

CITY OF OKEECHOBEE PLANNING BOARD AND WORKSHOP MEETING 55 Southeast Third Avenue, Okeechobee, FL 34974 May 20, 2021 LIST OF EXHIBITS

Draft Minutes	Summary of Board Action March 18, 2021
Draft Minutes	Summary of Board Discussion April 15, 2021
Exhibit 1	Comprehensive Plan Small Scale Future Land Use Map Amendment Application 21-002-SSA
Exhibit 2	Comprehensive Plan Small Scale Future Land Use Map Amendment Application 21-003-SSA
Exhibit 3	Rezoning Petition No 21-002-R
Exhibit 4	Rezoning Petition No 21-003-R
Exhibit 5	Planning Staff Report Topic



CITY OF OKEECHOBEE, FLORIDA PLANNING BOARD MEETING MARCH 18, 2021 DRAFT 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, March 18, 2021, at 6:32 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, and Mac Jonassaint were present. Alternate Board Member Jim Shaw was present. Board Member Felix Granados and Alternate Board Member Joe Papasso were absent with consent. Chairperson Hoover moved Alternate Board Member Shaw to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- **B.** Motion by Member Brass, seconded by Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously**.

IV. MINUTES

A. Motion by Member Chartier, seconded by Member Jonassaint to dispense with the reading and approve the January 21, 2021, Regular Meeting and Workshop minutes and the February 18, 2021, Workshop minutes. **Motion Carried Unanimously**.

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:33 P.M.

- A. Land Development Regulations (LDR) Text Amendment Petition No. 21-001-TA proposes to amend Sections 90-483 through 90-484; remove Section 90-485 and move limitations for parking reduction approvals to Section 90-483; add Form 21 Parking Reduction Petition, to Appendix A and add an application fee of \$250.00 to Appendix C.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report and draft ordinance.
 - 2. The following public comments we offered: Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, commented maybe a standard parking requirement should be created for properties that are considered "strip malls" as it appears that in several instances property owners are unable to lease out all their units because of the current parking requirements for each type of use.
 - **3.** There were no Ex-Parte disclosures offered.
 - 4. Motion by Member Chartier, seconded by Member Jonassaint to recommend the City Council approve LDR Text Amendment Petition No. 21-001-TA as presented in Exhibit 1. Motion Carried Unanimously. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for April 20, 2021 and May 18, 2021.
- **B.** LDR Text Amendment Petition No. 21-002-TA proposes to adopt the Holding Property Rezoning Program; add Form 22 Holding Property Rezoning Application, to Appendix A and add an application fee of \$600.00 plus \$20.00/acre to Appendix C.
 - **1.** City Planning Consultant Smith reviewed the Planning Staff Report and draft ordinance.
 - **2.** There were no public comments offered.
 - **3.** There were no Ex-Parte disclosures offered.

V. PUBLIC HEARING ITEM B CONTINUED

4. Motion by Member Jonassaint, seconded by Member Chartier to recommend to the City Council approval of LDR Text Amendment Petition No. 21-002-TA as presented in Exhibit 2. **Motion Carried Unanimously**. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for April 20, 2021 and May 18, 2021.

CHAIRPERSON HOOVER CLOSED THE PULIC HEARING AT 7:07 P.M.

VI. Chairperson Hoover adjourned the meeting at 7:07 P.M. Submitted by:

Patty M. Burnette, Secretary

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



CITY OF OKEECHOBEE, FLORIDA PLANNING BOARD WORKSHOP MEETING APRIL 15, 2021 DRAFT SUMMARY OF BOARD DISCUSSION

I. CALL TO ORDER

Chairperson Hoover called the workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, April 15, 2021, at 6:18 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 Karyne Brass, Rick Chartier, Felix Granados, and Mac Jonassaint were present as well as Alternate Board Members Joe Papasso and Jim Shaw. Board Member Phil Baughman was absent with consent.

III. ITEMS OF DISCUSSION

Mr. Ben Smith of LaRue Planning and Management Services was present as the City's Α. Planning Consultant and briefly explained his Staff Report regarding a potential Commercial Corridor Overlay (CCO). In May of 2013, this Board recommended to the City Council adoption of an amendment to the City's Comprehensive Plan to create a CCO with restriction on rezoning that may be approved within that overlay. The proposed amendment was never adopted. The originally proposed amendment designated the boundaries of a Commercial Corridor as well as the boundaries of a Transitional Commercial Overlay (TCO) Future Land Use (FLU) Subcategory. It appears the language did not include any new regulation and was mainly intended for planning purposes as a guide for development land redevelopment along the City's major corridors. However, the language proposed in the TCO portion of the amendment would have limited rezonings in the designated areas to Residential Multiple Family (RMF), Light Commercial (CLT), Commercial Professional Office (CPO), Central Business District (CBD) and Public Use (PUB). Presumably, these zoning districts were selected to provide transitional buffers between the more intensive commercial uses located adjacent to the corridor roadways and the residential neighborhoods, lighter commercial areas, and public use areas. Either this Board can recommend again to the City Council approval as originally proposed or consider some additional options.

First, the possibility of allowing rezoning to Heavy Commercial (CHV) and Planned Unit Development-Mixed Use (PUD-M) within the TCO. Compatibility with adjacent uses is already a required consideration for all rezoning requests and Future Land Use Map (FLUM) amendment requests. Amending the City's Comprehensive Plan to limit rezonings within an overlay area to only certain zoning districts creates a more rigid level of protection for those residential areas, lighter commercial areas, and public use areas. It will also reduce the City's ability to accommodate projects which may be compatible with those areas but would only be allowable in other zoning districts. Specifically, there may be locations within the TCO which could be deemed appropriate for the CHV and PUD-M Zoning Districts. Hotels are one example of a use that would be effectively prohibited in the TCO, as hotels are only permitted in the CHV and PUD-M districts. It is also possible that operators of existing CHV uses along the corridors may seek to expand their operations into the TCO areas.

Second, another required consideration is consistency with the goals, objectives, and policies of the Comprehensive Plan. To that end, if the City were to adopt language similar to the non-regulatory components of the previously proposed amendment it would provide additional policy guidelines that would assist the Planning Board and Council when making determinations on requests for rezoning and amending the FLUM. Though it would still allow for flexibility in that decision making process as needed. Additionally, as the City continues to pursue the initiative of correcting the existing map inconsistencies between the FLU and Zoning maps, an amendment such as this would provide another tool to help guide the City's efforts in identifying appropriate map changes.

III. ITEMS OF DISCUSSION

ITEM A CONTINUED: Third, instead of entirely discounting the regulatory components of the previously proposed amendment, the City may also consider allowing an expanded list of zoning districts within the entire Commercial Corridor. In this scenario, there would be no TCO, and within the boundaries of a CCO, only rezonings to RMF, CLT, CPO, CBD, CHV, PUB, and PUD-M would be permitted. Low intensity residential districts (Residential Single Family One, Residential Single Family Two, Residential Mobile Home, Rural Heritage, and Planned Unit Development-Residential) and the Industrial district would be prohibited. This would ensure that only commercial, higher density residential, public, and mixed uses would be possible for development and redevelopment within a CCO. Below is the existing description of the Commercial FLU designation from the FLU Element of the City's Comprehensive Plan and staff's proposed amendment language which would implement this potential planning option.

Existing in Policy 2.1. The following land use designations are established for the purpose of managing future growth: Commercial. Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site. Zoning districts considered appropriate within this FLU category include CPO, CLT, CHV, and CBD.

Proposed Commercial Corridor Overlay. The City recognizes the importance of State Road 70 and US Highway 441 as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage development and expansion of commercial and mixed-use opportunities in close proximity to the commercial corridor roadways to eliminate uncertainty and foster infill and compatibility with existing development. To this end, the City has identified the Commercial Corridor as being that area generally within one to two blocks of each of these roadways, but as more specifically delineated as the CCO on Map 1.2 in the FLUM Series. The intent of the CCO is to provide additional and varied commercial opportunities in locations in close proximity to the City's major arterials and adjacent residential areas. Within the CCO, the continuation of existing uses will be permitted. Rezoning of lands within the CCO will be limited only to the RMF, CLT, CPO, CBD, CHV, PUB, or PUD-M Zoning districts, and only within the FLU designations appropriate for those districts.

After a lengthy discussion, the consensus of the Board was to have Planner Smith bring back revised amendment language which excluded the regulatory components and instead provide a more aspirational vision for the City's commercial corridor; to revise the maps to exclude existing industrial parcels; and re-look at the map boundaries in regard to the current commercial property uses and parcel boundaries.

IV. Chairperson Hoover adjourned the meeting at 7:10 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

City of Okeechobee	Date: 4-6-21	Petition No. 21-002-SSA
General Services Department	Fee Paid: 4-14-21	Jurisdiction: $PB + QQ$,
55 S.E. 3rd Avenue, Room 101	1 st Hearing: 5-20-21	2^{nd} Hearing: $6 - 15 - 21$
Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820	Publication Dates: PB: 5/5/24 + 5/12/21	FPH: 6/2/21
Fax: (863) 763-3572, ext. 9820	Notices Mailed: N/A	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY	STAFF:
Verified FLUM Designation: Verified Zoning Designation:	Commercial CLT (Light Commercial)
Plan Amendment Type:	Large Scale (LSA) involving over 10 acres or text amendment
	Small Scale (SSA) 10 acres or less
	Small Scale (SSA) More than 10 but less than 20 acres if the proposed amendment will have a positive effect in addressing the problems of low per capita incomes, low average wages, high unemployment, instability of employment, and/or other indices of economically distressed communities.

APPLICANT PLEASE NOTE:

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

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

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

3/31/2021 Date

~

Signature of Owner or

Signature of Owner or Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

APPLICANT/AGENT/OWNER INFORMATION

Mitch Stephens			
Applicant 17705 Middlebrook Way			
Address Boca Raton,		FL	33496
City 919-201-9913		State	z ip mitchstephens@gmail.com
Telephone Number	Fax Number		E-Mail
Steven L. Dobbs			
Agent*			
1062 Jakes Way			
Address			
Okeechobee,		FL	33974
City 863-824-7644		State sdo	b bs@ steve dobbsen g meening.com
Telephone Number	Fax Number		E-Mail
JKST Holdings, LLC			
Owner(s) of Record			
PO Box 873			
Address			
Port Salerno,		FL	34992
City 863-467-111		State shau	Zip m@gdcflorida.com
Telephone Number	Fax Number		E-Mail

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

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

II. REQUESITIED HNGE Please see Section-'#;. iee Scf'lei:fule) -

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

D Text Amendment Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

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

III. PROPERTY SIZE ND LIOCATION ©F FFECTED PROPERTY (for annenaments affecting clevelopment potential of propency)

A. **PROPERTY LOCATION:**

- 1. Site Address: 309 NE 4th Street, Okeechobee, FL 34972
- 2. Property ID #(s):3-15-37-35-0010-01 100-0010
- B. **PROPERTY INFORMATION** (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)

1.	Tota	ll Area of Property: <u>1929 A c re s</u>	_
2.	Tota	l Area included in Request 1929 A or e s	_
	a.	In each Future Land Use (FLU) Category: <u>Multifamily - 1.929 Acres</u>	
		(1)	
		(2)	
		(3)	
		(4)	
	b.	Total Uplands: 1.92.9 A c r es	
	C.	Total Wetlands: -0.00 Areas $$	_

- 3. Current Zoning: Light Commercial
- 4. Current FLU Category: Commercial
- 5. Existing Land Use: Vacant
- 6. <u>Requested FLU Category: Multifamily Residential</u>

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)		10 DU/AC
Number of Units		19
Commercial (sq. ft.)	126,041 SF	
Industrial (sq. ft.)		-

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

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

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

B. PUBLIC FACILITIES IMPACTS

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

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

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

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

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

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

C. ENVIRONMENTAL IMPACTS

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

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

Applicaton for Comprehensive Plan Amendment (4/20)

Ε. JUSTIFICATION OF PROPOSED AMENDMENT

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

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

VI. AFFIDAVIT

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

31/2021

Signature of Owner or Authorized Agent

CRESWELL

Typed or Printed Name

STATE OF FLORIDA

COUNTY OF CKAAR MAN

The foregoing instrument was acknowledged before me by means of Δ physical presence or \Box online notarization, this day of \underline{MOVCM} , $\underline{312}$, $20\underline{31}$, by \underline{John} $\underline{Cresuell}$, who (Name of Person)

is personally known to me or produced

as identification.

MOV MAR Brandel Jotary Public Signature



Glenwood Village

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

There are two blocks that are currently owned by different owners Block 110, the north block is owned by JDST Holdings, LLC and the south block is owned by Shaun C. and Desiree A. Penrod.

North Parcel:

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

South Parcel:

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

south portion. To the south, all the land has a FLU of Commercial except one lot on the north side which is multifamily and is currently used as commercial. To the west the parcel has a FLU of Commercial and is being used as Commercial.

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

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

Attached

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

Attached

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

Attached.

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

Attached.

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

Attached.

B. Public Facilities Impacts

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

1. Traffic Analysis

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

Please see attached traffic report

(2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.

Please see the attached traffic report.

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

N/A

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

Acknowledged.

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

Acknowledged.

- 2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
 - a. Potable water and Sanitary Sewer demand based on:
 - (1) 114 gallons per person per day (gppd) for residential uses

Assume 2.5 residents per household

Current 0 * 285 = 0 gpd Future = 41 * 285 = 11,400 gpd

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

Current 270,508 * 0.15 = 40,576 gpd Future 0 *0.15 = 0 gpd

Current total = 40,576 gpd Future total = 11,400 gpd

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

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

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

Please see attached letter from Waste Management.

b. Water and Sewer:

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

c. Schools.

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

C. Environmental Impacts

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

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

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

2. Soils posing severe limitations to development

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

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

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

5. Floodprone areas.

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

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

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

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

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

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

This project is an undeveloped parcel but will have very limited impact to the County's Comprehensive plan.

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan

and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

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

Proposed Conditions

For the proposed Multi Family Land Use designation, the maximum development is approximately 10 Units per acres. L 1.2.d.

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

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

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

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

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

Hurricane Preparedness

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

Miscellaneous Data

Parcel Control Numbers Subject to this Application

3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

Legal Description

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



City of Okeechobee Future Land Use Amendment Application

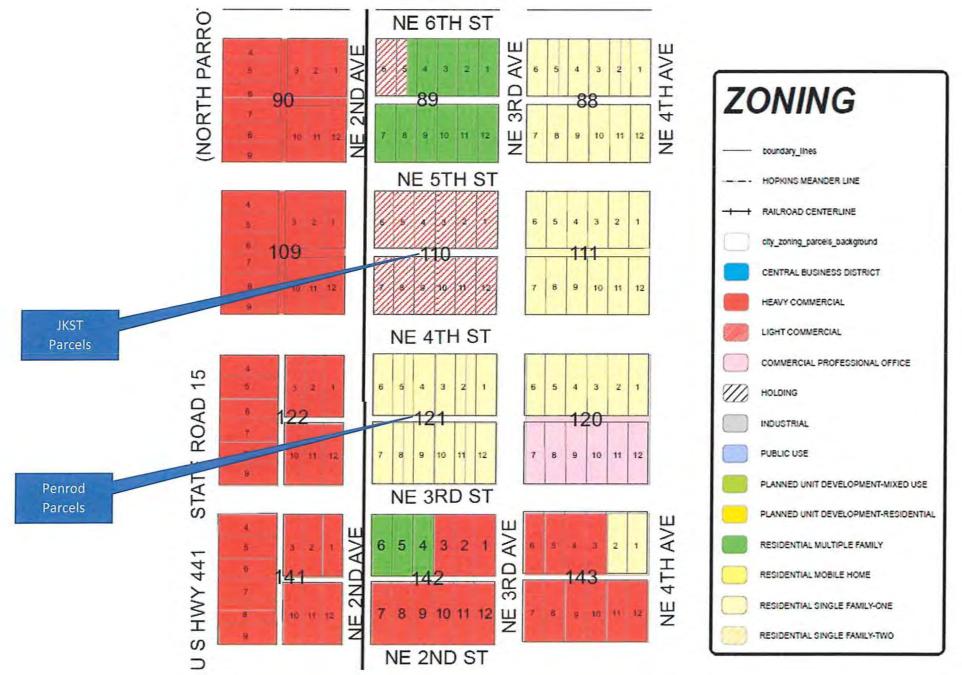
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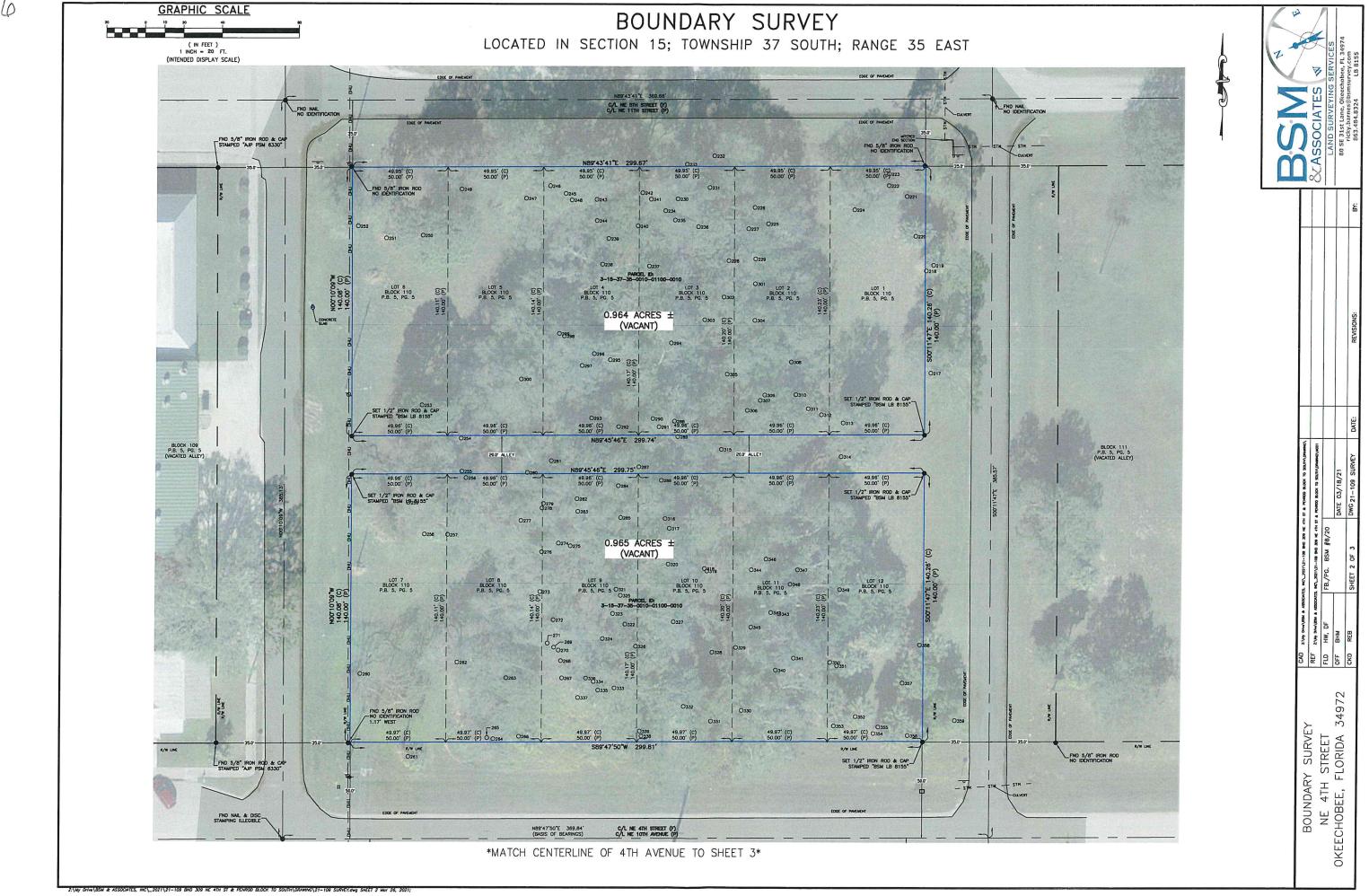
MIXED USE RESIDENTIAL MULTI - FAMILY RESIDENTIAL

COMMERCIAL INDUSTRIAL PUBLIC FACILITIES City of Okeechobee Future Land Use Amendment Surrounding Property Owners Land Use Exhibit Glenwood Villages

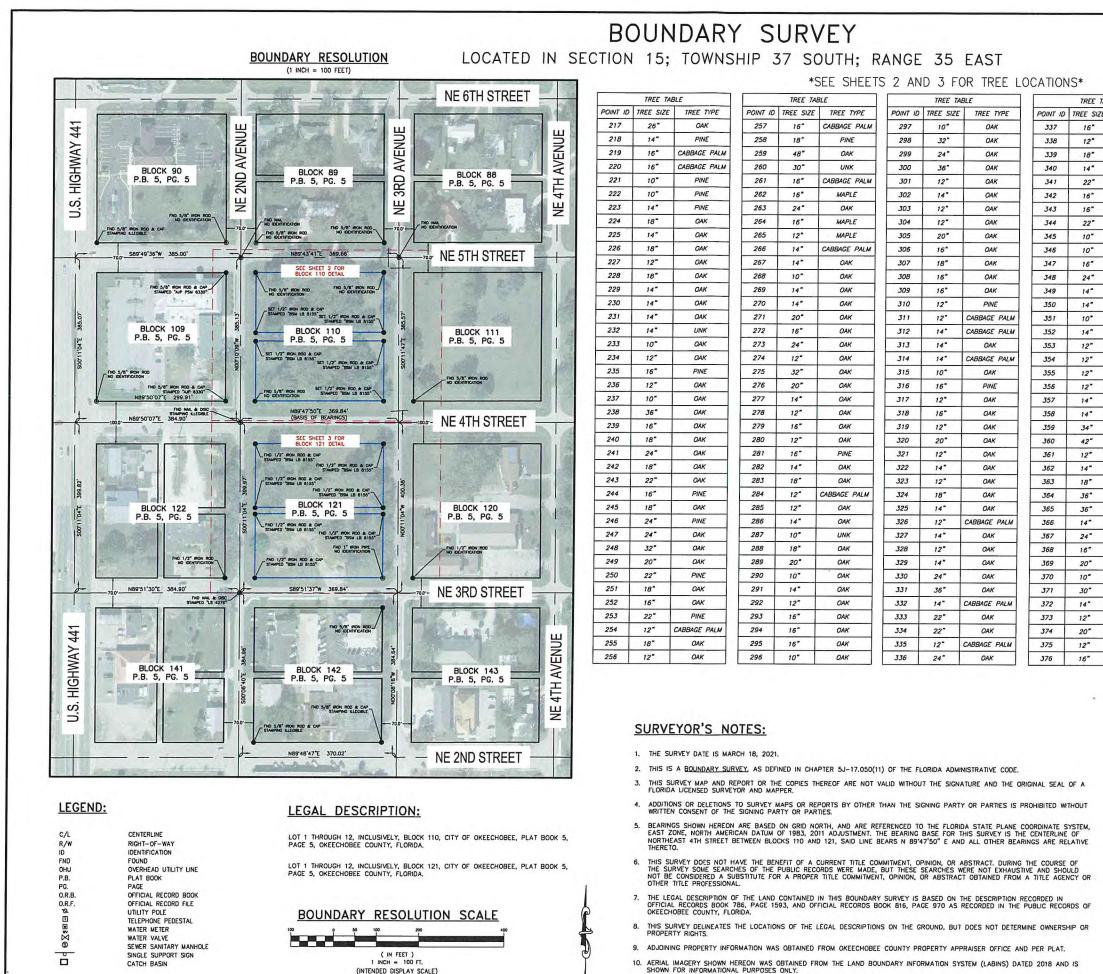


City of Okeechobee Future Land Use Amendment Application Zoning Exhibit Glenwood Village





#6



z:\wy drive\BSW & ASSOCUTES, INC_2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWINC\21-109 SURVEY.dwg COVER Mar 26, 20

(INTENDED DISPLAY SCALE)

11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15

TAL	DLE TREE TYPE OAK CABBAGE PALM OAK UNK OAK OAK	POINT ID 377 378 379 380 381 382 383	TREE TAI TREE SIZE 20" 26" 22" 24" 32" 18" 28"	BLE TREE TYPE PINE OAK PINE OAK CABBAGE PALM OAK		DOM *		& ASSOCIATES V	LAND SURVEYING SERVICES	80 SE 31st Lane, Okeechobee, FL 34974	ricky.barnes@bsmsurvey.com 863.484.8324 LB 8155
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Prepared by and return to: JOHN D. CASSELS, JR. Partner CASSELS & MCCALL 400 NW 2nd Street Oksechobee, FL 34972 883-763-3131 File No: 17-8358 FILE NUM 2017001893 OR BK 786 PG 1593 SHARON ROBERTSON, CLERK & COMPTROLLER OKEECHOBEE COUNTY, FLORIDA RECORDED 02/28/2017 02:07:39 PM ANT \$90,000.00 RECORDING FEES \$10.00 DEED DOC \$630.00 RECORDED BY S Creech P9 1593; (1 ps)

Parcel Identification No. 3-15-37-35-0010-01100-0010

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this <u>2</u> day of February, 2017 Between

C.P. CO., LLC, a Florida limited liability company whose post office address is PO BOX 14049, Fort Pierce, FL 34979 of the County of Saint Lucie, State of Florida, grantor*, and

JKST HOLDINGS, LLC, a Florida limited liability company whose post office address is PO BOX 873, Stuart, FL 34997 of the County of Martin, State of Florida, grantee",

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

LOTS 1 TO 12, BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

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

" "Grantor" and "Grantee" are used for singular or plural, as contaxt requires.

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

Signed, sealed and delivered in our presence:

Pohl Gonzalez

State of Floriday . LuciE

C.P.CC., LC By: GEORGE PANICSO, Authorized Member

The foregoing instrument was acknowledged before me this 28th day of February, 2017 by GEORGE PANTUSO, Managing Member of C.P. CO., LLC, on behalf of the limited liability company. He/she W is personally known to me or [X] has produced a driver's license as identification.

[Notary Scal]

/. Vencent Rhonda J. Vincent hondal Notary Public



LAND USE POWER OF ATTORNEY

Name of Property Owners	: JKST Holdings, LLC	
Mailing Address: P. O. Box 8	873 Port Salerno FI 34992	
Trianing Address.		
Hama Talasha	XX7 1 0/2 4/7 111	
Home Telephone:	Work: 863-467-111	1 Cell:
	pee, FL 34972	
Parcel ID Number: 3-15-37-35-	-0010-01100-0010	
Name of Applicant: Mitch St	tephens	
Home Telephone:	Work:	Cell: 919-201-9913
granting of special exception understood that conditions, li property. Misstatements upon exception or variance and a pr attorney may be terminated or receipt by the Planning Departr	or variances, and appeals of imitations and restrictions may a application or in any hearing roceeding to rezone the property nly by a written and notarized ment.	ge may include rezoning of the property, the decisions of the Planning Department. It is be place upon the use or operation of the may result in the termination of any special y to the original classification. This power of statement of such termination effective upon T THEIR HAND AND SEALS THIS 31
		P-2WA
OWNER		WITNESS
OWNER		WITNESS
STATE OF FLORIDA COUNTY OF OKCCY	DALE	
The foregoing instrument was notarization, this <u>3</u> day of	acknowledged before me by	means of Aphysical presence oronline John Crescell, (Name of Person)
who is personally known to me o	or produced	as identification.
Notary P Commi My Co	BAN H BRANDEL Public-State of Florida Ission # GG 973359 Immission Expires	NOTARY PUBLIC SIGNATURE
Rev 4/2020) M	larch 25, 2024	Page 5 of 11

Detail by Entity Name



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

Detail by Entity	Name
Florida Limited Liability C	ompany
JKST HOLDINGS, LLC	
Filing Information	
Document Number	L16000189762
FEI/EIN Number	81-4132181
Date Filed	10/13/2016
State	FL
Status	ACTIVE
Principal Address	
4459 SE KUBIN AVENUE STUART, FL 34997	
Mailing Address	
P.O. BOX 873	
PORT SALERNO, FL 349	92
Registered Agent Name &	
CRESWELL, JOHN H	
4459 SE KUBIN AVENUE STUART, FL 34997	
Authorized Person(s) Detai	1
Name & Address	
Title AMBR	
CRESWELL, JOHN H	
4459 SE KUBIN AVENUE	
STUART, FL 34997	
Title AMBR	
CRESWELL, KATHLEEN B	3
4459 SE KUBIN AVENUE	
STUART, FL 34997	
Title AMBR	
KOGUT, SHAUN M	

Future Land Use Amendment Traffic Analysis

Glenwood Villages City of Okeechobee, FL

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

Prepared by:

Engineering & Planning, Inc.

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



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

Shaun G. MacKenzie P.E. PE Number 61751

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



EXECUTIVE SUMMARY

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

Future Land Use - Maximum Net Increase in External Trips

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

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



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cKenzie Engineering & Planning, Inc.

INTRODUCTION

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

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

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

Table 1	. F	uture	Land	Use	Change
---------	-----	-------	------	-----	--------







CURRENT DATA

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

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



FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

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

Existing Future Land Use

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

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

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

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

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

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

cKenzie Engineering & Planning, Inc.

Proposed Future Land Use

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

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

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

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

Net Impact

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

The resulting net external trips change is:

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

The resulting net change in driveway volumes is:

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

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



Table 2. Future Land Use Trip Generation

Land Use		Intensity		Daily	AM Peak Hour			PM Peak Hour			
5313DVC		2 - COLOR		Trips	Total	In	Out	Total	In	Out	
Existing FLU Traffic Shopping Center		260.837	1000 SF	11,539	282	175	107	1,105	530	575	
Pass-By Traffic Shopping Center 34.0%			3,923	96	60	36	376	180	196		
		Total Ex	NET EXIST	A CONTRACTOR OF A	7,616 11,539	186 282	115 175	71 107	729 1,105	350 530	379 575
Proposed FLU Traffic Multifamily Housing(Low-Rise) 42 DU			277	21	5	16	27	17	10		
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)			(7,339)	(165)	(110)	(55)	(702)	(333)	(369)		
NET CHANGE IN DRIVEWAY VOLUMES			(11,262)	(261)	(170)	(91)	(1,078)	(513)	(565)		
Note: Trip generation w	as calculate	ed using the	following data:		Pass-by		AM Peak Ho	ur		PM Peak Ho	ur
Land Use	ITE Code	Unit	Daily	Rate	Rate	in/out		ate	in/out		ation
hopping Center 820 1000 SF Ln(T) = 0.68 Ln(X) + 5.57		34%	62/38	T = 0.5 (X)+151.78	78 48/52 Ln(T) = 0.74 Ln(X)		Ln(X) +2.89			
Multifamily Housing(Low- Rise)	220	DU	T = 7.56 (X) +-40.86	0%	23/77	1. 1. 2	95 Ln(X) +- 51	63/37 Ln(T) = 0.89 L 0.02		

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Internal Capture

Internal capture is 0.

Pass-by Trip Capture

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



CONCLUSION

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

Future Land Use - Maximum Net Increase in External Trips

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



APPENDICES

- Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:
 - a. Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
 - b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
 - Requiring all development to be connected to central water and sewer.
- d) Commercial. Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.
 - Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 - Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).
- e) Industrial. Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.
 - 1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 - 2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

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

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

(1)	Mi	nimum lot area.		
	All	uses:	Area	6,250 square feet
			Width	50 feet
(2)		nimum yard quirements.		
		ept where a greater dis ticular use, minimum y		
	a.	All uses:	Front	20 feet to buildings; ten feet to parking and driveway
			Side	Eight feet; 20 feet abutting residential zoning district
			Rear	Ten feet; 20 feet abutting a residential zoning district
	b.	 The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district. 		
(3)	Max	ximum lot coverage by a	all buildings.	

4/1/2021

Okeechobee, FL Code of Ordinances

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

(LDR 1998, § 364)

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

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

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

(LDR 1998, § 306)

Land Use: 220 Multifamily Housing (Low-Rise)

Description

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

Additional Data

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

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

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

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

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

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

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

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

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



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

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

Source Numbers

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

ite=

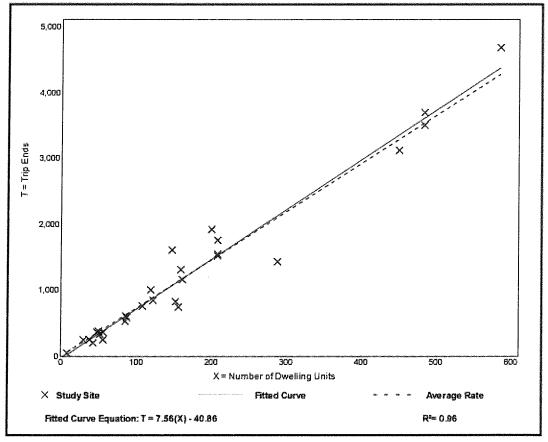
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units On a: Weekday

Number of Studies: 29 Avg. Num. of Dwelling Units: 168	
Ava. Num. of Dwelling Units 168	
Directional Distribution: 50% enteri	ng, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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





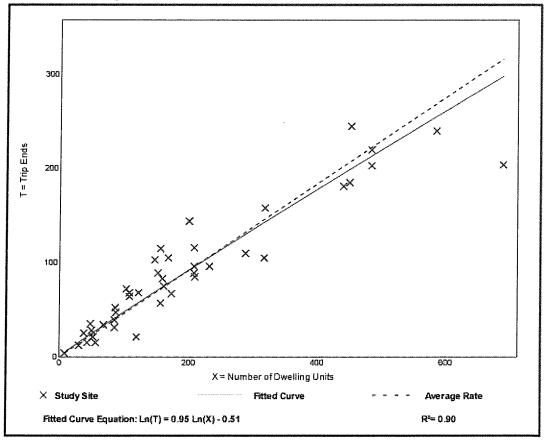
Multifamily Housing (Low-Rise) (220)

<u></u>		
Vehicle Trip Ends vs:	Dwelling Units	
On a:	Weekday,	
	Peak Hour of Adjacent Street Traffic,	
	One Hour Between 7 and 9 a.m.	
Setting/Location:	General Urban/Suburban	
Number of Studies:	42	
Avg. Num. of Dwelling Units:	199	
Directional Distribution:	23% entering, 77% exiting	
•		

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



32 Trip Generation Manual 10th Edition • Volume 2: Data • Residential (Land Uses 200–299)

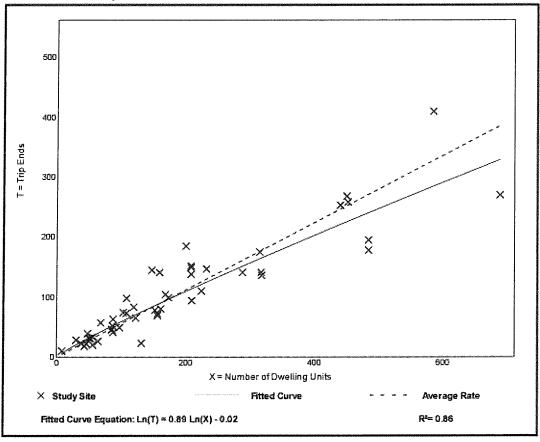


Multifamily Housing (Low-Rise) (220)

/		
Vehicle Trip Ends vs:	Dwelling Units	
On a:	Weekday,	
	Peak Hour of Adjacent Street Traffic,	
	One Hour Between 4 and 6 p.m.	
Setting/Location:	General Urban/Suburban	
Number of Studies:	50	
Avg. Num. of Dwelling Units:	187	
Directional Distribution:	63% entering, 37% exiting	

Vehicle Trip Generation per Dwelling Unit

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





Land Use: 820 Shopping Center

Description

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

Additional Data

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

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

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

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

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

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

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

Source Numbers

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



Shopping Center (820)

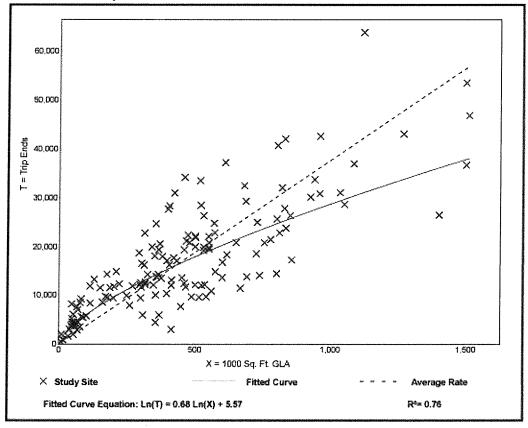
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies:	147
1000 Sq. Ft. GLA:	453
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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





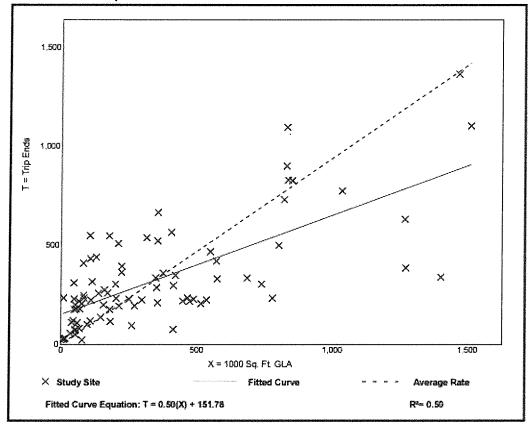
Shopping Center

x <i>y</i>	

Vehicle Trip Ends vs: On a:	•
Setting/Location:	General Urban/Suburban
Number of Studies:	84
1000 Sq. Ft. GLA:	351
Directional Distribution:	62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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





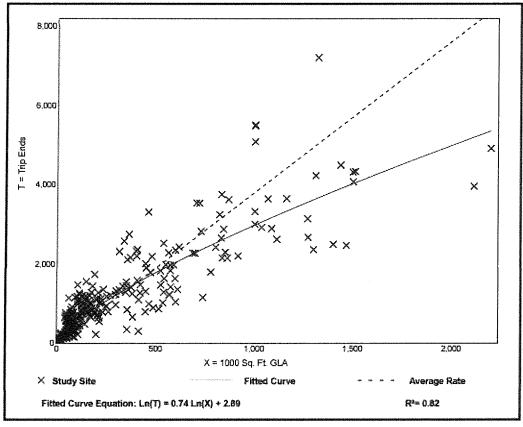
Shopping Center

- (Q	2	U)	
			معنصن	£	

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

	Average Rate	Range of Rates	Standard Deviation
1999 A. C. S.	3.81	0.74 - 18.69	2.04





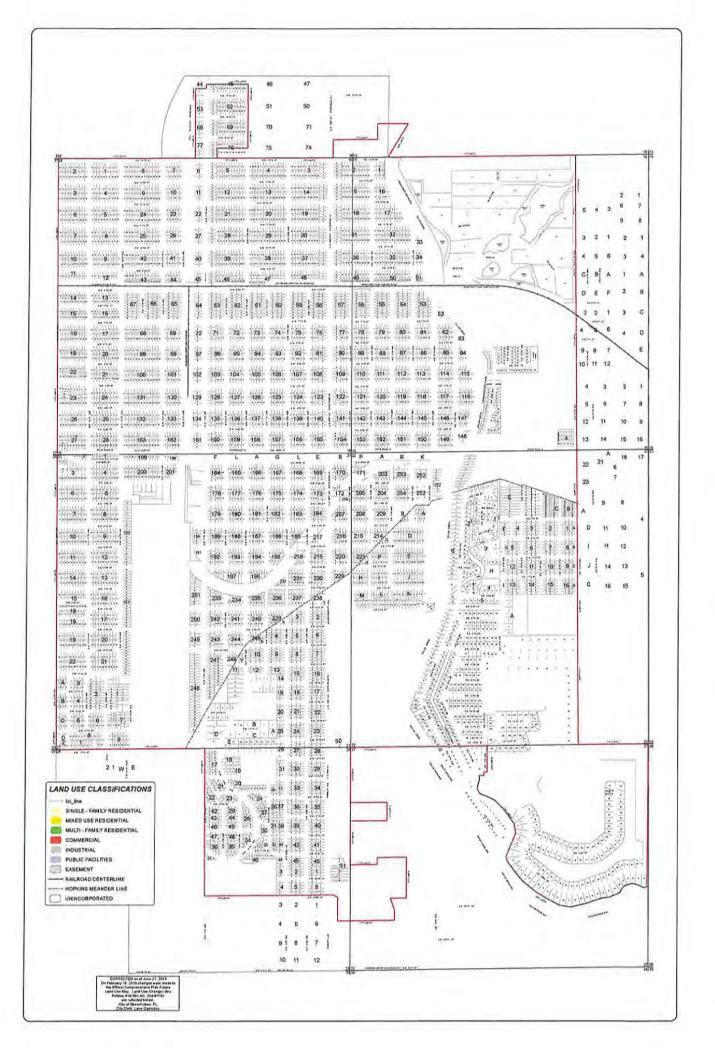
AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	Table	Figure
	0	813 Free-Standing Discount Superstore		F.2	E 4/E 0
	29%	oro Pree-oranding Discourt Supersidie	Weekday, PM Peak Period	F.3	F.1/F.2
	34%	814 Variety Store	Saturday, Mid-day Peak Period	F_4	F.3
	3470	815 Free-Standing Discount Store	Weekday, PM Peak Period	F.5	
	17%	615 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
	26%	816 Hardware/Paint Store	Saturday, Mid-day Peak Period	F.7	F.6
	26%		Weekday, PM Peak Period	F.8	
	34%	820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
			Saturday, Mid-day Peak Period	F.10	F.9
		843 Automobile Parts Sales	Weekday, PM Peak Period	F .11	
	28%	848 Tire Store	Weekday, PM Peak Period	F.12	
	36%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	51%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	***
63%	66%	853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
			Weekday, PM Peak Period	F.16	F.12/F.13
	21%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
	37%	857 Discount Club	Weekday, PM Peak Period	F.18	
	0		Saturday, Mid-day Peak Period	F.19	attice
	42%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	time
		863 Electronics Superstore	Weekday, PM Peak Period	F.21	6270.0
	53%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	4////
	49%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	
	53%	890 Furniture Store	Weekday, PM Peak Period	F.24	40751a-
	/	912 Drive-In Bank	Weekday, AM Peak Period	F.25	****
29%	35%		Weekday, Mid-day Peak Period	F.26	2007-00-00-00-00-00-00-00-00-00-00-00-00-
			Weekday, PM Peak Period	F.27	F.15
			Saturday, Mid-day Peak Period	F.28	-
	44%	931 Quality Restaurant	Weekday, PM Peak Period	F.29	
	43%	932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
		934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	Alaysia.
19%	50%		Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Espresso Stand)	Weekday	F.33/F.34	
F00/	400/	944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	
58%	42%		Weekday, PM Peak Period	F.36	¥597.
		945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
62%	56%		Weekday, PM Peak Period	F.38	F.19

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

89% Weekday

176 Trip Generation Handbook, 3rd Edition





OKeechot Mickey L. Ban	di, CFA	rrope	rty Appr	aiser			202	0 Certified Val updated: 3/11
Parcel: <	3-15-37-35-00	0-01210	0-0040 (338	16) 沙	Aer	ial Viewe	r Pictometery Google Map	s
Owner & Pr	operty Info		Result: 1	of 1	0:	2020 0	2019 0 2018 0 2017 0 2	015 Sales
Owner	PENROD SHAU PENROD DESI 2437 SW 33RD OKEECHOBEE	REE A CIR	4-5723		+			B , 1
Site	NE 4TH ST, OK	EECHOB	EE	1.0				
Description*	CITY OF OKEEC PLAT BOOK 5 PA BLOCK 121	HOBEE (F GE 5) LO	PLAT BOOK 1 T 4 & EAST 1/	PAGE 10 8 2 OF LOT	5		T IT STORES	
Area	0.258 AC		S/T/R	15-37-3	5 2	-	and the	
Use Code**	VACANT COMM (1000)	IERCIAL	Tax District	50			ALL ST	100
in any legal trans. **The <u>Use Code</u> i Planning & Devel	above is not to be use action. s a Dept, of Revenue opment at 863-763-59 Assessment V	code. Pleas 48 for zonin	e contact Okeech			ILERIO AVE	12 20	NE 3RD, AVE
	tified Values	-	20 Certified \	Jalues				
Mkt Land	\$21,020	-		\$21,36	7		ALC: ALC: NO.	1.1
Ag Land	\$			\$	-			
Building	\$0	-		\$	-		12	
XFOB		XFOB		\$	- 20462			
Just	\$21,026			\$21,36	-		A	
Class		Class	-	\$21,30		Sav 1	and the second second	ARCHINE AR
7.197.F			od	\$21,360	100			
Appraised	\$21,026	Apprais				FO P		The second second
SOH Cap [?]		101 anD -	/0	\$0	021:02	411		-
Assessed	\$21,026	100000	ed	\$21,360				
Exempt	\$0	Event		\$(30		
Total Taxable Note: Property ov property to reset laxes.	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026 wnership changes ca to full Market value,	Total Taxable	coun ci oth scho e Assessed valu	ty:\$21,360 ty:\$21,360 er:\$21,360 to1:\$21,360 ue of the r property				
 Sales His 	tory							
Sale Date	e Sale	Price	Book/Pa	age	Deed	V/I	Qualification (Codes)	RCode
11/20	0/2018	\$105,000	0816/09		WD	V	Q	03
	7/1997	\$0	0398/05	44	WD	V	U	03
5/1	1/1987	\$0	0286/16	92	WD	V	U	03
▼ Building	Characteristic	s						
Bldg Ske	A 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Descriptio	on*	Year Blt	T	Base SI	- Actual SF	Bldg Value
				NO	DNE			
Extra Fea	tures & Out B	uildings	(Codes)					
Code	Description		fear Blt	Value	Unit	ts	Dims Condition	(% Good)
				N		A.B		

Land Breakdown

Okeechobee County Property Appraiser Mickey L. Bandi, CFA

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

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 3497	4-5723			
Site	NE 4TH ST, OKEECHOBEE				
Description*	CITY OF OKEECHOBEE (F PLAT BOOK 5 PAGE 5) LO 5 BLOCK 121	*LAT BOOK 1 T 6 & WEST 1	PAGE 10 & /2 OF LOT		
Area	0.258 AC S/T/R 15-37-35				
Use Code**	VACANT COMMERCIAL (1000) Tax District 50				

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

Property & Assessment Values

2019 Cer	tified Values	2020 Ce	rtified Values
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10%	\$0
Assessed	\$21,026	Cap [?]	40
Exempt	\$0	Assessed	\$21,360
CONTRACTOR OF	county:\$21,026	Exempt	\$0
Total Taxable	city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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



Sale Date	Sale Price	Book/P	Page	Deed	V/I	Qualification (Code	s) RCode
11/20/2018	\$105,000	0816/0	970	WD	V	Q	03
10/27/1997	\$0	0398/0	544	WD	V	U	03
5/1/1987	\$0	0286/1692		WD	V	U	03
Building Onurue						1 202 222	
Building Charact	eristics Description	*	Year Blt		Base SF	Actual SF	Bidg Value
		*	10 - 10	NE	Base SF	Actual SF	
	Description		10 - 10	-	Base SF	Actual SF	

NONE

Land Breakdown

Okeechobee County	Property	Appraiser
Mickey L. Bandi, CFA		

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

Owner & Property Info

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 3497	4-5723			
Site	NE 4TH ST, OKEECHOBEE				
Description*	CITY OF OKEECHOBEE (F PLAT BOOK 5 PAGE 5) LO 2 BLOCK 121	PLAT BOOK 1 T 3 & WEST 1	PAGE 10 & /2 OF LOT		
Area	0.258 AC S/T/R 15-37-35				
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50		

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

2019 Cer	tified Values	2020 Ce	rtified Values
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$C
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10%	\$0
Assessed	\$21,026	Cap [?]	φ0
Exempt	\$0	Assessed	\$21,360
	county:\$21,026	Exempt	\$0
Total Taxable	city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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



Sale Date	Sale Price	Book/	Page	Deed	V/I	Qualification (Codes) RCode
11/20/2018	\$105,000	0816/	0970	WD	V	Q	03
10/27/1997	\$0	0398/	0544	WD	V	U	03
5/1/1987	\$0	0286/	1692	WD	V	U	03
Building Chara	octeristics						
Bldg Sketch	Description	n* Year B		100	Base SF	Actual SF	Bldg Value
			NO	NE			
r Extra Features	& Out Buildings (Codes)					
Code De	scription Ye	ar Blt	Value	Unit	s Di	ims Conditi	on (% Good)
			NO	NE			
Land Breakdo				-			
Land Breakdo	wn						

Okeechobee County Property Appraiser Mickey L. Bandi, CFA

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

Owner & Property Info

	PENROD SHAUN C PENROD DESIREE A						
Owner	2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723						
Site	NE 4TH ST, OKEECHOBEE						
Description*	CITY OF OKEECHOBEE (F PLAT BOOK 5 PAGE 5) LO BLOCK 121	PLAT BOOK 1 T 1 & EAST 1/	PAGE 10 & 2 OF LOT 2				
Area	0.258 AC	S/T/R	15-37-35				
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50				

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

Property & Assessment Values

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

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



Sales History			Sales History										
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode							
11/20/2018	\$105,000	0816/0970	WD	V	Q	03							
10/27/1997	\$0	0398/0544	WD	V	U	03							
5/1/1987	\$0	0286/1692	WD	V	U	03							

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
		NON	E		1. 1. 1. 1. 1.

Extra Features & Out Buildings (Codes)

Code Description	Year Blt	Value	Units	Dims	Condition (% Good)
		NO	NE		
1					
Land Breakdown					

Parcel (cc)	li, CFA 3-15-37-35-001	0-01210	0070 /229	18) (>>)	1.2.2.1					
		0-01210	-0070 (338	10) 🕑	Aerial V	10 M 10	ctometery	Google		
Owner & Pro					2020	0 2019	O 2018	0 2017	0 2015	Sales
Owner	PENROD SHAU PENROD DESIR 2437 SW 33RD 0 OKEECHOBEE,	CIR	4-5723		+			1		
Site	NE 3RD ST, OKE	ECHOB	EE		12 1-	Hard B	-	- the		1-2
Description*	CITY OF OKEECH PLAT BOOK 5 PAG 8 BLOCK 121	IOBEE (F GE 5) LO	PLAT BOOK 1 T 7 & WEST 1	PAGE 10 & /2 OF LOT		1	tive p			de
Area	0.258 AC	1	S/T/R	15-37-35	1111	포함 2	and what	ALC: NO	5 /	
	VACANT COMM (1000)	ERCIAL	Tax District	50	10				14	
in any legal transa **The <u>Use Code</u> is Planning & Develo	bove is not to be used ction. a Dept. of Revenue of pment at 863-763-554	ode. Pleas 8 for zonin	e contact Okeech		2		Mills	1		
2019 Cert	ified Values	202	20 Certified \	/alues		1.2.	100	-	and the	STATE OF
Mkt Land	\$21,026	Mkt Lar	nd	\$21,360	14	100		100		1012
Ag Land	\$0	Ag Lan	d	\$0	1 Children	14	C States	A 30		and the second
Building	\$0	Building	3	\$0		100	Sec. 1	1	AC	
XFOB	\$0	XFOB		\$0	5.	and the	1000	50	1	
Just	\$21,026	Just		\$21,360		1.6.2	1 miles	200	1.2	
Class	\$0	Class		\$0	E	12	2 N/E		Acres	A CONTRACTOR
Appraised	\$21,026	Apprais	ed	\$21,360		-	10.10	10	11-	100 30
SOH Cap [?]	\$0	SOH/10	%	\$0			and the second second	-	- All -	ALCON N.
Assessed	\$21,026	Cap [?]			100	-		-	Time	-
Exempt	\$0	Assess		\$21,360		6	-	200		-
Total Taxable Note: Property ow property to reset to axes.	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026 nership changes car o full Market value, w	cause the	coun ci oth scho e Assessed valu	\$0 ty:\$21,360 ty:\$21,360 er:\$21,360 ol:\$21,360 ue of the r property						
Sales Hist										
Sale Date			Book/Pa	ige D		71	Qualifica	ation (Coo	les)	RCode
11/20/	2018 \$	105,000	0816/097	70	WD \	/	2	Q	-	03
	haracteristics									
Building C		Descriptio	on*	Year Blt	Bas	e SF	Actu	al SF	1	Bidg Value
•	tch r	Cacinon			NE			-1-AU	-	A CONTRACTOR
Building C Bldg Sket	tch [reactiput			15 June 1					
Bidg Skei				NO						
Bidg Skei	tch [(Codes)	NO						
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Okeechobee County Property Appraiser Mickey L. Bandi, CFA

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

Owner & Property Info

Owner	JKST HOLDINGS PO BOX 873 PORT SALERNO,					
Site	309 NE 4TH ST, O	KEECHOBEE				
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110					
	1.928 AC S/T/R 15-37-3					
Area	VACANT (0000) Tax District 50					

in any legal transaction. **The <u>Use Code</u> is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property &	Assessment Va	lues	
2019 Cer	tified Values	2020 Ce	ertified Values
Mkt Land	\$164,430	Mkt Land	\$167,040
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$164,430	Just	\$167,040
Class	\$0	Class	\$0
Appraised	\$164,430	Appraised	\$167,040
SOH Cap [?]	\$0	SOH/10%	\$0
Assessed	\$164,430	Cap [?]	
Exempt	\$0	Assessed	\$167,040
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Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.



2020 Certified Values

updated: 3/11/2021

Sale Date	Sale Price	Book/Page	Deed	V/I	(Qualification (Codes)	RCode
2/28/2017	\$90,000	0786/1593	WD	V		Q	01
12/18/2014	\$27,100	0755/1673	SW	V		U	16
1/1/2009	\$28,600	0676/1328	WD	V		U	16
11/26/2008	\$172,700	0663/0479	WD	V		Q	
12/4/2004	\$0	0563/1428	QC	V	1	U	03
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NONE

B3a



OKEECHOBEE LANDFILL, INC.

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

May 31, 2019

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

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

The most recent Okeechobee Landfill Volume report calculated a total of 182,855,130 cubic yards of permitted remaining capacity. The calculations are based on an aerial survey of the active portion of the facility dated January 2, 219 and a historic survey of the undeveloped portion of the facility dated December 27, 2010.

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

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

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

Regards,

han

Charles Orcutt, P.E. Market Area Engineer Waste Management, Inc. of Florida 863-824-4010 Corcutt 1@wm.com



April 2, 2021

Marcos Montes De Oca City of Okeechobee 55 SE 3rd Avenue Okeechobee, FL 34974

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

Dear Marcos,

The above referenced project is proposing to change the Comprehensive Plan from Commercial to Multifamily and the zoning from Light Commercial on the north parcel and Single Family Residential on the south parcel. The Comprehensive Plan request for the south 2.07 acres on the north parcel and 2.07 acres on the south parcel for a total of 4.14 acres, while the rezoning request is also for 4.14 acres. The density associated with the Future Land Use will have a reduction of demand for water and sewer capacity. The existing Commercial FLU has a maximum coverage of 50% and a limit of 3 stories allows for 135,254 sf of Commercial development on the north parcel, while the south parcel is currently Commercial as well and would have the same 135,254 sf development capacity for a total of 270,508 sf. At 270,508 sf of commercial at the City's 0.15 gallons per sf to 40,576 gallons per day. The Multifamily FLU has a density of 10 units per acres and will increase the number of residential units to 40 units. Assuming the same 2.5 people per household, the demand would be 11,400 gallons per day or a reduction of 29,176 gallons per day.

Please call with any questions.

Sincerely,

Steven L. Dobbs, P. E. President

Superintendent Ken Kenworthy

Okeechobee County School Board



700 S.W. Second Avenue Okeechobee, Florida 34974 Fax 863-462-5151

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

April 30, 2021

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

863-462-5000

RE: Job No.: 2021-014 Letter of Adequate Capacity – Mitch Stephens Apartments, Land Use Change of 4.14 acres located in Section 15, Township 37S, and Range 35E. Parcel IDs 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0120-0100, and 3-15-37-35-0010-01210-0120

Dear Mr. Dobbs:

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

Given the current capacity of the schools within our district, the additional 11 new students that would be generated by this change in land use would be welcome. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you the best in this endeavor.

Thanks,

Ken Kenworthy Superintendent of Schools



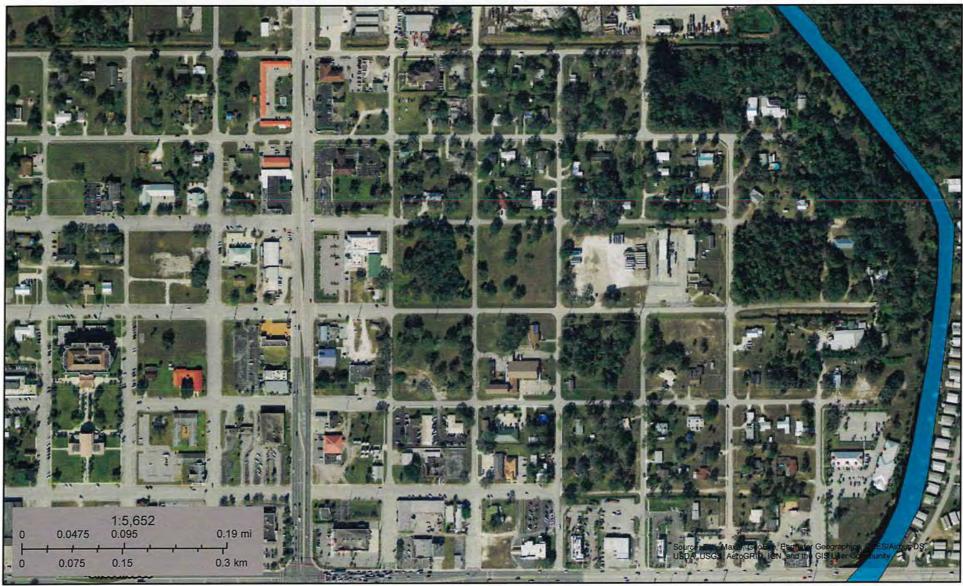
Achieving Excellence: Putting Students First!





U.S. Fish and Wildlife Service National Wetlands Inventory

2021-014 Wetland Map



March 15, 2021

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland Freshwater Pond

Freshwater Emergent Wetland

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

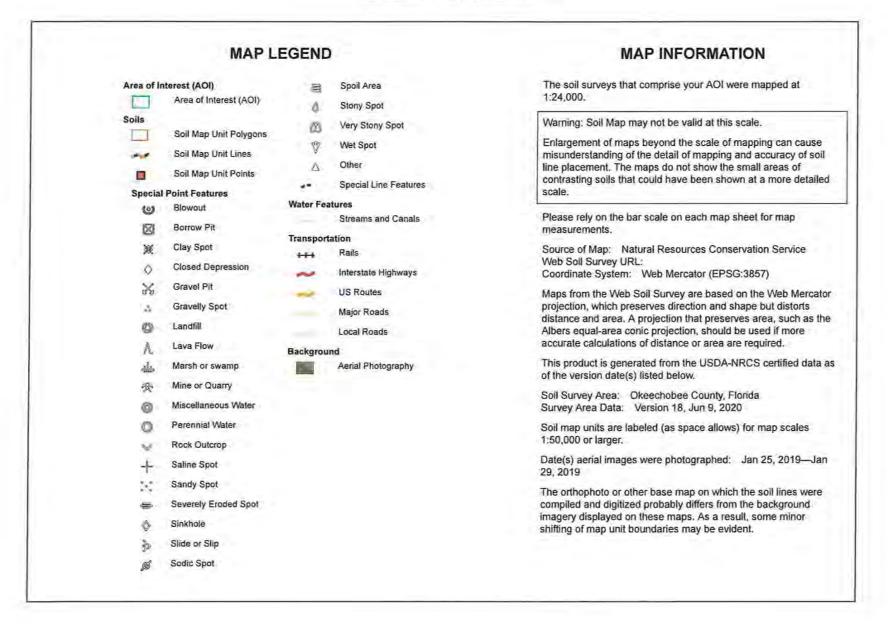


National Cooperative Soil Survey

Conservation Service

3/15/2021 Page 1 of 3

CQ



USDA

Map Unit Legend

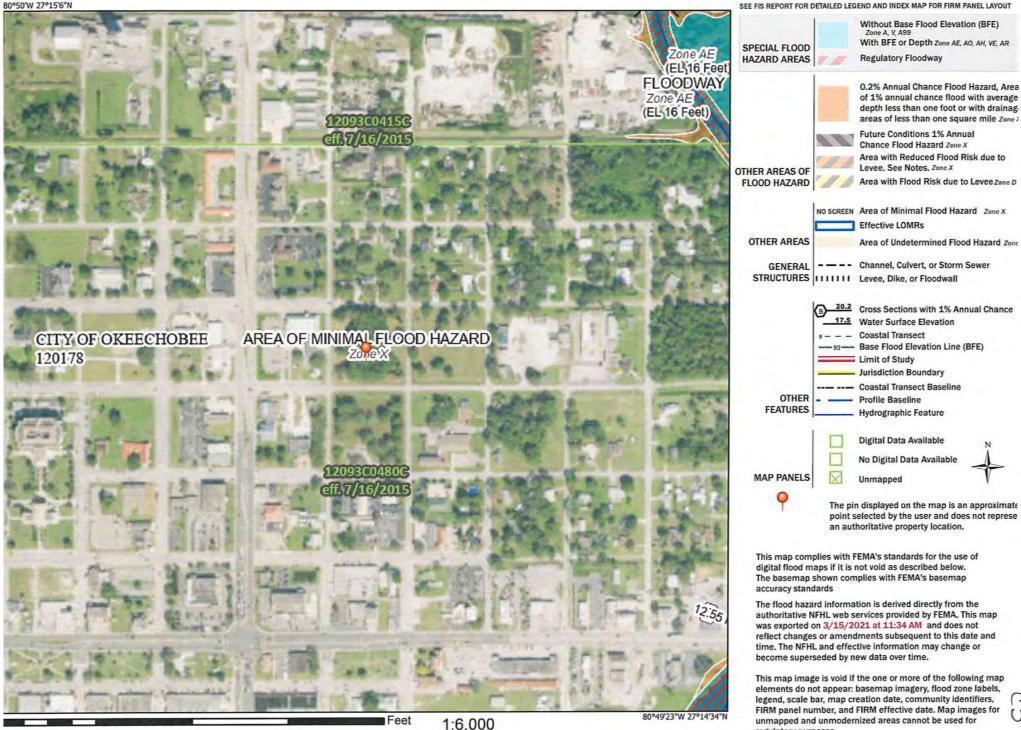
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	5.8	100.0%
Totals for Area of Interest		5.8	100.0%



National Flood Hazard Layer FIRMette



Legend



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regulatory purposes.

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Owner & P	roperty Info		Resu	It: 2 of 6		\bigcirc	2020 0 2	019 () 2018	O 2017 O 2015	Sales
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Okeechobee County Property Appraiser Mickey L. Bandi, CFA

2020 Certified Values updated: 4/8/2021



Staff Report Small Scale Comprehensive Plan Amendment

Prepared for:	The City of Okeechobee
Applicant:	Mitch Stephens
Address:	309 NE 4 th Street
Petition No.:	21-002-SSA
Request:	Change from Commercial to
	Multifamily Residential



Application Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <u>mitchstephens@gmail.com</u> 919.201.9913
Owner	JKST Holdings, LLC PO Box 873 Port Salerno, FL 34992 <u>shaun@gdcflorida.com</u>
Site Address	309 NE 4 th Street
Parcel Identification	3-15-37-35-0010-01100-0010 Lots 1 to 12 Block 110
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 1.929 acre parcel. The parcel is designated Commercial on the Future Land Use Map. The Applicant is requesting to change the Future Land Use designation of this property from Commercial to Multi-Family Residential. This request has been submitted with several other concurrent requests:

- 1) Rezoning from Light Commercial to Residential Multiple Family for this subject property
- 2) Vacation of the 5,995 square foot alley which runs through this subject property
- 3) FLUM change from Commercial to Multi-family for adjacent block 121 to the south of this subject property
- 4) Rezoning from Single Family Residential to Residential Multiple Family for adjacent block 121 to the south of this subject property
- 5) Vacation of the alley which runs through adjacent block 121 to the south of this subject property

The applicant has stated that if approval is granted for these requests, the goal is to build multifamily structures at the maximum possible density.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Light Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	1.929 acres	1.929 acres

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

	Future Land Use	Multi-family Residential
North	Zoning	Residential Multiple Family
	Existing Use	Duplexes
	Future Land Use	Single Family Residential
East	Zoning	Residential Single Family
	Existing Use	Vacant
	Future Land Use	Commercial (Proposed change to Multifamily)
South	Zoning	Residential Single Family (Proposed change to Multifamily)
	Existing Use	Vacant (Proposed Multifamily)
	Future Land Use	Commercial
West	Zoning	Heavy Commercial
	Existing Use	Funeral Home

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (1.929 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 126,000 square feet.



However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the Heavy Commercial of 85%, it would be difficult to provide sufficient parking for 126,000 square feet of commercial use and the maximum floor area would likely be further limited by the ability to provide sufficient parking. Additionally, given the character of Okeechobee, it would be unusual to exceed two stories. A two-story structure with 50% building coverage on 1.929 acres would have a floor area of approximately 84,000 square feet.

C. Future Development Potential as Multi-Family Residential

The maximum density allowable in the Multi-Family Residential Future Land Use Category is 10 units per acre or 11 if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 1.929 acres would be 21 multi-family dwellings.

The applicant has also submitted a concurrent request to vacate the alley that runs through this subject property. If that request is approved, the area of this parcel will be increased to 2.06 acres with a potential for 22 multi-family dwelling units.

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

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

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

This property is one block away from US-441 and is within the area that is unofficially considered the City's commercial corridor. As such, the applicant's intended plan for this property as multi-family housing is appropriate for this location. High density residential at this property provides a transitional buffer between the commercial uses fronting on US-441 and the lower density residential area to the east. There should be no significant issues concerning the compatibility of the proposed multi-family map designation with adjacent designations or uses; and the applicant's request is consistent with the goals, objectives and policies of the City's comprehensive plan.

E. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis report prepared by MacKenzie Engineering & Planning. The analysis was conducted based on the area of both this subject parcel as well as the adjacent parcel to the south which is the subject of a concurrent request to change the future land use from Commercial to Multi-Family Residential, for a total of approximately 4 acres. The report concludes that the proposed change from Commercial to Multi-Family Residential will result in the reduction of potential vehicle trips. Staff agrees with this conclusion.

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



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

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

Demand for Potable Water and Sewer Treatment

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

Demand for Solid Waste Disposal

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

Demand for Public School Services

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

Recreation and Open Space Demand

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

F. Environmental Impacts

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



Recommendation

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

Submitted by:

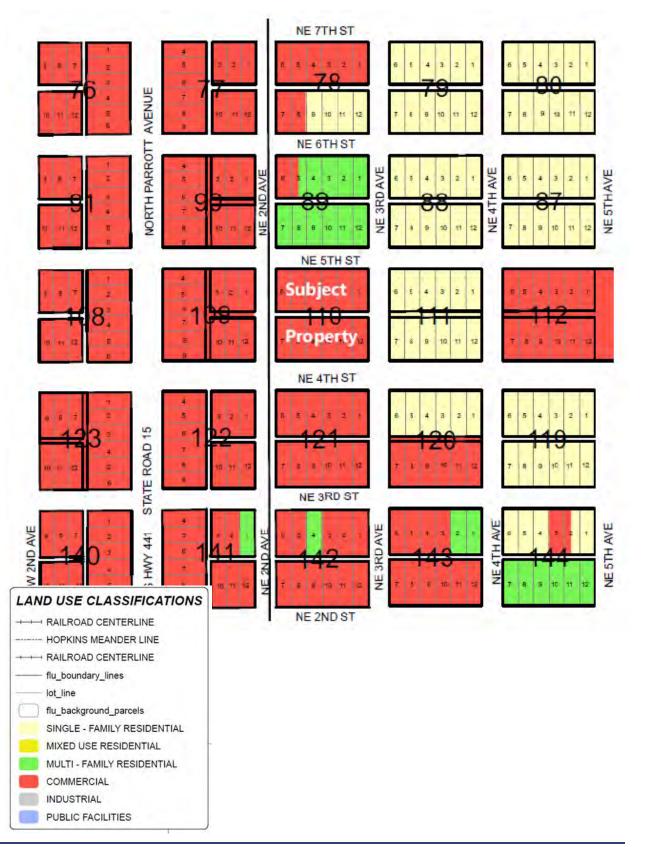
Ben Smith, AICP Sr. Planner

May 11, 2021

Planning Board Public Hearing: May 20, 2021 City Council Public Hearing: (tentative) June 15, 2021

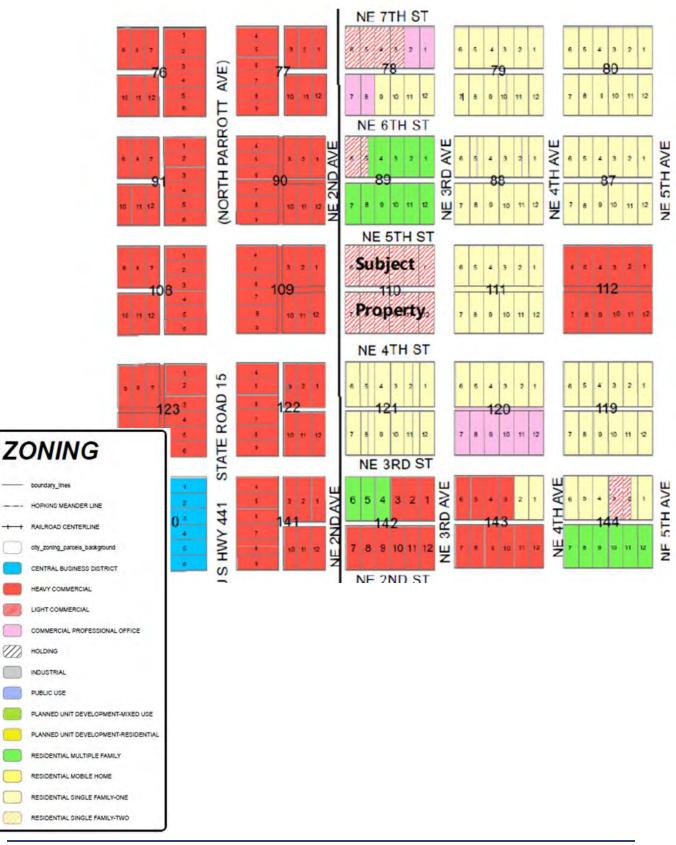
Attachments: Future Land Use, Subject Site & Environs Zoning, Subject Site & Environs Existing Land Use Aerial, Subject Site & Environs





FUTURE LAND USE SUBJECT SITE AND ENVIRONS





ZONING SUBJECT SITE AND ENVIRONS

LaRue planning



EXISTING LAND USE AERIAL OF SUBJECT SITE AND ENVIRONS

City of Okeechobee	Date: 4-9-21	Petition No.	21-003-55A
General Services Department	Fee Paid:	Jurisdiction:	PBYRC
	1st Hearing: 5-20-21	2 nd Hearing:	[11-15-2]
55 S.E. 3rd Avenue, Room 1011 cc 1 atd.Dkeechobee, Florida 39974-29031 st Hearing: 5-2()-Phone: (863) 763-3372, ext. 9820Publication Dates:	Publication Dates:		
Fax: (863) 763-1686	Notices Mailed: N/A		

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

10	RF	COWF	LETED	BY	CITY	STAFF:	
						~	

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

APPLICANT PLEASE NOTE:

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

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

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

2021

Signature of Owner or

Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

.

APPLICANT/AGENT/OWNER INFORMATION

Mitch Stephens			
Applicant 17705 Middlebrook Way		27.2 (
Address Boca Raton,		FL	33496
City 919-201-9913		State	Zip mitchstephens@gmail.com
Telephone Number	Fax Number		E-Mail
Steven L. Dobbs			
Agent*			
1062 Jakes Way			
Address			
Okeechobee,		FL	33974
City 863-824-7644		State sdob	Zip bs@stevedobbsengineering.com
Telephone Number	Fax Number		E-Mail
Corey and Desiree Penrod			
Owner(s) of Record			
2437 SW 33rd Circle			
Address			
Okeechobee,		FL	33974
City		State	Zip
863-634-0546			rodconstruction@gmail.com
Telephone Number	Fax Number		E-Mail

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

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

II.	А.	JESTED CHANGE (Please see Section V. Fee Schedule) Type: (Check appropriate type)				
		Text Amendment X Future Land Use Map (FLUM) Amendment				
	B. SUMMARY OF REQUEST (Brief explanation):					
		The owner is requesting to change the future land use of these eight parcels from Light Commercial to Residential Multiple Family Future Land Use				
I.		ERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting opment potential of property)				
	A.	PROPERTY LOCATION:				

- 1. Site Address: 200 NE 3rd Street, Okeechobee, FL 34972
- 2. Property ID #(s):^{3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120}
- **B. PROPERTY INFORMATION** (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)
 - 1. Total Area of Property: <u>2.066 Acres</u>
 - 2. Total Area included in Request: 2.066 Acres
 - a. In each Future Land Use (FLU) Category: <u>Multifamily 2.066 Acres</u>

	(1)	
	(2)	
	(3)	
	(4)	
b.	Total Uplands: 2.066 Acres	
c.	Total Wetlands: 0.00 Acres	

- 3. Current Zoning: Residential Single Family One
- 4. Current FLU Category: <u>Commercial</u>
- 5. Existing Land Use: Vacant
- 6. Requested FLU Category: Residential Multiple Family

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	5 DU /AC	10 DU/AC
Number of Units	10	20
Commercial (sq. ft.)		
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

- N|A| 1. Wording of any proposed text changes.
 - $\cancel{2}$. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
 - $\sqrt{3}$. A map showing existing land uses (not designations) of the subject property and surrounding properties.

 - $\sqrt{5}$. Map showing existing zoning of the subject property and surrounding properties.
 - $\sqrt{6}$. Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor's name, address and phone number; legal description of property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

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

B. PUBLIC FACILITIES IMPACTS

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

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

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

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

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

 \checkmark b. Water and Sewer;

c. Schools.

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

C. Environmental Impacts

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

- $\sqrt{1}$. Wetlands and aquifer recharge areas.
- \checkmark 2. Soils posing severe limitations to development.
 - 3. Unique habitat.
 - 4. Endangered species of wildlife and plants.
- $\sqrt{5}$. Floodprone areas.

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

Applicaton for Comprehensive Plan Amendment (4/20)

E. JUSTIFICATION OF PROPOSED AMENDMENT

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

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

VI. AFFIDAVIT

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

Signature of Owner or Authorized Agent

202 Date

Typed or Printed Name

STATE OF FLORIDA

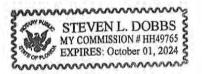
COUNTY OF OKeecho bus

The foregoing instrument was acknowledged before me by means of \mathbb{P} physical presence or \Box online notarization, this day of March 3(, 20 21, by Dhame C, perced , who

is personally known to me or produced

(Name of Person) as identification.

Notary Public Signature



Glenwood Village

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

There are two blocks that are currently owned by different owners Block 110, the north block is owned by JDST Holdings, LLC and the south block is owned by Shaun C. and Desiree A. Penrod.

North Parcel:

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

South Parcel:

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

south portion. To the south, all the land has a FLU of Commercial except one lot on the north side which is multifamily and is currently used as commercial. To the west the parcel has a FLU of Commercial and is being used as Commercial.

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

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

Attached

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

Attached

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

Attached.

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

Attached.

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

Attached.

B. Public Facilities Impacts

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

1. Traffic Analysis

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

Please see attached traffic report

(2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.

Please see the attached traffic report.

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

N/A

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

Acknowledged.

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

Acknowledged.

- 2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
 - a. Potable water and Sanitary Sewer demand based on:
 - (1) 114 gallons per person per day (gppd) for residential uses

Assume 2.5 residents per household

Current 0 * 285 = 0 gpd Future = 41 * 285 = 11,400 gpd

(2) 0.15 gallons per day per square foot of floor area for nonresidential uses Current 270,508 * 0.15 = 40,576 gpd Future 0 *0.15 = 0 gpd

Current total = 40,576 gpd Future total = 11,400 gpd

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

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

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

Please see attached letter from Waste Management.

b. Water and Sewer:

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

c. Schools.

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

C. Environmental Impacts

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

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

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

2. Soils posing severe limitations to development

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

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

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

5. Floodprone areas.

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

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

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

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

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

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

This project is an undeveloped parcel but will have very limited impact to the County's Comprehensive plan.

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan

and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

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

Proposed Conditions

For the proposed Multi Family Land Use designation, the maximum development is approximately 10 Units per acres. L 1.2.d.

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

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

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

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

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

Hurricane Preparedness

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

Miscellaneous Data

Parcel Control Numbers Subject to this Application

3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120

Legal Description

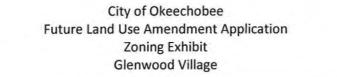
Please refer to the attached legal and sketches that comprise this application for future land use amendment.

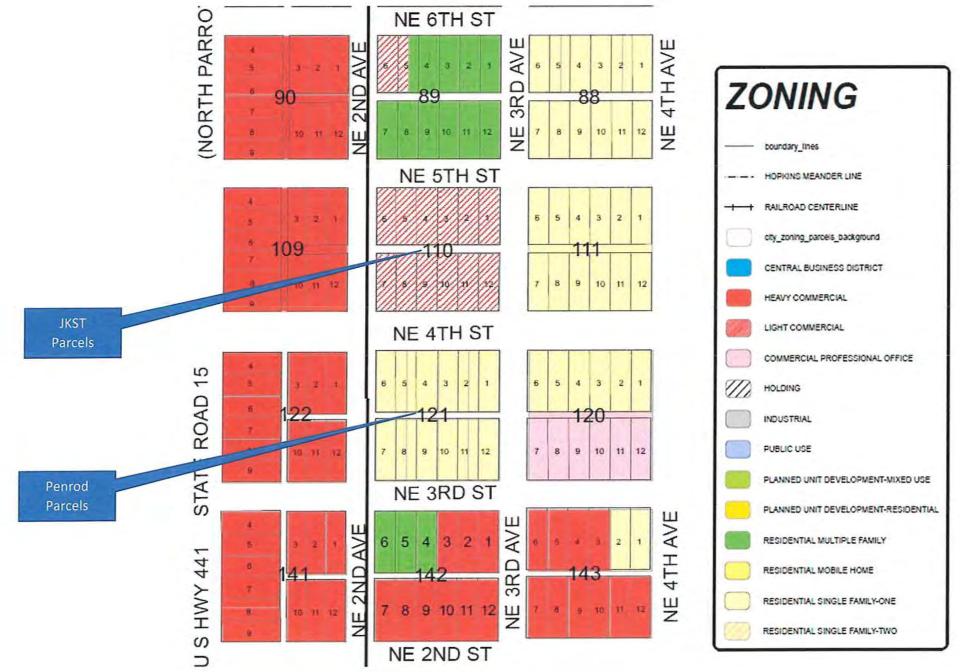


City of Okeechobee Future Land Use Amendment Application Future Land Use Exhibit

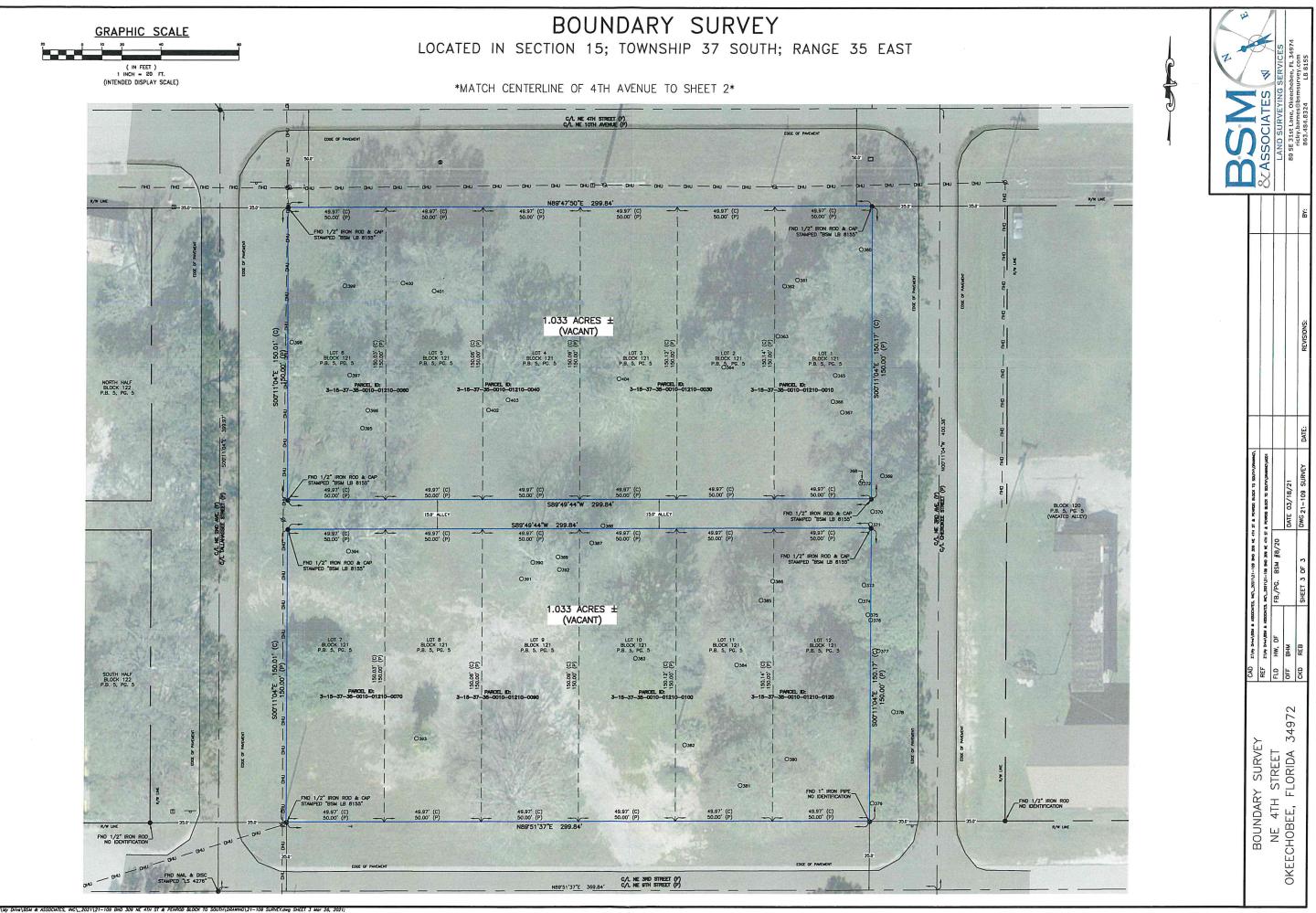
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Land Use Exhibit Glenwood Villages







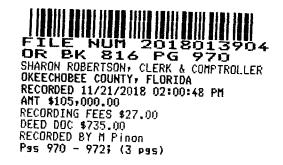
#5



#Lo

Parcel ID Number: 3-15-37-35-0010-01210-0070

Prepared by and return to: Susie Burk Okee-Tantie Title Company, Inc. 105 NW 6th Street Okeechobee, Florida 34972 FTLE NO. 36444



Warranty Deed

This Indenture, Executed this November 20, 2018 A.D. Between

WANDA SUE WOLFORD, TRUSTEE OF THE EVA MAE WILLIAMS REVOCABLE LIVING TRUST F/K/A THE EVA MAE HAZELLIEF REVOCABLE LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 1986, AS AMENDED JULY 27,1994 AND SEPTEMBER 25,1997

whose address is 1888 EAST RD, Jacksonville, Florida 32216, hereinafter called the grantor, to

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

whose post office address is: 2437 SW 33rd Cir., Okeechobee, FL 34974, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0070

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

	()
Witness Printed Name	Sylvia E. Burk
Som	Theat
Witness Printed Name	SONSUN VIRKAITIS

(Seal) WANDA SUE WOLFORD, TRUSTEE

Address: 1888 EAST RD, Jacksonville, Florida 12216

State of Florida County of Okeechobee

The foregoing instrument was acknowledged before me this November 20, 2018, by WANDA SUE WOLFORD, TRUSTEE OF The Eva Mae Williams Revocable Living Trust F/K/A the Eva Mae Hazellief Revocable Living Trust under Agreement dated September 5, 1986, as amended July 27, 1994 and September 25, 1997, who produced a drivers license as identification.

SYLVIA E BURK Notary Public - State of Florida Commission # FF 204270 My Comm. Expires Feb 26, 2019 Bonded through National Notary Assn.

Notary Public Print Name:	Sylvia E.	Burk

My Commission Expires

Exhibit "A"

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

File Number: 36444 Legal Description with Non Homestead Closer's Choice

City of Okeechobee 55 SE 3rd Avenue Okeechobee, FL 34974 Tele: 863-763-3372 Fax: 863-763-1686

	ers: Corey and Desiree Penrod	
Mailing Address: 2437 SV Okeeche	V 33rd Circle obee, FL 34974	
Home Telephone:	Work:	Cell: 863-634-0546
Property Address: 200 blo Okeech	ock NE 3rd Street lobee, FL 34972	
Parcel ID Number: 3-15-37.	-35-0010-01210-0060, 3-15-37-35-0010-01210 -35-0010-01210-0010, 3-15-37-35-0010-01210 -35-0010-01210-0100, and 3-15-37-35-0010-01	-0070 3-15-37-35-0010-01210-0090
Home Telephone:	Work:	Cell: 919-201-9913
understood that conditions,	limitations and restrictions may	decisions of the Planning Department. It is be place upon the use or operation of the
nderstood that conditions, property. Misstatements up exception or variance and a attorney may be terminated receipt by the Planning Depa	Imitations and restrictions may on application or in any hearing proceeding to rezone the property only by a written and notarized s rtment.	be place upon the use or operation of the may result in the termination of any special to the original classification. This power of
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Future Land Use Amendment Traffic Analysis

Glenwood Villages City of Okeechobee, FL

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

Prepared by:

Engineering & Planning, Inc.

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



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

Shaun G. MacKenzie P.E. PE Number 61751

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



EXECUTIVE SUMMARY

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

Future Land Use - Maximum Net Increase in External Trips

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

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

MacKenzie	
A acKenzie	
Engineering & Planning, In	ıc.

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INTRODUCTION

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

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

	Parcel ID	Size (Acres)	Existing FLU Land Use	Proposed FLU Land Use
South Property	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040; 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010; 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090; 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120	0.258 * 8 = 2.064	Commercial	Multi-Family (10 DU/Acre)
		15 x 300 / 43560 = 0.103	Alley	
North	3-15-37-35-0010-01100-0010	1.928	Commercial	
Property	•	20 x 300 / 43560 = 0.138	Alley	
	Total	4.2	33 Acres	

Table 1.	Future	Land	Use	Change
----------	--------	------	-----	--------







CURRENT DATA

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

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



FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

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

Existing Future Land Use

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

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

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

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

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

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



Proposed Future Land Use

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

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

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

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

Net Impact

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

The resulting net external trips change is:

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

The resulting net change in driveway volumes is:

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

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



Table 2. Future Land Use Trip Generation

Land Use			Intensity		Daily	A	AM Peak Hour		PM Peak Hour		
- 49 A -					Trips	Total	In	Out	Total	In	Out
Existing FLU Traffic Shopping Cen	ller		260.837	1000 SF	11,539	282	175	107	1,105	530	575
Pass-By Traffic Shopping Center 34.0		34,0%		3,923	96	60	36	376	180	196	
			NET EXIST	ING TRIPS	7,616	186	115	71	729	350	379
		Total Ex	isting Drivew	way Volumes	11,539	282	175	107	1,105	530	575
Proposed FLU Traffic Multifamily H	·	-Rise)	42	DU	277	21	5	16	27	17	10
NET CH	IANGE IN	TRIPS (FC		RPOSES OF URRENCY)	(7,339)	(165)	(110)	(55)	(702)	(333)	(369)
1	NET CH	ANGE IN	DRIVEWAY	VOLUMES	(11,262)	(261)	(170)	(91)	(1,078)	(513)	(565)
Note: Trip generation w	vas calculate	d using the	following data	5	Pass-by		AM Peak Ho	ur		PM Peak Ho	ur
Land Use	ITE Code	Unit	Daily	Rate	Rate	in/out	CIUS IN ALL MUSICAN	ate	in/out		ation
Shopping Center	820	1000 SF	Ln(T) = 0.68	Ln(X) +5.57	34%	62/38	T = 0.5 (X)+151.78	48/52	Ln(T) = 0.74	Ln(X) + 2.89
Multifamily Housing(Low- Rise)	220	DU	T = 7.56 ()	X) +-40.86	0%	23/77	Ln(T) = 0.9 0.1	1.1	63/37	Ln(T) = 0.8 0.0	39 Ln(X) + 02

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Internal Capture

Internal capture is 0.

Pass-by Trip Capture

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



CONCLUSION

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

Future Land Use - Maximum Net Increase in External Trips

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

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



APPENDICES

- Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:
 - Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.
 - b. Directing new growth to areas where public facilities exist, are planned within the City or County Five Year Capital Improvements Plan, or are committed to through a Developer Agreement, or otherwise assured to be funded by the appropriate agency.
 - c. Requiring all development to be connected to central water and sewer.
- d) Commercial. Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.
 - Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 - Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).
- e) Industrial. Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.
 - 1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
 - 2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

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

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

(1)	Mi	nimum lot area.			
	All	uses:	Area	6,250 square feet	
			Width	50 feet	
(2)		nimum yard guirements.			
		ept where a greater dis ticular use, minimum y		-	
	a.	All uses:	Front	20 feet to buildings; ten feet to parking and driveway	
			Side	Eight feet; 20 feet abutting residential zoning district	
			Rear	Ten feet; 20 feet abutting a residential zoning district	
	b.	. The width of an adjacent street or alley may be applied to the increased setback required when abutting a residential district.			
(3)	Ma	aximum lot coverage by all buildings.			

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

(LDR 1998, § 364)

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

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

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

(LDR 1998, § 306)

Land Use: 220 Multifamily Housing (Low-Rise)

Description

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

Additional Data

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

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

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

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

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

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

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

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

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



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

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

Source Numbers

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



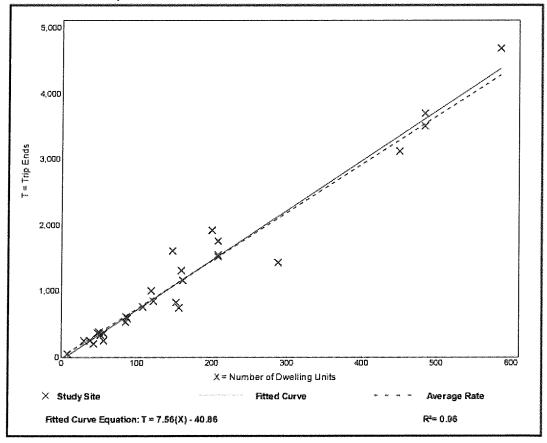
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units On a: Weekday

	Number of Studies:	29
Avg.	Num. of Dwelling Units:	168
-	Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

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





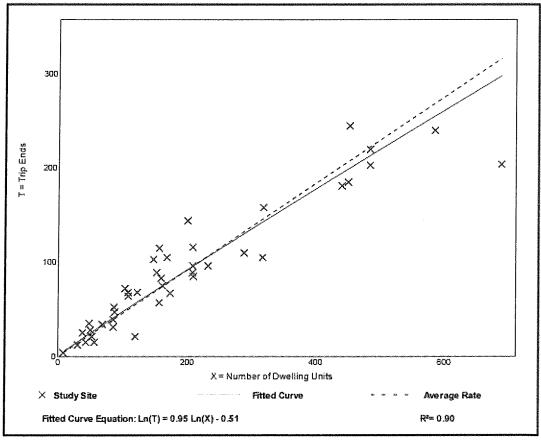
Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs:	Dwelling Units
•	Weekday.
on u.	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Number of Studies:	42
Avg. Num. of Dwelling Units:	199
	23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



32 Trip Generation Manual 10th Edition • Volume 2: Data • Residential (Land Uses 200–299)

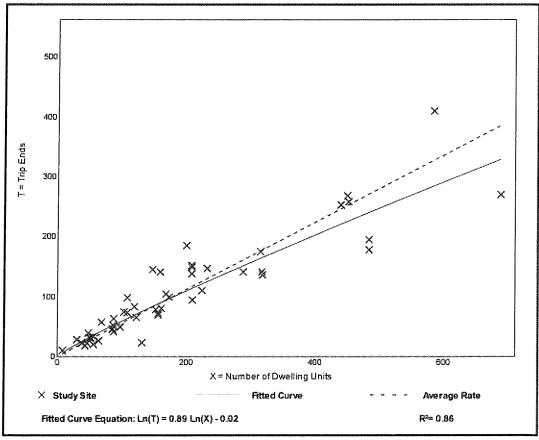


Multifamily Housing (Low-Rise) (220)

<u></u>			
Vehicle Trip Ends vs:	Dwelling Units		
On a:	Weekday,		
	Peak Hour of Adjacent Street Traffic,		
	One Hour Between 4 and 6 p.m.		
Setting/Location:	General Urban/Suburban		
Number of Studies:	50		
Avg. Num. of Dwelling Units:	187		
Directional Distribution:	63% entering, 37% exiting		
n marte meneren er en			

Vehicle Trip Generation per Dwelling Unit

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





Land Use: 820 Shopping Center

Description

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

Additional Data

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

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

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

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

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

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

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

Source Numbers

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



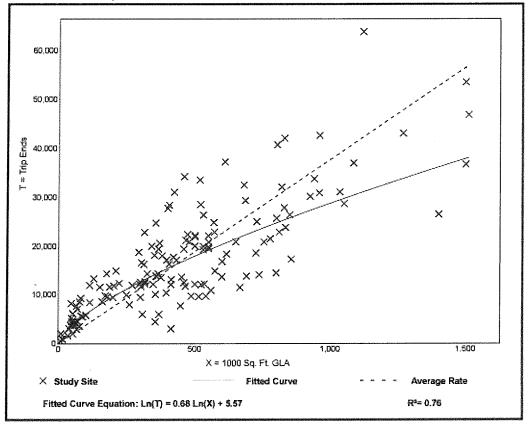
Shopping Center (820)

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

Number of Studies:	147
1000 Sq. Ft. GLA:	453
Directional Distribution:	50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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





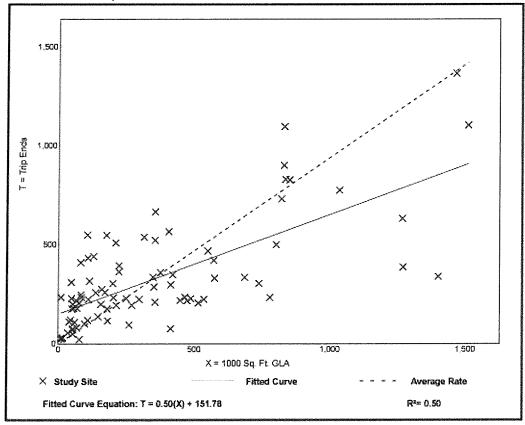
Shopping Center

ĺ	Q	Z	U)	

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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



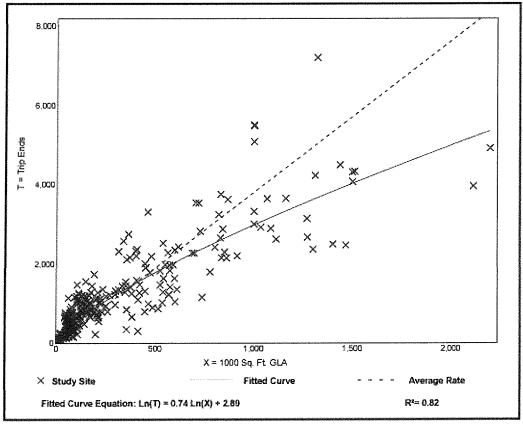


Shopping Center (820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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





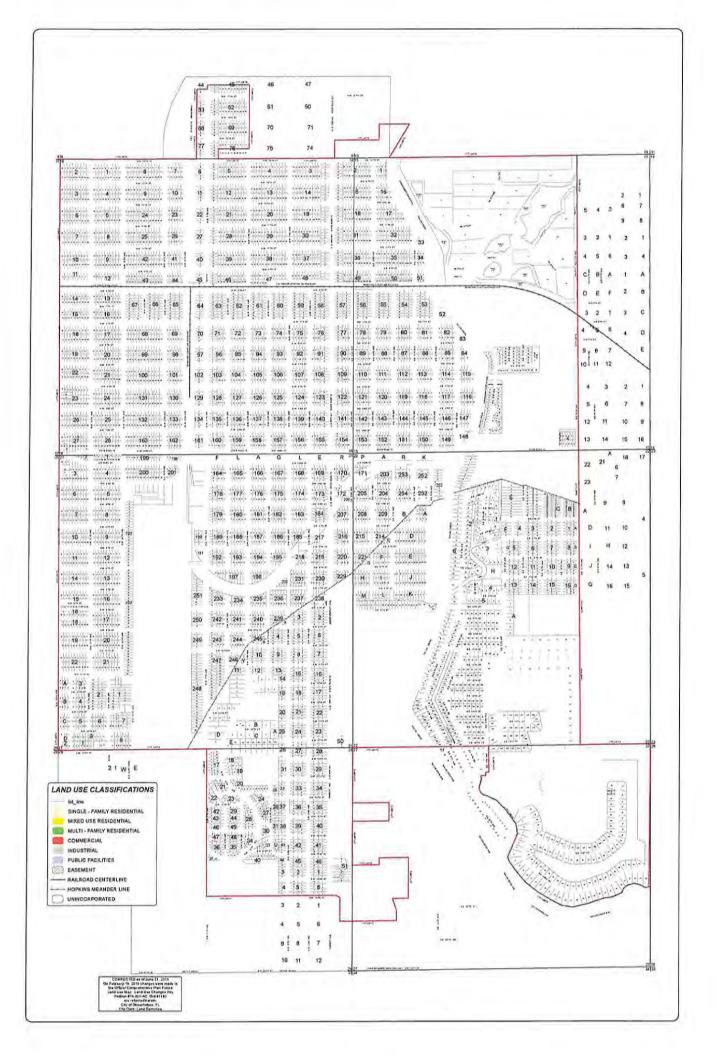
AM	PM	Land Use Code and Title	Time Period	Table	Figure
	0	565 Day Care Center	Weekday, PM Peak Period	F.2	
		813 Free-Standing Discount Superstore	Weekday, PM Peak Period	F.3	F. 1/F.2
	29%		Saturday, Mid-day Peak Period	F.4	F.3
	34%	814 Variety Store	Weekday, PM Peak Period	F.5	ausan
		815 Free-Standing Discount Store	Weekday, PM Peak Period	F.6	F.4/F.5
	17%		Saturday, Mid-day Peak Period	F.7	F.6
	26%	816 Hardware/Paint Store	Weekday, PM Peak Period	F.8	
		820 Shopping Center	Weekday, PM Peak Period	F.9	F.7/F.8
	34%		Saturday, Mid-day Peak Period	F.10	F.9
		843 Automobile Parts Sales	Weekday, PM Peak Period	F.11	1000 m
	28%	848 Tire Store	Weekday, PM Peak Period	F.12	Rainia
	36%	850 Supermarket	Weekday, PM Peak Period	F.13	F.10
	51%	851 Convenience Market (Open 24 Hours)	Weekday, PM Peak Period	F.14	autor
620/	6694	853 Convenience Market with Gasoline Pumps	Weekday, AM Peak Period	F.15	F.11
63%	66%		Weekday, PM Peak Period	F.16	F.12/F.13
	21%	854 Discount Supermarket	Weekday, PM Peak Period	F.17	F.14
	37%	857 Discount Club	Weekday, PM Peak Period	F.18	CUMA
	5770		Saturday, Mid-day Peak Period	F.19	1000 100 1000 1000 1000 1000 1000 1000
	42%	862 Home Improvement Superstore	Weekday, PM Peak Period	F.20	4050R
		863 Electronics Superstore	Weekday, PM Peak Period	F.21	witanak
	53%	880 Pharmacy/Drugstore without Drive-Through Window	Weekday, PM Peak Period	F.22	ative
	49%	881 Pharmacy/Drugstore with Drive-Through Window	Weekday, PM Peak Period	F.23	Easter
	53%	890 Furniture Store	Weekday, PM Peak Period	F.24	annib
		912 Drive-In Bank	Weekday, AM Peak Period	F.25	antistrat.
29%	35%		Weekday, Mid-day Peak Period Weekday, PM Peak Period	F.26 F.27	F.15
			Saturday, Mid-day Peak Period	F.28	10001
	44%	931 Quality Restaurant	Weekday, PM Peak Period	F.29	9445499
	43%	932 High-Turnover (Sit-Down) Restaurant	Weekday, PM Peak Period	F.30	F.16
		934 Fast-Food Restaurant with Drive-Through Window	Weekday, AM Peak Period	F.31	www.co
49%	50%		Weekday, PM Peak Period	F.32	F.17
		938 Coffee/Donut Shop with Drive-Through Window and No Indoor Seating (Coffee/Espresso Stand)	Weekday	F.33/F.34	School-
F.0.4/	1701	944 Gasoline/Service Station	Weekday, AM Peak Period	F.35	entite
58%	42%		Weekday, PM Peak Period	F.36	MODUR
		945 Gasoline/Service Station with Convenience Market	Weekday, AM Peak Period	F.37	F.18
62%	56%		Weekday, PM Peak Period	F.38	F.19

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

89% Weekday

176 Trip Generation Handbook, 3rd Edition





Okeechoł Mickey L. Ban		unty I	rope	rty Appr	aiser				2020	Updated: 3/11	
Parcel: <	3-15-37	-35-001	0-01210	-0040 (338	16) 🦻	Ae	ial Viewer	Pictometery	Google Maps		
Owner & Pr	operty l	nfo		Result: 1	of 1		2020 0 2	019 0 2018	O 2017 O 20	15 🗹 Sales	
Owner	PENRO 2437 SV	D SHAU D DESIR V 33RD (HOBEE,	EE A CIR	4-5723		-	-			b , 4	
Site	NE 4TH	ST, OKE	ECHOB	EE		1	11		Stand L	Sata 1	
Description*		OK 5 PAG		PLAT BOOK 1 T 4 & EAST 1/				1	Strike P		
Area	0.258 A	5	1	S/T/R	15-37-3	35		TTO STAT	1	2000	
Use Code**	VACAN (1000)	COMMI	ERCIAL	Tax District	50			AND		10	
*The <u>Description</u> in any legal trans **The <u>Use Code</u> Planning & Devel	action. is a Dept. of opment at 8	Revenue c 63-763-554	ode. Pleas 8 for zonir	e contact Okeec		1. 1. 2	II AVIE			IE SRD, AVE	
2019 Cer	0.000			20 Certified	Values	-		A State of the second			
Mkt Land		\$21,026	22		\$21,36	50	1.	1999 C	in the second		
Ag Land		12	Ag Lan			50 00					
Building		\$0	Building			50			1. 1 P. 1. 1		
XFOB			XFOB			50	in a		21 54		
Just	-	\$21,026	Just		\$21,360			1 - 28			
Class							-	a. 6		and the state of	
		\$21,026					34	Contraction of the local division of the loc	-		
Appraised SOH Cap [?]		\$21,026		H/10%		1.00	THE L			- STORE STORE	
Assessed		\$21,026	Cap [?]		9	021:03	H 1		-		
Exempt		\$21,020	Assess	ed	\$21,36			- Cont	100		
Exempt	country	\$21,026	Exempt		\$	0		34 4	ALL DOOR	adapted in 1	
Total Taxable Note: Property o property to reset taxes.	city: other: school: wnership cl	\$21,026 \$21,026 \$21,026 hanges car	Taxable	e Assessed val		i0					
▼ Sales His	story										
Sale Dat	e	Sale P	rice	Book/Pa	age	Deed	V/I	Qualific	ation (Codes)	RCode	
1.117	0/2018	\$	105,000	0816/09	70	WD	V		Q	03	
10/2	7/1997		\$0	0398/05	i44	WD	V		U	03	
5/1	1/1987		\$0	0286/16	92	WD	V		U	03	
Building	Charact	orietico	_				201.000				
		-		***	Year Bl		Base SF	Art	ual SF	Bldg Value	
Bldg Sk	erch	<u> </u>	Descripti	on			base of	Acti		blug value	
					N	ONE					
Extra Fea	tures &	Out Bu	ildings	(Codes)						1. D	
	Desc	iption		Year Blt	Value	Un	ts C	Dims	Condition	(% Good)	
Code		MOVED			P						
Code					N	ONE					
Code					N	ONE					

Parcel: <<	3-15-37	-35-001	0-01210	-0060 (338	17) >>>	Aeri	al Viewer	Pictometery G	oogle Maps	
Owner & Pr	operty I	nfo				16	and to very service of	2019 0 2018 0 2	Contraction of the local data	Sales
Owner	PENRO PENRO 2437 SV	D SHAU D DESIR V 33RD (HOBEE,	EE A CIR	4-5723		+	J		and the second	
Site	NE 4TH	ST, OKE	ECHOB	EE		~		AN TO	The second second	1
Description*	CITY OF PLAT BC 5 BLOCK	OK 5 PAG	IOBEE (F GE 5) LO	PLAT BOOK 1 T 6 & WEST 1	PAGE 10 & /2 OF LOT			f f and	-	1
Area	0.258 A	C		S/T/R	15-37-35	-	19 2.		and a	
Use Code**	VACAN ⁻ (1000)	ГСОММІ	ERCIAL	Tax District	50	-		1 1-		A 1
*The <u>Description</u> in any legal trans **The <u>Use Code</u> i Planning & Devel	action. is a Dept. of opment at 8	Revenue c 863-763-554	ode, Pleas 8 for zonir	e contact Okeech				NE 4TH ST	0.3	
Property &	C. L. C. VALLE	310770						Use: VACANT (Txbl: \$21,360.0	COMMERCIAL 0 Sale: 11/20/2	0.258 AC Exr 018 - \$105.000
2019 Cer	tified Va			20 Certified \	1 21 2 2 2 2 1 2 1 2 1 2 1 2 1 2 1 2 1	0				
Mkt Land		\$21,026		1.5	\$21,360	4				5
Ag Land		\$0	Ag Lan	d	\$0	1		1	N	
Building		\$0	Building	9	\$0	1		a la como	- They a	1-20-21
XFOB	_	\$0	XFOB		\$0	83	A net	N	1. 1. 1. 1.	Server La
Just	1	\$21,026	Just		\$21,360			N Roman	A Statute	1. 1.
Class		\$0	Class		\$0	1.00	24		Carl Martin	
Appraised		\$21,026	Apprais	ed	\$21,360	-	100	5 / +	APN 200	S. He
SOH Cap [?]	-	\$0	SOH/10	%	\$0				241	ALC: N
Assessed		\$21,026	Cap [?]			1		1	AL CONT	-
Exempt		\$0	Assess		\$21,360	-	- Coline	and		
Total Taxable Note: Property or property to reset axes.	city: other: school: wnership c	\$21,026 \$21,026 \$21,026 \$21,026 \$21,026 hanges car ket value, v	n cause th	e Assessed value	\$0 ty:\$21,360 er:\$21,360 ol:\$21,360 ol:\$21,360 ue of the r property					
Sales His	story									
	e	Sale P	rice	Book/Pa	age	Deed	V/I	Qualification	(Codes)	RCode
Sale Dat	0/2018	\$	105,000	0816/09	70	WD	V	Q		03
	7/1997		\$0	0398/05	44	WD	V	U		03
11/20	and the second second	1. A	\$0	0286/16	92	WD	V	U		03
11/20 10/27	1/1987									
11/20 10/27 5/1	1	eristice				-	Base SF	Actual S	FB	Idg Value
11/20 10/27	Charact		Descripti	on*	Year Blt	-	Dase of			iug value
11/20 10/27 5/* Building	Charact			on*	Year Blt N O	-	base or			ing value
11/20 10/27 5/* Building Bldg Ske	Charact	C	Descripti			-	base or			
11/20 10/27 5/* Building Bldg Ske	Charact etch	C	Descripti ildings			-			Condition (% G	
11/20 10/27 5/ Building Bldg Ske Extra Fea	Charact etch	Out Bu	Descripti ildings	(Codes)	NO	N E Uni				

lickey L. Ban	Dee County F di, CFA 3-15-37-35-0010		6.576		Aer	ial Viewer	Pictometery	Google	4.0.1	fied Value odated: 3/18/20
Owner & Pi	operty Info					2020 0 20			O 2015 ☑S	ales
Owner	PENROD SHAU PENROD DESIR 2437 SW 33RD 0 OKEECHOBEE,	EE A CIR	1-5723		-		Prile.			
Site	NE 4TH ST, OKE	ECHOBE	E				1.18	1 1 1 1	Mar	THE PARTY
Description*	CITY OF OKEECH PLAT BOOK 5 PAG 2 BLOCK 121						ALC: NO		1 1	
Area	0.258 AC		S/T/R	15-37-35						1
Use Code**	VACANT COMME (1000)	RCIAL	Tax District	50		14		Tu.	A 10	
Planning & Deve	action. is a Dept, of Revenue c lopment at 863-763-554 Assessment Va	8 for zoning	contact Okeech i info.	obee County	3.4	HEIZHD AVE		ALC: NO		NE 3RD AVE
TANK AND AND DATE	tified Values	1	0 Certified V	aluee			1.000	130	25462	
Mkt Land		Mkt Lan		\$21,360				-		and the
101 VA (TOMA 1 9					Ref 2	116 20	1 - Law	in the second		
Ag Land		Ag Land		\$0		STATES -	19	1 Alter	1-22	AL PO
Building	\$0			\$0	S.Le	A CONTRACT			A 3154	
XFOB	\$0			\$0		-			A DE RE	and the second
Just Class	\$21,026	Just		\$21,360		100	100	-	AL DESIGNATION	and the second
	\$0	Class	ad a	\$0 \$21,360	1				1	A DA
Appraised SOH Cap [?]	and the second se	SOH/10%			20	21:02-11		2	5 3 · E	
Assessed	\$0	Cap [?]		\$0	51	0.000 2-V-U-30				
Exempt	\$21,026	Assesse	d	\$21,360	202	44-0-50	Carl I	8	A COMPANY	
Fotal Faxable	\$0 county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Exempt Total Taxable	cit	\$0 by:\$21,360 by:\$21,360 br:\$21,360 bl:\$21,360		T	5			
Note: Property o property to reset axes.	wnership changes car to full Market value, w	h cause the hich could	Assessed valu result in higher	e of the property	-		1			
Sales His	story								1	
Sale Dat	e Sale P	rice	Book/Pa	ge I	Deed	V/I	Qualifica	ation (Cod	es)	RCode
11/20	0/2018 \$	105,000	0816/097	70	WD	V		Q		03
10/2	7/1997	\$0	0398/054	14	WD	V		U		03
5/	1/1987	\$0	0286/169	92	WD	V		U		03
		_								
Building	Characteristics									

Bldg Value NONE Extra Features & Out Buildings (Codes) Year Blt Value Units Dims Condition (% Good) Code Description NONE Land Breakdown

Parcel: <<					aiser						updated: 3/18
	3-15-37	7-35-001	0-01210	0-0010 (3381	14) 🦻	Aeri	al View	er Picto	metery Goo	gle Maps	
Owner & P	roperty	Info				O 2	2020 (2019 C	2018 0 201	7 0 2015	Sales
Owner	PENRC 2437 S	DD SHAU DD DESIR W 33RD (CHOBEE,	EE A	4-5723		+			1		
Site	NE 4TH	I ST, OKE	ECHOB	EE	1.1.1.1	4-	-	And a			1 - Marine
Description*	CITY OF PLAT BO BLOCK	OOK 5 PAG	IOBEE (F GE 5) LO	PLAT BOOK 1 I T 1 & EAST 1/	PAGE 10 8 2 OF LOT	\$ 2		1000			
Area	0.258 A	C		S/T/R	15-37-3	5	din the		18 50		8 8 W
Use Code**	VACAN (1000)	ТСОММ	ERCIAL	Tax District	50						
in any legal trans **The <u>Use Code</u> Planning & Deve	action. is a Dept. c lopment at	of Revenue c 863-763-554	ode. Pleas 8 for zonir	gal Description fo e contact Okeech ng info.					100 M		
Property &	ALL STRUCTURES	OTHER PROPERTY OFFICE				_	F/24		A LA SIL		
2019 Ce	rtified Va			20 Certified \	11 W M - 19 19		10		Call A		St. Million,
Mkt Land		\$21,026			\$21,36	-	1	1 . 1.		10 X 18	See a CL
Ag Land		\$0			\$			and the second		時間	STREAM
Building		\$0	Building XFOB	3	\$	-	1	1 10	Sec. March	1.	
XFOB							0.00	Sec. of the			
Just		\$21,026	Just		\$21,360			2.3	Wine State	27 32	
Class		\$0	Class	bod	\$21.26	-				13	
Appraised		\$21,026	Apprais					10.00		A. 114	1
SOH Cap [?] Assessed		\$21,026	SOH/10% Cap [?]		\$	0				-	
		\$21,026		Assessed \$21,360		0	6		1	Charles I.	- Andrew
Exempt	anunt	:\$21,026	Exempt	1	\$	0	No. of Concession, Name				
		:\$21,026	Total	ci	ty:\$21,36 ity:\$21,36 er:\$21,36	0					
Taxable Note: Property o property to reset	other school	:\$21,026 :\$21,026 changes car	n cause th	e Assessed valu d result in higher	ol:\$21,36						
Taxable Note: Property o property to reset axes.	other school wnership o t to full Mar	:\$21,026 :\$21,026 changes car	n cause th	e Assessed valu	ol:\$21,36			_			
Taxable Note: Property o oroperty to reset axes. Sales His	other school wwnership o t to full Mar story	:\$21,026 :\$21,026 changes car rket value, v	n cause th vhich coul	e Assessed valu d result in higher	ol:\$21,360 ue of the r property	0	1 140				
Taxable Note: Property o property to reset axes. Sales His Sale Dat	other school wnership o to full Mar story te	r:\$21,026 I:\$21,026 Changes car cket value, v Sale P	n cause th vhich coul Price	e Assessed valu d result in higher Book/Pa	ool:\$21,360 ue of the r property age	Deed	V/I		Qualification (Codes)	RCode
Taxable Note: Property o property to reset taxes. Sales His Sale Dat 11/2	other school wwnership o t to full Mar story te 0/2018	r:\$21,026 I:\$21,026 Changes car cket value, v Sale P	rice 105,000	e Assessed valu d result in higher Book/Pa 0816/09	age	Deed WD	V		Q	Codes)	03
voperty to reset taxes. Sales His Sale Dat 11/2 10/2	other school wwnership o t to full Mar story te 0/2018 7/1997	r:\$21,026 I:\$21,026 Changes car cket value, v Sale P	rice 105,000 \$0	e Assessed valu d result in higher Book/Pa 0816/09 0398/05-	age	Deed WD WD	V V		Q U	Codes)	03
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Taxable Note: Property o property to reset axes. Sales His Sale Dat 11/2 10/2 5/	other school wwnership o t to full Mar story te 0/2018 7/1997 1/1987	:\$21,026 1:\$21,026 changes car rket value, v Sale P \$	rice 105,000 \$0	e Assessed valu d result in higher Book/Pa 0816/09 0398/05-	age	Deed WD WD	V V		Q U	Codes)	03
Taxable Note: Property o property to reset taxes. Sales His Sale Dat 11/2 10/2 5/	other school wwnership o to full Mar story te 0/2018 7/1997 1/1987 Charac	:\$21,026 I:\$21,026 I:\$21,026 Sale P Sale P \$	rice 105,000 \$0	Book/Pa 0816/09 0398/05- 0286/16	age	Deed WD WD WD	V V		Q U	Codes)	03
Taxable Note: Property o property to reset taxes. Sales His Sale Dat 11/2 10/2 5/ Building	other school wwnership o to full Mar story te 0/2018 7/1997 1/1987 Charac	:\$21,026 I:\$21,026 I:\$21,026 Sale P Sale P \$	rice 105,000 \$0	Book/Pa 0816/09 0398/05- 0286/16	Additional Sector Additional Additional Additional Sector Additional Additionaa	Deed WD WD WD	V V V		Q U U	Codes)	03 03 03
Taxable Note: Property o property to reset Sales His Sale Dat 11/2 10/2 5/ Building Bldg Sk	other school wwnership of to full Mar story te 0/2018 7/1997 1/1987 Charac etch	:\$21,026 I:\$21,026 I:\$21,026 I:\$21,026 Sale P Sale P \$ Iteristics	h cause th which coul trice 105,000 \$0 \$0 Descripti	e Assessed valu d result in higher 0816/09 0398/05- 0286/16	Additional Sector Additional Additional Additional Sector Additional Additionaa	Deed WD WD WD	V V V		Q U U	Codes)	03 03 03
Taxable Note: Property o property to reset taxes. Sales His Sale Dat 11/2 10/2 5/ Building Bldg Sk Extra Fea	other school wwnership of to full Mar story te 0/2018 7/1997 1/1987 Charac etch atures 8	:\$21,026 :\$21,026 :\$21,026 :shanges car rket value, v Sale P \$ teristics teristics	h cause th which could trice 105,000 \$0 \$0 Descripti ildings	e Assessed valu d result in higher 0816/09 0398/05 0286/16 001*	age 70 44 92 Vear Blt	Deed WD WD WD O N E	V V V Base S	SF	Q U U Actual SF		03 03 03 Bldg Value
Taxable Note: Property o property to reset Sales His Sale Dat 11/2 10/2 5/ Building Bldg Sk	other school wwnership of to full Mar story te 0/2018 7/1997 1/1987 Charac etch atures 8	:\$21,026 I:\$21,026 I:\$21,026 I:\$21,026 Sale P Sale P \$ Iteristics	h cause th which could trice 105,000 \$0 \$0 Descripti ildings	e Assessed valu d result in higher 0816/09 0398/05- 0286/16	Additional Section 2015 Section	Deed WD WD WD O N E	V V V Base S		Q U U Actual SF	Codes)	03 03 03 Bldg Value
Taxable Note: Property o property to reset axes. Sales His Sale Dat 11/2 10/2 5/ Building Bldg Sk Extra Fea	other school wwnership of to full Mar story te 0/2018 7/1997 1/1987 Charac etch atures 8	:\$21,026 :\$21,026 :\$21,026 :shanges car rket value, v Sale P \$ teristics teristics	h cause th which could trice 105,000 \$0 \$0 Descripti ildings	e Assessed valu d result in higher 0816/09 0398/05 0286/16 001*	Additional Section 2015 Section	Deed WD WD WD O N E	V V V Base S	SF	Q U U Actual SF		03 03 03 Bldg Value

UKeechot Mickey L. Ban	di, CFA	Prope	rty Appr	aiser					2020	updated: 3/18
Parcel: <	3-15-37-35-00	10-0121	0-0070 (338	18) 🦻	Aer	ial View	er Pi	ctometery	Google Maps	
Owner & Pi	roperty Info				0:	2020	2019	O 2018	2017 0 20	15 🗹 Sales
Owner	PENROD SHAU PENROD DESI 2437 SW 33RD OKEECHOBEE	REE A CIR	74-5723		-		1.75		1	
Site	NE 3RD ST, OK	EECHOE	BEE		-	-	-	-	the second	- 1
Description*	CITY OF OKEEC PLAT BOOK 5 P/ 8 BLOCK 121					1	Saud	1		
Area	0.258 AC		S/T/R	15-37-3	5	1.22	124	A WELL	dia 1	
Use Code**	VACANT COMM (1000)	RCIAL	Tax District	50				REAC		
in any legal trans **The <u>Use Code</u> Planning & Devel	above is not to be usi action. is a Dept. of Revenue opment at 863-763-5 Assessment V	code. Plea: 548 for zonii	se contact Okeec		100	73		199		
	tified Values	-	20 Certified	Values	-	1.4				
Mkt Land		6 Mkt La	en l'estre engane.	\$21,36	0	-	AL.	: 35		
Ag Land	1.2.4.5	Ag Lan				4 2 4	1	1 the second	Participants	102211
Building	\$					N	12	a statistic	CALCO.	State 1-1
XFOB		XFOB	3			1	6.0	Craw.	Ser in	a de la com
Just	\$21,020		-	\$21,360			. 18	14 1	1.1	ALCON T
Class	\$21,020			\$0		1	*	- ANTER	A S	
Appraised	\$21,026	-	sed	\$21,360		-				358 7
SOH Cap [?]	\$		the state of the s			-	N.	and the second	-	dee to
Assessed	\$21,026	Cap [?]		\$0		-			and the second	
Exempt	\$0	Assess		\$21,36				-	-	
	county:\$21,026	Exemp		\$				10	The a	- Maria
property to reset	city:\$21,026 other:\$21,026 school:\$21,026 wnership changes c to full Market value,	; Total ; Taxable an cause th	e Assessed value		0					
^{axes.} ▼ Sales His	story									Total Charles and
Sale Date		Price	Book/Pa	age	Deed	V/I	(Qualificat	ion (Codes)	RCode
		\$105,000	and the second se		WD	V		(03
Building	Characteristic	s								
Bldg Ske	etch	Descripti	on*	Year Blt		Base S	SF	Actua	ISF	Bldg Value
			<u></u>	1.2021.1.2021.1	ONE			0.000		
🕶 Extra Fea	tures & Out B	uildings	(Codes)							
Code	Description		Year Blt	Value	Uni	ts	Dims		Condition (% Good)
	-			N	ONE		_			
Land Bre	akdown									
1117/112415 - 1110				3.3.6			1 - OA - 1 - 1			
Code	Description		Ur	nits		1	Adjustm	nents	Eff Rate	E Land Value

Parcel:	di, CFA	10-0124	0.0000 (220	10)							200	d: 3/18/
	3-15-37-35-00	10-01210	0-0090 (338	19) (29)	7	al View		ctometery		ogle Maps		
Owner & Pr	operty Info	1	1		02	020	2019	O 2018	O 20	17 0 201	5 Sales	
Owner	PENROD SHAU PENROD DESI 2437 SW 33RD OKEECHOBEE	REE A CIR	4-5723		+					1		-
Site	NE 3RD ST, OK	EECHOE	BEE	- 12 - 17	1.2.19	· · · ·	-			la tra	- 1	-
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Okeechobee County Property Appraiser Mickey L. Bandi, CFA

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

Owner & Property Info

Owner	JKST HOLDINGS LLC PO BOX 873 PORT SALERNO, FL 34992-0873						
Site	309 NE 4TH ST, OKEECHOBEE						
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110						
Area	1.928 AC	S/T/R	15-37-35				
Use Code**	VACANT (0000)	Tax District	50				

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

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

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

Localdana	2020 Certified update	d: 3/11/20
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2020 Certified Values

Sale Date	Sale Price	Book/Pa	ge [Deed V/I			Qualification (Codes)	RCode
2/28/2017	\$90,000	0786/159	93	WD	V		Q	01
12/18/2014	\$27,100	0755/167	73	SW	V		U	16
1/1/2009	\$28,600	0676/132	28	WD	V		U	16
11/26/2008	\$172,700	0663/047	79	WD	V		Q	
12/4/2004	\$0	0563/142	28	QC	V		Ü	03
10/1/1988	\$100	0299/049	99	WD	V		U	03
4/1/1970	\$100	0119/065	9	WD	V		Q	
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Bldg Sketch	Description	* Year Blt		1	Base S	F	Actual SF	Bldg Value
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Code Desc	Description Ye		Value	Uni	s	Dims	Conditio	n (% Good)

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OKEECHOBEE LANDFILL, INC.

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

May 31, 2019

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

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

The most recent Okeechobee Landfill Volume report calculated a total of 182,855,130 cubic yards of permitted remaining capacity. The calculations are based on an aerial survey of the active portion of the facility dated January 2, 219 and a historic survey of the undeveloped portion of the facility dated December 27, 2010.

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

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

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

Regards,

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



April 2, 2021

Marcos Montes De Oca City of Okeechobee 55 SE 3rd Avenue Okeechobee, FL 34974

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

Dear Marcos,

The above referenced project is proposing to change the Comprehensive Plan from Commercial to Multifamily and the zoning from Light Commercial on the north parcel and Single Family Residential on the south parcel. The Comprehensive Plan request for the south 2.07 acres on the north parcel and 2.07 acres on the south parcel for a total of 4.14 acres, while the rezoning request is also for 4.14 acres. The density associated with the Future Land Use will have a reduction of demand for water and sewer capacity. The existing Commercial FLU has a maximum coverage of 50% and a limit of 3 stories allows for 135,254 sf of Commercial development on the north parcel, while the south parcel is currently Commercial as well and would have the same 135,254 sf development capacity for a total of 270,508 sf. At 270,508 sf of commercial at the City's 0.15 gallons per sf to 40,576 gallons per day. The Multifamily FLU has a density of 10 units per acres and will increase the number of residential units to 40 units. Assuming the same 2.5 people per household, the demand would be 11,400 gallons per day or a reduction of 29,176 gallons per day.

Please call with any questions.

Sincerely,

Dels

Steven L. Dobbs, P. E. President

Superintendent Ken Kenworthy

Okeechobee County School Board



700 S.W. Second Avenue Okeechobee, Florida 34974 Fax 863-462-5151

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

April 30, 2021

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

863-462-5000

RE: Job No.: 2021-014 Letter of Adequate Capacity – Mitch Stephens Apartments, Land Use Change of 4.14 acres located in Section 15, Township 37S, and Range 35E. Parcel IDs 3-15-37-35-0010-01100-0010, 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0120-0100, and 3-15-37-35-0010-01210-0120

Dear Mr. Dobbs:

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

Given the current capacity of the schools within our district, the additional 11 new students that would be generated by this change in land use would be welcome. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you the best in this endeavor.

Thanks,

Ken Kenworthy Superintendent of Schools



Achieving Excellence: Putting Students First!





U.S. Fish and Wildlife Service National Wetlands Inventory

2021-014 Wetland Map



March 15, 2021

Wetlands

- Estuarine and Marine Wetland

Estuarine and Marine Deepwater

Freshwater Pond

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Lake Other

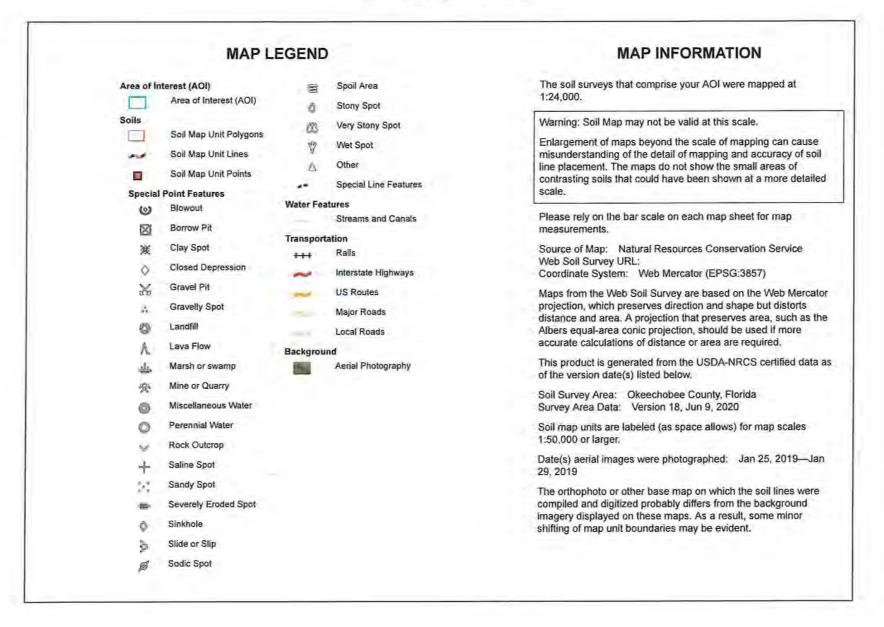
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Riverine

National Wetlands Inventory (NWI) This page was produced by the NWI mapper



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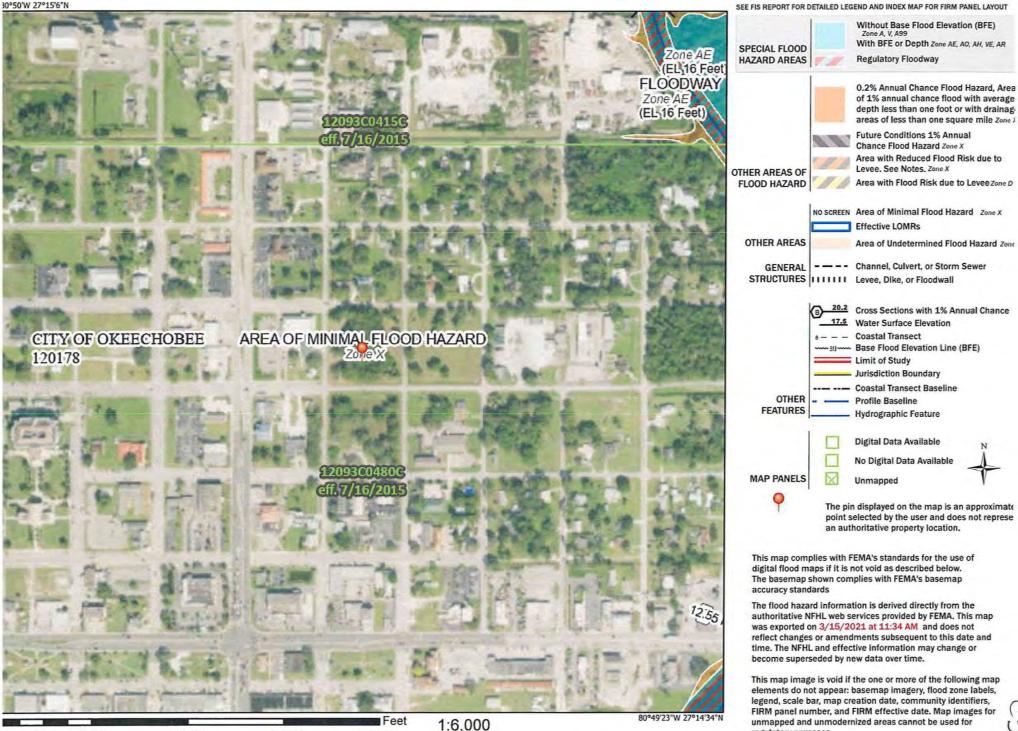
Map Unit Legend

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

National Flood Hazard Layer FIRMette



Legend



250 500 1,000

1,500

2,000

regulatory purposes.

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Parcel: <<	3-15-37-35-001	0-01210	-0010 (338	14) (>>)	Ae	rial Viewer	Pictometery	Google Maps	3
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Site	NE 4TH ST, OK	EECHOB	E				1		
Description*	CITY OF OKEEC PLAT BOOK 5 PA BLOCK 121						- /	- A	
Area	0.258 AC		S/T/R	15-37-3	5			AND	X
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10/27	7/1997	\$0	0398/05	44	WD	V		U	03
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Land Breakdown

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Description*	CITY OF PLAT BC 2 BLOCK	OK 5 PAC	IOBEE (P GE 5) <mark>LO</mark>	LAT BOOK 1	PAGE 10 & /2 OF LOT	1				
Area	0.258 A			S/T/R	15-37-35		a see		A	S. I.
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10/2	7/1997		\$0	0398/054	44	WD	V		U	03
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Land Breakdown

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Mickey L. Bar	ndi, CFA		rty Appr			RSFI	[mar		Updated: 4/8
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Owner & P	roperty Info				0	2020	2019	2018 0 2017 0 2015	5 CSales
Owner	PENROD SHA PENROD DES 2437 SW 33RD OKEECHOBEE	REE A CIR	4-5723			+			
Site	NE 4TH ST, OK	EECHOB	EE					1	
Description*	CITY OF OKEEC PLAT BOOK 5 P BLOCK 121	HOBEE (F AGE 5) L <mark>O</mark>	PLAT BOOK 1 T 4 & EAST 1	PAGE 10 8	5	F			+ /
Area	0.258 AC		S/T/R	15-37-3	5	14			
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Staff Report Small Scale Comprehensive Plan Amendment

Prepared for:	The City of Okeechobee
Applicant:	Mitch Stephens
Address:	200 NE 3 rd Street
Petition No.:	21-003-SSA
Request:	Change from Commercial to
	Multifamily Residential



General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <u>mitchstephens@gmail.com</u> 919.201.9913
Owner	Shaun Corey and Desiree Penrod 2437 SW 33rd Circle Okeechobee, FL 33974 <u>penrodconstruction@gmail.com</u> 863.634.0546
Site Address	200 NE 3rd Street
Parcel Identification	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120 Lots 1 to 12 Block 121
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the proj	ect or other information regarding this application, please

refer to the application of the project of 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 <u>https://www.cityofokeechobee.com/agendas.html</u>

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for eight contiguous parcels totaling 2.066 acres. The parcels are designated Commercial on the Future Land Use Map. The Applicant is requesting to change the Future Land Use designation of this property from Commercial to Multi-Family Residential. This request has been submitted with several other concurrent requests:

- 1) Rezoning from Residential Single Family to Residential Multiple Family for this subject property
- 2) Vacation of the 4,500 square foot alley which runs through this subject property
- 3) FLUM change from Commercial to Multi-family for adjacent block 110 to the north of this subject property
- 4) Rezoning from Light Commercial to Residential Multiple Family for adjacent block 110 to the north of this subject property
- 5) Vacation of the alley which runs through adjacent block 110 to the north of this subject property

The applicant has stated that if approval is granted for these requests, the goal is to build multifamily structures at the maximum possible density.



Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Residential Single Family	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	2.066 acres	2.066 acres

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

	Future Land Use	Commercial (Proposed change to Multifamily)
North	Zoning	Light Commercial (Proposed change to Multifamily)
	Existing Use	Vacant (Proposed Multifamily)
	Future Land Use	Commercial and Single Family Residential
East	Zoning	Commercial Professional Office and Residential Single Family
	Existing Use	House of Worship
	Future Land Use	Commercial and Multifamily
South	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Commercial
	Future Land Use	Commercial
West	Zoning	Heavy Commercial
	Existing Use	Commercial

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (2.066 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 135,000 square feet.



However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the Heavy Commercial of 85%, it would be difficult to provide sufficient parking for 135,000 square feet of commercial use and the maximum floor area would likely be further limited by the ability to provide sufficient parking. Additionally, given the character of Okeechobee, it would be unusual to exceed two stories. A two-story structure with 50% building coverage on 2.066 acres would have a floor area of approximately 90,000 square feet.

C. Future Development Potential as Multi-Family Residential

The maximum density allowable in the Multi-Family Residential Future Land Use Category is 10 units per acre or 11 if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 2.066 acres would be 22 multi-family dwellings.

The applicant has also submitted a concurrent request to vacate the alley that runs through this subject property. If that request is approved, the area of this parcel will be increased to 2.17 acres with a potential for 23 multi-family dwelling units.

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

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

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

This property is one block away from US-441 and is within the area that is unofficially considered the City's commercial corridor. As such, the applicant's intended plan for this property as multi-family housing is appropriate for this location. High density residential at this property provides a transitional buffer between the commercial uses fronting on US-441 and the lower density residential area to the east. There should be no significant issues concerning the compatibility of the proposed multi-family map designation with adjacent designations or uses; and the applicant's request is consistent with the goals, objectives and policies of the City's comprehensive plan.

E. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis report prepared by MacKenzie Engineering & Planning. The analysis was conducted based on the area of both this subject parcel as well as the adjacent parcel to the south which is the subject of a concurrent request to change the future land use from Commercial to Multi-Family Residential, for a total of approximately 4 acres. The report concludes that the proposed change from Commercial to Multi-Family Residential will result in the reduction of potential vehicle trips. Staff agrees with this conclusion.



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

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

Demand for Potable Water and Sewer Treatment

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

Demand for Solid Waste Disposal

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

Demand for Public School Services

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

Recreation and Open Space Demand

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

F. Environmental Impacts

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

Recommendation

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

Submitted by:

Ben Smith, AICP Sr. Planner

May 11, 2021

Planning Board Public Hearing: May 20, 2021 City Council Public Hearing: (tentative) June 15, 2021

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









ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE AERIAL OF SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 34974-2903		Date: 4-10-21 Petition No. 61-002-K					
		Fee Paid: 4-14-21 Jurisdiction: PB+00,	-				
		1 st Hearing: 5-20-21 2 nd Hearing: (0-15-21 + 7-0	0-21				
	one: (863) 763-3372, ext. 9820	Publication Dates:					
Fax	: (863) 763-1686	Notices Mailed: 5-5-21					
	Re	ezone, Special Exception and Variance APPLICANT INFORMATION					
1	Name of property owner(s): JKST						
2	Owner mailing address: P. O. Box	x 873, Port Salerno, FL 34992					
3	Name of applicant(s) if other that	n owner Mitch Stephens					
4	Applicant mailing address: 1770	05 Middlebrook Way, Boca Raton, FL 33496					
1	E-mail address: mitchstephens@gn	nail.com					
5	Name of contact person (state re	elationship): Steven L. Dobbs - Consutant					
6	Contact person daytime phone(s						
		PROPERTY INFORMATION					
	Property address/directions to pr	operty:					
7	From SR 70 and 441, head north on 441 309 NE (1995)	, turn right at NE 4th Street, the project will be on the left after NE 2nd Avenue					
	Describe current use of property:						
8	Vacant						
	Describe improvements on prope	erty (number/type buildings, dwelling units, occupied or vacant, o	atc				
	Vacant	inty (number type buildings, awaring anns, becapied of vacant, t	elt.				
9							
-	Source of potable water: OUA	Method of sewage disposal: OUA					
0	Approx. acreage: 1.929 Acres	Is property in a platted subdivision? Yes					
	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe:						
	No						
11							
-	Is a pending sale of the property subject to this application being granted? Yes						
2	is a pending sale of the property s	subject to this application being granted? Yes					
2	Describe uses on adjoining prope	erty to the North:					
-	Describe uses on adjoining prope North: Single Family	erty to the North: East: Vacant					
-	Describe uses on adjoining prope	erty to the North:					
3	Describe uses on adjoining prope North: Single Family	erty to the North: East: Vacant					
3	Describe uses on adjoining prope North: Single Family South: Vacant Existing zoning: Light Commercial Have there been any prior rezonin	erty to the North: East: Vacant West: Commercial					
-	Describe uses on adjoining prope North: Single Family South: Vacant Existing zoning: Light Commercial Have there been any prior rezonin	erty to the North: East: Vacant West: Commercial Future Land Use classification: Commercial ng, special exception, variance, or site plan approvals on the					

-	REQUIRED ATTACHMENTS			
18	Applicant's statement of interest in property: Contract Purchaser			
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: February 28, 2017			
21 Notarized letter of consent from property owner (if applicant is different from property owner)				
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre			
	d. Location sketch of subject property, and surrounding area within one-half mile radius			
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)			
24	Affidavit attesting to completeness and correctness of the list (attached)			
25	Completed specific application and checklist sheet for each request checked in line 15			

Confirmation of Information Accuracy

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

Signature

Sleshens

Printed Name Mitch Stephens 2 2021 Date

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

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

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

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

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

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

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

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

Glenwood Villages

Responses to Standards for Considering Changes in Zoning

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

The proposed request in not contrary to the Comprehensive plan requirements. The 1.929 acres site is currently zoned Light Commercial, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east.

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

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

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

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

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

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

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 4th Street, to the east by NE 3rd Avenue, to the north by NE 5th Street, and to the west by NE 2nd Avenue ROW.

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

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

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

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

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

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

Glenwood Village

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

Mr. Mitch Stephens has a contract on this parcel that is owned by JKST Holdings, LLC. The parcel is Block 110 of the City of Okeechobee, it is 1.929 acres of land between NE 2nd and 3rd Avenue and between NE 4th and 5th Street, Mr. Stephens is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel ID 3-15-37-35-0010-01100-0010. It is currently located in the City of Okeechobee with a current zoning of Light Commercial.

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

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

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



DEED DOC \$630.00 RECORDED BY S Creech

Ps 1593; (1 ps)

Prepared by and return to: JOHN D. CASSELS, JR. Partner CASSELS & MCCALL 400 NW 2nd Street Oksechobee, FL 34972 863-763-3131 File No: 17-8358

Parcel Identification No. 3-15-37-35-0010-01100-0010

[Space Above This Line For Recording Data]___

Warranty Deed

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

This Indenture made this 22 day of February, 2017 Between

C.P. CO., LLC, a Florida limited liability company whose post office address is PO BOX 14049, Fort Pierce, FL 34979 of the County of Saint Lucie, State of Florida, grantor*, and

JKST HOLDINGS, LLC, a Florida limited liability company whose post office address is PO BOX 873, Stuart, FL 34997 of the County of Martin, State of Florida, grantee*,

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

LOTS 1 TO 12, BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

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

" "Grantor" and "Grantee" are used for singular or plural, as contact requires.

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

Signed, sealed and delivered in our presence:

Pohl Witness GOAZALER

State of Floridant. Luci

C.P.CC., LC By: GEORGE PANIOSO, Authorized Member

The foregoing instrument was acknowledged before me this 28th day of February, 2017 by GEORGE PANTUSO, Managing Member of C.P. CO., LLC, on behalf of the limited liability company. He/she W is personally known to me or [X] has produced a driver's license as identification.

[Notary Scal]

Lencent londa J. Vincent honda Notary Public



Processed C&M: 2/22/17

CITY OF OKEECHOBEE 55 SE 3RD AVENUE OKEECHOBEE, FL 34974 TELE: 863-763-3372 FAX: 863-763-1686

LAND USE POWER OF ATTORNEY					
Name of Property Owners: JKST Holdings, LLC					
Mailing Address: P. O. Box 8	873, Port Salerno, FL 34992				
Home Telephone:	Work: 863-467-1111	Cell:			
Property Address: 200 block Okeechob Parcel ID Number: ³⁻¹⁵⁻³⁷⁻³⁵	bee, FL 34972				
Name of Applicant: Mitch S	tephens				
Home Telephone:	Work:	Cell: 919-201-9913			
the applicant stated above the to change the land use of sai granting of special exception understood that conditions, I property. Misstatements upo exception or variance and a p attorney may be terminated or receipt by the Planning Depart	full right and power of attorney to m id property. This land use change r in or variances, and appeals of deci- limitations and restrictions may be in application or in any hearing may proceeding to rezone the property to only by a written and notarized state tment.	rty described above, do hereby grant unto hake application to the City of Okeechobee may include rezoning of the property, the isions of the Planning Department. It is place upon the use or operation of the y result in the termination of any special the original classification. This power of ement of such termination effective upon HEIR HAND AND SEALS THIS 31			
DAY OF MARCH	_20_21	<u> </u>			
		Kewa			
OWNER		WITNESS			
OWNER		WITNESS			
STATE OF FLORIDA COUNTY OF OKECCY	ndaee				
The foregoing instrument was notarization, this <u>3</u> day of	s acknowledged before me by me f MAYCM_, 20 <u>21</u> , by <u>1</u>	ans of X physical presence oronline			
who is personally known to me	or produced	as identification.			
Notary	GAN H BRANDEL Public-State of Florida mission # GG 973359	yan Brandel NOTARY PUBLIC SIGNATURE			
(Rev 4/2020)	Commission Expires March 25, 2024	Page 5 of 11			

Detail by Entity Name



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

Detail by Entity Name

Florida Limited Liability Company JKST HOLDINGS, LLC

Filing Information

Document Number	L16000189762		
FEI/EIN Number	81-4132181		

 Date Filed
 10/13/2016

 State
 FL

 Status
 ACTIVE

Principal Address

4459 SE KUBIN AVENUE STUART, FL 34997

Mailing Address

P.O. BOX 873 PORT SALERNO, FL 34992

Registered Agent Name & Address

CRESWELL, JOHN H

4459 SE KUBIN AVENUE STUART, FL 34997

Authorized Person(s) Detail

Name & Address

Title AMBR

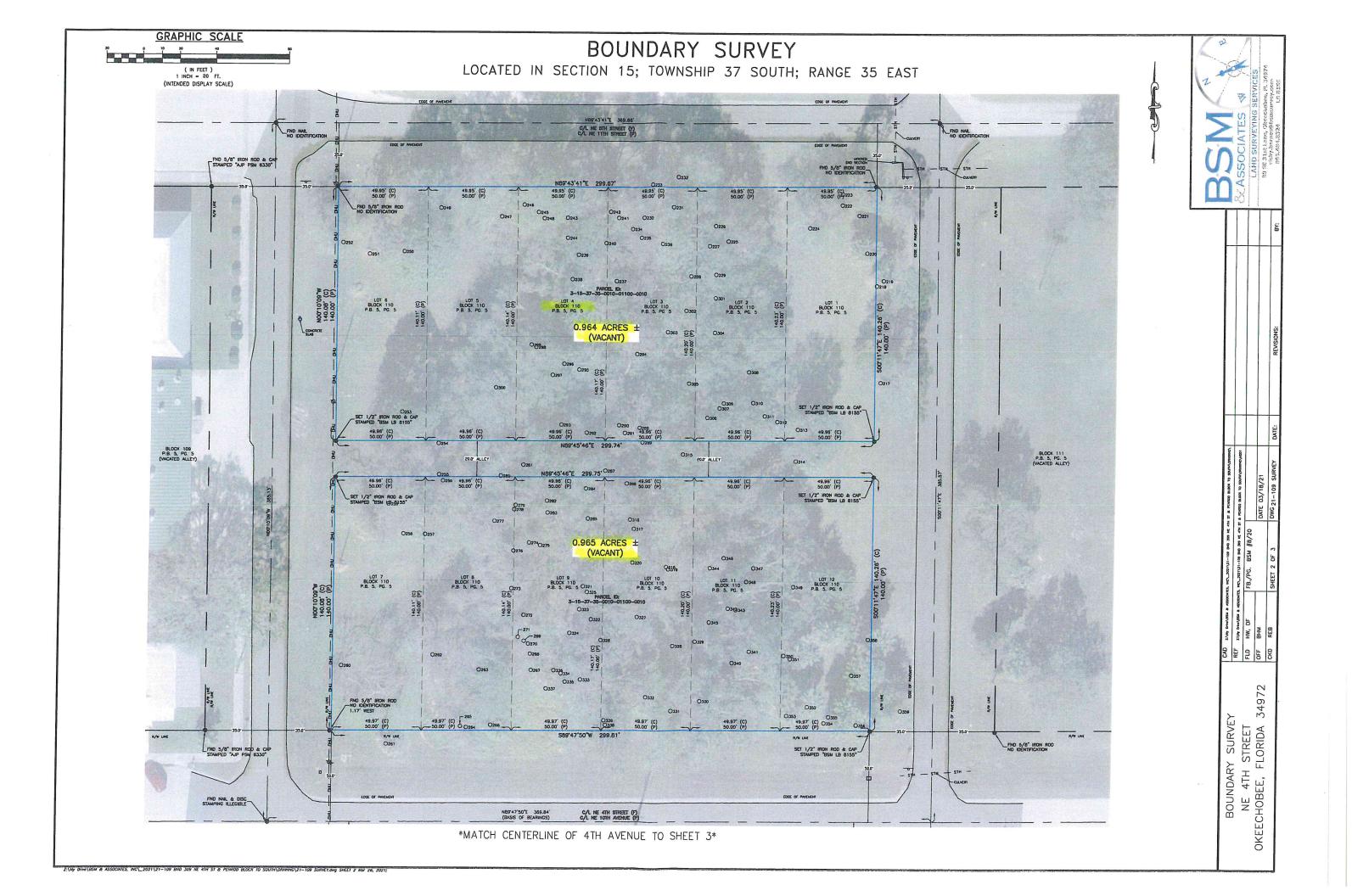
CRESWELL, JOHN H 4459 SE KUBIN AVENUE STUART, FL 34997

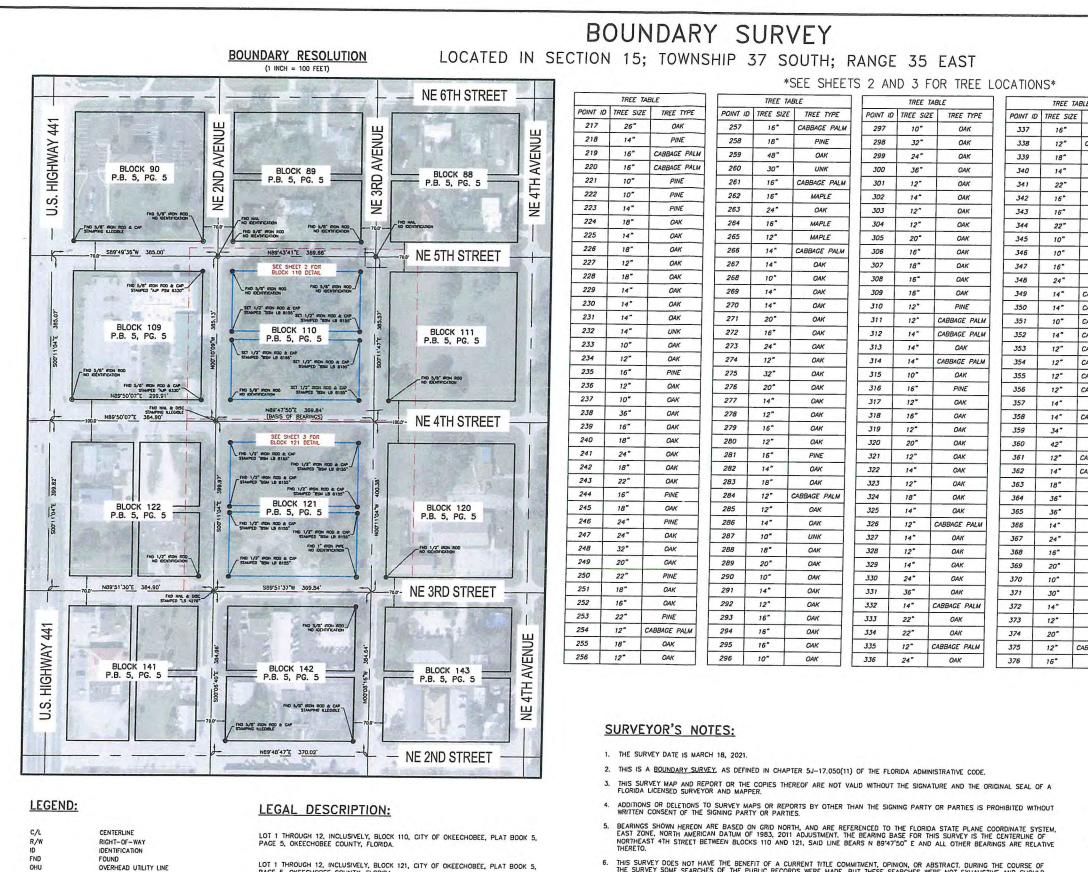
Title AMBR

CRESWELL, KATHLEEN B 4459 SE KUBIN AVENUE STUART, FL 34997

Title AMBR

KOGUT, SHAUN M





- 6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- 7. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK B16, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
- 8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- 10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY
- 11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15

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

BOUNDARY RESOLUTION SCALE

(IN FEFT) 1 INCH = 100 FT (INTENDED DISPLAY SCALE)

2: My Drive (BSM & ASSOCIALES, INC 2021 21-109 BND 309 NE 41H SI & PENROD BLOCK TO SOUTH (DRAMMC 21-109 SURVEY. dwg COVER Mor 26,

P.B.

PG. O.R.B.

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PLAT BOOK

OFFICIAL RECORD FILE UTILITY POLE

TELEPHONE PEDESTAL

SINGLE SUPPORT SIGN

WATER METER

WATER VALVE SEWER SANITARY MANHOLE

CATCH BASIN

PAGE OFFICIAL RECORD BOOM

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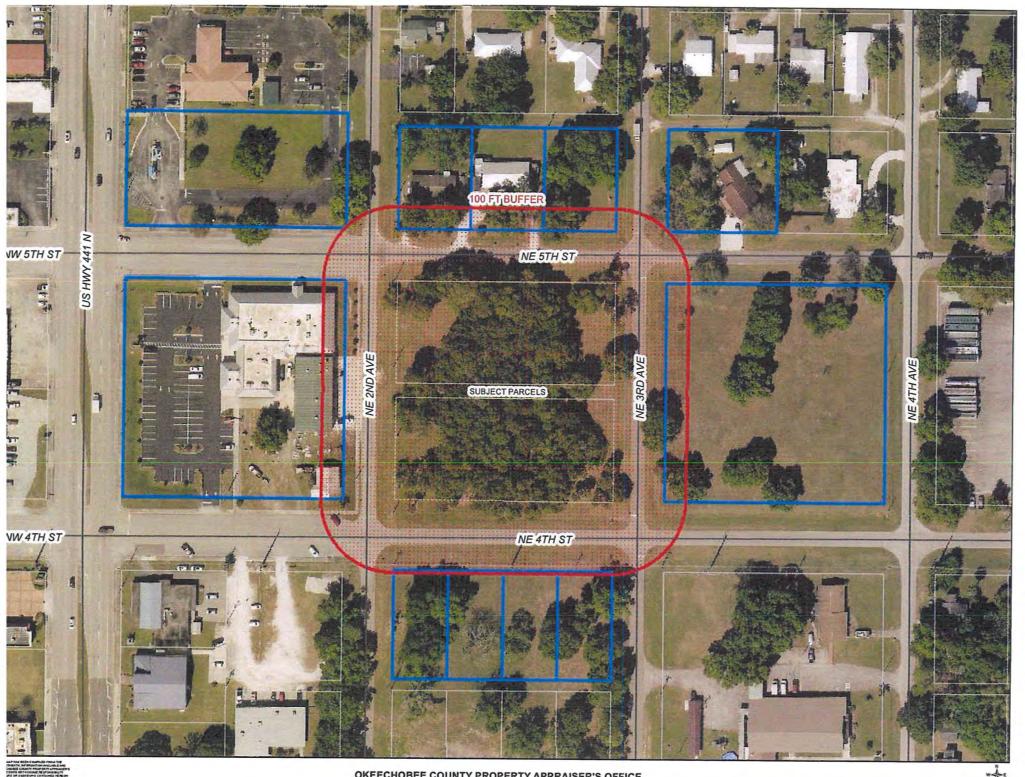
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378	26"	OAK
379	22"	PINE
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381	32"	OAK
382	18"	CABBAGE PAL
383	28"	OAK
384	24"	OAK
385	14"	CABBAGE PALM
386	16*	OAK
387	14"	UNK
388	12"	UNK
389	16"	OAK
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14"	CABBAGE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

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	RICHARD E. BAR PROFESSIONAL		ND MAPPER	ł	1				0X	

PA /

PARCEL NUMBER	OWNER	ADDRESS	CITTE	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST	OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293	OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01210-0010	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0030	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0040	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0060	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0070	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL ·	34974-5723
3-15-37-35-0010-01210-0090	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0100	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0120	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759

#23



Petition No.__21-002

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 $\frac{March 23}{2021}$, $\frac{2021}{2021}$ and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent

information available to that office. I therefore attest to this _____2 here a day of

2021

Signature of Applicant

Mitch Stephens

Name of Applicant (printed or typed)

STATE OF FLORIDA COUNTY OF DKuch bu

The foregoing instrument was acknowledged before me by means of physical presence or \Box online notarization, this 2^{MO} day of Apri(, 20, 21, by Mitch Styphens), who is personally known to me or produced NA as identification.

MY COMMISSION # HH49765 EXPIRES: October 01, 2024

Date

Notary Public Signature



Farcel.	3-13-37-33-001	0-01100-00	<mark>)10</mark> (33778) 📎	Aer	ial Viewer	Pictometery Google Maps	
Owner & P	roperty Info		Result: 2 of 6	0:	2020 0 2	019 0 2018 0 2017 0 2015	Sales
Owner PO BOX 873 PORT SALERNO, FL 34992-0873			-				
Site	309 NE 4TH ST,	OKEECHO	BEE		1 -	and the second	h
Description*	CITY OF OKEECH AND PLAT BOOK BLOCK 110	HOBEE (PLAT 5 PAGE 5 <mark>) L</mark>	T BOOK 1 PAGE 10 OTS 1 TO 12 INC				
Area	1.928 AC	S/T/R	15-37-35		1000		
Use Code**	VACANT (0000)	Tax Di	strict 50				
in any legal trans **The <u>Use Code</u> Planning & Deve	action. Is a Dept, of Revenue lopment at 863-763-55	code. Please co 48 for zoning inf	Description for this parce ntact Okeechobee Cour o.				and the second
	Assessment Va			A	-		a Autor
	rtified Values		Certified Values		1 Stealer	A CARLES	Booth .
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Ag Land	\$0			\$0	1000		Mar 4
Building	\$0			\$0	1 Carlos	Contraction of the last	
XFOB	\$0			50	20		17 Y 3
Just	\$164,430	Just	\$167,04	40	19.00	State of the second	
Class	\$0	Class	\$	50	and a		
Appraised	\$164,430	Appraised	\$167,04	40	一些	"是""你没有的你的。"	R.F.
SOH Cap [?]	\$0		9	60		and the second second	
Assessed	\$164,430				1	1	
Exempt	\$0		\$167,04	<u>+0</u>	14		J.
Total Taxable Note: Property o property to reset taxes.	county:\$164,430 city:\$164,430 other:\$164,430 school:\$164,430 wmership changes ca t to full Market value,	Total Taxable n cause the As	county:\$167,04 city:\$167,04 other:\$167,04 school:\$167,04	10 10 10	1		
▼ Sales Hi	story						-
Sale Da	te Sale I	Price	Book/Page	Deed	V/I	Qualification (Codes)	RCo
2/2	8/2017	\$90,000	0786/1593	WD	V	Q	01
12/1	8/2014	\$27,100	0755/1673	SW	V	U	16
1/	1/2009	\$28,600	0676/1328	WD	V	U	16
11/2	6/2008 \$	5172,700	0663/0479	WD	V	Q	n 102.2
12/	4/2004	\$0	0563/1428	QC	V	U	03
10/	1/1988	\$100	0299/0499	WD	V	U	03
4/	1/1970	\$100	0119/0659	WD	V	Q	

NON	Е
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▼ Extra Features & Out Buildings (Codes) Condition (% Good) Year Blt Units Value Dims Code Description

www.okeechobeepa.com/gis/

1/2



Staff Report Rezoning Request

Prepared for:	The City of Okeechobee
Applicant:	Mitch Stephens
Address:	309 NE 4 th Street
Petition No.:	21-002 -R
Request:	Change from Light Commercial to
	Residential Multiple Family



General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <u>mitchstephens@gmail.com</u> 919.201.9913
Owner	JKST Holdings, LLC PO Box 873 Port Salerno, FL 34992 <u>shaun@gdcflorida.com</u>
Site Address	309 NE 4 th Street
Parcel Identification	3-15-37-35-0010-01100-0010 Lots 1 to 12 Block 110
Contact Person	Steven L. Dobbs
Contact Phone Number	863.634.0194
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please	

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

Request

The matter before the Local Planning Agency and City Council is an application to rezone a 1.929 acre parcel located at 309 NE 4th Street from Light Commercial to Residential Multiple Family. This request has been submitted with several other concurrent requests:

- 1) FLUM change from Commercial to Multi-family for this subject property
- 2) Vacation of the 5,995 square foot alley which runs through this subject property
- 3) FLUM change from Commercial to Multi-family for adjacent block 121 to the south of this subject property
- 4) Rezoning from Single Family Residential to Residential Multiple Family for adjacent block 121 to the south of this subject property
- 5) Vacation of the alley which runs through adjacent block 121 to the south of this subject property

The applicant has stated that if approval is granted for these requests, the goal is to build multifamily structures at the maximum possible density.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Light Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	1.929 acres	1.929 acres

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

	Future Land Use	Multi-family Residential
North	Zoning	Residential Multiple Family
	Existing Use	Duplexes
	Future Land Use	Single Family Residential
East	Zoning	Residential Single Family
	Existing Use	Vacant
	Future Land Use	Commercial (Proposed change to Multifamily)
South	Zoning	Residential Single Family (Proposed change to Multifamily)
	Existing Use	Vacant (Proposed Multifamily)
	Future Land Use	Commercial
West	Zoning	Heavy Commercial
	Existing Use	Funeral Home

Analysis

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

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

<u>Applicant Response</u>: "The proposed request in not contrary to the Comprehensive plan requirements. The 1.929 acres site is currently zoned Light Commercial, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east."

<u>Staff Comment</u>: If the applicant's request to change the future land use of this parcel from Commercial to Multi-family Residential is approved, then we agree that a rezoning to

Residential Multiple Family will be consistent with the City's Comprehensive Plan.

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

<u>Applicant Response</u>: "The proposed development of apartments on Residential Multiple Family zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations."

<u>Staff Comment</u>: Section 90-192(3) specifically lists multiple-family dwellings as a permitted use within the RMF zoning district.

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

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

<u>Staff Comment</u>: The applicant's proposal to provide housing within the City's commercial corridor should provide increased support for the commercial uses along the corridor and throughout the Community. Additionally, development of this vacant land will increase the City's tax base, which also has a positive effect on the public interest.

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

<u>Applicant Response</u>: "The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the east."

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

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

<u>Applicant Response</u>: "The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land."

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



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

<u>Applicant Response</u>: "The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 4th Street, to the east by NE 3rd Avenue, to the north by NE 5th Street, and to the west by NE 2" Avenue ROW."

<u>Staff Comment</u>: All current code requirements will be enforced at time of site plan approval; including setbacks and landscape buffering.

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

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

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

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

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

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

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

<u>Applicant Response</u>: "The proposed use has not been inordinately burdened by unnecessary restrictions."

Staff Comment: Agreed.

Recommendation

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

Submitted by:

Ben Smith, AICP Sr. Planner

May 11, 2021

Planning Board Public Hearing: May 20, 2021 City Council Public Hearing: (tentative) June 15, 2021 and July 6, 2021

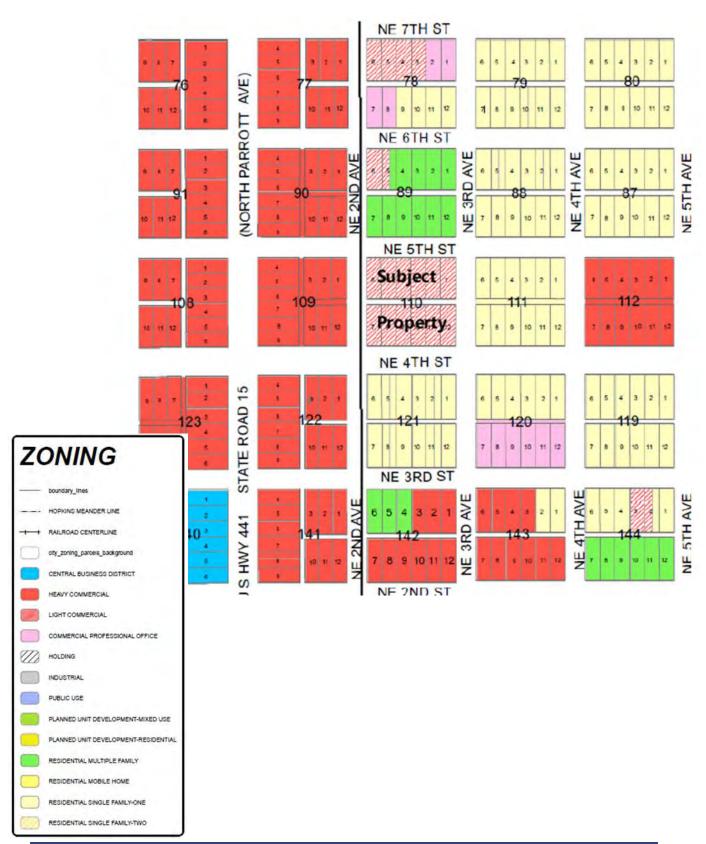
Attachments: Future Land Use, Subject Site & Environs Zoning, Subject Site & Environs Aerial, Subject Site & Environs



FUTURE LAND USE SUBJECT SITE AND ENVIRONS







ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS



Exhibit 4 May 20, 2021

				A //
City	y of Okeechobee	Date: 4-6-21	Petition No.	21-003-R
Gei	neral Services Department	Fee Paid: 4-14-21	Jurisdiction:	10/10
55 3 Oka	S.E. 3 rd Avenue, Room 101 eechobee, Florida 34974-2903	1 st Hearing: 5-20-21	2 nd Hearing:	6-15-21+7-6-2
	one: (863) 763-3372, ext. 9820	Publication Dates:		
Fax	:: (863) 763-1686	Notices Mailed: 5	-5-21	
	Srow(azone, Special Exception a		
1	Name of property owner(s): Core	y and Desiree Penrod		
2	Owner mailing address: 2437 SW	33rd Circle, Okeechobee, FL 34	974	
3	Name of applicant(s) if other that	n owner Mitch Stephens		
4	Applicant mailing address: 1770	05 Middlebrook Way, Boca Rator	1, FL 33496	
	E-mail address: mitchstephens@gn	nail.com		
5	Name of contact person (state re	elationship): Steven L. Dobbs -	Consultant	
6	Contact person daytime phone(s			
1	second a second and part of parts	PROPERTY INFORMA	TION	
7	Property address/directions to pr From SR 70 and 441, head north on 441	roperty: 1, turn right at NE 3rd Street, the	project will be on the le	ft after NE 2nd Avenue
	Describe current use of property:			
8	Vacant			
8	Describe improvements on prope Vacant			ipied or vacant, etc.
9	Describe improvements on propervacant Vacant Source of potable water: OUA	Method of sewage disp	osal: OUA	pied or vacant, etc.
	Describe improvements on prope Vacant	Method of sewage disp Is property in a platted	osal: OUA subdivision? ^{Yes}	
9	Describe improvements on proper Vacant Source of potable water: OUA Approx. acreage: 2.066 Acres Is there a use on the property that	Method of sewage disp Is property in a platted at is or was in violation of a c	osal: OUA subdivision? Yes sity or county ordina	
9 10 11	Describe improvements on proper Vacant Source of potable water: OUA Approx. acreage: 2.066 Acres Is there a use on the property tha No Is a pending sale of the property Describe uses on adjoining property	Method of sewage disp Is property in a platted at is or was in violation of a c subject to this application be erty to the North:	osal: OUA subdivision? Yes tity or county ordina	
9 10 11	Describe improvements on proper Vacant Source of potable water: OUA Approx. acreage; 2.066 Acres Is there a use on the property tha No Is a pending sale of the property Describe uses on adjoining proper North: Vacant	Method of sewage disp Is property in a platted at is or was in violation of a c subject to this application be erty to the North: East: Hor	osal: OUA subdivision? Yes tity or county ordina eing granted? Yes	
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9 10 11 12 13 14	Describe improvements on proper Vacant Source of potable water: OUA Approx. acreage: 2.066 Acres Is there a use on the property that No Is a pending sale of the property Describe uses on adjoining proper North: Vacant South: Commercial	Method of sewage disp Is property in a platted at is or was in violation of a c subject to this application be erty to the North: East: Hou West: Co Dne Future Land Use classi ng, special exception, varian	osal: OUA subdivision? Yes sity or county ordina eing granted? Yes use of Worship ommercial fication: Commercia nce, or site plan app	nce? If so, describe:
9 10 11	Describe improvements on proper Vacant Source of potable water: OUA Approx. acreage: 2.066 Acres Is there a use on the property tha No Is a pending sale of the property Describe uses on adjoining proper North: Vacant South: Commercial Existing zoning: Res Single Family C Have there been any prior rezoni	Method of sewage disp Is property in a platted at is or was in violation of a c subject to this application be erty to the North: East: Hou West: Co Dne Future Land Use classi ng, special exception, varian	osal: OUA subdivision? Yes sity or county ordina eing granted? Yes use of Worship ommercial fication: Commercia nce, or site plan app	nce? If so, describe:

 $3-15-37-35-0010-01210-0090, \ 3-15-37-35-0010-01210-0100, \ and \ 3-15-37-35-0010-01210-0120$

	REQUIRED ATTACHMENTS
18	Applicant's statement of interest in property: Contract Purchaser
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: November 20, 2018
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre
_	d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature

Mitch

hero

Printed Name Mitch Stephens

Date 02

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

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

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

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

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

Glenwood Villages

Responses to Standards for Considering Changes in Zoning

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

The proposed request in not contrary to the Comprehensive plan requirements. The 2.066 acres site is currently zoned Residential Single Family One, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east.

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

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

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

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

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

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

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 4th Street, to the east by NE 3rd Avenue, to the north by NE 5th Street, and to the west by NE 2nd Avenue ROW.

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

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

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

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

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

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

Glenwood Village

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

Mr. Mitch Stephens has a contract on this parcel that is owned by Corey and Desiree Penrod. The parcel is Block 121 of the City of Okeechobee, it is 2.07 acres of land between NE 2^{nd} and 3^{rd} Avenue and between NE 3rd and 4^{th} Street. Mr. Stephens is proposing a change of zoning on the subject property. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0010, and 3-15-37-35-0010-01210-0120. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family One.

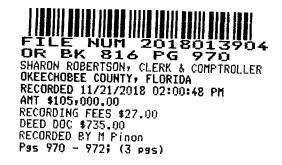
The primary intent of rezoning this parcel is to amend the zoning classification to Residential Multiple Family. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One, Light Commercial, Commercial, and Residential Multiple Family zoned lands.

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

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

Parcel ID Number: 3-15-37-35-0010-01210-0070

Prepared by and return to: Susie Burk Okee-Tantie Title Company, Inc. 105 NW 6th Street Okeechobee, Florida 34972 FILE NO. 36444



20

Warranty Deed

This Indenture, Executed this November 20, 2018 A.D. Between

WANDA SUE WOLFORD, TRUSTEE OF THE EVA MAE WILLIAMS REVOCABLE LIVING TRUST F/K/A THE EVA MAE HAZELLIEF REVOCABLE LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 1986, AS AMENDED JULY 27,1994 AND SEPTEMBER 25,1997

whose address is 1888 EAST RD, Jacksonville, Florida 32216, hereinafter called the grantor, to

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

whose post office address is: 2437 SW 33rd Cir., Okeechobee, FL 34974, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-01210-0070

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

Signed, sealed and delivered in our presence:

	b
Witness Printed NameSylvia E. Burk	- WA! Addre
Sem Under	_
Witness Printed Name SONSUN VIRKAITIS	

(Seal) NDA SUE WOLFORD, TRUSTEE

Address: 1888 EAST RD, Jacksonville, Florida 22216

State of Florida County of Okeechobee

The foregoing instrument was acknowledged before me this November 20, 2018, by WANDA SUE WOLFORD, TRUSTEE OF The Eva Mae Williams Revocable Living Trust F/K/A the Eva Mae Hazellief Revocable Living Trust under Agreement dated September 5, 1986, as amended July 27, 1994 and September 25, 1997, who produced a drivers license as the mification.

-	
A NUMBER	SYLVIA E BURK
1 STA	Notary Public - State of Florida
	Commission # FF 204270
	My Comm. Expires Feb 26, 2019
A GEFLONN	Bonded through National Notary Assn.

	_ /	/
Notary Public	Sylvia E.	Burk

My Commission Expires

Exhibit "A"

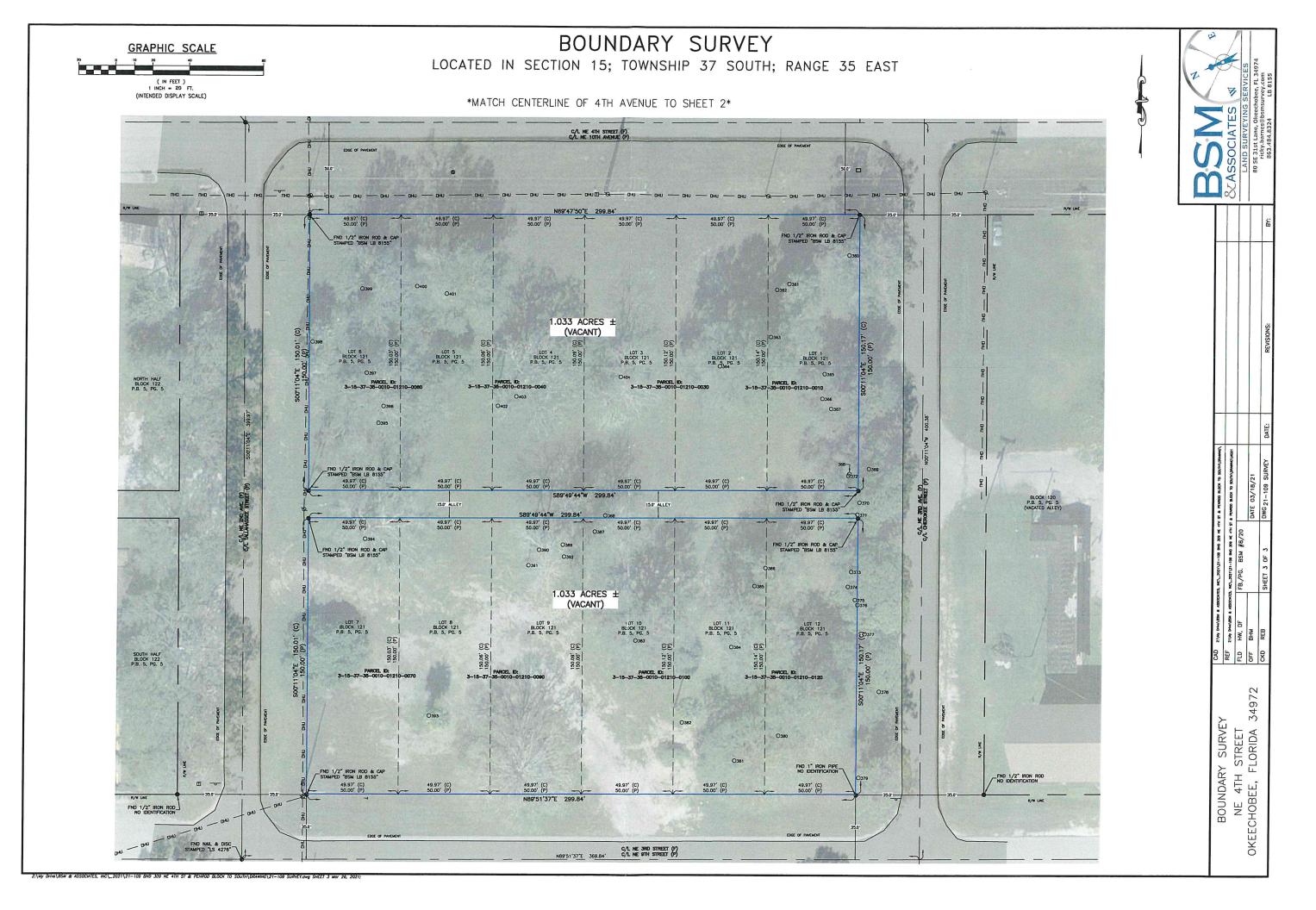
LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

File Number: 36444 Legal Description with Non Homestead Closer's Choice

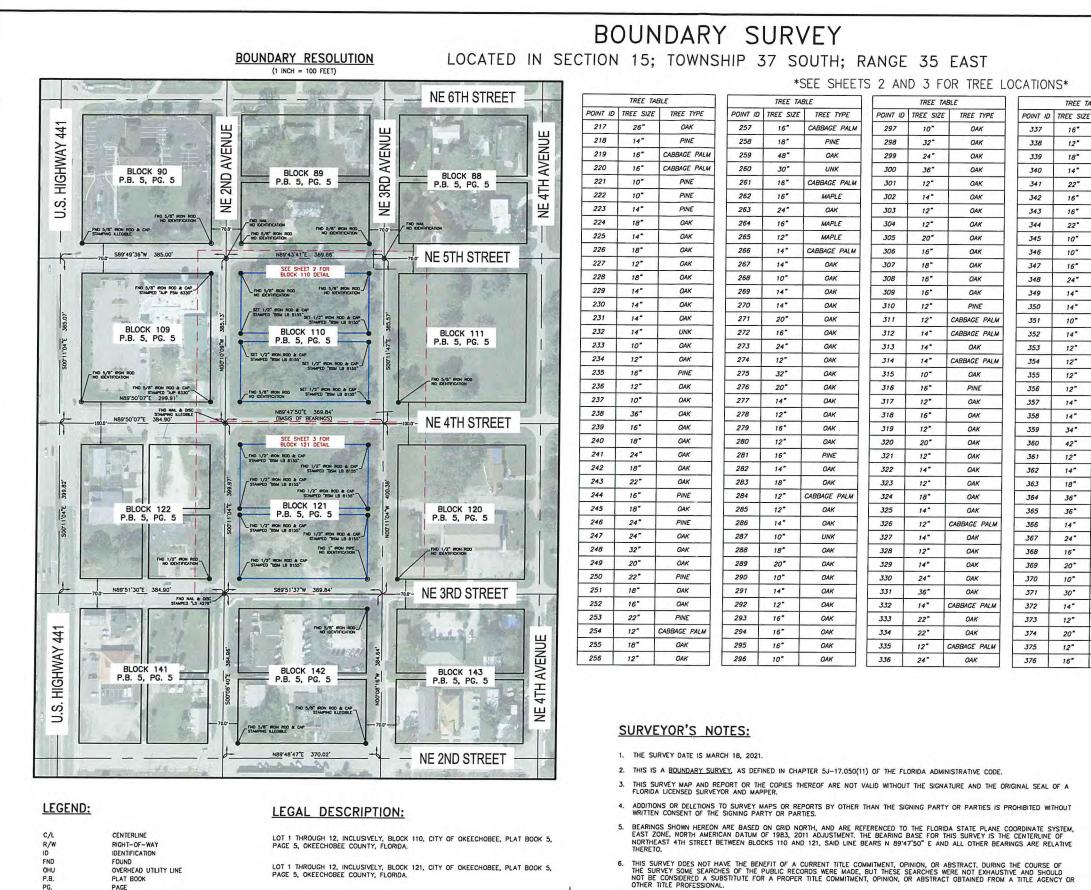
.

CITY OF OKEECHOBEE 55 SE 3RD AVENUE OKEECHOBEE, FL 34974 TELE: 863-763-3372 FAX: 863-763-1686

	Corey and Desiree Penrod	
Mailing Address: 2437 SW 3 Okeechobe	3rd Circle e, FL 34974	
Home Telephone:	Work:	Cell: 863-634-0546
Property Address: 200 block	NE 3rd Street ee, FL 34972	A 17 2 1 4 1 1 1 1 1 1 1 1
Parcel ID Number: 3-15-37-35- 3-15-37-35-	0010-01210-0060, 3-15-37-35-0010-01210- 0010-01210-0010, 3-15-37-35-0010-01210 0010-01210-0100, and 3-15-37-35-0010-01	-0070, 3-15-37-35-0010-01210-0090,
Home Telephone:	Work:	Cell: 919-201-9913
attorney may be terminated or receipt by the Planning Department IN WITNESS WHEREOF TH	nly by a written and notarized a ment.	to the original classification. This power of statement of such termination effective upon
OWNER	<u> </u>	WITNESS
OWNER		WITNESS
OWNER		
OWNER STATE OF FLORIDA COUNTY OF <u>Of Active bee</u> The foregoing instrument was	acknowledged before me by MHrch, 2021, by	witness means of physical presence or _online
OWNER STATE OF FLORIDA COUNTY OF <u>Of Backsbee</u> The foregoing instrument was	March , 20 21, by	witness



#22



- THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBE COUNTY, FLORIDA. 7.
- 8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- 10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE

ATE OF 07/16/15

2: Wy Drive BSM & ASSOCIATES, INC 2021 21-109 BND JOB NE 4TH ST & PENROD BLOCK TO SOUTH DRAMMIC 21-109 SURVEY. BWG COVER Mar 26, 2021

PAGE OFFICIAL RECORD BOOK

OFFICIAL RECORD FILE UTILITY POLE

TELEPHONE PEDESTAL

SINGLE SUPPORT SIGN

WATER METER WATER VALVE SEWER SANITARY MANHOLE

CATCH BASIN

PG. O.R.B.

O.R.F.

NO

ů

BOUNDARY RESOLUTION SCALE

(IN FEET) 1 INCH = 100 FT.

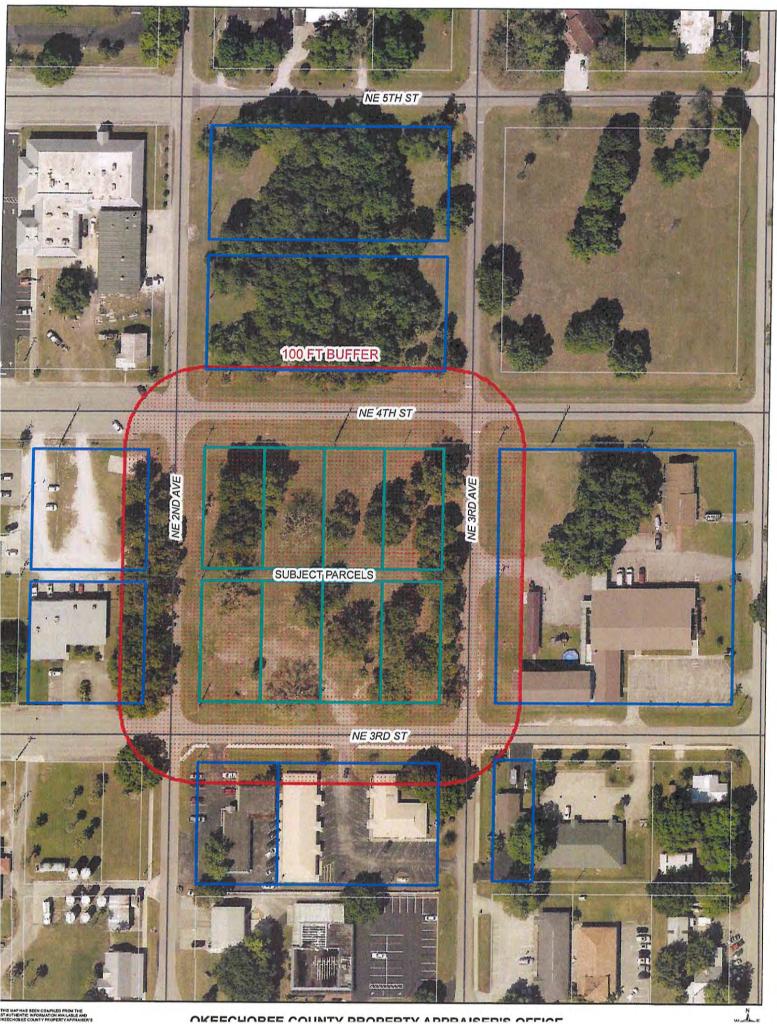
(INTENDED DISPLAY SCALE)

TREE TYPE	POINT ID	TREE T				S A	LAND SURVEYING SERVICES	80 SE 31st Lane, Okeechobee, FL 34974	ricky.barnes@bsmsurvey.com
OAK	377	20"	PINE			SSOCIATES	EVI	e, ok	d@sa
ABBAGE PALM	378	26"	OAK		0	A	JRV	Lane	ricky.barnes@l 863 484 8374
OAK	379	22*	PINE		0	0	SC	31st	cky.t
UNK	380	24"	OAK			S	AND	SE	2 0
OAK	381	32"	OAK		0	AS	1	80	
OAK	382	18"	CABBAGE PALM			N			
OAK	383	28"	OAK	, Internet		00			
OAK	384	24"	OAK		Т		T		
OAK	385	14"	CABBAGE PALM						ž
OAK	386	16"	OAK						
OAK	387	14"	UNK						
OAK	388	12"	UNK				1		
BBAGE PALM	389	16"	OAK						
BBAGE PALM	390	12"	UNK						
BBAGE PALM	391	12"	UNK				1		
BBAGE PALM	392	16"	OAK	6 C					
BBAGE PALM	393	14"	CABBAGE PALM	210					
BBAGE PALM	394	36"	OAK						REVISIONS:
BAGE PALM	395	14"	OAK						EVISI
BBAGE PALM	396	60"	OAK						æ
PINE BAGE PALM	397 398	24*	OAK						
OAK	399	12" 36"	CABBAGE PALM OAK						
OAK	400	18"	OAK						
BAGE PALM	401	36"	OAK						
BAGE PALM	407	14*	CABBAGE PALM			-	-	-	
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OAK	404	36"	UNK		L				D
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PINE					H/Dree	1.December			Š
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OAK					4	PERED		DATE	DWG
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Rey	Side	Survey	DATE 7	129/21				Ш	
RICHARD E. BA			DATE 7	129/21				KEE	

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-050
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN		DELRAY BEACH	FL	33484-665
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST		OKEECHOBEE	FL	34974-391
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST		OKEECHOBEE	FL	34974-391
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-260
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-229
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1887 SW 8TH ST		OKEECHOBEE	FL	34974-391
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL		JUPITER	FL	33458-163
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL		JUPITER	FL	33458-163
3-15-37-35-0010-01080-0040	MONTESI CRAIG SR	10143 CULPEPPER CT		ORLANDO	FL	32836-634
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01100-0010	JKST HOLDINGS LLC	PO BOX 873		PORT SALERNO	FL	34992-087
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01120-0010	FT DRUM CORPORATION	PO BOX 1177		OKEECHOBEE	FL	34973-117
3-15-37-35-0010-01190-0010	FT DRUM CORPORATION	PO BOX 1177		OKEECHOBEE	FL	34973-117
3-15-37-35-0010-01190-0030	CANCINO MARIA	406 NE 4TH ST		OKEECHOBEE	FL	34972-260
3-15-37-35-0010-01190-0060	KENNEDY ARTHUR GREGORY	2328 SW 13TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-01190-0070	ROSE DARLA J	1411 SW 7TH AVE		OKEECHOBEE	FL	34974-504
3-15-37-35-0010-01190-0090	N & A CONSTRUCTION INC	150 FULMAR TER		OKEECHOBEE	FL	34974
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE		OKEECHOBEE	FL	34972-293
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092		OKEECHOBEE	FL	34973-109
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759		OKEECHOBEE	FL	34973-075
3-15-37-35-0010-01230-0010	SHAMROCK MAX LLC	PO BOX 625		OKEECHOBEE	FL	34973-062
3-15-37-35-0010-01230-0050	CBC PROPERTIES LLC	301 NW 4TH AVE		OKEECHOBEE	FL	34972-2552
3-15-37-35-0010-01400-0010	205 N PARROT AVE HOLDINGS LLC	2740 SW MARTIN DOWNS BLVD-#247		PALM CITY	FL	34990
3-15-37-35-0010-01410-0010	WALPOLE EDWIN E III REV LIV TR	P O BOX 1177		OKEECHOBEE	FL	34973
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177		OKEECHOBEE	FL	34973-117
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625		BELLE GLADE	FL	33430-662
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0080	WILLIAMS SUSAN E REV TRUST	206 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177		OKEECHOBEE	FL	34973-117
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST		OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST		OKEECHOBEE	FL	34972-2947
	205 OKEECHOBEE LLC	205 NE 2ND ST		OKEECHOBEE	FL	34972-2974

#23

3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166		OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST		OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0110	BELLA ROSE DAY SPA & SALON LLC	311 NE 2ND ST		OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01440-0030	RODRIGUEZ SOBEIDA	111 W 33RD ST		HIALEAH	FL	33012
3-15-37-35-0010-01440-0040	WILLIAMS MICHAEL JAMES	161 MILTON DR		PADUCAH	КҮ	42003-5574
3-15-37-35-0010-01440-0070	COLIN M CAMERON ESQ PA	200 NE 4TH AVE		OKEECHOBEE	FL	34972-2981
3-15-37-35-0010-01520-0010	REGIONS BANK	250 RIVERCHASE PKWY STE 600		BIRMINGHAM	AL	35244
3-15-37-35-0010-01520-0040	LAKE O PARTNERS INC	110 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-01530-0010	HOOVER SUSANNE C	P O BOX 78		OKEECHOBEE	FL	34973
3-15-37-35-0010-01530-0020	BROWN MICHAEL G	P O BOX 120		OKEECHOBEE	FL	34973-0120
3-15-37-35-0010-01530-0030	PALM PLAZA OF OKEECHOBEE INC	PO BOX 986		OKEECHOBEE	FL	34973-0986
3-15-37-35-0010-01540-0010	SPIRIT CV OKEECHOBEE FL LLC	%CVS #3237-01/OCC EXP DEPT	1 CVS DRIVE	WOONSOCKET	RI	02895-6146



THIS MAP HAS BEEN COMPILED FROM THE STAUTHENTIC INFORMATION AVAILABLE AND INEECHOB EE COUNTY PROPERTY APPHAISER'S

OKEECHODEE / DEDTV ADDDAIGEDIS OFFICE 00/

Petition No. <u>\$1-003-1</u>

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 $\frac{March 23}{2021}$, $\frac{2021}{2021}$ 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 _____ day of

2021

Match / teshens

Signature of Applicant

Mitch Stephens

Name of Applicant (printed or typed)

STATE OF FLORIDA COUNTY OF Ofeechobee

The foregoing instrur	nent was a	acknowledged	before me	by means	of physical p	resence or D onl	ine
notarization, this Z		Ayril	.2021	by Mill	stay hers	_, who is persona	ally known
to me or produced				as identific	the second se	-	

MY COMMISSION # HH49765 EXPIRES: October 01, 2024

Notary Public Signature

4/2/2021 Date

#24

keechol lickey L. Bar	di, CFA	unty P	rope	rty App	oraiser	nst			<u>2020 C</u>	updated: 4/8
Parcel: <	3-15-37-	35-0010)-01210	-0010 (3	3814) 📀	A	erial Viewer	Pictometery (Google Maps	
Owner & P	operty I	nfo		Result	: 6 of 18		2020 0 2	019 0 2018 0	2017 0 2015	Sales
Owner	PENRO 2437 SV	D SHAU D DESIR / 33RD C HOBEE,	EE A XIR	4-5723			+		10.6	
Site	NE 4TH	ST, OKE	ECHOB	EE			and a	1		
Description*		OK 5 PAC			(1 PAGE 10 [1/2 OF LO		-	2/		1
Area	0.258 AC)	1.1	S/T/R	15-37-	35	E ST			
Use Code**	VACANT (1000)	COMME	RCIAL	Tax Distri	ct 50		1	r 微含		
*The <u>Description</u> in any legal trans **The <u>Use Code</u> Planning & Deve	action. is a Dept. of	Revenue c	ode. Pleas	e contact Ok	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	F				-
Property &	Assessr	nent Va	lues			VE		3		
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Bldg Sk	etch		Descripti	on"	Year B	IONE	Base SF	Actual	5F	Bldg Value
Extra Fe	Contract of the	0.15								

V Land Breakdown



Okeechol Iickey L. Ban	di, CFA	ty Prop	erty Ap	praiser	K	STIC	-	2020	Certified Val updated: 4/8
Parcel: <	3-15-37-35-	0010-0121	0-0030 (3	33815) 🖻	Aei	ial Viewer	Pictometery	Google Maps	
Owner & P	roperty Info					2020 0 20	019 O 2018 C	2017 0 2015	5 Sales
Owner	PENROD S PENROD D 2437 SW 33 OKEECHOE	e siree a RD CIR	74-5723		-			See 6	
Site	NE 4TH ST,	OKEECHO	BEE	12.21.1		-	1		1
Description*	CITY OF OKI PLAT BOOK 2 BLOCK 121	5 PAGE 5) L	(PLAT BOC OT 3 & WE	K 1 PAGE 10 ST 1/2 OF LO	0 & OT	5	2/		5 1
Area	0.258 AC		S/T/R	15-37	-35	East			
Use Code**	VACANT CC (1000)	MMERCIA	Tax Dist	rict 50					
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	7/1997		-	98/0544	WD	V			03
5/	1/1987	\$	0 020	36/1692	WD	V	ι)	03
Building	Characteris	stics							
Bldg Sk	etch	Descrip	tion*	Year E	BIT NONE	Base SF	Actua	ISF	Bldg Value
🗸 Extra Fe	atures & Ou	t Building	S (Codes)					_	
Code	Descriptio		Year Blt	Value	e Un	its F	Dims	Condition (% Good)
COUG	Description	211	ical Dit		NONE			oundition (

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Staff Report Rezoning Request

Prepared for:	The City of Okeechobee
Applicant:	Mitch Stephens
Address:	200 NE 3 rd Street
Petition No.:	21-003-R
Request:	Change from Residential Single Family
	to Residential Multiple Family



General Information

Applicant	Mitch Stephens 17705 Middlebrook Way Boca Raton, FL 33496 <u>mitchstephens@gmail.com</u> 919.201.9913
Owner	Shaun Corey and Desiree Penrod 2437 SW 33rd Circle Okeechobee, FL 33974 <u>penrodconstruction@gmail.com</u> 863.634.0546
Site Address	200 NE 3rd Street
Parcel Identification	3-15-37-35-0010-01210-0060; 3-15-37-35-0010-01210-0040 3-15-37-35-0010-01210-0030; 3-15-37-35-0010-01210-0010 3-15-37-35-0010-01210-0070; 3-15-37-35-0010-01210-0090 3-15-37-35-0010-01210-0100; 3-15-37-35-0010-01210-0120 Lots 1 to 12 Block 121
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com

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

Request

The matter before the Local Planning Agency and City Council is an application to rezone a 2.066 acre parcel located at 200 NE 3rd Street from Residential Single Family to Residential Multiple Family.

The subject property is designated Commercial on the Future Land Use Map The applicant is also requesting a small scale map amendment to change the property from Commercial to Multi-family Residential. This request has been submitted with several other concurrent requests:

- 1) FLUM change from Commercial to Multi-family for this subject property
- 2) Vacation of the 4,500 square foot alley which runs through this subject property
- 3) FLUM change from Commercial to Multi-family for adjacent block 110 to the north of this subject property
- 4) Rezoning from Light Commercial to Residential Multiple Family for adjacent block 110 to the north of this subject property
- 5) Vacation of the alley which runs through adjacent block 110 to the north of this subject property

The applicant has stated that if approval is granted for these requests, the goal is to build multifamily structures at the maximum possible density.



Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Residential Single Family	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	2.066 acres	2.066 acres

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

North	Future Land Use	Commercial (Proposed change to Multifamily)
	Zoning	Light Commercial (Proposed change to Multifamily)
	Existing Use	Vacant (Proposed Multifamily)
East	Future Land Use	Commercial and Single Family Residential
	Zoning	Commercial Professional Office and Residential Single Family
	Existing Use	House of Worship
South	Future Land Use	Commercial and Multifamily
	Zoning	Residential Multiple Family and Heavy Commercial
	Existing Use	Commercial
West	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Commercial

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.

<u>Applicant Response</u>: "The proposed request in not contrary to the Comprehensive plan requirements. The 2.066 acres site is currently zoned Residential Single Family One, and the surrounding properties are zoned Light Commercial, Commercial, Residential Multiple Family, and Residential Single Family One making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the east."

<u>Staff Comment</u>: The current zoning of Residential Single Family is not consistent with the current future land use designation of Commercial and is therefore contrary to the Comprehensive Plan requirements. If the applicant's request to change the future land use of this parcel from Commercial to Multi-family Residential is approved, then we agree that a rezoning to Residential Multiple Family will be consistent with the Future Land Use Map of the City's Comprehensive Plan.

Additionally, Policy 2.2 of the Future Land Use Element recommends that the City protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards; and Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas and shall discourage urban sprawl. Allowing single family development at this location within the City's commercial corridor is not consistent with this policy and objective.

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

<u>Applicant Response</u>: "The proposed development of apartments on Residential Multiple Family zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations."

<u>Staff Comment</u>: Section 90-192(3) specifically lists multiple-family dwellings as a permitted use within the RMF zoning district.

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

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

<u>Staff Comment</u>: The applicant's proposal to provide housing within the City's commercial corridor should provide increased support for the commercial uses along the corridor and throughout the Community. Additionally, development of this vacant land will increase the City's tax base, which also has a positive effect on the public interest.

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

<u>Applicant Response</u>: "The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the west to Residential Single Family One to the east."

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

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

<u>Applicant Response</u>: "The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land."

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

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

<u>Applicant Response</u>: "The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by NE 4th Street, to the east by NE 3rd Avenue, to the north by NE 5th Street, and to the west by NE 2nd Avenue ROW."

<u>Staff Comment</u>: All current code requirements will be enforced at time of site plan approval; including setbacks and landscape buffering.

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

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

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

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

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

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

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

<u>Applicant Response</u>: "The proposed use has not been inordinately burdened by unnecessary restrictions."

Staff Comment: Agreed.

Recommendation

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

Submitted by:

Ben Smith, AICP Sr. Planner

May 11, 2021

Planning Board Public Hearing: May 20, 2021 City Council Public Hearing: (tentative) June 15, 2021 and July 6, 2021

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS





PUBLIC FACILITIES



ZONING SUBJECT SITE AND ENVIRONS

RESIDENTIAL SINGLE FAMILY-ONE RESIDENTIAL SINGLE FAMILY-TWO

AERIAL SUBJECT SITE AND ENVIRONS



Exhibit 5 May 20, 2021



Staff Report

To:Okeechobee Planning BoardFrom:Ben Smith, AICPMeeting Date:May 20, 2021Subject:Commercial Corridor Workshop

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

Below is the revised amendment language and attached is the City's Future Land Use Map and Zoning Map depicting the revised changes to the boundaries of the overlay. This amendment is designed to assist the Planning Board and Council when making determinations on requests for rezoning and amending the future land use map. Though it will still allow for flexibility in that decision making process as needed. Additionally, as the City continues to pursue the initiative of correcting the existing map inconsistencies between the future land use map and the zoning map, an amendment such as this would provide another tool to help guide the City's efforts in identifying appropriate map changes.

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- **Future Land Use Policy 2.1:** The following land use designations are established for the purpose of managing future growth:
 - * * * * * * * * * * * *
 - g) Commercial Corridor Overlay. The City recognizes the importance of SR-70 and US-441 as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to city's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.2 in the Future Land Use Map Series, as the Commercial Corridor Overlay (CCO). To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO:
 - 1. Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, housing options, and social venues.
 - 2. Foster infill and compatibility with existing development.
 - 5. Encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods.
 - 3. Consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

