



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
APRIL 16, 2020
LIST OF EXHIBITS

Draft Minutes	Summary of Board Action March 19, 2020
Exhibit 1	Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 20-002-SSA
Exhibit 2	Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 20-003-SSA
Exhibit 3	Rezoning Petition No. 20-001-R



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING AND WORKSHOP
MARCH 19, 2020
DRAFT SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Vice-Chairperson McCoy called the regular meeting and workshop of the Planning Board for the City of Okeechobee to order on Thursday, March 19, 2020, at 6:05 P.M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

A. The Pledge of Allegiance was led by Vice-Chairperson McCoy.

II. ATTENDANCE

Planning Board Secretary Burnette called the roll. Vice-Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, and Mac Jonassaint were present. Alternate Board Members Felix Granados and Jim Shaw were present. Chairperson Dawn Hoover and Board Member Les McCreary were absent with consent.

CITY STAFF: City Attorney John Fumero was present via phone. City Planning Consultant Ben Smith and General Services Secretary Yesica Montoya were present.

Vice-Chairperson McCoy moved Alternate Board Members Granados and Shaw to voting position.

III. AGENDA

A. A motion was made by Member Baughman to defer to the next meeting scheduled for April 16, 2020 at 6:00 P.M., Public Hearing Item V.A. and Quasi-Judicial Item V.B. [Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 20-002-SSA, from Single Family Residential (SF) and Multi-Family Residential (MF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue; and Rezoning Petition No. 20-001-R, from Residential Multiple Family (RMF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue]; seconded by Member Jonassaint.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

B. A motion was made to adopt the amended agenda by Member Brass; seconded by Member Baughman.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

IV. MINUTES

A. A motion was made by Member Baughman to dispense with the reading and approve the Minutes for the November 21, 2019, Workshop, and February 20, 2020, Regular Meeting minutes; seconded by Member Brass.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 6:08 P.M.

A. Comprehensive Plan Small Scale FLUM Amendment Application No 20-002-SSA, from SF Residential and MF Residential to Industrial on 2.87 acres located in the 500 to 600 blocks of Southwest 7th Avenue was deferred until the April 16, 2020, Regular Meeting.

PUBLIC HEARING-QUASI-JUDICIAL ITEM

- B.** Rezoning Petition No. 20-001-R, from RMF to Industrial on 2.87± acres located in the 500 to 600 blocks of SW 7th Avenue for the proposed use of expanding the existing industrial facility located to the North was deferred until the April 16, 2020, Regular Meeting.

VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 6:08 P.M.

VI. VICE CHAIRPERSON MCCOY RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:08 P.M.

- A.** Mr. Ben Smith of LaRue Planning and Management was present as the City's Planning Consultant and briefly reviewed a Staff Report dated March 19, 2020 summarizing the City's current Land Development Regulations (LDR's) regarding the splitting and joining of lots. Mr. Smith explained currently the City's LDR's provides standards and procedures for a de minimis subdivision of land and a joinder of lots although, there are no applications for these procedures. In addition, there are standards and procedures for subdivisions including platting although, because of the way the City defines subdivision, a plat or replat is required for any subdivision of land into three or more parcels. Some jurisdictions allow for lot splits along existing platted parcel lines without the need to replat. A significant amount of the land in the City of Okeechobee has already been platted. Additionally, there are parcels of land which are platted with multiple lots and are under single ownership. Allowing these owners to split their parcels into three or more individual lots along existing platted lot lines may also be appropriate for the City. No survey would need to be provided for this action, but the other requirements which currently pertain to de minimis lot splits would still apply. Should new standards and procedures for platted parcel splits be adopted, a new application would be required as well. Lastly, for actions within the City of Okeechobee boundaries, there is currently no requirement that the County's Property Appraiser's Office ascertain whether or not the requested action is in compliance with the City's LDR's and Comprehensive Plan. This could become especially problematic in the case of lot splits that create non-conforming lots.

Board Member McCoy mentioned when reviewing the dividing or combining of parcels, one needs to consider the Health Department's requirements for septic tanks. Member Baughman voiced concerns with the splitting or joining of parcels in that the original design of certain areas would be then altered. The consensus of the Board after discussion was to move forward with creating applications for the existing joinder and de minimis lot split procedures, create a new codified process and application for splitting platted parcels into three or more along existing lot lines, and coordinate with the County's Property Appraiser's Office to request they seek City approval prior to reflecting the change.

VICE CHAIRPERSON MCCOY ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 7:02 P.M.

- VII.** There being no further items on the agenda, Vice-Chairperson McCoy adjourned the meeting at 7:03 P.M.

ATTEST:

Doug McCoy, Vice Chairperson

Patty M. Burnette, Secretary

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

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686	Date: <u>1-10-20</u>	Petition No. <u>20-002-SSA</u>
	Fee Paid:	Jurisdiction: <u>PB FCC</u>
	1 st Hearing: <u>2-20-20</u>	2 nd Hearing: <u>3-17-20</u>
	Publication Dates:	
	Notices Mailed: <u>N/A</u>	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF + MF

Verified Zoning Designation: RMF

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

APPLICANT PLEASE NOTE:

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

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

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

✱

Date

Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 39974-2903
Phone: (863) 763-3372, ext. 218
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Date:	Petition No.
Fee Paid:	Jurisdiction:
1 st Hearing:	2 nd Hearing:
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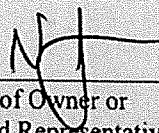
Submit 1 (one) copy of the complete application and amendment support documentation, including maps, to the General Services Department. Fifteen (15) copies of any documents over 11 X 17 are required to be submitted by the applicant.

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

Date

1/6/2020

Signature of Owner or
Authorized Representative*



*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

I. APPLICANT/AGENT/OWNER INFORMATION

LOUMAX DEVELOPMENT INC

Applicant

P.O. BOX 5501

Address

Fort Lauderdale

FL

33310

City

State

Zip

954-347-1077

NJMARKUS@GMAIL.COM

Telephone Number

Fax Number

E-Mail

STEVEN L. DOBBS

Agent*

209 NE 2ND STREET

Address

OKEECHOBEE

FL

34972

City

State

Zip

863-824-7644

SDOBBS@STEVEDOBBSENGINEERING.COM

Telephone Number

Fax Number

E-Mail

Ruth G. Spradley & Gale B. Nemece
%-NEMEC CHILDRENS TRUST

Owner(s) of Record

5243 EUROPA DRIVE, UNIT P

Address

BOYNTON BEACH

FL

33437

City

State

Zip

863-634-4497

Telephone Number

Fax Number

E-Mail

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

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

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

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

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

TO CHANGE THE FUTURE LAND USE OF THE 2.87 ACRES OF THE THREE PARCELS FROM
RESIDENTIAL MULTI FAMILY TO INDUSTRIAL

SF & MF to Industrial

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

A. PROPERTY LOCATION:

1. Site Address: 500-600 BLOCK OF SW 7TH AVE , OKEECHOBEE, FL 34974

2. Property ID #(s): 3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130,
3-15-37-35-0010-01900-0010

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. Total Area of Property: 2.87 ACRES

2. Total Area included in Request: 2.87 ACRES

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

(1) _____

(2) _____

(3) _____

(4) _____

b. Total Uplands: 2.87 ACRES

c. Total Wetlands: 0

Residential /
multiple Family

3. Current Zoning: SINGLE FAMILY RESIDENTIAL & MULTI-FAMILY RESIDENTIAL
4. Current FLU Category: MULTI FAMILY RESIDENTIAL *Single Family Residential*
5. Existing Land Use: VACANT
6. Requested FLU Category: INDUSTRIAL

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential	2.87	0
Density (DU/Acre)	10	0
Number of Units	29	0
Commercial (sq.ft.)	0	0
Industrial (sq. ft.)	0	187.5 KSQ/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. 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.

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

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

B. PUBLIC FACILITIES IMPACTS

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

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

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

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

- ✓ a. Solid Waste;
- ✓ b. Water and Sewer;
- ✓ c. Schools.

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

C. ENVIRONMENTAL IMPACTS

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

There shall be inventories of:

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

E. JUSTIFICATION OF PROPOSED AMENDMENT



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

V. FEE SCHEDULE

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

VI. AFFIDAVIT

I, NEAL MARKUS, 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

Date

NEAL MARKUS

Typed or Printed Name

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was certified and subscribed before me this _____ day of _____ 20____, by _____, who is personally known to me or who has produced _____ as identification.

Notary Public

Printed Name of Notary Public

Commission Expires on: _____

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

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

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NEAL MARKUS
Signature of Owner or Authorized Agent

1/6/2020
Date

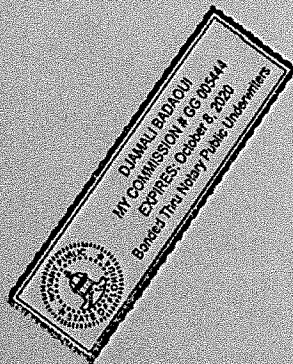
NEAL MARKUS

Typed or Printed Name

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was certified and subscribed before me this 6 day of JAN. 2020, by MARKUS-J. NEAL, who is personally known to me or who has produced FLDL as identification.



[Signature]
Notary Public

Printed Name of Notary Public

Commission Expires on: oct-08-2020

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

Loumax Development, Inc.

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

To the north is a parcel that has a Future Land Use (FLU) of Industrial and is being used as an Industrial use. To the east of this parcel are single family residences with a FLU of Single family. To the south, all the land has a FLU of Multi Family with a vacant structure that used to be a childcare facility. To the west there is a parcel, undeveloped, but with a FLE of Multi Family.

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 vacant or undeveloped, with the exception to the east.

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

Attached

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

Attached

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

Attached

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

Attached

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

~~N/A~~ 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.**

The existing FLU for the proposed property is 2.87 acres of Single Family on blocks 190 and 191, but the western parcel has a FLU of Multi Family. Blocks 190 and 191 total 1.27 acres and the maximum density of the FLU Single family has a maximum density of 5 units per acre, which would yield a total of 6 units. While the western parcel of 1.60 acres has a FLU of Multi Family that has a maximum density of 10 units to the acre for a total of 16 units. For a total traffic count of 163 daily trips and 16 peak PM hour trips. The proposed FLU Industrial for these parcels would have a maximum density of 187.5 KSF with a maximum of 3 stories according to the City's Comprehensive Plan, which would yield a total of 1,307

daily trips with a peak hour of 182 trips. This represents an increase of 1,144 daily trips and 166 peak hour trips.

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

While the proposed project at maximum density will generate more than an additional 100 trips per peak hour, a traffic study will be presented at site plan, if needed as the current owner does not plan to build 3 stories.

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 = $22 * 285 = 6,270$ gpd

Future = $0 * 285 = 0$ gpd

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

Current $0 * 0.15 = 0$ gpd

Future $187.5 \text{ KSF} * 0.15 = 28,125$ gpd

This represents an increase of 21,855 gpd

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

The proposed project is industrial and has no open space requirements.

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

a. Solid Waste;

Please see attached letter from Waste Management.

b. Water and Sewer:

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

c. Schools.

There will be a net reduction in student potential with this changing the FLU from residential to Industrial

C. Environmental Impacts

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

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

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

2. Soils posing severe limitations to development

There are two soils present at this site from the attached NRCS Websoil Survey, Immokalee Fine Sand, 0 to 2 percent slopes, and Myakka Fine Sand, 0 to 2 percent slopes. These soils do not appear to have any limitation to development.

3. Unique habitat.

This parcel is undeveloped but provides no unique habitat.

4. Endangered species of wildlife and plants.

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

5. Floodprone areas.

According to the attached 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 is currently undeveloped. With the anticipated Industrial project, no residents will be added to the City population. No adverse impacts to the City population projections are expected, with the projections in line with the Cities anticipated growth and concurrency projections.

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

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 Industrial Land Use designation, the maximum development is approximately 50% building coverage, 3 stories.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Single Family/Multifamily (Existing)	22 Units @ 2.5 people per unit	114 gppd	6,270 gpd – water/sewer
Industrial (Proposed)	187.5 KSF	15 GPD per 100 sf	28,125 gpd – water/sewer
Net Impact			21,855 gpd – water/sewer

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

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

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

This will be an industrial development with no Park and Recreation requirement.

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**

3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130, and 3-15-37-35-0010-01900-0010

Legal Description

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

NEMEC Children's Trust
City of Okeechobee Future Land Use Amendment Surrounding Property Owners **FLU Exhibit**



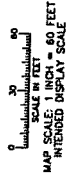
NEMEC Children's Trust
City of Okeechobee Land Use Amendment Surrounding Property Owners Land Use Exhibit



NEMEC Children's Trust
City of Okeechobee Surrounding Property Owners Zoning Exhibit



*BOUNDARY SURVEY PREPARED FOR
LOUMAX DEVELOPMENT, INC.*



LOTS 1 THROUGH 6, INCLUSIVE, BLOCK 190, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

ALL OF BLOCK 191, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF
OKEECHOBEE COUNTY, FLORIDA.

A PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 5, PAGE 6, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROJECT SPECIFIC NOTES:

1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).

2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.

3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.

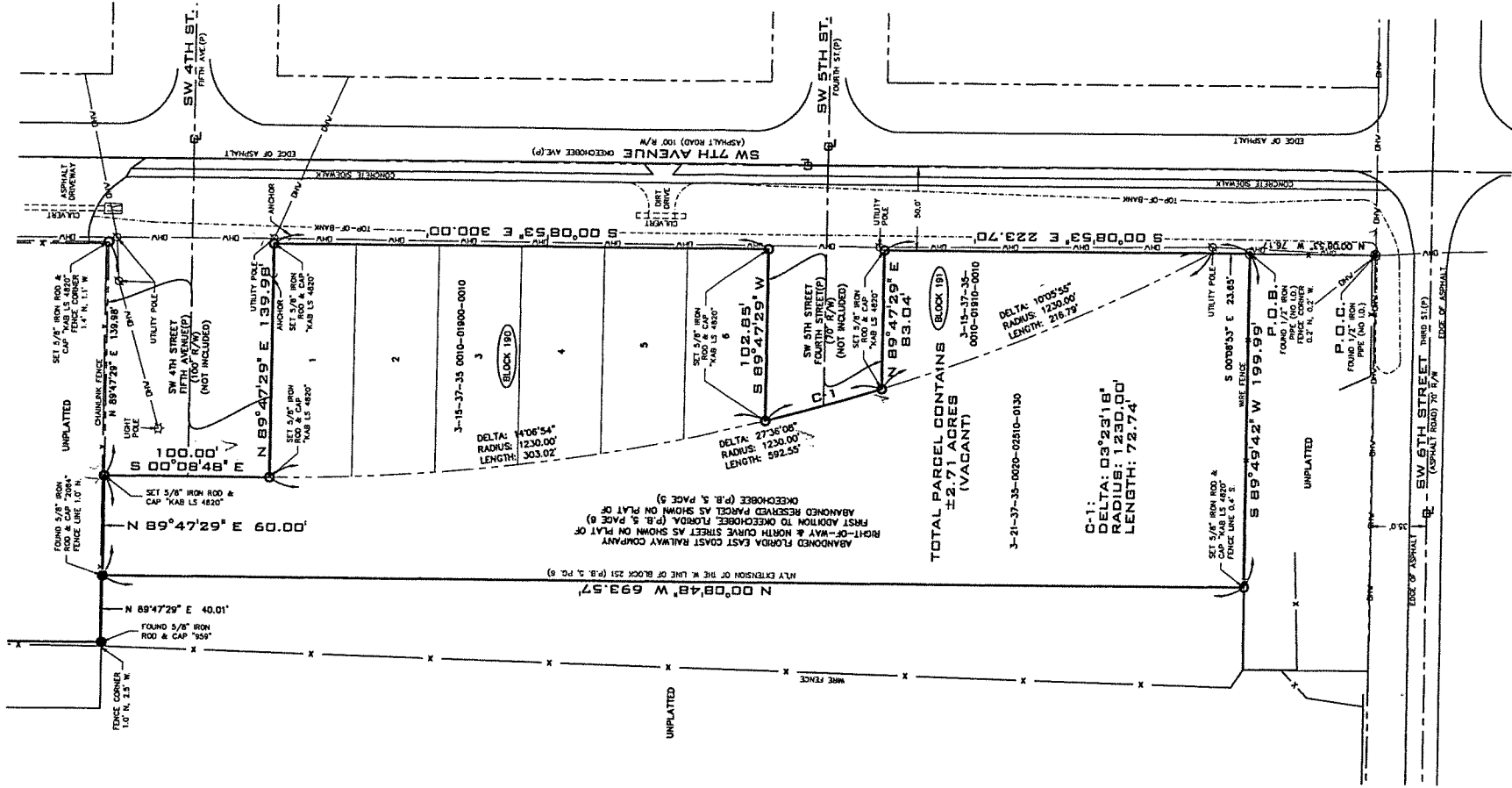
THIS CONVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.

5) SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT SURVEY.

OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

7) DATE OF LAST FIELD SURVEY: 12/30/19.



SHEET NO: 1
SCALE: 1" =
JOB NO: 33421

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mopper #4820. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and moppers as outlined in Chapter 3J-17, Florida Administrative Code.

PREPARED FOR THE EXCLUSIVE USE OF:

LOUMAX DEVELOPMENT, INC.

DESCRIPTION	DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	BOUNDARY SURVEY	01/02/20	WC	KAB
REVERSE LEGAL DESCRIPTION	REVERSE LEGAL DESCRIPTION	01/02/20	WC	RB
FB/PG: 334/79	FB/PG: 334/79	SCALE: 1" = 60'		
FILE: 33421	FILE: 33421	JOB NO: 33421		

TRADEWINDS SURVEYING SERVICES, LLC.

200 S.W. 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: kab.twps@yahoo.com



Richard Barnes, III, PSM 7074

[illegible]

20-002.SSA

This Instrument prepared by:

JAMES NEMEC, ESQUIRE
2001 Palm Beach Lakes Blvd., #400
West Palm Beach, Florida 33409

222090

FILED FOR RECORD
OKEECHOBEE CO. FL.

90 AUG 31 PM 2:01

GLORIA J. FORD
CLERK OF CIRCUIT COURT

Warranty Deed,

made this 26th day of August, 1990.

Between JAMES NEMEC and RUTH B. NEMEC, his wife

having an address at County of Palm Beach, State of Florida, grantor,*

and RUTH GENEVIEVE SPRADLEY and GALE BARTLETT NEMEC, as Trustees, grantee*,

whose post office address is 7530 Clarke Road, Lake Clarke Shores, FL. 33406

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other good and valuable considerations, receipt whereof by grantor is hereby acknowledged, has granted, bargained and sold to grantee, and grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida: All of Block 191, TOWN OF OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, Page 17, St. Lucie County, Florida, public records, lying in Okeechobee County.

That portion of the Florida East Coast Railway Company Right-of-way, since abandoned, and of North Curve Street, since abandoned, as shown on Plat of First Addition to Okeechobee, Florida, as recorded in Plat Book 2, page 26, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, page 11, of the Public Records of Okeechobee County, Florida, which is bounded on the West by the Northerly extension of the West Line of Block 251 (same also being a part of the East line of a tract of land known as the STATION GROUNDS of said Railway Company), and on the South by a line extending from the Southernmost point of Block 191, as shown on the Plat of the Town of Okeechobee, as recorded in Plat Book 2, page 17, of the Public Records of St. Lucie County, Florida, and in Plat Book 1, page 10, of the Public Records of Okeechobee County, Florida, in a Westerly direction, said line being North of and parallel with the Westerly extension of the North line of Third Street, and which is bounded on the North by the Westerly extension of the North line of Fifth Street, of said Town of Okeechobee aforesaid and all that part of Fourth Street and Fifth Street lying West of Seventh Avenue in said town of Okeechobee. Lots 1 to 6, inclusive of Block 190, OKEECHOBEE, according to the plat thereof re-recorded in Plat Book 2, page 17 of the public records of St. Lucie County, Florida.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that, except as above noted, said land is free from all encumbrances.

"Grantor" and "grantee" are used for singular or plural, as context 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:

Ray Greenberg
Ray Greenberg
Linda Pearson
Linda Pearson

James Neme
James Neme
Ruth B. Neme
Ruth B. Neme

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26 day of August, 1990, by JAMES NEMEC and RUTH B. NEMEC, his wife.

Ray Greenberg
Notary Public

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 22, 1993
BONDED THRU GENERAL INS. UND.

NEMEC Children's Trust
City of Okeechobee Future Land Use Amendment **Aerial Exhibit**



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 Owner(s): NEMEC CHILDRENS TRUST

Mailing Address: 608 HARBOUR POINT WAY, GREENACRES, FL 33413

Home Telephone: **Work:** **Cell:** 863-634-4497

Property Address: 500-600 BLOCK OF SW 7TH AVENUE

Parcel ID Number: 3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130, 3-15-37-35-0010-01900-0010

Name of Applicant: LOUMAX DEVELOPMENT INC

Home Telephone: **Work:** **Cell:** 954-347-1077

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 21
 DAY OF December 2019

[Signature]
 OWNER

[Signature]
 WITNESS

OWNER

[Signature]
 WITNESS

Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the owner(s) of the real property described above and that they executed the power of attorney for the purpose stated therein. Sworn and subscribed this 21st day of December 2019.

Notary Public: [Signature]
Commission Expires: 09/09/21



Commission # GG 102811
 Expires September 9, 2021
 Bonded Thru Budget Notary Services



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation

LOUMAX DEVELOPMENT, INC.

Filing Information

Document Number P01000028001
FEI/EIN Number 59-3707151
Date Filed 03/19/2001
State FL
Status ACTIVE

Principal Address

312 SW 7TH AVE
OKEECHOBEE, FL 34974

Changed: 01/15/2007

Mailing Address

P.O. BOX 5501
FT LAUDERDALE, FL 33310

Registered Agent Name & Address

FISHMAN, MICHAEL
5064 NW 66 LN
CORAL SPRINGS, FL 33067

Officer/Director Detail

Name & Address

Title D

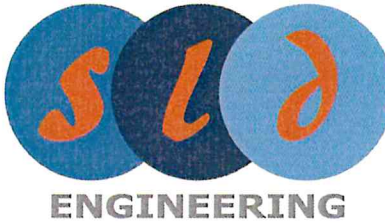
MARKUS, NEAL J
1110 OYSTERWOOD ST
HOLLYWOOD, FL 33019

Title D

FISHMAN, MICHEAL S
5064 NW 66TH LANE
CORAL SPRINGS, FL 33067

Annual Reports

Report Year	Filed Date
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December 20, 2019

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

Subject: Loumax Development, Inc. Industrial Comp Plan Application Traffic Statement

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Multi Family and Single Family to Industrial.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For the existing land use, the results indicate the existing 6 Single Family homes and 16 Apartments (ITE code 210 and 220 respectively) generates 163 total daily trips with 16 peak hour trips PM with 10 being in and 6 being out. For the proposed land use, the results indicate the 187.5 KSF of Light Industrial (ITE code 110) generates 1,307 total daily trips with 182 peak hour trips PM with 22 being in and 160 being out. For a change in Peak PM traffic of 1,144 total trips with 6 in and 154 being out.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Neal Markus
File

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%	6.0	57	6	4	2	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%	16.0	106	10	6	3	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%	187.5	1,307	182	22	160	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

**OKEECHOBEE LANDFILL, INC.**

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

May 31, 2019

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

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

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

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

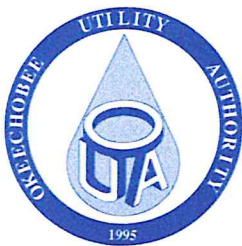
Waste Management, Okeechobee Landfill can easily meet the demand of the proposed development for the next 100 years.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Charles Orcutt', with a long, sweeping horizontal line extending to the right.

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

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

December 18, 2019

Mr. Steven L. Dobbs, P.E.
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-01910-0010
3-15-37-35-0010-01900-0010
3-15-37-35-0020-02510-0130

Site Address:
±500 SW 7th Avenue
Okeechobee, FL 34974


Dear Mr. Dobbs:

In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from April 2018 to March 2019, the maximum daily flow was 3.89 MGD, or about 65% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA has a potable water distribution main in the road right of way near the subject property. Any upgrade requirements to the water main due to the demands of the proposed project will be at the project owners' expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,


John F. Hayford, P.E.
Executive Director
Okeechobee Utility Authority

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

December 18, 2019

Mr. Steven L. Dobbs P.E.
Steven L. Dobbs Engineering, LLC
1062 Jakes Way
Okeechobee, Florida 34974

Ref: **Wastewater Capacity Request**

Parcel ID No.: 3-15-37-35-0010-01910-0010
3-15-37-35-0010-01900-0010
3-15-37-35-0020-02510-0130

Site Address:
±500 SW 7th Avenue
Okeechobee, FL 34974

Dear Mr. Dobbs:

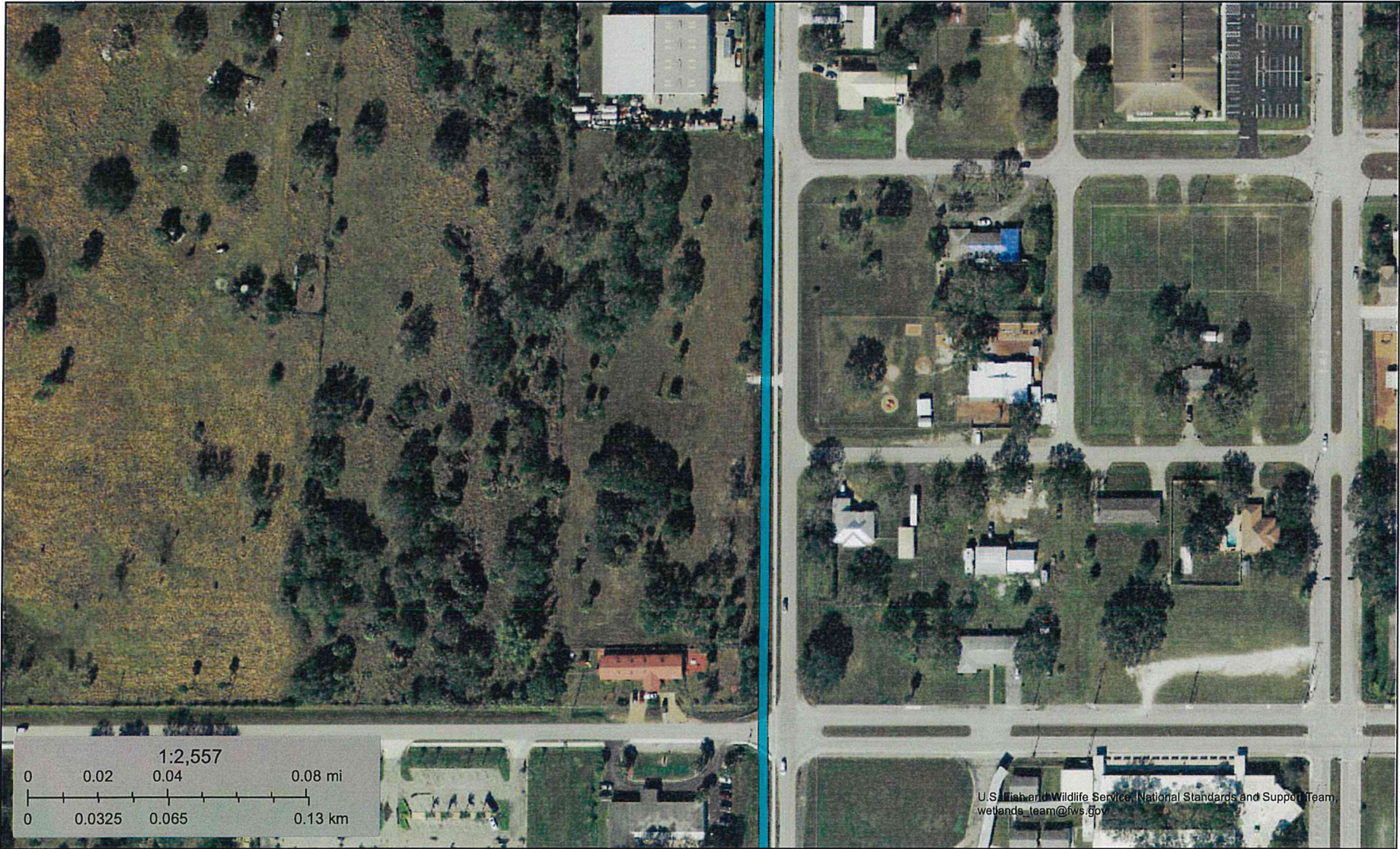
In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from May 2018 to April 2019, the annual average daily demand was 0.916 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does not have a wastewater service line near the subject property. Any line extensions or upgrades required to tie in to the wastewater system due to the demands of the proposed project will be at the project owner's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,

John F. Hayford, P.E.
Executive Director



December 18, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

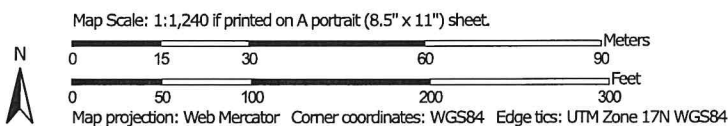
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

C2

Soil Map—Okeechobee County, Florida
(Neal Markus Industrial)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

12/17/2019
Page 1 of 3

Soil Map—Okeechobee County, Florida
(Neal Markus Industrial)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 16, Sep 17, 2019

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

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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

Map Unit Legend

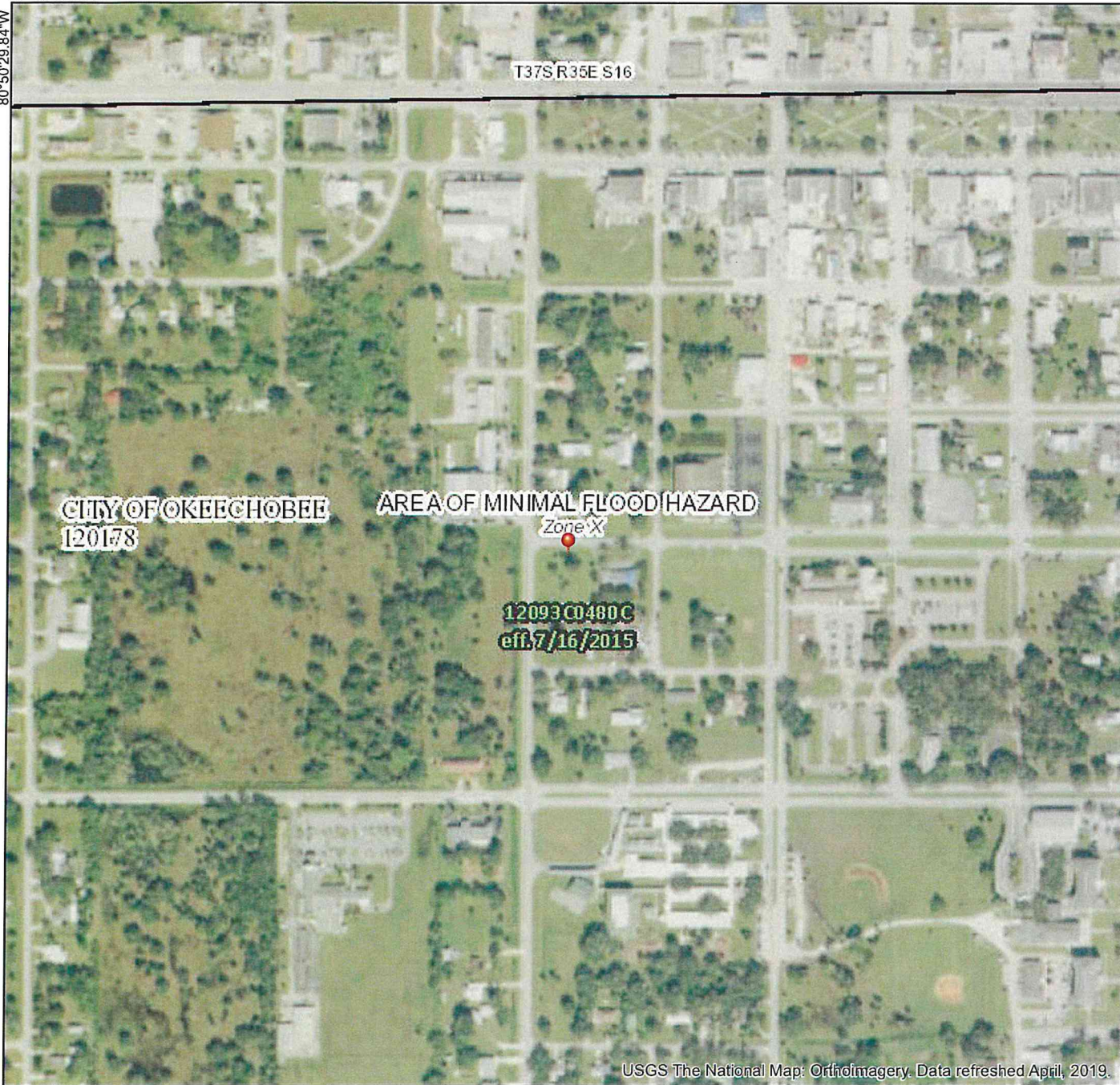
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.7	17.8%
14	Myakka fine sand, 0 to 2 percent slopes	3.4	82.2%
Totals for Area of Interest		4.1	100.0%

National Flood Hazard Layer FIRMette



27°14'40.03"N

80°50'29.84"W



USGS The National Map: Orthoimagery. Data refreshed April, 2019.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation 20.2 17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/17/2019 at 4:00:16 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

05

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-15-37-35-0010-01910-0010** >>**Owner & Property Info**

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 5243 EUROPA DR UNIT P BOYNTON BEACH, FL 334370000		
Site	SW 6TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE ALL BLOCK 191		
Area	0.409 AC	S/T/R	15-37-35
Use Code**	VACANT (000000)	Tax District	50

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

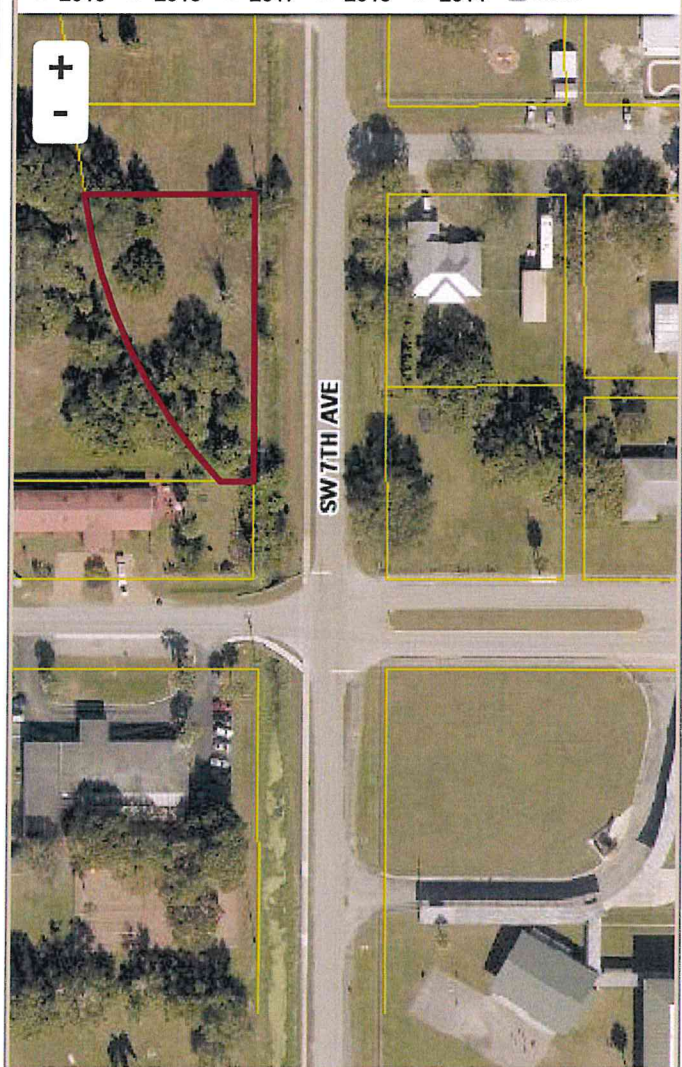
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$25,087	Mkt Land (1)	\$25,087
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$25,087	Just	\$25,087
Class	\$0	Class	\$0
Appraised	\$25,087	Appraised	\$25,087
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$25,087	Assessed	\$25,087
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,087 city:\$25,087 other:\$25,087 school:\$25,087	Total Taxable	county:\$25,087 city:\$25,087 other:\$25,087 school:\$25,087

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.

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☐ 2014
 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
161CI2	CITY LT (MKT)	223.000 FF - (0.409 AC)	1.00/1.00 1.00/1.00	\$112	\$25,087

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-15-37-35-0010-01900-0010** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 3

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 334130000		
Site	SW 7TH AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 TO 6 INC BLOCK 190		
Area	0.86 AC	S/T/R	15-37-35
Use Code**	VACANT (000000)	Tax District	50

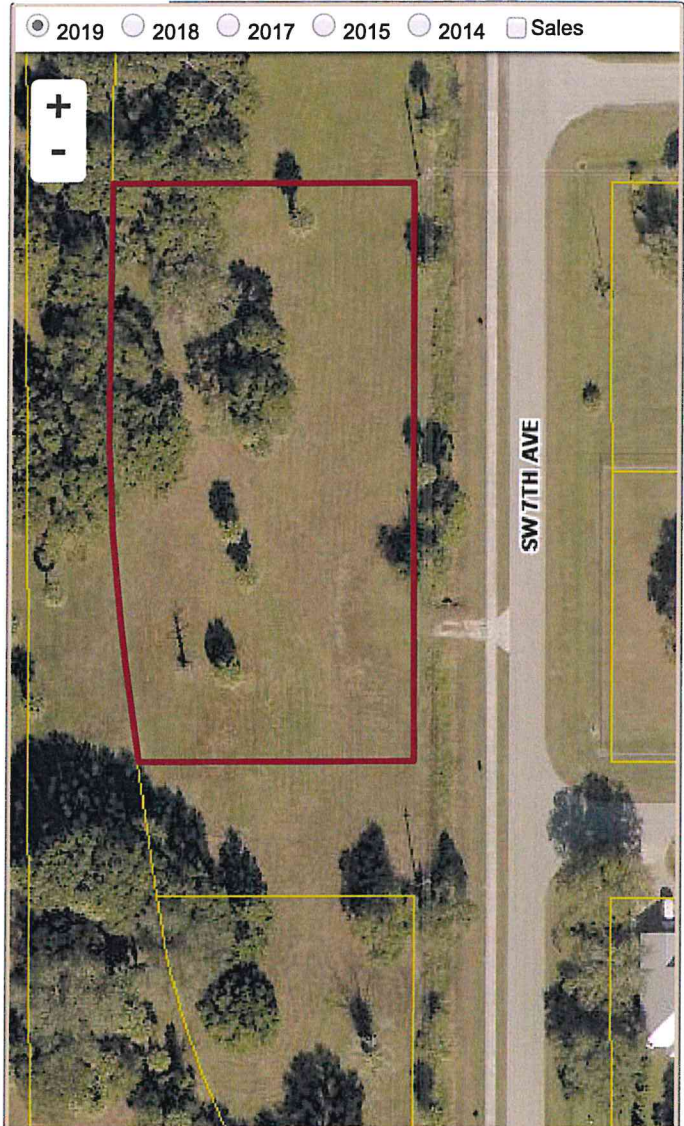
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$41,850	Mkt Land (1)	\$41,850
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$41,850	Just	\$41,850
Class	\$0	Class	\$0
Appraised	\$41,850	Appraised	\$41,850
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$41,850	Assessed	\$41,850
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850	Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03
4/6/1964	\$0	80/0731	QC	V	U	03
2/18/1964	\$0	79/0499	QC	V	U	03
2/17/1964	\$0	79/0497	QC	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

161CI2	CITY LT (MKT)	300.000 FF - (0.860 AC)	1.00/1.00 1.00/1.00	\$140	\$41,850
Search Result: 1 of 3					
© Okeechobee County Property Appraiser Mickey L. Bandi Okeechobee, Florida 863-763-4422				by: GrizzlyLogic.com	

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-21-37-35-0020-02510-0130** >>**Owner & Property Info**

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 334130000		
Site	SW 6TH ST, OKEECHOBEE		
Description*	THAT PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF SAINT ...more>>>		
Area	1.6 AC	S/T/R	21-37-35
Use Code**	VACANT (000000)	Tax District	50

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

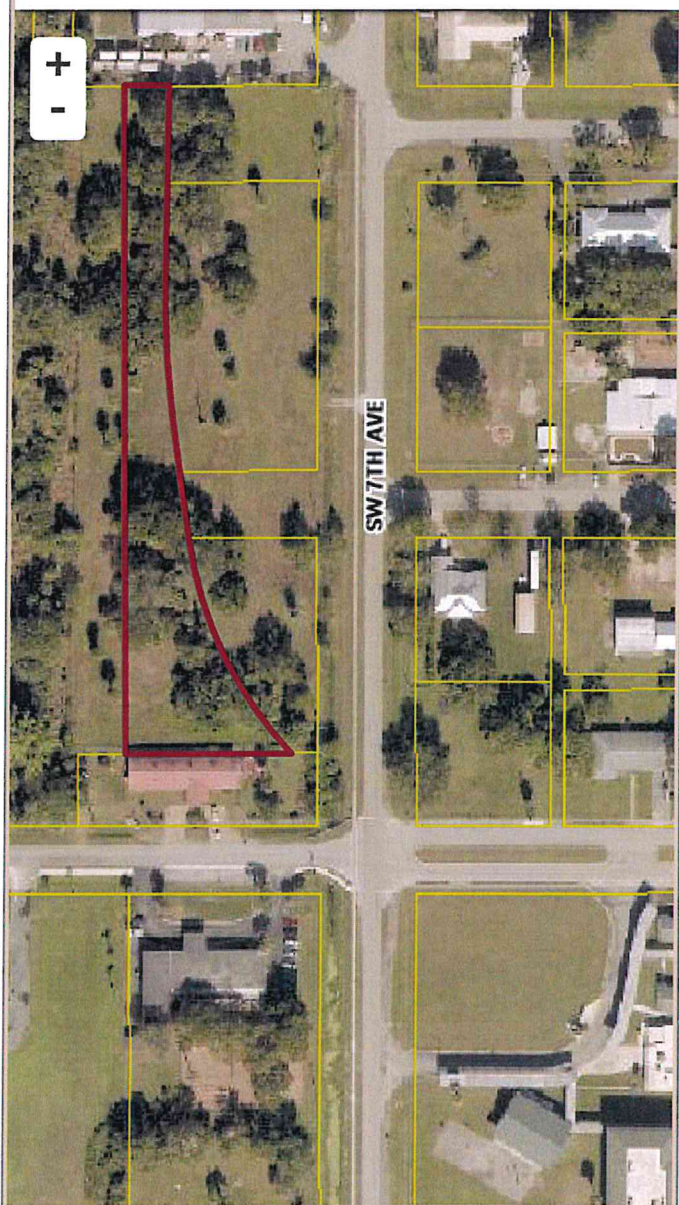
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$15,600	Mkt Land (1)	\$16,800
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$15,600	Just	\$16,800
Class	\$0	Class	\$0
Appraised	\$15,600	Appraised	\$16,800
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$15,600	Assessed	\$16,800
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,600 city:\$15,600 other:\$15,600 school:\$15,600	Total Taxable	county:\$16,800 city:\$16,800 other:\$16,800 school:\$16,800

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.

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☐ 2014
 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
-----------	------	-------	-------------	----------	------------

961CAC	NON/CONFG (MKT)	1.600 AC	1.00/1.00 1.00/0.75	\$10,500	\$16,800
© Okeechobee County Property Appraiser Mickey L. Bandi Okeechobee, Florida 863-763-4422					by: GrizzlyLogic.com



Staff Report Small Scale Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*
Applicant: *Neal Markus*
 Loumax Development Inc
Petition No.: *20-002-SSA*

General Information

Applicant Owner	Neal Markus, Loumax Development Inc Ruth G. Spradley & Gale B. Nemec
Applicant Address	PO Box 5501, Fort Lauderdale, FL 33310
Applicant Email Address	njmarkus@gmail.com
Site Address	500-600 Block of SW 7 th Avenue
Parcel Identification	3-15-37-35-0010-01910-0010 3-15-37-35-0010-01900-0010, 3-21-37-35-0020-02510-0130
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 three vacant parcels of land totaling 2.87 acres. Two parcels are designated Single Family and one parcel is designated Multi-Family Residential on the Future Land Use Map. The proposal is to change the Future Land Use designation of all three parcels to Industrial. The Applicant has submitted a concurrent request to rezone the same parcels from Multi-family to Industrial. The Applicant owns the industrial property to the north of these parcels and has stated that the reason for these requests is expansion of existing operations. According to the Applicant's representative, the current operations include manufacturing of compressed air canisters.

The current and proposed Future Land Use designations, zoning, existing use, and acreage of the subject property and surrounding properties are shown in the following tables and on the maps.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family and Multi-Family Residential	Industrial
Zoning	Residential Multiple Family	Industrial
Use of Property	Vacant	Industrial
Acreage	2.87 acres	2.87 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Loumax Development
East	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Home and Vacant
South	Future Land Use	Multi-Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Childcare Facility
West	Future Land Use	Multi-Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Vacant and Pending Residential Apartment Complex

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (2.87 acres) this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current and Future Development Potential as Single-Family and Multi-family Residential

This request involves three vacant parcels of land with current Future Land Use designations as follows:

- 0.409 acres of single family residential
- 0.86 acres of single family residential
- 1.6 acres of multi-family residential

The maximum density allowable in the Single-Family Residential Future Land Use Category is four units per acre or five if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 1.269 acres would be 6 single-family dwellings.

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 1.6 acres would be 17 multi-family dwellings.

C. Future Development Potential as Industrial

Policy 2.1(e) of the City's Future Land Use Element:

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).

While the Industrial Future Land Use category allows for a maximum FAR of 3.0, the Industrial zoning district only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential four story structure, a maximum FAR of 2.0 and a theoretical maximum floor area of approximately 250,000 square feet on 2.87 acres. However, given that a 4 story industrial structure is not likely, it may be more practical to expect a one or two story structure if this map change is approved. A one story structure occupying 50% of 2.87 acres would be about 62,500 square feet of floor area and a two story structure with the same footprint would have about 125,000 square feet of floor area. It is important to note that the applicant has not submitted any proposed plans or provided any comments regarding the potential development of the property, other than the stated desire to expand operations of the existing industrial use to the north of these subject parcels.

Comprehensive Plan Analysis

A. 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 of the Future Land Use Element states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas and shall discourage urban sprawl.

The property to the north of these parcels is industrial but the remainder of the surrounding properties hold residential designations on the City's Future Land Use Map and the City's Zoning Map. While much of the directly adjacent land is vacant, there exists one single family residence and a preschool across SW 7th Ave from these parcels. Other single family residences exist nearby and a new multi-family apartment project has been approved nearby as well.

The Applicant currently owns and operates a 1.6 acre industrial site to the north of these

subject parcels, which is one of only a few properties with an industrial future land use designation south of Park Street in the City. Besides the Applicant's existing site, there is an additional 2.5 acres of industrial to the north, 0.5 acres of industrially designated property on SW Park Street and a 3 acre property on SE 10th Street. The Applicant's requested future land use map changes represent a 37% increase in Industrial future land use south of Park Street in the City.

From a planning perspective, expansion of the Industrial Future Land Use in this area would be out of character and likely incompatible with the predominantly residential nature of the surrounding neighborhood.

B. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis that estimates the requested map changes from single family residential to industrial and multi-family residential to industrial on these parcels would result in an increase in 1,144 potential daily vehicle trips and 166 potential peak hour vehicle trips. We agree with this analysis.

In addition to the consideration of total vehicle trips, it is also important to consider that an industrial use is likely to generate more heavy truck traffic than residential uses.

If these map changes are approved and a site plan for development of these parcels were to be submitted, it would be necessary to provide additional assessment of the impact of traffic on the adjacent streets and properties at the time of site plan approval.

Demand for Potable Water, Sewer Treatment and Solid Waste Disposal

The applicant has provided an analysis on the potential change in demand for potable water and sewer services if these map changes are approved. That analysis indicates an increase of 21,855 gallons per day. We agree with this analysis.

The Applicant's submission includes letters from the Okeechobee Utility Authority and Waste Management indicating that there is adequate excess capacity to accommodate the demand for potable water, wastewater treatment and solid waste disposal that would be associated with a proposed industrial use.

C. Environmental Impacts

The subject property is within the zone X, indicating a minimal flood risk. We agree with the applicant's statements that the site has no significant or unique characteristics regarding environmental sensitivity, wetlands, wildlife habitat, endangered species, soil conditions or susceptibility to flooding.

Recommendation

Based on the foregoing analysis, we find the requested Industrial Future Land Use Designation for the subject property to be inconsistent with the character of the neighborhood and likely incompatible with the surrounding land uses. Therefore, we find this request inconsistent with the City's Comprehensive Plan. We **cannot** recommend approval of the Applicant's request to amend the Comprehensive Plan to designate the subject property as Industrial on the City's Future Land Use Map.

Submitted by:



Ben Smith, AICP
Sr. Planner

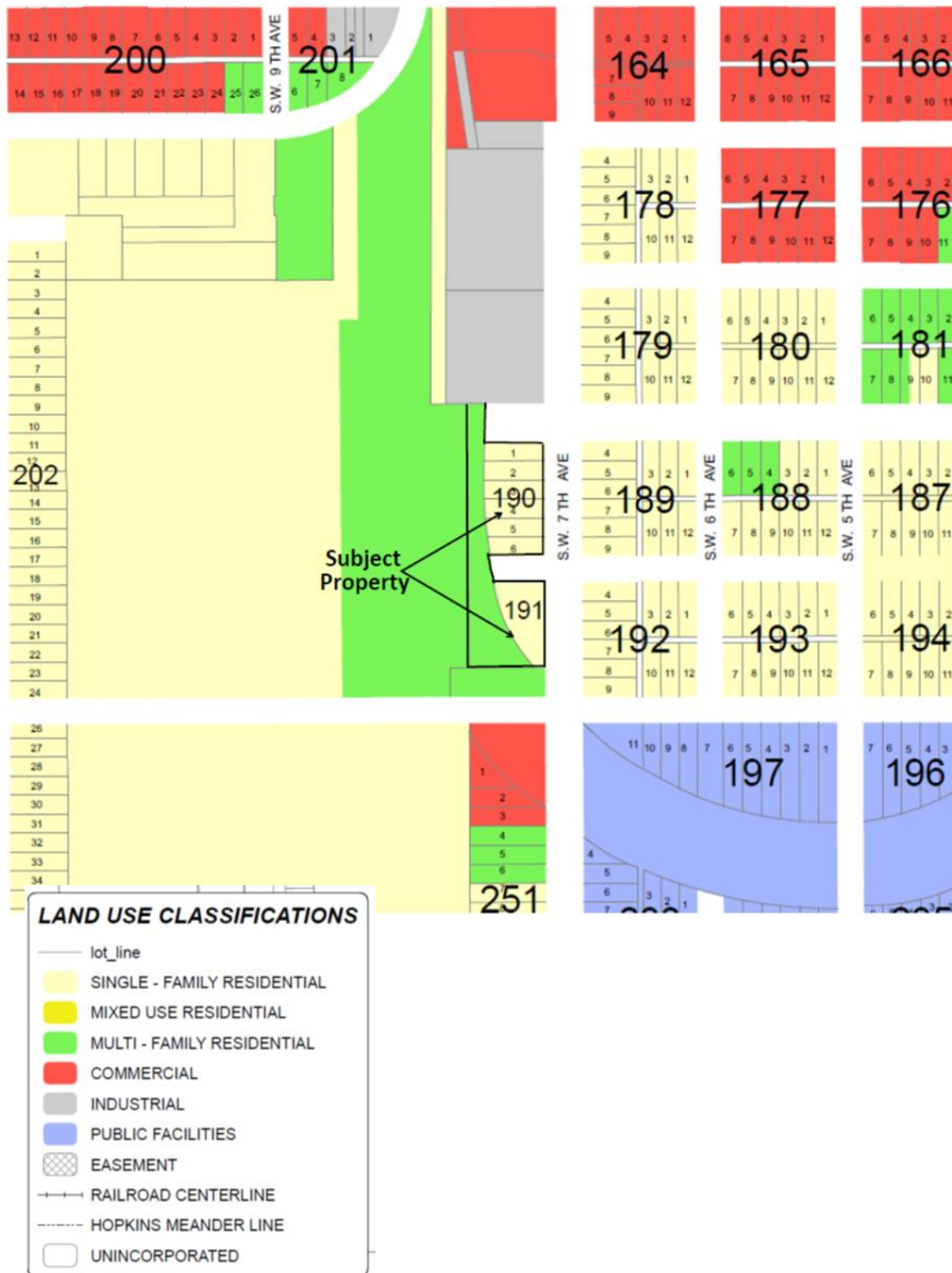
February 11, 2020

Planning Board Public Hearing: February 20, 2020

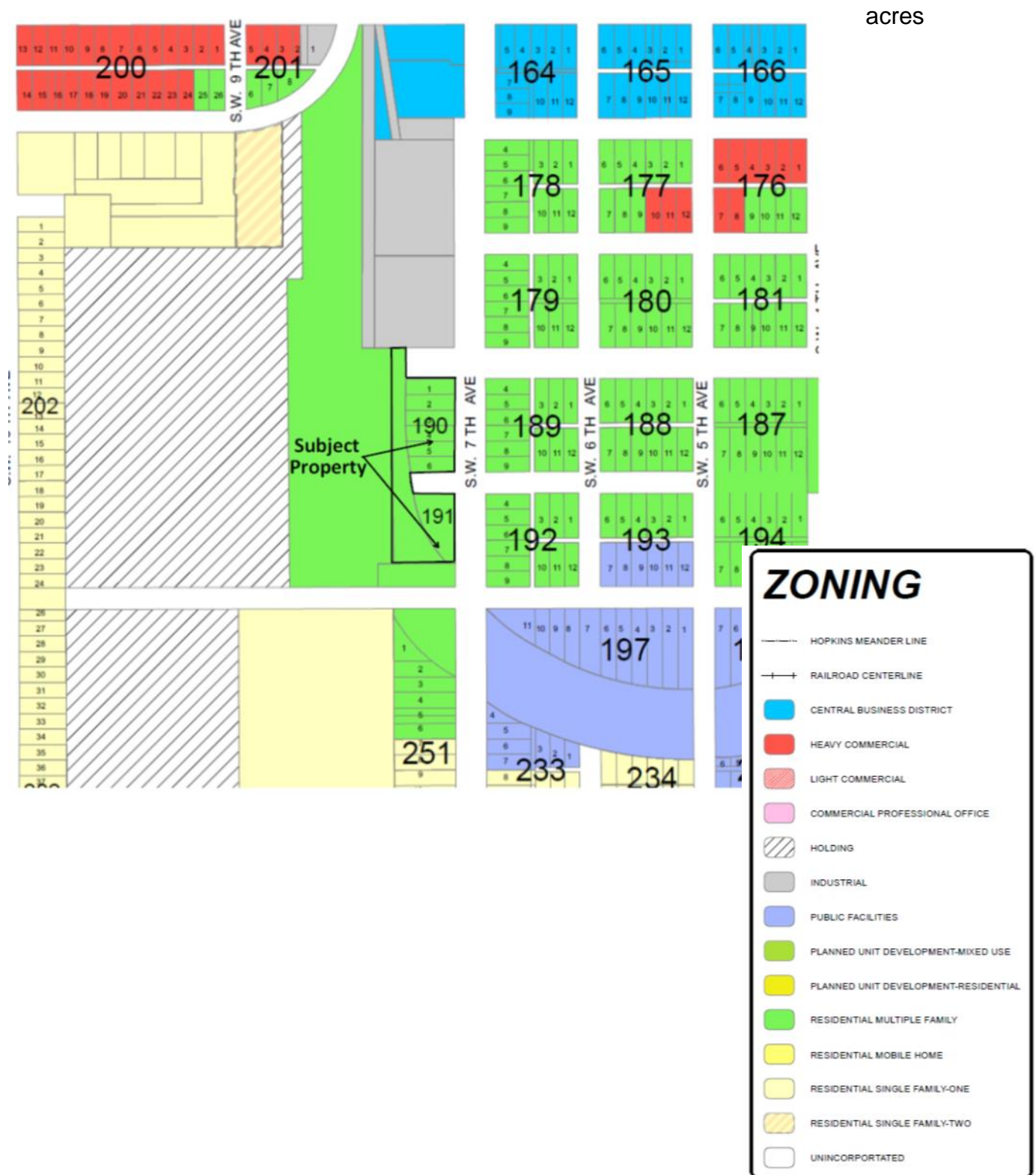
City Council Public Hearing: (tentative) March 17, 2020

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



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 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686	Date: 3-2-20	Petition No. 20-003-SSA
	Fee Paid: 898.00 CK# 13650	Jurisdiction: PB4CC
	1 st Hearing: 4-14-20	2 nd Hearing: 5-5-20
	Publication Dates:	
	Notices Mailed:	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF

Verified Zoning Designation: IND

- 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.

2/28/2020
Date

Mitchell Hanson
Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) -763-3372, Ext. 218

I. APPLICANT/AGENT/OWNER INFORMATION

Mitchell G. Hancock

Applicant

203 SW 4th Street

Address

Okeechobee

Florida

34974

City

State

Zip

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

Agent*

209 NE 2nd Street

Address

Okeechobee

Florida

34972

City

State

Zip

863-824-7644

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Mitchell G. Hancock Inc.

Owner(s) of Record

203 SW 4th Street

Address

Okeechobee

Florida

34974

City

State

Zip

Telephone Number

Fax Number

E-Mail

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

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

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

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

To change the Future Land Use of the 1.6 acres from Single Family to Industrial.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY

1. Site Address: NW 7th Street, Okeechobee, FL 34972

2. Property ID #(s): 3-15-37-35-0010-00620-0110 ✓

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

1. Total Area of Property: 1.6 acres

2. Total Area included in Request: 1.6 acres

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

(1) _____

(2) _____

(3) _____

(4) _____

b. Total Uplands: 1.6 acres

c. Total Wetlands: 0.0 acres

3. Current Zoning: Industrial
4. Current FLU Category: Single Family
5. Existing Land Use: Vacant
6. Requested FLU Category Industrial

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential	1.6	1.6
Density (DU/Acre)	5	--
Number of Units	8	--
Commercial (sq. ft.)	--	--
Industrial (sq. ft.)	--	104,544

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

- n/a 1. Wording of any proposed text changes.
- ✓ 2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
- ✓ 3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
- ✓ 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. 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.

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

B. PUBLIC FACILITIES IMPACTS

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

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

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

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

- a. Solid Waste;
- b. Water and Sewer;
- c. Schools.

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

C. ENVIRONMENTAL IMPACTS

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

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

E. JUSTIFICATION OF PROPOSED AMENDMENT

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

V. FEE SCHEDULE

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

VI. AFFIDAVIT

I, Mitchell G. Hancock, 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.

Mitchell Hancock
Signature of Owner or Authorized Agent

2/28/2020
Date

Mitchell G. Hancock
Typed or Printed Name

STATE OF FLORIDA

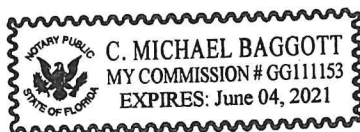
COUNTY OF OKEECHOBEE

The foregoing instrument was certified and subscribed before me this 28th day of FEB 2020, by MITCHELL G. HANCOCK, who is personally known to me or who has produced _____ as identification.

C. Michael Baggott
Notary Public

C. MICHAEL BAGGOTT
Printed Name of Notary Public

Commission Expires on: 6-4-2021



Mitchell G. Hancock Contractor's Office

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

To the north is a parcel that has a Future Land Use (FLU) of Industrial is being used as Industrial. To the east of this parcel is vacant with a FLU of Single Family. To the south, all the land has a FLU of Single Family and is being used as Industrial. To the west the parcel has a FLU of Single Family and is being used as Vacant.

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 Industrial, vacant or Single Family.

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

Attached

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

Attached

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

Attached

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

Attached

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

N/A

B. Public Facilities Impacts

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

The existing FLU for the proposed property is 1.6 acres of Single Family. The maximum density of the FLU Single family has a maximum density of 5 units per acre, which would yield a total of 8 units. For a total traffic count of 77 daily trips and 8 peak hour trips. The proposed FLU Industrial for these parcels would have a maximum density of 50% coverage 3-stories, for a total of 104,544 SF units according to the City's Comprehensive Plan, which would yield a total of 728 daily trips with a peak hour of 101 trips. This represents an increase of 651 daily trips and 93 peak hour trips.

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

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

Please see the attached traffic statement.

b. For Large Scale Amendments (LSA)

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

N/A

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

Acknowledged.

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

Acknowledged.

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

a. Potable water and Sanitary Sewer demand based on:

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

Assume 2.5 residents per household

Current $8 * 285 = 2280$ gpd

Future $= 0 * 285 = 0$ gpd

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

Current $0 * 0.15 = 0$ gpd

Future $104,544 * 0.15 = 15,682$ gpd

Current total = 13,402 gpd

Future total (+ Increase / - Decrease) = 13,402 gpd

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

Industrial uses have no open space requirements.

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

- ✓a. Solid Waste;**

Please see attached letter from Waste Management.

- ✓ b. Water and Sewer:**

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

- c. Schools.**

Industrial use will have no impact on schools.

C. Environmental Impacts

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

There shall be inventories of:

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

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

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

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

- 3. Unique habitat.**

This parcel is native and 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, including a railroad track to the north, it does not provide the conducive habitat for endangered species.

✓ **5. Floodprone areas.**

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

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

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

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

There is no effect to the Comprehensive Plan Amendment's Policies and Objectives from this request. The 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 Industrial Land Use designation, the maximum development is approximately 50% coverage with 3-stories.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	8 units @ 2.5 people per unit	114 gppd	2,280 gpd
Industrial (Proposed)	104,544 @ 0.15 gallons per day per SF	0.15 gpd psf	15,682 gpd
Net Impact			13,402 gpd – water/sewer

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

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

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

No required parks and recreation for Industrial use.

Hurricane Preparedness

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

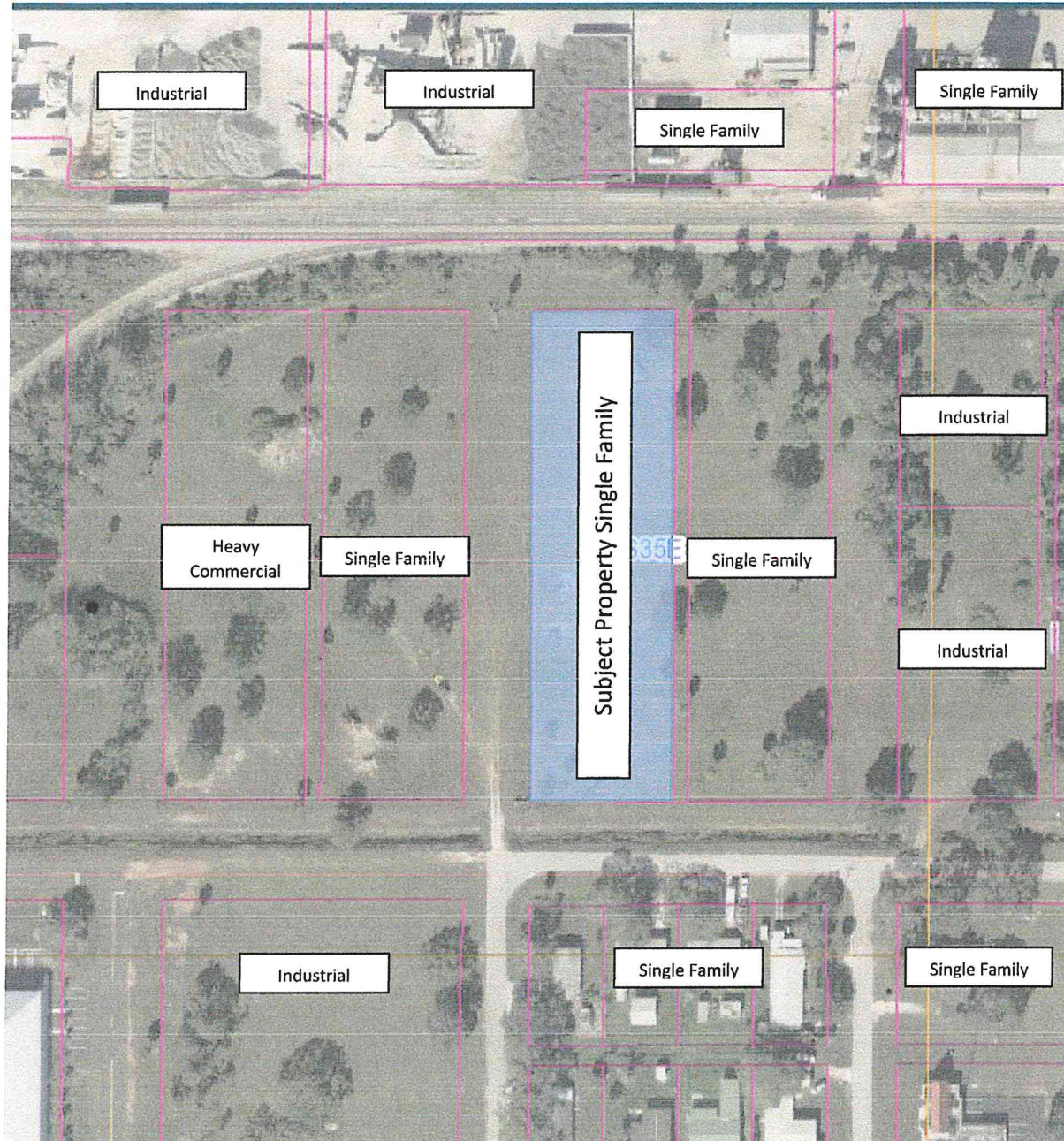
Miscellaneous Data**Parcel Control Numbers Subject to this Application**

3-15-37-35-0010-00620-0110

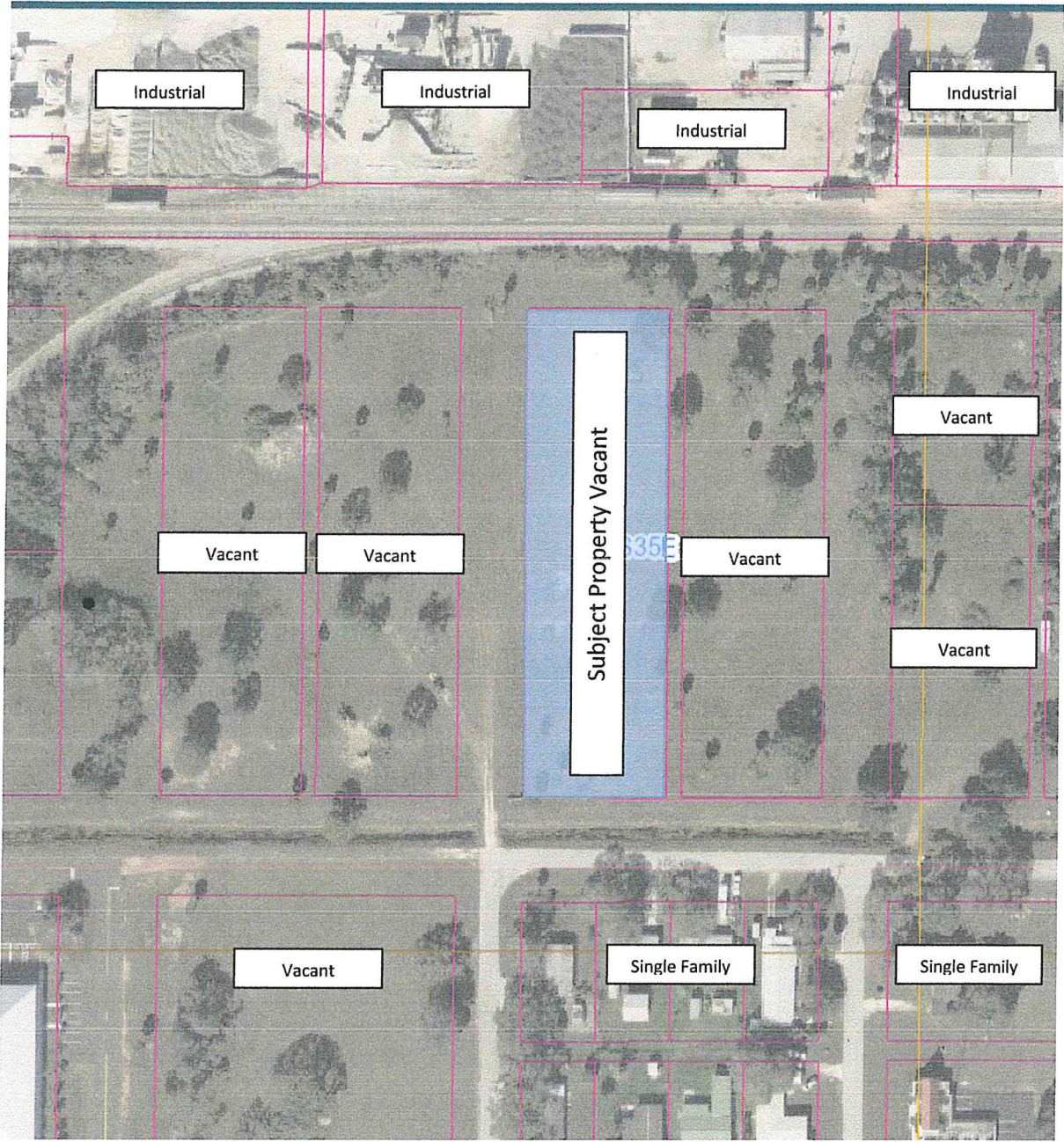
Legal Description

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

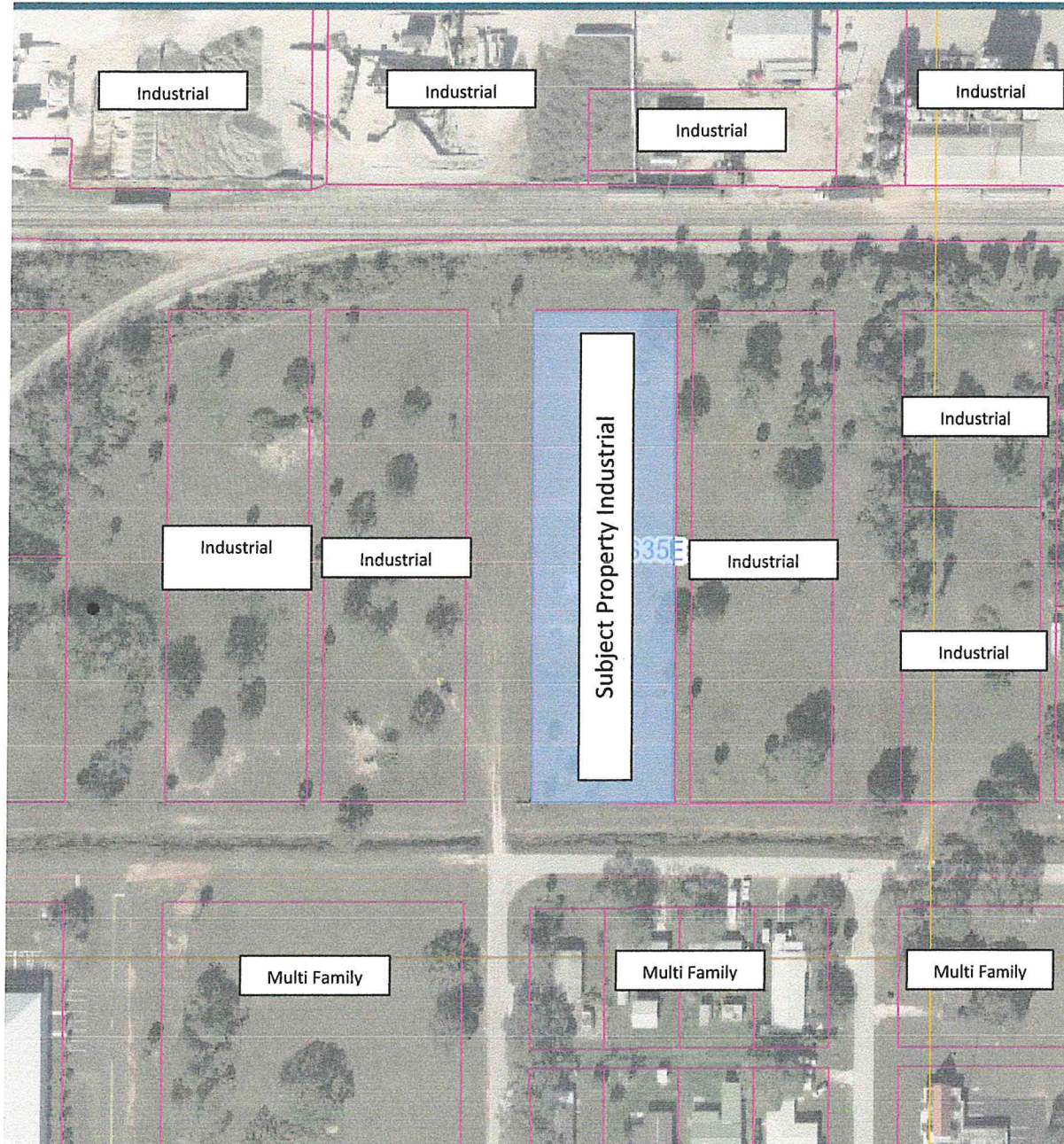
Mitchell G. Hancock Industrial Office
City of Okeechobee Future Land Use Amendment Surrounding Property Owners FLU Exhibit



Mitchell G. Hancock Industrial Office
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Land Use Exhibit



Mitchell G. Hancock Industrial Office
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Zoning Exhibit



Parcel ID Number: 3-15-37-35-0010-00620-0110

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 37430

Official Records File#2019012822 Page(s):3
Sharon Robertson
Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 12/19/2019 3:32 PM
Fees: RECORDING \$27.00 D DOCTAX PD \$700.00

Warranty Deed

This Indenture, Executed this December 18, 2019 A.D. Between

JAMES SWEAT, JR., A MARRIED MAN,

whose address is PO BOX 1908, Okeechobee, Florida 34973, hereinafter called the grantor, to

MITCHELL G. HANCOCK INC, A FLORIDA CORPORATION,

whose post office address is: 203 SW 4TH STREET, Okeechobee, Florida 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: 3-15-37-35-0010-00620-0110

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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, 2019.

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:

Harlie Maggard
Witness Printed Name Harlie Maggard

Stephen E. Burk
Witness Printed Name Stephen E. Burk

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this December 18, 2019, by JAMES SWEAT, JR., A MARRIED MAN, who produced a drivers license as identification.

James Sweat (Seal)
JAMES SWEAT, JR.
Address: PO BOX 1908, Okeechobee, Florida 34973

Stephen E. Burk
Notary Public
Print Name: _____
My Commission Expires _____

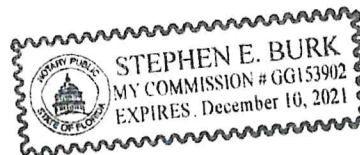
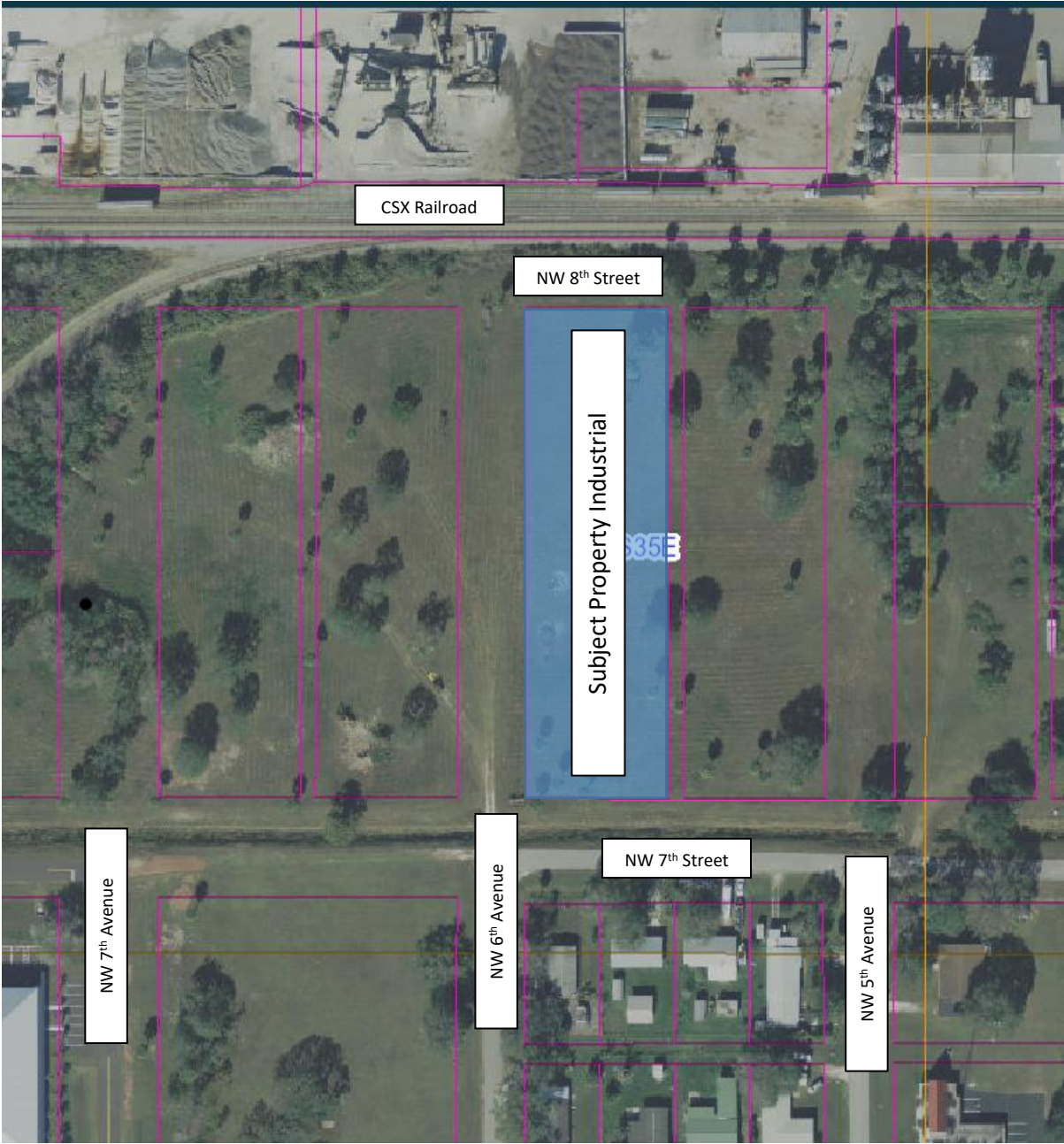


Exhibit "A"

LOTS 11 THROUGH 20, BLOCK 62, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A
COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF
OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK
5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. (ss/

Mitchell G. Hancock Industrial Office
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Aerial Exhibit



Mitchell G. Hancock Comp Plan Amendment
Existing Traffic - Single Family

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report								
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room			KSF ² : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously					
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (Independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	N
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	N
Commercial Airport 021	Avg. Flights/Day	104.73	5.75	56%	44%		0	0	NA	N
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	N
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	N
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	N
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	N
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	N
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	N
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	N
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	N
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	N
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	N
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	N
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	N
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	N
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	N
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	N
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	N
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	N
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	N
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	N
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	N
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	N
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	N
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	N
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	N
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	N
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	N
Single Family Homes 210	DU	9.57	1.01	63%	37%	8.0	77	8	5	3
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	N
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	N
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	N
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	N
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	N
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	N
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	N
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	N
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	N
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	N
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	N
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	N
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	N
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	N
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	N
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	N
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	N
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	N
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	N
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	N
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	N
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	N
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	N
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	N
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All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	N
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	N
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	N
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	N
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	N
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	N

Mitchell G. Hancock Comp Plan Amendment
Proposed Traffic - Light Industrial

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report								
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room		KSF ² : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously						
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General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	N/
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Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	N/
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	N/

**OKEECHOBEE LANDFILL, INC.**

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

May 31, 2019

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

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'C. Orcutt', written over a horizontal line.

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

B.3b.



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

February 27, 2020

Mr. Steven L. Dobbs, P.E.
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00620-0110

Site Address:
Block 62, NW 7th Street
Okeechobee, FL 34972

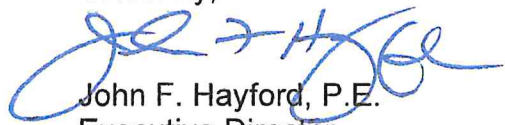
Dear Mr. Dobbs:

In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from April 2018 to March 2019, the maximum daily flow was 3.89 MGD, or about 65% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does not have a potable water distribution main in the road right of way at the subject property. Any upgrade requirements to the water main infrastructure due to the demands of the proposed project will be at the property owners' expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,


John F. Hayford, P.E.
Executive Director
Okeechobee Utility Authority



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

February 27, 2020

Mr. Steven L. Dobbs P.E.
Steven L. Dobbs Engineering, LLC
1062 Jakes Way
Okeechobee, Florida 34974

Ref: **Wastewater Capacity Request**

Parcel ID No.: 3-15-37-35-0010-00620-0110

Site Address:
Block 62, NW 7th Street
Okeechobee, FL 34972

Dear Mr. Dobbs:

In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from May 2018 to April 2019, the annual average daily demand was 0.916 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does not have a wastewater service line near the subject property. Any line extensions or upgrades required due to the demands of the proposed project, will be at the project owner's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John F. Hayford', is written over the printed name.

John F. Hayford, P.E.
Executive Director



U.S. Fish and Wildlife Service

National Wetlands Inventory

Mitchell Hancock Ne



U.S. Fish and Wildlife Service
wetlands_team@fws.gov

February 10, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

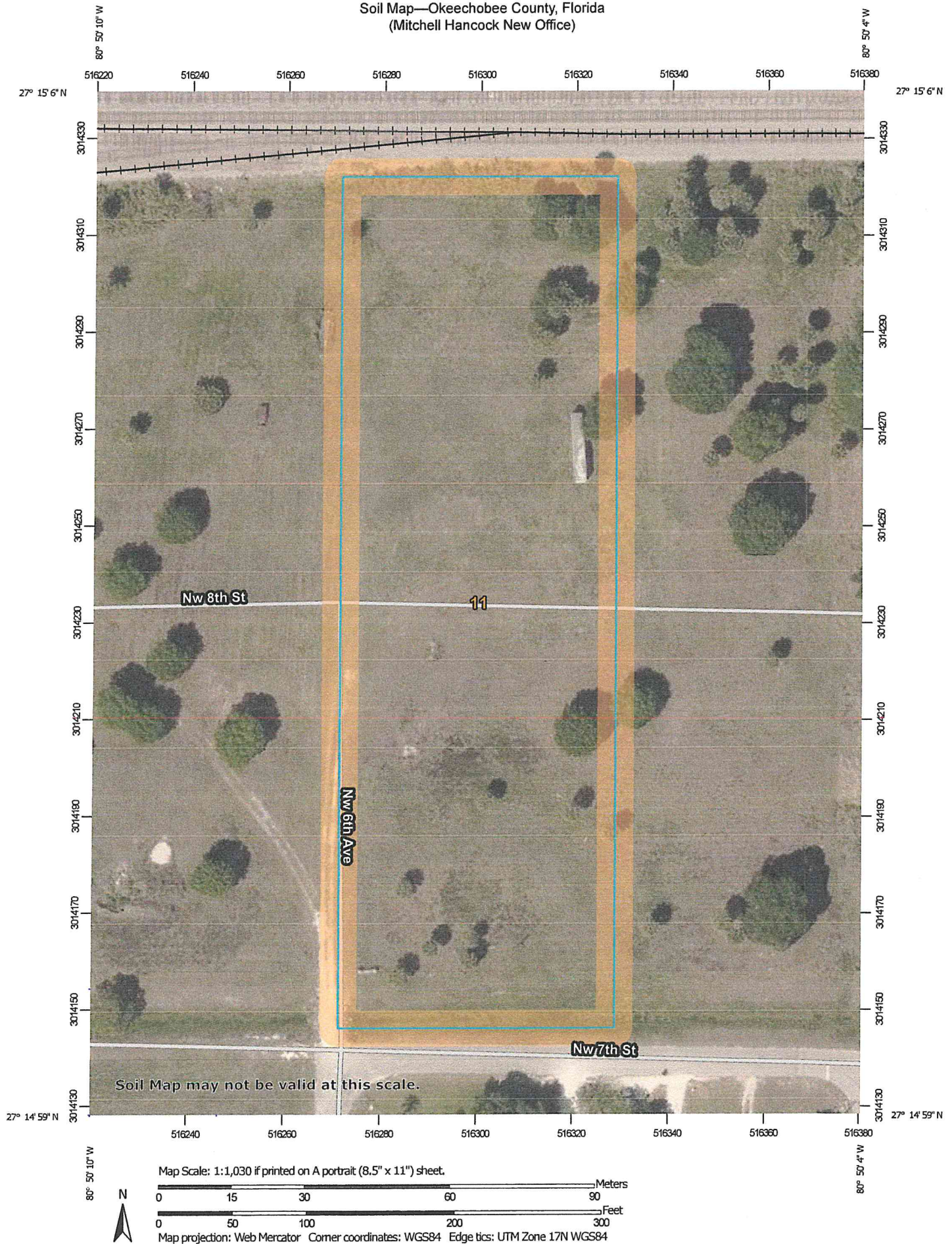
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine










































This map is for general information only. The U.S. Fish and Wildlife Service is not responsible for the accuracy of the base data shown on this map. This map should not be used in accordance with the National Wetlands Mapper.

C.D.

Soil Map—Okeechobee County, Florida
(Mitchell Hancock New Office)



MAP LEGEND

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

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Okeechobee County, Florida
Survey Area Data: Version 17, Feb 3, 2020

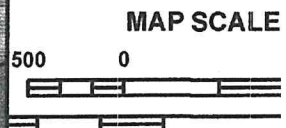
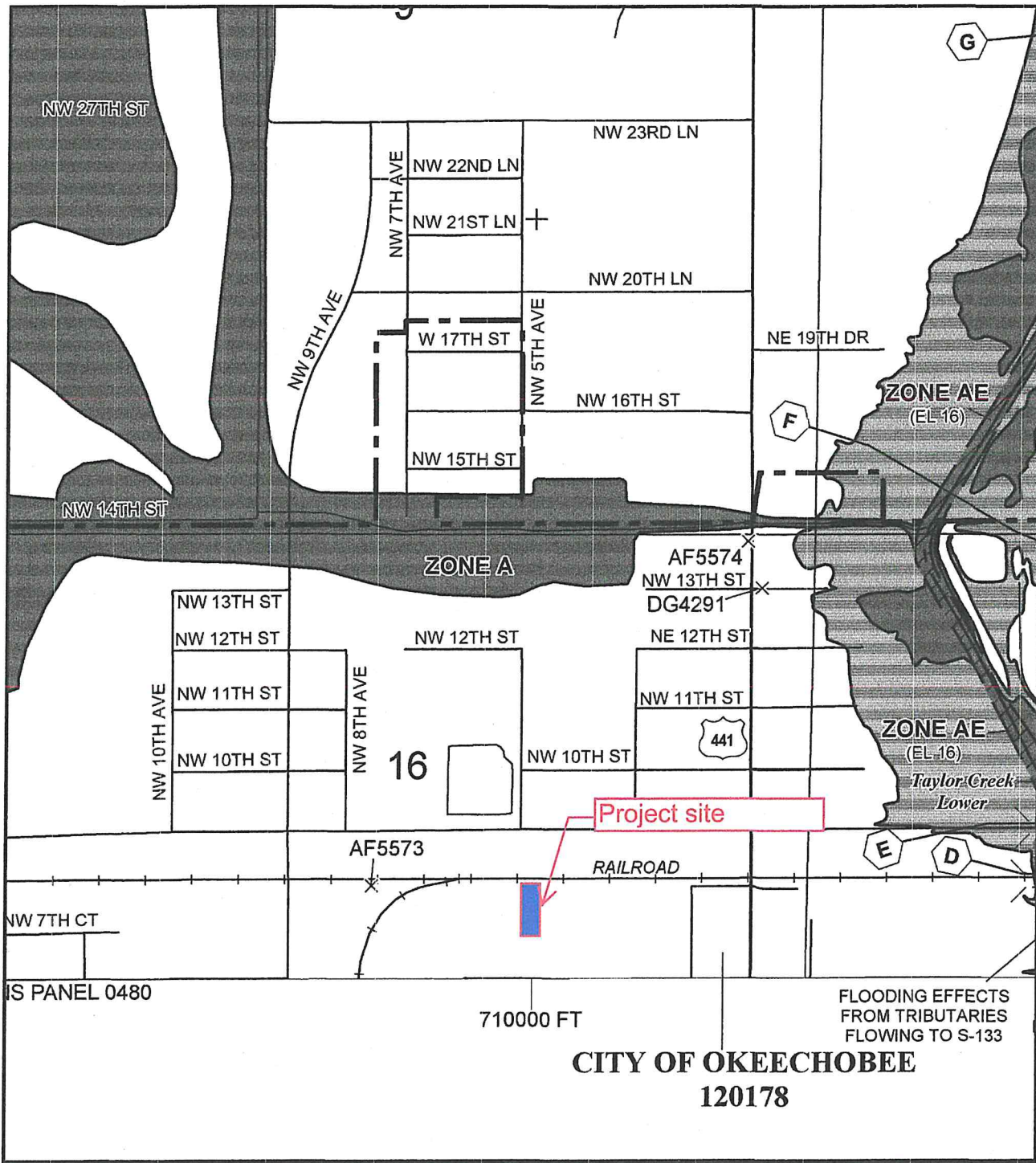
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 20, 2015—Mar 21, 2015

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	2.5	100.0%
Totals for Area of Interest		2.5	100.0%



NFIP
NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE

OKEECHOBEE, FLORIDA
AND INCH

PANEL 415
(SEE MAP INC)

CONTAINS:
COMMUNITY
OKEECHOBEE, CITY
OKEECHOBEE COUNTY

Notice to User:
should be use
Community N
used on insure
community.



Federal Emergency Management Agency

This is an official copy of a portion of the map which was extracted using F-MIT On-Line or amendments which may have been made to the title block. For the latest product information, check the FEMA Program flood maps check the FEMA website.



Staff Report Small Scale Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*

Applicant: *Mitchell G. Hancock*

Petition No.: *20-003-SSA*

General Information

Applicant Owner	Mitchell G. Hancock
Applicant Address	203 SW 4 th Street Okeechobee, FL 34974
Applicant Email Address	
Site Address	NW 7 th Street
Parcel Identification	3-15-37-35-0010-00620-0110
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). The applicant is requesting to change the Future Land Use designation of this 1.6 acre property from Single Family Residential to Industrial. The Applicant has stated that their intent for the development of the property is a contractor's office.

The current and proposed Future Land Use designations, zoning, existing use, and acreage of the subject property and surrounding properties are shown in the following tables and on the maps.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family	Industrial
Zoning	Industrial	Industrial
Use of Property	Vacant	Contractor Office
Acreage	1.6 acres	1.6 acres

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

North	Future Land Use	Single Family Residential and Industrial
	Zoning	Industrial
	Existing Use	Industrial
East	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
South	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Residences
West	Future Land Use	Single Family Residential
	Zoning	Industrial
	Existing Use	Vacant

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (1.6 acres) this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current and Future Development Potential as Single-Family Residential

The property is currently designated as single family residential on the City's Future Land Use Map and Industrial on the City's zoning map. Future land use Policy 2.1(a) allows a maximum standard density in the Single-Family Residential Future Land Use Category of four units per acre or five if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 1.6 acres would be eight single-family dwellings. However, in order to develop single family dwelling units at this property, a zoning map amendment would be required, as single family dwelling units are not permitted in the Industrial Zoning District.

C. Future Development Potential as Industrial

1. Practical Maximum Likely Future Development Potential

Policy 2.1(e) of the City's Future Land Use Element:

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).

While the Industrial Future Land Use category allows for a maximum FAR of 3.0, the Industrial zoning district only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential four story structure, a maximum FAR of 2.0 and a theoretical maximum floor area of approximately 278,000 square feet on 1.6 acres. However, given that a four story industrial structure is not likely, it may be more practical to expect a one or two story structure if this map change is approved. A one story structure occupying 50% of 1.6 acres would be about 69,500 square feet of floor area and a two story structure with the same footprint would have about 39,000 square feet of floor area.

2. Proposed Use

The Applicant intends to develop the property with a contractor office, but has not yet provided any detail on the proposed development. Site plan review will be conducted by the Technical Review Committee at time of site plan submittal.

Comprehensive Plan Analysis

A. 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.

The railroad right-of-way runs along the northern property line of the subject property with existing industrial uses operating to the north of that. The adjacent properties to the east and west of the subject property are vacant and currently designated as single family residential on the Future Land Use Map. However, those same vacant properties are zoned industrial and are also adjacent to the railroad.

To the south of the subject property, across NW 7th Street, are several single family residences. Despite the proximity of these residences, the industrial designation seems more compatible and consistent with the surrounding area. Buffering of the single family residences will be necessary.

B. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis that estimates the requested map changes from single family residential to industrial would result in a potential increase of 651 daily vehicle trips and 93 peak hour vehicle trips. We agree with this analysis.

In addition to the consideration of total vehicle trips, it is also important to consider that an industrial use is likely to generate more heavy truck traffic than residential uses. If these map changes are approved and a site plan for development of this property is submitted, another traffic analysis will be conducted which will be specific to the applicants proposed development.

Demand for Potable Water and Sewer Treatment

The applicant has provided an analysis on the potential change in demand for potable water and sewer services if these map changes are approved. That analysis indicates an increase of 13,402 gallons per day. We agree with this analysis.

The Applicant has included in his submission letters from the Okeechobee Utility Authority and Waste Management indicating that there is adequate excess capacity to accommodate the demand for potable water, wastewater treatment and solid waste disposal.

C. Environmental Impacts

From the US Fish & Wildlife Service Wetland Inventory Map submitted by the Applicant, there appear to be no wetlands on the site.

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

Aerial photography indicates that this property has been cleared of most vegetation and is unlikely to contain any significant habitat or endangered species.

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

Recommendation

Based on the foregoing analysis, we find the requested Industrial 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 Comprehensive Plan to designate the subject property as Industrial on the City's Future Land Use Map.

Submitted by:



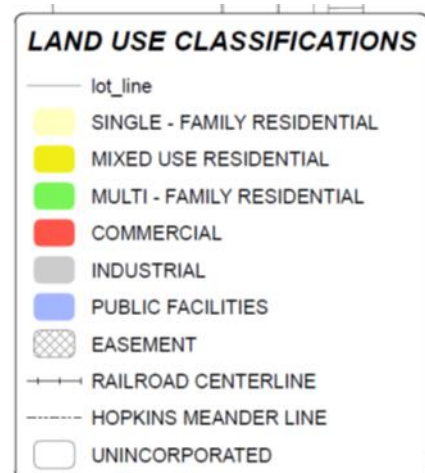
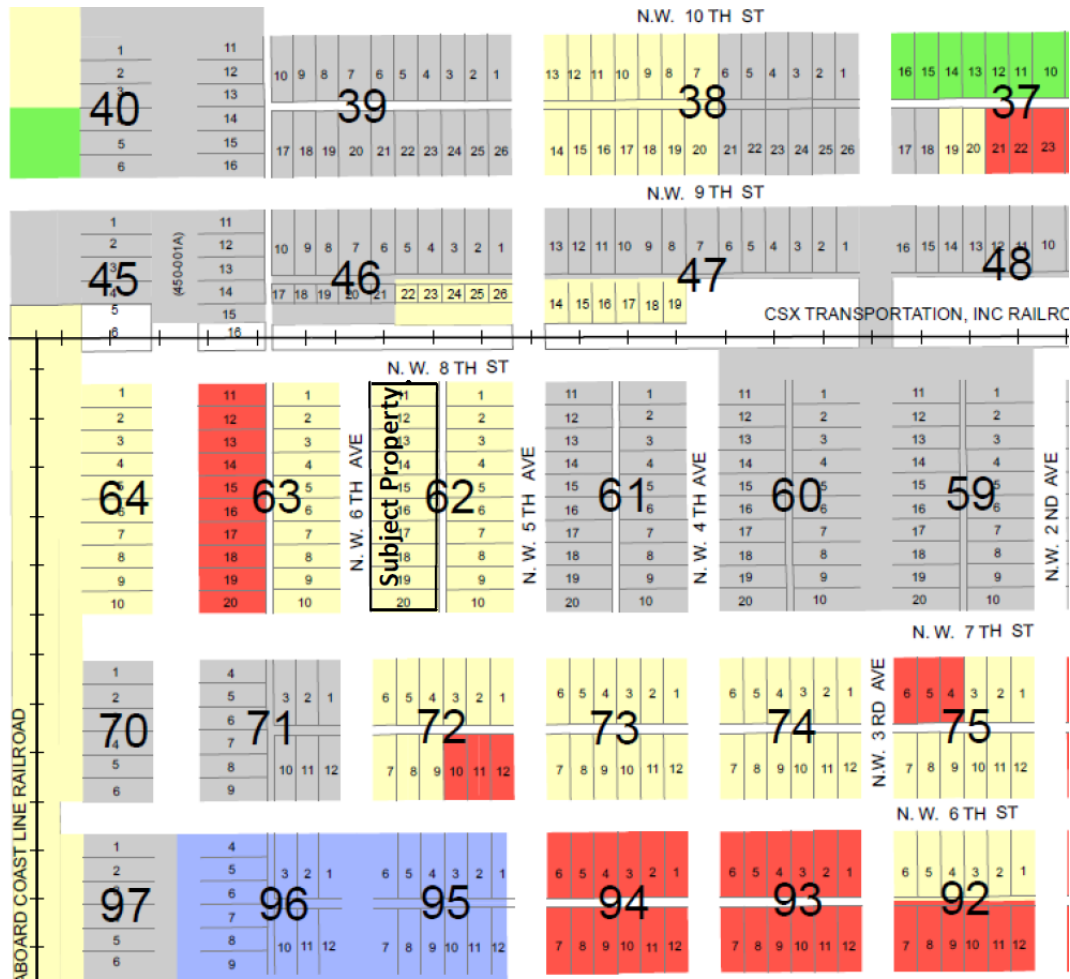
Ben Smith, AICP
Sr. Planner

March 31, 2020

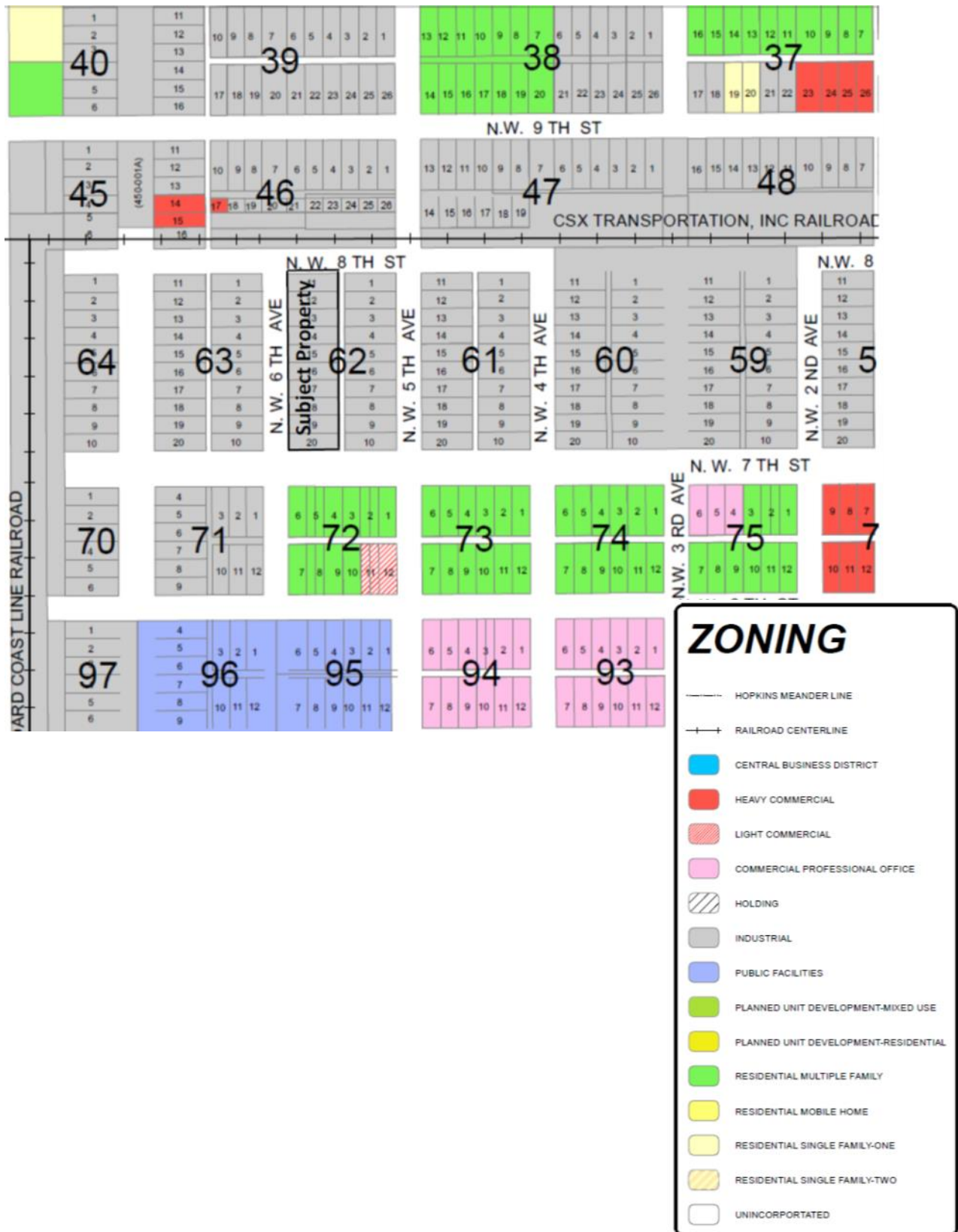
Planning Board Public Hearing: April 16, 2020
City Council Public Hearing: (tentative) May 5, 2020

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

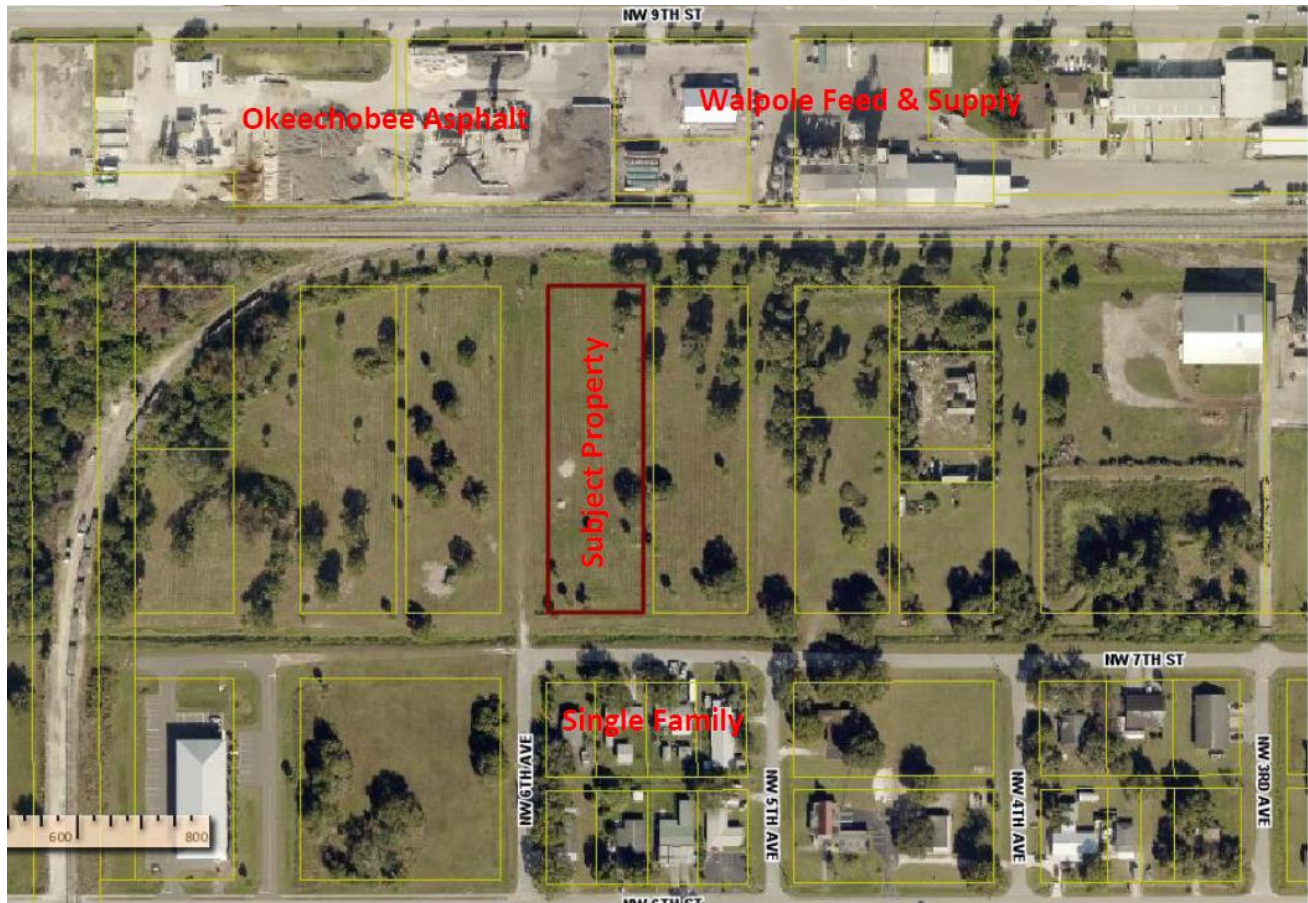
FUTURE LAND USE
SUBJECT SITE AND ENVIRONS



ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 1-6-20	Petition No. 20-001-R
		Fee Paid:	Jurisdiction: PB+CC
		1 st Hearing: 2-20-20	2 nd Hearing: 3-17-20 /
		Publication Dates:	
		Notices Mailed: 2-5-20	
Rezone, Special Exception and Variance <i>Ruth G. Spradley + Gale B. Neme</i> APPLICANT INFORMATION			
1	Name of property owner(s): NEMEC CHILDRENS TRUST		
2	Owner mailing address: 5243 EUROPA DRIVE, UNIT P, BOYNTON BEACH, FL 33437		
3	Name of applicant(s) if other than owner: NEAL MARKUS		
4	Applicant mailing address: P.O. BOX 5501, FT. LAUDERDALE, FL 33310		
	E-mail address: NJMARKUS@GMAIL.COM		
5	Name of contact person (state relationship): STEVEN L DOBBS - CONSULTANT		
6	Contact person daytime phone(s): 863-824-7644		
PROPERTY INFORMATION			
7	Property address/directions to property: 500 - 600 BLOCK OF SW 7TH AVENUE STATE ROAD 70 WEST, TURN SOUTH ONTO SW 7TH AVENUE PARCEL IS APPROXIMATELY 1,400 FT TO THE RIGHT		
8	Describe current use of property: VACANT		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) VACANT Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 2.87 ✓ Is property in a platted subdivision? YES		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: NO		
12	Is a pending sale of the property subject to this application being granted? YES		
13	Describe uses on adjoining property to the North: North: INDUSTRIAL East: SINGLE FAMILY South: CHILD-CARE Multi-Family West: VACANT SF		
14	Existing zoning: MULTI FAMILY RESIDENTIAL Future Land Use classification: RESIDENTIAL & MULTI		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No () Yes. If yes provide date, petition number and nature of approval. RMF FAMILY RESIDENTIAL		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130 ✓ 3-15-37-35-0010-01900-0010 ✓		

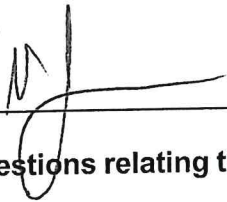
REQUIRED ATTACHMENTS

✓ 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: 08/01/1990
✓ 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three property surveys (one no larger than 11x17) containing: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature



Printed Name

NEAL MARKUS

Date

12/19/19.

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

Loumax Development, Inc.

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

Loumax Development, Inc. has a contract to purchase approximately 2.87 acres located in Sections 15 and 21, Township 37S, and Range 35E. The property's parcel IDs are 3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130, 3-15-37-35-0010-01900-0010. It is currently located in the City of Okeechobee with a current zoning of Residential Multiple Family.

The primary intent of rezoning this parcel is to change the zoning to Industrial. The proposed zoning is consistent with adjacent lands at this location surrounded by industrial, single family, churches, and other multifamily lands.

This application is for the City to grant a zoning on this parcel from the existing Residential Multiple Family to Industrial. There is adequate access to the property from SW 7th Avenue.

Loumax Development, Inc. requests that the Planning Board recommend to the City Council to grant the request to zone this parcel of land to Industrial.

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: RES. MULTI FAM Requested zoning classification: INDUSTRIAL
B	Describe the desired permitted use and intended nature of activities and development of the property? EXPAND EXISTING INDUSTRIAL FACILITY TO THE NORTH
C	Is a Special Exception necessary for your intended use? (<u>X</u>) No (<u> </u>) Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? (<u>X</u>) No (<u> </u>) 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.

Loumax Development, Inc.

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Residential Multiple Family and the surrounding properties are zoned industrial, single family and multi-family.

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

The proposed expanding Industrial projects on Industrially 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 land use change should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped.

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 compatible with the adjacent land uses.

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 develop previously undeveloped land.

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

The proposed use can be suitably buffered from surrounding unlike uses to the south and west. The parcel is bounded to the east by SW 7th Avenue. To the north is the applicant's Industrial Property

- 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 within the already available amenities.

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

The proposed use will not impact traffic congestion as this is already a heavily traveled street with adequate capacity for the additional traffic. To the east, there is a major ditch to the east where the parcel will drain into SW 7th Avenue ditch, a major collector in the City that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 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.

This Instrument prepared by:

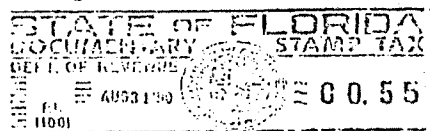
JAMES NEMEC, ESQUIRE
2001 Palm Beach Lakes Blvd., #400
West Palm Beach, Florida 33409

222090

FILED FOR RECORD
OKEECHOBEE CO. FL.

90 AUG 31 PM 2:01

GLORIA J. FORD
CLERK OF CIRCUIT COURT



Warranty Deed,

made this 26th day of August, 1990,

Between JAMES NEMEC and RUTH B. NEMEC, his wife

having an address at County of Palm Beach, State of Florida, , grantor,*

and RUTH GENEVIEVE SPRADLEY and GALE BARTLETT NEMEC, as Trustees , grantee*,

whose post office address is 7530 Clarke Road, Lake Clarke Shores, Fl. 33406

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other good and valuable considerations, receipt whereof by grantor is hereby acknowledged, has granted, bargained and sold to grantee, and grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida: All of Block 191, TOWN OF OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, Page 17, St. Lucie County, Florida, public records, lying in Okeechobee County.

That portion of the Florida East Coast Railway Company Right-of-way, since abandoned, and of North Curve Street, since abandoned, as shown on Plat of First Addition to Okeechobee, Florida, as recorded in Plat Book 2, page 26, of the Public Records of Saint Lucie County, Florida, and in Plat Book 1, page 11, of the Public Records of Okeechobee County, Florida, which is bounded on the West by the Northerly extension of the West Line of Block 251 (same also being a part of the East line of a tract of land known as the STATION GROUNDS of said Railway Company), and on the South by a line extending from the Southernmost point of Block 191, as shown on the Plat of the Town of Okeechobee, as recorded in Plat Book 2, page 17, of the Public Records of St. Lucie County, Florida, and in Plat Book 1, page 10, of the Public Records of Okeechobee County, Florida, in a Westerly direction, said line being North of and parallel with the Westerly extension of the North line of Third Street, and which is bounded on the North by the Westerly extension of the North line of Fifth Street, of said Town of Okeechobee aforesaid and all that part of Fourth Street and Fifth Street lying West of Seventh Avenue in said town of Okeechobee. Lots 1 to 6, inclusive of Block 190, OKEECHOBEE, according to the plat thereof re-recorded in Plat Book 2, page 17 of the public records of St. Lucie County, Florida.

Together with all 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 grantor is lawfully seized of said land in fee simple; that grantor has good right and lawful authority to sell and convey said land; that grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that, except as above noted, said land is free from all encumbrances.

"Grantor" and "grantee" are used for singular or plural, as context 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:

Ray Greenberg
Ray Greenberg
Linda Pearson
Linda Pearson

James Neme
James Neme
Ruth B. Neme
Ruth B. Neme

STATE OF FLORIDA
COUNTY OF PALM BEACH

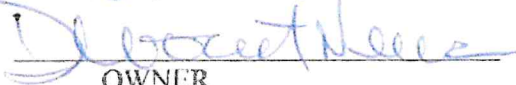
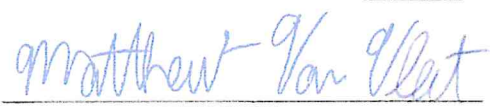
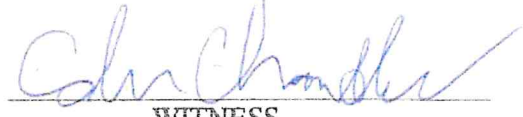


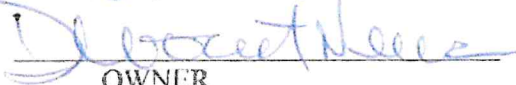
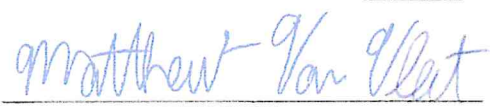
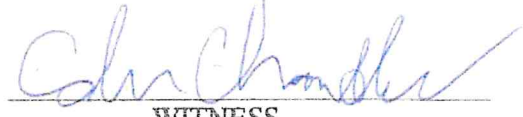
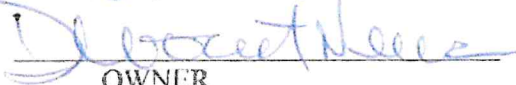
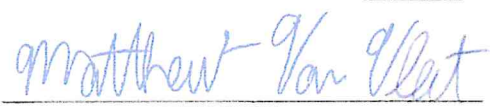
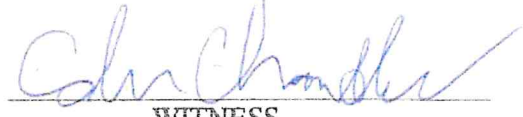
The foregoing instrument was acknowledged before me this 26 day of August, 1990, by JAMES NEMEC and RUTH B. NEMEC, his wife.

Ray Greenberg
Notary Public

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP JUNE 22, 1993
BONDED THRU GENERAL INS. UND.

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 Owner(s): NEMEC CHILDRENS TRUST						
Mailing Address: 608 HARBOUR POINT WAY, GREENACRES, FL 33413						
Home Telephone:	Work:	Cell: 863-634-4497				
Property Address: 500-600 BLOCK OF SW 7TH AVENUE						
Parcel ID Number: 3-15-37-35-0010-01910-0010, 3-21-37-35-0020-02510-0130, 3-15-37-35-0010-01900-0010						
Name of Applicant: LOUMAX DEVELOPMENT INC						
Home Telephone:	Work:	Cell: 954-347-1077				
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>						
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>21</u> DAY OF <u>December</u> 20<u>19</u></p> <table><tr><td> OWNER</td><td> WITNESS</td></tr><tr><td> OWNER</td><td> WITNESS</td></tr></table> <p>Before me the undersigned authority personally appeared the owner(s) named above who upon being duly sworn acknowledged before me that they are the owner(s) of the real property described above and that they executed the power of attorney for the purpose stated therein. Sworn and subscribed this <u>21st</u> day of <u>December</u> 20<u>19</u>.</p> <p>Notary Public:  Commission Expires: <u>09/09/21</u></p> <div><p>SEAL OF FLORIDA NOTARY PUBLIC STEVENS MILERO Commission # GG 102811 Expires September 9, 2021 Bonded Thru Budget Notary Services</p></div>			 OWNER	 WITNESS	 OWNER	 WITNESS
 OWNER	 WITNESS					
 OWNER	 WITNESS					



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Profit Corporation
LOUMAX DEVELOPMENT, INC.

Filing Information

Document Number P01000028001
FEI/EIN Number 59-3707151
Date Filed 03/19/2001
State FL
Status ACTIVE

Principal Address

312 SW 7TH AVE
OKEECHOBEE, FL 34974

Changed: 01/15/2007

Mailing Address

P.O. BOX 5501
FT LAUDERDALE, FL 33310

Registered Agent Name & Address

FISHMAN, MICHAEL
5064 NW 66 LN
CORAL SPRINGS, FL 33067

Officer/Director Detail

Name & Address

Title D

MARKUS, NEAL J
1110 OYSTERWOOD ST
HOLLYWOOD, FL 33019

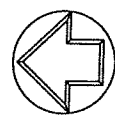
Title D

FISHMAN, MICHEAL S
5064 NW 66TH LANE
CORAL SPRINGS, FL 33067

Annual Reports

Report Year	Filed Date
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A.6.



30 60
SCALE BY FEET
SCALE: 1 INCH = 60 FEET

DESCRIPTION:

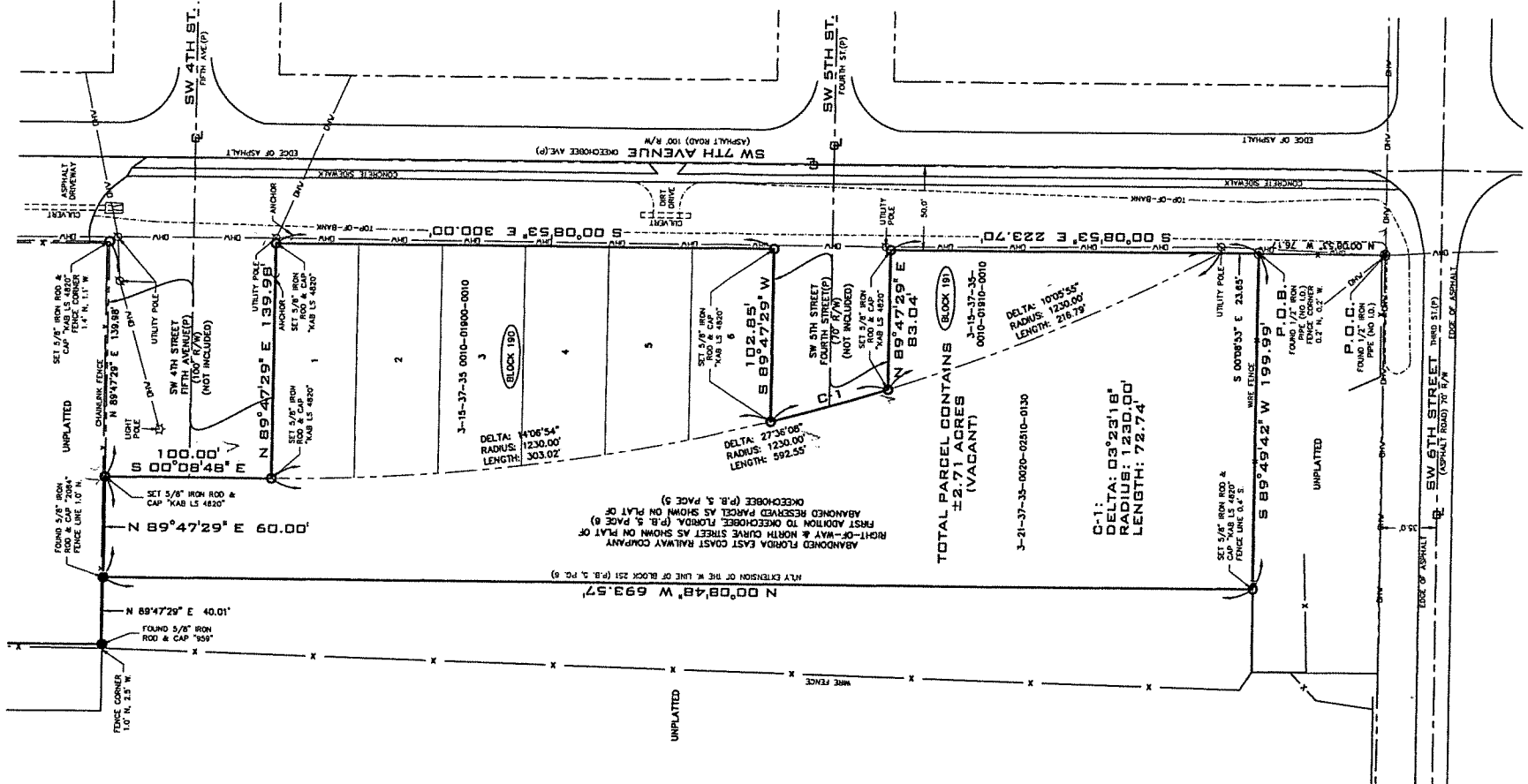
ALL
RECO

A PO
RIGHT

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY (R/W) LINE OF SW 6TH STREET WITH THE

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).



SHEET NO: 1 OF
SCALE: 1" = 60'
JOB NO: 33421

STANDARD NOTES: No attempt was made or liability is assumed outlined in Chapter 5

LOUMAX DEVELOPMENT, INC.

DESCRIPTION REFERENCE: APPROVED BY CLIENT OR SURVEY REPRESENTATIVE	DESCRIPTION	DWG. DATE	BY	CK
DRAWING REFERENCE: THIS DRAWING MAY NOT BE USED UNLESS IT IS TAKEN TO BEAT 5 000000 ±	BOUNDARY SURVEY REVISE LEGAL DESCRIPTION	07/02/20	WC	KAB
		01/31/20	WC	RB
FB/PG: 354/79		SCALE: 1" = 60'		
FILE: 33421		JOB NO: 33421		

TRADEWINDS SURVEYING SERVICES, LLC.

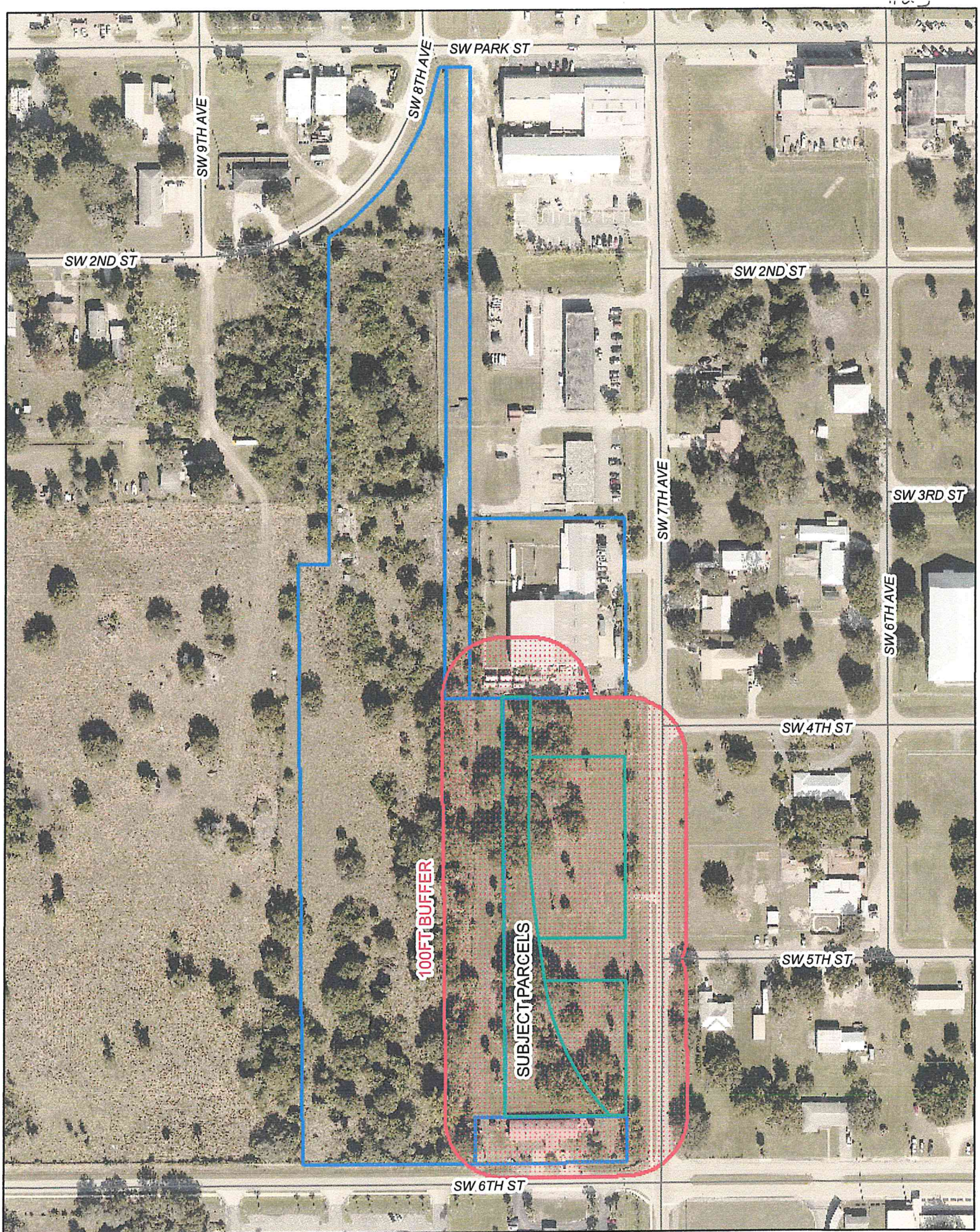
200 S.W. 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342
Email: kab.twps@yahoo.com



Richard Barnes, III, PSM 7074

[illegible]

20-002-SSA



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

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	ST	ZIP
2-21-37-35-0A00-00006-C000	HAVEN OF REST INC	32801 US HIGHWAY 441 N LOT 244		OKEECHOBEE	FL	349720296
2-21-37-35-0A00-00053-0000	SALRY RR	C/O CSX CORP	500 WATER ST J910	JACKSONVILLE	FL	332020000
2-21-37-35-0A00-00013-0000	DIOCESE OF PALM BEACH	ATTN REAL ESTATE DEPT	P O BOX 109650	PALM BEACH GARDENS	FL	334100000
3-21-37-35-0020-02510-0010	A CHILD'S WORLD CHILDCARE &	PRESCHOOL INC	703 SW 6TH ST	OKEECHOBEE	FL	349744288
3-15-37-35-0010-01970-0010	OKEECHOBEE COUNTY SCHOOL BOARD			OKEECHOBEE	FL	34972
3-21-37-35-0020-02510-0120	110 MARION ROAD INC	PO BOX 453511		MIAMI	FL	332453511
3-15-37-35-0010-01920-0100	HAMRICK SARAH REGINA REVOC TRU	P O BOX 837		OKEECHOBEE	FL	349730000
3-15-37-35-0010-01920-0070	UNDERWOOD WILLIAM L & KELLEY A	615 SW 5TH ST		OKEECHOBEE	FL	349744258
3-15-37-35-0010-01920-0040	UNDERWOOD WILLIAM L & KELLEY A	615 SW 5TH ST		OKEECHOBEE	FL	349744258
3-15-37-35-0010-01920-0010	SCHOOLEY KEVIN L & DEBORAH S	2139 SW 22ND CIR N		OKEECHOBEE	FL	349745701
3-15-37-35-0010-01890-0010	KNISELY LINDA RUCKS & ROBERT	601 SW 4TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-01790-0080	HILL JUDITH E	635 SW 85TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-01790-0060	CREECH DANIEL B	406 SW 2ND STREET		OKEECHOBEE	FL	34974
2-21-37-35-0A00-00005-0000	LOUMAX DEVELOPMENT INC	PO BOX 5501		FT LAUDERDALE	FL	33310
3-15-37-35-0010-01790-0010	BELIEVERS FELLOWSHIP	P O BOX 653		OKEECHOBEE	FL	34973
2-21-37-35-0A00-00001-A000	OKEECHOBEE PLAZA PROPERTIES	MANAGEMENT LLC	4285 21ST STREET SW	VERO BEACH	FL	32968
2-21-37-35-0A00-00001-A000	OKEECHOBEE PLAZA PROPERTIES	MANAGEMENT LLC	4285 21ST STREET SW	VERO BEACH	FL	32968
3-15-37-35-0010-01890-0100	SCHOOLEY KEVIN L & DEBORAH S	604 SW 5TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-01890-0040	SCHOOLEY KEVIN L & DEBORAH S	2139 SW 22ND CIR N		OKEECHOBEE	FL	349745701

Petition No. 20-001-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of DECEMBER 19TH, 2019 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 19 day of

December, 2019.

[Signature]
Signature of Applicant

12/19/19
Date

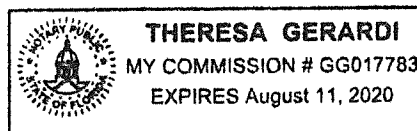
NEAL MARKUS

Name of Applicant (printed or typed)

Sworn to and subscribed before me this 19 day of DECEMBER, 2019. Personally known to me NEAL MARKUS or produced [Signature] as identification and did not take an oath.

[Signature]
Notary Public, State of Florida

Seal:



Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-15-37-35-0010-01910-0010** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 5243 EUROPA DR UNIT P BOYNTON BEACH, FL 334370000		
Site	SW 6TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE ALL BLOCK 191		
Area	0.409 AC	S/T/R	15-37-35
Use Code**	VACANT (000000)	Tax District	50

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

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

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$25,087	Mkt Land (1)	\$25,087
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$25,087	Just	\$25,087
Class	\$0	Class	\$0
Appraised	\$25,087	Appraised	\$25,087
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$25,087	Assessed	\$25,087
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$25,087 city:\$25,087 other:\$25,087 school:\$25,087	Total Taxable	county:\$25,087 city:\$25,087 other:\$25,087 school:\$25,087

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value
161CI2	CITY LT (MKT)	223.000 FF - (0.409 AC)	1.00/1.00 1.00/1.00	\$112	\$25,087

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-15-37-35-0010-01900-0010** >>**Owner & Property Info**

Result: 1 of 3

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 334130000		
Site	SW 7TH AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 TO 6 INC BLOCK 190		
Area	0.86 AC	S/T/R	15-37-35
Use Code**	VACANT (000000)	Tax District	50

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

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

Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$41,850	Mkt Land (1)	\$41,850
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$41,850	Just	\$41,850
Class	\$0	Class	\$0
Appraised	\$41,850	Appraised	\$41,850
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$41,850	Assessed	\$41,850
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850	Total Taxable	county:\$41,850 city:\$41,850 other:\$41,850 school:\$41,850

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.

Aerial Viewer Pictometry Google Maps

☒ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☐ 2014
 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03
4/6/1964	\$0	80/0731	QC	V	U	03
2/18/1964	\$0	79/0499	QC	V	U	03
2/17/1964	\$0	79/0497	QC	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

161C12	CITY LT (MKT)	300.000 FF - (0.860 AC)	1.00/1.00 1.00/1.00	\$140	\$41,850
Search Result: 1 of 3					
© Okeechobee County Property Appraiser Mickey L. Bandi Okeechobee, Florida 863-763-4422				by: GrizzlyLogic.com	

Okeechobee County Property Appraiser

Mickey L. Bandi

2019 Certified Values

updated: 1/2/2020

Parcel: << **3-21-37-35-0020-02510-0130** >>**Owner & Property Info**

Owner	SPRADLEY RUTH G & NEMEC GALE B %NEMEC CHILDREN'S TRUST 608 HARBOUR POINTE WAY GREENACRES, FL 334130000		
Site	SW 6TH ST, OKEECHOBEE		
Description*	THAT PORTION OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, SINCE ABANDONED, AND OF NORTH CURVE STREET, SINCE ABANDONED, AS SHOWN ON PLAT OF FIRST ADDITION TO OKEECHOBEE, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 26, OF THE PUBLIC RECORDS OF SAINT ...more>>>		
Area	1.6 AC	S/T/R	21-37-35
Use Code**	VACANT (000000)	Tax District	50

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

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

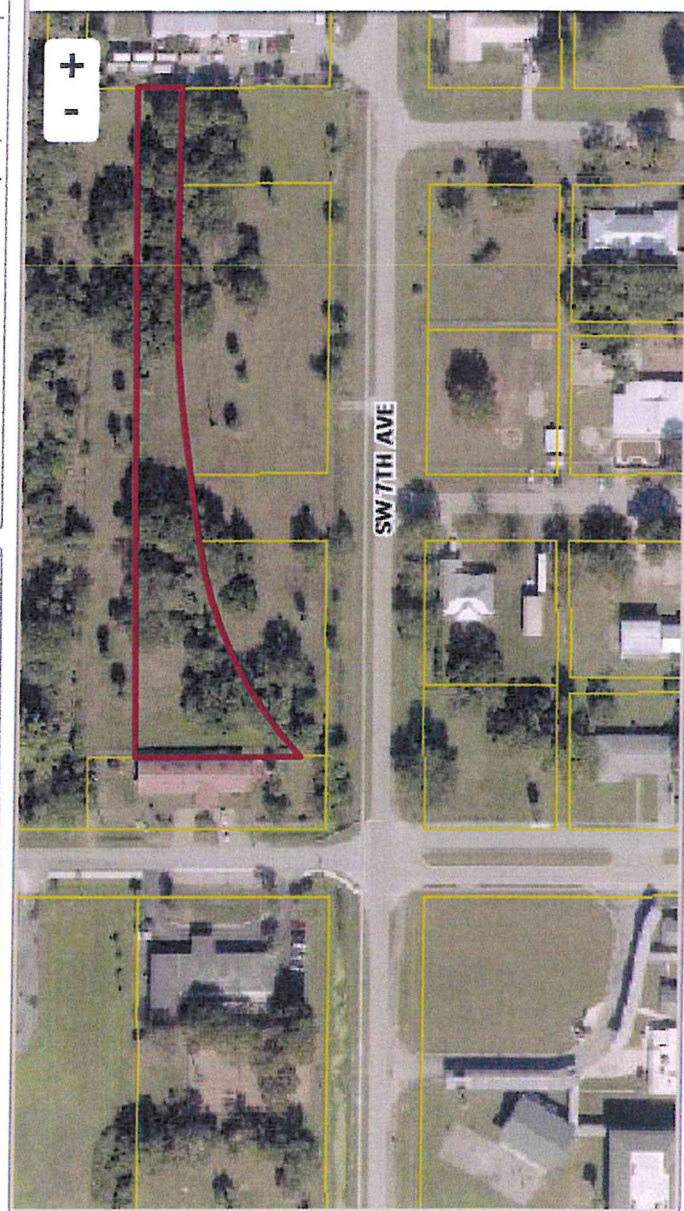
Property & Assessment Values

2018 Certified Values		2019 Certified Values	
Mkt Land (1)	\$15,600	Mkt Land (1)	\$16,800
Ag Land (0)	\$0	Ag Land (0)	\$0
Building (0)	\$0	Building (0)	\$0
XFOB (0)	\$0	XFOB (0)	\$0
Just	\$15,600	Just	\$16,800
Class	\$0	Class	\$0
Appraised	\$15,600	Appraised	\$16,800
SOH Cap [?]	\$0	SOH Cap [?]	\$0
Assessed	\$15,600	Assessed	\$16,800
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$15,600 city:\$15,600 other:\$15,600 school:\$15,600	Total Taxable	county:\$16,800 city:\$16,800 other:\$16,800 school:\$16,800

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.

Aerial Viewer Pictometry Google Maps

2019 2018 2017 2015 2014 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
8/1/1990	\$0	316/1436	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Bldg Item	Bldg Desc*	Year Blt	Base SF	Actual SF	Bldg Value
NONE						

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Land Code	Desc	Units	Adjustments	Eff Rate	Land Value

1/6/2020

Okeechobee County Property Appraiser

961CAC

NON/CONFIG (MKT)

1.600 AC

1.00/1.00 1.00/0.75

\$10,500

\$16,800

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by: GrizzlyLogic.com



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Neal Markus*
 Loumax Development Inc

Address: *500-600 Block of SW 7th Avenue*

Petition No.: *20-001-R*

General Information

Applicant Owner	Neal Markus, Loumax Development Inc Ruth G. Spradley & Gale B. Nemec
Applicant Address	PO Box 5501, Fort Lauderdale, FL 33310
Applicant Email Address	njmarkus@gmail.com
Site Address	500-600 Block of SW 7 th Avenue
Parcel Identification	3-15-37-35-0010-01910-0010 3-15-37-35-0010-01900-0010 3-21-37-35-0020-02510-0130
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 to rezone three vacant parcels of land totaling 2.87 acres from Residential Multiple Family to Industrial. The properties are bounded by SW 7th Ave on the east side, SW 6th Street on the south side and the Applicants existing industrial facility to the north. The Applicant has stated that the reason for these requests is expansion of existing industrial operations. According to the Applicant's representative, the current operations include manufacturing of compressed air canisters.

The subject property is designated Single Family and Multi-Family Residential on the Future Land Use Map. The Applicant has submitted a concurrent request for a small scale future land use map amendment to change the designation of these same parcels to Industrial on the City's Future Land Use Map.

The current and proposed Future Land Use designations, zoning, existing use, and acreage of the subject property and surrounding properties are shown in the following tables and on the maps.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family and Multi-Family Residential	Industrial
Zoning	Residential Multiple Family	Industrial
Use of Property	Vacant	Industrial
Acreage	2.87 acres	2.87 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Loumax Development
East	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Home and Vacant
South	Future Land Use	Multi-Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Childcare Facility
West	Future Land Use	Multi-Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Vacant and Pending Residential Apartment Complex

Analysis

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

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

Applicant Comment: "The proposed request in not contrary to the Comprehensive plan requirements and is currently zoned Residential Multiple Family and the surrounding properties are zoned industrial, single family and multi-family."

Staff Comment: The property to the north of these parcels is industrial but the remainder of the surrounding properties hold residential designations on the City's Future Land Use Map and the City's Zoning Map. While much of the directly adjacent land is vacant, there exists one single family residence and a preschool across SW 7th Ave from these parcels. Other single family residences exist nearby and a new multi-family apartment project has been approved nearby as well.

The Applicant currently owns and operates a 1.6 acre industrial site to the north of these subject parcels, which is one of only a few industrial properties south of Park Street in the City. We are not recommending approval of the Applicant's requested Future land use amendment because expansion of the Industrial Future Land Use in this area would be out of character with the predominantly residential nature of the surrounding neighborhood and is therefore inconsistent with the existing pattern of development and Future Land Use Objective 12 of the City's Comprehensive Plan. Additionally, if the City Council does not approve the

Applicant's concurrent small scale future land use map amendment, then this rezoning request cannot be approved either.

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

Applicant Comment: "The proposed of expanding of Industrial projects on Industrially zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations."

Staff Comment: Manufacturing of non-explosive products is a permitted use in the Industrial zoning district.

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

Applicant Comment: "The proposed land use change should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped."

Staff Comment: Expansion of the Applicant's existing operations could have positive impacts on the public interest by bringing additional jobs to the community and increasing the tax base of the City. However, allowing the expansion of industrial zoning and industrial uses could have an adverse impact in this predominantly residential neighborhood and could have an adverse impact on investment in residential development in this area.

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

Applicant Comment: "The proposed use is appropriate for the location and compatible with the adjacent land uses."

Staff Comment: If this rezoning request is approved, it would allow for expansion of industrial uses farther into an area that is predominantly residential. Industrial is typically one of the least compatible land uses to residential. In addition to the use the specific manufacturing use that the applicant is proposing at this location, it is important to consider the other uses that would be permitted according to the Industrial zoning district regulations including:

- Manufacturing, processing, except those which produce explosives
- Mechanical and repair services
- Bulk storage of nonhazardous material.
- Outdoor sales and storage, building contractor
- Wholesale sales and distribution
- Enclosed warehouse and storage
- Commercial laundry, dry cleaner
- Auto service station, car wash
- Radio, television or cable reception, transmission or operational facilities.
- Public utility.
- Public facility
- Water treatment services, (including storage of chemicals for use and/or retail sale)
- Pest control (including storage of chemicals for use and/or retail sale)
- Medical marijuana dispensary

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

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

Staff Comment: There are currently several vacant residentially zoned properties adjacent to the subject parcels. Approval of this rezoning request could affect the likeliness of those properties to be developed and could thereby affect the value of those properties. Additional heavy truck traffic in this neighborhood could also affect the living conditions of the nearby residents.

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

Applicant Comment: “The proposed use can be suitably buffered from surrounding unlike uses to the south and west. The parcel is bounded to the east by SW 7th Avenue. To the north is the applicant’s Industrial Property.”

Staff Comment: Depending on the specific activities involved, buffering can be used to alleviate some of the potential impacts of industrial uses. However, buffering will not reduce the impacts of increased heavy truck traffic in this predominantly residential neighborhood.

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

Applicant Comment: “The use will not create density patterns that would overburden any public facilities. The potential development impacts will be within the already available amenities.”

Staff Comment: Potential demand for schools and recreation facilities would be reduced if this rezoning is approved. Potential demand for water, sewer and solid waste is likely to increase. Additional vehicle trips are also projected. However, approval of this request is not likely to create a density pattern that will overburden facilities.

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

Applicant Comment: “The proposed use will not impact traffic congestion as this is already a heavily traveled street with adequate capacity for the additional traffic. To the east there is a major ditch to the east where the parcel will drain into SW 7th Avenue ditch, a major collector in the City that discharges directly into the Rim Canal adjacent to Lake Okeechobee. This project will not adversely affect public safety.”

Staff Comment: There is no reason to doubt the Applicant’s comments on this finding. Drainage issues would be considered at time of site plan review.

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

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

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

Recommendation

Based on the foregoing analysis, we find the requested rezoning to Industrial to be inconsistent with the City’s Comprehensive Plan. We have reservations regarding the compatibility with adjacent uses and do not find it consistent with the urbanizing pattern of the area. Therefore, we **cannot** recommend approval of the Applicant’s rezoning request.

Additionally, we have not recommended approval of the Applicant’s concurrent request for a future land use map amendment of these parcels. If the Council does not approve that request, then this rezoning request cannot be approved either.

Submitted by:



Ben Smith, AICP
Sr. Planner

February 11, 2020

Planning Board Public Hearing: February 20, 2020

City Council Public Hearing: (tentative) March 17, 2020

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

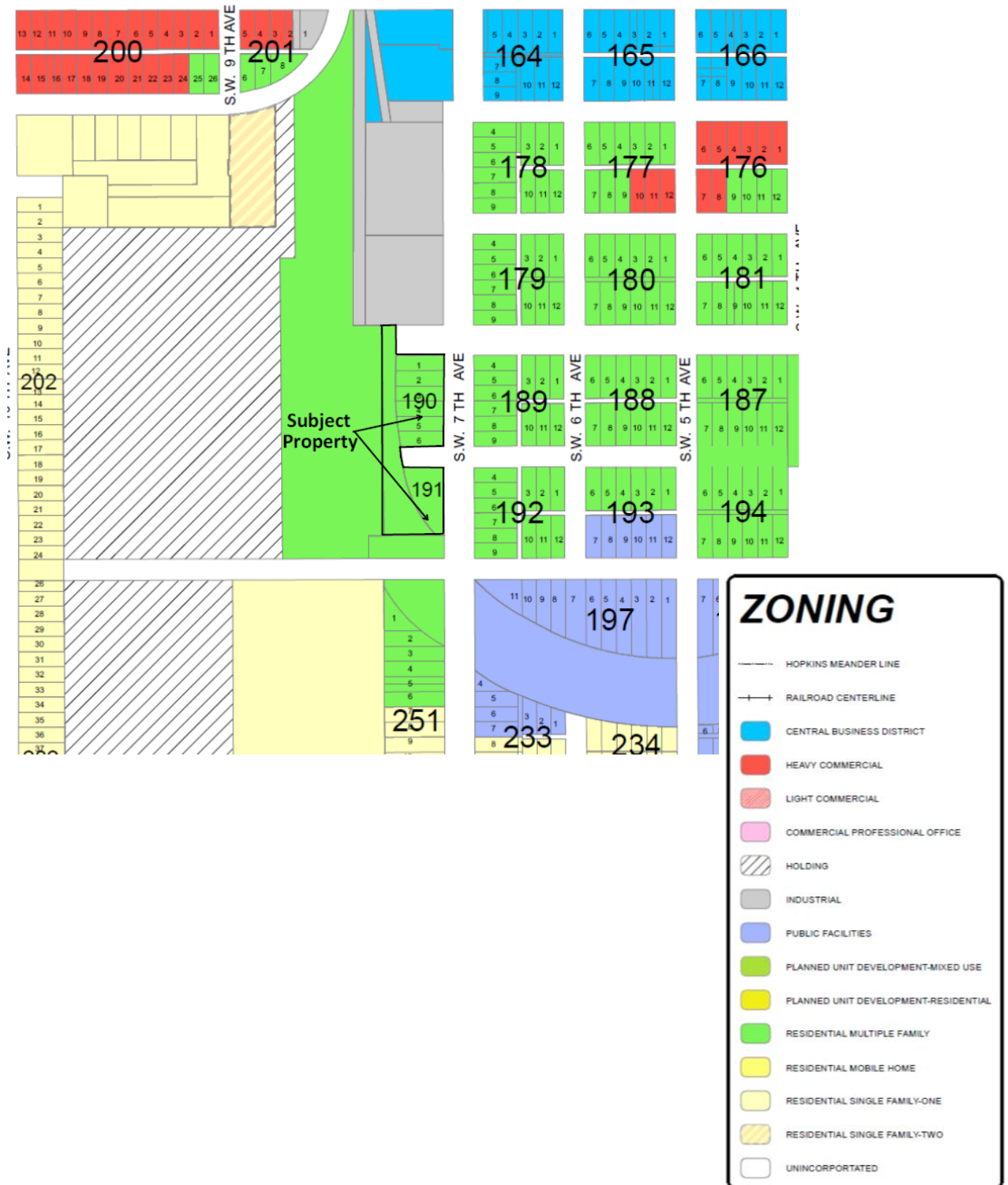
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS

