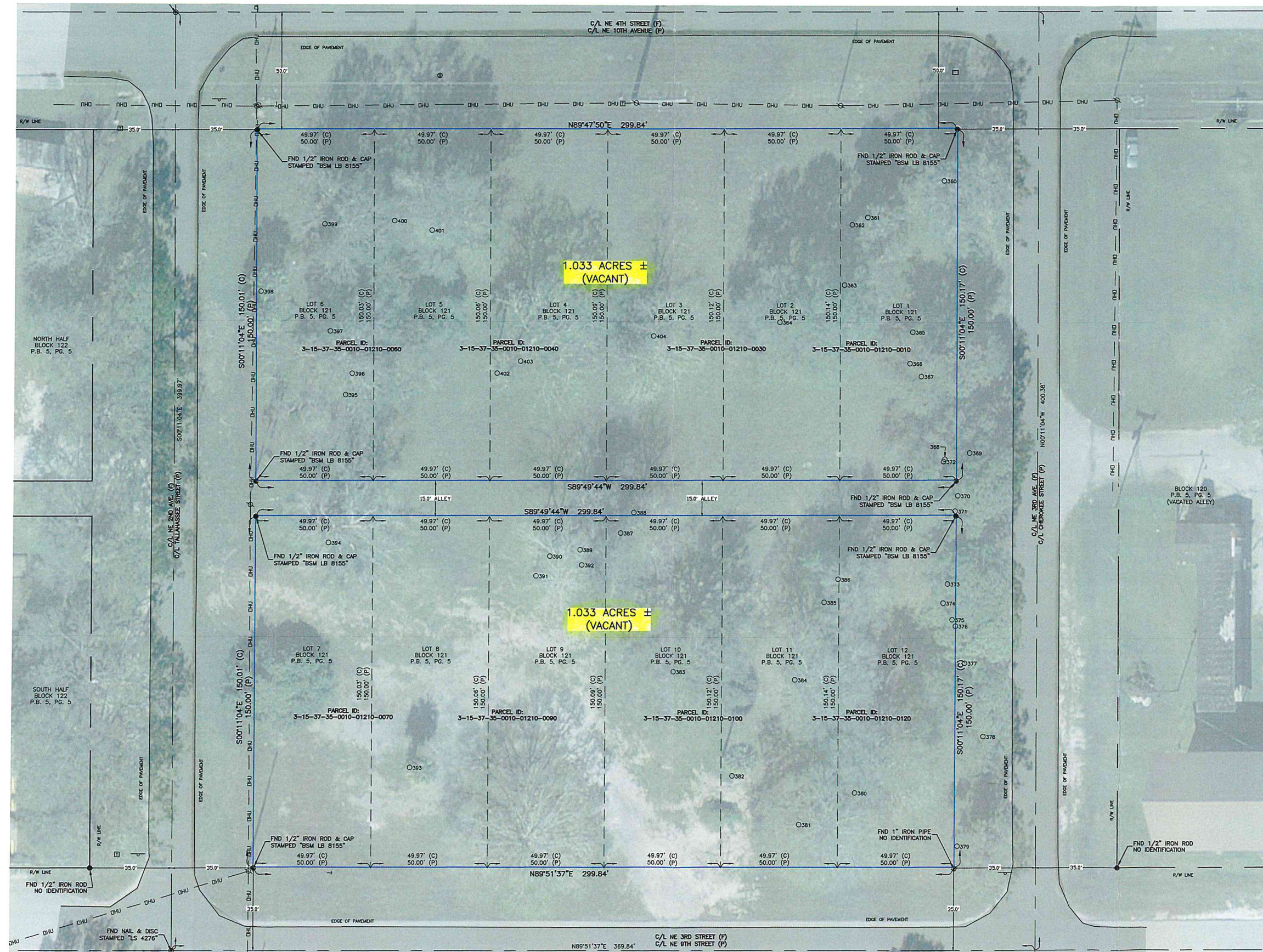
GRAPHIC SCALE



BOUNDARY SURVEY

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

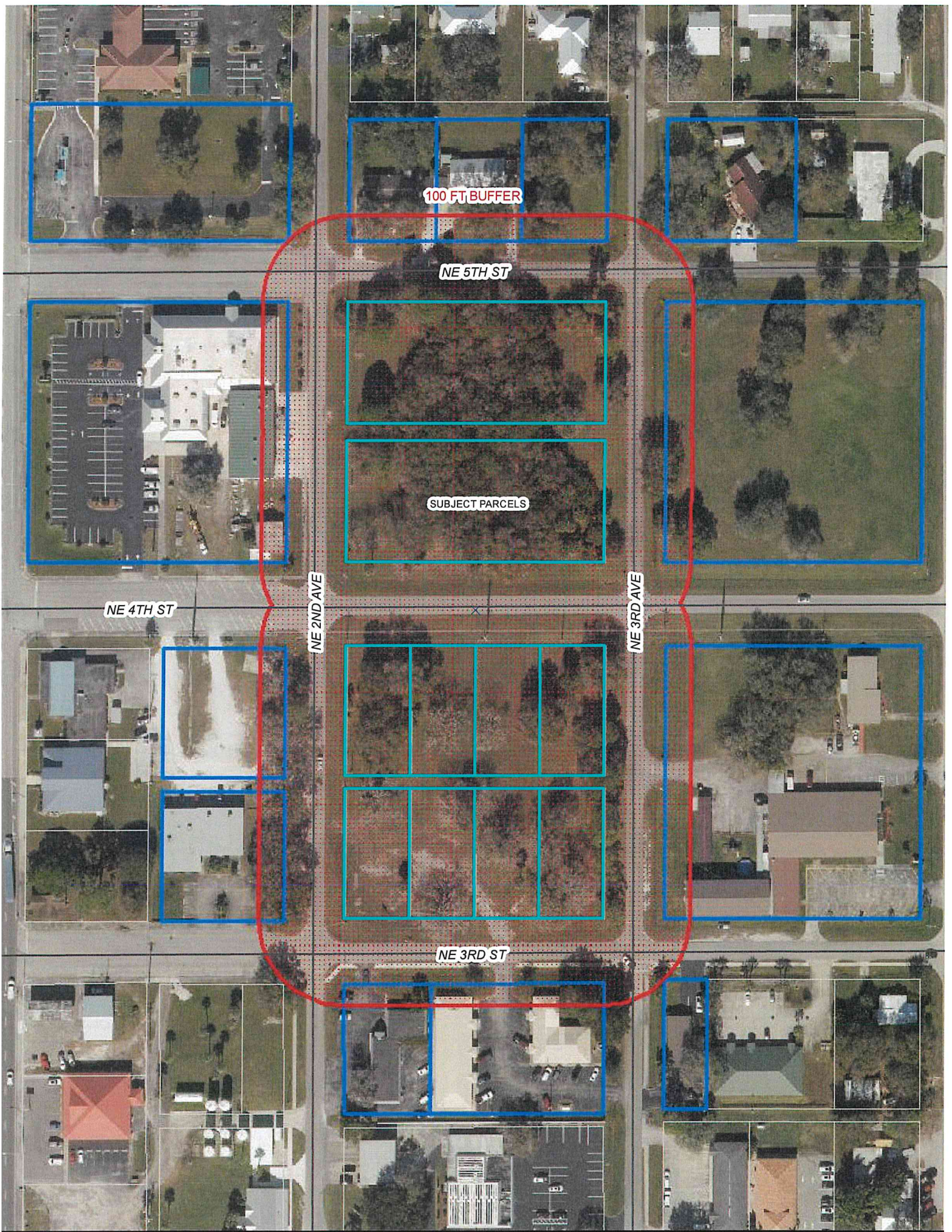
MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2



BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.darnes@bsmsurvey.com
863.484.8224

REF	Z:\My Drive\BSM & ASSOCIATES, INC.\2021\121-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21
FLD	THW, DF	DATE	03/18/21
OFF	BHM	DATE	03/18/21
CKD	REB	DATE	03/18/21
SHEET 3 OF 3		DATE	03/18/21
BOUNDARY SURVEY		DATE	03/18/21
NE 4TH STREET		DATE	03/18/21
OKEECHOBEE, FLORIDA 34972		DATE	03/18/21

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	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	C/O CHRISTINE SAMMY	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
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 December 6, 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 6th day of

December, 2021.

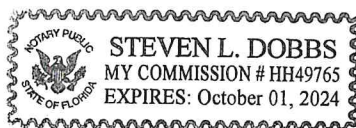
Mitch Stephens
Signature of Applicant

12/6/2021
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 6th day of December, 20 21, by Mitch Stephens, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Mitch Stephens, Glenwood Park, LLC
Information for No. 15 of Rezoning Application

Comprehensive Plan Amendment

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd Hearing Date	Hearing Board	Approved or Denied
21-002-SSA	5/20/2021	Planning Brd	A	7/6/2021	City Council	D			
21-003-SSA	5/20/2021	Planning Brd	A	7/6/2021	City Council	D			

Rezoning Petition

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd Hearing Date	Hearing Board	Approved or Denied
21-002-R	5/20/2021	Planning Brd	A	7/6/2021	City Council	D	8/3/2021	City Council	
21-003-R	5/20/2021	Planning Brd	A	7/6/2021	City Council	D	8/3/2021	City Council	
21-005-R	9/16/2021	Planning Brd	A	10/19/2021	City Council	A	11/16/2021	City Council	A

Alley Abandonment

Petition Application No.	1st Hearing Date	Hearing Board	Approved or Denied	2nd Hearing Date	Hearing Board	Approved or Denied	3rd & 4th Hearing Dt	Hearing Board	Approved or Denied
21-001-AC	5/20/2021	TRC	A	7/15/2021	Planning Brd	A	8/3 & 9/7/21	City Council	*
21-002-AC	5/20/2021	TRC	A	7/15/2021	Planning Brd	A	8/3 & 9/7/21	City Council	*

*** Being Continued until after Rezoning Petition No. 21-005-R is completely finished**

ORDINANCE NO. 1250

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA;
UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL
IMPROVEMENTS OF THE CITY'S COMPREHENSIVE PLAN AS
MANDATED BY FLORIDA STATUTES SECTION 163.3177(3)(b);
PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY;
AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Florida Statutes, Section 163.3177(3)(b), requires local governments to annually update a Five-Year Schedule of Capital Improvements which is consistent with the Plan and may be accomplished by ordinance rather than as an amendment to the Local Comprehensive Plan; and

WHEREAS, the City's Planning Board, acting as the Local Planning Agency, has reviewed the proposed Five-Year Schedule of Capital Improvements, at a duly advertised meeting held on January 20, 2022, and hereby forwards its recommendation to the City Council; and

WHEREAS, the City Council has agreed with the recommendations of the Planning Board that the proposed Five-Year Schedule of Capital Improvements complies with the requirements of Florida Statutes, Section 163.3177(3)(b), that the proposed improvements are consistent with the Comprehensive Plan; and

WHEREAS, the City Council desires to adopt this Schedule to guide future development of the City and protect the public's health, safety, and welfare.

NOW, THEREFORE, be it 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: REVISION.

The City Council hereby revises the Capital Improvements Element of its Comprehensive Plan by updating the Five-Year Schedule of Capital Improvements (Five-Year Capital Improvement Plan) attached as Exhibit "A".

SECTION 2: CONFLICT.

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

SECTION 3: SEVERABILITY.

If any provision or portion of this ordinance is declared by a 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 4: EFFECTIVE DATE.

This Ordinance shall take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public hearing on this **15th** day of **February 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **15th** day of **March 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

ORDINANCE NO. 1250

Exhibit "A"

FIVE YEAR SHEDULE OF CAPITAL IMPROVEMENTS							
Capital Projects	Funding Source	2021-2022	2022-2023	2023-2024	2024-2025	2025-2029	Five Year Total
Transportation Projects							
Median Replacement & Right-of-Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SW 5th Avenue	SCOP	\$ 334,951	-	-	-	-	\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$ 55,000	\$ 200,000	-	\$ 300,000	\$ 675,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Sign Repair/Replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 60,000
Sub Total		\$ 509,951	\$ 112,500	\$ 257,500	\$ 57,500	\$ 357,500	\$ 1,294,951
Stormwater Projects							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations	\$ 430,000	-	-	-	-	\$ 430,000
Stormwater Infrastrure	ARPA Funds	\$ 1,200,000	\$ 1,200,000	-	-	-	\$ 2,400,000
Sub Total		\$ 1,670,000	\$ 1,240,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 3,030,000
Parks and Recreation Projects							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park - Solar Area Lights	General	\$ 6,000	-	-	-	-	\$ 6,000
Centennial Park - Chickees	General	\$ 20,000	-	-	-	-	\$ 20,000
Centennial Park - Picnic Tables	General	\$ 5,000	-	-	-	-	\$ 5,000
Centennial Park - Playground Equipment	General	\$ 10,000	-	-	-	-	\$ 10,000
Centennial Park - Landscaping	General	\$ 10,000	-	-	-	-	\$ 10,000
Centennial Park - Concrete for pads	General	\$ 2,000	-	-	-	-	\$ 2,000
Sub Total		\$ 68,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 128,000
Total		\$ 2,247,951	\$ 1,367,500	\$ 312,500	\$ 112,500	\$ 412,500	\$ 4,452,951

ORDINANCE NO. 1250 Exhibit "A"

OKEECHOBEE COUNTY SCHOOL DISTRICT

2021 - 2022 Work Plan

Summary of revenue/expenditures available for new construction and remodeling projects only.						
	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$2,545,623	\$1,331,404	\$1,530,094	\$1,693,544	\$4,668,522	\$11,769,187
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	(\$267,377)	(\$1,820,816)	\$1,098,563	\$1,693,544	\$4,668,522	\$5,372,436
District	OKEECHOBEE COUNTY SCHOOL DISTRICT					
Fiscal Year Range						

OKEECHOBEE COUNTY SCHOOL DISTRICT

2021 - 2022 Work Plan

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location	Planned Cost:	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	

Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0
Student Stations:	0	0	0	0	0	0
Total Classrooms:	0	0	0	0	0	0
Gross Sq Ft:	0	0	0	0	0	0



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
JANUARY 20, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, January 20, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. 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 Board Member Baughman 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 Jonassaint, seconded by Board Member Brass to dispense with the reading and approve the November 18, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:04 P.M.

- A. 22-001-CPA, consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule.
 - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval.
 - 2. No public comments were offered.
 - 3. No Ex-Parte disclosures were offered.
 - 4. Motion by Board Member Jonassaint, seconded by Vice Chairperson McCoy to recommend approval to the City Council for 22-001-CPA to update the Five-Year Schedule of Capital Improvements in the Capital Improvements Element, finding it to be consistent with the Comprehensive Plan as presented in [Exhibit 1, which includes the Planning Consultant's analysis and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for February 15, 2022, and March 15, 2022. **Motion Carried Unanimously.**

- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-001-SSA, to reclassify from Commercial to Multi-Family Residential (MFR) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues.

- 1. City Planning Consultant LaRue briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval. In addition, City Administrator Gary Ritter, briefly explained why the Board was hearing this application again.
- 2. Mr. Steven Dobbs and Mr. Frank M. Stephens, Registered Agent of Glenwood Park LLC, were present. Mr. Stephens distributed a proposed site plan to Board Members and explained why he was resubmitting his application. He further commented that he felt his intentions were not clearly presented the first time around and wanted the Board to know he was very committed to this project.
- 3. No public comments were offered.

Capital Improvements Element

Goals, Objectives and Policies

- Goal:** The City of Okeechobee shall continue to ensure that public facilities and services are provided, on a fair-share costs basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.
- Objective 1:** The City of Okeechobee shall continue to use the Capital Improvements Element to schedule construction and identify funding sources for the City's capital facility needs in order to accommodate existing and future development, and to replace obsolete or worn-out facilities.
- Policy 1.1: Proposed capital improvements projects shall continue to be ranked and evaluated according to appropriate policies adopted in other elements of the Comprehensive Plan. The following criteria will also be considered:
- (1) whether the proposed project will eliminate a public hazard;
 - (2) whether the proposed project will eliminate capacity deficits;
 - (3) local budget impacts;
 - (4) locational needs based on projected growth patterns;
 - (5) accommodation of new development or redevelopment;
 - (6) financial feasibility; and
 - (7) plans of state agencies or water management districts that provide facilities in Okeechobee.
- Policy 1.2: The City of Okeechobee shall continue to integrate its planning and budgeting processes such that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the Comprehensive Plan.
- Policy 1.3: In accordance with Policy 7.1 of the Sanitary Sewer... Element, the City shall complete a stormwater management study to identify drainage deficiencies, and allocate any available funds for that purpose in its Administrative Operating Budget for fiscal year 2013. The 5-Year Schedule of Capital Improvements will be amended as soon as possible to include the study, its projected cost, and the identified revenue source(s).
- Policy 1.4: The City of Okeechobee shall identify its needs for public facility improvements, the revenues required for project funding, and shall itemize the costs for such projects in its 5-Year Schedule of Capital Improvements.
- Objective 2:** The City of Okeechobee shall continue to coordinate land use decisions with the schedule of capital improvements in a manner that maintains the adopted level of service standards and meets existing and future needs.

Policy 2.1:

The City of Okeechobee shall continue to use the following level of service standards in reviewing the impacts of new development and redevelopment:

Facility	Level of Service
Sanitary Sewer	130 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Potable Water	114 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Solid Waste	Average Solid Waste Generation X 13 lbs./person/day X at least 13 years available capacity in Okeechobee County landfill (see Policy 1.4 of Sanitary Sewer...Element)
Principal Arterials	C
Minor Arterials & All Others	D
Recreation and Open Space	3 acres/1,000 persons
Drainage	<i>Interim Standard (see Policy 1.5 of Sanitary Sewer... Element)</i> Design Storm X 25-year storm X 24-hour duration Facility Design Standards X as required by Florida Administrative Code (see Policy 1.5 of Sanitary Sewer... Element)
Public Schools	
Existing School	Permanent FISH Capacity Considering Utilization Rate
New Elementary	750
New Middle	1000
New K-8	1200
New High School	1500

Policy 2.2: Development orders and permits shall be granted only when required public facilities and services are operating at the established levels of service, or shall be available concurrent with the impacts of the development. Such facilities and services may be provided in phases if development correspondingly occurs in phases; however, required service levels must be maintained at all times during the development process.

Policy 2.3: The City of Okeechobee will maintain a water supply facilities work plan that is coordinated with SFWMD's District Water Supply Plan and the Okeechobee Utility Authority (OUA) by updating its own work plan within 18 months of an update to SFWMD's District Water Supply Plan that affects the City.

Policy 2.4: The City of Okeechobee recognizes that it relies upon the Okeechobee Utility Authority (OUA) facilities for the provision of potable water for its residents, businesses and visitors, and as such the City is part of the greater SFWMD, and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:

- (1) Continue to maintain relationships with the SFWMD and the Okeechobee Utility Authority (OUA) to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SFWMD and the Okeechobee Utility Authority (OUA) programs.
- (2) Require landscaping in all new development or redevelopment on public water systems to use water-efficient landscaping and require functioning rain-sensor devices on all new automatic irrigation systems.
- (3) The City of Okeechobee shall inform residents and businesses of, and shall encourage their participation in, the Okeechobee Utility Authority (OUA) water conservation programs if they become available.

Policy 2.5: The City of Okeechobee recognizes that the Okeechobee Utility Authority (OUA) provides potable water to the City, its businesses and residents. Although no capital improvement projects are necessary within the City for which the City of Okeechobee has financial responsibility in connection with supply of potable water to the City, its businesses and residents, the City of Okeechobee will support and coordinate with the Okeechobee Utility Authority (OUA), as necessary, to assist in the implementation of Okeechobee Utility Authority (OUA) Capital Improvements projects for the years 2011-2021.

- Objective 3:** In order to maintain adopted level of service standards, future development shall bear a proportionate cost of necessary public facility improvements equivalent to the benefits it receives from the improvements.
- Policy 3.1: The City of Okeechobee shall continue to evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units, or special assessments.
- Policy 3.2: The City of Okeechobee shall continue to maintain adopted levels of service by using revenue sources considered under Policy 3.1 to ensure that new development pays a pro rata share of the costs of public facility needs which it generates.
- Policy 3.3: The City of Okeechobee shall continue to continue to apply for and secure grants or private funds when available to finance the provision of capital improvements.
- Objective 4:** The City of Okeechobee shall continue to ensure the provision of needed public facilities within the City limits, based on adopted levels of service as set forth in the Comprehensive Plan. Public facilities needs shall be determined on the basis of previously issued development orders as well as the City's budgeting process and its joint activities with Okeechobee County and the Okeechobee County School District for planning, zoning, and concurrency management.
- Policy 4.1: Existing and future public facilities shall operate at the levels of service established in this plan.
- Policy 4.2: Debt service shall not exceed 20% of annually budgeted revenues.
- Policy 4.3: A five-year capital improvements program and annual capital budget shall be adopted as part of the City of Okeechobee's annual budgeting process. This program shall include the annual review, and revision as needed, of the Five-Year Schedule of Capital Improvements.
- Policy 4.4: The financially feasible School District Five-Year Capital Improvement Plan (Tentative Facilities Work Program) which achieves and maintains the adopted level of service standards for public schools, as approved by the Okeechobee County School Board shall be included and adopted each year as part of the City of Okeechobee's annual budgeting process.
- Objective 5:** The City of Okeechobee shall furnish meaningful opportunities for the School Board to have input and coordination in the City's development review process in order to assist the School Board in their provision of adequate and efficient schools.

Policy 5.1:

The City of Okeechobee and the School Board shall coordinate to ensure that schools are adequately and efficiently provided commensurate with growth. Key coordinating mechanisms shall include:

- (a) promotion of joint infrastructure park/school facilities when feasible;
- (b) consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;
- (c) ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with state law restrictions on expenditures by the School Board;
- (d) evaluation of the School District's annually updated Capital Improvement Plan to ensure that it is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained;
- (e) seeking that any new major residential development or redevelopment applicant submit information regarding projected school enrollments from the project; and
- (f) request that the School Board submit site plan information for all timely new schools.

Capital Improvements Implementation

City of Okeechobee Comprehensive Plan

Capital improvement needs identified in the Comprehensive Plan will be met through implementation of a 5-Year Schedule of Capital Improvements. This schedule is adopted by the City Council along with Goals, Objectives and Policies, and must be consistent with the Capital Improvements Element. The purpose of the Schedule is to ensure that the City has adequate revenues to implement the Comprehensive Plan.

The 5-Year Schedule of Capital Improvements focuses on the capital outlay required to meet existing deficiencies and to maintain adopted level of service standards planned for public facilities in the Plan. The City shall advise the OUA on these standards.

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Capital Projects	Funding Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Five Year Total
Transportation Projects							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Install Baffle Box & Raise Road Elevation	DEP Grant	\$ 177,537	\$ 0	\$ 0	\$ 0	\$ 0	\$ 177,537
SW 5th Avenue Project	SCOP	\$ 334,951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$120,000	\$100,000	\$100,000	\$100,000	\$ 540,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 135,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 75,000
Traffic Signal Upgrades	Gas Tax	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 37,500
Street Improvements-SE 8th Ave	DEP Grant	\$ 209,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 209,000
Street Improvements-SE 8th Ave	SCOP	\$ 0	\$ 75,000	\$ 75,000	\$ 0	\$ 0	\$ 150,000
Sub Total		\$ 893,988	\$247,500	\$242,500	\$162,500	\$162,500	\$1,708,988
Stormwater Projects							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 65,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 30,000	\$ 110,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Sub Total		\$ 40,000	\$ 50,000	\$ 55,000	\$ 65,000	\$ 65,000	\$ 275,000
Parks & Recreation Projects							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park - Solar Area Lights	General	\$ 6,000	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 12,000
Centennial Park - Landscaping	General	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
Centennial Park - 20x40 Pavilion	General	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000
Centennial Park -Tables/trash cans	General	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,000
Centennial Park - Fencing	General	\$ 5,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
Flagler Parks Irrigation/Landscaping	General	\$ 0	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000
Centennial Park Boat Ramp	General	\$ 0	\$175,000	\$ 0	\$ 0	\$ 0	\$ 175,000
Centennial Park Gazebo	General	\$ 0	\$ 0	\$ 0	\$ 75,000	\$ 0	\$ 75,000
Boat Ramp New Dock	General	\$ 0	\$ 0	\$110,000	\$ 0	\$ 0	\$ 110,000
Sub Total		\$ 102,000	\$206,000	\$135,000	\$100,000	\$ 25,000	\$ 568,000
TOTAL		\$1,035,988	\$503,500	\$432,500	\$327,500	\$252,500	\$2,551,988

FIVE YEAR SHEDULE OF CAPITAL IMPROVEMENTS							
Capital Projects	Funding Source	2021-2022	2022-2023	2023-2024	2024-2025	2025-2029	Five Year Total
Transportation Projects							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
SCOP SE 5th Avenue	SCOP	\$ 334,951	\$ -	\$ -			\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$ 55,000	\$ 200,000	\$ -	\$ 300,000	\$ 675,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 100,000
Traffic Signal Upgrades	Gas Tax	\$ 10,000	\$ 12,500	\$ 12,500	\$ 12,500	\$ 12,500	\$ 60,000
Sub Total		\$ 509,951	\$ 112,500	\$ 257,500	\$ 57,500	\$ 357,500	\$ 1,294,951
Stormwater Projects							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Stormwater Taylor Creek SE 4th Street	DEP Appropriations	\$ 430,000	\$ -	\$ -			\$ 430,000
Stomwater Infrastrure	ARPA Funds	\$ 1,200,000	\$ 1,200,000	\$ -	\$ -	\$ -	\$ 2,400,000
Sub Total		\$ 1,670,000	\$ 1,240,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 3,030,000
Parks and Recreation Projects							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park- Solar Area Lights	General	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ 6,000
Centennial Park- Chickees	General	\$ 20,000	\$ -	\$ -	\$ -	\$ -	\$ 20,000
Centennial Park - Picnic Tables	General	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Centennial Park - Playground Equipment	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial Park - Landscaping	General	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Centennial park -Concrete for pads	General	\$ 2,000	\$ -	\$ -	\$ -	\$ -	\$ 2,000
Sub Total		\$ 68,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 128,000
Total		\$ 2,247,951	\$ 1,367,500	\$ 312,500	\$ 112,500	\$ 412,500	\$ 4,452,951

Okeechobee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2019-20	2020-21	2021-22	2022-23	2023-24	Five Year Total
Total Revenues	\$3,382,016	\$168,506	\$387,220	\$659,199	\$906,531	\$5,503,472
Total Project Costs	\$3,382,016	\$1,043,506	\$962,220	\$909,199	\$906,531	\$7,203,472
Difference (Remaining Funds)	\$0	(\$875,000)	(\$575,000)	\$250,000	\$0	(\$1,700,000)

Source: Okeechobee County School District 2019-20 Work Plan

Okeechobee County School District Capacity Project Schedules									
Project Description	Location		2016-17	2017-18	2018-19	2019-20	2020-21	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
		Student Stations	0	0	0	0	0	0	
		Total Classrooms	0	0	0	0	0	0	
		Gross Sq Ft	0	0	0	0	0	0	
District Totals		Planned Cost	\$0	\$0	\$0	\$0	\$0	\$0	
		Student Stations	0	0	0	0	0	0	
		Total Classrooms	0	0	0	0	0	0	
		Gross Sq Ft	0	0	0	0	0	0	

Source: Okeechobee County School District 2019-20 Work Plan

Summary of revenue/expenditures available for new construction and remodeling projects only.						
	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Five Year Total
Total Revenues	\$2,545,623	\$1,331,404	\$1,530,094	\$1,693,544	\$4,668,522	\$11,769,187
Total Project Costs	\$2,813,000	\$3,152,220	\$431,531	\$0	\$0	\$6,396,751
Difference (Remaining Funds)	(\$267,377)	(\$1,820,816)	\$1,098,563	\$1,693,544	\$4,668,522	\$5,372,436
District	OKEECHOBEE COUNTY SCHOOL DISTRICT					
Fiscal Year Range						

Capacity Project Schedules

A schedule of capital outlay projects necessary to ensure the availability of satisfactory classrooms for the projected student enrollment in K-12 programs.

Project Description	Location	Planned Cost:	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	Total	Funded
Project description not specified	Location not specified		\$0	\$0	\$0	\$0	\$0	\$0	No
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	
	Planned Cost:		\$0	\$0	\$0	\$0	\$0	\$0	
	Student Stations:		0	0	0	0	0	0	
	Total Classrooms:		0	0	0	0	0	0	
	Gross Sq Ft:		0	0	0	0	0	0	

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

(a) *When required.*

- (1) All projects, except for those involving only one individual single-family structure, constructed in zoning districts set out in section 90-71 of this Code, wherein the lands of the owner and/or developer adjoin a collector or arterial street or city right-of-way, shall provide sidewalks adjacent along each such street or right-of-way.
- (2) Sidewalks shall be provided on residential streets in proposed and replatted subdivisions.
- (3) If a sidewalk is proposed on only one side of a residential street, the technical review committee must consider the following prior to approval:
 - a. City sidewalk improvement plans.
 - b. Safety considerations.
 - c. Location of existing or proposed schools and recreation areas, and existing sidewalks.
- (4) Residential projects abutting a commercial, office, service or recreation use shall provide pedestrian access from the development to such use.
- (5) Where deemed necessary to provide circulation or access to a shopping center, school, playground, or community facility, pedestrian ways and crosswalks may be required after consideration by the technical review committee. Such ways shall be not less than ten feet wide with a sidewalk meeting requirements of these regulations.
- (6) In any area where the owner or developer constructs a driveway which extends to a city right-of-way, and which would cross or adjoin a city sidewalk, such driveway shall also be constructed of concrete or other material approved by the city. Additionally, such driveway shall be constructed in conformity with applicable sidewalk design standards to ensure that the portion of such driveway that may extend into a city right-of-way is constructed in a manner consistent with surrounding sidewalks.
- (7) The technical review committee may, upon demonstration of undue hardship to, or existing circumstances beyond the control of the owner or developer, recommend to the city council, approval of a deviation from these standards designed to alleviate such hardship.

(b) *Design standards.*

- (1) Design standards of sidewalks and pedestrian ways shall conform to these regulations, and the Manual of Standards for Design, Construction and Maintenance for City Streets of Appendix E, Chapter 6, herein, and as amended from time to time.
- (2) Design, construction or alteration of median strips shall conform to the state department of transportation regulations.

(LDR 1998, § 875; Ord. No. 861, § 2, 6-15-2004; Ord. No. 1079, § 3, 1-17-2012)



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
JANUARY 20, 2022
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, January 20, 2022, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the invocation and Pledge of Allegiance.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Captain Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. City Planning Consultant Jim LaRue, Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. Fire Chief Herb Smith, City Attorney Gloria Velazquez, Okeechobee County Environmental Health Director Victor Faconti, Okeechobee Utility Authority (OUA) Executive Director John Hayford, and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Police Chief Hagan, seconded by Building Official Newell, to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Building Official Newell, seconded by Police Chief Hagan to dispense with the reading and approve the December 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

- A. Site Plan Review Application No. 22-001-TRC, to construct a 2,940-SF triplex with sidewalk and six parking spaces on 0.32± acres located at Northeast 3rd Avenue and 5th Street.
 - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval of the site plan with the following criteria being met prior to issuance of any building permits; verification of curbside pickup for trash collection and the City's engineering department should review the proposed stormwater facilities and the submitted drainage report to ensure onsite stormwater all be captured and released according to all applicable standards.
 - 2. Building Official Newell asked for clarification from the Applicant as the plans submitted indicate a duplex instead of triplex. In addition, he inquired to the Planner as to whether a sidewalk was required adjacent to each of the rights-of-way (Northeast 3rd Avenue and 5th Street) as indicated in Section 78-36 of the City's Land Development Regulations (LDRs). OCFR Captain Hazellief, and Police Chief Hagan encouraged sidewalks if possible. Public Works Director Allen commented he isn't sure whether there was adequate space to install sidewalks due to the existing drainage swales. He would research and get back in touch with the Applicant. Chairperson Ritter read into the record an email received from OUA Executive Director Hayford regarding missing utility plans that would need to be submitted for his review.
 - 3. Mr. Mike Jimenez, Budget Homes, LLC was present and available for questions. He stated he would contact Mr. Hayford, with OUA, to comply and have his planner make the appropriate changes on the plans to indicate the structure is a triplex not a duplex. He further commented he had no issues with installing sidewalks, he would just need guidance on where to install them due to the drainage swales.
 - 4. No public comments were offered.
 - 5. There were no disclosures of Ex-Parte Communications.

V. NEW BUSINESS ITEM A CONTINUED

6. Motion by Building Official Newell, seconded by Public Works Director Allen to approve Site Plan Review Application No. 22-001-TRC, as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval] with the following conditions: submit utility plans to the OUA; and determination by the Public Works Director on whether it is feasible to install sidewalks adjacent to the rights-of-way. Either installation instructions will be provided to the Applicant or a recommendation to the City Council will be made to deviate from the standards listed in LDR Section 78-36. **Motion Carried Unanimously.**

VI. Chairperson Ritter adjourned the meeting at 10:32 A.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 Technical Review Committee 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