



CITY OF OKEECHOBEE

CITY COUNCIL

DECEMBER 7, 2021

LIST OF EXHIBITS

Draft Minutes

November 16, 2021

Exhibit 1

Temporary Street Closing, Annual Christmas Festival

Exhibit 2

Disposal of Surplus Police Equipment

Exhibit 3

Ordinance No. 1235, Comprehensive Plan Amendment

Exhibit 4

Ordinance No. 1245, Rezoning

Exhibit 5

Economic Development Corporation Presentation

Exhibit 6

OUA Work Group Discussion



CITY OF OKEECHOBEE, FLORIDA
NOVEMBER 16, 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 November 16, 2021, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Don Hanna of the First United Methodist Church, followed by the Pledge of Allegiance led by Council Member 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- A. Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn.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 B, Exhibit 10 was added and items B to F were re-lettered to C to G.
- B. Motion by Council Member Jarriel, seconded by Council Member Keefe to approve the agenda as amended. **Motion Carried Unanimously.**
- C. One comment card was submitted for public participation by Mr. Philip Baughman of B and B Site Development, Inc., who thanked the City Council for all they do to support local businesses, it is much appreciated.

IV. PRESENTATION AND PROCLAMATIONS

- A. Mrs. Patty Burnette was recognized by Mayor Watford and Administrator Ritter for her years of service. She was presented with a personalized leather embossed portfolio and framed certificate, which read **"In recognition of your 10 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from November 1, 2011 through November 1, 2021."**
- B. Police Chief Donald Hagan was recognized by Mayor Watford and Council Member Chandler for his years of service. He was presented with a \$500 bonus check and framed certificate, which read **"In recognition of your 25 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from November 22, 1996 through November 22, 2021."**
- C. Mayor Watford proclaimed November 27, 2021, as small business Saturday. A proclamation was presented to Chamber of Commerce Executive Director, Paulette Wise and her assistant Mariah Parriott, and read into the record as follows: **"Whereas, Small Business Saturday was founded in 2010 by American Express and officially co-sponsored by the Small Business Administration since 2015. Small Business Saturday has become an important part of how many small businesses launch their busiest shopping season; and Whereas, the City of Okeechobee believes that small businesses are the backbone of our economy and the glue that holds communities together. According to the United States Small Business Administration, as of 2020, there are currently 30.2 million small businesses in the United States. They represent more than 99 percent of American companies, create two-thirds of the net new jobs, and generate half of gross domestic product; and whereas, small businesses employ over 55 percent of the employees in the private sector in the United States; and 89 percent of consumers in the United States believe it's important to support the local, small businesses they value in their community; and they agree that locally owned, independent businesses contribute positively through paying taxes and providing jobs; and Whereas, advocacy groups and public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday. Now, therefore, I, Dowling R. Watford, Jr., by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim November 17 through 27, 2021 as "Small Business Saturday" and urge all residents of our community to join with us in this observance as we celebrate the accomplishments of small business owners and their employees and encourage the continued development of new small businesses on this Saturday and throughout the year."**
- D. Mayor Watford proclaimed the week of November 17 through 24, 2021 as Farm City Week. A proclamation was presented to Farm Bureau representative, Mickey Bandi, and read into the record as follows: **"Whereas, Florida farmers and ranchers help feed the world by producing a bounty of nutritious foods. To do this, they rely on essential partnerships with urban and rural communities to supply, sell and deliver finished products to consumers across Florida and around the globe; and Whereas, rural and urban communities working together have built our nation's rich agricultural resources so that they contribute to the health and well-being of our country and the strength of our economy; and Whereas, during National Farm City Week, we recognize the importance of this cooperative network."**

IV PRESENTATION AND PROCLAMATIONS CONTINUED

D. Continued: **Agriculture and related enterprises employ more than 2 million workers, including farmers and ranchers, shippers, processors, marketers, retailers, inspectors, and others who contribute an annual impact of \$146 billion to Florida’s economy; and Whereas, Farm City Week activities celebrate the mutually beneficial relationships that support the quality of life we all enjoy. This week, as we gather with family and friends around the Thanksgiving table, we count these relationships among our many blessings. Now, therefore, I, Dowling R. Watford, Jr., by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim November 17 through 24, 2021 as “Farm City Week”, and I do further call upon all citizens to acknowledge and celebrate the achievements of all those who, working together, produce and supply our community, our nation, and the world with an abundance of agricultural products.”**

V. CONSENT AGENDA

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

- A. Approve the Warrant Register for October 2021 [in the amounts, General Fund: \$463,561.37; Public Facilities Improvement Fund: \$38,148.04; and Capital Improvement Projects Fund \$14,815.86, as presented];
- B. Approve the Minutes for October 26, 2021 [as presented and dispense with the reading]. **Motion Carried Unanimously.**

VI. MAYOR WATFORD OPENED THE PUBLIC HEARING FOR ORDINANCE ADOPTION AT 6:21 P.M.

A. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1241 regarding Petition No. 21-004-R rezoning from Industrial (I) to Heavy Commercial (CHV), Lots 11 to 14 of Block 49, CITY OF OKEECHOBEE, Plat Book 5 (PB), Page 5 (PG), [Okeechobee County public records] 804 North Parrott Avenue submitted by Monica Clark/Glades Gas Company of Okeechobee, Inc., [as presented in **Exhibit 1**].

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

Motion by Council Member Keefe, seconded by Council Member Jarriel to adopt proposed Ordinance No. 1241. Council Member Clark noted for the record she has a conflict of interest and will be abstaining from voting on this motion as she is the applicant and property owner for the Petition. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is to continue the existing commercial rental space. Clerk Gamiotea noted for the record, 17 courtesy notices were mailed to surrounding property owners, a sign was posted on the property, and no objections or comments have been received to date. There were no public comments. [A concurrent request to change the Future Land Use to Commercial (C) was adopted on October 26, 2021.] **Motion Carried***.

B. Motion by Council Member Clark to read by title only, proposed Ordinance No. 1242 regarding Petition No. 21-005-R, rezoning Block 121, from Residential Single Family-One (RSF-1) and Block 110, from Light Commercial (CLT) to CHV, all being in the CITY OF OKEECHOBEE, PB 5/PG 5, [Okeechobee County public records and located between NE 2nd to 3rd Avenues and 3rd to 5th Streets, City Initiated, property owner is Glenwood Park, LLC, as presented in **Exhibit 7**]; seconded by Council Member Jarriel. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1242 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM RSF-1 AND CLT TO CHV, PETITION NO. 21-005-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion and second by Council Members Keefe and Clark to adopt proposed Ordinance No. 1242. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is a commercial development on the vacant property. The only public comment was from Mr. Dobbs of 209 NE 2nd Street who was in attendance on behalf of the property owner and stated he was in favor of the petition. Mayor Watford disclosed for the record that he discussed this issue with Mr. Dobbs prior to the meeting, additionally he stated he did not support approving this Petition. Clerk Gamiotea noted for the record, 25 courtesy notices were mailed to surrounding property owners, signs were posted on the property, and no objections or comments have been received to date. **Motion Carried.** [Note: Abandonment of Right-of-Way Petitions No. 21-001-AC and 21-002-AC are pending for these blocks.]

VI. PUBLIC HEARING CONTINUED

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

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

Motion and second by Council Members Clark and Keefe to adopt proposed Ordinance No. 1243. There were no public comments. **Motion Carried Unanimously.**

- D. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1244, regarding Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-007-SSA submitted by Blue Springs Holdings LLC, reclassifying from Single Family Residential (SFR), 16.8 acres to C and 38.0 acres to Multi-Family Residential (MFR) [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1244 as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM SFR TO C AND MFR, APPLICATION NO. 21-007-SSA, F/K/A NO. 21-001-LSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**”

Motion by Council Member Clark, seconded by Council Member Keefe to adopt proposed Ordinance No. 1244. Planner LaRue presented the Planning Staff Report findings and recommendation for denial from the Planning Board. Mr. Dobbs was in attendance on behalf of the applicant and clarified some issues with the traffic study. Mr. Michael Nave of 909 NW 5th Street spoke against the development due to traffic concerns. **Motion Carried Unanimously.**

MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 7:06 P.M.

VII. NEW BUSINESS

- A. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1245, regarding Rezoning Petition No. 21-001-R submitted by Blue Springs Holdings, LLC, to rezone from Holding, 16.8 acres to CHV and 38.0 acres to Residential Multiple Family (RMF) [as presented in **Exhibit 5**]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1245 as follows: “**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING TO CHV AND RMF, PETITION NO. 21-001-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE**”.

Motion by Council Member Clark, seconded by Council Member Keefe to approve the first reading of proposed Ordinance No. 1245 and set December 7, 2021 as a final public hearing date.

VII. NEW BUSINESS CONTINUED

- A** Continued: Planner LaRue advised that since the Concurrent Compressive Plan Small Scale Future Land Use Map Amendment Application No. 21-007-SSA was adopted the rezoning will need to be approved. Mr. Mack "Hoot" Worley of 395 SW 21st Terrace asked the Council to require courtesy notices to be sent to surrounding property owners for small scale map amendments as they are required for rezoning. Mr. Dobbs was present on behalf of the property owner. **Motion Carried Unanimously.**
- B.** Motioned by Council Member Jarriel, seconded by Council Member Keefe to approve the Interlocal Agreement with Okeechobee County for Building Plan Review Permitting and Inspection Services for Certain County Facilities within the City Limits subject to changes by City Attorney Fumero [as presented in Exhibit 10]. **Motion Carried Unanimously.**
- C.** Mr. Vitor Suguri from Florida Department of Transportation District One presented an update on the US Highway 441 resurfacing project from SW 28th Street to NE 120th Street. A copy of his PowerPoint presentation has been incorporated into the official minute file. The sections within the City Limits included update signals, lighting, and high emphasis crossings at South 21st Street; improvements to lighting, high emphasis crossings, feedback speed signs, and a possible speed table, at various intersections from South 6th Street to North 14th Street. No official action required.

Mayor Watford called for a Recess at 7:44 P.M.; the meeting was Reconvened at 7:51 P.M.

- D.** Motion by Council Member Clark, seconded by Council Member Keefe to approve a proposal from Rep Services, Inc., not to exceed \$32,762.92 for the purchase of park furnishings for Cattleman's Square Park [within Flagler Park as presented in **Exhibit 6**]. **Motion Carried Unanimously.**
- E.** Motion by Council Member Clark, Seconded by Council Member Keefe to approve the 2020-21 End of Year Budget Amendments [as presented in **Exhibit 7**]. **Motion Carried Unanimously.**
- F.** The initial request was to cancel the current contract with Escribe. However, Administrator Ritter explained Escribe has offered to provide the service for free for one year. Motion by Council Member Jarriel, seconded by Council Member Clark to continue the contract with Escribe for one year [as presented in **Exhibit 8**]. **Motion Carried Unanimously.**
- G.** After review of the most recent draft of the proposed Charter [as presented in **Exhibit 9**] the City Council directed the City Clerk and Administrator to schedule a Town Hall meeting at the Okeechobee Freshman Campus in January 2022. City Attorney Fumero is to give a presentation on the proposed Charter and allow public comments and questions.

VIII. CITY ATTORNEY UPDATE

Attorney Fumero provided updates on the Okeechobee Utility Authority working group items of discussion.

IX. CITY ADMINISTRATOR UPDATE

Administrator Ritter stated that the tree lighting will be November 30, 2021. He reminded the Council that he needs their priorities on the Capital Improvements list he distributed. The firetrucks are ready to be sold on GovDeals.com, once we know the prices the Council will need to consider requests from Indian River State College and Glades County to donate a truck. The Cattleman Square is moving forward, Mark Brandel is the general contractor, Frank DeCarlo of American Well Drilling is donating a well, the sculptures arrival have been postponed until the end of March.

X. COUNCIL COMMENTS

The Council extended a warm welcome to Deputy City Clerk Rose Torres. Administrator Ritter confirmed Council Member Keefe's inquiry that the capital improvements projects priorities list would tie into his five year plan to be presented. Administrator Ritter was asked to research the possibility of the City to provide a donation towards the middle school baseball team pilot program. Council Member Clark was happy to announce that the Tourist Development Council unanimously voted to give \$100,000.00 towards the Cattleman's Square project. Mayor Watford invited everyone to the ceremony honoring Joe Dan Osceola tomorrow at Noon at the City Hall park.

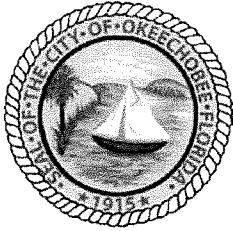
XI. ADJOURN, Mayor Watford adjourned the meeting at 9:06 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

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

*Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers was filed by Council Member Clark on November 16, 2021, in the Office of the City Clerk and made part of the official record filed in the permanent minute file for this meeting.



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:		Date Issued:
Application No:		Date(s) & Times of Event:

Information:

Organization:	Okeechobee Main Street, Inc
Mailing Address:	111 NE 2nd St Okeechobee, FL 34972
Contact Name:	ANGIE GRIFFIN
E-Mail Address:	info@okeechobeeainstreet.org

Telephone:

Work:	813-357-6246	Home:		Cell:	
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Summary of activities:

Craft & Food Vendors and Music on Saturday followed by lighted Christmas Parade.

Proceeds usage:

Proceeds for this event go to the operations and continuing efforts of Okeechobee Main Street to enhance the downtown area as the heartbeak of the Community.

Please check requested Parks:

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

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

Additional Addresses, if applicable _____
 Parcel ID: _____

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

Address of Event: Park 3 & 4 of FLAGLER PARK in Okeechobee

Street(s) to be closed:	<u>SW 3rd Ave and SW 4th Ave</u>
Date(s) to be closed:	<u>Dec 10th 11th 2021</u>
Time(s) to be closed:	<u>5pm Dec 10th until 10pm on Dec 11th</u>
Purpose of Closing:	<u>Christmas festival & to allow setup of vendors</u>

Attachments Required for Use of Parks

Attachments Required for Street/Sidewalk Closings

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

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

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

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

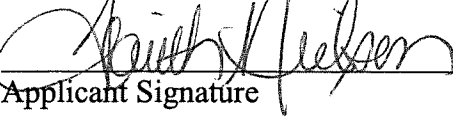
Note:

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

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

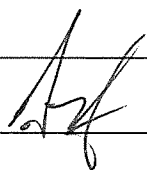
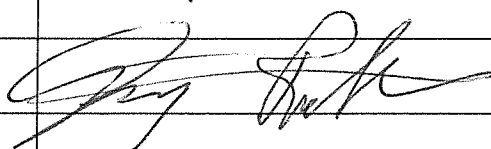
I hereby acknowledge that I have read and completed this application, the attached Resolutions No.(s) 03-8 and 04-03, concerning the use and the rules of using City property, that the information is correct, and that I am the duly authorized agent of the organization. I agree to conform with, abide by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

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

 11/5/2021
Applicant Signature Date

●●●●OFFICE USE ONLY●●●●

Staff Review

Fire Department:		Date:	
Building Official:		Date:	
Public Works:		Date:	
Police Department:		Date:	11/16/21
BTR Department:		Date:	
City Administrator:		Date:	11/17/21
City Clerk:		Date:	

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

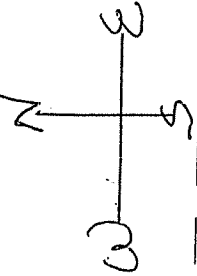
Temporary Street and Sidewalk Closing submitted for review by City Council on _____
Date

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

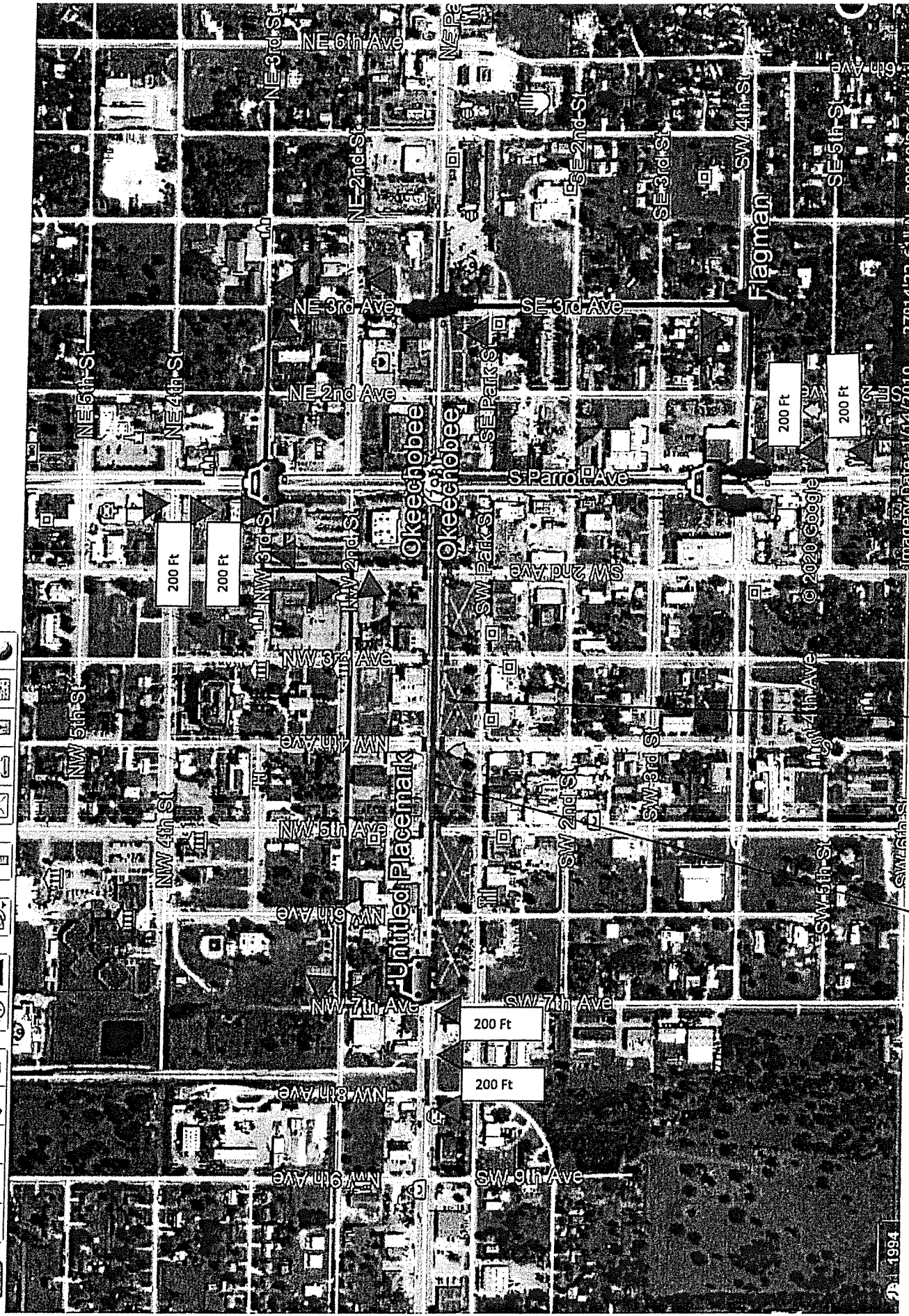
City of Okeechobee Labor Day Parade 9/7/2020

Parade Route

Detour Route



Placing of all barricades, cones and other traffic control devices shall conform



Ookr #1 Oak #2

CITY OF OKEECHOBEE FIRE DEPARTMENT

APPLICATION FOR SPECIAL EVENT

Application Number: _____ Date Received: _____

NAME OF EVENT: OKMS Christmas Festival

ADDRESS OF EVENT: FLAGLER Parks #3 and #4

DESCRIPTION OF EVENT: Christmas Festival that includes Food vendors and Music

NAME OF SPONSOR ORGANIZATION: Okeechobee Main Street

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

RESPONSIBLE PERSON'S NAME:
ANGIE Griffin

DATE(S) AND TIME(S) OF EVENT:
Date: Dec 10 Starting Time: 5pm Closing Time: 11 pm
Date: Dec 11 Starting Time: 9am Closing Time: 10pm

ARE ANY ROADWAYS TO BE BLOCKED/CLOSED? YES LOCATION SW 3rd Ave. & SW 4th Ave.

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

IF NO, THEN (provide alternatives): _____

WILL ELECTRICITY BE USED? YES NO (circle)

Locations: _____
Provided By: _____

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

Type of Heating Equipment Used: _____

WILL A TENT BE ERECTED? (circle) YES NO

Tent Manufacturer: _____ Size _____ fire rating posted: _____

Tent have sides and how many? _____

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

ATTACH SITE MAP OF EVENT LAYOUT
FIRE SERVICES SHALL COMPLETE ITEMS BELOW:

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

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

FIRE DEPARTMENT OFFICIAL (PRINT):
SIGNATURE: _____

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

RESOLUTION NO. 03-8

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

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

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

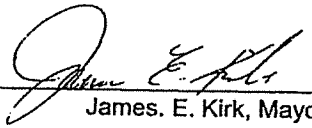
WHEREAS, current regulations require the same liability insurance coverage for any such group authorized to gather in the parks or on city lands, which creates a hardship on the smaller gatherings;

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

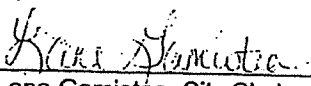
1. THAT permission for charitable or benevolent organizations, or non profit groups, to engage in certain activities in City parks or on City lands, is governed by Article IV, Sections 14-141 to 14-149 of the City Code of Ordinances, which regulations and restrictions shall be considered by General Services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

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





James. E. Kirk, Mayor

ATTEST:


Lane Gamiolea, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:


John Cook, City Attorney

RESOLUTION NO. 04-03

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

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

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

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

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

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

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

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



ATTEST:

Larie Garnotea
Larie Garnotea, City Clerk

James E. Kirk
James. E. Kirk, Mayor

REVIEWED FOR LEGAL SUFFICIENCY:

John R. Cook
John R. Cook, City Attorney

City of Okeechobee



Police Department

11/19/2021

City Administrator- Gary Ritter
Okeechobee City Finance Department -India Riedel

Disposal of City Owned Property:

The following items are no longer working, and we would like to dispose of them via the GovDeal auction site

Computers: 3041, 2328,3176,3046,

Furniture: TV stand

A handwritten signature in blue ink that reads "Bettye Taylor".

Sgt Bettye Taylor



City of Okeechobee

PROPERTY DISPOSAL REQUEST FORM

Date: 11/18/2021

Department requesting item to be sold:

Police Fire Public Works General Services Admin Clerk Finance

Property ID: 3041 Asset ID: _____

Reason for Disposal:

Surplus Damaged Other: _____

Brief description of item: *(Please be sure to fill out the corresponding form)*

Building / Tractor Bus Fire Apparatus Heavy Equipment
 Heavy Truck Marine / Boat Office Equipment Tractor
 Vehicle Generic: _____

Make/Brand: Lenova

Notes:

Model:

Year:

Hard drive removed

Serial Number: 1S0958B2UMJ27MW7

Current Condition: poor

Estimated Value at Time of Acquisition: \$600

Estimated Value at Current Date: \$10

I hereby request approval to dispose of the above listed item/s via:

GovDeals.com Auction Site Other:

[Signature]
Department Head

11/18/21
Date submitted
[Signature]
City Administrator

Approved this 19 day of NOVEMBER 2021

GovDeals Office Equipment Inspection Form

Inventory ID 3046

Asset Number

Short Description:

Manufacturer Lenova Model _____ Serial Number: _____

Please fill in or check

Long Description:

This Equipment: Is Operable Was Operable when Removed from Service (Date Removed: _____)

Is Not Operable Operating Condition Unknown

Manuals: Included Not Included

Software: Included Not Included

Computers/ Monitors

Computer: Processor: _____ Speed: _____ RAM: _____ Operating System: _____

Hard Drive: Size _____ Included Removed Included but Erased (No OS)

Accessories Included: Mouse Keyboard _____

Monitor: CRT Flat Panel Size: _____

Printers/ Copy Machines/ Fax Machines

This Equipment: Prints Copies Faxes Scans

Interface: Parallel Cable Only USB Only Parallel & USB

Color Black & White Only Pages per Minute: _____

Network Card

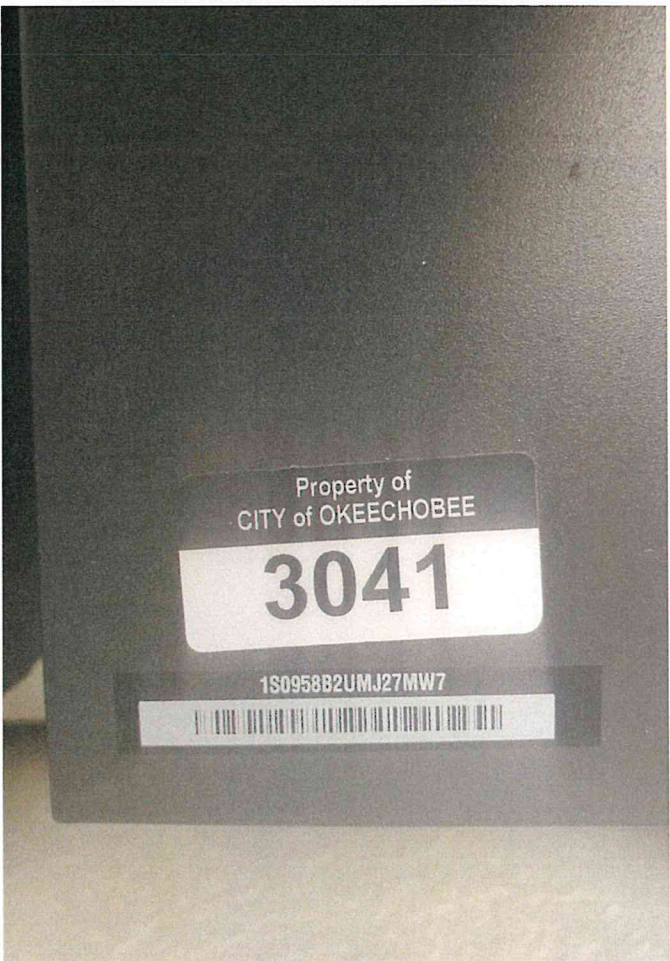
Special/Other Features:

Hard Drive Removed

Location of Asset: Street Dept

For more information contact: Kay Matchett

Reminder: Do not close items on or surrounding a holiday, Fridays, or weekends. Stagger closing times by 10 minutes.





City of Okeechobee

PROPERTY DISPOSAL REQUEST FORM

Date: 11/12/2021

Department requesting item to be sold:

Police Fire Public Works General Services Admin Clerk Finance

Property ID: 02328 Asset ID: _____

Reason for Disposal:

Surplus Damaged Other: obsolete

Brief description of item: *(Please be sure to fill out the corresponding form)*

Building / Tractor Bus Fire Apparatus Heavy Equipment
 Heavy Truck Marine / Boat Office Equipment Tractor
 Vehicle Generic: Unix Server

Make/Brand: IBM **Notes:**
Model: System 9131 52A
Year: 2007 Hard drives removed per FDI
Serial Number: 00ACOEG
Current Condition: No harddrive

Estimated Value at Time of Acquisition: \$ 21018.00
Estimated Value at Current Date: \$ 100

I hereby request approval to dispose of the above listed item/s via:

GovDeals.com Auction Site Other:

[Signature]
Department Head

11/17/21
Date submitted

Approved this 19 day of NOVEMBER 2021 by [Signature]
City Administrator

GovDeals Office Equipment Inspection Form

Inventory ID 02328	Asset Number
--------------------	--------------

Short Description:

Manufacturer IBM SERVER Model 9131 52 A Serial Number: 00ACOEK

Please fill in or check**Long Description:**

This Equipment: Is Operable Was Operable when Removed from Service (Date Removed: 3/2017)
 Is Not Operable Operating Condition Unknown

Manuals: Included Not Included

Software: Included Not Included

Computers/ Monitors

Computer: Processor: _____ Speed: _____ RAM: _____ Operating System: UNIX

Hard Drive: Size _____ Included Removed Included but Erased (No OS)

Accessories Included: Mouse Keyboard _____

Monitor: CRT Flat Panel Size: _____

Printers/ Copy Machines/ Fax Machines

This Equipment: Prints Copies Faxes Scans

Interface: Parallel Cable Only USB Only Parallel & USB

Color Black & White Only Pages per Minute: _____

Network Card

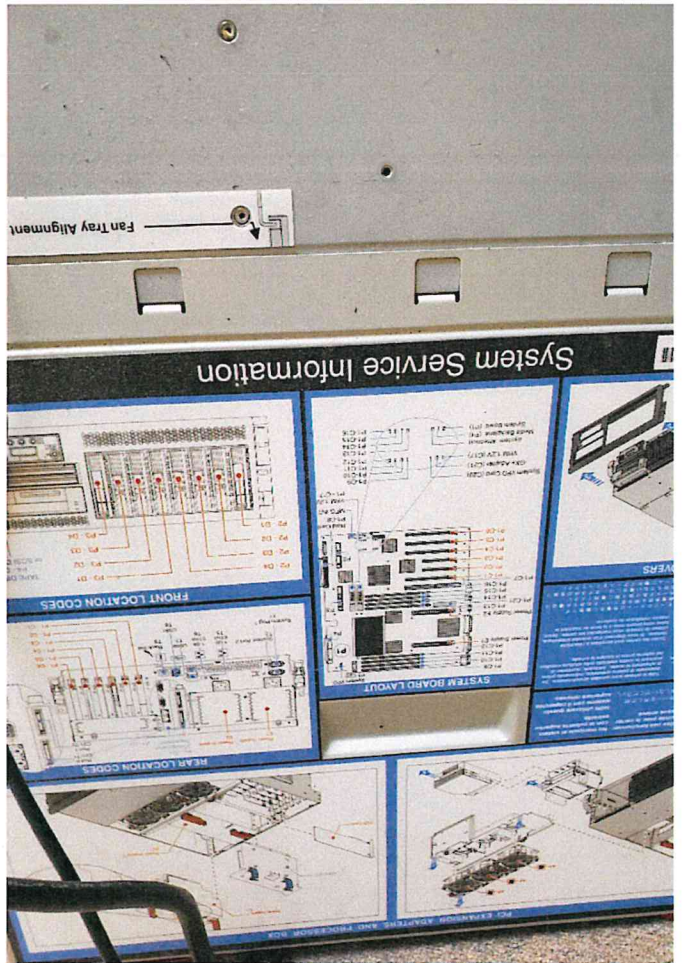
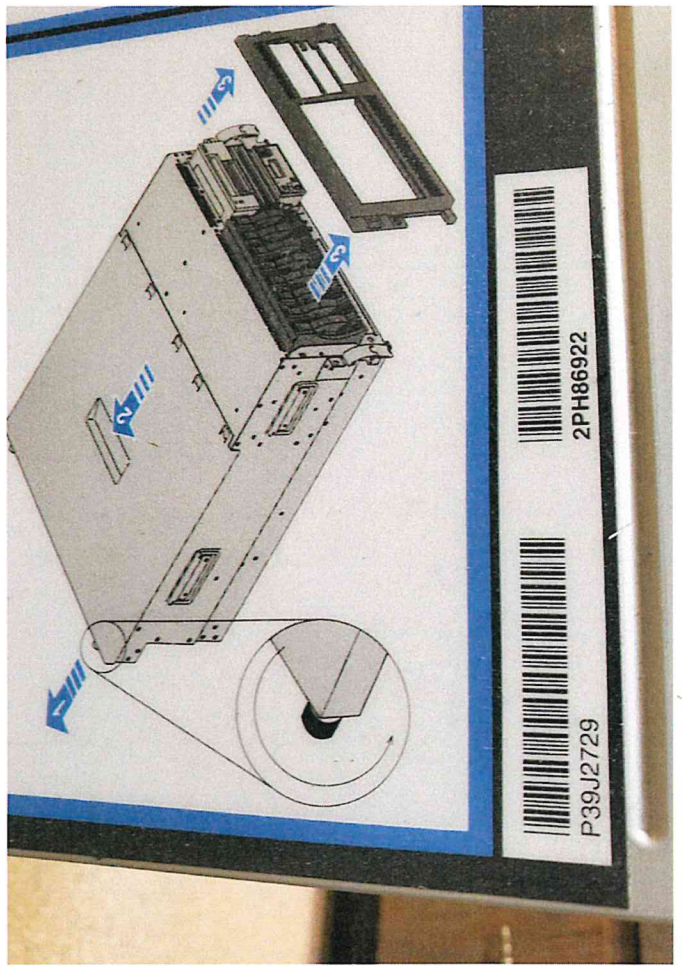
Special/Other Features:

UNIX BOX WITH AIX SOFTWARE

Location of Asset: CITY BARN

For more information contact: BETTYE TAYLOR

Reminder: Do not close items on or surrounding a holiday, Fridays, or weekends. Stagger closing times by 10 minutes.





City of Okeechobee

PROPERTY DISPOSAL REQUEST FORM

Date: 11/18/2021

Department requesting item to be sold:

Police Fire Public Works General Services Admin Clerk Finance

Property ID: 3176 Asset ID: _____

Reason for Disposal:

Surplus Damaged Other: _____

Brief description of item: *(Please be sure to fill out the corresponding form)*

Building / Trailor Bus Fire Apparatus Heavy Equipment
 Heavy Truck Marine / Boat Office Equipment Tractor
 Vehicle Generic: _____

Make/Brand: Lenova

Notes:

Model:

Year:

Hard drive removed

Serial Number: 1S10AS002KUSPB01LAF

Current Condition: poor

Estimated Value at Time of Acquisition: \$600

Estimated Value at Current Date: \$10

I hereby request approval to dispose of the above listed item/s via:

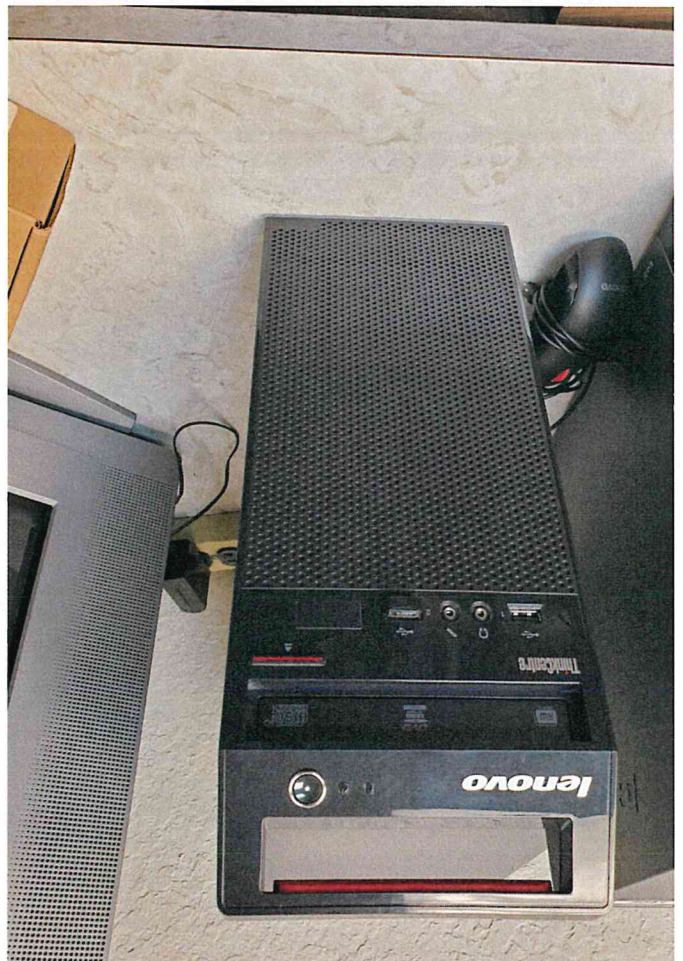
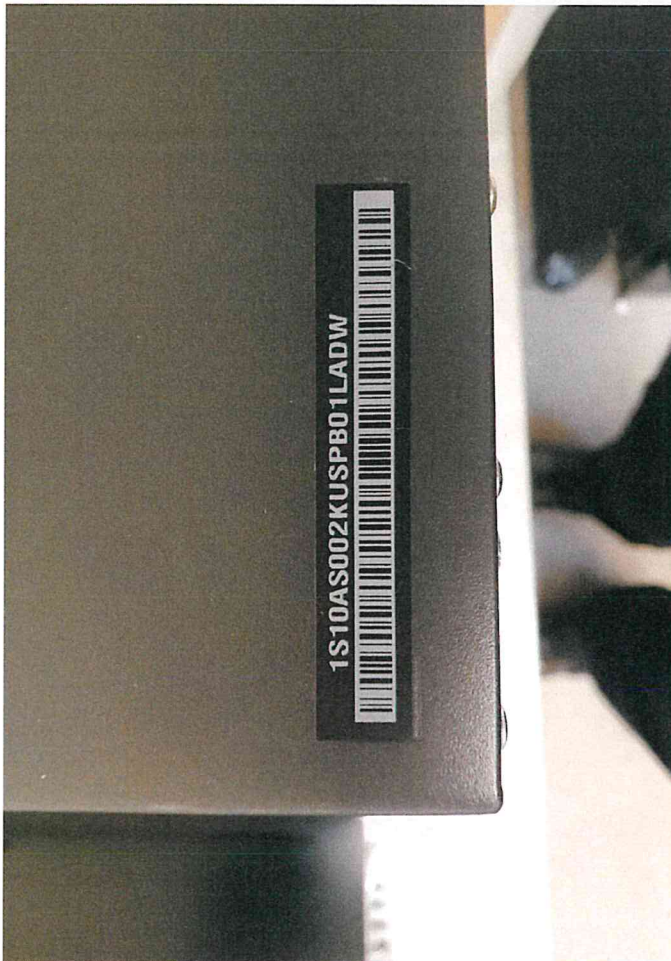
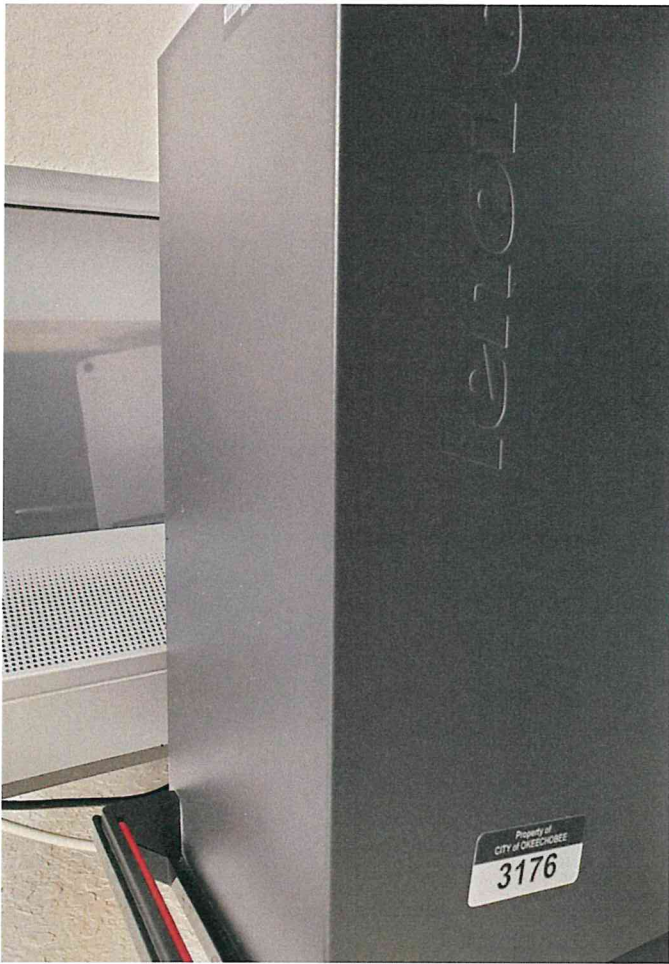
GovDeals.com Auction Site Other:

[Signature]
Department Head

11/18/21
Date submitted

Approved this 19 day of NOVEMBER 2021

[Signature]
City Administrator





City of Okeechobee

PROPERTY DISPOSAL REQUEST FORM

Date: 11/18/2021

Department requesting item to be sold:

Police Fire Public Works General Services Admin Clerk Finance

Property ID: 3046 Asset ID: _____

Reason for Disposal:

Surplus Damaged Other: _____

Brief description of item: *(Please be sure to fill out the corresponding form)*

Building / Trailer Bus Fire Apparatus Heavy Equipment
 Heavy Truck Marine / Boat Office Equipment Tractor
 Vehicle Generic: _____

Make/Brand: ICS

Notes:

Model:

Year:

Hard drive removed

Serial Number:

Current Condition: poor

Estimated Value at Time of Acquisition: \$600

Estimated Value at Current Date: \$10

I hereby request approval to dispose of the above listed item/s via:

GovDeals.com Auction Site Other:

[Signature]
Department Head

11/18/21
Date submitted

Approved this 19 day of NOVEMBER 2021 by [Signature]
City Administrator

GovDeals Office Equipment Inspection Form

Inventory ID 3046

Asset Number

Short Description:

Manufacturer Lenova Model _____ Serial Number: _____

Please fill in or check

Long Description:

This Equipment: Is Operable Was Operable when Removed from Service (Date Removed: _____)

Is Not Operable Operating Condition Unknown

Manuals: Included Not Included

Software: Included Not Included

Computers/ Monitors

Computer: Processor: _____ Speed: _____ RAM: _____ Operating System: _____

Hard Drive: Size _____ Included Removed Included but Erased (No OS)

Accessories Included: Mouse Keyboard _____

Monitor: CRT Flat Panel Size: _____

Printers/ Copy Machines/ Fax Machines

This Equipment: Prints Copies Faxes Scans

Interface: Parallel Cable Only USB Only Parallel & USB

Color Black & White Only Pages per Minute: _____

Network Card

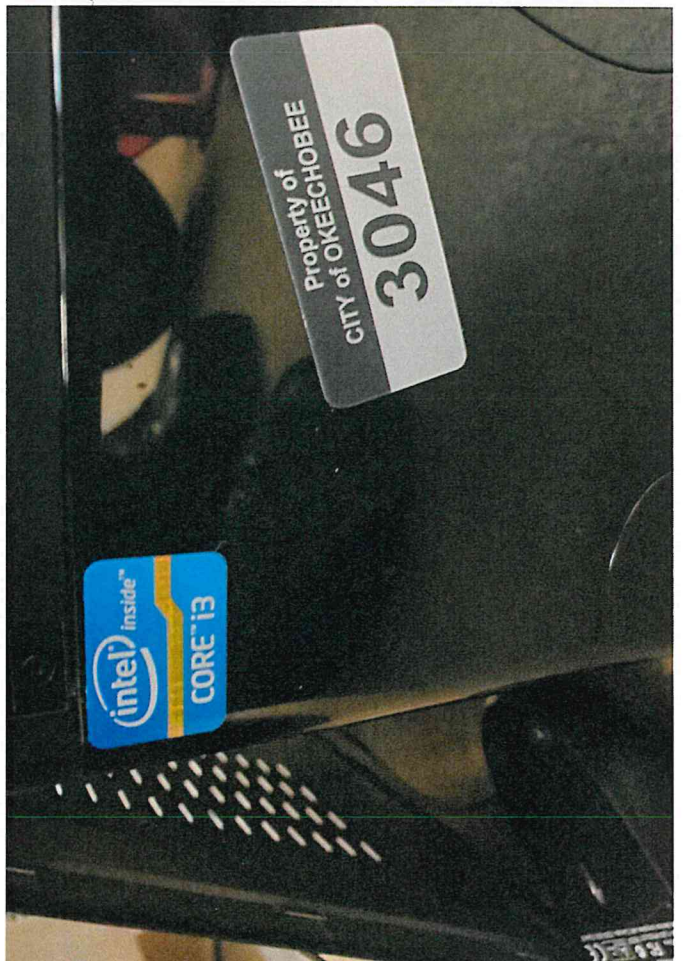
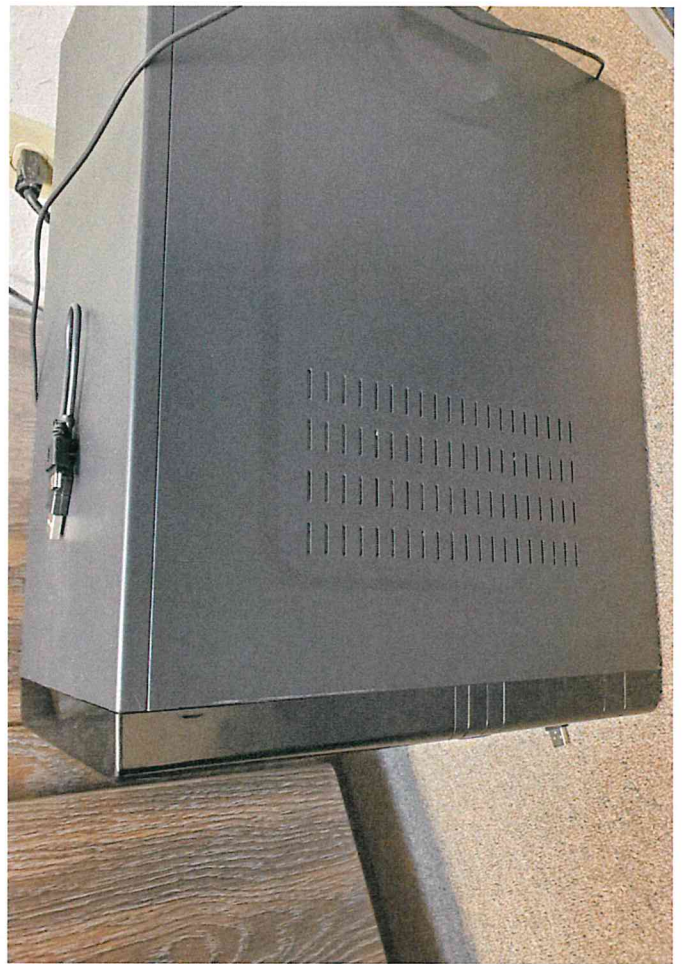
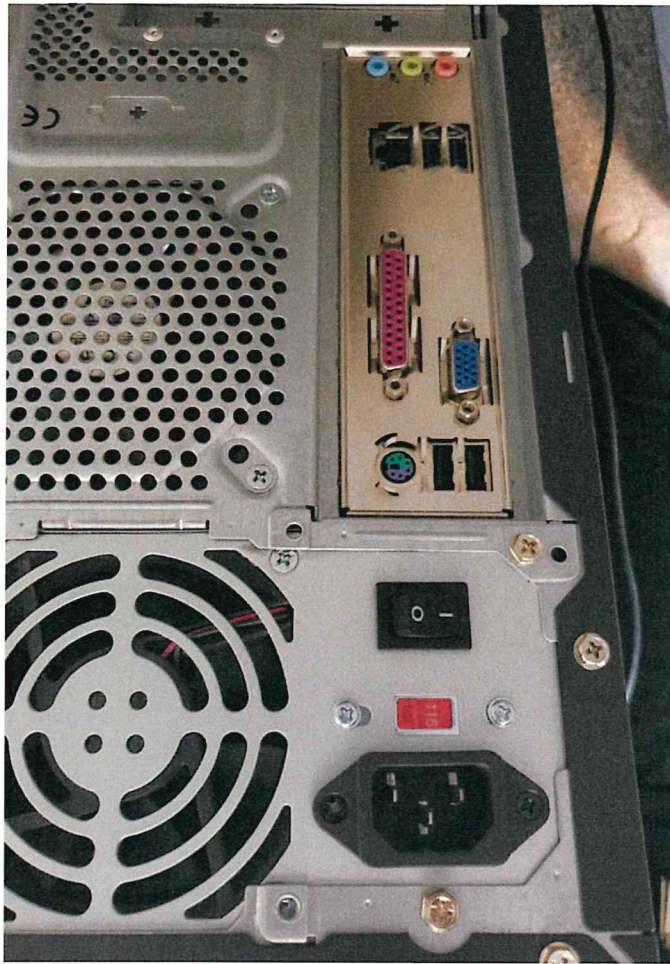
Special/Other Features:

Hard Drive Removed

Location of Asset: Street Dept

For more information contact: Kay Matchett

Reminder: Do not close items on or surrounding a holiday, Fridays, or weekends. Stagger closing times by 10 minutes.





City of Okeechobee

PROPERTY DISPOSAL REQUEST FORM

Date: 11/18/2021

Department requesting item to be sold:

Police Fire Public Works General Services Admin Clerk Finance

Property ID: 00595 Asset ID: _____

Reason for Disposal:

Surplus Damaged Other: _____

Brief description of item: *(Please be sure to fill out the corresponding form)*

Building / Tractor Bus Fire Apparatus Heavy Equipment
 Heavy Truck Marine / Boat Office Equipment Tractor
 Vehicle Generic: TV stand

Make/Brand:

Notes:

Model:

Year:

TV stand

Serial Number:

Current Condition: Good

Estimated Value at Time of Acquisition: \$ 300

Estimated Value at Current Date: \$ 20

I hereby request approval to dispose of the above listed item/s via:

GovDeals.com Auction Site Other:

[Signature]
Department Head

11/18/21
Date submitted
[Signature]
City Administrator

Approved this 19 day of NOVEMBER 20 21

Generic Inspection Form

Inventory ID: **0595**

Asset Number _____

Anticipated Sale Price: **20.00**

Short Description: Wooden TV stand

Year _____

Manufacturer _____

Model _____

Please fill in or check if apply

Long Description:

Corner storage space for TV

This Equipment: Is Operable Is Not Operable For Parts Only Needs Repair The Condition is Unknown

Hours: _____ This equipment was maintained every _____ Hours Days

Serial # _____

Repairs needed: _____

Description of Use

Holds 32 inch TV

Color _____ Cloth Vinyl Leather Metal Plastic Wood Rubber

Minor damage to: _____

Major damage to: _____

Size: Length: Feet: _____ Inches: _____ Width/Depth: Feet: _____ Inches: _____ Height: Feet: _____ Inches: _____

Men's Size: _____ Women's Size: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Additional Equipment: Manufacturer _____ Model _____

Serial # _____ Condition: Is Operable Needs repair Unknown Condition

Description: _____

Comments:

Location of Asset: Street Department

For more information contact: Kay Matchett



Staff Report

To: Okeechobee City Council
From: James G. LaRue, AICP
Date: November 24, 2021
Subject: Ordinance No. 1235, Property Rights Element Comprehensive Plan Adoption

The Ordinance before the Council is for the adoption of the City's Comprehensive Plan by adding a Property Rights Element, including a Goal, Objective, and Policies. The first submittal public hearing was held on the 27th of September and the amendments subsequently submitted to Department of Economic Opportunity (DEO) and the other appropriate agencies for their review.

The results of the reviews from the Central Florida Regional Planning Council, South Florida Water Management District, Department of Transportation, and Department of Environmental Protection were favorable with DEO stating no comment on the amendment. We have included the review correspondence received from DEO and the agencies. Staff recommends the City proceed with adoption of the Comprehensive Plan without any changes.

October 12, 2021

The Honorable Dowling R. Watford, Jr.
Mayor, City of Okeechobee
55 Southeast Third Avenue
Okeechobee, Florida 34974

Dear Mayor Watford:

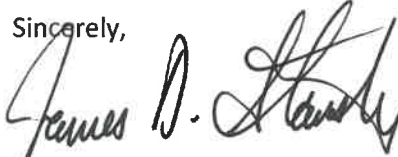
The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for the City of Okeechobee (Amendment No. 21-01ESR) received on October 6, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The City should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the City is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the City. **If the City receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the City that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, by telephone at (850) 717-8510 or by email at scott.rogers@deo.myflorida.com.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure(s): Procedures for Adoption

cc: Ben Smith, Planning Consultant, LaRue Planning & Management Services, Inc.
Patricia Steed, Executive Director, Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department’s electronic amendment submittal portal “**Comprehensive Plan and Amendment Upload**” (<https://floridajobs.secure.force.com/cp/>) **or** submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

"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 the amendment is 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."

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.



October 6, 2021

Mr. Ray Eubanks, Administrator
Plan Review and Processing
State of Florida Department of Economic Opportunity
Caldwell Building, MSC 160
107 East Madison Street
Tallahassee, Florida 32399-4120

Via E-mail

RE: CFRPC Local Comprehensive Plan Amendment Review – Okeechobee 21-01 ESR

Dear Mr. Eubanks,

The Central Florida Regional Planning Council continues to review Comprehensive Plan Amendments. Upon conclusion of review, an Amendment Review Form is completed. Enclosed, please find the review form for the following Comprehensive Plan Amendment Package:

- Okeechobee 21-01 ESR

If you have any questions or concerns, please contact me at (863) 534-7130.

Sincerely,

Stefanie von Paleske-Bush, AICP
Senior Planner

cc via email: Barbara Powell, Florida Department of Economic Opportunity
Ben Smith, AICP LaRue Planning
Jennifer Codo-Salisbury, AICP, CFRPC
Jeff Schmucker, AICP CFRPC

FLORIDA REGIONAL COUNCILS ASSOCIATION			
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01			
Regional Planning Council:	CFRPC	Regional Planning Council Item #:	
Date Mailed to Local Government and State Planning Agency:	10/06/2021	Local Government Item #:	Okeechobee 21-01 ESR

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan and extra jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

_____ The Central Florida Regional Planning Council prepared the Amendment.

DESCRIPTION OF AMENDMENT

<p>Ordinance 1235 Add a Property Rights Element to the City’s Comprehensive Plan as required by Florida Statutes.</p>

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

<p>This amendment does not appear to pose any adverse effects to significant regional resources and facilities and appears to be in compliance with the Goals, Policies, and Strategies set forth in the SRPP.</p>
--

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH THE COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION

<p>This amendment does not appear to pose any extra-jurisdictional impacts with comprehensive plans of local governments within the region.</p>

Request a copy of the adopted version of the amendment?

(Electronic copy only)

Yes <input checked="" type="checkbox"/> _____ No _____
--

From: Gordon, Glennika <ggordon@sfwmd.gov>

Sent: Friday, October 29, 2021 3:05 PM

To: Ben Smith <ben@larueplanning.com>

Cc: DCPexternalagencycomments <DCPexternalagencycomments@deo.myflorida.com>; justin.stiell@deo.myflorida.com; psted@cfrpc.org

Subject: City of Okeechobee, DEO #21-1ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Mr. Smith,

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by the City of Okeechobee (City). The package includes the Property Rights Element amendment to the Comprehensive Plan. There appear to be no regionally significant water resource issues; however, the District offers the following technical guidance regarding Regional Water Supply Planning:

- The City is required to revise its Water Supply Facilities Work Plan (Work Plan) within 18 months after approval of the Lower Kissimmee (LKB) Water Supply Plan Update by the District's Governing Board. The District's Governing Board approved the LKB Water Supply Plan Update on December 12, 2019. Therefore, the City's Work Plan was to be adopted by **June 12, 2021**; however, the District has not received the updated Work Plan for review to date. The Work Plan must cover at least a 10-year planning period, include updated water demand projections, identify alternative and traditional water supply projects, and describe conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use and District Staff are available to provide technical assistance to update the Work Plan, including reviewing draft Work Plans prior to formal plan amendment submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>.

The District requests that the City forward a copy of the adopted amendments to the District at the following email mailbox address: SFLOCALGOVPLAN@sfwmd.gov. Please contact me if you have any questions or need additional information.

Sincerely,

Ms. Glennika Gordon, Policy and Planning Analyst.
South Florida Water Management District
Water Supply Implementation Unit
3301 Gun Club Road
West Palm Beach, FL 33406
Phone: 561-682-2544
Fax: 561-681-6264
E-Mail: ggordon@sfwmd.gov

From: Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>
Sent: Wednesday, October 6, 2021 3:17 PM
To: Ben Smith <ben@larueplanning.com>
Cc: 'DEO - CPA Comments (DCPexternalagencycomments@deo.myflorida.com)'
<DCPexternalagencycomments@deo.myflorida.com>; Reina, Bessie <Bessie.Reina@dot.state.fl.us>;
Engala, Todd <Todd.Engala@dot.state.fl.us>; Babuji Ambikapathy <BAmbikapathy@VHB.com>;
jzaballero@vhb.com
Subject: Proposed CPA-21-01ESR / City of Okeechobee / FDOT Review Comments / 10-06-21

Mr. Smith,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the **Florida Department of Transportation** (FDOT) reviewed the City of Okeechobee's Proposed Comprehensive Plan Amendment (CPA) package 21-01ESR.

The proposed amendment seeks to add a Private Property Rights Elements to the City of Okeechobee Comprehensive Plan, consistent with the Florida Statutes.

FDOT Review Comment: FDOT determined the proposed amendment does not have significant adverse impacts to transportation resources or facilities of state importance, and it will not form a basis of challenge.

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Thank you,

Vitor Suguri, Ph.D.

Community Planner

Florida Department of Transportation - District One

10041 Daniels Parkway

Fort Myers, FL 33913

(239) 225-1959 - Desk

(863) 221-1707 - Cell



From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Monday, November 1, 2021 3:55 PM
To: Ben Smith <ben@larueplanning.com>; dcpexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Okeechobee 21-01ESR Proposed

To: Ben Smith, AICP, Planning Consultant

Re: Okeechobee 21-01ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the **Florida Department of Environmental Protection** (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



ORDINANCE NO. 1235

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY'S COMPREHENSIVE PLAN; ADDING A PROPERTY RIGHTS ELEMENT INCLUDING A GOAL, OBJECTIVE AND POLICIES, INCLUDING STATEMENTS OF PROPERTY RIGHTS AS PROVIDED IN FLORIDA STATUTES 163.3177(6), AS REQUIRED BY RECENTLY ADOPTED FLORIDA HOUSE BILL 59; 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 the adoption of House Bill 59 requiring adoption of a Property Rights Element into the City's Comprehensive Plan; 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. 21-002-CPA at a duly advertised public hearing on August 19, 2021, and determined such request to be consistent with the City's Comprehensive Plan and recommends the City Council transmit the proposed amendment 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 No. 21-002-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. 21-002-CPA and shall be effective within the corporate 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 COMPREHENSIVE PLAN.

The City Council for the City of Okeechobee, Florida amends herein the Comprehensive Plan by adding a Property Rights Element to read as follows:

Property Rights Element

Goals, Objectives and Policies

Goal: The City shall recognize and respect all judicially acknowledged or constitutionally protected private property rights.

Objective 1: Private property rights shall be considered in the City's decision making.

Policy 1.1: Property owners shall have the right to physically possess and control their interests in the property, including easements, leases, or mineral rights.

Policy 1.2: Property owners shall have the right to use, maintain, develop, and improve their property for personal use or for the use of any other person, subject to state law and local ordinances.

- Policy 1.3: Property owners shall have the right to privacy and to exclude others from the property to protect their possessions and property.
- Policy 1.4: Property owners shall have the right to dispose of their property through sale or gift.

SECTION 3: INCLUSION OF ORDINANCE AND REVISED 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 Comprehensive Plan 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 4: CONFLICT.

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

SECTION 5: SEVERABILITY.

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

SECTION 6: EFFECTIVE DATE.

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 State Land Planning Agency at a public hearing this 27th day of **September 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 7th day of **December 2021**, 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



Staff Report

To: Okeechobee Planning Board
From: Ben Smith, AICP
Meeting Date: August 19, 2021
Subject: Property Rights Element Comprehensive Plan Amendment

On June 29th, 2021, the Governor signed House Bill 59 into law. One of the requirements of HB 59 is that every local government in the state of Florida must adopt a Property Rights Element into their Comprehensive Plan. The legislation provides a recommended “statement of rights” for inclusion in the Element. Though local governments are not required to adopt the exact language of the recommended statement of rights, the language that is adopted may not be in conflict with the provided statements.

Another requirement of HB 59 is that local governments must adopt the Property Rights Element prior to adoption of any other comprehensive plan amendments that have been initiated after July 1, 2021. As discussed at the July 15, 2021 Planning Board meeting, it is staff’s contention that the City’s proposed commercial corridor plan amendment was initiated prior to July 1, 2021 and should be allowed to be submitted to the Florida Department of Economic Opportunity (DEO) (state land planning agency) prior to the adoption of the Property Rights Element.

City staff corresponded with DEO staff and provided documentation to verify that advertised public workshops for the proposed commercial corridor plan amendment were held in April and May and that the City paid for public hearing advertisement of that amendment in June prior to the adoption of the legislation. Nevertheless, DEO staff has stated that they are not considering the amendment to be initiated prior to July 1st because a public hearing was not held in June.

At the July public hearing for the proposed commercial corridor amendment, the Planning Board voted to continue the hearing of that amendment to the September meeting and directed staff to bring the Property Rights Element for a public hearing as soon as possible so that it could be adopted prior to, or concurrently with the adoption of the Commercial Corridor Amendment. Attached is a proposed Ordinance for adoption of the Property Rights Element. The language that is included in the proposed policies is the recommended statement of rights included in the legislation. The proposed Goal includes an excerpt of existing language from Florida Statute Section 163.3161(10), which is also referenced in HB 59, along with Florida Statute Section 187.101(3). The full text of those statute sections is provided below. The full, adopted text of HB 59 is also attached.

If the Planning Board, acting as City’s Local Planning Agency, agrees that the text 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 DEO. The Board may also consider adopting alternative language for the Property Rights Element, as long as it does not conflict with the statement of rights provided in the statute.

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

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no objections, then the City Council may adopt the amendment at a final public hearing.

Florida Statute Section 163.3161(10)

It is the intent of the Legislature that all governmental entities in this state recognize and respect judicially acknowledged or constitutionally protected private property rights. It is the intent of the Legislature that all rules, ordinances, regulations, comprehensive plans and amendments thereto, and programs adopted under the authority of this act must be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive, and property owners must be free from actions by others which would harm their property or which would constitute an inordinate burden on property rights as those terms are defined in s. 70.001(3)(e) and (f). Full and just compensation or other appropriate relief must be provided to any property owner for a governmental action that is determined to be an invalid exercise of the police power which constitutes a taking, as provided by law. Any such relief must ultimately be determined in a judicial action.

Florida Statute Section 187.101(3)

The goals and policies contained in the State Comprehensive Plan shall be reasonably applied where they are economically and environmentally feasible, not contrary to the public interest, and consistent with the protection of private property rights. The plan shall be construed and applied as a whole, and no specific goal or policy in the plan shall be construed or applied in isolation from the other goals and policies in the plan.



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
AUGUST 19, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, August 19, 2021, at 6:01 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

- A. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the July 15, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

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

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 21-005-SSA, from Single Family Residential to Commercial on 0.405± acres located on Northeast 13th Street, Lots 19 and 20 of Block 2, 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. Mr. Jeff Sumner was present on behalf of the Property Owner, Suraiya Husain Trustee of the Suraiya Husain Revocable Trust Agreement, and Mr. Derrill McAteer was present on behalf of the potential buyer of the property. 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 Jonassaint, seconded by Board Member Brass to recommend to the City Council approval of Comprehensive Plan Small Scale FLUM Amendment Application No. 21-005-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 September 27, 2021.
- B. Comprehensive Plan Amendment No. 21-002-CPA, which proposes to adopt a Property Rights Element into the City's Comprehensive Plan as required by House Bill 59.
 - 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.
 - 4. There were no Ex-Parte disclosures offered.

V. PUBLIC HEARING ITEM B CONTINUED

- 5. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to recommend the City Council find proposed Comprehensive Plan Amendment No. 21-002-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 Public Hearing tentatively scheduled for September 27, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:16 P.M.

- VI. Chairperson Hoover adjourned the meeting at 6:16 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT

ENROLLED

CS/CS/CS/HB 59, Engrossed 1

2021 Legislature

1
2 An act relating to growth management; amending s.
3 163.3167, F.S.; specifying requirements for certain
4 comprehensive plans effective, rather than adopted,
5 after a specified date and for associated land
6 development regulations; amending s. 163.3177, F.S.;
7 requiring local governments to include a property
8 rights element in their comprehensive plans; providing
9 a statement of rights which a local government may
10 use; requiring a local government to adopt a property
11 rights element by the earlier of its adoption of its
12 next proposed plan amendment initiated after a certain
13 date or the next scheduled evaluation and appraisal of
14 its comprehensive plan; prohibiting a local
15 government's property rights element from conflicting
16 with the statement of rights contained in the act;
17 amending s. 163.3237, F.S.; providing that the consent
18 of certain property owners is not required for
19 development agreement changes under certain
20 circumstances; providing an exception; amending s.
21 337.25, F.S.; requiring the Department of
22 Transportation to afford a right of first refusal to
23 certain individuals under specified circumstances;
24 providing requirements and procedures for the right of
25 first refusal; amending s. 380.06, F.S.; authorizing

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2021 Legislature

26 | certain developments of regional impact agreements to
 27 | be amended under certain circumstances; providing
 28 | retroactive applicability; providing a declaration of
 29 | important state interest; providing an effective date.

30 |

31 | Be It Enacted by the Legislature of the State of Florida:

32 |

33 | Section 1. Subsection (3) of section 163.3167, Florida
 34 | Statutes, is amended to read:

35 | 163.3167 Scope of act.—

36 | (3) A municipality established after the effective date of
 37 | this act shall, within 1 year after incorporation, establish a
 38 | local planning agency, pursuant to s. 163.3174, and prepare and
 39 | adopt a comprehensive plan of the type and in the manner set out
 40 | in this act within 3 years after the date of such incorporation.

41 | A county comprehensive plan is controlling until the
 42 | municipality adopts a comprehensive plan in accordance with this
 43 | act. A comprehensive plan for a newly incorporated municipality
 44 | which becomes effective ~~adopted~~ after January 1, 2016 ~~2019~~, and
 45 | all land development regulations adopted to implement the
 46 | comprehensive plan must incorporate each development order
 47 | existing before the comprehensive plan's effective date, may not
 48 | impair the completion of a development in accordance with such
 49 | existing development order, and must vest the density and
 50 | intensity approved by such development order existing on the

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2021 Legislature

51 effective date of the comprehensive plan without limitation or
 52 modification.

53 Section 2. Paragraph (i) is added to subsection (6) of
 54 section 163.3177, Florida Statutes, to read:

55 163.3177 Required and optional elements of comprehensive
 56 plan; studies and surveys.—

57 (6) In addition to the requirements of subsections (1)-
 58 (5), the comprehensive plan shall include the following
 59 elements:

60 (i)1. In accordance with the legislative intent expressed
 61 in ss. 163.3161(10) and 187.101(3) that governmental entities
 62 respect judicially acknowledged and constitutionally protected
 63 private property rights, each local government shall include in
 64 its comprehensive plan a property rights element to ensure that
 65 private property rights are considered in local decisionmaking.
 66 A local government may adopt its own property rights element or
 67 use the following statement of rights:

68
 69 The following rights shall be considered in local
 70 decisionmaking:

71
 72 1. The right of a property owner to physically
 73 possess and control his or her interests in the
 74 property, including easements, leases, or mineral
 75 rights.

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2021 Legislature

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2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

4. The right of a property owner to dispose of his or her property through sale or gift.

2. Each local government must adopt a property rights element in its comprehensive plan by the earlier of the date of its adoption of its next proposed plan amendment that is initiated after July 1, 2021, or the date of the next scheduled evaluation and appraisal of its comprehensive plan pursuant to s. 163.3191. If a local government adopts its own property rights element, the element may not conflict with the statement of rights provided in subparagraph 1.

Section 3. Section 163.3237, Florida Statutes, is amended to read:

163.3237 Amendment or cancellation of a development agreement.—A development agreement may be amended or canceled by

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2021 Legislature

101 mutual consent of the parties to the agreement or by their
102 successors in interest. A party or its designated successor in
103 interest to a development agreement and a local government may
104 amend or cancel a development agreement without securing the
105 consent of other parcel owners whose property was originally
106 subject to the development agreement, unless the amendment or
107 cancellation directly modifies the allowable uses or
108 entitlements of such owners' property.

109 Section 4. Subsection (4) of section 337.25, Florida
110 Statutes, is amended to read:

111 337.25 Acquisition, lease, and disposal of real and
112 personal property.—

113 (4) The department may convey, in the name of the state,
114 any land, building, or other property, real or personal, which
115 was acquired under subsection (1) and which the department has
116 determined is not needed for the construction, operation, and
117 maintenance of a transportation facility. When such a
118 determination has been made, property may be disposed of through
119 negotiations, sealed competitive bids, auctions, or any other
120 means the department deems to be in its best interest, with due
121 advertisement for property valued by the department at greater
122 than \$10,000. A sale may not occur at a price less than the
123 department's current estimate of value, except as provided in
124 paragraphs (a)-(d). The department may afford a right of first
125 refusal to the local government or other political subdivision

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2021 Legislature

126 | in the jurisdiction in which the parcel is situated, except in a
127 | conveyance transacted under paragraph (a), paragraph (c), or
128 | paragraph (e). Notwithstanding any provision of this section to
129 | the contrary, before any conveyance under this subsection may be
130 | made, except a conveyance under paragraph (a) or paragraph (c),
131 | the department shall first afford a right of first refusal to
132 | the previous property owner for the department's current
133 | estimate of value of the property. The right of first refusal
134 | must be made in writing and sent to the previous owner via
135 | certified mail or hand delivery, effective upon receipt. The
136 | right of first refusal must provide the previous owner with a
137 | minimum of 30 days to exercise the right in writing and must be
138 | sent to the originator of the offer by certified mail or hand
139 | delivery, effective upon dispatch. If the previous owner
140 | exercises his or her right of first refusal, the previous owner
141 | has a minimum of 90 days to close on the property. The right of
142 | first refusal set forth in this subsection may not be required
143 | for the disposal of property acquired more than 10 years before
144 | the date of disposition by the department.

145 | (a) If the property has been donated to the state for
146 | transportation purposes and a transportation facility has not
147 | been constructed for at least 5 years, plans have not been
148 | prepared for the construction of such facility, and the property
149 | is not located in a transportation corridor, the governmental
150 | entity may authorize reconveyance of the donated property for no

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2021 Legislature

151 consideration to the original donor or the donor's heirs,
152 successors, assigns, or representatives.

153 (b) If the property is to be used for a public purpose,
154 the property may be conveyed without consideration to a
155 governmental entity.

156 (c) If the property was originally acquired specifically
157 to provide replacement housing for persons displaced by
158 transportation projects, the department may negotiate for the
159 sale of such property as replacement housing. As compensation,
160 the state shall receive at least its investment in such property
161 or the department's current estimate of value, whichever is
162 lower. It is expressly intended that this benefit be extended
163 only to persons actually displaced by the project. Dispositions
164 to any other person must be for at least the department's
165 current estimate of value.

166 (d) If the department determines that the property
167 requires significant costs to be incurred or that continued
168 ownership of the property exposes the department to significant
169 liability risks, the department may use the projected
170 maintenance costs over the next 10 years to offset the
171 property's value in establishing a value for disposal of the
172 property, even if that value is zero.

173 (e) If, at the discretion of the department, a sale to a
174 person other than an abutting property owner would be
175 inequitable, the property may be sold to the abutting owner for

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2021 Legislature

176 | the department's current estimate of value.

177 | Section 5. Paragraph (d) of subsection (4) of section
178 | 380.06, Florida Statutes, is amended to read:

179 | 380.06 Developments of regional impact.—

180 | (4) LOCAL GOVERNMENT DEVELOPMENT ORDER.—

181 | (d) Any agreement entered into by the state land planning
182 | agency, the developer, and the local government with respect to
183 | an approved development of regional impact previously classified
184 | as essentially built out, or any other official determination
185 | that an approved development of regional impact is essentially
186 | built out, remains valid unless it expired on or before April 6,
187 | 2018, and may be amended pursuant to the processes adopted by
188 | the local government for amending development orders. Any such
189 | agreement or amendment may authorize the developer to exchange
190 | approved land uses, subject to demonstrating that the exchange
191 | will not increase impacts to public facilities. This paragraph
192 | applies to all such agreements and amendments effective on or
193 | after April 6, 2018.

194 | Section 6. The Legislature finds and declares that this
195 | act fulfills an important state interest.

196 | Section 7. This act shall take effect July 1, 2021.

ORDINANCE NO. 1245

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING TO HEAVY COMMERCIAL (CHV) AND RESIDENTIAL MULTIPLE FAMILY (RMF), PETITION NO. 21-001-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the City has received and reviewed Zoning District Boundary Change Petition No. 21-001-R, submitted by Blue Springs Holdings, LLC, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land totaling 54.8 acres; 16.8 acres from Holding to CHV and 38.0 acres from Holding to RMF; and

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

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on October 21, 2021, determined that such petition is inconsistent with the Comprehensive Plan; and

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

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

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 54.8 acres, as the subject property, located in the City of Okeechobee, to-wit:

PARCEL: (P1) THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1) A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET;

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

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2) A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SECTION 2: ZONING MAP AMENDMENT.

1. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 16.8 acres of the aforementioned subject project be changed from Holding to CHV:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

2. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 38.0 acres of the aforementioned subject project be changed from Holding to RMF:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

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

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

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

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

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

SECTION 3: CONFLICT.

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

SECTION 4: SEVERABILITY.

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

SECTION 5: EFFECTIVE DATE.

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

INTRODUCED for First Reading and set for Final Public Hearing on this **16th** day of **November 2021**.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **7th** day of **December 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



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

I. CALL TO ORDER

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

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

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

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

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

V. PUBLIC HEARING ITEM A CONTINUED

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

4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B.** Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

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

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

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

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

VI. WORKSHOP ITEM B CONTINUED

After a lengthy discussion among the Board, the consensus was to have the Planner do more research and bring the item back in another workshop.

- A.** Due to the lateness of the hour, the consensus of the Board was to continue this item to another meeting.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:42 P.M.

- VII.** Chairperson Hoover adjourned the meeting at 8:42 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Blue Spring Holdings, LLC*

Address: *NE 9th Avenue*

Petition No.: *21-001-R*

Request: *Change from Residential Single Family
to Commercial and Residential Multiple
Family*

General Information

Applicant /Owner	Blue Spring Holdings, LLC
Applicant Address	10860 SW 25 th Street Davie, FL 33324
Applicant Email Address	gad4545@gmail.com
Site Address	NE 9 th Avenue
Parcel Identification	2-15-37-35-0A00-00003-0000 and 2-15-37-35-0A00-00002-A000
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City’s website prior to the advertised public meeting at https://www.cityofkeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is a request to rezone a 54.8 acre parcel. The parcel is currently zoned Holding. The applicant’s request is to change 16.8 acres to Heavy Commercial (CHV) and to change the remaining 38 acres to Residential Multiple Family (RMF). The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the 16.8 acres to Commercial and the remaining 38 acres to Multifamily Residential.

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

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Holding	Heavy Commercial
Use of Property	Vacant	Storage Facility and Multifamily Housing
Acreage	54.793 acres	54.793 acres

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

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

Analysis

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

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

Applicant Response: “The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial.”

Staff Comment: The City’s Comprehensive Plan provides adopted level of service standards and other policies which ensure the those standards are maintained. The traffic analysis report submitted by the applicant finds that maximum development of the proposed commercial area could generate a volume of vehicle trips that would exceed adopted level of service D for SR-70. We find that the applicant’s requested future land use map change to Commercial is inconsistent with the comprehensive plan requirements and therefore, the request for Heavy Commercial is contrary to the comprehensive plan requirements.

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

Applicant Response: “The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Medium Density Residential is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: City LDC Section 90-192 specifically lists multiple-family dwellings as a permitted use in the RMF district. City LDC Section 90-283 specifically lists enclosed warehouse and storage as a special exception use in the CHV district. If this rezoning is approved, the applicant will also need to request and be approved for a special use exception in order to move forward with stated plans.

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

Applicant Response: “The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.”

Staff Comment: Staff agrees that multifamily housing is needed within the city and that providing it in this location creates a good transition between disparate surrounding land uses (industrial, commercial, residential). The storage use is also an appropriate use for the proposed location. However, approval of the requested change to CHV would allow a variety of other uses that could create traffic congestion which would have an adverse effect on the public interest.

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

Applicant Response: “The proposed rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.”

Staff Comment: The main compatibility concern is the potential for traffic generation to cause congestion in the surrounding roadway network.

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

Applicant Response: “The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.”

Staff Comment: If the intensity of the commercial use is limited and if a new roadway is constructed on the unimproved public right-of-way of NE 13th Ave from SR-70 to the subject property, then we agree that there should not be any adverse effect on property values, living conditions, or development potential of adjacent property.

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

Applicant Response: “The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.”

Staff Comment: The main concern for buffering will be to protect the existing residential manufactured home subdivision which lies in the middle of the subject property, and there is

no reason to doubt that suitable buffering can be provided at time of site plan review.

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

Applicant Response: “The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.”

Staff Comment: The applicant has provided letters from the appropriate service providers of water, wastewater disposal, and public schools which state that there is adequate capacity to accommodate the potential development that could be built if the requested map changes are approved. However, as discussed above, there are unaddressed concerns regarding the potential to overburden SR-70.

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

Applicant Response: “The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.”

Staff Comment: The applicant should not expect to route traffic through river run resort via NE 8th Ave. The traffic analysis report submitted by the applicant finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. However, this will be determined at time of site plan approval. Drainage of the site will also be addressed at time of site plan review. The close proximity to Taylor Creek provides ample opportunity to improve the stormwater management at the site.

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

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

Staff Comment: No comment.

Recommendation

Based on the staff recommendation for denial of the corresponding Future Land Use Map amendment and based on the foregoing analysis, we find the requested rezoning to be inconsistent with the City's Comprehensive Plan. Therefore, we recommend **denial** of the Applicant's rezoning request.

Submitted by:



Ben Smith, AICP
Sr. Planner

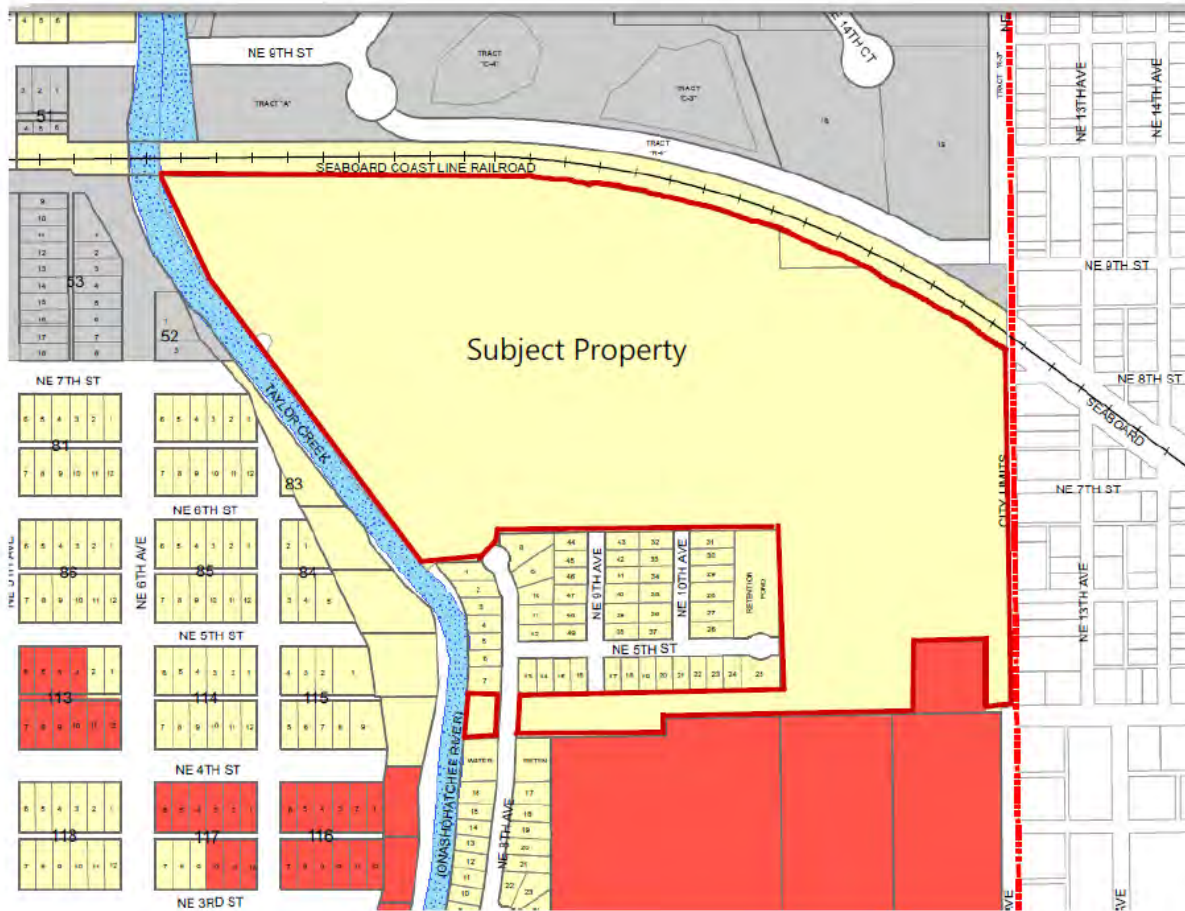
October 11, 2021

Planning Board Public Hearing: October 21, 2021

City Council Public Hearing: (TBD)

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

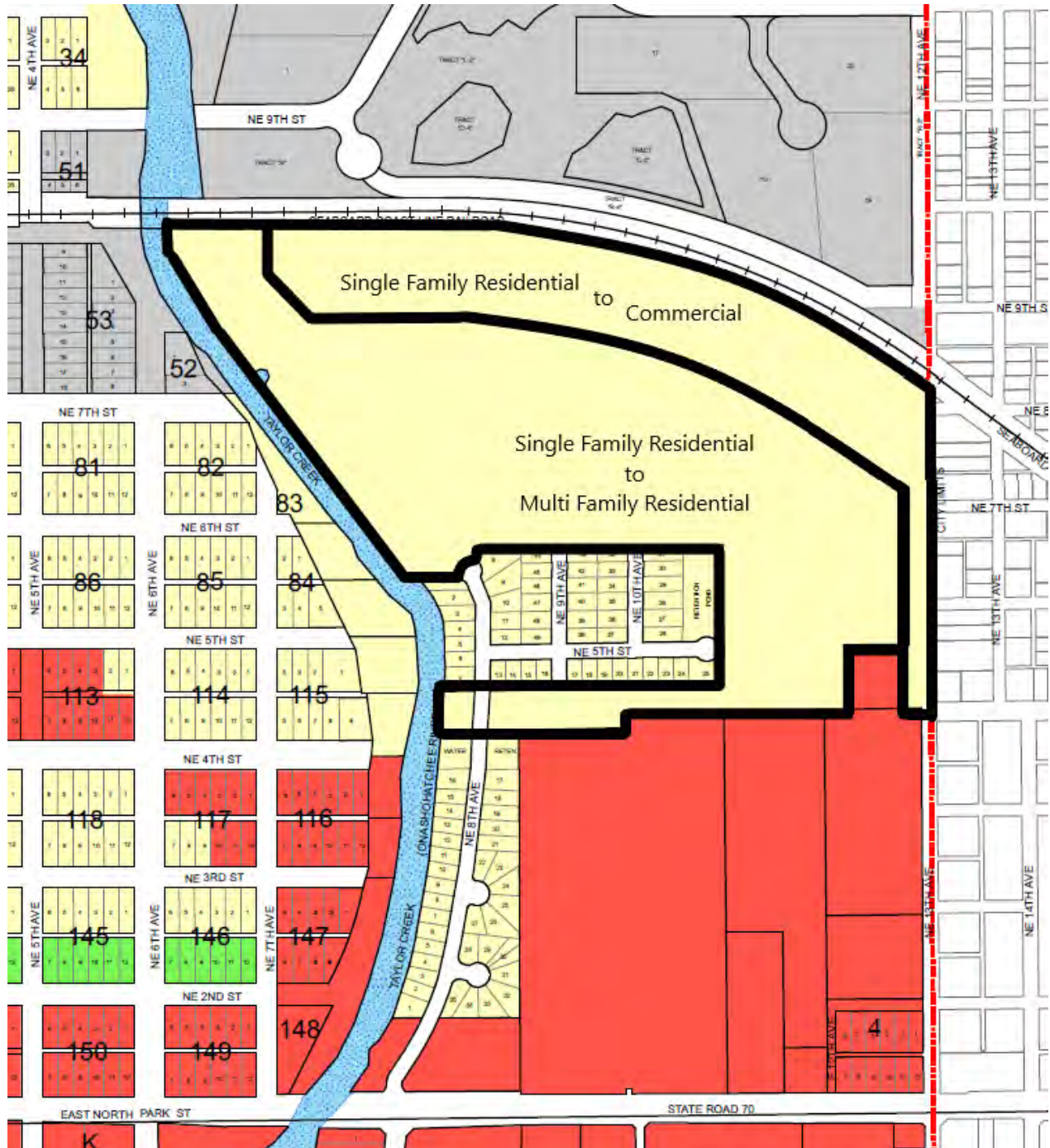
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

PROPOSED LAND USE CHANGE



AERIAL SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 9-7-21 3:29PM	Petition No. 21-001-R
		Fee Paid:	Jurisdiction: PB+CC
		1 st Hearing: 10-21-21	2 nd Hearing:
		Publication Dates:	
		Notices Mailed: 10/6/21	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Blue Spring Holding, LLC		
2	Owner mailing address: 10860 SW 25th Street, Davie, FL 33324		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: gad4545@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-824-7644		
PROPERTY INFORMATION			
7	Property address/directions to property: 500 block of NE 9th Avenue, Okeechobee FL 34972: from the intersection of SR70 and NE 8th Avenue, headed north, proceed to the end of the cul de sac and the property is north of that cul de sac.		
8	Describe current use of property: Agricultural		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 54.793 Is property in a platted subdivision? No		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: There was a code violation for cleared vegetation, but that has been resolved.		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Industrial East: Single Family Residential South: Commercial/Trailer Park West: Single Family		
14	Existing zoning: Holding Future Land Use classification: Single Family		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 2-15-37-35-0A00-00003-0000		


REQUIRED ATTACHMENTS

✓	18	Applicant's statement of interest in property: Owner
	19	Non-refundable application fee. Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
✓	20	Last recorded warranty deed: 10/29/2019 10-28-2019, 8-31-2020
N/A	21	Notarized letter of consent from property owner (if applicant is different from property owner)
	22	Three property surveys (one no larger than 11x17) containing: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre
✓	23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓	24	Affidavit attesting to completeness and correctness of the list (attached)
	25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature:



Printed Name

Gad Reggev

Date

9/7/21

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



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

Detail by Entity Name

Florida Limited Liability Company

BLUE SPRING HOLDINGS LLC

Filing Information

Document Number L16000070519
FEI/EIN Number N/A
Date Filed 04/08/2016
Effective Date 04/08/2016
State FL
Status ACTIVE

Principal Address

10860 SW 25 ST
DAVIE, FL 33324

Mailing Address

10860 SW 25 ST
DAVIE, FL 33324

Registered Agent Name & Address

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CAPETOWN LLC
10860 SW 25 ST
DAVIE, FL 33324

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/26/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT

[View image in PDF format](#)



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

Detail by Entity Name

Florida Limited Liability Company

CAPE TOWN LLC

Filing Information

Document Number	L12000020182
FEI/EIN Number	45-4674655
Date Filed	02/10/2012
Effective Date	02/09/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/20/2012
Event Effective Date	NONE

Principal Address

10860 SW 25 STREET
DAVIE, FL 33324

Mailing Address

10860 SW 25 STREET
DAVIE, FL 33324

Registered Agent Name & Address

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324

Name Changed: 04/21/2013

Address Changed: 04/21/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

REGGEV, ROY
10860 SW 25 STREET
DAVIE, FL 33324

Title mgr

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000070519

Entity Name: BLUE SPRING HOLDINGS LLC

Current Principal Place of Business:

10860 SW 25 ST
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 ST
DAVIE, FL 33324 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

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

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000020182

Entity Name: CAPE TOWN LLC

Current Principal Place of Business:

10860 SW 25 STREET
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 STREET
DAVIE, FL 33324 US

FEI Number: 45-4674655

Name and Address of Current Registered Agent:

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

Certificate of Status Desired: No

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

SIGNATURE: GAD REGGEV

02/11/2021

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

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

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date



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

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

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

WARRANTY DEED

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

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

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

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

SUBJECT TO:

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

**** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address are:**

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

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

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

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Scott
Print Name: Julia Scott
Witness #1

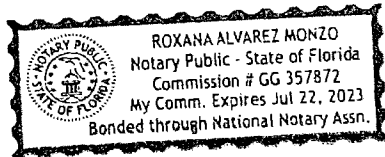
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise**.



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

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

Signed, sealed and delivered
in the presence of:

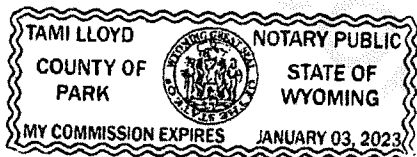
Natalie Giacometto
Print Name: Natalie Giacometto
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

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

STATE OF WY
COUNTY OF Park

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



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

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

Signed, sealed and delivered
in the presence of:

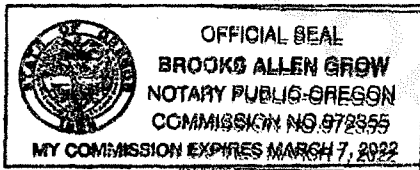
Crystal Eide
Print Name: Crystal Eide
Witness #1

Susan D Corp
Print Name: Susan D Corp
Witness #2

By: Angela Jewett
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

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



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

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

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Bruce R. Abernethy, Jr.
Witness #1

[Signature]
Print Name: Jane L. Brock
Witness #2

By: [Signature]
Print Name: **Rebecca Brumley Hampton**

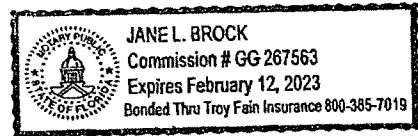
STATE OF Florida

COUNTY OF St. Lucie

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

[Signature]
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

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





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

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

PERSONAL REPRESENTATIVE'S DEED

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

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

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

LESS AND EXCEPT THE FOLLOWING PARCEL:

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

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

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

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

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

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

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

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

First Party warrants and covenants that:

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


40

2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-01110) when he died.

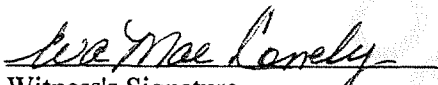
THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY,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

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

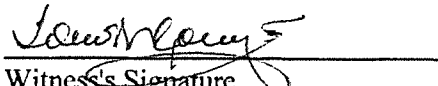
Signed, sealed and delivered
in the presence of:



CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia



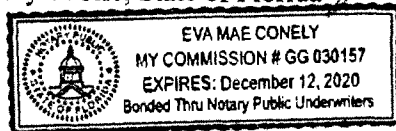
Witness's Signature
EVA MAE CONELY
Witness's name printed



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

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

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


Notary Public, State of Florida



This Instrument Prepared By:
Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

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

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

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

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

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

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

LESS AND EXCEPT THE FOLLOWING PARCEL:

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

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

AND LESS AND EXCEPT THE FOLLOWING PARCEL:


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

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

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

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

Executed in the presence of:



CONSUELO PATRICIA ORDONEZ
TURRIAGO


Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogata Columbia



Witness's Signature

EVA MAE CONELY

Witness's Printed Name



Witness's Signature

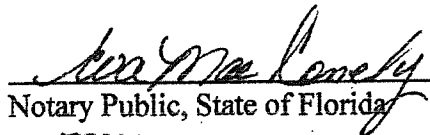
TOM W. CONELY, III

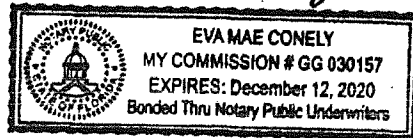
Witness's Printed Name

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

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


Notary Public, State of Florida



Blue Spring Holdings, LLC

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial.

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

The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple Family is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.

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

The proposed rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.

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

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

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

The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.

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

The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.

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

The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.

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

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

Blue Spring Holdings, LLC

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

Blue Spring Holding, LLC, has purchase this parcel that is approximately 54.8 acres located in Section 15, Township 37S, and Range 35E. The property's parcel ID is 2-15-37-35-0A00-00003-0000. It is currently located in the City of Okeechobee with a current zoning of Holding.

The primary intent of rezoning this parcel is to change the zoning of 16.8 acres to Heavy Commercial (CHV) and 38 acres to Residential Multiple-Family (RMF). The proposed zoning is generally consistent with adjacent lands at this location surrounded by a Residential Mobile Home subdivision to the southwest, single family homes to the east and west and commercial to the southeast and industrial to the north. This dual use zoning will allow a multi-family residential community and household storage facility to compliment the existing pattern of uses.

This application is for the City to grant a zoning on this parcel from the existing Holding to 16.8 acres of Heavy Commercial and 38 acres of Residential Multiple-Family. There is currently once access off NE 8th Avenue through River Run Resort and a proposed second access off NE 13th Avenue, a currently undeveloped City ROW or to the east off undeveloped ROWs on NE 5th or 6th Streets.

Blue Spring Holdings, LLC requests that the Planning Board recommend to the City Council to grant the request to rezone this parcel of land to Heavy Commercial and Residential Multiple Family.

LEGAL DESCRIPTION:

PARCEL: (P1)

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

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

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

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

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

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

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

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

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
✓ 1-15-37-35-0030-00040-0010	OKEECHOBEE COUNTY	✓ 304 NW 2ND STREET		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00020-0010	NEAL VINELLE J	✓ PO BOX 921		OKEECHOBEE	FL	34973-0921
✓ 1-15-37-35-0040-00020-0060	BRADY LASHONDA DINSE	✓ 29060 SW 160TH AVE		HOMESTEAD	FL	33033-2330
✓ 1-15-37-35-0040-00020-0090	SINGH RITA	✓ 133-43 128TH STREET		SOUTH OZONE PARK	NY	11420
✓ 1-15-37-35-0040-00020-0110	GARLAND JAMES	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
1-15-37-35-0040-00020-0120	GARLAND JAMES	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
✓ 1-15-37-35-0040-00030-0010	BYRD DEMOND	✓ 609 NW 15TH ST		OKEECHOBEE	FL	34972-4358
✓ 1-15-37-35-0040-00030-0050	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00030-0060	GIVENS ARNETTA	✓ 1996 NICKLAUS DRIVE		TALLAHASSEE	FL	32301
✓ 1-15-37-35-0040-00030-0070	COPE WILLIE FRED	✓ 1178 GREAT GLEN WAY		LAWRENCEVILLE	GA	30045-9103
✓ 1-15-37-35-0040-00030-0080	OKEECHOBEE COUNTY	✓ VACANT NE 13TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00040-0010	ARROYO-SANCHEZ PEDRO L	✓ 511 NW 20TH LN		OKEECHOBEE	FL	34972-4300
✓ 1-15-37-35-0040-00040-0030	KEARNEY THOMAS	✓ 2111 NW 28TH AVE		FT. LAUDERDALE	FL	33311
✓ 1-15-37-35-0040-00040-0040	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00040-0050	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0020	CESG LLC	✓ 636 NE 101ST ST		MIAMI SHORES	FL	33138-2427
✓ 1-15-37-35-0040-00050-0040	OKEECHOBEE COUNTY	✓ 304 NW SECONO STREET ROOM 106		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0050	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00050-0060	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00080-0020	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00080-0090	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00080-0120	THOMAS JOAN COLTON	✓ PO BOX 3338		LAKELAND	FL	33802-3338
✓ 1-15-37-35-0040-00090-0060	AITKEN BYRON S	✓ 3706 GREENWOOD AVE		WEST PALM BEACH	FL	33407
✓ 1-15-37-35-0040-00090-0070	JMTL ENTERPRISES LLC	✓ 3775 US 1 SOUTH		ST AUGUSTINE	FL	32086-7100
✓ 1-15-37-35-0040-00090-0080	MCQUEEN MABLE (ESTATE)	✓ PO BOX 3048		OKEECHOBEE	FL	34973
✓ 1-15-37-35-0040-00090-0100	WELLS ANGELO R	✓ 954 SE 38TH AVE		OKEECHOBEE	FL	34974
✓ 1-15-37-35-0040-00100-0010	JOHNSON JOHNNY	✓ 10345 SW 149TH TERR		MIAMI	FL	33716
✓ 1-15-37-35-0040-00100-0020	ALLEN LYNNELL (ESTATE)	✓ 531 NE 13TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00100-0030	WHITE JOHN JR	✓ 519 NE 13TH AVE		OKEECHOBEE	FL	34972-3171
✓ 1-15-37-35-0040-00100-0050	HOWARD ELLIS GROUP LLC	✓ 4301 NW 35TH AVE		FORT LAUDERDALE	FL	33309-4123
✓ 1-15-37-35-0040-00100-0060	BARRETT ELVIS ALONSO	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00110-0020	JOHNSON CANDACE	✓ 480 NE 13TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00110-0060	RILEY JULIUS LAROSE JR	✓ 6559 BROOKSHIRE ST		FAYETTEVILLE	NC	28314-5115
✓ 1-15-37-35-0040-00110-0090	HOUZE VANESSA	✓ 1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
✓ 1-15-37-35-0070-0000D-0200	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
✓ 1-15-37-35-0070-0000D-0230	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-15-37-35-0070-0000D-0240	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
2-15-37-35-0A00-00003-A000	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
✓ 2-15-37-35-0A00-00003-B000	BUTLER SYLVESTER	✓ 1873 NE 3RD STREET		OKEECHOBEE	FL	34972
✓ 2-15-37-35-0A00-00007-0000	RACETRAC PETROLEUM INC	✓ 200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339-5945
✓ 2-15-37-35-0A00-00009-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
✓ 3-15-37-35-0010-00010-001A	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001D	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00010-001F	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00010-001I	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001J	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001L	MASON WILLIAM H	✓ 1032 SW 20TH AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-0010-00510-0010	IVANS PROPERTIES LLC	✓ 542 NW 36TH TER		OKEECHOBEE	FL	34972-2202
✓ 3-15-37-35-0010-00530-0010	DIAMOND R FERTILIZER CO INC	✓ 4100 GLADES ROAD		FT PIERCE	FL	34981
✓ 3-15-37-35-0010-00820-0030	WATFORD DOWLING R REV TRUST	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00820-0070	LAROSE JACQUES S	✓ 605 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00820-0110	ROBINSON DAWN	✓ 649 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00840-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-00840-0030	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0080	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-01160-0010	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
NO 3-15-37-35-0020-00000-00A0	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
✓ 3-15-37-35-0020-00000-0180	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0190	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0C30	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0C40	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0L20	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-021A-00000-00E0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-00W0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-0130	VENTIMIGLIA SALVATORE	✓ 222 SE PARADISE PL		STUART	FL	34997-7320
3-15-37-35-021A-00000-0140	BARRETT ELVIS A	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0150	WALDRON BETTY M	✓ 301 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0160	BRANDENBURG ROBERT A	✓ 303 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0170	MINTON FREDDIE L	✓ 302 NE 8TH AVENUE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0180	ARRIAGA FERMIN	✓ 2302 SW 3RD AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-021A-00000-0190	DICKERHOOF PEDIE DUKE	✓ 212 NE 8TH AVE		OKEECHOBEE	FL	34972-4504
✓ 3-15-37-35-021B-00000-0010	OLMSTED NEIL I	✓ 501 NE 8TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0030	FORLIFER RICHARD G	✓ 407 NE 8TH AVENUE		OKEECHOBEE	FL	34972

NO
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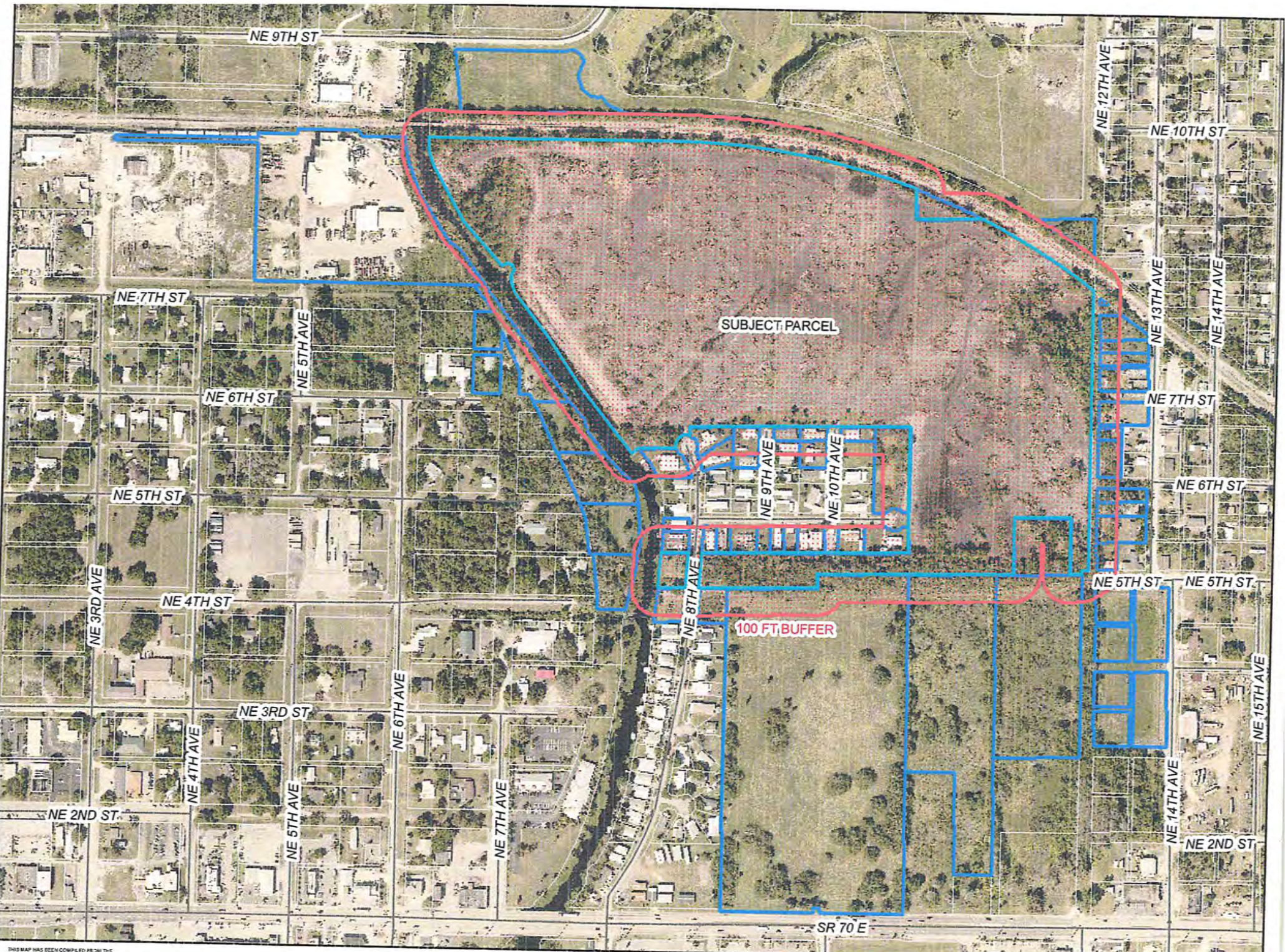
3-15-37-35-021B-00000-0040	FORLIFER RICHARD G	407 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0050	HELMS ROSEMARY A	BOX 54	SAINT GEORGE	KS	66535
✓ 3-15-37-35-021B-00000-0060	MASTALER TERRELL	✓ 401 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0070	MOSHIER ROBERT R	✓ 309 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0080	LALLY MICHAEL D	✓ 6650 3RD PL SW	VERO BEACH	FL	32968-3179
✓ 3-15-37-35-021B-00000-0090	BECK DEBRA	✓ 508 NE 8TH AVE	OKEECHOBEE	FL	34972-4512
✓ 3-15-37-35-021B-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN			
✓ 3-15-37-35-021B-00000-0100	CANCINO MARIA D	✓ 408 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0110	MURPHY ANTHONY	✓ 406 NE 8TH AVE	OKEECHOBEE	FL	34972-4509
✓ 3-15-37-35-021B-00000-0120	MERRY CHARLIE T JR	✓ 404 NE 8TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0130	CANCINO MARIA ELENA	✓ 310 NE 8TH AVE	OKEECHOBEE	FL	34972-4514
✓ 3-15-37-35-021B-00000-0140	PHILLIPS RACHELLE D	112 WINDING HOLLOW CV	GEORGETOWN	TX	78628
✓ 3-15-37-35-021B-00000-0150	THOMAS TIMOTHY LEE	✓ 809 NE 5TH STREET	OKEECHOBEE	FL	34972-2
✓ 3-15-37-35-021B-00000-0170	BOOTH JUDY ANN	✓ 903 NE 5TH ST	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0180	LAKE SIDE FARMS LLC	✓ 19537 LAKE RD	ROCKY RIVER	OH	44116-1858
✓ 3-15-37-35-021B-00000-0190	NAVE MICHAEL	✓ 2304 NORTHGATE BLVD	AUBURN	IN	46706-1015
✓ 3-15-37-35-021B-00000-0210	NEAL LAVON BOWMAN	✓ 1001 NE 5TH STREET	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0220	HOUSER LARRY D	✓ 2190 SE 25TH DR	OKEECHOBEE	FL	34974-6475
✓ 3-15-37-35-021B-00000-0240	GORBY JAMES L	✓ 1009 NE 5TH STREET	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0260	SCHOONMAKER DENNIS D	✓ P O BOX 2141	OKEECHOBEE	FL	34973
✓ 3-15-37-35-021B-00000-0280	MURRAY KENNETH	✓ 502 NE 10TH AVENUE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0290	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056
3-15-37-35-021B-00000-0300	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056
✓ 3-15-37-35-021B-00000-0310	HARRIS DOROTHY	✓ 508 NE 10TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0320	BAULDIE PRISCILLA T	✓ 507 NE 10TH AVE	OKEECHOBEE	FL	34972-4516
✓ 3-15-37-35-021B-00000-0330	SEGARRA JEFFREY D	✓ 503 NE 10TH AVE	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0350	VIEYRA-ROSALES REBECA ARANA	✓ 501 NE 10TH AVE	OKEECHOBEE	FL	34972-4516
✓ 3-15-37-35-021B-00000-0360	MILLER PATRICIA A	✓ 509 NE 10TH AVE	OKEECHOBEE	FL	34972-4523
✓ 3-15-37-35-021B-00000-0380	JOHNSON TONY R	✓ 486 TEAYS LN	HURRICANE	WV	25526
✓ 3-15-37-35-021B-00000-0400	WATSON ALEXIS, MINOR	✓ C/O VICKI DOLCE, CUSTODIAN	2761 NW 63RD TER	FL	34972-9741
✓ 3-15-37-35-021B-00000-0410	GARCIA OFELIA	✓ 500 NW 17TH ST	OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0420	KANE STEPHEN PAUL (DEC)	✓ 1437 CHOBEE ST	OKEECHOBEE	FL	34974
✓ 3-15-37-35-021B-00000-0430	LYNCH PAUL F III	✓ 506 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-021B-00000-0440	CARTER MICHAEL	✓ 507 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-021B-00000-0460	WHITE BRANDI ANN	✓ 503 NE 9TH AVE	OKEECHOBEE	FL	34972-4511
✓ 3-15-37-35-021B-00000-0470	WHITE TROY D	✓ 7866 US HIGHWAY 441 SE	OKEECHOBEE	FL	34974-9537
✓ 3-15-37-35-021B-00000-0480	JOHNSON RICKIE G	✓ 33137 CERCELIA RD	DADE CITY	FL	33523
✓ 3-15-37-35-021B-00000-0490	MURDORF MABEL SILLS	✓ 891 NE 5TH ST	OKEECHOBEE	FL	34972-4519

See below

3-15-37-35-021B-00000-

0420

-owner - Mark C
Grimage
-same address



SUBJECT PARCEL

100 FT. BUFFER

SR 70 E

THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND OKEECHOBEE COUNTY PROPERTY APPRAISERS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of August 27, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 7th day of

September, 2021

Gad Reggev

Signature of Applicant

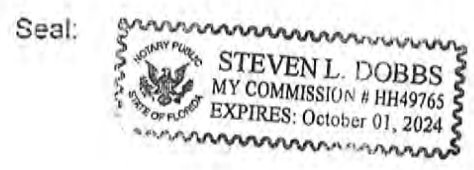
9/7/21
Date

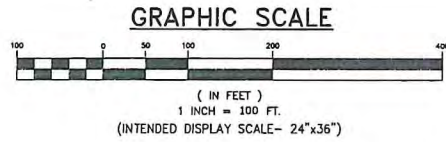
Gad Reggev
Name of Applicant (printed or typed)

State of Florida
County of Okeechobee

Sworn to and subscribed before me this 7th day of September 2021 Personally known to me or produced _____ as identification and did not take an oath.

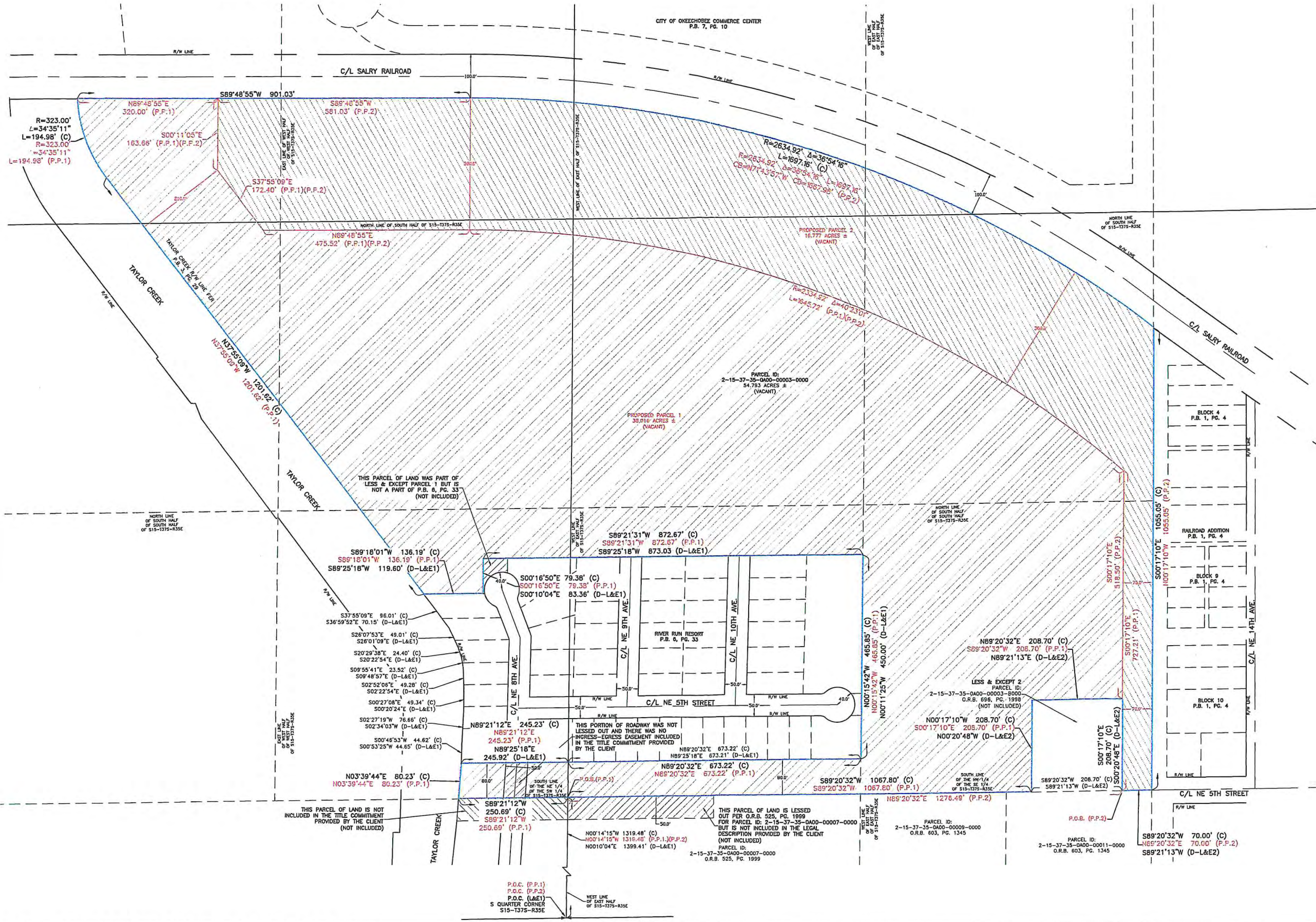
Steven L. Dobbs
Notary Public, State of Florida





LEGAL DESCRIPTION EXHIBIT

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



BSM & ASSOCIATES
 LAND SURVEYING SERVICES
 809 NE 31st Lane, Okeechobee, FL 34974
 rick.bermes@bmsurvey.com
 888-464-8324 LD 0185

DATE	BY	REVISIONS
08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL

DATE	BY	REVISIONS
04/14/20	REB	DATE
DWG 20-097 LEGAL		SHEET 2 OF 2

LEGAL DESCRIPTION EXHIBIT
 NE 9TH AVENUE
 OKEECHOBEE, FLORIDA 34972

I:\My Drive\BSM & ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL.dwg 24x36 SHEET Sep 02, 2021.



OKEECHOBEE COUNTY
Economic Development Corporation

Quarterly Update

Presentation for the City of Okeechobee

12/7/2021



OKEECHOBEE COUNTY
Economic Development Corporation

Mission Statement:

The Okeechobee County Economic Development Corporation works collaboratively with public and private partners to promote and nurture existing businesses, create an environment for new business development and recruitment, and increase job opportunities in Okeechobee County.

PURPOSE:

To enhance and cause quality economic growth of the Okeechobee County Economy.

Who Are We?

- Public / Private 501(c) (6) corporation
- Okeechobee County Economic Development Corporation Board of Directors:
 - Board of County Commissioners appointment
 - City Council appointment
 - Indian River State College appointment
 - Okeechobee County School District appointment
 - Economic Council of Okeechobee County appointments (3)
 - Chamber of Commerce appointment
 - [Florida Power and Light appointment](#)
 - Okeechobee Utility Authority appointment
- Private Investors (5)
- Indian River State College In-Kind Investor



INDIAN RIVER
STATE COLLEGE



What's Happened This Quarter



OKEECHOBEE COUNTY
Economic Development Corporation

What's Happened This Quarter



- ***Finalized Design of Entryway Enhancement Project***
- ***Supported local business expansions***
- ***Promoted Lake and Trail Groundbreaking Ceremony (10/13)***
- ***Explored Space Florida's Opportunities for Okeechobee County***
- ***Executed BRE Program Implementation Plan Phase 1***
- ***Coordinated a site visit with an industrial prospect***
- ***Sponsored "Employability Skills" Summer camp***

What's Happened This Quarter



- ***Facilitated 5 new prospective businesses***
- ***Business Manager completed BEDC certification***
- ***Appointed by the County to CareerSource Heartland Board***
- ***Joined IRSC's Workforce Development Campaign***
- ***Joined state EDC association - Florida Economic Development Council***
- ***Sponsored the Annual Florida Rural Economic Development Association Summit***
- ***Partnered with South Florida Water Management on Project Lightning***



OKEECHOBEE COUNTY
Economic Development Corporation

JULY Employability Skills Camp

Soft Skills Expansion
Objective



Workforce Development
Objective



Activity July – September 2021



37+

Business Meetings

1

Site Visits

3

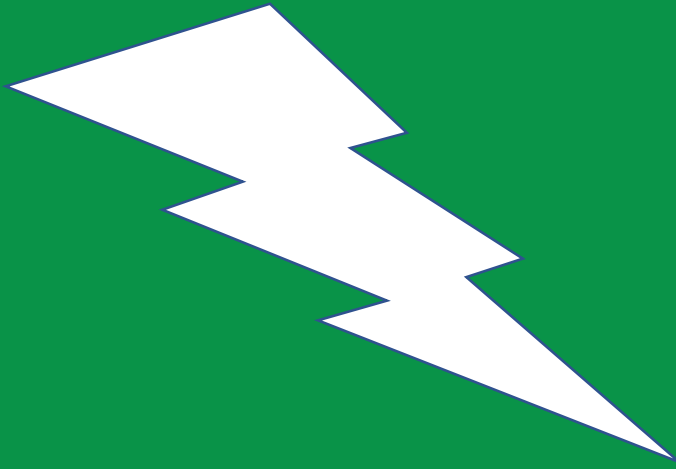
Speaking Engagements

5

New Projects

11

Active Projects



Partnered with SFWM

Submitted local bill with appropriations request and economic impact statement

Project Lightning



2019	Employ a civil engineering consulting firm to evaluate possible sites for the development of 500 acres of modern industrial parks.	OCEDC
	Begin determining means to finance acquisition and development of the industrial park.	OCEDC and Okeechobee County Commission
2019	Expand soft skills education to middle school.	Okeechobee County Public Schools
2019	Coordinate with Indian River State College to enable Okeechobee residents to participate in the State College incubator program.	OCEDC and IRSC





The primary ingredient for progress is optimism.

The unwavering belief that something can be better is what drives the human race forward.

—Simon Sinek

How to Find Us

- Indian River State College | Room B141
- Facebook | Okeechobee Economic Development Corporation
- LinkedIn | Okeechobee Economic Development Corporation
- office@OCEDcorp.com
- www.OCEDCorp.com
- Office | 863-357-2334



As promised, the following information is to be used as an agenda item for the City Council and County Commission meetings for discussion:

1. Both City and County recommend the removal of the super majority verbiage and replace it with verbiage indicating a simple majority is required.
2. The issue of the elected officials on the OUA Board will be brought to the respective Boards for discussion. The County Attorney has indicated this can be accomplished, but both Boards must agree on the placement of an elected official on the OUA Board.
3. In terms of the verbiage referencing a Glades County resident is recommended to be changed to the following:
 - a. The four members of the Authority Board appointed by the County and the City shall then, by a simple majority vote, appoint a fifth member of the Authority Board and one alternate representative who may attend all meetings of the Authority Board and shall have the authority to vote in the absence of said fifth member; provided, however, for so long as the district encompasses a portion of Glades County, said fifth member and the alternate for that member shall be a resident of that area within the District located in Glades County. If a vacancy should occur, applicants of that area within the District located in Glades County will be give preferential consideration. If no one within the District located in Glades County applies, then the vacancy shall be filled with the next viable candidate residing in the OUA Service Area.

Terry Burroughs
Chairman
Okeechobee Board of County Commission
District 4
(863) 532-6036