



# CITY OF OKEECHOBEE

## CITY COUNCIL

### OCTOBER 26, 2021

#### LIST OF EXHIBITS

---

Draft Minutes	October 5, 2021
Warrant Register	September 2021
Exhibit 1	Disposal of surplus Fire equipment
Exhibit 2	Temporary Street Closing, First Baptist Church Fall Festival
Exhibit 3	Temporary Street Closing, Farm Bureau Annual Membership Dinner
Exhibit 4	Ordinance No. 1240, Future Land Use from Industrial to Commercial
Exhibit 5	Ordinance No. 1233, Comprehensive Plan Amendment
Exhibit 6	Ordinance No. 1241, Rezoning from Industrial to Heavy Commercial
Exhibit 7	Ordinance No. 1242, Rezoning
Exhibit 8	Ordinance No. 1243, LDR Text Amendments
Exhibit 9	Invoice from Okeechobee County regarding OUA Work Group
Exhibit 10	Resolution No. 2021-08, Bid to Acquire Primitive Baptist Church Property
Exhibit 11	Draft City of Okeechobee Charter



**CITY OF OKEECHOBEE, FLORIDA**  
**OCTOBER 5, 2021, 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 October 5, 2021, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Chad Keathley of the Okeechobee Church of God, followed by the Pledge of Allegiance led by Council Member Chandler.

**II. ATTENDANCE**

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

**III. AGENDA AND PUBLIC COMMENTS**

- A.** Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn. New Business Item F, Exhibit 3 was added.
- B.** Motion by Council Member Keefe, seconded by Council Member Chandler to approve the agenda as amended. **Motion Carried Unanimously.**
- C.** There were no agenda item forms or comment cards submitted for public participation.

**IV. PRESENTATION AND PROCLAMATIONS**

- A.** Mayor Watford yielded the floor to Police Chief Hagan who explained changes in personnel after his promotion to Chief. He will not be filling the position of Major, however he is creating a second Lieutenant position. Current Lieutenant Justin Bernst will have more administrative duties assigned and the added position will take over the duties of road patrol and dispatcher supervisor, Auxiliary liaison, and the neighborhood watch program. Chief Hagan introduced newly promoted Road Unit Lieutenant Belen Reyna and gave a summary of his career over the last 17 years. Chief Hagan presented the new badge to Lieutenant Reyna's wife, who proudly pinned his uniform. Lieutenant Reyna was accompanied by his children, many family members, and several co-workers. He offered his gratitude to Chief Hagan and the City Council.

Chief Hagan then introduced Officer Chad Troutman who is being promoted to Road Patrol Sergeant and gave a summary of his career over the last 15 years. Chief Hagan presented the new badge to Sergeant Troutman's daughter, who proudly pinned his uniform. Sergeant Troutman was accompanied by his family and several co-workers. He also offered his gratitude to Chief Hagan and the City Council.

**V. CONSENT AGENDA**

- A.** Motion by Council Member Clark, seconded by Council Member Jarriel to approve the Consent Agenda Items [September 27, 2021, meeting minutes as revised and provided via email]. **Motion Carried Unanimously.**

**VI. NEW BUSINESS**

- A.** Motion and second by Council Members Keefe and Jarriel to move Mr. Joe Papasso from alternate to regular member and appoint Mr. David McAuley as a new alternate member to the Planning Board, Board of Adjustment, and Design Review Board, terms being October 6, 2021, through April 30, 2023 [as presented in Exhibit 1]. **Motion Carried Unanimously.**



## VI. NEW BUSINESS CONTINUED

- B.** As required by the Interlocal Agreement for Fire Services, County Fire Rescue Chief Ralph Franklin provided a report on services provided within the City from August 2 through September 30, 2021. They responded to 249 dispatched calls, of which 211 were for emergency medical services. The City's call volume is approximately 18 percent of the County's total dispatched calls. They completed 39 fire prevention inspections of which 11 were signed and completed, with 28 scheduled for reinspections as well as three site plan reviews and 15 preplan events for businesses. In response to questions from the Council, he stated the County has two personnel vacancies. They hired five of the City employees of which two have resigned. This item is for informational purposes, no official action required.
- C.** Okeechobee Utility Authority (OUA) Executive Director John Hayford presented an update on projects on behalf of Chairperson John Creasman, who was on vacation. He covered the three types of wastewater collection alternatives, the advantages, and disadvantages of each and the Southwest Service Area projects. Project 1 consists of a master pump station and force main, and diversion force main. The expected total cost of \$6,186,939.00 is fully funded by the Florida Department of Environmental Protection (FDEP). They anticipate construction to begin by January 2022. Project 2 consists of the collection system and two master vacuum stations to provide approximately 700 new connections. The estimated cost is \$10,830,783.00, and \$612,756.00 for the Oak Lake Estates portion. It 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. Project 3 consists of the Okee-Tantie force main, and the State Road 78 service corridor to provide approximately 600 new connections. The expected cost is \$8,575,000.00 and is fully funded by FDEP Appropriations. They anticipate construction to begin by December 2022. 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 final project is the Southwest 5<sup>th</sup> Avenue Septic to Sewer. The collection alternative has not been selected to date therefore the estimated cost has not been determined. However, design is expected by Summer 2022, with construction by December. Maps identifying the specific locations for each project were included within the slides. In response to questions from the City Council, Mr. Hayford replied the OUA is currently at 30 percent capacity for wastewater and 50 percent capacity for water. New connections are offered payment plan options and the total fees have been significantly reduced from years past. The 14-slide power point presentation has been incorporated into the official minute file. This item is for information purposes, no official action required.
- D.** A discussion was held as to whether to continue utilizing the Flagler Park Design Review Advisory Committee (FPDRAC) for Flagler Park master plan design recommendations or streamline the process with a working group being the City Administrator, Okeechobee Main Street (OKMS), and the landscape architect. A copy of Resolution No. 2020-18 establishing the FPDRAC was distributed for reference. A motion was offered by Council Member Keefe to disband the FPDRAC and direct the City Administrator to coordinate with OKMS on the completion of the rest of the Flagler Park master design; seconded by Council Member Jarriel. Ms. Angie Griffin, OKMS President and Mrs. Jennifer Tewksbury, Economic Council Executive Director and FPDRAC Member, addressed the Council during the discussion. **Motion Carried Unanimously.**
- E.** Council Member Keefe moved to approve an Agreement for Sale and Purchase of Commerce Center lots with OUA [as presented in Exhibit 2, for \$32,640.00, legal description: Lots 13 and 14, Lot 6 less the South 40-feet, and a strip of land adjoining Lots 6 and 13 and lying North of the cul-de-sac, CITY OF OKEECHOBEE COMMERCE CENTER, Plat Book 7, Pages 10-15, Okeechobee County public records]; seconded by Council Member Clark. **Motion Carried Unanimously.**

**VI. NEW BUSINESS CONTINUED**

**F.** ITEM ADDED TO AGENDA: Motion and second by Council Members Jarriel and Keefe to approve a 2021-22 Fiscal Year Budget Amendment in the amount of \$50,000.00 to the Capital Improvements Project Fund, for a total projected expense to be \$100,000.00 for the Cattlemen’s Square [Block L of F“L”AGLER PARK/Park No. 5, as presented in Exhibit 3]. **Motion Carried Unanimously.**

**VII. CITY ATTORNEY UPDATE**

Attorney Fumero had no new information to provide to Council.

**VIII. CITY ADMINISTRATOR UPDATE**

Administrator Ritter announced there are two public input meetings scheduled for October 6 at 10:00 and 11:00 A.M., as required for the Florida Recreation Development Assistance Program grant applications. He also thanked the Economic Council for their letters of support provided on the City’s behalf for the grant applications. Changes to regular scheduled City Council meetings were requested and approved by consensus. **The October 19 meeting will be held October 26, the November 2 meeting is cancelled. There will be a joint workshop and special meeting with the City Council and City Charter Review Advisory Committee on November 4, at 6:00 P.M.**

**IX. COUNCIL COMMENTS**

**Council Member Chandler** led a harmonious song of happy birthday to Executive Assistant Robin Brock. **Council Member Jarriel** reminded everyone about the Coffee with a Cop tomorrow, 7:00 to 9:00 A.M. at Serenity Café and commended the turnout for the Cattlemen’s Square groundbreaking. **Council Member Keefe** asked whether the remainder of the Council received an email regarding a serious complaint against the County Fire Rescue. The email will be forwarded to City Clerk Gamiotea and Executive Assistant Brock for disseminating to the Council Members, Attorney, Administrator, and staff to ensure the complaint is followed up on. He thanked the Council for allowing him to speak prior to the meeting on the celebration of Hispanic Heritage Month.

**X. ADJOURN**, Mayor Watford adjourned the meeting at 7:16 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: 09/01/2021 - 09/30/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: CapVeh Fund-Capital Vehicle Fund Truist Checking</b>						
millersboating	Millers Boating Center	09/17/2021	Regular	0.00	8,262.50	1875
Monster Tiki	Monster Tiki Huts	09/17/2021	Regular	0.00	3,100.00	1876
2239	Tyler Technologies	09/17/2021	Regular	0.00	845.25	1877
2239	Tyler Technologies	09/27/2021	Regular	0.00	1,785.00	1878
1934	Verizon Wireless	09/27/2021	Regular	0.00	823.11	1879

**Bank Code CapVeh Fund Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	5	0.00	14,815.86
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>5</b>	<b>5</b>	<b>0.00</b>	<b>14,815.86</b>

Check Report

Date Range: 09/01/2021 - 09/30/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: GenFund-General Fund Checking-Truist Checking</b>						
255	City Of Okeechobee Payroll Account	09/08/2021	EFT	0.00	106,608.09	8
1644	PRM - Health Insurance	09/10/2021	EFT	0.00	50,028.23	9
1770	PRM - Life, LTD & STD	09/10/2021	EFT	0.00	3,678.28	10
	**Void**	09/10/2021	EFT	0.00	0.00	11
1645	PRM - Vision & Dental	09/10/2021	EFT	0.00	1,945.51	12
2032	The Standard	09/10/2021	EFT	0.00	49,569.82	13
255	City Of Okeechobee Payroll Account	09/23/2021	EFT	0.00	102,688.22	14
1973	Advance Auto Parts	09/10/2021	Regular	0.00	9.26	43669
1001	Bank of America - 2303 fka 9233 PW	09/10/2021	Regular	0.00	1,099.54	43670
1188	Bank of America - 2709 fka 0257 Admin	09/10/2021	Regular	0.00	2,670.55	43671
1521	Bank of America - 7178 fka 6737 PD#2	09/10/2021	Regular	0.00	332.95	43672
969	Bank of America - 9852 fka 8540	09/10/2021	Regular	0.00	20.00	43673
2073	Bank of America-3135 Bernst	09/10/2021	Regular	0.00	340.82	43674
1697	CAS Governmental Services, LLC	09/10/2021	Regular	0.00	500.00	43675
CenturyLink-LD	CenturyLink	09/10/2021	Regular	0.00	17.27	43676
1236	CIT Technology Finance Service, Inc.	09/10/2021	Regular	0.00	541.12	43677
2013	Clarke Environmental Mosquito Management	09/10/2021	Regular	0.00	2,655.40	43678
1685	Comcast	09/10/2021	Regular	0.00	52.50	43679
47	Daniels Plumbing	09/10/2021	Regular	0.00	150.00	43680
2016	Double Nickel Speedometer Testing	09/10/2021	Regular	0.00	292.00	43681
1887	Gilbert Outdoors	09/10/2021	Regular	0.00	38.78	43682
1179	Kim Barnes	09/10/2021	Regular	0.00	775.90	43683
594	KYOCERA Document Solutions Southeast	09/10/2021	Regular	0.00	1,560.05	43684
431	LaRue Planning & Mngmnt Services, Inc.	09/10/2021	Regular	0.00	4,025.00	43685
2236	Luna Window Tint	09/10/2021	Regular	0.00	220.00	43686
2253	MacVicar Consulting, Inc.	09/10/2021	Regular	0.00	250.00	43687
962	Newmans Power Systems, Inc.	09/10/2021	Regular	0.00	779.21	43688
2057	Okeechobee Army Surplus	09/10/2021	Regular	0.00	417.40	43689
143	Okeechobee Discount Drug	09/10/2021	Regular	0.00	263.94	43690
2043	O'Reilly Auto Parts	09/10/2021	Regular	0.00	44.60	43691
2191	Porter Lee Corporation	09/10/2021	Regular	0.00	875.00	43692
1155	Safety Products Inc.	09/10/2021	Regular	0.00	54.60	43693
1574	Salem Trust Company	09/10/2021	Regular	0.00	9,364.30	43694
596	State of Florida Disbursement Unit	09/10/2021	Regular	0.00	420.38	43695
1550	Taylor Rental - Okeechobee	09/10/2021	Regular	0.00	20.80	43696
1460	Tire Zone of Okeechobee, Inc.	09/10/2021	Regular	0.00	617.89	43697
1861	TransUnion Risk & Alternative Data	09/10/2021	Regular	0.00	75.00	43698
1544	UniFirst Corp	09/10/2021	Regular	0.00	276.28	43699
1934	Verizon Wireless	09/10/2021	Regular	0.00	447.82	43700
2244	Waste Management	09/10/2021	Regular	0.00	152.40	43701
1980	WEX Bank	09/10/2021	Regular	0.00	5,001.87	43702
2182	AAction Power Equipment LLC	09/17/2021	Regular	0.00	525.99	43703
4	ACE Pest Control, Inc.	09/17/2021	Regular	0.00	90.00	43704
1973	Advance Auto Parts	09/17/2021	Regular	0.00	320.28	43705
1778	Apex Office Products, Inc	09/17/2021	Regular	0.00	41.40	43706
1710	Apex Pest Control, Inc.	09/17/2021	Regular	0.00	60.00	43707
1953	C&C Industrial Enterprise. LLC	09/17/2021	Regular	0.00	549.25	43708
777	Celeste Watford Tax Collector	09/17/2021	Regular	0.00	225.00	43709
1441	Chip's Auto Glass	09/17/2021	Regular	0.00	548.30	43710
41	City Electric Supply Co.	09/17/2021	Regular	0.00	434.90	43711
621	City Of Okeechobee - Petty Cash	09/17/2021	Regular	0.00	30.00	43712
1691	CMC	09/17/2021	Regular	0.00	561.00	43713
476	Dawn Hoover	09/17/2021	Regular	0.00	50.00	43714
480	Douglas McCoy	09/17/2021	Regular	0.00	35.00	43715
1868	Eli's Western Wear Inc.	09/17/2021	Regular	0.00	114.95	43716
1809	Federal Eastern International, Inc.	09/17/2021	Regular	0.00	890.08	43717
1650	Fitness Factory	09/17/2021	Regular	0.00	260.00	43718
1823	Florida Public Utilities	09/17/2021	Regular	0.00	88.36	43719
74	GALLS, LLC	09/17/2021	Regular	0.00	103.74	43720
1887	Gilbert Outdoors	09/17/2021	Regular	0.00	97.19	43721

## Check Report

Date Range: 09/01/2021 - 09/30/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
79	Glades Air Conditioning	09/17/2021	Regular	0.00	98.00	43722
1297	Global Mapping, Inc.	09/17/2021	Regular	0.00	2,200.00	43723
1892	Highland Pest Control	09/17/2021	Regular	0.00	55.00	43724
89	ICS Computers Inc.	09/17/2021	Regular	0.00	2,080.00	43725
90	IMS	09/17/2021	Regular	0.00	478.77	43726
254	Jerald Bryant, Clerk of Court	09/17/2021	Regular	0.00	400.00	43727
1532	Karyne Brass	09/17/2021	Regular	0.00	35.00	43728
1895	Mac L Jonassaint	09/17/2021	Regular	0.00	35.00	43729
2037	Mossel-Hodges Construction Inc.	09/17/2021	Regular	0.00	5,800.00	43730
141	Okeechobee Auxiliary Police, Inc.	09/17/2021	Regular	0.00	300.00	43731
222	Okeechobee News c/o Independent Newspape	09/17/2021	Regular	0.00	1,224.90	43732
1574	Salem Trust Company	09/17/2021	Regular	0.00	390.15	43733
350	Superior Water Works, Inc.	09/17/2021	Regular	0.00	30.00	43734
1908	Supplyline	09/17/2021	Regular	0.00	53.94	43735
1053	Thompson Tractor Company	09/17/2021	Regular	0.00	533.13	43736
1906	Thread Works Embroidery, LLC	09/17/2021	Regular	0.00	392.00	43737
2080	Treasure Coast Medical Associates	09/17/2021	Regular	0.00	160.00	43738
814	Treasure Coast Newspapers	09/17/2021	Regular	0.00	184.68	43739
1841	Tylander's Office Solutions	09/17/2021	Regular	0.00	1,108.17	43740
538	Waste Management Inc. of Florida	09/17/2021	Regular	0.00	32,047.68	43741
Jason Chapman	Jason Chapman	09/23/2021	Regular	0.00	756.38	43742
Paula Robertson	Paula Robertson	09/23/2021	Regular	0.00	361.74	43743
1973	Advance Auto Parts	09/27/2021	Regular	0.00	35.56	43744
CenturyLink-Fiber	Century Link	09/27/2021	Regular	0.00	1,826.54	43745
1685	Comcast	09/27/2021	Regular	0.00	169.69	43746
1803	Custom Lifts Inc.	09/27/2021	Regular	0.00	175.00	43747
476	Dawn Hoover	09/27/2021	Regular	0.00	50.00	43748
2130	Dobbs Equipment, LLC	09/27/2021	Regular	0.00	126.87	43749
226	Florida Power & Light Company	09/27/2021	Regular	0.00	359.55	43750
226	Florida Power & Light Company	09/27/2021	Regular	0.00	2,804.06	43751
910	Gary's Lock & Safe	09/27/2021	Regular	0.00	179.00	43752
1346	Gilbert Oil Company, Inc.	09/27/2021	Regular	0.00	124.19	43753
1491	Home Depot Credit Services	09/27/2021	Regular	0.00	141.58	43754
2220	Joseph Papasso	09/27/2021	Regular	0.00	35.00	43755
1532	Karyne Brass	09/27/2021	Regular	0.00	35.00	43756
594	KYOCERA Document Solutions Southeast	09/27/2021	Regular	0.00	156.58	43757
1071	LegalShield	09/27/2021	Regular	0.00	14.95	43758
1895	Mac L Jonassaint	09/27/2021	Regular	0.00	35.00	43759
222	Okeechobee News c/o Independent Newspape	09/27/2021	Regular	0.00	71.88	43760
224	Okeechobee Utility Authority	09/27/2021	Regular	0.00	1,437.46	43761
1564	Philip Baughman	09/27/2021	Regular	0.00	35.00	43762
Reno's	Reno's Motorcycle Service	09/27/2021	Regular	0.00	64.95	43763
1155	Safety Products Inc.	09/27/2021	Regular	0.00	22.50	43764
1688	Sprint	09/27/2021	Regular	0.00	143.43	43765
1474	St. Lucie Battery & Tire	09/27/2021	Regular	0.00	184.00	43766
596	State of Florida Disbursement Unit	09/27/2021	Regular	0.00	420.38	43767
1908	Supplyline	09/27/2021	Regular	0.00	63.80	43768
1550	Taylor Rental - Okeechobee	09/27/2021	Regular	0.00	35.99	43769
1460	Tire Zone of Okeechobee, Inc.	09/27/2021	Regular	0.00	24.68	43770
1841	Tylander's Office Solutions	09/27/2021	Regular	0.00	59.98	43771
1814	US Bank Equipment Finance	09/27/2021	Regular	0.00	234.79	43772
810	Vantage Transfer Agents - 457	09/27/2021	Regular	0.00	2,210.00	43773
1934	Verizon Wireless	09/27/2021	Regular	0.00	72.14	43774
197	W & W Lumber Company of Okeechobee	09/27/2021	Regular	0.00	7.99	43775
1973	Advance Auto Parts	09/30/2021	Regular	0.00	56.16	43776
13	American Family Life Assurance Co.	09/30/2021	Regular	0.00	141.00	43777
1940	Apple Machine and Supply Co.	09/30/2021	Regular	0.00	325.00	43778
971	Bank of America - 0752 fka 9846 FD	09/30/2021	Regular	0.00	762.24	43779
1188	Bank of America - 2709 fka 0257 Admin	09/30/2021	Regular	0.00	2,034.63	43780
	**Void**	09/30/2021	Regular	0.00	0.00	43781
969	Bank of America - 9852 fka 8540	09/30/2021	Regular	0.00	92.44	43782

Check Report

Date Range: 09/01/2021 - 09/30/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
2073	Bank of America-3135 Bernst	09/30/2021	Regular	0.00	359.90	43783
777	Celeste Watford Tax Collector	09/30/2021	Regular	0.00	51.80	43784
CenturyLink-Local	CenturyLink	09/30/2021	Regular	0.00	2,186.07	43785
1236	CIT Technology Finance Service, Inc.	09/30/2021	Regular	0.00	172.13	43786
1236	CIT Technology Finance Service, Inc.	09/30/2021	Regular	0.00	85.44	43787
1739	Communications International, Inc.	09/30/2021	Regular	0.00	328.50	43788
1145	Cooling Refrigeration Services, Inc.	09/30/2021	Regular	0.00	125.00	43789
910	Gary's Lock & Safe	09/30/2021	Regular	0.00	75.00	43790
1346	Gilbert Oil Company, Inc.	09/30/2021	Regular	0.00	3,661.28	43791
1824	Harris Corporation	09/30/2021	Regular	0.00	774.00	43792
89	ICS Computers Inc.	09/30/2021	Regular	0.00	109.95	43793
1866	JC Newell Const. Inspect. Services, Inc.	09/30/2021	Regular	0.00	5,200.00	43794
113	Lawmen's & Shooters' Supply, Inc.	09/30/2021	Regular	0.00	579.60	43795
117	Liberty National Life Ins. Co.	09/30/2021	Regular	0.00	203.53	43796
2212	Nason Yeager Gerson Harris & Fumero P.A.	09/30/2021	Regular	0.00	22,557.56	43797
2057	Okeechobee Army Surplus	09/30/2021	Regular	0.00	380.49	43798
554	Scott's Quality Cleaning	09/30/2021	Regular	0.00	3,622.56	43799
2183	Select Shred	09/30/2021	Regular	0.00	30.00	43800
1474	St. Lucie Battery & Tire	09/30/2021	Regular	0.00	46.03	43801
StopStick	StopStick, Ltd	09/30/2021	Regular	0.00	558.00	43802
350	Superior Water Works, Inc.	09/30/2021	Regular	0.00	40.00	43803
1550	Taylor Rental - Okeechobee	09/30/2021	Regular	0.00	43.99	43804
1813	Thompson Reuters	09/30/2021	Regular	0.00	89.48	43805
1460	Tire Zone of Okeechobee, Inc.	09/30/2021	Regular	0.00	1,123.35	43806
2080	Treasure Coast Medical Associates	09/30/2021	Regular	0.00	2,469.00	43807
Treasure Wildlife	Treasure Coast Wildlife Trappers	09/30/2021	Regular	0.00	645.00	43808
1544	UniFirst Corp	09/30/2021	Regular	0.00	345.35	43809
1939	United Way	09/30/2021	Regular	0.00	36.00	43810
743	Walmart/Capital One	09/30/2021	Regular	0.00	262.59	43811

Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	189	142	0.00	149,043.22
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	7	7	0.00	314,518.15
	<b>196</b>	<b>150</b>	<b>0.00</b>	<b>463,561.37</b>

Check Report

Date Range: 09/01/2021 - 09/30/2021

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: PubFac Fund-Public Facility Fund-Truist Checking</b>						
1001	Bank of America - 2303 fka 9233 PW	09/10/2021	Regular	0.00	617.64	3385
55	Diamond R Fertilizer Co., Inc.	09/10/2021	Regular	0.00	873.30	3386
2119	Rainbow Distributors	09/10/2021	Regular	0.00	372.00	3387
41	City Electric Supply Co.	09/17/2021	Regular	0.00	22.64	3388
1788	Culpepper & Terpening, Inc.	09/17/2021	Regular	0.00	2,299.50	3389
dwaynestokes	Dwayne Stokes Enterprises	09/17/2021	Regular	0.00	800.00	3390
1981	JMC Landscaping Services, Inc.	09/17/2021	Regular	0.00	3,849.58	3391
2094	USA Services of Florida, Inc.	09/17/2021	Regular	0.00	2,266.00	3392
197	W & W Lumber Company of Okeechobee	09/17/2021	Regular	0.00	109.90	3393
1318	American Concrete Industries, Inc.	09/27/2021	Regular	0.00	439.00	3394
226	Florida Power & Light Company	09/27/2021	Regular	0.00	5,027.78	3395
1491	Home Depot Credit Services	09/27/2021	Regular	0.00	69.22	3396
1670	Sherwin-Williams Co.	09/27/2021	Regular	0.00	170.73	3397
1550	Taylor Rental - Okeechobee	09/27/2021	Regular	0.00	90.00	3398
197	W & W Lumber Company of Okeechobee	09/27/2021	Regular	0.00	30.95	3399
ActionJackson	Action Jackson Seal coating Services	09/30/2021	Regular	0.00	14,350.00	3400
2150	Construction Materials, Inc.	09/30/2021	Regular	0.00	70.00	3401
2163	CW Roberts Contracting, Inc.	09/30/2021	Regular	0.00	973.75	3402
55	Diamond R Fertilizer Co., Inc.	09/30/2021	Regular	0.00	450.05	3403
QualitySoftWash	Quality Soft Wash	09/30/2021	Regular	0.00	3,000.00	3404
2094	USA Services of Florida, Inc.	09/30/2021	Regular	0.00	2,266.00	3405

**Bank Code PubFac Fund Summary**

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	25	21	0.00	38,148.04
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>25</b>	<b>21</b>	<b>0.00</b>	<b>38,148.04</b>



### All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	219	168	0.00	202,007.12
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	7	7	0.00	314,518.15
	<b>226</b>	<b>176</b>	<b>0.00</b>	<b>516,525.27</b>

### Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	9/2021	463,561.37
301	PUBLIC FACILITY FUND	9/2021	38,148.04
304	CAPITAL PROJECTS FUND	9/2021	14,815.86
			<b>516,525.27</b>



# City of Okeechobee

## Fire Department



19 October 2021

City Council/Mayor Watford

From: Fire Safety Officer

Re: Property Disposal Request

The Fire Safety Officer has inventoried equipment and vehicle assets remaining from the Interlocal agreement which transferred the responsibilities of the City of Okeechobee Fire Department to Okeechobee County. We are requesting approval by the Council to proceed with the disposal of the remaining fire equipment assets utilizing Govdeals.com and/or any other methods to assist in selling or disposing of existing fire inventory.

Please see attached list for approval.

Respectfully,

Herby Smith



## Inventory List

Inventory ASSET ID #	Name	Description	PURCHASE COST	Quantity	Comments	PRESENT CONDITION	GOVDEALS.COM	NON-SALABLE
56	ENGINE 5	1980 GMC ENGINE/PUMPER	\$31,210.00	1		POOR	YES	
57	ENGINE 6	1997 PIERCE RESCUE PUMPER	\$226,000.00	1		FAIR/POOR	YES	
58	ENGINE 7	ENGINE/PUMPER (2000 CHASSIS WITH 1970'S BODY)	\$110,428.00	1		GOOD/FAIR/POOR	YES	
507	TRUCK 8	2009 FORD BRUSH/RESCUE TRUCK	\$74,703.30	1		GOOD/FAIR	YES	
334	MOTOROLA RADIO	UHF/VHF BASE STATION FOR TOWER	\$3,000.00	1		WORKING PRIOR TO DEACTIVATION	YES	
171-174	Motorola mobile radios	Mobile VHF/UHF radios in trucks	\$3,756.00	4		WORKING PRIOR TO DEACTIVATION	YES	
338	MSA Air Packs (2216 psi )	2002 edition (out of date) destroyed	\$19,397.00	8		Destroyed/Disposed	N/A	YES
336	MSA bottles	Out of date SCBA bottles/destroyed	\$2,360.00	4		Destroyed/Disposed	N/A	YES
339-341	Fire Hose (misc. sizes)	2003 firefighting hose (2000 feet)	\$14,767.00		some sections have been damaged	GOOD/FAIR/POOR	YES	
342	Radio Tower	2005 Replacement tower (100 feet)	\$27,622.00			Good	YES	
385	2005 FireHawk SCBA	SCBA Harnesses, bottles, & masks	\$13,221.68	4		Out of date/Disposed	N/A	YES
386	Helmets/Shields (2006)	Sets of gear (out of date) (disposed)	\$3,274.00	sets		Out of date/Disposed	N/A	YES
387	FireHawk Air Masks	MSA masks for SCBA (out of date)	\$15,870.00	12		Out of date/Disposed	N/A	YES
444	Bunker Gear	2007 Structural Fire Gear sets	\$15,816.88	12	try to save remaining gear if possible	Gear is missing /damaged and out of date	YES	
445	Portable radios	UHF/VHF radios/pagers (old)	\$2,876.25	6		Unknown condition	YES	
446	Rescue Saw (K-12)	Ventilation type cutting saw	\$1,320.99	1		FAIR/POOR	YES	
478	Jaws of Life	Champion hydraulic rescue tool set	\$9,274.99	1 set		Fair	YES	
479	SCBA bottles	MSA bottles	\$3,280.00	8		Out of date/Disposed	N/A	YES
480	AED (medical)	Defibtech Lifeline unit	\$1,245.00	1		Not usable/damaged	N/A	YES
508	SCBA bottles	MSA	\$1,335.00	3		Out of date/Disposed	N/A	YES
509	SCBA bottles	MSA	\$2,170.00	4		Out of date/Disposed	N/A	YES



Inventory ASSET ID #	Name	Description	PURCHASE COST	Quantity	Comments	PRESENT CONDITION	GOVDEALS.COM	NON-SALABLE
511	Gas monitor	BW gas monitor (handheld)	\$1,995.00	1		Not working/cannot repair	N/A	YES
506	Laptop	HP notebook	\$498.00	1		Disposed/Missing	N/A	YES
537	Desktop PC	HP computer	\$498.00	1		Disposed/Missing	N/A	YES
538	Desktop PC	HP Pavilion	\$698.00	1		cannot upgrade/too slow	YES	
542	Brush Fire Masks	Xcaper Whiff's Tac Air Pro Masks	\$881.50	12		Out of date/Disposed	N/A	YES
555-556	Bunker Gear	Jainesville Structural gear	\$3,095.40	2		Out of date/Disposed /damaged and/or out of date	YES	
557	MSA bottles	SCBA bottles	\$897.55	2		Disposed/Missing	N/A	YES
559	Zymek Disinfectant	Tent used for disinfection of vehicles	\$1,815.00	1	Grant with OCFR	Disposed/Missing	N/A	YES
560	AED (medical)	Difibtech Lifeline	\$999.00	1		POOR	YES	
599	SCBA bottles	MSA bottles	\$2,537.97	6		Out of date/Disposed	N/A	YES
600	Desktop PC	Acer Aspire	\$894.99	1		cannot upgrade/too slow	YES	
688-689	Portable radios	Harris 7300 (800 system)		2		Missing/Cannot locate	N/A	YES
690,947,1024-1025	Portable radios	Harris 7300 (800 system)	\$11,480.00	4	grant for one of the radios	Good/Fair	N/A	PD requested radios
691-692,695,697,697a	Mobile Radios	Harris mobile radios (800 system)		5	Grant	Good/Fair	YES	
705	Desktop PC	Gateway	\$1,200.00	1	IMS	Poor	YES	
746-752	Bunker Gear	Jainesville Structural gear	\$14,579.25	7		Fair/Poor/some items missing	YES	
840-843	SCBA bottles	SCI air bottles	\$3,620.00	4		Good/Fair	YES	
844-845	Desktop PC	HP Intel CPU	\$1,600.00	2	IMS	Fair/Poor	YES	
846-849	Bunker Gear	Veridian	\$7,861.92	4		Good/Fair	YES	
850-855	SCBA bottles	SCI air bottles	\$4,400.00	6		Good/Fair	YES	
903	Smoke Machine	Training equipment	\$1,116.70	1		Good	YES	
913-914	SCBA Air Pack	MSA FireHawk Harnesses (M7)	\$5,000.00	2		Fair	YES	



Inventory ASSET ID #	Name	Description	PURCHASE COST	Quantity	Comments	PRESENT CONDITION	GOVDEALS.COM	NON-SALABLE
915	Laptop	Lenovo ThinkPad	\$899.00	1		Not working/cannot repair	N/A	YES
946	Portable radios	Harris P7300	\$3,487.74	1		Missing/Cannot locate	N/A	YES
951	Desktop PC	HP Pavilion with View Sonic Display	\$995.98	2		Good	YES	
952	Generator (portable)	Gasoline powered (4000w)	\$1,504.00	1		Fair	YES	
95,410,261,033	Laptop	Rugged version for vehicles	\$6,088.52	3		Good/Fair	YES	
961	Washer	Bunker Gear	\$1,049.00	1		Good	YES	
1028	AED (medical)	Difibtech Lifeline	\$1,295.00	1		Good	YES	
1038	SCBA Harness	Refurbished	\$2,700.00	6		Fair	YES	
1079	SCBA Air bottles	SCI air bottles	\$4,756.64	16		Good/Fair	YES	
1080	Office chairs	Big & tall	\$822.57	2		Good/Fair	N/A	PD requested
1086	SCBA bottles	SCI air bottles	\$6,243.09	21		Good/Fair	YES	
1132	Bunker Gear	Veridian	\$13,141.20	5		Good	YES	
1171	Gas monitor	Draeger Xam 2500	\$736.97	1		Good/Fair	YES	
1182	Desktop PC	Think Care	\$622.90	1	ICS Computers	Good	YES	



**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:	10-5-2021	Date Issued:	
Application No:	21-022	Date(s) & Times of Event:	Oct. 31, 2021 1:00pm - 8:00pm

**Information:**

Organization:	First Baptist Church of Okeechobee		
Mailing Address:	401 SW 4th Street		
Contact Name:	Melanie Rooks		
E-Mail Address:	Melanie@fbcokee.org		

**Telephone:**

Work:	(863)467-7625	Home:		Cell:	(772)633-977 7
-------	---------------	-------	--	-------	----------------

**Summary of activities:**

Booths, trunk or treat vehicles, food trucks

**Proceeds usage:**

Free event - No charge except for food trucks

**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 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays but subject to change)

Address of Event: 509 SW 4th Street

Street(s) to be closed: 500 block of SW 4th Street
Date(s) to be closed: October 31, 2021
Time(s) to be closed: 1pm - 8pm
Purpose of Closing: Use street for walkway between parking at 310 SW 5th Ave. and parking of other vehicles

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.




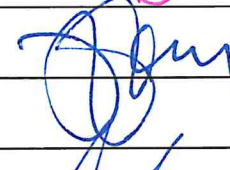


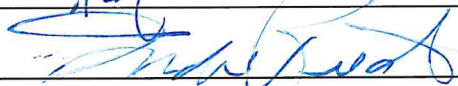
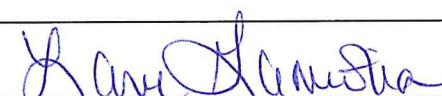
I hereby acknowledge that I have read and completed this application, the attached Resolutions No.(s) 03-8 and 04-03, concerning the use and the rules of using City property, that the information is correct, and that I am the duly authorized agent of the organization. I agree to conform with, abide by 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.

Melanie Rooks 10/5/21  
Applicant Signature Date

••••OFFICE USE ONLY••••

Staff Review

Fire Department:		Date:	13-05-2021
Building Official:		Date:	10.12.21
Public Works:		Date:	11-13-21
Police Department:		Date:	10/13/21
BTR Department:		Date:	10/18/21
City Administrator:		Date:	
City Clerk:		Date:	10-18-21

**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 #: \_\_\_\_\_ Date Submitted: 9/20/2020 <sup>10/5/2021</sup> <sub>me</sub> Permit #: \_\_\_\_\_

Name Of Event: Fall Festival (1st Baptist Okeechobee Children's Ministry)

Address Of Event: Ball Field located south of the ROC 310 SW 5th Ave

Description Of Event:

Fall Festival in our ball field with game booths, free candy & refreshments. Inflatable's will be set up by the rental company & operated with multiple adult supervisors. Tents will not be larger than a 10 x 10.

Name Of Sponsor/Organization: First Baptist Church of Okeechobee

Contact Number before/during event **OF RESPONSIBLE PERSON:** Melanie Rooks 467-7625 or 772-633-9777

Date(S) And Time(S) Of Event:

Date: 10/31/2021 <sup>me</sup> Starting Time: 5:00 PM Closing Time: 7:00 PM  
Date: \_\_\_\_\_ Starting Time: \_\_\_\_\_ Closing Time: \_\_\_\_\_  
Date: \_\_\_\_\_ Starting Time: \_\_\_\_\_ Closing Time: \_\_\_\_\_

ARE ANY ROADWAYS TO BE BLOCKED/CLOSED? YES \_\_\_\_\_ LOCATION SW 4th ST between 5th & 6th Avenue's

Will Emergency Apparatus (Fire and Ambulance) have access to area? YES \_\_\_\_\_  
IF NO, THEN EXPLAIN (provide alternatives):

WILL ELECTRICITY BE USED? YES  NO

Locations: In the center of the ball field  
Provided By: Joel Bass Electric

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

Type of Heating Equipment Used: \_\_\_\_\_

WILL A TENT BE ERECTED? YES  NO  NO LARGER THAN 10-FT X 10-FT

Tent Manufacturer: N/A Size 10'X10' or smaller fire rating posted: \_\_\_\_\_  
Tent have sides and how many? N/A

(See Fire Department's checklist below to assist with expectations regarding safety)

\*\*\*ATTACH SITE MAP OF EVENT LAYOUT\*\*\*

The following items to be completed by Fire Department only

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.



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

Address of Event: Ball Field south of the ROC 310 SW 5th Ave

Street(s) to be closed:	SW 4th St, between SW 5th & 6th Avenue's; if needed & at the Police Dept's discretion: the 400 block of SW 5th Ave
Date(s) to be closed:	October 31, 2024
Time(s) to be closed:	3:00 to 9:00 PM (Event time is approximately 5-7 PM)
Purpose of Closing:	Pedestrian crossing into the Fall Festival

Attachments Required for Use of Parks	Attachments Required for Street/Sidewalk Closings
▶ Site Plan	▶ Site Plan Attached ✓
▶ 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. N/A N/A
▶ State Food Service License if > 3 days.	▶ State Food Service License if > 3 days. N/A
▶ Notarized letter of authorization from property owner, if applicable.*	▶ State Alcoholic Beverage License, if applicable.** N/A

\* 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.

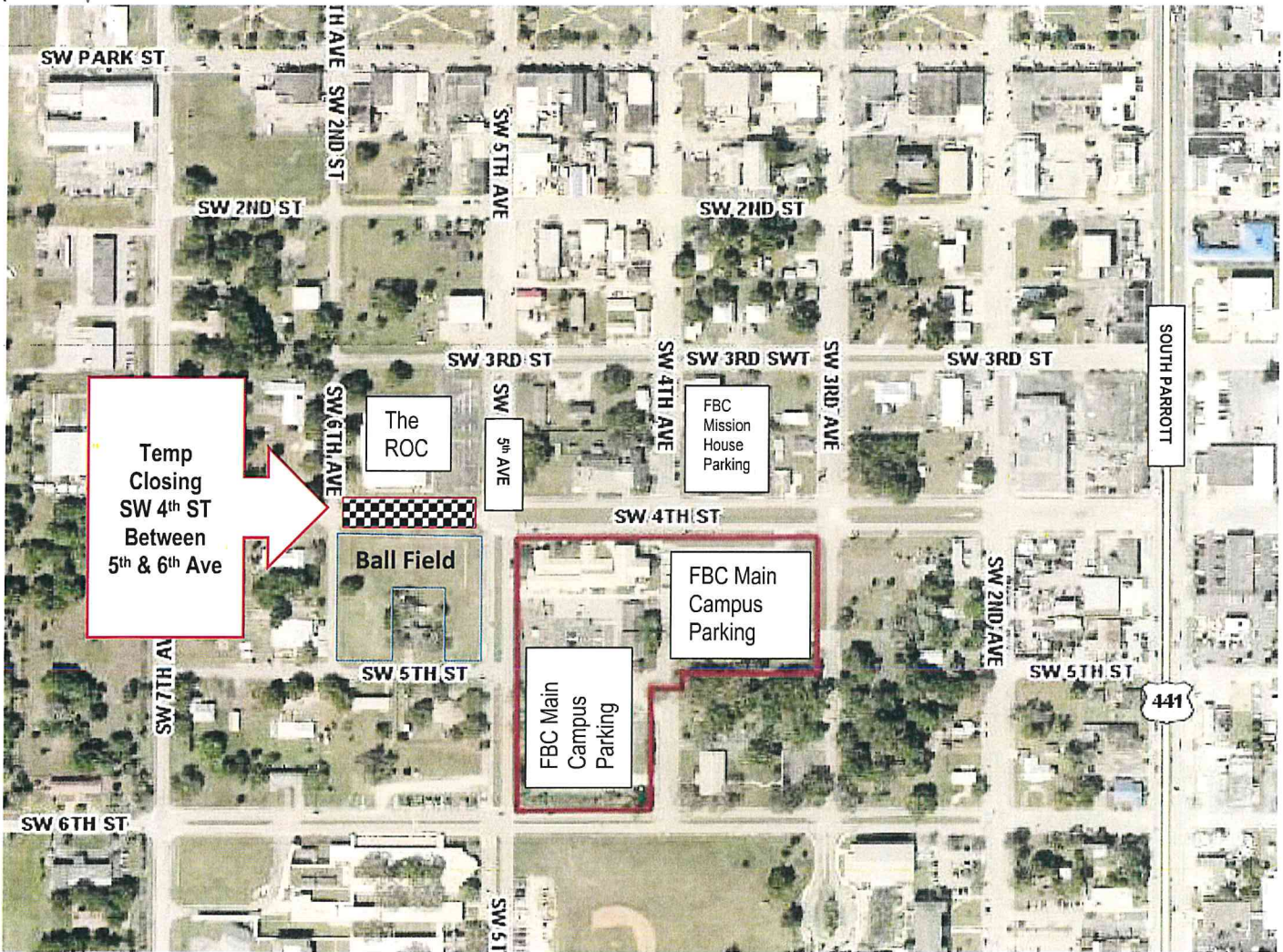
Please check if items will be sold on City streets/sidewalks. Each business will need to apply for a Temporary Use Permit 667 along with the Street Closing application.

**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.





## FBC Okeechobee Fall Festival, Temporary Street Closing

Saturday, October 31, 2020

Event Time (approximately): 5:00 to 7:00 PM

Street Closing (approximately): 3:00 to 9:00 PM

The portion of the street to be temporarily closed is SW 4<sup>th</sup> Street between SW 5<sup>th</sup> and 6<sup>th</sup> Avenues for pedestrian safety. Should the Police Dept find it necessary, the portion of SW 5<sup>th</sup> Avenue between the ball field and FBC main campus may need to be temporarily closed due to amount of pedestrian traffic.

- ▶ Barricades are requested to close off both ends of 4<sup>th</sup> Street from Public Works.
- ▶ The Fire and Police Departments are invited to participate by having a booth/tent within the ball field during the event.
- ▶ Requesting the Police Department to assist with traffic at the intersection of SW 4<sup>th</sup> Street and SW 5<sup>th</sup> Avenue during the event times.

# CERTIFICATE REQUEST FORM

**Name of your church:** First Baptist Church of Okeechobee

**Guideone Policy#** 001423828

**Phone:** 863-763-2171

Contact person from **your** organization: Melanie Rooks

**Type of event:** Community Fall Festival

**Activities involved:** Games

**Event address:** 310 SW 5<sup>th</sup> Avenue Ball Field

**Date (s) of event:** 10/31/2021

**Approximate number of people attending :** 200+

**Organization requiring the certificate:** (not your church)

Name: City of Okeechobee

Address: 55 SE 3d Avenue

City: Okeechobee FL 34974

Email or Fax#: gneu@cityofokeechobee.com

Is the requesting organization asking to be listed as “an additional insured”?

Yes

No

City & R.E. Hamrick Testamentary Trust as additional insured





FIRSB-1077

MHYDE

# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

10/5/2021

**THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.**

**IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).**

<b>PRODUCER</b> Church Asset Management, Inc. 1500 Wall St. Saint Charles, MO 63303	<b>CONTACT NAME:</b> Mary Hyde	
	<b>PHONE (A/C, No, Ext):</b> (800) 200-7257 4259	<b>FAX (A/C, No):</b>
<b>E-MAIL ADDRESS:</b> mhyde@lcam.com		
<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
<b>INSURER A :</b> GuideOne Mutual Insurance Company		<b>15032</b>
<b>INSURED</b>  First Baptist Church of Okeechobee 401 SW 4th St Okeechobee, FL 34974	<b>INSURER B :</b>	
	<b>INSURER C :</b>	
	<b>INSURER D :</b>	
	<b>INSURER E :</b>	
	<b>INSURER F :</b>	

**COVERAGES****CERTIFICATE NUMBER:****REVISION NUMBER:**

**THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.**

INSR LTR	TYPE OF INSURANCE	ADD'L SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:		1423-828	12/1/2020	12/1/2021	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000
						MED EXP (Any one person)	\$ 10,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 3,000,000
						PRODUCTS - COMP/OP AGG	\$ 3,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> Hired AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in Nr) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				PER STATUTE	OTHER
						E.L. EACH ACCIDENT	\$
						E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Certificate holder is listed as Additional Insured re: Community Fall Festival on 10/31/2021, 509 SW 4th Ave & 310 SW 5th Ave  
 Activities: Carnival type games, music & food

**CERTIFICATE HOLDER****CANCELLATION**

<b>City of Okeechobee &amp; R.E. Hamrick Testamentary Trust</b> 55 SE 3rd Ave Okeechobee, FL 34974	<b>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</b>
	<b>AUTHORIZED REPRESENTATIVE</b> 



**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:	9/21/2021	Date Issued:	
Application No:	21-023	Date(s) & Times of Event:	11-4-2021

Information:

Organization:	Okeechobee County Farm Bureau
Mailing Address:	401 NW 4th St
Contact Name:	Charlene Dowey
E-Mail Address:	Charlene.dowey@ffbic.com

Telephone:

Work:	863-763-3101	Home:		Cell:	
-------	--------------	-------	--	-------	--

Summary of activities:

Annual membership dinner. We would like to have this at our new location and therefore close off NW 2nd Ave between NW 4th St and NW 5th St after 5 PM.

Proceeds usage:

There are no proceeds, this is provided free to the members.
--

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: \_\_\_\_\_

NW 2nd Ave between NW 4th St & NW 5th St

2-12- Emailed for neighbors O.K.



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

Address of Event: 105 NW 5<sup>th</sup> St

Street(s) to be closed:	<u>NW 3<sup>rd</sup> Ave between NW 4<sup>th</sup> St &amp; NW 5<sup>th</sup> St</u>
Date(s) to be closed:	
Time(s) to be closed:	
Purpose of Closing:	<u>Annual membership dinner</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. N/A
▶ Notarized letter of authorization from property owner, if applicable.*	▶ State Alcoholic Beverage License, if applicable.** N/A

\* 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.


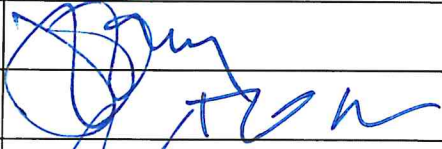
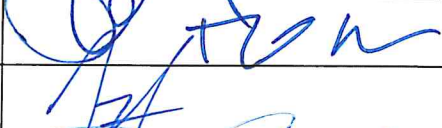
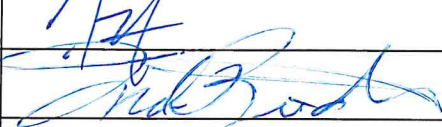
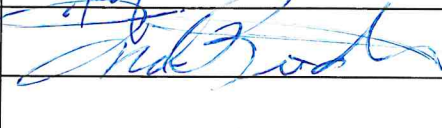

Applicant must meet any insurance coverage and code compliance requirements of the City and other regulations of other governmental regulatory agencies. The applicant will be responsible for costs associated with the event, including damage of property. By receipt of this permit, the applicant agrees 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.

Applicant Signature: Mickey L Bond Date: 9-15-2021

••••OFFICE USE ONLY••••

Staff Review		Date:
Fire Department:		13-05-2021
Building Official:		10.12.21
Public Works:		10-13-21
Police Department:		10/13/21
BTR Department:		10/18/21
City Administrator:		
City Clerk:		10-18-21

**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: Farm Bureau Annual Membership Dinner

ADDRESS OF EVENT: 105 NW 5th St

DESCRIPTION OF EVENT: Annual membership dinner

NAME OF SPONSOR ORGANIZATION: Okeechobee County Farm Bureau
Contact Number before and during event OF RESPONSIBLE PERSON: (813) 263-3101

RESPONSIBLE PERSON'S NAME: Charlene Dowey / Mickey Bardi

DATE(S) AND TIME(S) OF EVENT:
Date: 11-04-21 Starting Time: 6 PM Closing Time: 9 PM

ARE ANY ROADWAYS TO BE BLOCKED/CLOSED? Yes LOCATION NW 2nd Ave between NW 4th St & NW 5th St
Will Emergency Apparatus (Fire and Ambulance) have access to area? Yes

IF NO, THEN (provide alternatives): \_\_\_\_\_
WILL ELECTRICITY BE USED? YES [ ] NO [X] (circle)

Locations: \_\_\_\_\_
Provided By: \_\_\_\_\_

WILL HEATING/OPEN FLAMES FOR FOOD BE PROVIDED? (circle) YES [X] NO [ ]
Type of Heating Equipment Used: Charcoal Grill

WILL A TENT BE ERECTED? (circle) YES [X] NO [ ]
Tent Manufacturer: \_\_\_\_\_ Size 20x30 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.

10:54



< All Inboxes



Found in iCloud Sent Mailbox

## Certificate of Flame Resistance



**Issued By:**  
**Trivantage, LLC**  
 1831 North Park Ave.  
 Glen Raven, NC 27217



**Registered Fabric or Concern Number** **F-12123** **Date treated or manufactured** **09/16/2013**

*This is to certify that the materials described below have been treated with a flame-retardant chemical or are inherently nonflammable.*

**FOR** Trivantage LLC **ADDRESS** 1831 North Park Ave  
**CITY** Glen Raven **STATE** NC 27217

Certification is hereby made that: (Check "a" or "b")

(a) The articles described at the bottom of this Certificate have been treated with a flame-retardant chemical approved and registered by the State Fire Marshal and the application of said chemical was done in conformance with the laws of the State of California and the Rules and Regulations of the State Fire Marshal.

Name of chemical used \_\_\_\_\_ Chemical Registration # \_\_\_\_\_  
 Method of application \_\_\_\_\_

(b) The articles described at the bottom of this Certificate are made from a flame resistant fabric or material registered and approved by the State Fire Marshal for such use.

Trade Name of flame-resistant fabric or material used RENTERS CHOICE 16 OZ Registration # F-12123

**The Flame-Retardant Process Used Will Not Be Removed By Washing**

ALBERT E JOHNSON  
Name of Applicator or Production Superintendent

VICE PRESIDENT, BUS DEVELOPME  
Title

**RCN #** 100 968340 16 103 968340 16 79

**CUSTOMER ORDER NO.** FRED / ROAD SAL

**CUSTOMER INVOICE NO.** 266852

**YARDS OR QUANTITY** 1000 00

**DESCRIPTION** Renter's Choice Blackout 61" 16-oz White (Standard Pack 100 Yards)

**ITEM NUMBER** 968340

We hereby certify the above to accurately reflect the information contained within a "CERTIFICATE OF FLAME RESISTANCE" issued to Trivantage, LLC from the registrant set forth above. A copy of the original Certificate of Flame Resistance is available upon request to Trivantage, LLC and the registration information set forth above is in accord with the California State Fire Marshal.



# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

**2021 Preliminary Certified**

updated: 9/16/2021

Parcel: << **3-15-37-35-0010-01260-0010 (33840)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info		Result: 1 of 1	
Owner	OKEECHOBEE CO FARM BUREAU 401 NW 4TH ST OKEECHOBEE, FL 34974-2550		
Site	401 NW 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 & 2 BLOCK 126		
Area	0.344 AC	S/T/R	15-37-35
Use Code**	OFFICE BLD 1STY (1700)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.



Property & Assessment Values			
2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$66,750	Mkt Land	\$66,750
Ag Land	\$0	Ag Land	\$0
Building	\$130,337	Building	\$135,098
XFOB	\$2,100	XFOB	\$2,100
Just	\$199,187	Just	\$203,948
Class	\$0	Class	\$0
Appraised	\$199,187	Appraised	\$203,948
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$199,187	Assessed	\$203,948
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$199,187 city:\$199,187 other:\$199,187 school:\$199,187	Total Taxable	county:\$203,948 city:\$203,948 other:\$203,948 school:\$203,948

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

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/1/1969	\$4,000	0113/0359	QC	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE SFR (4700)	1972	3540	3730	\$135,098

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

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
ASPH 2	COM SLB WLK	1994	\$436	450.00	0 x 0	PD (25%)
CONC B	COM SLB WLK	2001	\$1,082	555.00	0 x 0	PD (75%)
FENC 1	4C/LINK	1994	\$582	137.00	0 x 0	PD (50%)

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP8	NO SIDE ST (MKT)	100.000 FF (0.344 AC)	1.0000/.8900 1.0000/ /	\$668 /FF	\$66,750

Search Result: 1 of 1

## CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

<b>FLORIDA FARM BUREAU INSURANCE COMPANIES</b> <b>P.O. BOX 147030</b> <b>GAINESVILLE, FLORIDA 32614-7030</b>	<b>COMPANIES AFFORDING COVERAGES:</b>  Company Letter A:  <b>Florida Farm Bureau General Ins. Co.</b>  Company Letter B:  <b>Florida Farm Bureau Casualty Ins. Co.</b>
NAME AND ADDRESS OF INSURED: OKEECHOBEE COUNTY FARM BUREAU 401 NW 4TH ST OKEECHOBEE FL 034972	

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN <u>THOUSANDS</u>		
A	<b>General Liability:</b> <input checked="" type="checkbox"/> Commercial General Liability (Occurrence Form) <input type="checkbox"/> Owner's & Contractor's Protective <input type="checkbox"/> Farmer's Personal Liability	CPP 9521659	06/24/21	06/24/22	General Aggregate		\$ 1000
					Products-completed operations aggregate		\$ 1000
					Personal & Advertising Injury		\$ 500
					Each Occurrence		\$ 500
					Fire Damage (Any one fire)		\$ 50
				Medical Expense (Any one person)		\$ 5	
	<b>Automobile Liability:</b> <input type="checkbox"/> Any auto <input type="checkbox"/> All owned autos <input type="checkbox"/> Scheduled autos <input type="checkbox"/> Hired autos <input type="checkbox"/> Non-owned autos				Combined Single Limit	\$	
					Bodily Injury (Per Person)	\$	
					Bodily Injury (Per Accident)	\$	
					Property Damage	\$	
	<b>Excess Liability:</b> <input type="checkbox"/> Umbrella Form <input type="checkbox"/> Other than Umbrella form				Each Occurrence	Aggregate	
					\$	\$	
	<b>Employers Liability:</b> <input type="checkbox"/> Farm Employer's Liability <input type="checkbox"/> Farm Employee's Medical					\$ (Each Occurrence)	
						\$ (Each Employee)	
	<b>Other:</b>					\$	

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:  
MEMBERSHIP / INSURANCE ORGANIZATION

**CANCELLATION:** Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER: CITY OF OKEECHOBEE AND R.E. HAMRICK TESTAMENTARY TRUST AS AI ATTN: GARY RITTER 55 SE THIRD AVENUE OKEECHOBEE, FL 34974
--

COUNTY CODE 47 DATE ISSUED 09/07/21  
 Served by OKEECHOBEE County Farm Bureau  
TIMOTHY M CRAIG, LLC  
 AUTHORIZED REPRESENTATIVE



## CERTIFICATE OF INSURANCE

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER.  
THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES LISTED BELOW.

<b>FLORIDA FARM BUREAU INSURANCE COMPANIES</b> <b>P.O. BOX 147030</b> <b>GAINESVILLE, FLORIDA 32614-7030</b>	COMPANIES AFFORDING COVERAGES:  Company Letter <u>A:</u> <b>Florida Farm Bureau General Ins. Co.</b>  Company Letter <u>B:</u> <b>Florida Farm Bureau Casualty Ins. Co.</b>
NAME AND ADDRESS OF INSURED:  OKEECHOBEE COUNTY FARM BUREAU  401 NW 4TH ST OKEECHOBEE, FL 34972-2550	RECEIVED OCT - 4 2021

The policies of insurance listed below have been issued to the insured named above and are in force at this time. Notwithstanding any requirement, term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policies described herein is subject to all the terms, exclusions and conditions of such policies.

CO. LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	ALL LIMITS IN THOUSANDS	
					EACH OCCURRENCE	AGGREGATE
A	<b>GENERAL LIABILITY:</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY (OCCURRENCE FORM) <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROTECTIVE <input type="checkbox"/> FARMER'S PERSONAL LIABILITY	CPP 9521659 14	06/24/2021	06/24/2022	GENERAL AGGREGATE	\$ 1,000
					PRODUCTS-COMPLETED OPERATIONS AGGREGATE	\$ 1,000
					PERSONAL & ADVERTISING INJURY	\$ 500
					EACH OCCURRENCE	\$ 500
					FIRE DAMAGE (Any one fire)	\$ 50
					MEDICAL EXPENSE (Any one person)	\$ 5
	<b>AUTOMOBILE LIABILITY:</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT	\$
					BODILY INJURY (Per Person)	\$
					BODILY INJURY (Per Accident)	\$
					PROPERTY DAMAGE	\$
	<b>EXCESS LIABILITY:</b> <input type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM					\$
						\$
	<b>EMPLOYERS LIABILITY:</b> <input type="checkbox"/> FARM EMPLOYER'S LIABILITY <input type="checkbox"/> FARM EMPLOYEE'S MEDICAL					\$ (Each Occurrence)
						\$ (Each Employee)
	OTHER:					\$

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES:  
 SEE FORM CG 20 26 11 85  
 MEMBERSHIP / INSURANCE ORGANIZATION

CANCELLATION: Should any of the above described policies be cancelled before the expiration date thereof, the issuing company will endeavor to mail 10 days written notice to the below named certificate holder, but failure to mail such notice shall impose no obligation or liability of any kind upon the company.

NAME AND ADDRESS OF CERTIFICATE HOLDER:  
 CITY OF OKEECHOBEE AND R E HAMRICK  
 TESTAMENTARY TRUST  
 ATTN: GARY RITTER  
 55 SE THIRD AVE  
 OKEECHOBEE FL 34974

County Code 47-0 Date Issued 09/28/2021  
 Served by OKEECHOBEE County Farm Bureau  
TIMOTHY M CRAIG, LLC  
 AUTHORIZED REPRESENTATIVE



**THIS ENDORSEMENT CHANGES THE POLICY. PLEASE READ IT CAREFULLY.  
ADDITIONAL INSURED—DESIGNATED PERSON OR  
ORGANIZATION**

This endorsement modifies insurance provided under the following:

COMMERCIAL GENERAL LIABILITY COVERAGE PART.

**SCHEDULE**

**Name of Person or Organization:**

CITY OF OKEECHOBEE  
AND R E HAMRICK TESTAMENTARY TRUST  
ATTN: GARY RITTER  
55 SE THIRD AVE  
OKEECHOBEE FL 34974

(If no entry appears above, information required to complete this endorsement will be shown in the Declarations as applicable to this endorsement.)

WHO IS AN INSURED (Section II) is amended to include as an Insured the person or organization shown in the Schedule as an insured but only with respect to liability arising out of your operations or premises owned by or rented to you.

## **ORDINANCE NO. 1240**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM INDUSTRIAL TO COMMERCIAL (APPLICATION NO. 21-006-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. 21-006-SSA), submitted by Monica Clark, Registered Agent of the property owner Glades Gas Company of Okeechobee, Inc., 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 September 16, 2021, 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 Florida Statutes 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.**

1. The following described land consisting of approximately 0.651 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

Application No. 21-006-SSA, from Industrial to Commercial. The Legal Description of Subject Property is as follows:

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

**SECTION 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 **26<sup>th</sup>** day of **October 2021**, pursuant to Florida Statutes 163.3187(2).

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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



**CITY OF OKEECHOBEE, FLORIDA**  
**PLANNING BOARD AND WORKSHOP MEETING**  
**SEPTEMBER 16, 2021**  
**SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, September 16, 2021, at 6:53 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

**II. ATTENDANCE**

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

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Jonassaint, 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 Alternate Board Member Papasso, seconded by Board Member Baughman to dispense with the reading and approve the August 19, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:55 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 21-006-SSA, from Industrial to Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and briefly explained the propane side of the business sold, and the remaining individual rental units are limited to certain uses with the current Industrial designation. By changing the FLUM and Zoning designations, other uses would be permitted, like a medical office. The board had no questions.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Board Member Baughman, seconded by Alternate Board Member Papasso to recommend to the City Council approval of Comprehensive Plan Small Scale FLUM Amendment Application No. 21-006-SSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 19, 2021.
- B. Continued from the July 15, 2021, meeting, Comprehensive Plan Text Amendment No. 21-001-CPA, which proposes to amend the City's FLUM and textual amendments to the Future Land Use (FLU) Element of the City's Comprehensive Plan.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. There was no board discussion.
  - 3. There were no public comments offered.



# **Staff Report**

## **Small Scale**

### **Comprehensive Plan Amendment**

*Prepared for:*            *The City of Okeechobee*

*Applicant:*                *Glades Gas Company of Okeechobee*

*Address:*                 *804 N. Parrott Avenue*

*Petition No.:*            *21-006-SSA*

*Request:*                 *Change from Industrial to Commercial*



**General Information**

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

**Request**

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

**Future Land Use, Zoning and Existing Use**

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

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

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

**General Analysis and Staff Comments**

**QUALIFICATION FOR AMENDMENT**

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

**CURRENT DEVELOPMENT POTENTIAL AS INDUSTRIAL**

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



## **FUTURE DEVELOPMENT POTENTIAL AS COMMERCIAL**

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

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

## **CONSISTENCY AND COMPATIBILITY WITH COMPREHENSIVE PLAN & ADJACENT USES**

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

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

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

## **ADEQUACY OF PUBLIC FACILITIES**

### Traffic Impacts

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



Demand for Potable Water and Sewer Treatment

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

Demand for Solid Waste Disposal

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

**ENVIRONMENTAL IMPACTS**

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

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

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

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

**Recommendation**

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

Submitted by:



Ben Smith, AICP  
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021  
City Council Public Hearing: (tentative) October 19, 2021

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

FUTURE LAND USE  
 SUBJECT SITE AND ENVIRONS



**LAND USE CLASSIFICATIONS**

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

ZONING  
 SUBJECT SITE AND ENVIRONS





EXISTING LAND USE  
AERIAL OF SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 7-28-21	Petition No. 21-0016-SSA
	Fee Paid: 7-29-21	Jurisdiction: PB+CC
	1 <sup>st</sup> Hearing: 9-16-21	2 <sup>nd</sup> Hearing: 10-19-21
	Publication Dates:	
	Notices Mailed: N/A	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

**TO BE COMPLETED BY CITY STAFF:**

Verified FLUM Designation: Industrial ✓

Verified Zoning Designation: Industrial ✓

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

**APPLICANT PLEASE NOTE:**

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

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

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

7/15/2021  
Date

Monica M. Clark  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

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



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

Glades Gas Company of Okeechobee, INC

**Applicant**

804 N. Parrott Ave

**Address**

Okeechobee

FL

34972

**City**

**State**

**Zip**

863-763-2114

863-763-2116

monica@gladesac.com

**Telephone Number**

**Fax Number**

**E-Mail**

Monica McCarthy Clark

**Agent\***

804 N. Parrott Ave

**Address**

Okeechobee

FL

34972

**City**

**State**

**Zip**

863-763-2114

863-763-2116

monica@gladesac.com

**Telephone Number**

**Fax Number**

**E-Mail**

Monica McCarthy Clark, James A Clark III

**Owner(s) of Record**

1900 SW 5TH Avenue

**Address**

Okeechobee

FL

34974

**City**

**State**

**Zip**

863-763-2114

863-763-2116

monica@gladesac.com

**Telephone Number**

**Fax Number**

**E-Mail**

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

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

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

A. TYPE: (Check appropriate type)

- Text Amendment       Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

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

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

A. PROPERTY LOCATION:

1. Site Address: 804 N. Parrott Ave <sup>UNITS</sup> 802-812  
Okeechobee, Fl 34972
2. Property ID #(s): 3-15-37-35-0010-00490-0110

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

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

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

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

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

**IV. AMENDMENT SUPPORT DOCUMENTATION**

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

**A. GENERAL INFORMATION AND MAPS**

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

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

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



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

**B. PUBLIC FACILITIES IMPACTS**

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

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

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

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

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

**C. ENVIRONMENTAL IMPACTS**

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

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

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

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

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

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

**V. FEE SCHEDULE**

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

**VI. AFFIDAVIT**

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

Monica M Clark  
Signature of Owner or Authorized Agent

7/13/21  
Date

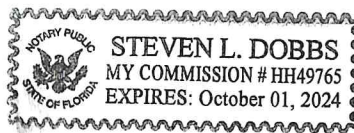
Monica M. Clark  
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of July 13, 20 21, by Monica Clark, who  
(Name of Person)  
is personally known to me or produced personally known as identification.

Steven L. Dobbs  
Notary Public Signature





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

## Detail by Entity Name

Florida Profit Corporation

**GLADES GAS COMPANY OF OKEECHOBEE, INC.**

### Filing Information

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

### Principal Address

804 NORTH PARROTT AVE  
OKEECHOBEE, FL 34972

Changed: 04/07/2010

### Mailing Address

804 NORTH PARROTT AVE  
OKEECHOBEE, FL 34972

Changed: 04/07/2010

### Registered Agent Name & Address

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

Name Changed: 04/07/2010

Address Changed: 04/07/2010

### Officer/Director Detail

#### **Name & Address**

#### **Title PD**

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

Title VP

MCCARTHY. Kevin S



**Glades Gas Company of Okeechobee, Inc.**

**City of Okeechobee Comp Plan Amendment Support Documentation**

**A. General Information and Maps**

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

**✓1. Wording of any proposed text changes.**

None proposed.

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

Attached

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

Attached

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

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

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

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

Attached

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

Attached

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

Attached

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

Attached

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

N/A

## **B. Public Facilities Impacts**

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

### **1. Traffic Analysis**

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

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

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

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

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

Please see the attached traffic statement.

- ✓ **b. For Large Scale Amendments (LSA)**  
All LSAs shall be accompanied by a Traffic Impact Study 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) 0.15 gallons per day per square foot of floor area for nonresidential uses**

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

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

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

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

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

Current total = 6,380 gpd

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



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

Commercial uses have no open space requirements.

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

- a. **Solid Waste;**

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

- b. **Water and Sewer:**

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

- c. **Schools.**

Commercial use will have no impact on schools.

**C. Environmental Impacts**

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

There shall be inventories of:

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

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

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

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

3. **Unique habitat.**

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

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

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

✓ **5. Floodprone areas.**

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

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

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

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

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

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

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

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

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

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

**E. Justification of Proposed Amendment**

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

*Proposed Conditions*

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

L 1.2.d.

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

**Water and Wastewater Treatment Plants**

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

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

**Police**

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



**Fire**

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

**Solid Waste**

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

**Stormwater Management**

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

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

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

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

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

**Parks and Recreation**

No required parks and recreation for Industrial use.

**Hurricane Preparedness**

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

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

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

**Legal Description**

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

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



**LAND USE CLASSIFICATIONS**

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



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





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



AL6

# BOUNDARY SURVEY PREPARED FOR GLADES GAS OF OKEECHOBEE, INC.



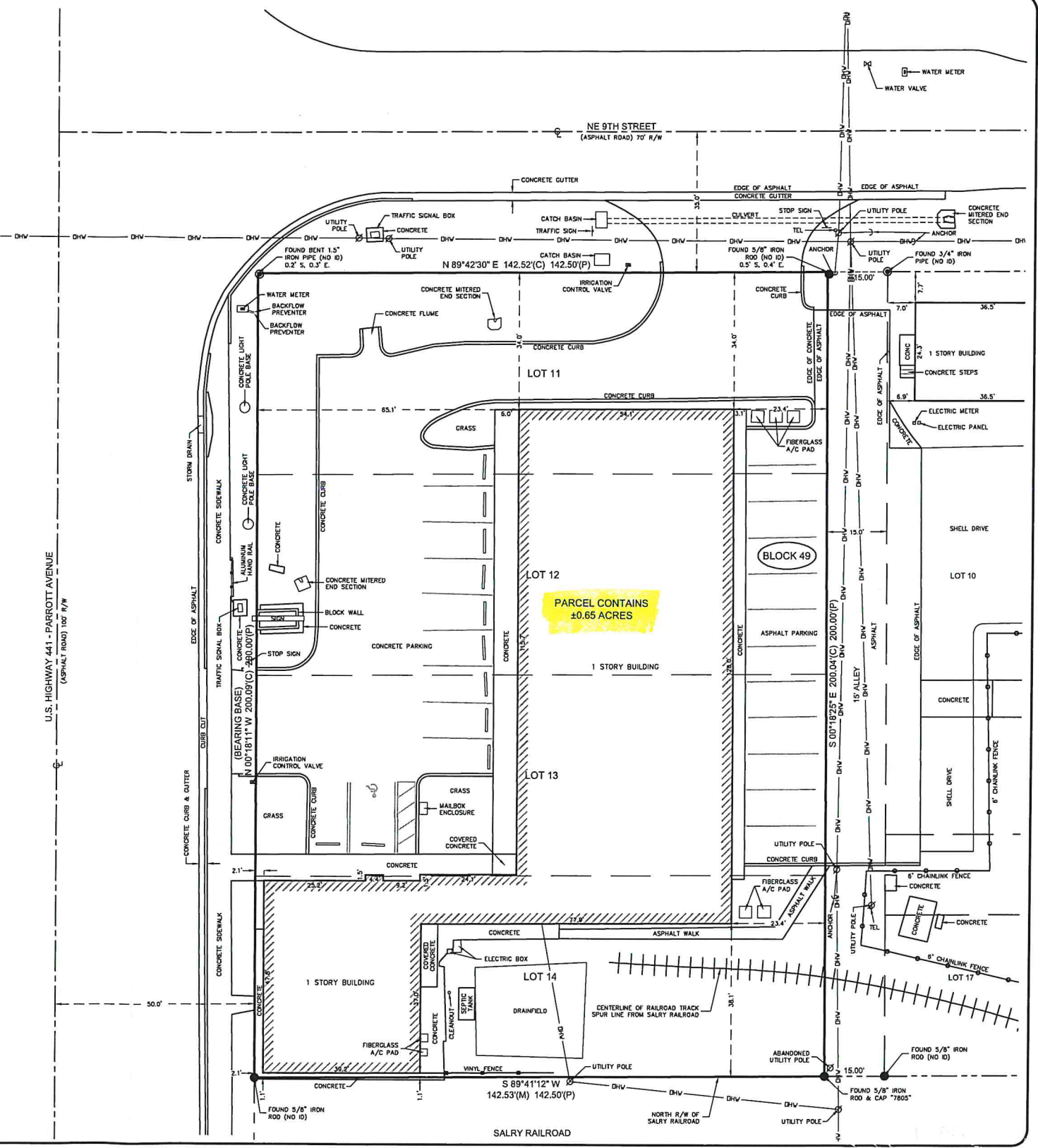
SCALE IN FEET  
MAP SCALE: 1 INCH = 20 FEET  
INTENDED DISPLAY SCALE

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

**PROJECT SPECIFIC NOTES:**

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

**PREPARED FOR THE EXCLUSIVE USE OF:**  
GLADES GAS OF OKEECHOBEE, INC.  
CENTERSTATE BANK, ISAOA  
FEE & FEE, PLLC.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



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

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

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

**STANDARD NOTES:**

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

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

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

**REDUCED SCALE NOT VALID**



5<sup>th</sup> Rec  
50 Doc

A7

QUIT-CLAIM DEED

RAMCO FORM 8

CP. BOOK 281 PAGE 417

**This Quit-Claim Deed**, Executed this 2<sup>nd</sup> day of March, A. D. 19 85, by

VERNON L. DEXTER

first party, to GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED

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

second party:

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

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

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

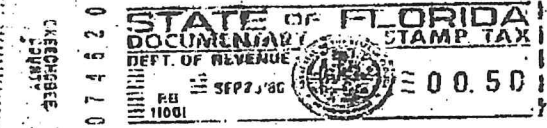
COPY

FILED FOR RECORD  
OKEECHOBEE COUNTY, FL.

183259

1986 SEP 24 PM 2:17

GLORIA J. FORD  
CLERK OF CIRCUIT COURT



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

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

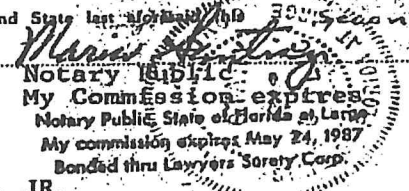
\_\_\_\_\_  
\_\_\_\_\_  
STATE OF FLORIDA  
COUNTY OF OKEECHOBEE.

*Vernon L. Dexter*  
Vernon L. Dexter U.S.  
U.S.

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared VERNON L. DEXTER to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

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

(NOTARY SEAL)



This Instrument prepared by: JOHN D. CASSELS, JR.  
Address Attorney at Law  
P. O. Box 968  
Okeechobee, Florida



Rec 4.13  
Dec 4.45  
2/18

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

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

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

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

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

FILED FOR RECORD OKEECHOBEE COUNTY, FLA.

1981 OCT 19 PM 3:21

CLIF BETTS, JR. CLERK OF CIRCUIT COURT

143438

OKEECHOBEE COUNTY 055248



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

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

Signed, sealed and delivered in our presence:

Witness to ALL FOUR  
Witness to ALL FOUR  
STATE OF FLORIDA,  
COUNTY OF OKEECHOBEE

DAN M. MCCARTHY  
VERNON L. DEXTER  
J. D. CASSELS  
KATHLEEN M. DEXTER  
I HEREBY CERTIFY that on this day, before me, an

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

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

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



Martha J. Clay  
NOTARY PUBLIC  
My Commission Expires:

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

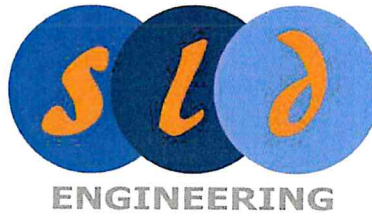
NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES OCT 27 1985 BONDED THROUGH GENERAL INS. UNDERWRITERS



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







July 30, 2021

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

**Subject: Glades Gas Comprehensive Plan Amendment**

Dear Mr. Smith:

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

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

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

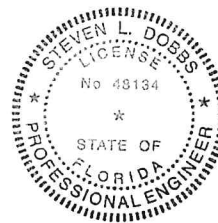
Sincerely,

**Steven L. Dobbs Engineering**

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

Steven L. Dobbs, P. E.  
President

CC: Monica Clark  
File



SLD PE Seal

2021.07.30 15:30:33-04'00

Existing land use

**Instructions:**

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

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

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF<sup>2</sup>: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

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



Proposed land use

**Instructions:**

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

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

NA: Not Available

DU: Dwelling Unit

Occ.Room: Occupied Room

KSF<sup>2</sup>: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

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





July 28, 2021

**Wetlands**

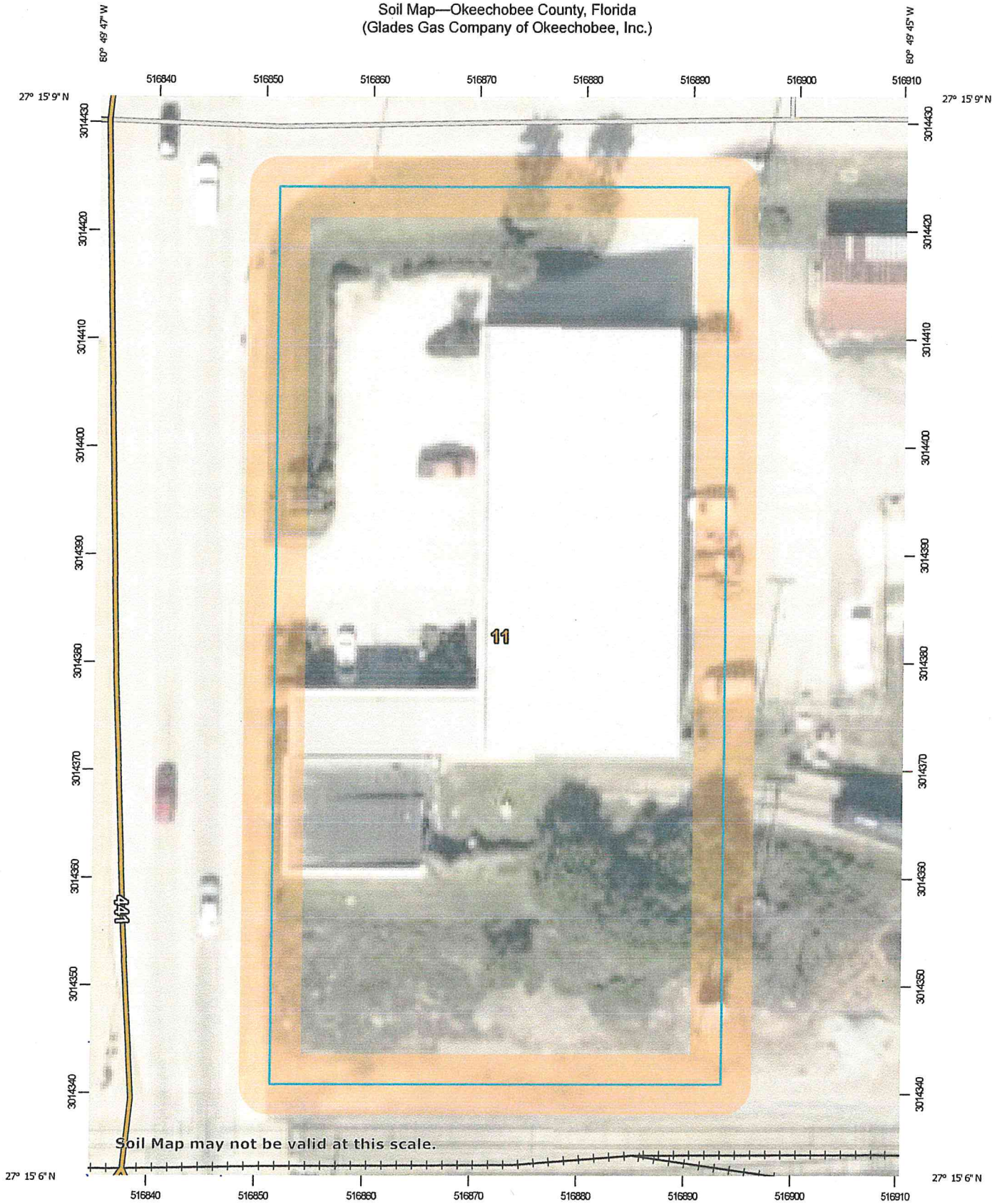
- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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



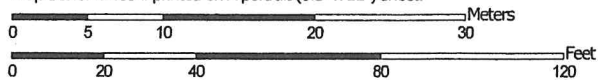
02

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







































Soil Map may not be valid at this scale.

Map Scale: 1:489 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

### MAP LEGEND

- |                               |   |                        |   |                       |
|-------------------------------|---|------------------------|---|-----------------------|
| <b>Area of Interest (AOI)</b> |    | Area of Interest (AOI) |  | Spoil Area            |
| <b>Soils</b>                  |    | Soil Map Unit Polygons |  | Stony Spot            |
|                               |    | Soil Map Unit Lines    |  | Very Stony Spot       |
|                               |    | Soil Map Unit Points   |  | Wet Spot              |
| <b>Special Point Features</b> |    | Blowout                |  | Other                 |
|                               |    | Borrow Pit             |  | Special Line Features |
|                               |    | Clay Spot              | <b>Water Features</b>   |                       |
|                               |    | Closed Depression      |  | Streams and Canals    |
|                               |    | Gravel Pit             | <b>Transportation</b>   |                       |
|                               |    | Gravelly Spot          |  | Rails                 |
|                               |    | Landfill               |  | Interstate Highways   |
|                               |    | Lava Flow              |  | US Routes             |
|                               |    | Marsh or swamp         |  | Major Roads           |
|                               |    | Mine or Quarry         |  | Local Roads           |
|                               |    | Miscellaneous Water    | <b>Background</b>   |                       |
|                               |  | Perennial Water        |  | Aerial Photography    |
|                               |  | 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

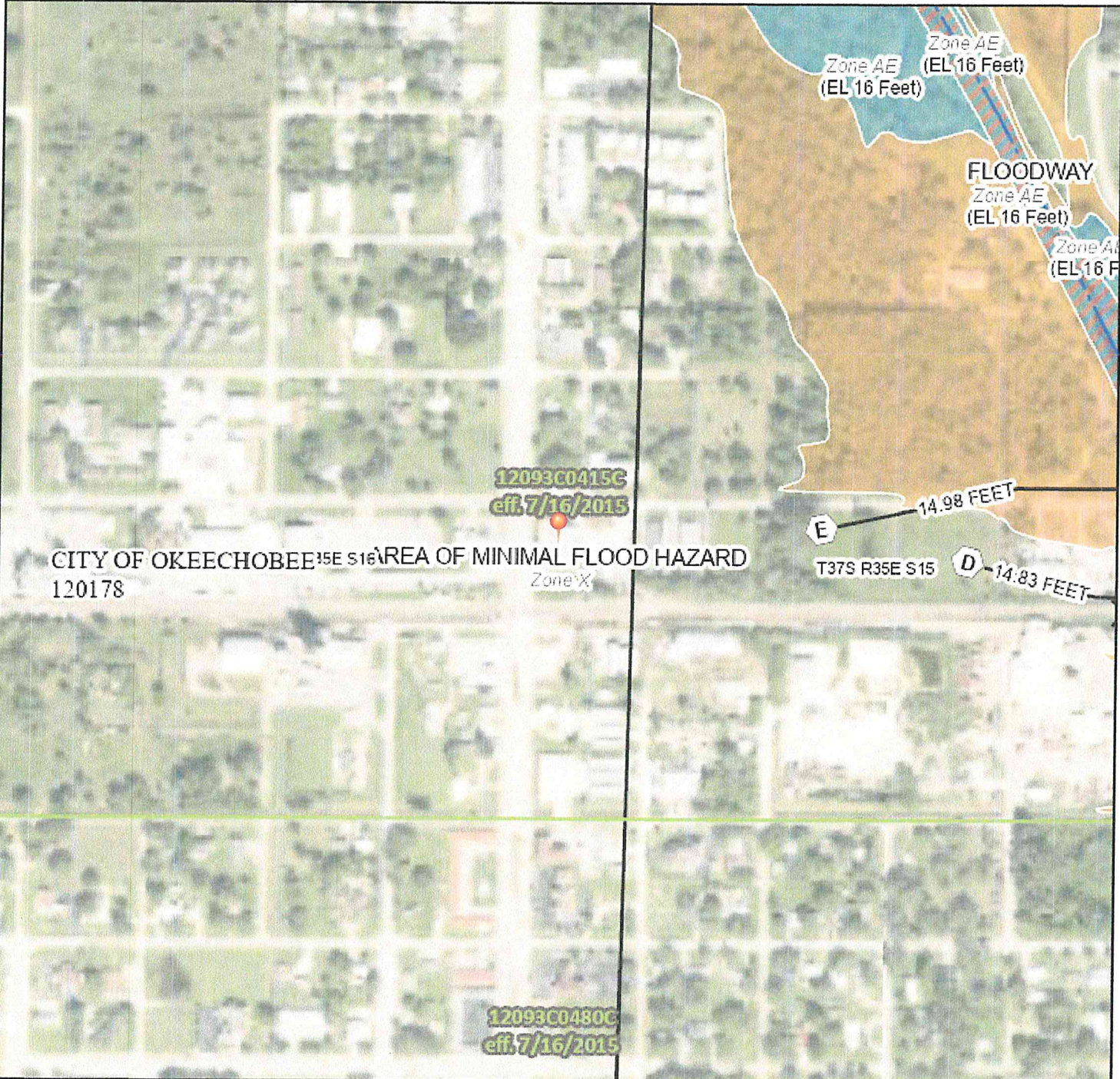
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.9	100.0%
<b>Totals for Area of Interest</b>		<b>0.9</b>	<b>100.0%</b>



# National Flood Hazard Layer FIRMette



80°50'5"W 27°15'24"N



## Legend

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

- SPECIAL FLOOD HAZARD AREAS**
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
  - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes, Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS**
  - Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone I
- GENERAL STRUCTURES**
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES**
  - 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

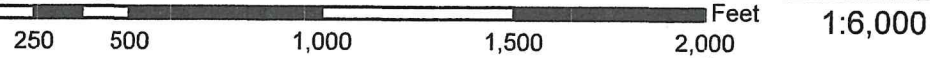


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 7/28/2021 at 6:27 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



80°49'27"W 27°14'52"N

Basemap: USGS National Map, Orthorectified Data refreshed October 2020

25



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 7/29/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

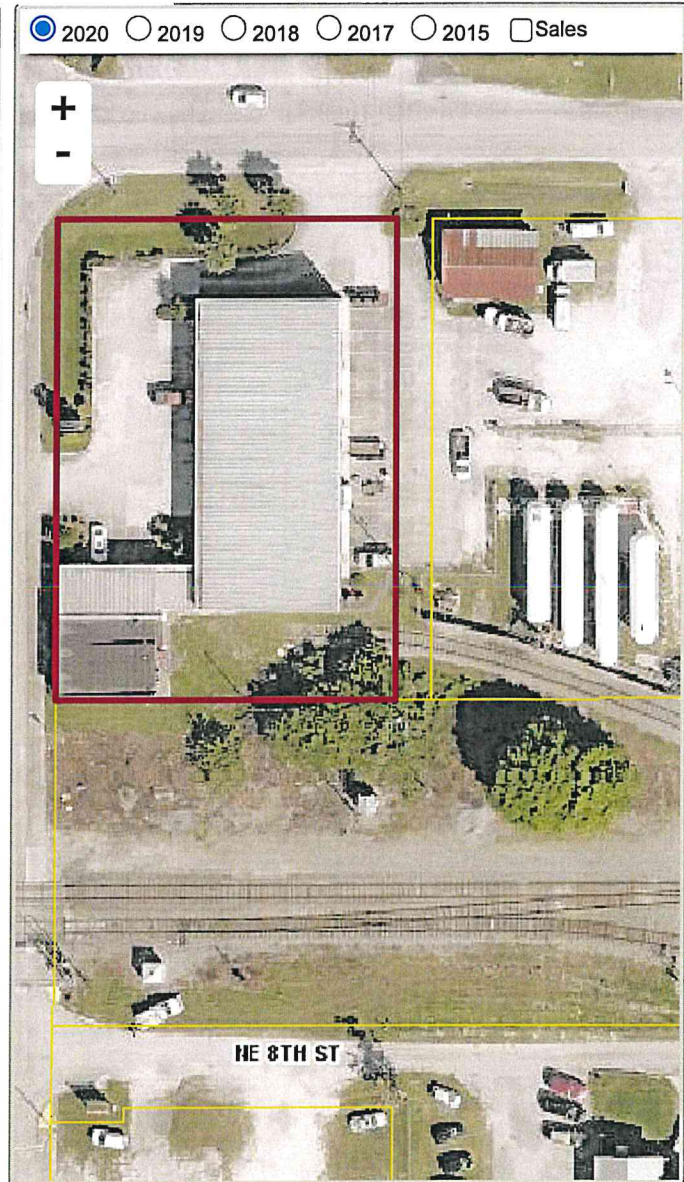
Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

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

**Extra Features & Out Buildings (Codes)**

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



## ORDINANCE NO. 1233

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY'S COMPREHENSIVE PLAN; AMENDING POLICY 2.1 OF THE FUTURE LAND USE ELEMENT BY ADDING SUBSECTION G, DESIGNATING A COMMERCIAL CORRIDOR OVERLAY, DESCRIBING THE COMMERCIAL CORRIDOR OVERLAY BOUNDARIES AS GENERALLY, WITH EXCEPTIONS, THOSE PROPERTIES IN THE CITY WITHIN TWO BLOCKS OF PARROTT AVENUE (U.S. HIGHWAY 441) AND NORTH PARK STREET (STATE ROAD 70), DECLARING THE CITY'S PLANNING ASPIRATIONS FOR PROPERTIES WITHIN AND ADJACENT TO THE BOUNDARIES OF THE OVERLAY; AMENDING THE CITY'S FUTURE LAND USE MAP, DEPICTING THE BOUNDARIES OF THE COMMERCIAL CORRIDOR OVERLAY ON THE FUTURE LAND USE MAP; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The City Of Okeechobee recognizes the need to plan for orderly growth and development; and the State Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a Comprehensive Plan; and

**WHEREAS**, Chapter 163, Florida Statutes, authorizes amendments to Adopted Comprehensive Plans under the Expedited Review Process; and

**WHEREAS**, the City recognizes that Parrott Avenue (U.S. Highway 441) and North Park Street (State Road 70) are the primary travel corridors within the City which have historically been drivers of commercial uses to be developed along those roadways, serving as the City's de-facto commercial corridors; and

**WHEREAS**, the City desires to preserve and encourage the commercial development patterns along those corridors to continue to serve the needs of the City's residents and visitors in ways that improve the quality of life within the City and promote a sustainable economy and vibrant social experiences; and

**WHEREAS**, the City desires to eliminate any uncertainty as to the planning aspirations that the City has for the commercial corridor areas, while still protecting private property rights and retaining flexibility to approve development which is consistent with the City's Comprehensive Plan and Land Development Codes; and

**WHEREAS**, the Planning Board, acting as the Local Planning Agency of the City of Okeechobee, Florida, recently reviewed and discussed proposed Comprehensive Plan Amendment No 21-001-CPA at duly advertised public hearings on July 15, 2021, and September 16, 2021, determined such request to be consistent with the City's Comprehensive Plan, and recommends the City Council transmit the proposed amendments to the State Land Planning Agency for review and approval, and subsequent adoption by ordinance by the City Council; and

**WHEREAS**, the City Council has agreed with the recommendation of the Planning Board and finds that Comprehensive Plan Amendment 21-001-CPA complies with the requirements of Florida Statutes 163, Part II, and that the proposed Application is consistent with the City's Comprehensive Plan.

**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 Comprehensive Plan Amendment," pursuant to Florida Statutes 163.3184, regarding Application No. 21-001-CPA and shall be effective within the City boundaries of the City of Okeechobee, Florida.

**SECTION 2: AUTHORITY.**

This City of Okeechobee Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3184, Florida Statutes.

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

The City Council for the City of Okeechobee, Florida amends herein the Future Land Use Element of the Comprehensive Plan by modifying Policy 2.1 to read as follows:

g) **Commercial Corridor Overlay.** The City recognizes the importance of Parrott Avenue (U.S. Highway 441) and North Park Street (State Road 70) as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to City's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.1 in the Future Land Use Map Series, as the Commercial Corridor Overlay (CCO). To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO:

1. Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, multi-family housing options, and social venues.
2. Foster infill and compatibility with existing development.
3. Encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods.
4. Consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

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

The City Council for the City of Okeechobee, Florida amends herein the Future Land Use Map 1.1 of the Comprehensive Plan by designating a Commercial Corridor Overlay (CCO) herein attached as Exhibit A.

**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 Element and 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, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. 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. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

**INTRODUCED** for first reading of the ordinance for transmittal to the Stale Land Planning Agency at a public hearing this **26<sup>th</sup>** day of **October 2021**, pursuant to Florida Statutes 163.3184.

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

**ATTEST:**

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this \_\_\_\_ day of \_\_\_\_\_ **20**, pursuant to Florida Statutes 163.3184.

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

**ATTEST:**

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

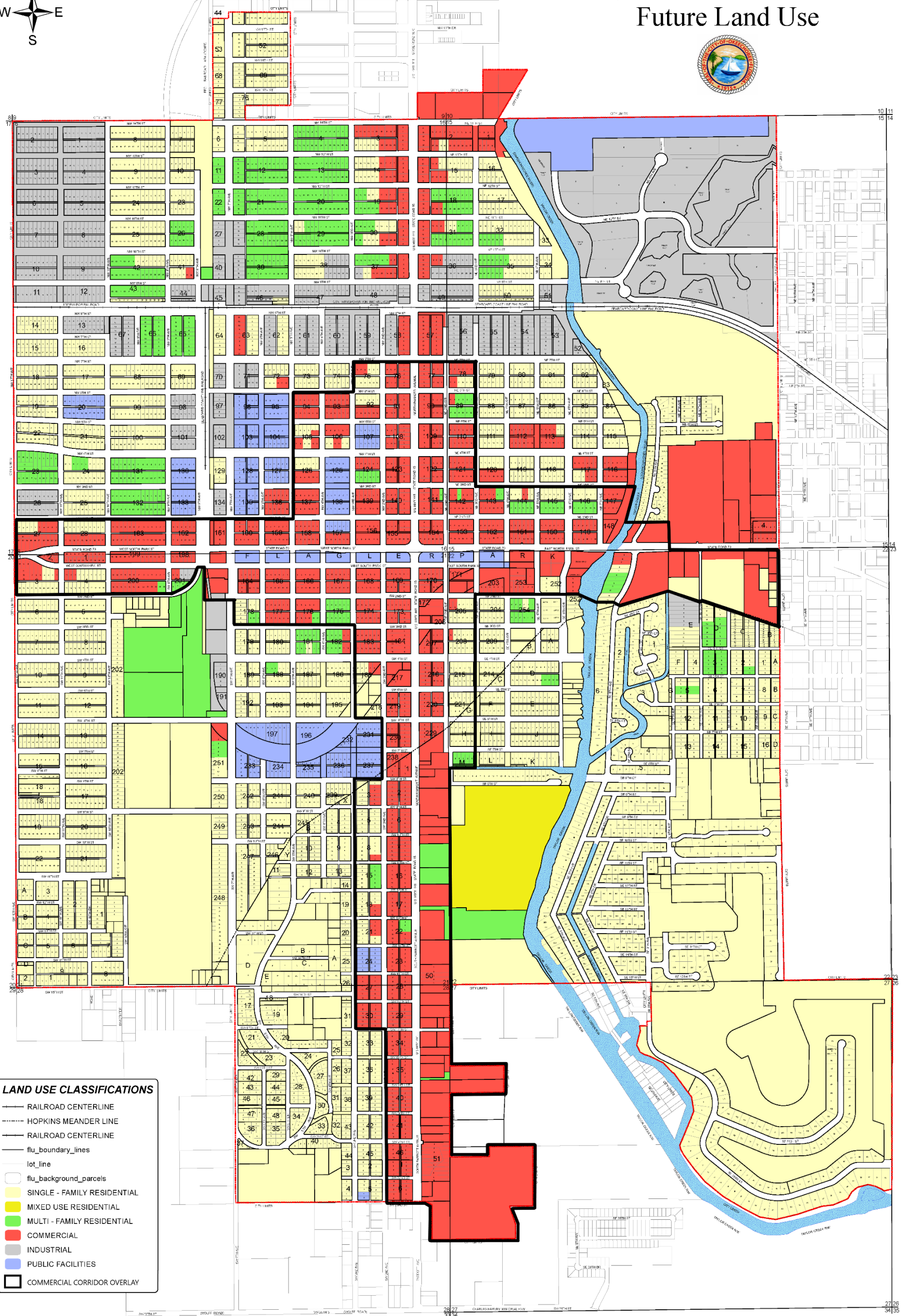
**REVIEWED FOR LEGAL SUFFICIENCY:**

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



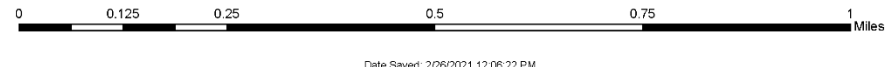
EXHIBIT A  
FUTURE LAND USE MAP 1.1

City of Okeechobee  
Future Land Use



- 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
  - COMMERCIAL CORRIDOR OVERLAY

On December 31, 2020 changes were made to the Official Comprehensive Plan Future Land Use Map. Land Use Changes, Alley/Street Closings thru Petition #20-002-SC, Ord #1220 are reflected herein.  
City of Okeechobee, FL  
City Clerk, Lane Gamble



General Notes:  
Alleys shown hereon are 15 or 20 feet in width. See appropriate subdivision plat for specific alley widths. This map has been compiled from the most current data available. The City of Okeechobee is not responsible for any errors or omissions contained herein.

Date Saved: 2/26/2021 12:06:22 PM



**CITY OF OKEECHOBEE, FLORIDA**  
**PLANNING BOARD AND WORKSHOP MEETING**  
**SEPTEMBER 16, 2021**  
**SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, September 16, 2021, at 6:53 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

**II. ATTENDANCE**

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

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Jonassaint, 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 Alternate Board Member Papasso, seconded by Board Member Baughman to dispense with the reading and approve the August 19, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:55 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 21-006-SSA, from Industrial to Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and briefly explained the propane side of the business sold, and the remaining individual rental units are limited to certain uses with the current Industrial designation. By changing the FLUM and Zoning designations, other uses would be permitted, like a medical office. The board had no questions.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Board Member Baughman, seconded by Alternate Board Member Papasso to recommend to the City Council approval of Comprehensive Plan Small Scale FLUM Amendment Application No. 21-006-SSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 19, 2021.
- B. Continued from the July 15, 2021, meeting, Comprehensive Plan Text Amendment No. 21-001-CPA, which proposes to amend the City's FLUM and textual amendments to the Future Land Use (FLU) Element of the City's Comprehensive Plan.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. There was no board discussion.
  - 3. There were no public comments offered.

V.

**PUBLIC HEARING ITEMS CONTINUED**

4. There were no Ex-Parte disclosures offered.
5. Motion by Board Member Jonassaint, seconded by Alternant Board Member Papasso to recommend the City Council find proposed Comprehensive Plan Amendment No. 21-001-CPA consistent with the City's Comprehensive Plan and transmit the Amendment to the Florida Department of Economic Opportunity for review and approval as presented in [Exhibit 2, which includes the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Transmittal Public Hearing tentatively scheduled for October 19, 2021.

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

**QUASI-JUDICIAL ITEMS**

- D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. There were none.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-004-R as presented in [Exhibit 4, which includes the findings as required for granting petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.



V. PUBLIC HEARING ITEMS CONTINUED

- B. Abandonment of Right-of-Way Petition No. 21-002-AC, requests to vacate the 15-foot wide by 299.84-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 121, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County.
1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  2. Mr. Dobbs was present on behalf of the Property Owners, Shaun and Desiree Penrod, and commented even though the Rezoning request to change the zoning from Residential Single Family-One to RMF was denied by the City Council, (Petition No. 21-003-R), his client still wished to proceed with the abandonment request. He further commented his client was going to petition the City Council to administratively rezone the parcel to CHV.
  3. There were no public comments offered.
  4. There were no Ex-Parte disclosures offered.
  5. Motion by Member Chartier, seconded by Member Baughman to recommend to the City Council approval of Abandonment of Right-of-Way Petition No. 21-002-AC as presented in [Exhibit 2, which includes the findings as required for granting a vacation of rights-of-way petitions per Code Section 78-33; Planning Consultant's analysis of the findings and recommendation for approval; and the TRC's recommendation to approve].with the following conditions: after abandonment the property will reflect the current FLU and Zoning Map designations; FPL is requiring a 10-foot easement be provided for the full 15-foot width of the subject right-of-way on the West side, adjacent to Northeast 2<sup>nd</sup> Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. **Motion Carried.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for August 3, 2021, and September 7, 2021.
- C. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-004-SSA, from Single Family Residential to Industrial on 1.60± acres located in the 500 Block of NW 7<sup>th</sup> Street.
1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  2. There were no comments offered by the Property Owner or Agent.
  3. There were no public comments offered.
  4. There were no Ex-Parte disclosures offered.
  5. Motion by Member Jonassaint, seconded by Member Baughman to recommend to the City Council approval of Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-004-SSA as presented in [Exhibit 3, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for August 17, 2021.
- D. Comprehensive Plan Text Amendment No. 21-001-CPA, which proposes to amend the City's Future Land Use Map (FLUM) and textual amendments to the FLU Element of the City's Comprehensive Plan.
1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval. He explained on June 29, 2021, House Bill 59 became law. It basically requires every city to adopt a Property Rights section into their Comprehensive Plan before any other Comprehensive Plan Amendments that were not initiated prior to July 1, 2021, can be adopted. Both he and the City Attorney feel this proposed amendment was initiated before then although the Department of Economic Opportunity does not. This Board can either make their recommendation to the City Council on this Amendment tonight or continue it until a date certain to allow time for Staff to bring forth the proposed Property Rights Element for recommendation.

V. **PUBLIC HEARING ITEM D CONTINUED**

2. The Board inquired as to whether they could just recommend to the City Council for approval of the Property Rights Element as discussed and what could happen if they made a motion to continue Amendment No. 21-001-CPA to another meeting in the future. Planner Smith commented the Property Rights information would need to be advertised before action can take place. Should the Board wish to continue No. 21-001-CPA to a date certain then no additional advertising would be required.
3. There were no public comments offered.
4. There were no Ex-Parte disclosures offered.
5. Motion by Member Baughman, seconded by Alternate Board Member Papasso to continue Comprehensive Plan Text Amendment No. 21-001-CPA, as presented in Exhibit 4 until the September 16, 2021, meeting to allow time for the required amendment for the Property Rights Element to be presented. **Motion Carried Unanimously.**

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

VI. **NEW BUSINESS**

- A. Planner Smith briefly discussed a potential development and some proposed changes to the Land Development Regulations he would be preparing for a workshop regarding the Planned Unit Development (PUD) Zoning Districts. He explained it would be positive for the city to bring forth a new PUD section which would allow some flexibility and bring forth some new projects. The Board offered some suggestions as to mimicking areas where PUD changes have been successful once allowances were opened and mixed uses were added.

- VII. Chairperson Hoover adjourned the meeting at 6:56 P.M.

Submitted by:

*Patty M. Burnette*

\_\_\_\_\_  
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.



**PUBLIC HEARING QUASI-JUDICIAL ITEMS**

- C. Rezoning Petition No. 21-002-R, from Light Commercial to Residential Multiple Family (RMF) on 1.929± acres located at 309 Northeast 4<sup>th</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Chartier, seconded by Member Jonassaint to recommend to the City Council Rezoning Petition No. 21-002-R as presented in Exhibit 3. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.
- D. Rezoning Petition No. 21-003-R, from Residential Single Family One to RMF on 2.066± acres located in the 200 Block of Northeast 3<sup>rd</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Brass, seconded by Member Baughman to recommend to the City Council Rezoning Petition No. 21-003-R as presented in Exhibit 4. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:35 P.M.****VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:35 P.M.**

- A. City Planning Consultant Smith briefly reviewed the Staff Report regarding an amendment to the City's Comprehensive Plan to create a Commercial Corridor Overlay (CCO). In May of 2013, the Planning Board recommended to the City Council adoption of a proposed amendment with restrictions on rezonings that may be approved within that Overlay. That amendment was never adopted. Staff had an opportunity to review that previously proposed amendment and after suggestions from Board Members at a Planning Board Workshop last month, is bringing back amended language. This proposed amendment would define the commercial corridor for planning purposes and provide aspirational guidelines and objectives for development and redevelopment along the City's major corridors. However, it would not burden that area with any additional requirements or rigid limitations. Additionally, changes were made to the previously proposed boundaries of the overlay after the Board discussed and suggested those as well.

The consensus of the Board was to move forward with the Planner's proposal. The proposed CCO amendment is: The City recognizes the importance of North Park Street (SR-70) and Parrott Avenue (US-441) as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to City's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.2 in the FLUM Series, as the CCO.



**VI. WORKSHOP ITEM CONTINUED**

To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO: Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, housing options, and social venues, foster infill and compatibility with existing development, encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods, and consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

**CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 6:47 P.M.**

VII. Chairperson Hoover adjourned the meeting at 6:47 P.M.

Submitted by:

*Patty M. Burnette*

\_\_\_\_\_  
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.



## Staff Report

**To:** Okeechobee Planning Board  
**From:** Ben Smith, AICP  
**Meeting Date:** June 17, 2021  
**Subject:** Commercial Corridor Overlay Comprehensive Plan Amendment

---

In May of 2013, the Planning Board recommended to the City Council adoption of an amendment to the City's Comprehensive Plan to create a Commercial Corridor Overlay which included restrictions on rezonings that could be approved within that Overlay. That amendment was never adopted by the City Council. Staff had an opportunity to review that previously proposed amendment and brought it back to a Planning Board workshop, along with some additional corridor planning options to consider. After discussion of the various options, the Board suggested that staff bring back amendment language that would define the commercial corridor for planning purposes and provide aspirational guidelines and objectives for development and redevelopment along the City's major corridors, but that would not burden that area with any additional requirements or rigid limitations. Additionally, the Board discussed the previously proposed boundaries of the overlay and suggested changes to that as well.

Attached is a proposed Ordinance to amend the Future Land Use Element and the Future Land Use Map of the City's Comprehensive Plan. The purpose of this amendment is to assist the Planning Board and Council when making determinations on requests for rezoning and amending the future land use map, while still allowing for flexibility in that decision making process as needed. Additionally, as the city continues to pursue the initiative of correcting the existing map inconsistencies between the future land use map and the zoning map, an amendment such as this would provide another tool to help guide the City's efforts in identifying appropriate map changes. This amendment also provides property owners and potential developers with a more certain understanding of the City's preferred development patterns for the commercial corridor areas.

No changes are proposed to the City's Zoning Map at this time. However, please see attached zoning map with the proposed boundary of the Overlay depicted, which is provided for reference purposes only.

If the Planning Board, acting as City's Local Planning Agency, agrees that the text and map changes in this proposed amendment are desirable and consistent with the City's Comprehensive Plan, we request that they recommend that the City Council transmit this amendment to the Florida Department of Economic Opportunity (DEO), which is the state land planning agency.

If the City Council also agrees that this proposed amendment is desirable and consistent with the City's Comprehensive Plan, then they may vote to transmit to DEO. Once the state and various agencies (FDOT, FDEP, SFWMD, etc.) have had 30 days to review the amendment, if there are no objections, then the City Council may adopt the amendment at a final public hearing.

*providing planning and management solutions for local governments*

1375 Jackson Street, Suite 206 Fort Myers, FL 33901 239-334-3366 [www.larueplanning.com](http://www.larueplanning.com)

## **ORDINANCE NO. 1241**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM INDUSTRIAL TO HEAVY COMMERCIAL (PETITION NO. 21-004-R); AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, Monica Clark, Registered Agent of the property owner Glades Gas Company of Okeechobee, Inc. has heretofore filed Petition No. 21-004-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of approximately 0.651 acres from Industrial (IND) to Heavy Commercial (CHV); and

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

**WHEREAS**, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on September 16, 2021, determined that such Petition is consistent with the Comprehensive Plan; and

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

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

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

The following described land consisting of approximately 0.651 acres, as the subject property, located in the City of Okeechobee, to-wit:

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

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

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

### **SECTION 3: CONFLICT.**

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

### **SECTION 4: SEVERABILITY.**

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



**SECTION 5: EFFECTIVE DATE.**

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment (21-006-SSA) is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Comprehensive Plan Amendment to be in compliance.

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

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

ATTEST:

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

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

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

## V. PUBLIC HEARING ITEMS CONTINUED

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

## QUASI-JUDICIAL ITEMS

- D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. There were none.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-004-R as presented in [Exhibit 4, which includes the findings as required for granting petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.



## **Staff Report**

### **Rezoning Request**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*         *Glades Gas Company of Okeechobee*

*Address:*            *804 N. Parrott Avenue*

*Petition No.:*       *21-004-R*

*Request:*            *Change from Industrial to  
Heavy Commercial*



### General Information

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

### Request

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

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

### Future Land Use, Zoning and Existing Use

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

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

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

**Analysis**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

Staff Comment: We agree.

## Recommendation

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

Submitted by:



Ben Smith, AICP  
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

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

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

### FUTURE LAND USE SUBJECT SITE AND ENVIRONS



**LAND USE CLASSIFICATIONS**

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



### ZONING SUBJECT SITE AND ENVIRONS



Subject Property

**ZONING**

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

### AERIAL SUBJECT SITE AND ENVIRONS





<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: 7-28-21	Petition No. 21-004-R
		Fee Paid: 7-29-21	Jurisdiction: PB+CC
		1 <sup>st</sup> Hearing: 9-16-21	2 <sup>nd</sup> Hearing: 10-19-21 & 11-16-21
		Publication Dates:	
		Notices Mailed: 9/1/21	
<b>Rezone, Special Exception and Variance</b>			
<b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): <u>Glades Gas Company of Okeechobee, INC</u>		
2	Owner mailing address: <u>804 N. Parrott Ave, Okeechobee, FL 34972</u>		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: <u>monica@gladesac.com</u>		
5	Name of contact person (state relationship): <u>owner</u>		
6	Contact person daytime phone(s): <u>863-763-2114, 863-634-1033</u>		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: <u>804 N. PARROTT AVENUE</u>		
8	Describe current use of property: <u>Commercial/Industrial Rentals, Office space, warehouse space</u>		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) <u>802-occupied office FPU, 806-warehouse</u> <u>804-occupied office Glades AC 808-unoccupied showroom Authorized Appliance 810-812</u> Source of potable water: <u>DWA</u> Method of sewage disposal: <u>SEPTIC</u> <u>Ballet Studio</u>		
10	Approx. acreage: <u>.651</u>	Is property in a platted subdivision? <u>YES</u> →	
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <u>no</u>		
12	Is a pending sale of the property subject to this application being granted? <u>no</u>		
13	Describe uses on adjoining property to the North: North: <u>EMPTY BLDG (OLD JETSON'S)</u> East: <u>Florida Public Utilities - tank farm</u> <u>109 NE 9TH -</u> South: <u>CSX RR 902 N. PARROTT</u> West: <u>UNOCCUPIED - DOCS AUTO</u> <u>ARMSTRONG AUTO 712 N PARROTT</u> <u>805 N PARROTT</u>		
14	Existing zoning: <u>Industrial</u> Future Land Use classification: <u>Industrial</u>		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? ( <input checked="" type="checkbox"/> ) No ( <input type="checkbox"/> ) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: ( <input checked="" type="checkbox"/> ) Rezone ( <input type="checkbox"/> ) Special Exception ( <input type="checkbox"/> ) Variance		
17	Parcel Identification Number: <u>3-15-37-35-0010-00490-0110</u>		



**REQUIRED ATTACHMENTS**

18	Applicant's statement of interest in property: <i>owner since selling gas company front parcel is strictly commercial not industrial.</i>
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
✓ 20	Last recorded warranty deed: <i>3/2/95</i>
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number - <i>Tradewinds,</i> b. Legal description of property pertaining to the application - <i>City of Okeechobee</i> c. Computation of total acreage to nearest tenth of an acre <i>.651 Lots 11-14 INC BIK 49</i> d. Location sketch of subject property, and surrounding area within one-half mile radius -
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
✓ 25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature

Printed Name

Date

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

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



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

## Detail by Entity Name

Florida Profit Corporation

**GLADES GAS COMPANY OF OKEECHOBEE, INC.**

### Filing Information

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

### Principal Address

804 NORTH PARROTT AVE  
OKEECHOBEE, FL 34972

Changed: 04/07/2010

### Mailing Address

804 NORTH PARROTT AVE  
OKEECHOBEE, FL 34972

Changed: 04/07/2010

### Registered Agent Name & Address

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

Name Changed: 04/07/2010

Address Changed: 04/07/2010

### Officer/Director Detail

#### **Name & Address**

#### **Title PD**

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

Title VP

MCCARTHY, Kevin S

**Glades Gas Company of Okeechobee, Inc.**

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

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

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

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

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



ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: <u>Industrial</u> Requested zoning classification <sup>Heavy</sup> <u>Commercial (CHV)</u>
B	Describe the desired permitted use and intended nature of activities and development of the property? <u>no development, rental of commercial property</u>
C	Is a Special Exception necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project. <u>use not changing</u>
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

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

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

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

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

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood *use is not changing*
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services *no*
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.  
*no*
9. The proposed use has not been inordinately burdened by unnecessary restrictions. *no*

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

**Glades Gas Company of Okeechobee, Inc.**

**Responses to Standards for Considering Changes in Zoning**

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

The proposed request is not contrary to the Comprehensive plan requirements. The 0.65 acres site is currently zoned Industrial, and the surrounding properties are zoned Commercial and Industrial making the zoning change compatible by having Heavy Commercial adjacent to highway 441N and enhancing the Commercial Corridor.

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

The proposed change of zoning is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed zoning change should have a positive impact on the public interest by enhancing the City's Commercial Corridor and changing the existing Industrial zoning to Heavy Commercial.

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

The proposed use is appropriate for the location and will complement the City's initiative to solidify their Commercial Corridor along the major arterial corridors through the City.

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

The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property.



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

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

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

The use will not create density patterns that would overburden any public facilities. It may increase traffic, but not to a point where any changes will be required to accommodate this minor increase. Utilities and schools will not be impacted at all.

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. The existing building was previously developed within the current City land development regulation, which require all of these items to be considered in the design.

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

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

5<sup>00</sup> Rec  
50 Dec

50

QUIT-CLAIM DEED

RAMCO FORM 8

OP. BLOCK 281 PAGE 417

**This Quit-Claim Deed**, Executed this 2<sup>nd</sup> day of March, A. D. 19 85, by

VERNON L. DEXTER

first party, to GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED

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

second party:

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

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

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

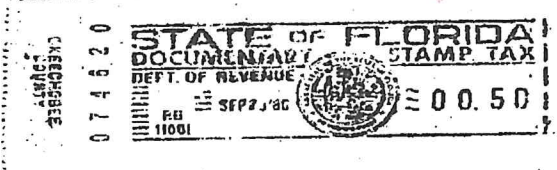
COPY

FILED FOR RECORD  
OKEECHOBEE COUNTY, FL.

183259

1986 SEP 24 PM 2:17

GLORIA J. FORD  
CLERK OF CIRCUIT COURT



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

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

Signed, sealed and delivered in presence of:

*[Signature]*  
\_\_\_\_\_  
*[Signature]*  
\_\_\_\_\_

*[Signature]*  
Vernon L. Dexter

STATE OF FLORIDA  
COUNTY OF OKEECHOBEE.

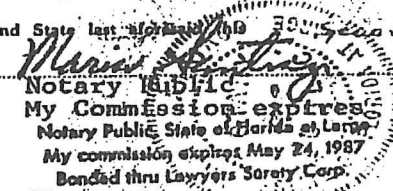
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

VERNON L. DEXTER

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

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

(NOTARY SEAL)



This Instrument prepared by:  
Address

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



Rec 4.10  
bc 4.15  
4.15

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

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

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

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

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

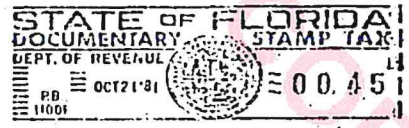
FILED FOR RECORD OKEECHOBEE COUNTY, FLA.

143439

1981 OCT 19 PM 3:21

CLIF BETTS, JR. CLERK OF CIRCUIT COURT

OKEECHOBEE COUNTY 055248



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

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

Signed, sealed and delivered in our presence:

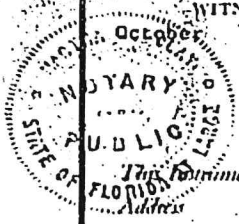
Witness to all four  
Witness to all four  
STATE OF FLORIDA,  
COUNTY OF OKEECHOBEE

DAN M. MCCARTHY  
VERNON L. DEXTER  
J. D. CASSELS  
KATHLEEN M. DEXTER  
I HEREBY CERTIFY that on this day, before me, an

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

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

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



Martha J. Clay  
NOTARY PUBLIC  
My Commission Expires:

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

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



# BOUNDARY SURVEY PREPARED FOR GLADES GAS OF OKEECHOBEE, INC.

NORTH



0 10 20  
SCALE IN FEET  
MAP SCALE: 1 INCH = 20 FEET  
INTENDED DISPLAY SCALE

**DESCRIPTION:**

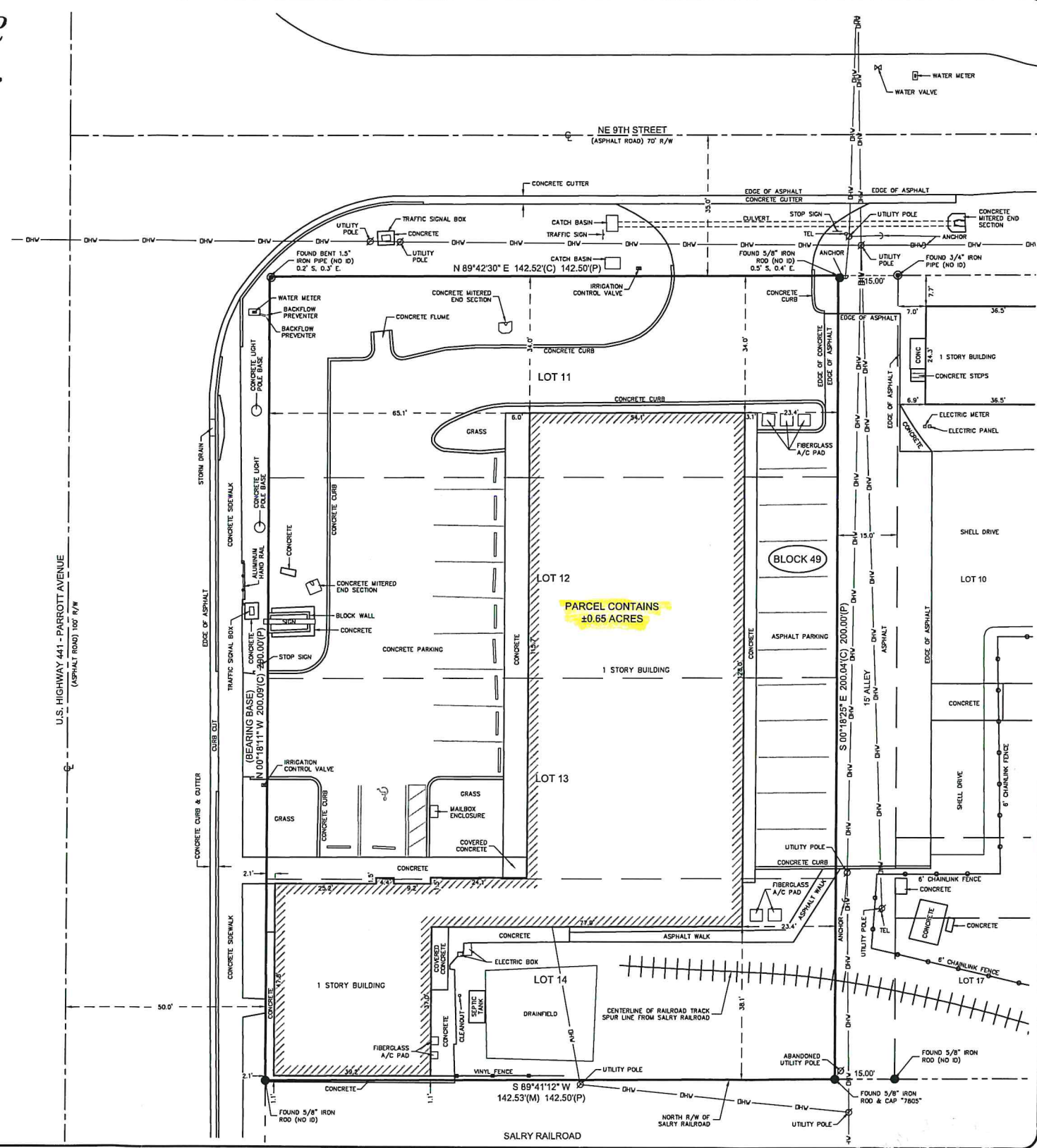
LOTS 11, 12, 13 AND 14, BLOCK 49, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

**PROJECT SPECIFIC NOTES:**

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

**PREPARED FOR THE EXCLUSIVE USE OF:**

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



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

**LEGEND**  
 ○—Set Iron Rod and Cap "LB B360"    ■—Found CM  
 ●—Found Iron Rod (and Cap)    ⊙—Found Pipe (and Cap)  
**ABBREVIATIONS**  
 B=Baseline; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Exterior; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Point; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PTP=Point of Tangency; PUB=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies);  $\Delta$ =Spot Elevation based on indicated Datum.

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

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

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

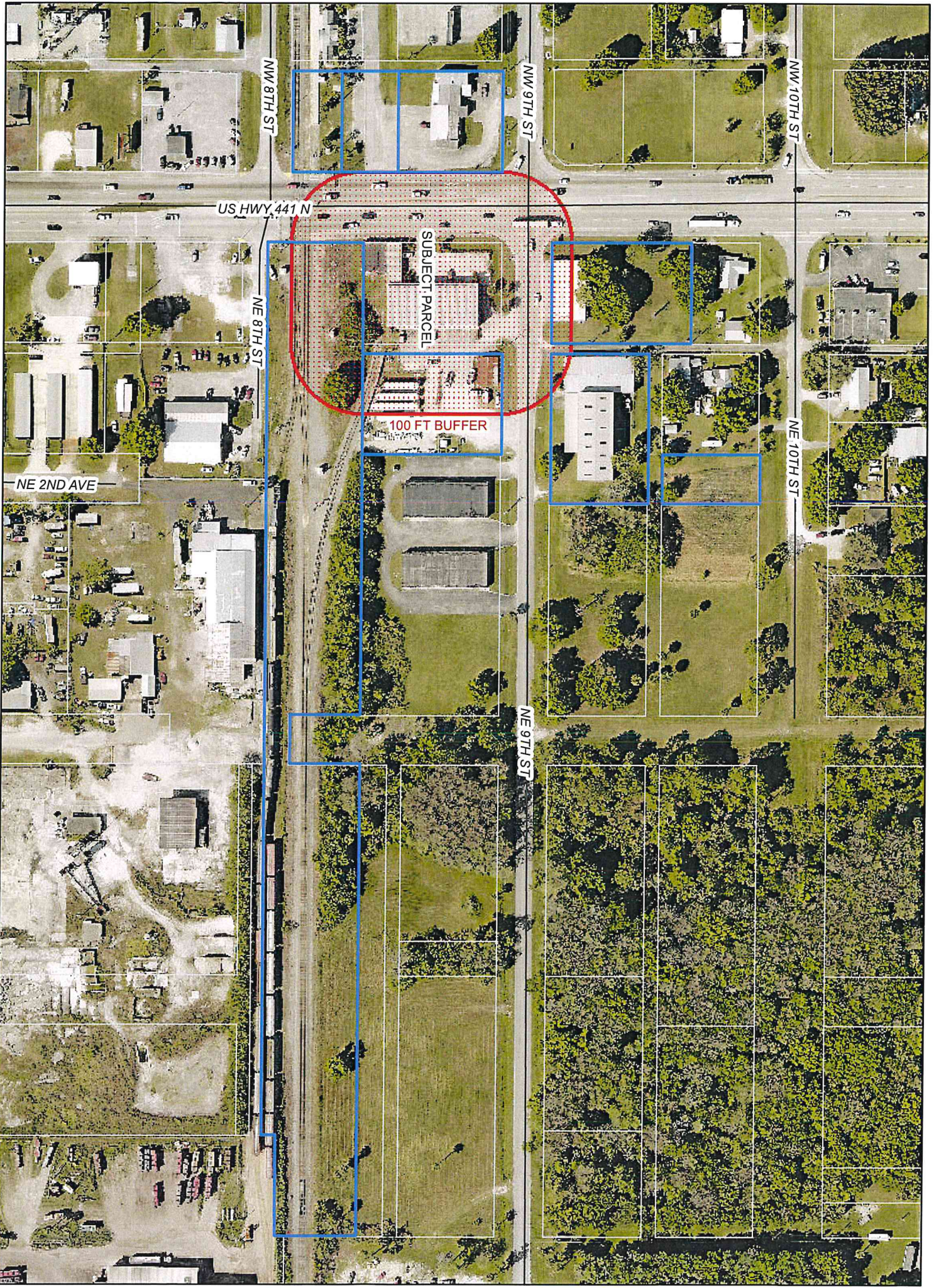


CR#

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



THIS MAP AND DATA CONTAINS INFORMATION FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND THE OKEECHOBEE COUNTY PROPERTY APPRAISERS FOR ERRORS OR OMISSIONS CONTAINED THEREIN.



SUBJECT PARCEL

100 FT BUFFER

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE





Petition No. 21-004-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of July 14, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 15 day of July, 2021.

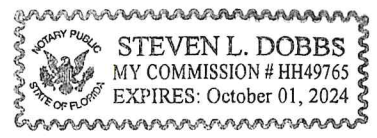
Monica M. Clark  
Signature of Applicant

7/15/21  
Date

Monica M Clark  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of July, 2021, by Monica Clark, who is personally known to me or produced \_\_\_\_\_ as identification.



Steven L. Dobbs  
Notary Public Signature

IND/E

**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 7/29/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

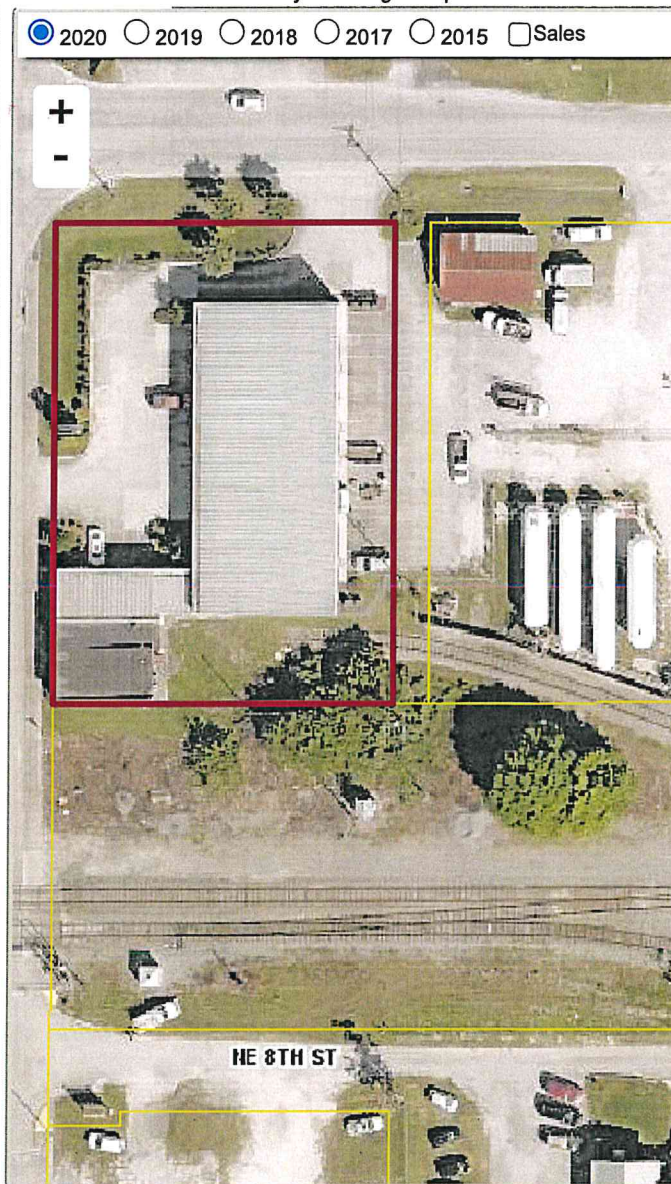
Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

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

**Extra Features & Out Buildings (Codes)**

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



## ORDINANCE NO. 1242

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY ONE AND LIGHT COMMERCIAL TO HEAVY COMMERCIAL (PETITION NO. 21-005-R); AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the City of Okeechobee has initiated Zoning District Boundary Change Petition No. 21-005-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of approximately 3.995 acres from Residential Single Family-One (RSF-1) and Light Commercial (CLT) to Heavy Commercial (CHV); and

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

**WHEREAS**, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on September 16, 2021, determined that such Petition is consistent with the Comprehensive Plan; and

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

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

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

The following described land consisting of approximately 3.995 acres, as the subject property, located in the City of Okeechobee, to-wit:

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

**LOTS 1 TO 12, INCLUSIVELY OF BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.**

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

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 for said Block 121 and CLT for said Block 110 to CHV.

### **SECTION 3: CONFLICT.**

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

### **SECTION 4: SEVERABILITY.**

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



**SECTION 5: EFFECTIVE DATE.**

This Ordinance shall become effective immediately after its adoption at the second and final City Council public hearing.

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

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

ATTEST:

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

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

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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

V. **QUASI-JUDICIAL PUBLIC HEARING ITEMS CONTINUED**

- E. Rezoning Petition No. 21-005-R, from Residential Single Family-One to Heavy Commercial (CHV) on 2.07± acres located in the 200 block of Northeast 3rd Street and from Light Commercial to CHV on 1.93± acres located in the 300 block of Northeast 4th Street Lots 1 to 12, of Blocks 121 and 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County. The City is initiating the changes to make the property's zoning designation consistent with the FLUM designation of Commercial and to allow for development options within the CHV district.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mr. Frank Mitchell Stephens, 17705 Middlebrook Way, Boca Raton, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. Board Member Brass inquired as to why the City was initiating this request. Planner Smith explained the previous requests to rezone to Residential Multiple Family (21-002-R and 21-003-R) were denied by the City Council on July 15, 2021. Given the FLUM is currently Commercial, this rezoning request to CHV would bring the parcels into conformance and consistency with the Comprehensive Plan. Mr. Stephens explained he originally proposed to build townhomes. He is not sure about what the proposed use would be right now as he is waiting to see whether the request to rezone will be approved. Board Member Jonassaint inquired about what the City can do in the future to avoid this type of situation for property owners so one would not have to go through the request process and be charged an application fee more than one time. Board Member Baughman commented he understands about not giving up commercial property although, in regards to the previous request for a multifamily use of apartments, he thinks of this more as a commercial type of business.
  4. Mrs. Monica Clark commented possibly a workshop between the City Council and the Planning Board may be a good idea on this topic.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Board Member Baughman, seconded by Board Member Jonassaint to recommend to the City Council approval of Rezoning Petition No. 21-005-R as presented in [Exhibit 5, which includes the findings as required for granting petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

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

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

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



## **Staff Report**

### **Rezoning Request**

*Prepared for: The City of Okeechobee*

*Applicant: The City of Okeechobee*

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

*Petition No.: 21-005-R*

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



1375 Jackson Street # 206 Fort Myers, FL 33901



## General Information

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

## Request

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

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

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

**Future Land Use, Zoning and Existing Use**

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

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

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

**Analysis**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact***



*of any nuisance or hazard to the neighborhood.*

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

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

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

Owner Response: “The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is in keeping with commercial corridor theme.”

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

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

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

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

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

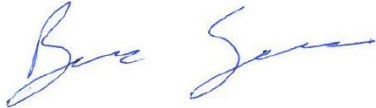
Owner Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: No comment.

## Recommendation

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

Submitted by:



Ben Smith, AICP  
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

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

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

### FUTURE LAND USE SUBJECT SITE AND ENVIRONS





### ZONING SUBJECT SITE AND ENVIRONS



**AERIAL  
SUBJECT SITE AND ENVIRONS**



<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: <u>8-3-21</u>	Petition No. <u>21-005-R</u>
		Fee Paid:	Jurisdiction: <u>PB+CC</u>
		1 <sup>st</sup> Hearing: <u>9-16-21</u>	2 <sup>nd</sup> Hearing: <u>10-19-21 &amp; 11-16-21</u>
		Publication Dates:	
		Notices Mailed: <u>9-1-21</u>	
<b>Rezone, Special Exception and Variance</b>			
<b>APPLICANT INFORMATION</b>			
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		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 3rd Street, the project will be the two blocks on the left after NE 2nd Avenue.		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant  Source of potable water: OUA      Method of sewage disposal: OUA		
10	Approx. acreage: 3.995 Acres      Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Single Family residential      East: House of Worship, vacant South: Commercial      West: Commercial		
14	Existing zoning: RSF1/Light Commercial      Future Land Use classification: Commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? ( ) No (X) Yes. If yes provide date, petition number and nature of approval. July 6, 2021 - 21-003-R RSF1 to RMF and 21-002-R CLT to RMF <u>denied by City Council</u>		
16	Request is for: (X) Rezone      ( ) Special Exception      ( ) Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, and 3-15-37-35-0010-01100-0010		



<b>REQUIRED ATTACHMENTS</b>	
<b>18</b>	Applicant's statement of interest in property: Owner
<b>19</b>	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>
<b>20</b>	Last recorded warranty deed: May 27, 2021 & July 20, 2021
<b>21</b>	Notarized letter of consent from property owner (if applicant is different from property owner)
<b>22</b>	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
<b>23</b>	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)
<b>24</b>	Affidavit attesting to completeness and correctness of the list (attached)
<b>25</b>	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature

Printed Name

Date

*Frank Mitchell Stephens*

Mitch Stephens

8/1/2021

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

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

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

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

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

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

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

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



## **Glenwood Park**

### **Responses to Standards for Considering Changes in Zoning**

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

The proposed request is not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated.

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

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

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

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

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

The proposed use is appropriate for the location and will keep the parcels commercial as mandated by the City Council.

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the South by NE 3<sup>rd</sup> Street, to the East by NE 3<sup>rd</sup> Avenue, to the North by NE 5<sup>th</sup> Street, and to the West by NE 2<sup>nd</sup> Avenue ROW.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is in keeping with the commercial corridor theme.

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

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

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

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

## **Glenwood Park**

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

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

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

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

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

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



## Detail by Entity Name

Florida Limited Liability Company  
GLENWOOD PARK, LLC

### Filing Information

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

### Principal Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Mailing Address

17705 MIDDLEBROOK WAY  
BOCA RATON, FL 33496

### Registered Agent Name & Address

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

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

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

Title MGR

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

### Annual Reports

**No Annual Reports Filed**

### Document Images

[05/24/2021 -- Florida Limited Liability](#) [View image in PDF format](#)



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

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

## Warranty Deed

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

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

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

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

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

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

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

Legal Description as Exhibit "A"

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

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

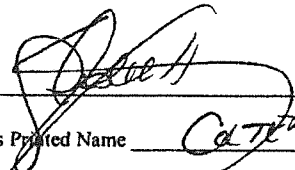
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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

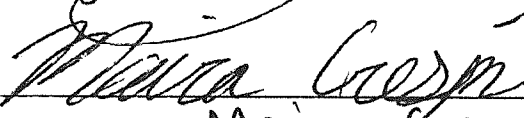
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the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

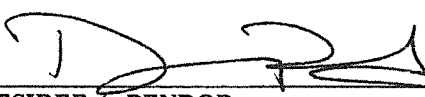
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

  
\_\_\_\_\_  
Witness Printed Name Colten Endicott

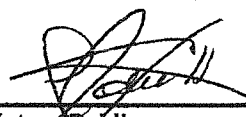
  
\_\_\_\_\_  
**SHAUN C. PENROD**  
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

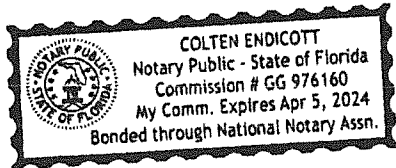
  
\_\_\_\_\_  
Witness Printed Name Maira Crespim

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

State of Florida  
County of Okeechobee

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

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





## Exhibit "A"

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

File Number: 38827

Legal Description with Non Homestead  
Closer's Choice



Prepared by and return to:  
**Patricia A. Ragon**

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

[Space Above This Line For Recording Data]

## Warranty Deed

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence:

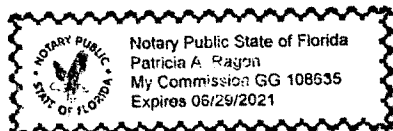
Patricia A. Ragon  
Witness Name: Patricia A. Ragon  
Tina Campbell  
Witness Name: Tina Campbell

JKST HOLDINGS, LLC, Florida Limited Liability Company  
By: Tobi Kogut  
Tobi Kogut, Authorized Agent

State of Florida  
County of Okeechobee

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

[Notary Seal]



Patricia A. Ragon  
Notary Public  
Printed Name: Patricia A. Ragon  
My Commission Expires: \_\_\_\_\_





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

Prepared by and return to:  
Patricia A. Ragon

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

[Space Above This Line For Recording Data]

## Corrected Warranty Deed

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

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

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

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

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

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

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

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

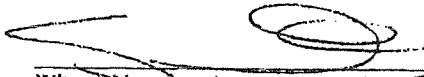
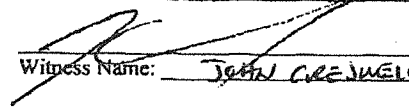
**To Have and to Hold**, the same in fee simple forever.

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

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

DoubleTime®

Signed, sealed and delivered in our presence:

  
 Witness Name: SUSAN KOGUT  
  
 Witness Name: JOHN CREWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

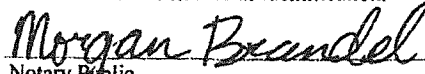
By:   
 Tobi Kogut

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

COPY

21000242266

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

((H21000206696 3))



H210002066963ABC%

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

5/25/21

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

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

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

Email Address:

FLORIDA LIMITED LIABILITY CO. GLENWOOD PARK, LLC

Table with 2 columns: Item, Value. Rows: Certificate of Status (0), Certified Copy (1), Page Count (04), Estimated Charge (\$155.00)

2021 MAY 24 PM 1:26



**COVER LETTER**

**TO:** New Filing Section  
Division of Corporations

**SUBJECT:** Glenwood Park, LLC  
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Frank M. Stephens  
Name of Person

Capitol Services - Corporate Filings Team  
Firm/Company

515 East Park Avenue 2nd Fl  
Address

Tallahassee, FL 32301  
City/State and Zip Code

mitchstephens@gmail.com  
E-mail address: (to be used for future annual report notification)

FILED  
MAY 24 2021  
TALLAHASSEE, FL 32301

For further information concerning this matter, please call:

Frank M. Stephens at ( 919 ) 201-9913  
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

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

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

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

**ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY**

**ARTICLE I - Name:**

The name of the Limited Liability Company is:

**Glenwood Park, LLC**

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

**ARTICLE II - Address:**

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

Principal Office Address:

**17705 Middlebrook Way**  
**Boca Raton, FL 33496**

Mailing Address:

**17705 Middlebrook Way**  
**Boca Raton, FL 33496**

**ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:**

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

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

**Frank M. Stephens**  
Name

**17705 Middlebrook Way**  
Florida street address (P.O. Box NOT acceptable)

**Boca Raton, FL 33496**  
City State Zip

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

  
Registered Agent's Signature (REQUIRED)

(CONTINUED)

**ARTICLE IV-**

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

**Title:**

\*AMBR\* = Authorized Member

\*MGR\* = Manager

MGR

**Name and Address:**

Frank M Stephens, 17705 Middlebrook Way,  
Boca Raton, FL 33496

2021 Qualified Fund, LLC, 17705  
Middlebrook Way, Boca Raton, FL 33496

MGR

\_\_\_\_\_

\_\_\_\_\_

(Use attachment if necessary)

**ARTICLE V:** Effective date, if other than the date of filing: \_\_\_\_\_ (OPTIONAL)

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

**Note:** If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

**ARTICLE VI:** Other provisions, if any.

\_\_\_\_\_

**REQUIRED SIGNATURE:**

*Laurie Stephens*

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

**Laurie Stephens**

Typed or printed name of signee

**Filing Fees:**

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

\$ 30.00 Certified Copy (Optional)

\$ 5.00 Certificate of Status (Optional)

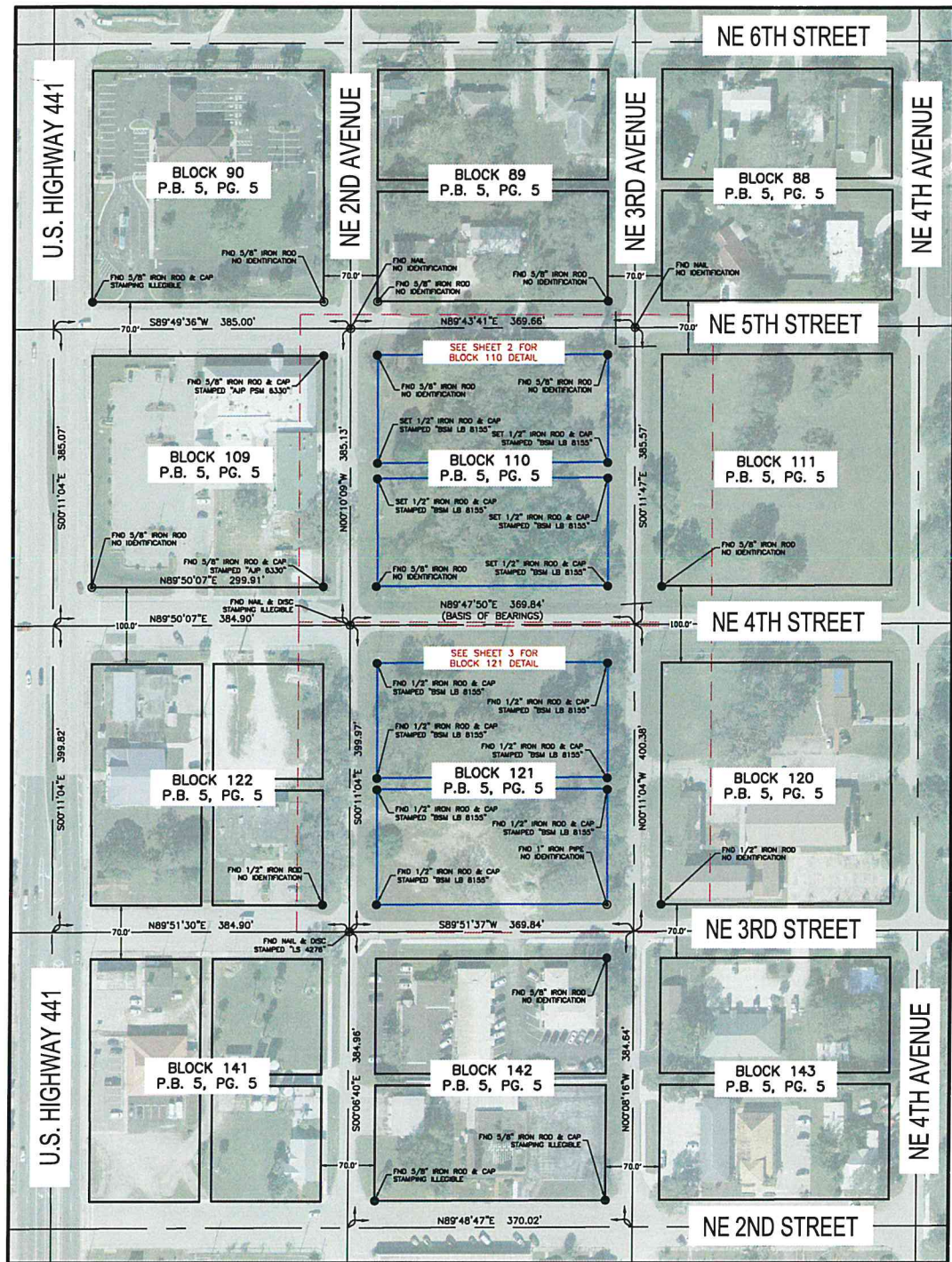


# BOUNDARY SURVEY

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

\*SEE SHEETS 2 AND 3 FOR TREE LOCATIONS\*

**BOUNDARY RESOLUTION**  
(1 INCH = 100 FEET)



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

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

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

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

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

### SURVEYOR'S NOTES:

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

### CERTIFICATION:

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

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) MITCHELL STEPHENS  
2) STIVE DOBBS ENGINEERING, LLC  
FOR THE SURVEYOR:  
RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LICENSE NO. 7074



DATE 8/2/21

### LEGEND:

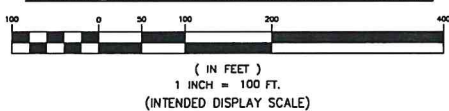
- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- ID IDENTIFICATION
- FND FOUND
- OHU OVERHEAD UTILITY LINE
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORD BOOK
- O.R.F. OFFICIAL RECORD FILE
- UTILITY POLE
- TELEPHONE PEDESTAL
- WATER METER
- WATER VALVE
- SEWER SANITARY MANHOLE
- SINGLE SUPPORT SIGN
- CATCH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

### LEGAL DESCRIPTION:

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

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

### BOUNDARY RESOLUTION SCALE



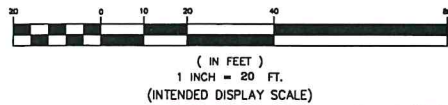
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324  
LB 8155

BY:	
REVISIONS:	
DATE:	03/18/21
DWG 21-109 SURVEY	
SHEET 1 OF 3	

BOUNDARY SURVEY  
NE 4TH STREET  
OKEECHOBEE, FLORIDA 34972

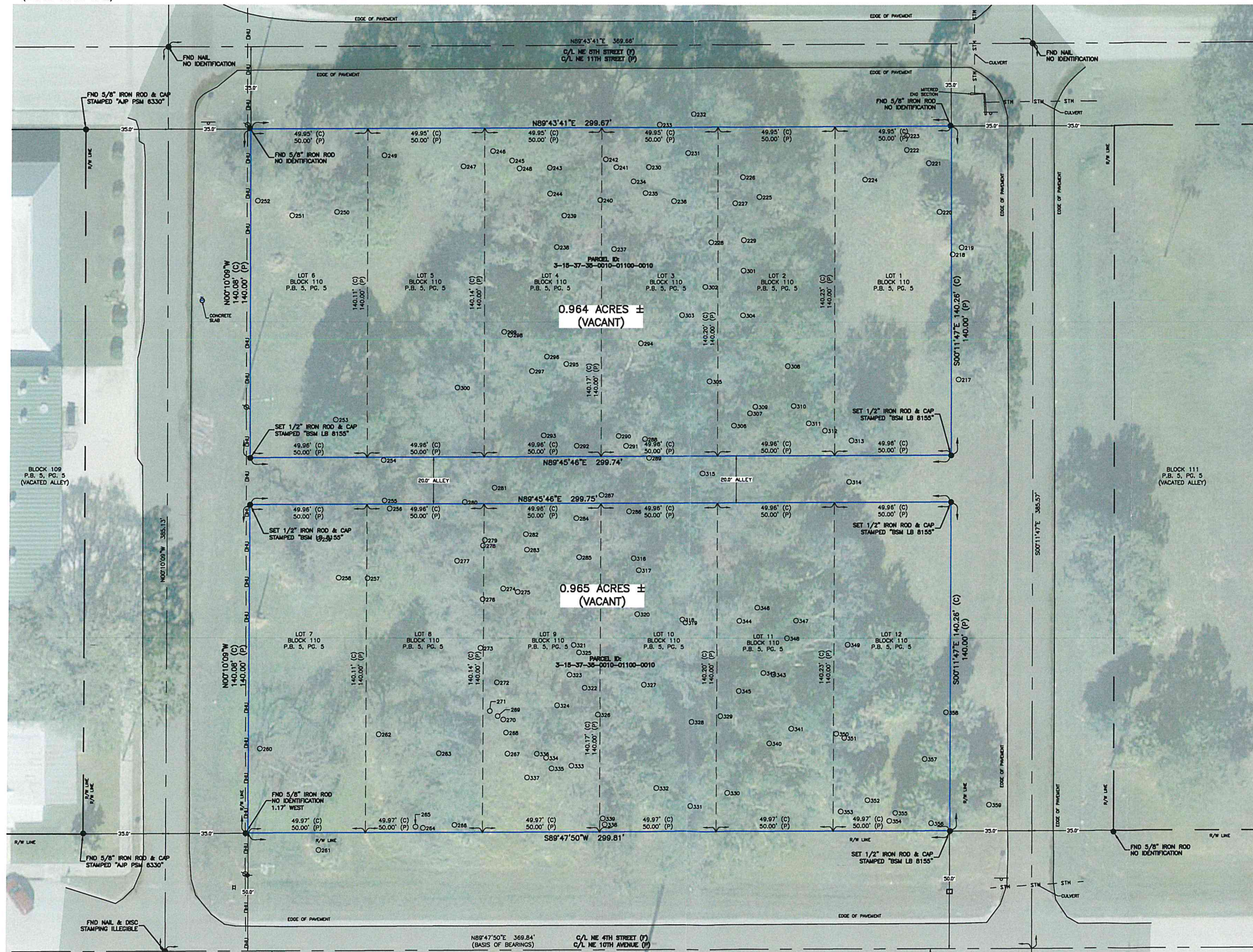


GRAPHIC SCALE



# BOUNDARY SURVEY

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



\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3\*

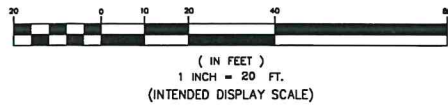
**BSM & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863-464-8324 LB 6155

CAD	Z:\Map Drawings & Associates\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21
REF	Z:\Map Drawings & Associates\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21
FLD	HW, DF	DWG	21-109 SURVEY
OFF	BHM	SHEET	2 OF 3
CKD	REB	DATE	
		REVISIONS:	BY:

BOUNDARY SURVEY  
NE 4TH STREET  
OKEECHOBEE, FLORIDA 34972



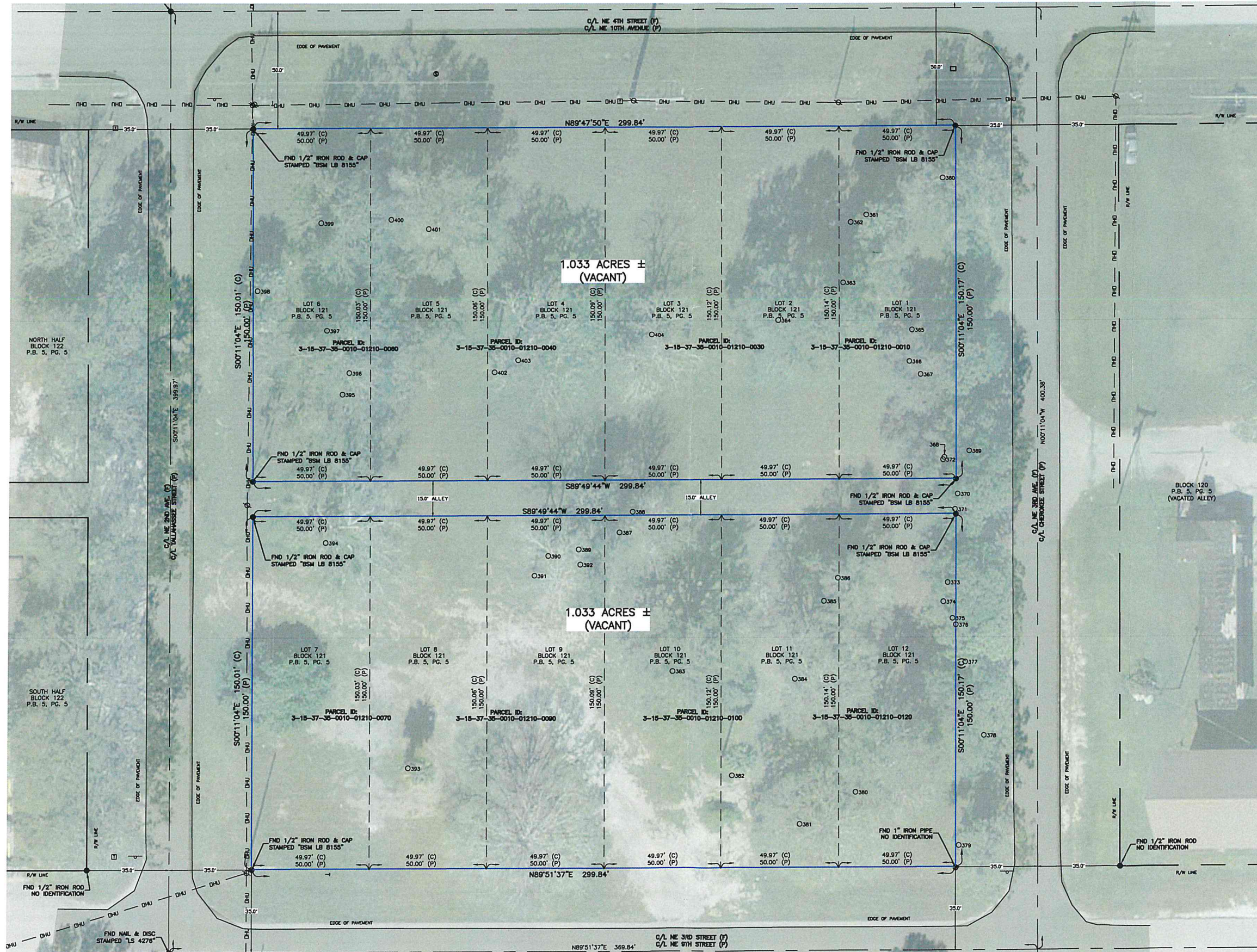
**GRAPHIC SCALE**



**BOUNDARY SURVEY**

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

\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2\*



**B.S.M. & ASSOCIATES**  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
rclay@basm.com  
888-184-8324

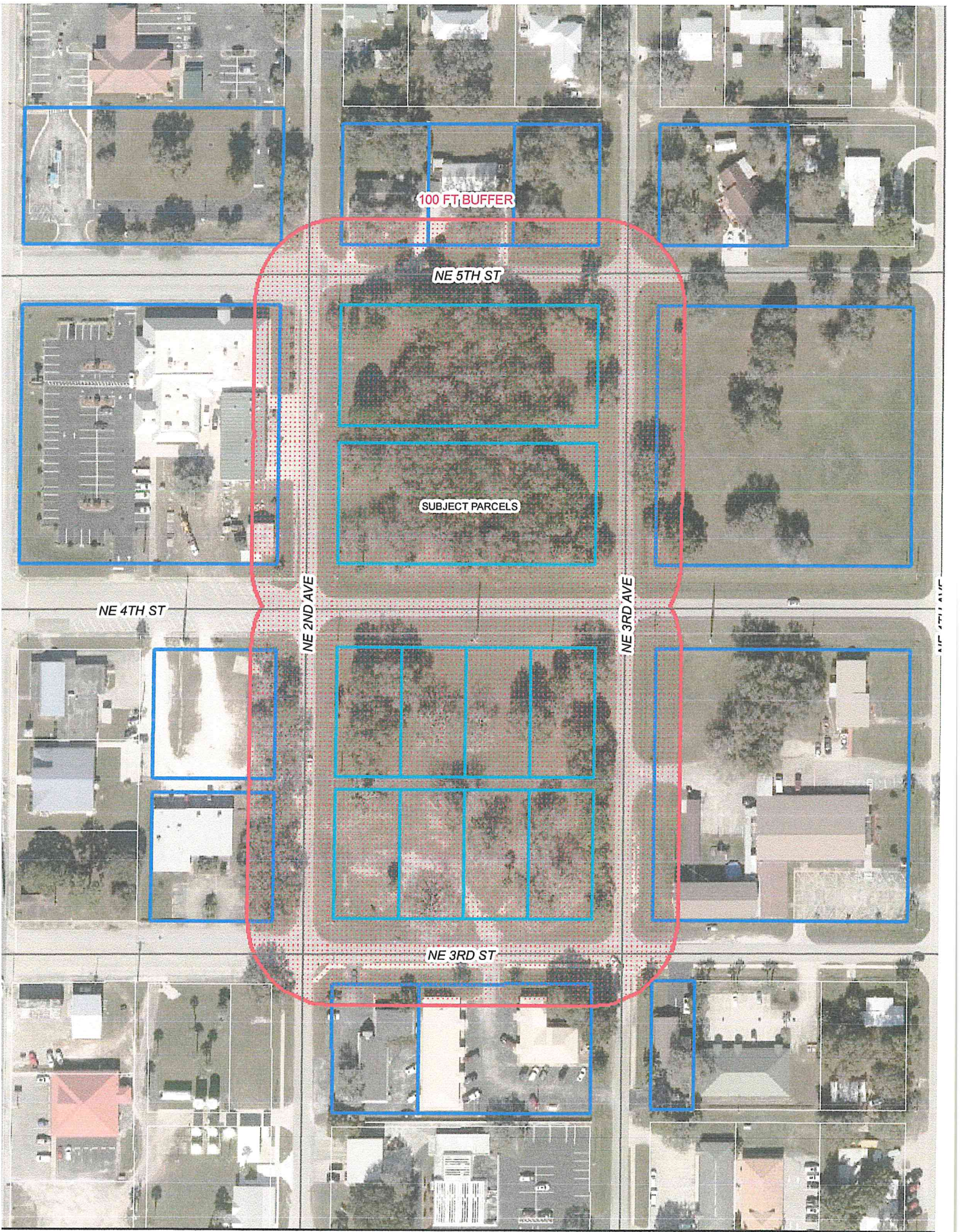
BOUNDARY SURVEY		DATE: 03/18/21	BY:
NE 4TH STREET		FB/PG. BSM #B/20	REVISIONS:
OKEECHOBEE, FLORIDA 34972		DATE: 03/18/21	BY:
SHEET 3 OF 3		DATE: 03/18/21	REVISIONS:
DWG 21-109 SURVEY		DATE: 03/18/21	BY:

Z:\My Drive\B.S.M. & ASSOCIATES, INC.\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg SHEET 3 Mar 26, 2021



PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	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	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092	OKEECHOBEE	FL	34973-1092
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-01410-0010	KRB REALTY LLC	269 NW 9TH ST	OKEECHOBEE	FL	34972-2115
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625	BELLE GLADE	FL	33430-6625
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0070	205 OKEECHOBEE LLC	205 NE 2ND ST	OKEECHOBEE	FL	34972-2974
3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE	OKEECHOBEE	FL	34974
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166	OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972





100 FT. BUFFER

NE 5TH ST

SUBJECT PARCELS

NE 4TH ST

NE 2ND AVE

NE 3RD AVE

NE 3RD ST



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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of July 30, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 2<sup>nd</sup> day of August, 2021.

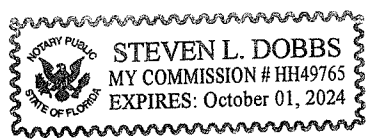
Frank Mitchell Stephens  
\_\_\_\_\_  
Signature of Applicant

8/1/2021  
\_\_\_\_\_  
Date

Mitch Stephens  
\_\_\_\_\_  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of August, 2021, by Frank Mitchell Stephens who is personally known to me or produced \_\_\_\_\_ as identification.



Steven L. Dobbs  
\_\_\_\_\_  
Notary Public Signature



CLT/c

**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 9

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.



**Property & Assessment Values**

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

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

**Sales History**

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

**Building Characteristics**

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



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

*RSF/C*

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 2 of 9

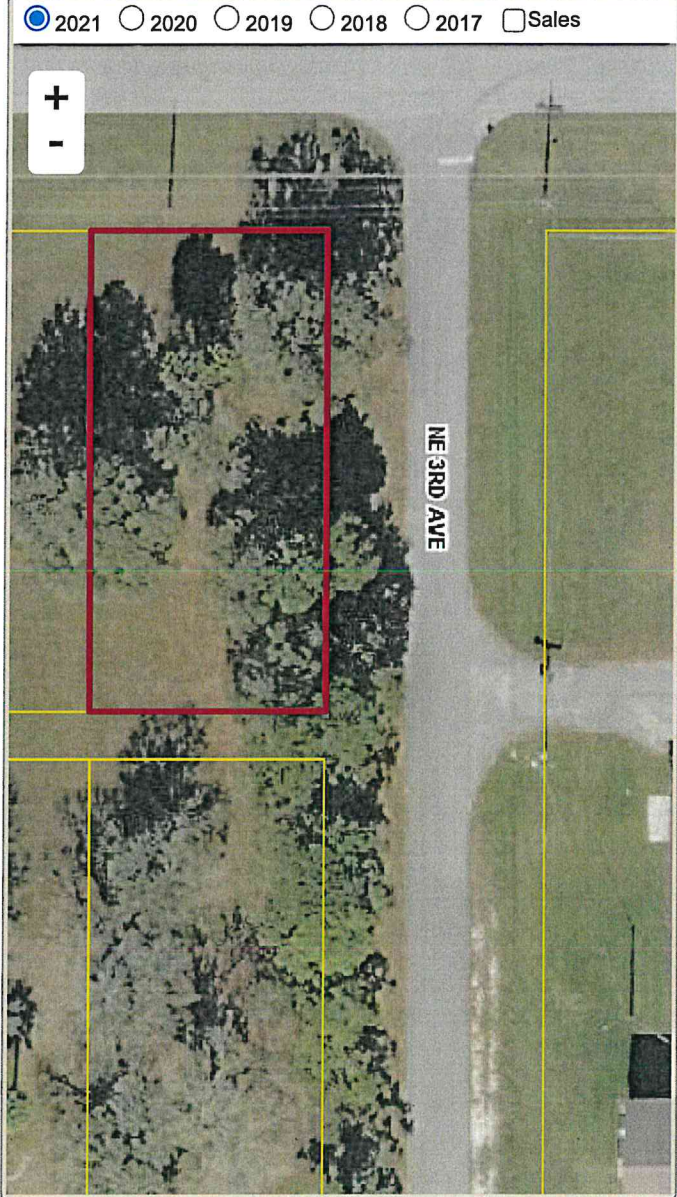
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

RSF1/C

**2020 Certified Values**

updated: 8/5/2021

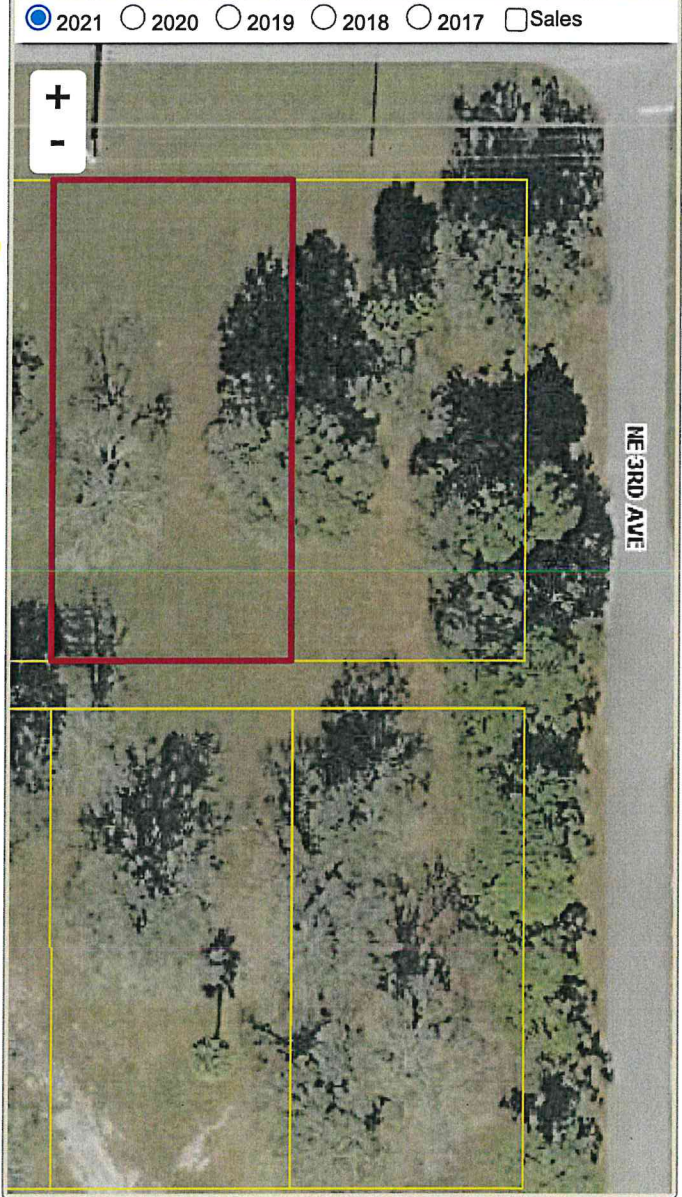
Parcel: << **3-15-37-35-0010-01210-0030 (33815)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.



**Property & Assessment Values**

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

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

**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**



**Okeechobee County Property Appraiser** *RSF1/C*

**2020 Certified Values**

Mickey L. Bandi, CFA

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

2021  2020  2019  2018  2017  Sales



**Property & Assessment Values**

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

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

**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

*RSF/C*

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

*RSF/1c*

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					



# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

PSF1/C

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

### Property & Assessment Values

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

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



### Sales History

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

### Building Characteristics

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

### Extra Features & Out Buildings (Codes)

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

### Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

RSF/C

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

*PSF/C*

**2020 Certified Values**

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

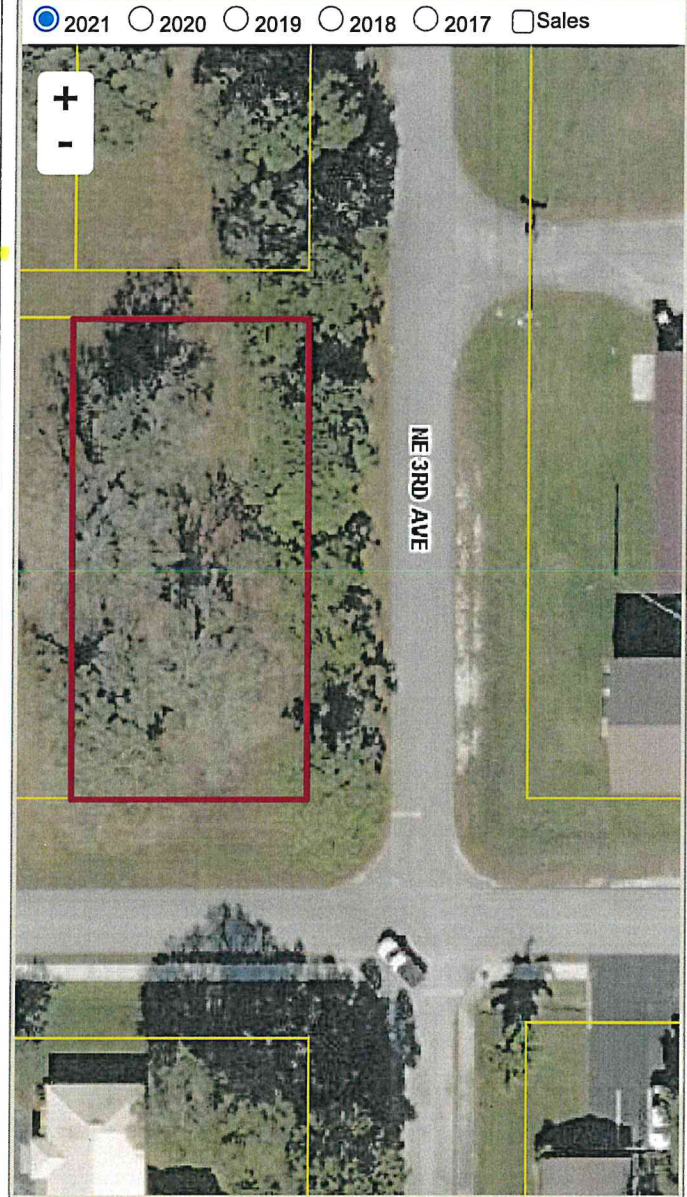
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
 \*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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

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



**Sales History**

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

**Building Characteristics**

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

**Extra Features & Out Buildings (Codes)**

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

**Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					



## ORDINANCE NO. 1243

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

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

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

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

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

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

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

**SECTION 2: Amendment and Adoption to Chapter 86.**

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

### **ARTICLE I. - IN GENERAL**

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

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

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

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

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

**Sec. 86-4. - Definitions.**

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

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

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

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

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

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

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

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

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

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

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

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

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

*Land* includes water surface and land under water.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

**Secs. 86-5—86-40. - Reserved.**

## **ARTICLE II. - PLANS AND PLATS PLATTING**

### **DIVISION 1. - GENERALLY**

**Sec. 86-41. - Preparation of plats.**

**Sec. 86-42. - Preapplication procedure.**

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

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

**Secs. 86-45—86-70. - Reserved.**

### **DIVISION 2. - PLATS AND DATA**

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

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

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

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

**Secs. 86-75—86-89. - Reserved.**

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

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

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

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

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

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

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

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

~~Secs. 86-92 – 86-110. Reserved.~~

## **ARTICLE V. – PLATTED PARCEL SPLITS**

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

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



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

Secs. 86-93—86-110. - Reserved.

## **ARTICLE #VI. - VARIANCES**

**Sec. 86-111. - Hardship.**

**Sec. 86-112. - Large scale development.**

**Sec. 86-113. - Conditions.**

**Secs. 86-114—86-140. - Reserved.**

## **ARTICLE #VII. - DESIGN STANDARDS**

**Sec. 86-141. - Streets.**

**Sec. 86-142. - Alleys.**

**Sec. 86-143. - Easements.**

**Sec. 86-144. - Blocks.**

Sec. 86-145. - Lots.

Sec. 86-146. - Public sites and open spaces.

Secs. 86-147—86-180. - Reserved.

#### ARTICLE VIII. - REQUIRED IMPROVEMENTS

Sec. 86-181. - Monuments.

Sec. 86-182. - Storm drainage.

Sec. 86-183. - Clearing and grading rights-of-way.

Sec. 86-184. - Bridges and culverts.

Sec. 86-185. - Wastewater and water.

Sec. 86-186. - Streets.

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

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

#### **APPENDIX A - APPLICATION FORMS AND CONTENT REQUIREMENTS**

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

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

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

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

#### **APPENDIX C - APPLICATION FORMS AND CONTENT REQUIREMENTS**

Fee Schedule:

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

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

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

**SECTION 7: SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

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

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

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

ATTEST:

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

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

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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



## V. PUBLIC HEARING ITEMS CONTINUED

4. There were no Ex-Parte disclosures offered.
5. Motion by Board Member Jonassaint, seconded by Alternant Board Member Papasso to recommend the City Council find proposed Comprehensive Plan Amendment No. 21-001-CPA consistent with the City's Comprehensive Plan and transmit the Amendment to the Florida Department of Economic Opportunity for review and approval as presented in [Exhibit 2, which includes the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Transmittal Public Hearing tentatively scheduled for October 19, 2021.

### C. Consider Land Development Regulation (LDR) Text Amendment Petition No. 21-003-TA, which proposes to amend Sections 86-2, 86-3, 86-4, 86-71, 86-90, and 86-91, creating a new Article V and adding Section 86-92, amending Form 18 in Appendix A, and adding an application fee to Appendix C.

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

## QUASI-JUDICIAL ITEMS

- ### D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 North Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. Mrs. Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc., was present and available for questions. There were none.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-004-R as presented in [Exhibit 4, which includes the findings as required for granting petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

## Staff Report

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

---

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

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

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

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

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

### Section 86-2

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

#### Section 86-4

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

#### Section 86-90

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

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

#### Section 86-91

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

#### Section 86-92

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

#### Appendix C

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



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

Date: 3-1-21

Petition No. 21-003-TA

Fee Paid: N/A

Jurisdiction: PB+CC

1<sup>st</sup> Hearing: ~~4-15-21~~ ~~5-20-21~~

2<sup>nd</sup> Hearing: ~~5-18-21~~ ~~6-15-21~~

Publication Dates: 9-16-21

10-19-21, ~~7-6-21~~, ~~11-16-21~~

Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City Initiated

2 Mailing address:

3 E-mail address:

4 Daytime phone(s):

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

If yes, provide address(es)

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

If yes, provide address(es)

REQUEST INFORMATION

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

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

See attached Proposed Ordinance

# BOARD OF COUNTY COMMISSIONERS

312 NW 3RD ST STE 165  
OKEECHOBEE FL 34972-4113  
Phone: (863)763-6553

Exhibit 9  
10/26/2021

## INVOICE: 1000004617

Page: 1 of 1

\*\*\*\*\* CUSTOMER \*\*\*\*\*

CITY OF OKEECHOBEE  
55 SE 3RD AVE \*CITY HALL\*  
OKEECHOBEE FL 34974

Invoice Date	Due Date	Ship Via	FOB	Terms	Reference	
09/30/2021	10/29/2021			30 DAY OF INV.		
Contact		Customer No	Phone	Fax	For	
LOLA		4007	(866)763-3372		PROFESSIONAL SERVICES	
Quantity	UOM	Description			Unit Price	Extended
1.00		PROFESSIONAL SERVICES RENDERED DEAN MEAD INVOICE # 389813 SEPTEMBER 30, 2021			1,648.3400	1,648.34
					SUBTOTAL:	1,648.34
					TOTAL DUE:	1,648.34

Detach and Return With Payment

Send Payment To:

Invoice: 1000004617  
Customer: 4007  
OKEECITY  
55 SE 3RD AVE \*CITY HALL\*  
OKEECHOBEE FL 34974

BOARD OF COUNTY COMMISSIONERS  
312 NW 3RD ST STE 165  
OKEECHOBEE FL 34972-4113

TOTAL DUE: \$1,648.34  
AMOUNT PAID: \_\_\_\_\_

# DEAN MEAD

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, Florida 32801

407-841-1200  
407-423-1831 Fax  
www.deanmead.com  
Fed Tax ID# 59-2049716

Orlando  
Fort Pierce  
Vero Beach  
Viera  
Tallahassee

OKEECHOBEE BOARD OF COUNTY COMMISSIONERS  
ATTN: COMMISSIONER TERRY BURROUGHS  
304 NW 2ND ST. - ROOM 123  
OKEECHOBEE, FL 34972

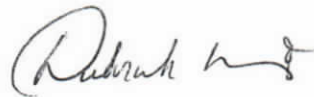
September 30, 2021  
ID: 011816.023112  
INVOICE # 389813  
MDM

---

RE: GENERAL

FOR PROFESSIONAL SERVICES RENDERED:

TOTAL FEES	\$4,945.00
TOTAL CURRENT AMOUNT DUE	\$4,945.00
<b>TOTAL AMOUNT DUE</b>	<b>\$4,945.00</b>



THIS INVOICE IS PAYABLE UPON RECEIPT.

PLEASE RETURN THIS PAGE WITH YOUR REMITTANCE OR PAY INVOICES  
ONLINE AT [WWW.DEANMEAD.COM](http://WWW.DEANMEAD.COM)

WE ACCEPT VISA, MASTERCARD, DISCOVER, AND AMERICAN EXPRESS



# DEAN MEAD

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, Florida 32801

407-841-1200  
407-423-1831 Fax  
www.deanmead.com  
Fed Tax ID# 59-2049716

Orlando  
Fort Pierce  
Vero Beach  
Viera  
Tallahassee

OKEECHOBEE BOARD OF COUNTY COMMISSIONERS  
ATTN: COMMISSIONER TERRY BURROUGHS  
304 NW 2ND ST. - ROOM 123  
OKEECHOBEE, FL 34972

September 30, 2021  
ID: 011816.023112  
INVOICE # 389813  
MDM

---

RE: GENERAL

FOR PROFESSIONAL SERVICES RENDERED:

## ITEMIZED ATTORNEY FEES

DESCRIPTION	DATE	ATTY	HOURS	RATE	AMOUNT
RECEIVE AND REVIEW MESSAGE FROM COMMISSIONER T. BURROUGHS; RESPOND TO MESSAGE.	09/01/21	MDM	0.20	600.00	120.00
TELEPHONE CONFERENCE WITH COMMISSIONER T. BURROUGHS RE NEEDED ANALYSIS OF FORMATION OF OUA AND INTERLOCAL AGREEMENT AND LIMITATIONS UPON APPOINTING ELECTED INDIVIDUALS TO SERVE; PREPARATION OF EMAIL TO JLW ON THE ABOVE SUBJECT MATTER.	09/02/21	MDM	0.50	600.00	300.00
RECEIVE AND RESPOND TO EMAIL WITH COMMISSIONER BURROUGHS RE MINUTES OF MEETING WITH QUESTIONS TO ADDRESS; FORWARD INFORMATION TO JLW.	09/10/21	MDM	0.30	600.00	180.00

# DEAN MEAD

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, Florida 32801

407-841-1200  
407-423-1831 Fax  
www.deanmead.com  
Fed Tax ID# 59-2049716

Orlando  
Fort Pierce  
Vero Beach  
Viera  
Tallahassee

OKEECHOBEE BOARD OF COUNTY COMMISSIONERS  
011816.023112  
September 30, 2021  
Page 2

DESCRIPTION	DATE	ATTY	HOURS	RATE	AMOUNT
INITIAL REVIEW OF OUA MINUTES; EMAILS RE: SAME.	09/12/21	JLW	0.40	450.00	180.00
RESEARCH AGO OPINION; PREPARATION OF EMAIL FORWARDING SAME TO JLW.	09/13/21	MDM	0.50	600.00	300.00
RECEIVE AND RESPOND TO EMAILS WITH JLW; TELEPHONE CONFERENCE WITH JLW RE REVIEW OF INTERLOCAL AGREEMENT AND PROPOSED CHANGES.	09/14/21	MDM	0.30	600.00	180.00
RECEIVE AND RESPOND TO MESSAGES FROM MDM RE OUA FILES AND RECORDS; REVIEW AND RECALL FILES; OBTAIN ADDITIONAL DOCUMENTS REQUESTED BY MDM AND JLW.	09/14/21	LB*	1.00	160.00	160.00
REVIEWING DOCUMENTS INCLUDING AGO OPINION AND CALLS AND EMAILS RE: QUESTION OF BOARD COMPOSITION.	09/14/21	JLW	1.10	450.00	495.00
RECEIVE AND RESPOND TO EMAILS WITH JLW RE FOLLOW UP TO INQUIRY.	09/15/21	MDM	0.20	600.00	120.00
RECEIVE AND RESPOND TO EMAILS WITH JLW; FORWARD INFORMATION TO JLW.	09/16/21	MDM	0.20	600.00	120.00
REVIEW DRAFT OF MEMO;	09/17/21	MDM	0.50	600.00	300.00

# DEAN MEAD

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, Florida 32801

407-841-1200  
407-423-1831 Fax  
www.deanmead.com  
Fed Tax ID# 59-2049716

Orlando  
Fort Pierce  
Vero Beach  
Viera  
Tallahassee

OKEECHOBEE BOARD OF COUNTY COMMISSIONERS  
011816.023112  
September 30, 2021  
Page 3

DESCRIPTION	DATE	ATTY	HOURS	RATE	AMOUNT
PREPARATION OF EMAIL FROM JLW RE ADDITIONAL ISSUES TO ADDRESS AND RESTRUCTURING OF MEMO; RECEIVE AND RESPOND TO EMAILS ON THE ABOVE SUBJECT MATTER.					
CONTINUED DRAFTING OF MEMO AND EMAILS RE:SAME.	09/17/21	JLW	0.60	450.00	270.00
RECEIVE AND REVIEW DRAFT MEMO; PREPARATION OF EMAIL TO JLW RE REVISIONS AND STRUCTURE OF MEMO.	09/20/21	MDM	0.50	600.00	300.00
CONTINUING RESEARCH AND DRAFTING OF MEMORANDUM; EMAILS REGARDING SAME.	09/20/21	JLW	0.90	450.00	405.00
RECEIVE AND RESPOND TO EMAILS WITH COMMISSIONER T. BURROUGHS; REVIEW AND REVISE MEMORANDUM; PREPARATION OF EMAIL JLW; RECEIVE AND REVIEW REVISED MEMORANDUM AND ATTACHMENT.	09/21/21	MDM	0.70	600.00	420.00
CONTINUING DRAFTING AND RESEARCH AND EMAILS RE: MATTER.	09/21/21	JLW	1.50	450.00	675.00
RECEIVE AND RESPOND TO JLW RE REVISED MEMO AND	09/22/21	MDM	0.70	600.00	420.00



# DEAN MEAD

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700  
P.O. Box 2346 (ZIP 32802-2346)  
Orlando, Florida 32801

407-841-1200  
407-423-1831 Fax  
www.deanmead.com  
Fed Tax ID# 59-2049716

Orlando  
Fort Pierce  
Vero Beach  
Viera  
Tallahassee

OKEECHOBEE BOARD OF COUNTY COMMISSIONERS  
011816.023112  
September 30, 2021  
Page 4

DESCRIPTION	DATE	ATTY	HOURS	RATE	AMOUNT
ATTACHMENTS; COORDINATE MATERIALS FOR DELIVERY TO CLIENT; PREPARATION OF EMAIL TO COMMISSIONER BURROUGHS FORWARDING MEMO AND ATTACHMENTS.					
					SUBTOTAL:
					\$4,945.00
TOTAL CURRENT AMOUNT DUE					\$4,945.00
<b>TOTAL AMOUNT DUE</b>					<b>\$4,945.00</b>

## **Tracy Rowland**

---

**From:** Terry Burroughs  
**Sent:** Tuesday, October 5, 2021 2:55 PM  
**To:** Tracy Rowland  
**Cc:** Deborah Manzo  
**Subject:** OUA Interlocal Agreement Team

Tracy,

Per our discussion revolving around the Dean Mead bill. The team was established by the BOCC and the City Council to open up the OUA Interlocal agreement and make the appropriate changes that may be required. During the initial team discussion, an issue regarding the placement of an elected official on the OUA Board was brought forward. To move forward we required counsel from Michael Minton, Dean Mead. He is the attorney we have used on all changes to the Interlocal agreement. Since the BOCC and City Council authorized the opening up the agreement and with an legal issue rising in the initial session, the team reached out to the counsel of record to provide a ruling on the issue. Counsel now has sent in a bill for his services wwhereby the legal billing should be split between the three entities (BOCC, OUA and City Council).

***Terry Burroughs***  
***Chairman***  
***Okeechobee Board of County Commission***  
***District 4***

**RESOLUTION NO. 2021-08**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA TO AUTHORIZING THE CITY TO PARTICIPATE AND BID TO ACQUIRE PROPERTY LOCATED AT 1003 SOUTHWEST 3RD AVENUE, OKEECHOBEE, FLORIDA DURING THE TAX SALE; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, in 2019, the City Council found that it was in the City's best interest to purchase the tax certificates for the property located at 1003 Southwest 3rd Avenue, Okeechobee, Florida (the "Property"); and

**WHEREAS**, the City has purchased Tax Certificate No. 2917, Tax Certificate No. 2940, and Tax Certificate No. 2513; and

**WHEREAS**, the City has submitted the required documents to the Tax Collector's Office in order for the sale of the Property to proceed; and

**WHEREAS**, the City has been informed that the sale may occur in November 2021 or soon thereafter; and

**WHEREAS**, the City Council wishes to formally participate as a bidder at the sale of the Property and purchase the Property.

**NOW, THEREFORE**, be it resolved before the City Council for the City of Okeechobee, Florida; that the City 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:** The above recitals are true and correct and incorporated in this Resolution.

**Section 2:** The City Council is authorized to actively participate and submit bid during the Tax Collector's sale of the Property and purchase said Property.

**Section 3.** This Resolution shall become effective immediately upon adoption.

**INTRODUCED and ADOPTED** by the City Council of the City of Okeechobee, Florida, on this 26<sup>th</sup> day of October 2021.

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

**ATTEST:**

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

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



## DRAFT 09/23/2021

### CITIZENS' BILL OF RIGHTS

#### CITIZENS' BILL OF RIGHTS

The City of Okeechobee (the City) recognizes that Democracy is a form of government in which people's participation is of primary importance. Citizens must have a voice in decision-making. Decision-makers in government are accountable to the public. The orderly, efficient and equitable governance and operation of the City is enhanced when there is informed participation of residents exercising their rights and responsibilities, and for residents to respect the dignity of public office. In order to provide the public with full and accurate information, to promote efficient governance, to ensure accountability, and to provide all persons fair and equitable treatment, the following *Citizens' Bill of Rights* are established:

1. Truth in Government. No City official or employee shall knowingly furnish false information on any public matter, nor knowingly omit significant facts when giving requested information to members of the public.
2. Public Records. All audits, reports, minutes, documents and other public records of the City and its boards, agencies, departments and authorities shall be open for inspection at reasonable times and places convenient to the public.
3. Accessibility. Every person should have the ability to transact City business with accessibility and convenience. The City Council, the City Administrator and all City employees shall provide reasonably convenient times for required inspections, for transacting business with the City, and for registration and voting.
4. Minutes and Ordinance Register. The City Clerk shall maintain and make available for public inspection an ordinance register separate from the minutes showing the votes of each member on all ordinances and resolutions listed by descriptive title. As a general rule, written minutes of all meetings, including any advisory bodies, and the like, and the ordinance register shall be available for public inspection not later than 30 days after the conclusion of the meeting.
5. Right to be Heard. While maintaining orderly conduct of public business, any interested person has the opportunity to appear before the City Council or City board or department for the presentation, adjustment or determination of an issue, request, or controversy within the jurisdiction of the City. The City Council shall adopt agenda procedure and schedule hearings in a manner that will enhance the opportunity for public participation. Nothing herein shall prohibit the City from imposing reasonable time limits and procedures for the presentation of a matter and to ensure orderly meetings and proper decorum.
6. Right to Notice. Persons entitled by law, ordinance or resolution to notice of a City hearing shall be timely informed as to the time, place and nature of the hearing and the legal authority pursuant to which the hearing is to be held. Copies of proposed ordinances or resolutions shall be made available at a reasonable time prior to the hearing, unless the matter involves an emergency ordinance or resolution.

7. Administrators' and Attorneys' Reports. The City Administrator and City Attorney shall periodically make a public status report on all major matters pending or concluded within their respective areas of concern.

8. Budgeting. In addition to any budget required by state statute, the City Administrator at the direction of the Mayor shall prepare a budget showing the cost of each department for each budget year. Prior to the City Council's first public hearing on the proposed budget required by state law, the City Administrator shall make public a budget summary setting forth the proposed cost of each individual department and reflecting the personnel for each department, the purposes therefore, and the amount of any contingency and carryover funds for each department.

9. Representation of City and Public. The Mayor shall endeavor to designate one or more individuals, if and when resources are available, to represent the City at all proceedings before County, regional, State and Federal regulatory bodies when actions may, significantly affect the City and its residents.

10. Construction. All provisions of this Bill of Rights shall be construed to be supplementary to and not in conflict with the general laws of Florida. If any part of this Bill of Rights shall be declared invalid, it shall not affect the validity of the remaining provisions. Nothing herein is intended to create any legally enforceable rights or causes of action in a court of law. The City Council, the City Administrator and the City staff shall, to the extent reasonable, carry out these responsibilities and strive to achieve them whenever possible and when provided by law.

**CITY OF OKEECHOBEE CHARTER  
TABLE OF CONTENTS**

**ARTICLE 1**

§C-1.1. Corporate Existence..... \_\_  
§C-1.2. Form of Government ..... \_\_  
§C-1.3. Corporate Boundary ..... \_\_  
§C-1.4. Powers ..... \_\_  
§C-1.5. Construction ..... \_\_

**ARTICLE 2 – CITY COUNCIL; MAYOR..... \_\_**

§C-2.1. City Council ..... \_\_  
§C-2.2. Mayor and Vice Mayor ..... \_\_  
§C-2.3. Election and Term of Office ..... \_\_  
§C-2.4. Qualifications ..... \_\_  
§C-2.5. Vacancies; Forfeiture of Office; Filling of Vacancies..... \_\_  
§C-2.6. Compensation; Reimbursement for Expenses ..... \_\_  
§C-2.7. Recall..... \_\_

**ARTICLE 3 – ADMINISTRATIVE**

§C-3.1. City Administrator..... \_\_  
§C-3.2. Powers and Duties of the City Administrator ..... \_\_  
§C-3.3. Acting City Administrator..... \_\_  
§C-3.4. Bond of City Administrator ..... \_\_  
§C-3.5. City Clerk..... \_\_  
§C-3.6. City Attorney..... \_\_  
§C-3.7. Police Chief ..... \_\_  
§C-3.8. City Code of Administrative Regulations ..... \_\_  
§C-3.9. Expenditure of City Funds..... \_\_  
§C-3.10. City Board and Agencies ..... \_\_  
§C-3.11. Competitive Bid Requirements/Purchasing..... \_\_

**ARTICLE 4 – LEGISLATIVE**

§C-4.1. Council Meeting Procedures..... \_\_  
§C-4.2. Prohibitions..... \_\_  
§C-4.3. Ordinances ..... \_\_  
§C-4.4. Emergency Ordinances ..... \_\_  
§C-4.5. Annual Budget Adoption ..... \_\_  
§C-4.6. Fiscal Year ..... \_\_  
§C-4.7. Appropriation Amendments or Budget Amendments during the Fiscal Year..... \_\_  
§C-4.8. Authentication, Recording and Disposition of Ordinances; Resolutions  
and Charter Amendments ..... \_\_  
§C-4.9. Annual Tax Levy ..... \_\_  
§C-4.10. Independent Audit..... \_\_

**ARTICLE 5 – ELECTIONS**



§C-5.1. Elections..... \_\_  
§C-5.2. Initiative and Referendum ..... \_\_

**ARTICLE 6 – CHARTER AMENDMENTS**

§C-6.1. Procedure to Amend..... \_\_  
§C-6.2. Charter Revision and Review Committee ..... \_\_

**ARTICLE 7 – GENERAL PROVISIONS**

§C-7.1. Severability ..... \_\_  
§C-7.2. Conflicts of Interest; Ethical Standards..... \_\_  
§C-7.3. City Personnel System ..... \_\_  
§C-7.4. Variation of Pronouns..... \_\_  
§C-7.5. Charitable Contributions..... \_\_  
§C-7.6. Precedence over Related Laws ..... \_\_  
§C-7.7. Discrimination of Policy ..... \_\_  
§C-7.8. Effect of this Charter..... \_\_

**ARTICLE 8 – TRANSITION PROVISIONS**

§C-8.1. Interim Adoption of Codes, Ordinances and Resolutions ..... \_\_

**CITY OF OKEECHOBEE CHARTER**

We, the people of the City of Okeechobee (the City), in order to preserve and protect our hometown way of life, to secure the benefits and responsibilities of home rule, and to provide a municipal government which serves the needs of our community and our citizens, do hereby adopt this Charter.

**ARTICLE 1. - CORPORATE EXISTENCE, FORM OF GOVERNMENT, BOUNDARY AND POWERS**

§ C-1.1. - Corporate Existence.

A municipal corporation known as City of Okeechobee (the "City") is hereby created pursuant to the Constitution of the State of Florida (the "State") and the Home Rule Charter of the City.

§ C-1.2. - Form of Government.

**The City shall have a "Mayor-City Council-Administrator" form of government.**

§ C-1.3. - Corporate Boundary.

The corporate boundary of the City shall be as follows:

THAT A MUNICIPALITY to be called the City of Okeechobee is hereby established in the County of Okeechobee, the territorial boundaries of which shall be as follows: Beginning at the Northeast corner of the Northwest quarter of the Northeast quarter of Section 15 in Township 37 South, Range 35 East, and then run South to the Southeast corner of the Southwest quarter of the Southeast quarter of Section 22, Township 37 South, Range 35 East, then run West along the section line dividing Sections 22 and 27 and 21 and 28, to the Southwest corner of Section 21, Township 37 South, Range 35 East, then run North along the section line dividing Sections 20 and 21 and 16 and 17 to the Northwest corner of Section 16 in Township 37 South, Range 35 East, then run East along section line dividing Section 9 and 16 and 10 and 15 to Point of Beginning;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Beginning at the Northeast corner of the Northeast quarter of Section 28 Township 37 South of Range 35 East and then run South to the Southeast corner of the Northeast quarter of Section 28, Township 37 South of Range 35 East, then run West to the Southwest corner of the Northeast quarter of Section 28 Township 37 South of Range 35 East and then run North to the Northwest corner of the Northeast quarter of Section 28, Township 37 South of Range 35 East, and then run East to Point of Beginning;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Beginning at the Southeast corner of Section 9. Township 37 South, Range 35 East and bear North along the East line of said Section 9 a distance of 325.12 feet to the South boundary of that property described in Official Records Book 207, Page 177, Public Records of Okeechobee County, Florida; thence bear South 89°59'53" West along the South boundary of said property described in Official Records Book 207, Page 177, a distance of 351.67 feet to a point on the

East right-of-way line of State Road 15 (a/k/a Parrott Avenue); thence bear South 00°00'07" West along said right-of-way line a distance of 301.12 feet; thence bear North 89°52'43" East along said road right-of-way line a distance of 20.00 feet; thence bear South 00°00'07" East along said road right-of-way line a distance of 24.69 feet to a point on the South line of said Section 9; thence bear North 89°52'43" East along the South line of said Section 9 a distance of 331.66 feet to the Point of Beginning. ALSO: Beginning at the Southwest corner of Section 10, Township 37 South, Range 35 East and bear North along the West line of said Section 10 a distance of 325.12 feet to a point on the South boundary of that property described in Official Records Book 207, Page 177; thence bear North 89°59'53" East a distance of 448.33 feet along the South boundary of said property described in Official Records Book 207, Page 177; thence bear South 00°00'07" East along the extension of the East boundary of said property described in Official Records of Book 207, Page 177, a distance of 321.60 feet to a point on the South line of said Section 10; thence bear South 89°32'54" West a distance of 448.36 feet to the Point of Beginning. All lying and being in Sections 9 and 10, Township 37 South, Range 35 East; adopted on June 6, 1983 by Ordinance No. 486 recorded in OR Book 284 Pages 372-373, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Lot 6 and the South half of Lot 5 of Block 44; Lots 14 through 16, inclusive of Block 45; Lots 11 through 16, inclusive of Block 52; Lots 1 through 6, inclusive of Block 53; Lots 1 through 6, inclusive of Block 68; Lots 11 through 16, inclusive of Block 69; Lots 11 through 16, inclusive of Block 76 and Lots 1 through 6, inclusive of Block 77 all located in Conner's Highlands, as recorded in Plat Book 1, Page 21, Official Records of Okeechobee County; adopted on August 1, 1983 by Ordinance No. 489 recorded in OR Book 256 Page 991, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Lots 17 through 26, inclusive of Block 52 and Lots 1 through 10, inclusive of Block 69 all located in Conner's Highlands, as recorded in Plat Book 1, Page 21 Official Records of Okeechobee County; adopted on December 10, 1984 by Ordinance No. 526 recorded in OR Book 275 Page 1231, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Lots 1 through 6, inclusive and 8 through 10, inclusive of Block 76; Lots 17 through 26, inclusive of Block 69 all located in Conner's Highlands, as recorded in Plat Book 1, Page 21 Official Records of Okeechobee County; adopted on November 19, 1985 by Ordinance No. 563 recorded in OR Book 280 Page 921, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Lots 1 through 10, inclusive of Block 52; and Lots 17 through 26, inclusive of Block 45 all located in Conner's Highlands, as recorded in Plat Book 1, Page 21 Official Records of Okeechobee County; adopted on December 2, 1986 by Ordinance No. 583 recorded in OR Book 283 Page 790, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Parcel "C": South one-half of Southwest one-quarter of Northwest one-quarter



of Northwest one-quarter. Lying in Section 27, Township 37 South, Range 35 East, Okeechobee County, Florida; adopted on January 20, 1987 by Ordinance No. 587 recorded in OR Book 284 Page 374, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: Lot 7 of Block 76 located in Conner's Highlands, as recorded in Plat Book 1, Page 21 Official Records of Okeechobee County; adopted on September 5, 1989 by Ordinance No. 613 recorded in OR Book 307 Pages 220-221, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: PARCEL I The Northwest one-quarter of the Northwest one-quarter of the Northeast one-quarter; together with the Northeast one-quarter of the Northwest one-quarter lying North and East of Taylor Creek; also the West 176 feet of the Northeast one-quarter of the Northwest one-quarter of the Northeast one-quarter, less Plat of the 2nd Addition of Okeechobee Estates, also less and except the following described parcel: Beginning at the Southeast corner of Lot No. 14, Okeechobee Estates, according to replat of Lots 1 to 14 of Okeechobee Estates, as recorded in Plat Book 3, Page 55, Public Records of Okeechobee County, Florida, thence run South 00°22'24" East for a distance of 55 feet, thence North 89°37'36" West a distance of 55 feet more or less to Taylor Creek, thence Northwesterly along the boundaries of Taylor Creek to a point of an extended line parallel to the South line of herein described tract then South 89°37'36" East for a distance of 100 feet, more or less, to Point of Beginning. All being in Section 27, Township 37 South, Range 35 East, Okeechobee County, Florida. Parcel V Northeast quarter of Northeast quarter; East half of Northwest quarter of Northeast quarter less and except the West 176.00 feet of the Northeast quarter of the Northwest quarter of the Northeast quarter all being in Section 27, Township 37 South, Range 35 East; adopted on October 3, 1989 by Ordinance No. 616 recorded in OR Book 307 Pages 1405-1406. Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: PARCEL VI That part of the Southwest quarter of Northwest quarter of Northeast quarter lying North and East of Taylor Creek; that part of the South half of Northeast quarter lying North and East of Taylor Creek; that part of the North half of Southeast quarter lying North of Taylor Creek, all being in Section 27, Township 37 South, Range 35 East; adopted on January 2, 1990 by Ordinance No. 622 recorded in OR Book 310 Page 480, Public Records of Okeechobee County, Florida;

AND IN ADDITION TO THE BOUNDARIES SET OUT ABOVE THE FURTHER AND ADDITIONAL TERRITORY BOUNDED AS FOLLOWS: All that certain piece, parcel or tract of land situate, lying and being in Sections 27 and 28, Township 37 South, Range 35 East, Okeechobee County, Florida, as shown on the original Government Land Office (G.L.O.) Township Plat and as approved by the Surveyor General on September 29, 1903. All of which is more particularly bounded and described as follows, to-wit: Commencing for reference at a found 5/8 " iron rod with cap (stamped "PLS 3372") at the East quarter Section corner of said Section 28, Township 37 South, Range 35 East; Thence, bearing South 89°30'05" West along the South line of the Northeast quarter of Section 28, Township 37 South, Range 35 East, a distance of 297.04 feet to set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179) and the point and place of beginning of the herein described parcel; Thence, continuing along same, bearing

South 89°30'05" West a distance of 62.29 feet to a set P.K. nail and disk (stamped lb 6221) on the East right-of-way line of U.S. 441, (a/k/a State Road 15 and Parrott Avenue, 100 feet wide right-of-way; Thence, leaving the South line of the Northeast quarter of Section 28, bearing North 00°10'23" West along said East right-of-way line of U.S. 441, a distance of 242.00 feet to the South line of Block 51 First Addition to South Okeechobee, as recorded in Plat Book 1, Page 17, Okeechobee County, Florida; Thence, leaving the East right-of-way line of U.S. 441, bearing North 89°30'05" East along said South line of Block 51, a distance of 359.56 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179) on the East line of said Section 28; Thence, leaving the South line of Block 51, bearing North 00°07'12" West along said East line of Section 28 and along the East line of said Block 51, a distance of 295.93 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, leaving the East line of Section 28 and the East line of Block 51, bearing North 89°18'40" East a distance of 483.36 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing North 00°10'23" West a distance of 121.82 feet, to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing North 89°18'40" East along the North line of South half of the Southwest quarter of the Northwest quarter of said Section 27 a distance of 528.47 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing South 00°10'23" East along a line 1421.61 feet East of and parallel with the centerline of the aforesaid U.S. 441, a distance of 730.00 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing South 89°18'40" West a distance of 285.41 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing South 18°29'43" East a distance of 234.56 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, bearing South 00°10'23" East a distance of 173.72 feet to a set 4" x 4" concrete monument with aluminum alloy cap (stamped M.F. Lenz Co. LB 6221); Thence, bearing South 89°18'28" West along the North line of lands of City Markets Building, Inc. as recorded in Official Records Book (O.R.B.) 205, Page 285 and Official Records Book 201, Page 73, a distance of 1021.76 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179), at the Southeast corner of those lands of Louis R. Demicco as recorded in Official Records Book 200, Page 893 Public Records of Okeechobee County, Florida; Thence, leaving the North line of lands of City Markets Building, Inc., bearing North 00°07'12" West along the Easterly line of those lands of Louis R. Demicco, a distance of 424.40 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, continuing along the lands of Louis R. Demicco, bearing South 89°30'05" West a distance of 35.00 feet to a set 7/8 " iron rod with aluminum alloy cap (stamped ECD PLS 5179); Thence, continuing along the lands of Louis R. Demicco, bearing North 43°44'23" West a distance of 59.98 feet to the point and place of beginning; The above described premises contain an area of 1,182,298.90 square feet or 27.14 acres. Subject to all Easements, Conditions and Restrictions as contained within the Chain of Title; adopted on March 17, 1998 by Ordinance No. 710 recorded in OR Book 403 Pages 1627-1631, Public Records of Okeechobee County, Florida.

CONSISTING OF APPROXIMATELY 2651.649 ACRES, MORE OR LESS. (TOTAL AREA IN ACREAGE OF THE CITY OF OKEECHOBEE AS HEREIN DESCRIBED AS OF THE DATE OF THE LAST ANNEXATION ON MARCH 17, 1998 SET OUT ABOVE).

#### § C-1.4. - Powers.

The City shall have and may exercise all available governmental, corporate and proprietary powers, allowable under law and the Constitution. Through the adoption of this Charter, it is the intent of the

electors of the City to grant to the municipal government established herein the broadest exercise of home rule powers permitted under the Constitution and laws of the State of Florida, as fully and completely as though they were specifically enumerated and incorporated in this Charter.

§ C-1.5 Construction.

This Charter and the powers of the City shall be construed liberally in favor of the City and its authority to conduct municipal business.



## **ARTICLE 2**

### **ARTICLE 2. - CITY COUNCIL; MAYOR**

#### § C-2.1. - City Council.

There shall be a City Council (or the Council). Except as otherwise prescribed herein provided by law, all legislative and police powers of the City shall be vested in the Council, including but not limited to the setting of policy, approval of budget, determination of tax rates, hiring and firing of the charter officers; police chief, City Attorney, City Administrator, and the development of community land use policies and regulations. The Council may create and appoint committees including any advisory bodies. The Council shall consist of four (4) members ("Council Members") in addition to the Mayor. References in this Charter to the City Council or Council shall include the Mayor unless the context dictates otherwise.

Special meetings may be held at the call of the Mayor or a majority of the Council. Emergency matters may be acted upon without notice when authorized by a majority vote of the entire Council. Unless otherwise specified, all other action of the Council shall be by affirmative vote of the majority of a quorum present. The Council shall establish rules and order of business. A majority of the Council shall constitute a quorum.

Meetings. The Council shall meet regularly at such times and places as the Council may prescribe. The Council shall hold at least 10 regular monthly meetings in each calendar year, at such times and places as the Council shall set by resolution. Special meetings may be held on the call of the Mayor or upon the call of three members of the Council upon no less than 24 hours' notice to each Member and the public, or such shorter time as four Council Members shall deem necessary in case of an emergency affecting the public health, safety, welfare or the public peace.

#### § C-2.2. - Mayor and Vice Mayor.

- (a) Powers of the Mayor. The Mayor shall be recognized as head of City Government for all ceremonial purposes and for purposes of law, for service of process, execution of duly authorized contracts, deeds and other documents, and as the City official designated to represent the City in all dealings with other governmental entities. The Mayor shall preside at meetings of the Council, be a voting member of the Council, and may create and appoint committees in consultation with the Council. In addition, the Mayor shall ensure Council meetings are conducted in an orderly and efficient manner in accordance with Roberts Rules of Order, as may be amended from time to time, and other pertinent procedures and policies.
- (b) In addition to the regular powers invested in any other Council member, the Mayor shall have the power to declare an emergency situation, and other related emergency declarations.
- (c) The Mayor shall have no other powers and duties beyond those conferred by this charter or by the Council in accordance with the provisions of this charter.
- (d) At the first Council meeting after the 30th day following the day of the general or run-off election of the Council, or in any calendar year in which there is no regular City election, at the first Council meeting in the month of November of such year, the Council shall elect one of its members as Mayor.

## **ARTICLE 2**

- (e) Vice-Mayor. During the absence or incapacity of the Mayor, the Vice-Mayor shall have all the powers, authority, duties and responsibilities of the Mayor. At the first Council meeting after the 30<sup>th</sup> day following the day of the general or run-off election of the City Council, or in any calendar year in which there is no regular City election, at the first Council meeting in the month of November of such year, the Council shall elect one of its members as Vice-Mayor.
- (f) In the absence or disability of both the Mayor and Vice-Mayor, the Council designate one of their number to act temporarily in the capacity of the Mayor.

### § C-2.3. - Election and Term of Office.

- (a) Election and Term of Office. Each Council Member and the Mayor shall be elected at-large for four year terms by the electors of the City in the manner provided in Article 5 of this Charter.

### § C-2.4. - Qualifications.

Candidates for Council shall qualify for election by the filing of a written notice of candidacy with the City Clerk at such time and in such manner as may be prescribed by ordinance and payment to the City Clerk. By ordinance, the Council may establish In lieu of a fee option for candidates to qualify. Only electors of the City who have resided continuously in the City for at least one year preceding the date of such filing shall be eligible to hold the Office of Council Member. Candidates for Council shall be required to submit proof of residency at the time of qualifying by producing a valid voter's registration card and any other document which establishes compliance with the residency requirements for the Office of Council member. The Council may establish additional specific residency requirements by Ordinance,

### § C-2.5. - Vacancies; Forfeiture of Office; Filling of Vacancies.

- (a) Vacancies. The office of a Council shall become vacant upon their death, resignation, disability which in this case shall mean incapacity to perform the duties of office, suspension or removal from office in any manner authorized by law, or by forfeiture of their office.
- (b) Forfeiture of Office.
  - i) Forfeiture by disqualification. A Council Member shall forfeit their office if at any time during their term (1) they fail to maintain permanent residence in the City, or (2) otherwise ceases to be a qualified elector of the Council.
  - ii) Forfeiture by absence. A Council Member shall be subject to forfeiture of their office, in the discretion of the remaining Council Members, if s/he is absent with good cause from any (6) regular meetings of the Council during any calendar year, or if s/he absent without good cause from any four (4), or three (3) as to the Mayor, consecutive regular meetings of the Council during the same calendar year.
  - iii) Procedures. The Council shall be the sole judge of the qualifications of its members and shall hear all questions relating to forfeiture of office, including whether or not good cause for absence has been or may be established. The burden of establishing good cause shall be on the Council. A Council Member whose qualifications are in question,

## **ARTICLE 2**

or, who is otherwise subject to forfeiture of his/her office, shall not vote on any such matters. The Council Member in question shall be entitled to a public hearing(s) on request regarding an alleged forfeiture of office. If a public hearing is requested, notice thereof shall be published in one or more newspapers of general circulation, or other means deemed acceptable by resolution, in the City at least one week in advance of the hearing. Any final determination by the Council in this regard shall be made by resolution. All votes and other acts of the Council Member in question prior to the effective date of such resolution shall be valid regardless of the grounds of forfeiture.

(c) Filling of vacancies. A vacancy on the Council shall be filled as follows:

- i) If the Mayor's position becomes vacant, and no more than six (6) months remain in the unexpired term of the Mayor, the Vice-Mayor shall complete the term of Mayor. If more than six (6) months remain in the unexpired term of the Mayor, the vacancy shall be filled by Council.
- ii) If the vacancy occurs on the Council, and no more than six (6) months remain in the unexpired term, the vacancy shall be filled by a nominee of the Council, within forty-five (45) days following the occurrence of the vacancy subject to confirmation of the Council. If more than twenty-four (24) months remains in the unexpired term of a Council Member, the vacancy shall be filled by a special election to be held not sooner than forty-five (45) days or more than one hundred twenty (120) days following the occurrence of the vacancy, unless there is a City, County, State or national election scheduled to take place not sooner than forty-five (45) days or more than one hundred twenty (120) days following the occurrence of the vacancy, in which case the vacancy shall be filled by the scheduled election. The vacancy occurring on the Council shall be filled by a Council Member within forty-five (45) days following the occurrence of the vacancy, subject to the confirmation of the Council. The nominee shall fill the vacancy until the special election or scheduled election.
- iv) Persons filling vacancies shall meet the qualifications specified in Section 2.4 of this Charter. Council may prescribe by ordinance additional requirements to qualify.
- iv) If no candidate for a vacancy meets the qualifications under this Article for that vacancy, the Council shall appoint a person qualified under this Article to fill the vacancy, who shall serve until the next regularly scheduled election for the balance of the original term, but only after a hearing and in addition to regular notice requirements.
- v) Notwithstanding any quorum requirements established herein, if at any time the full membership of the Council is reduced to less than a quorum, the remaining members may, by unanimous vote, appoint additional members to the extent otherwise permitted or required under this subsection (c).
- vi) In the event that all members of the Council are removed by death, disability, recall, forfeiture of office and/or resignation, the Governor of the State of Florida shall appoint



## **ARTICLE 2**

interim Council Members who shall call a special election within not less than 30 days or more than 60 days after such appointment. Such election shall be held in the same manner as the first elections under this Charter; provided, however, that if there are less than six months remaining in any of the unexpired terms, such interim Council Member appointee(s) by the Governor shall serve out the unexpired terms. Appointees must meet all requirements for candidates provided for in Article 2.

### § C-2.6. - Compensation; Reimbursement for Expenses.

Council Members (including the Mayor) shall receive compensation on a monthly basis. Compensation, as established by Ordinance, shall be increased in accordance with the U.S. Consumer Price Index. Further, the Council Members shall receive reimbursement for business expenses in accordance with applicable law, or as may be otherwise provided by ordinance.

### § C-2.7. - Recall.

The electors of the City shall have the power to recall and to remove from office any elected official of the City to the extent permitted by the Florida Constitution and the laws of the State of Florida. The minimum number of electors of the City which shall be required to initiate a recall petition shall be ten (10%) percent of the total number of electors of the City as of the preceding City election and shall be accomplished in accordance with the procedures set forth in Section 5.2 herein below.

## **ARTICLE 3**

### **ARTICLE 3. - ADMINISTRATIVE**

#### **§ C-3.1. - City Administrator.**

There shall be a City Administrator (the "Administrator") who shall be nominated by any Council Member and confirmed at a duly noticed Council meeting by a majority of the Council. The Administrator shall be retained for an employment contract with specified conditions and terms, including but not limited to compensation and benefits, as set by the Council. The Administrator shall be the chief administrative officer of the City and shall be appointed on the basis of his/her education, experience, executive and administrative qualifications. The Administrator shall be responsible to the Mayor and the Council for the administration of all City affairs, as outlined herein and in ordinances. The Administrator shall be responsible for the administration of all departments and divisions of the City government, and for carrying out policies adopted by the Council.

- (a) No Council Member shall be eligible for appointment as City Administrator during the term for which s/he has been elected and until two (2) years after its expiration. The Administrator need not be a resident of the City.
- (b) Removal. The Administrator may be suspended or removed from office upon the vote of the majority of the total membership of the Council, which shall set forth the reasons for suspension or removal. The Administrator shall continue to receive full compensation until the effective date of a final resolution of removal, unless otherwise determined by the Council. Notwithstanding anything herein, the Administrator may be removed from office with or without cause. Upon removal from office, the Council may appoint an Interim or Acting Administrator until such time as a permanent replacement is appointed by Council.

#### **§ C-3.2. - Powers and Duties of the City Administrator.**

The Administrator shall:

- (1) Be responsible for management and oversight of all City departments, and offices therein, as specified by ordinance, except for the City Attorney, the Police Chief, police department staff, and City Clerk and City Clerk office staff;
- (2) Direct and supervise the administration of all departments and offices, but not Council appointed committees, boards or agencies, unless as may directed by the Council from time to time;
- (3) Attend all Council meetings and have the right to take part in discussion but not the right to vote;
- (4) Ensure that all laws, provisions of this Charter, ordinances, and acts of the Council, subject to enforcement and/or administration by the Administrator, or by City personnel subject to his/her supervision, are faithfully executed;
- (5) Prepare and submit to the Council a proposed annual budget and capital improvement projects program;

**ARTICLE 3**

- (6) Submit to the Council, and make available to the public, an annual report on the finances, budget and administrative activities of the City as of the end of each fiscal year, or as may otherwise be directed by the Council.
- (7) Prepare such other reports as the Council may require concerning the operations of City departments, offices, boards, and agencies;
- (8) Keep the Council fully advised as to the financial conditions and future needs of the City and make such recommendations to the Council concerning the affairs of the City as s/he deems to be in the best interest of the City;
- (9) Perform such other duties as are specified in this Charter or as may be required by the Council or ordinance.

§ C-3.3. - Acting City Administrator.

To perform his/her duties during his/her temporary absence, disability, the Administrator may designate by letter filed with the Council, a qualified City officer to exercise the powers and perform the duties of Administrator during his/her absence or disability. During such absence or disability, the Mayor, with the approval of the Council, may revoke such designation at any time and appoint another officer of the City to serve until the Administrator shall return, or when his/her disability shall cease. The Acting City Administrator may be paid or otherwise compensated at the discretion of the Council.

§ C-3.4. – Bond of City Administrator.

The Administrator shall furnish a fidelity bond or such other insurance instrument of comparable protection to be approved by the Council, and in such amount as the Council may fix, with either instrument to be conditioned on the faithful performance of his/her duties. The premium of the bond shall be paid by the City.

§ C-3.5. - City Clerk.

The Clerk shall give notice of Council meetings to its members and the public, shall keep the minutes of the City's proceedings which shall be a public record, and is authorized to administer oaths, attest to the Mayor's or Administrator's signatures, and shall perform such other duties as the Council may prescribe from time to time. The City Clerk shall be the official records custodian of the City for all purposes. The City Clerk may serve as the City Supervisor of Elections as may be determined by the Council. The City Clerk shall maintain a City Code of Ordinances and administrative policies and regulations.

§ C-3.6. - City Attorney.

The Council shall nominate and confirm an individual attorney, or a law firm, to act as the City Attorney under such contract terms and conditions as may be established by the Council, from time to time, consistent with this Charter. The City Attorney shall report to the Council and, after full consideration, may only be removed by a majority vote of the total membership of the Council. The City Attorney shall attend all Council meetings and have the right to take part in discussion but not the right to vote, and shall perform such other duties as are specified in this Charter or as may be required by the Council. The City



## **ARTICLE 3**

Attorney shall keep the Council fully advised as to the legal affairs as well as related future needs of the City, and make such recommendations to the Council concerning the affairs of the City as s/he deems to be in the best interest of the City. The City Attorney shall be the chief legal officer of the City and is responsible for providing or supervising all legal counsel to City boards, advisory committees and the like.

### **§ C-3.7. – Police Chief.**

The Police Chief shall oversee all Police Department operations. The Chief or one of his deputies shall attend all City Council meetings and act as a sergeant at arms. The police department shall be responsible for promoting the public safety of all residents of the City through police protection. The department shall comply with all applicable federal, state, and local police safety standards and procedures, maintain all required licenses and certifications, and enforce all applicable federal, state and local laws and providing for the protection of all City residents.

### **§ C-3.8. – City Code of Administrative Regulations.**

The City Clerk shall maintain a City Code of Ordinances and administrative policies and regulations. The Council shall, by ordinance, establish appropriate procedures of reasonable notice and public comment on proposed administrative policies or regulations affecting the general public prior to taking final action on the same.

### **§ C-3.9. - Expenditure of City Funds.**

No funds of the City shall be expended except pursuant to duly approved appropriations.

### **§ C-3.10. - City Boards and Agencies.**

The Council shall establish or terminate advisory committees, boards and agencies, as it may deem advisable from time to time. The advisory committees, boards and agencies shall report directly to the Council; however the City Administrator or City Clerk, as appropriate, shall provide the administrative support to such Council-appointed committees, boards and agencies, as determined by the Council.

### **§ C-3.11. - Competitive Bid Requirements/Purchasing.**

- (a) Except as otherwise provided by law, contracts for public improvements and purchases of supplies, materials or services shall be awarded or made on the basis of clearly drawn specifications and competitive bids, as may be required by ordinance. The City Council shall have the power, in its sole and absolute discretion, to reject all bids and advertise again. Notwithstanding anything herein, in those circumstances, based on the written recommendation of the City Administrator or City Attorney, and determined by a majority vote of the Council, that expedited actions are needed for the protection of the public health, safety or welfare, or which are impracticable or otherwise not advantageous to the City to do so, contracts for purchases of supplies, materials or services may be awarded without competitive bids, or as may otherwise be authorized by law or executive order.
- (b) The Administrator, by ordinance, may be granted purchasing power without competitive bidding under specified dollar thresholds.

**ARTICLE 3**

- (c) No contract or order shall be issued to any vendor unless or until the Finance Director or the Administrator certifies that there is to the credit of such office, department or agency a sufficient unencumbered budget appropriation to pay for the supplies, materials, equipment or contractual services for which the contractor order is to be issued.

## **ARTICLE 4**

### **ARTICLE 4. - LEGISLATIVE**

#### **§ C-4.1. – Council Meeting Procedures.**

- (a) Meetings. The Council shall hold at least ten (10) regular monthly meetings in each calendar year, at such times and places as the Council may prescribe.
- (b) Rules of Procedure and Order. The Mayor, with the advice and consent of the Council Members, shall determine rules of procedure and order of business for any and all public meetings, workshops, or other such proceedings.
- (c) Quorum and Voting. Voting on ordinances shall be by roll call on final reading and shall be recorded. All other matters shall be by voice vote unless a Council Member or the City Clerk requests otherwise. No ordinance, except as otherwise provided in the Charter, shall be valid or binding unless adopted by the affirmative votes of at least three (3) Council Members. Council Member participation, and/or establishment of a quorum, by “communications media technology” is acceptable if allowable under pertinent State law or emergency order of the Governor.

#### **§ C-4.2. - Prohibitions.**

- (a) Appointment and Removal. Neither the Council, nor any of its members, shall in any manner dictate the appointment or removal of any City officers or employees whom the Administrator or any of his/her subordinates are empowered to employ or appoint.
- (b) Interference with Administration. It is the intent of this Charter that recommendations for improvement in City government operations by individual Council Members be made to and through the City Administrator, or at duly noticed Council meetings.
- (c) Holding Other Office. In addition to that prescribed by law, no elected City official, with the exception of a duly elected City Clerk, shall hold any appointive City office or City employment while in office. No former elected City official shall hold any compensated City employment until at least one (1) year after the expiration of his/her term.

#### **§ C-4.3. - Ordinances.**

- (a) Actions Requiring an Ordinance. In addition to other acts required by law or by specific provision of this Charter to be affected or authorized by ordinance, those acts of the Council shall be by ordinance which:
  - (1) Adopt or amend an administrative regulation or establish, alter or abolish any City office, department, board or agency;
  - (2) Establish a rule or regulation the violation of which carries a penalty or other penal measures;
  - (3) Levy taxes or appropriate funds;
  - (4) Grant, renew or extend a franchise;



**ARTICLE 4**

- (5) Set service or user charges for municipal services or grant administrative authority to set such charges;
- (6) Authorize the borrowing of money;
- (7) Convey or lease or authorize by administrative action the conveyance or lease of any lands of the City; or
- (8) Amend or repeal any ordinance previously adopted, except as otherwise provided in this Charter.

(b) Procedure. The Council may adopt procedures with respect to the passage of ordinances in accordance with applicable law.

§ C-4.4. - Emergency Ordinances.

To meet a public emergency affecting the public health, safety or welfare, or the public peace, the Council may adopt, in the manner provided in this Section, one or more emergency ordinances, but such ordinances may not: levy taxes, grant, renew or extend any municipal franchise; set service or user charges for any municipal services; or authorize the borrowing of money except as provided under the emergency appropriations provisions of this Charter if applicable.

- (a) Form. An emergency ordinance shall be introduced in the form and manner prescribed for ordinances generally, except that it shall be plainly designated in a preamble as an emergency ordinance and shall contain, after the enacting clause, a declaration stating that an emergency exists and describing it in clear and specific terms.
- (b) Procedure. An emergency ordinance may be adopted with or without amendment or rejected at the meeting at which it is introduced and shall be enacted by no less than three members of the Council. After its adoption, the ordinance shall be published and printed as prescribed for other ordinances.
- (c) Effective Date. An emergency ordinance shall become effective upon adoption or at such other date as may be specified in the ordinance.
- (d) Repeal. Every emergency ordinance except emergency appropriation ordinances shall automatically be repealed as of the sixty-first (61<sup>st</sup>) day following its effective date, but this shall not prevent re-enactment of the ordinance under regular procedures, or if the emergency still exists, in the manner specified in this Section. An emergency ordinance may also be repealed by adoption of a repealing ordinance in the same specified in this Section for adoption of emergency ordinances.
- (e) Emergency Appropriations. The Council may make emergency appropriations in the manner provided in this Section. To the extent that there are no available unappropriated revenues to meet such appropriations, the Council may by such emergency ordinance authorize the issuance of emergency notes, which may be renewed from time to time, but the emergency notes, including renewals thereof, shall be payable not later than the last day of the fiscal year next succeeding the fiscal year in which the emergency appropriation ordinance was originally

## **ARTICLE 4**

adopted. All emergency appropriations shall be subject to the independent audit set forth in Section 4.10 below.

### § C-4.5. - Annual Budget Adoption.

- (a) **Balanced Budget.** Each annual budget adopted by the Council shall be a balanced budget.
- (b) **Budget Adoption.** The Council shall by ordinance adopt the annual budget on or before the thirtieth (30<sup>th</sup>) day of September of each year. If it fails to adopt the annual budget by this date, the Council may by resolution direct that the amounts appropriated for current operations for the current fiscal year shall be deemed adopted for the ensuing fiscal year for a period of fifteen (15) days and renewed by resolution each fifteen (15) days, with all items in it prorated accordingly, until such time as the Council adopts an annual budget for the ensuing fiscal year. An ordinance adopting an annual budget shall constitute appropriation of the amounts specified therein.
- (c) **Specific Appropriation.** The budget shall be specific as to the nature of each category of appropriations therein. Reasonable appropriations may be made for contingencies, but only within defined spending categories.

### § C-4.6. - Fiscal Year.

The fiscal year of the City government shall begin on the first day of October and shall end on the last day of September of the following calendar year. Such fiscal year shall also constitute the annual budget and accounting year.

### § C-4.7. - Appropriation Amendments or Budget Amendments during the Fiscal Year.

- (a) **Supplemental Appropriations or budget amendments.** If, during any fiscal year, revenues in excess of those estimated in the annual budget are available for appropriation, the City Council may make supplemental appropriations for the fiscal year up to the amount of such excess.
- (b) **Reduction of Appropriations.** If, at any time during the fiscal year, it appears probable to the Administrator that the revenues available will be insufficient to meet the amount appropriated, he/she shall report in writing to the City Council without delay, indicating the estimated amount of the deficit, and his/her recommendations as to the remedial action to be taken, The City Council shall then take such action as it deems appropriate to prevent any deficit spending.

### § C-4.8. - Authentication, Recording and Disposition of Ordinances; Resolutions and Charter Amendments.

- (a) **Authentication.** The Mayor and the Clerk shall authenticate by their signature all ordinances and resolutions adopted by the Council. In addition, when Charter amendments have been approved by the electors, the Mayor and the Clerk shall authenticate by their signatures the Charter amendment, such authentication to reflect the approval of the Charter amendment by the electorate. Ordinances must be approved as to legal form by the City Attorney.
- (b) **Recording.** The Clerk shall keep properly indexed books in which shall be recorded, in full, all ordinances and resolutions passed by the Council. Ordinances shall, at the direction of the Council,

## **ARTICLE 4**

be periodically codified. The clerk shall also maintain the City Charter in current form and shall enter all Charter amendments.

- (c) Record Availability. The Council shall establish procedures for making all resolutions, ordinances, policies, or Codes adopted by reference, and this Charter, accessible to the people of the City on the City's website and other electronic means deemed appropriate, and shall otherwise be available for public inspection, or for purchase at a reasonable price.

### § C-4.9. - Annual Tax Levy.

The City shall have the right to levy, assess and collect all such taxes as are permitted by law, including without limitation ad valorem, excise, franchise or privilege taxes on services and utilities.

### § C-4.10. - Independent Audit.

The Council shall provide for an annual independent audit of all City accounts and may provide more frequent audits as it deems necessary. Those audits shall be made in accordance with generally accepted auditing standards by a certified public accountant or firm of such accountants (hereinafter referred to as the "auditors"), designated annually, who have no personal interest in the fiscal affairs of the City government or any of its officers. A summary of the results, including any deficiencies found, shall be made public. In making such audit, proprietary functions shall be audited separately and adequate depreciation on proprietary facilities shall be accrued so the public may determine the amount of any direct or any indirect subsidy. If a designated auditor has conducted the annual independent audit of the City for a period of five (5) consecutive years, the Council shall review, either through the appointment of a citizen's committee, an individual, or other certified public accountant or firm of such accounts, the adequacy of the auditors' performance.



## ARTICLE 5

### ARTICLE 5. - ELECTIONS

#### § C-5.1. - Elections.

- (a) Electors. Any person, who is a resident of the City, has qualified as an elector of the State and registers to vote in the manner prescribed by law shall be an elector of the City.
- (b) Nonpartisan Elections. All elections for the Council/City Clerk positions shall be conducted on a non-partisan basis and no ballot shall show the party designation of any candidate in accordance with the applicable provisions of the State of Florida Elections Code as codified in Florida Statutes, as may be amended from time to time.
- (c) Election Dates. The City's general election shall be held in even-numbered years on the first Tuesday after the first Monday in November. In the event an election date falls on a religious holiday, the Council may, by ordinance, change the dates for qualifying and for the election. The terms of the sitting officials shall be extended as necessary to accomplish the election date revision made pursuant to this Section in accordance with Section 2.3 of the Charter.
- (d) General Election. The ballot for the general election shall contain the names of all qualified candidates for each of the City Council/City Clerk positions which are to be filled as a result of members' terms expiring. The Candidates running for office with the highest number of votes shall be duly elected.
- (e) Run-off Election. The procedure and process set forth in the State of Florida Elections Code, as codified in Florida Statutes, and as may be amended from time to time, concerning a runoff election shall apply.
- (f) Special Elections. Special elections, when required, shall be scheduled by the Council at such times and in such manner as shall be consistent with this Charter, in accordance with the State of Florida Elections Code as codified in Florida Statutes, as may be amended from time to time.
- (g) Single Candidates for City Clerk or City Council. No election for the City Clerk seat, or any one Council seat, shall be required in any election if there is only one duly qualified candidate. That candidate shall be considered elected automatically in accordance with any pertinent process and timetable in law or Charter.
- (h) Vote by Mail. Vote by Mail voting will be permitted as provided by the laws of the State and under such conditions as may be prescribed by ordinance from time to time.
- (i) Commencement of Terms. The term of office of any elected official will commence on the first duly noticed Council meeting in January following the General Election and continue until his/her successor is qualified and elected for a period of four (4) years. .
- (j) Chief Elections Officer. The City Clerk is hereby designated as the chief elections officer of the City and shall see that all city elections are conducted in a proper and legal manner. Subject to the approval of the City council, the City Clerk may delegate any or all the responsibilities for administering elections to the Okeechobee County Supervisor of Elections.

## ARTICLE 5

- (k) Straw ballot. City Council may, by ordinance, call a special election with a purpose of having the electors of the City vote on an issue in a nonbinding referendum. The ordinance shall call the election, set the date therefor, and prescribe the ballot language. The City Clerk shall cause a notice of election to be published in accordance with state law. The election may be held in conjunction with a regularly scheduled city election or at such other time as provided by Council.
- (l) Applicable Law. To the extent not addressed herein or not inconsistent with the provisions herein, the State of Florida Elections Code, as codified in Florida Statutes, as may be amended from time to time, shall apply to Article 5 of the City Charter.

### § C-5.2. – Initiative and Referendum.

The electors of the City shall have the power to propose to the Council the passage or repeal of ordinances and to vote on the question if the Council refuses action. Such power shall not extend to the budget or capital program or any ordinance relating to appropriation of money, levy of taxes or salaries of City officers or employees.

(a) The person proposing to exercise this power shall submit the proposal to the Council which shall approve as to form a petition for circulation in one or several copies as the proposer may desire.

(b) The person or persons circulating the petition shall within sixty (60) days of approval of the form of the petition, obtain the valid signatures of voters in the city in numbers at least equal to twenty (20) percent of the registered voters in the City on the day on which the petition is approved, according to the official records of the Okeechobee County Elections Supervisor. Each person signing a petition shall place thereon, after their name, the date, and their place of residence. Each person circulating a copy of the petition shall attach to it a sworn affidavit stating the number of signers and the fact that each signature was made in the presence of the circulator of the petition.

(c) The signed petitions shall be filed with the City Clerk who shall immediately forward them to the Okeechobee County Elections Supervisor to determine the sufficiency of the signatures. The petitions shall be accompanied by a cashier's check payable to the Okeechobee County Elections Supervisor in an amount sufficient to pay for a canvass of the petitions in accordance with the applicable Florida Statutes and rules and regulations of the Division of Elections of the State of Florida. If the number of signatures is insufficient or the petition is deficient as to form or compliance with this section, the City Clerk shall notify the person filing the petition that the petition is insufficient and that it has failed.

(d) The Council shall within sixty (60) days after a sufficient petition is presented either: (1) Adopt the ordinance as submitted in an initiatory petition or repeal the ordinance referred to by a referendary petition, or (2) Submit the proposal to the electors of the City in impartial and concise language and in such manner as will provide a clear understanding of the proposal.

(e) If the Council determines to submit the proposal to the electors, the election shall be held on the next scheduled City election. The result shall be determined by a majority vote of the electors voting on the proposal.

(f) An ordinance proposed by initiatory petition or the repeal of an ordinance by referendary petition shall be effective no later than thirty (30) days after the election, except that: (1) Rights accumulated under an

**ARTICLE 5**

ordinance between the time a certified referendary petition against the ordinance is presented to the Council and the repeal of the ordinance by the voters, shall not be enforced against the City, and (2) Should two or more ordinances having conflicting provisions, be adopted at the same election, the one receiving the highest number of votes shall prevail as to those provisions.

(g) An ordinance adopted by the electorate through initiatory proceedings shall not be amended or repealed by the Council for a period of no less than one (1) year after the election at which it was adopted, but thereafter it may be amended or repealed like any other ordinance.



ARTICLE 6

ARTICLE 6. - CHARTER AMENDMENTS

§ C-6.1. - Procedure to Amend.

The Charter may be amended in accordance with these provisions:

- (a) Initiation by Ordinance. The City Council may, by ordinance, propose amendments to this Charter and upon passage of the initiating ordinance shall submit the proposed amendment to a vote of the electors at the next general election held within the City or at a special election called for such purpose.
- (b) Initiation by Petition. The electors of the City may propose amendments to this Charter by petition. Each petition proposing amendments to this Charter shall be commenced, in the form, filed, certified as to its sufficiency and/or withdrawn in the same manner as an ordinance proposed by initiative pursuant to Section 5.2.
- (c) Submission to Electors. Upon certification of the sufficiency of the petition, the Council shall submit the proposed amendment to a vote of the electors at the next general election if such election is scheduled to be held not less than sixty (60) days or more than one hundred and twenty (120) days from the date on which the petition was certified or at a special election called for that purpose. A special election, if necessary, shall be held not less than sixty (60) days or more than one hundred and twenty (120) days from the date on which the petition was certified.
- (d) Results of Election. If a majority of the qualified electors voting on a proposed amendment vote for its adoption, it shall be considered adopted upon certification of the election results. If conflicting amendments are adopted at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

§ C-6.2. - Charter Revision and Review Committee.

At its first regular meeting in December of the tenth year after the adoption of this Charter, and thereafter every tenth (10) year commencing thereafter, the Council shall appoint a Charter Review Advisory Commission ("Charter Review Commission") consisting of no less than five (5) persons. Each City Council Member shall be entitled to appoint one Charter Review Commission member but that appointee shall be ratified by a majority of the City Council. In addition, the Council may appoint by majority vote any additional members to the charter review commission which have submitted an application or letters of interest following public notice of such appointments. The Charter Review Commission shall commence its proceedings within forty-five (45) days after appointment by the Council. If the Charter Review Commission shall make recommendations to Council, and shall determine if a Charter revision is needed, it shall draft such amendments to this Charter as it deems appropriate and submit the same to the Council no later than one year after their appointment by the Council. Notwithstanding any other provision in this Charter, the Charter Review Commission shall select the Chairperson of the Charter Review Commission.

## **ARTICLE 7**

### **ARTICLE 7. - GENERAL PROVISIONS**

#### § C-7.1. - Severability.

If any section or part of a section of this Charter shall be held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter or the context in which such section or part of section so held invalid may appear, except to the extent that an entire section or part of section may be inseparably connected in meaning and effect with the section or part of section to which such holding shall directly apply.

#### § C-7.2. - Conflicts of Interest; Ethical Standards.

The Council, officials and employees of the City shall be subject to the standards of conduct for public officers and employees set by State law. In addition, the Council may, by ordinance, establish a Code of Ethics for Council, officials and employees of the City which may be supplemental to law, but in no case may such an ordinance diminish the provisions of this Section or of general law.

Without in any way limiting the generality of the foregoing, no Council Members shall have a financial interest, direct or indirect, in any contract, or sale, to the City, or to a contractor supplying the City of any land or rights or interests in any land, material supplies, or services. Therefore, no member of the Council who possesses such a financial interest shall vote on, or participate in the Council deliberations concerning, any such contract or sale. Any violation of this section with the knowledge of the person or entity contracting with the City may render the contract null and void.

#### § C-7.3. - City Personnel System.

All employments, appointments and promotions of City officers and employees shall be made pursuant to personnel policies and procedures to be established by the Administrator or City Clerk from time to time.

#### § C-7.4. - Variation of Pronouns.

All pronouns and any variation thereof used in this Charter shall be deemed to refer to masculine, feminine, neutral, singular or plural as the identity of the person or persons shall require and are not intended to describe, interpret, define or limit the scope, extent, or intent of this Charter.

#### § C-7.5. - Charitable Contributions.

The City shall not make any charitable contributions to any person or entity except if such contribution is approved by the affirmative votes of at least four (4) City Council Members.

#### § C-7.6. - Precedence over Related Laws.

In case of a conflict between the provisions of this Charter and the provisions of the Code of Ordinances to be adopted pursuant thereto, the Charter terms shall control. Moreover, nothing in this Charter shall be construed to alter, abolish, affect or amend the general laws of the State of Florida, now in force, or which hereinafter may be enacted relative to or affecting this City.

**§ C-7.7. - Discrimination Policy.**

The City shall not adopt any measure or policy or otherwise discriminate against any person due to age, race, religion, color, national origin, physical or mental disability, creed, sexual preference or gender identification.

**§ C-7.8. - Effect of This Charter.**

All laws and parts of laws relating to or affecting the City which are in full force and effect when this Charter shall take effect are hereby repealed and superseded to the extent that the same are inconsistent with the provisions of this Charter but, insofar as the provisions of this Charter are the same in terms or in substance and effect as provisions of law which are in full force and effect when this Charter shall take effect relating to or affecting the City, the provisions of this Charter are intended to be not a new enactment but a continuation of such provisions of law, and this Charter shall be so construed and applied.



## **ARTICLE 8**

### **ARTICLE 8. - TRANSITION PROVISIONS.**

#### **§ C-8.1. - Interim Adoption of Codes, Ordinances and Resolutions.**

Until otherwise modified or replaced by this Charter, or if inconsistent with the Articles herein, all ordinances and resolutions in effect on the date of adoption of this Charter shall, to the extent applicable and/or necessary to the City, remain in full force and effect as municipal ordinances and resolutions of the City, unless and until repealed or modified by the Council.

**City of Okeechobee**

**CHARTER REVISION CERTIFICATION**

Section 6.1 (a) of the Charter of the City of Okeechobee provides that the City Council may, by ordinance, propose amendments to the Charter subject to approval by the electorate at the next general election or at a special election called for such purpose. Article 6 of the City Charter provides the manner in which Charter amendments shall be proposed. A Election was held on [INSERT DATE], and in accordance with the majority vote and official election results, the City Charter shall be amended in accordance with the terms of Ordinance No. XXXX-XXX.

Ordinance No. XXXX - XXX was adopted on \_\_\_\_\_ 2021 accepting the results of the \_\_\_\_\_ 2022 Special Election.

APPROVED AS TO FORM AND LEGAL SUFFICENCY:

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