

ORDINANCE NO. 1244

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM SINGLE FAMILY RESIDENTIAL TO COMMERCIAL AND MULTI-FAMILY RESIDENTIAL, APPLICATION NO. 21-007-SSA, F/K/A NO. 21-001-LSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City has received and reviewed certain application (No. 21-007-SSA, F/K/A No. 21-001-LSA), submitted by Blue Springs Holdings, LLC, for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on October 21, 2021, which determined such request to be inconsistent with the Comprehensive Plan and inconsistent with the pattern of future land uses within the City; and

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

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

SECTION 1: SHORT TITLE.

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

SECTION 2: AUTHORITY.

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

SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.

The following described land consisting of approximately 54.8 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan: Application No. 21-007-SSA (f/k/a No. 21-001-LSA):

1. Approximately 16.8 acres from Single Family Residential (SFR) to Commercial (C), with the Legal Description of Subject Property is as follows: A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32"

EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

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

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

2. Approximately 38.0 acres from SFR to Multi-Family Residential (MFR), with the Legal Description of Subject Project is as follows: A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

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

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

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

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

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE

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

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

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

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

SECTION 5: CONFLICT.

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

SECTION 6: SEVERABILITY.

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

SECTION 7: EFFECTIVE DATE.

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

INTRODUCED AND ADOPTED at First Reading and Final Public Hearing on this **16th** day of **November 2021**, pursuant to F.S. 163.3187(2).

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



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

I. CALL TO ORDER

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

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

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

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

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

V. PUBLIC HEARING ITEM A CONTINUED

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

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

QUASI-JUDICIAL ITEM

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

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

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

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

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



Staff Report Small Scale Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*
Applicant: *Blue Spring Holdings, LLC*
Address: *NE 9th Avenue*
Petition No.: *21-007-SSA formerly known as 21-001-LSA*
Request: *Change from Single Family Residential
to Commercial and Multifamily
Residential*

General Information

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

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 54.8 acre parcel. The parcel is currently designated Single Family Residential on the Future Land Use Map. The applicant's request is to change 16.8 acres to Commercial and to change the remaining 38 acres to Multi Family Residential. The applicant has submitted a concurrent request to rezone 16.8 acres to Heavy Commercial and the remaining 38 acres to Residential Multiple Family.

The Planning Board, at its October meeting, voted against the small scale plan amendment by a 4-3 vote.

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

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial and Multifamily Residential
Zoning	Holding	Heavy Commercial and Residential Multiple Family
Use of Property	Vacant	Storage Facility and Multifamily Housing
Acreage	54.8 acres	54.8 acres

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

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

General Analysis and Staff Comments

A. Qualification for Amendment

The subject property is 54.8 acres which by itself would be over the minimum threshold for a small scale plan amendment. However, the property is in a Rural Area of Opportunity, which as of July 1, 2021, allows a small scale plan amendment threshold of 100 acres. Therefore, this application will be processed accordingly as a small scale plan amendment.

B. Current Development Potential as Single-Family Residential

The property is currently designated as Single Family Residential on the City's Future Land Use 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. Without the affordable housing bonus, 219 single family dwellings could potentially be constructed. With the affordable housing bonus, maximum development potential for 54.8 acres would be 274 single-family dwellings.

C. Future Development Potential of 16.8 Acres of Commercial

The applicant is requesting approval to change the Future Land Use designation to Commercial for approximately 16.8 acres of the subject property. While the Commercial Future Land Use category allows for a maximum floor area ratio (FAR) of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a maximum floor area of approximately 1,097,712 square feet on this 16.8 acre portion of the subject parcel.

D. Future Development Potential of 38 Acres of Multifamily Residential

The applicant is requesting approval to change the Future Land Use designation to Multifamily Residential for 38 acres of the subject property. 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. Without the affordable housing bonus, 380 multifamily dwellings could potentially be constructed. With the affordable housing bonus, maximum development potential for 38 acres would be 418 single-family dwellings.

E. Adequacy of Public Facilities

Traffic Impacts

The applicant has provided a traffic analysis report prepared by Mackenzie Engineering and Planning, Inc. The findings that are provided in that report indicate that full development of the 16.8 acre commercial portion as a retail use would overburden SR-70 from US-441 to 14th Avenue. Based on that finding, the recommendation that is provided in the report is to limit the FAR to 0.5 of the 16.8 acre portion that the applicant is requesting to change to commercial.

In order to ensure that FAR is limited to 0.5, staff recommends that this Future Land Use Map amendment be accompanied by a Future Land Use Element text amendment stating that this 16.8 acre area is limited to a maximum of 0.5 FAR and/or 365,000 square feet of commercial development. There is already precedent for this type of text amendment in the City's Future Land Use Element. Policy 2.6 provides a legal description for a parcel of land that lies to the south, adjacent to the subject property, cites Comprehensive Plan Amendment #06-C1-001, and limits development of that property to 200,000 square feet of commercial development.

We recommended to the Applicant's representative, based on the findings of the traffic analysis report that they submitted, that a text amendment should be submitted in conjunction with this map amendment; but the applicant has declined to do so..

The traffic analysis report also finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. It is not necessary to construct that roadway at this time, as this may be required prior to issuance of a building permit at time of site plan approval.

Demand for Potable Water and Sewer Treatment

The estimated demand for potable water and wastewater treatment for one single-family home is 308 gallons per day (114 gallons per person per day at an average household size of 2.7). Demand for potable water and wastewater treatment for 219 single-family homes that could be permitted on 54.8 acres under the current Single-Family Residential Future Land Use Designation amounts to approximately 67,452 gallons per day.

Demand for potable water and wastewater treatment for 380 multifamily homes that could be permitted on 38 acres under the proposed Multifamily Residential Future Land Use Designation amounts to approximately 117,040 gallons per day.

The estimated demand for potable water and wastewater treatment for non-residential floor area is 0.15 gallons per day per square foot. Demand for the 1,097,712 square feet of commercial square feet that could be permitted on 16.8 acres amounts to approximately 164,657 gallons per day.

The combined estimated water and wastewater demand for the proposed multifamily and commercial areas is 281,697 gallons per day. The applicant has submitted a letter issued by Okeechobee Utility Authority stating that as long as the estimated demand is not greater than 1.5 million gallons per day, then there is adequate capacity to accommodate any potential development.

Solid Waste

The applicant has submitted a letter from Waste Management indicating that the Okeechobee landfill has adequate capacity to serve the potential multifamily residential portion of the project, though the commercial component is not addressed.

Public Schools

The applicant has submitted a letter from the Okeechobee County School Board indicating that the district has adequate capacity to accommodate the 118 new students that are estimated to be added based on the addition of 380 multifamily dwelling units.

F. Environmental Impacts

The National Wetlands Inventory map does not depict any wetlands onsite, though the applicant's soil analysis does indicate that some wetlands are present. If there were wetlands, the site has since been cleared and does not provide any unique habitat or unique species. The flood map depicts the presence of low lying areas with drainage to Taylor Creek.

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

There are several Comprehensive Plan Objectives and Policies which should be considered when determining whether the Applicant's requested Future Land Use Map amendment is consistent with the City's Comprehensive Plan:

Future Land Use Policy 1.1: Approval of development proposals shall continue to be conditioned on the availability of facilities and services necessary to serve the proposed development and that the facilities meet adopted level of service standards. These adopted level of service standards shall be as follows:

Public Facility	LOS Standard
Potable Water Supply	114 gallons/capita/day
Wastewater Disposal	130 gallons/capita/day
Solid Waste Disposal	13 lbs./capita/day. 3 years available landfill capacity
Stormwater Drainage	Design storm: 25 year/24 hour duration
Recreation and Open Space	3 acres/1,000 persons
Roads and Traffic Circulation	Principal Arterial: LOS C. All Other Roads: LOS D

Future Land Use Policy 1.1 states the adopted level of service standard for all other roadways that are not principal arterials and collectors (i.e. SR-70) is LOS D. The traffic analysis report submitted by the applicant indicates that approval of the applicant's requested amendment could result in traffic volumes that exceed the LOS D. Without a safeguard, such as a text amendment to limit the commercial floor area of the subject property, the proposed map amendment is not consistent with this policy

Future Land Use Policy 2.2: In accordance with property rights policies adopted by the Central Florida Regional Planning Council in the Central Florida Regional Policy Plan, the City of Okeechobee recognizes and shall continue to protect private property rights. In implementing the Comprehensive Plan, the City shall continue to ensure that its land development regulations protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards. Planning for land use and public facilities in the City shall consider private property rights, and ensure citizen input into government land use decisions affecting property rights.

Future Land Use Policy 2.2 requires the City protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards. Situated between a variety of industrial, commercial and residential uses, this property:

- Surrounds an existing mobile home development on three sides;
- Is adjacent to a railway running along the northern border with industrial beyond;
- Is adjacent to heavy commercial, including property that has been approved for a RaceTrac gas station to the south;
- Is bounded by Taylor Creek to the west with industrial and single family residential beyond;
- Lies on the eastern border of the city limits with unincorporated Okeechobee County to the east, containing single family residences and aging vacant commercial structures.

With so many disparate uses surrounding this parcel, compatibility is a complicated thing to assess. However, heavy commercial along the railway with multifamily residential on the remainder could provide a good transition between the existing industrial and heavy commercial uses and the existing residential uses.

Transportation Policy 8.1: The City shall continue to monitor land use development trends and traffic levels of service to ensure that needed transportation facilities are provided by developers or appropriate government agencies prior to or concurrent with development.

Transportation Policy 8.2: The City shall not permit new development to occur in locations where the existing traffic circulation network is insufficient to accommodate the impacts of the development, unless definite provisions are made to provide the necessary capacity prior to or concurrent with the development.

Transportation Objective 9: The City of Okeechobee shall encourage efforts to curtail future level of service standard deterioration, particularly along US Highway 441 and SR 70.

Since the applicant has not applied for a text amendment to limit the commercial floor area of the subject property or proposed any improvements to SR-70 which would increase the capacity, the requested map change is inconsistent with the above Transportation Element Objective and Policies.

Recommendation

Based on the traffic analysis report provided by the applicant and the foregoing analysis, we find this map change should not be approved without an accompanying text amendment to the City's Future Land Use Element which implements the restrictions on commercial floor area that is recommended by the traffic engineer. Until that request has been made and can be reviewed, we find that the requested map changes are not consistent with the City's Comprehensive Plan. Therefore, we recommend **denial** of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of the subject property from Single Family Residential to Commercial and Multifamily Residential.

Submitted by:



James G. LaRue, AICP

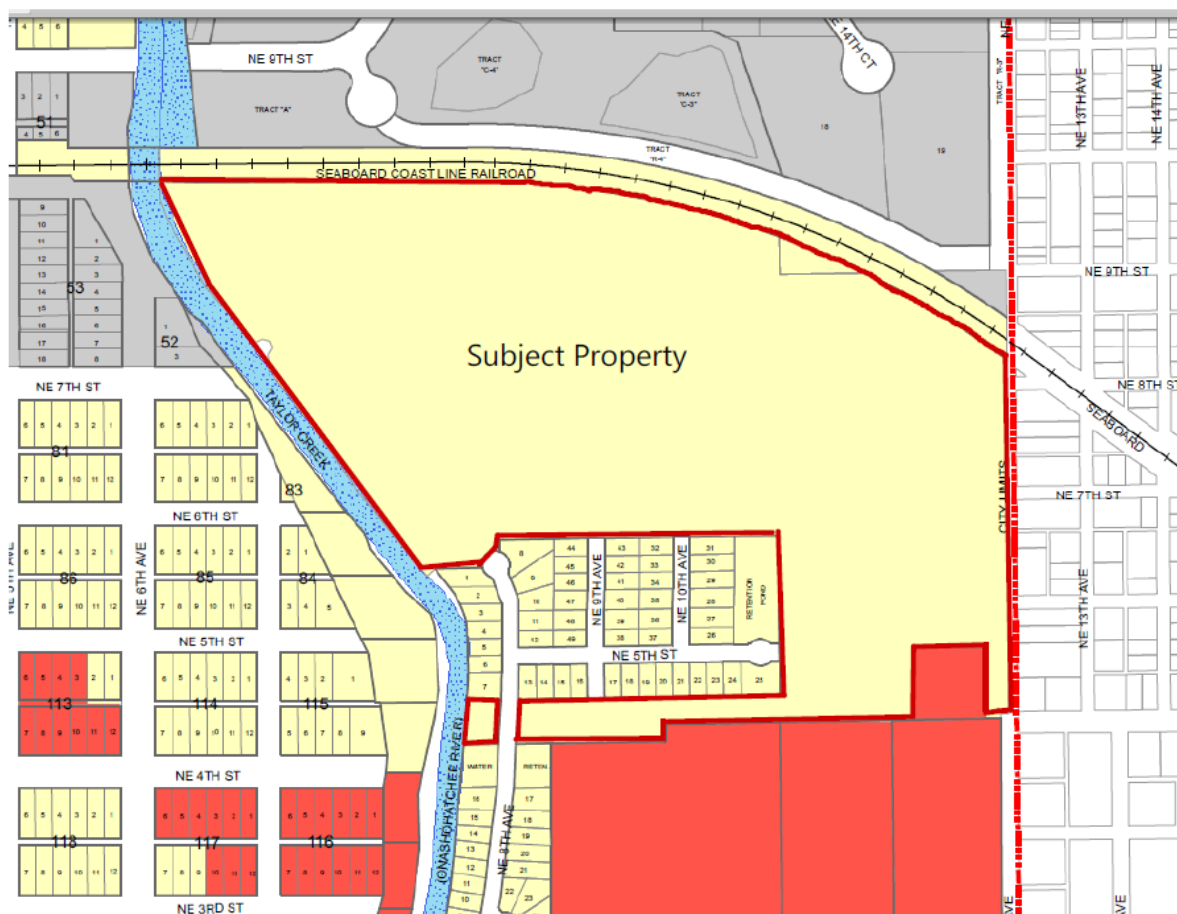
October 29, 2021

Planning Board Public Hearing: October 21, 2021

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

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

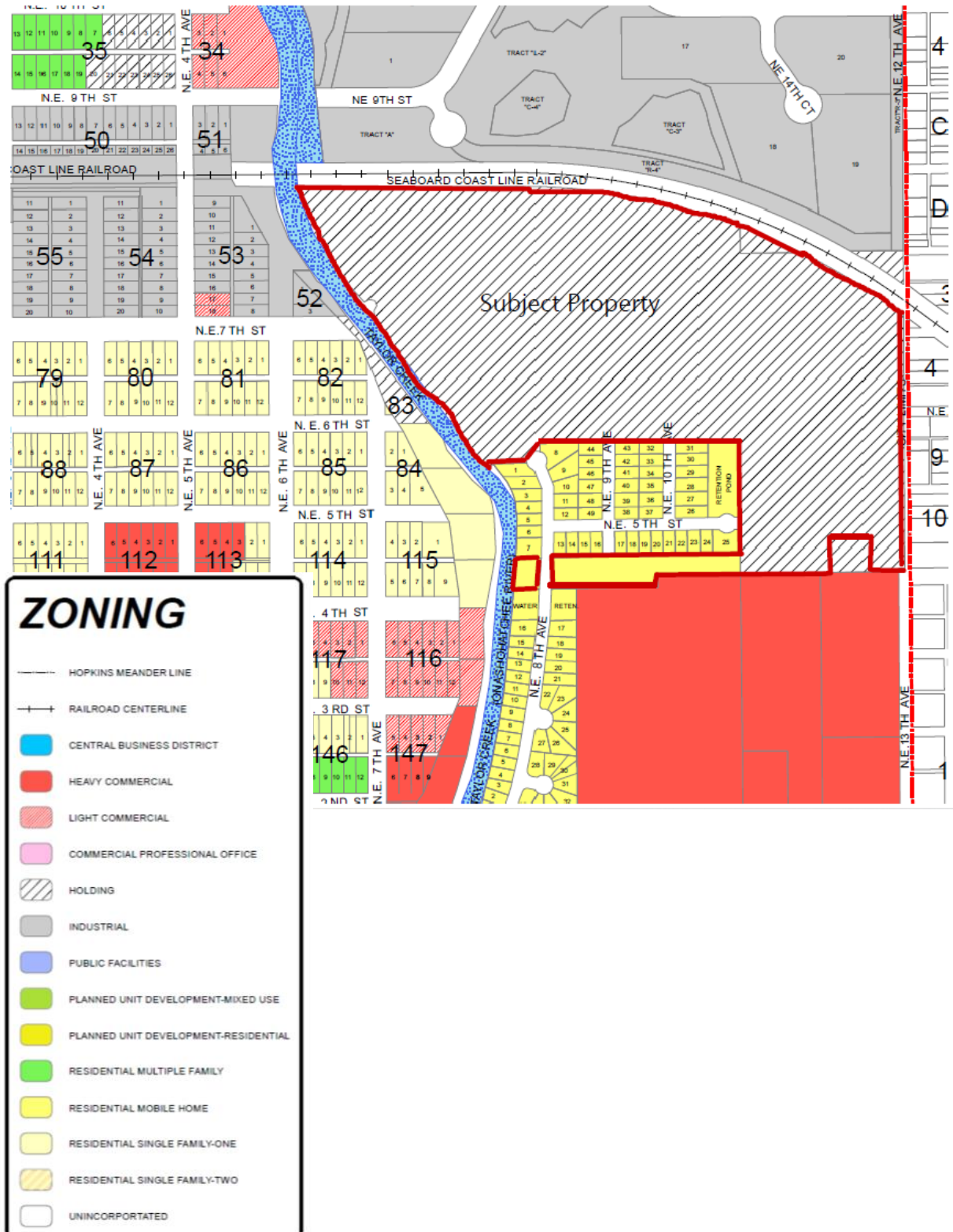
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



21-007-SSA F/K/A

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date:	9-7-21 3:29 PM	Petition No.	21-001-LSA
	Fee Paid:		Jurisdiction:	PB+CC
	1 st Hearing:	10-21-21	2 nd Hearing:	11-10-21 + Adoption Hearing?
	Publication Dates:			
	Notices Mailed:		N/A	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SFVerified Zoning Designation: H

- 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

9/7/21

Gad Reggev

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. 9824

I. APPLICANT/AGENT/OWNER INFORMATION

Applicant Blue Spring Holding, LLC - Gad Reggev

Address 10860 SW 25th Street

City Davie

State FL

Zip 33324

Telephone Number

Fax Number

E-Mail

954-536-6081

gad4545@gmail.com

Agent*

Steven L. Dobbs

Address

209 NE 2nd Street, Okeechobee, FL 34974

City

State

Zip

863-824-7644

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Owner(s) of Record

Blue Spring Holding, LLC - Gad Reggev

Address

10860 SW 25th Street, Davie, FL 33324

City

State

Zip

954-536-6081

gad4545@gmail.com

Telephone Number

Fax Number

E-Mail

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

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

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

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 54.793 PARCEL

FROM SINGLE FAMILY RESIDENTIAL TO and Multiple Family Residential and Commercial.

The plan is to construct an Multi Family Residential and commercial mini-warehouse for the renters guest and general public.

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

A. PROPERTY LOCATION:

1. Site Address: NE 9th Avenue, Okeechobee, FL 34972

2. Property ID #(s): 2-15-37-35-0A00-00003-0000

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: 54.793 acres

2. Total Area included in Request: 54.793 acres

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

(1) 38.0 acres - Multiple Family Residential

(2) 16.793 acres - Commercial

(3)

(4)

b. Total Uplands: 54.793 acres

c. Total Wetlands: 0 acres

3. Current Zoning: Holding
4. Current FLU Category: Single Family Residential
5. Existing Land Use: Unimproved
6. Requested FLU Category: Commercial/Multi Family Residential

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential	54.793	16.793/38.0
Density (DU/Acre)	5	0.5 FAR/10
Number of Units	274	380
Commercial (sq. ft.)	---	365,904
Industrial (sq. ft.)	---	---

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

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

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

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

B. PUBLIC FACILITIES IMPACTS

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

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

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

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

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

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

C. ENVIRONMENTAL IMPACTS

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

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

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

1. Discuss how the proposal affects established City of Okeechobee population projections.
2. List all goals and objectives of the 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, Gad Reggev, 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.

Gad Reggev
Signature of Owner or Authorized Agent

9/7/21
Date

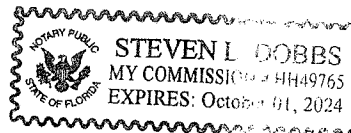
Gad Reggev
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of September, 20 21, by Gad Reggev, who
(Name of Person)
is personally known to me or produced _____ as identification.

Steven L. Dobbs
Notary Public Signature



For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

Blue Spring Holdings, LLC

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 either vacant or Industrial. To the east of this parcel are many parcels with a mixture of single-family homes, multifamily homes, and mobile homes all with a FLU of Urban Residential Mixed Use and they are all in Okeechobee County. To the south there are two types of parcels, the parcels in River Run Resort, which are FLU Single Family Residential and to the east of these parcels all have a FLU of Commercial, all the land has a FLU of Single Family with mostly undeveloped land and a church. To the west there are many parcels, some undeveloped, but most developed as single-family residences, a couple of undeveloped parcels, and a church.

The proposed Future Land Use designation is consistent with the current major developed uses in the area. Existing Commercial Land Use along SR 70 extend northerly 1,250 feet and will be contiguous to the proposed Commercial Land Use. The proposed Residential Land Use and future multi-family residences are considered to be compatible with the River Run Resort residential development of manufactured homes. The surrounding parcels are vacant or undeveloped.

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 16.8 acres of Commercial and 38.0 acres of Multi-family Residential. The maximum density of the FLU Multifamily is 10 units per acre, which would yield a maximum of 380 units and 1,097,712 SF of commercial. Please see attached traffic study for local impact.

- (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 study.

- 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.

Please see attached.

- 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 2.7 residents per household

Current = $274 * 309 = 84,666$ gpd

Future = $380 * 309 = 117,420$ gpd

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

Current $0 * 0.15 = 0$ gpd

Future $250,000\text{sf} * 0.15 = 37,494$ gpd

Current total = 84,666 gpd

Future total = 79,926 gpd

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

Commercial projects do not require open space or recreation areas. For the proposed 38.0 acre proposed Multi-Family Residential Land Use and future multi-family community, at an average 2.7 people per household, approximately 1,026 persons will reside in the community. Approximately 3 acres of recreational area and facilities will be incorporated into the site planning. Open space will exceed requirements within the RMF zoning district.

- 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.**

Please see attached letter from Ken Kenworthy, Okeechobee County School Superintendent with a letter of adequate capacity.

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, there is three soil types on the parcel Floridana, Riviera, and Placid soils, depressional, Immokalee Fine Sand, 0 to 2 percent slopes, and Myakka Fine Sand, 0 to 2 percent slopes. The depressional soils are in the vicinity of the wetland but should cause no development limitations.

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 FIRM panel 12093C0415C and 12093C0480C, the majority of the parcel is in Flood Zone X, with a 0.2% annual chance of flood hazard, while approximately 15% is in Zone AE EL 16.

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 commercial project, no adverse impacts to the City population projections are expected. The commercial project will provide additional facilities to accommodate future increased population and corresponding supply and demand proposed development in line with the Cities anticipated growth and concurrency projections. The proposed Multi-Family Residential Land Use on 38.0 acres with a maximum density of 10 du/ac constitutes an approximate increase in population of 1,026 people, well below the population projection in the adopted Comprehensive Plan when combined with existing and other proposed projects.

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 are no negative effects to the City Comprehensive Plan Amendment Policies and Objectives from this request. The proposed development will not change the ability of the city or any other utilities to provide available water, sewer, or roads. The proposed amendment is consistent with all Concurrency Management System criteria and maintenance of adopted levels of service. Specific Goals and Policies include maintenance of Levels of Service per Policy 1.1, consistency with 3.1, Housing Element Goals, Objectives and Policies, and

Recreation and Open Space Element Policies 1.1 regarding facilities within proposed developments. The Taylor Creek Drainage Basin protection per Policy 6.2 will be followed.

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. The State and Regional Planning Policies relevant to this amendment include social, economic and physical growth consistent and compatible to the long-range guidance outlined in Title XIII, Planning & Development. The Goals, Objectives and Policies in Chapter 186 regarding Economic Opportunities, Employment, and overall Community Development are emphasized in this request for amendment to the Comprehensive Plan to Commercial and Residential. The proposed amendment to create a development of Commercial and Multi-Family Residential will support the overall goals of encouraging a mixture of uses and an efficient pattern of development and for providing affordable housing and low-impact commercial uses. Land Use, Potable Water and Sewer, and Transportation Systems outlined in the Policy Plan will be conforming with state and local requirements and levels of concurrency. Regional goals and policies addressing economic development and future conditions, trends and market demand are based on expected population patterns are emphasized as a basis for the amendment to support this change of land use.

E. Justification of Proposed Amendment

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

Proposed Conditions

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

L 1.2.d.

standards. All applicable elements within the City Comprehensive Plan, specific;

Policies and Objectives, specifically Policy 2.1(d), Commercial, will be adhered to.

5. 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 limited impact to the County's Comprehensive plan. The proposal will be consistent with Section 8 of the Okeechobee County Comprehensive Plan, Intergovernmental Coordination Element, Objective G1 and all applicable Policies.

6. 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. In addition, the proposal does not contradict consistencies within the State Comprehensive 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.

F. Justification of Proposed Amendment

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

Proposed Conditions

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

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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.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	274 Units	309 gppd	84,666 gpd – water/sewer
Multiple Family (Proposed) Commercial (Proposed)	380 Units 250,000 sf	309 gppd 0.15 gppd	117,420 gpd – water/sewer 37,500 gpd-water/sewer 154,920 gpd-total
Net Impact			70,254 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 12093C0415C and 12093C0480C, the majority of the parcel is in Flood Zone X, with a 0.2% annual chance of flood hazard, while approximately 15% is in Zone AE EL 16.

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. 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

Commercial Project, no additional park space required.

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

2-15-37-35-0A00-00003-0000

Legal Description

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

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000070519

Entity Name: BLUE SPRING HOLDINGS LLC

Current Principal Place of Business:

10860 SW 25 ST
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 ST
DAVIE, FL 33324 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324 US

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

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

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

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000020182

Entity Name: CAPE TOWN LLC

Current Principal Place of Business:

10860 SW 25 STREET
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 STREET
DAVIE, FL 33324 US

FEI Number: 45-4674655

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

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

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

SIGNATURE: GAD REGGEV

02/11/2021

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

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

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

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

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

LEGAL DESCRIPTION:

PARCEL: (P1)

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

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

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

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

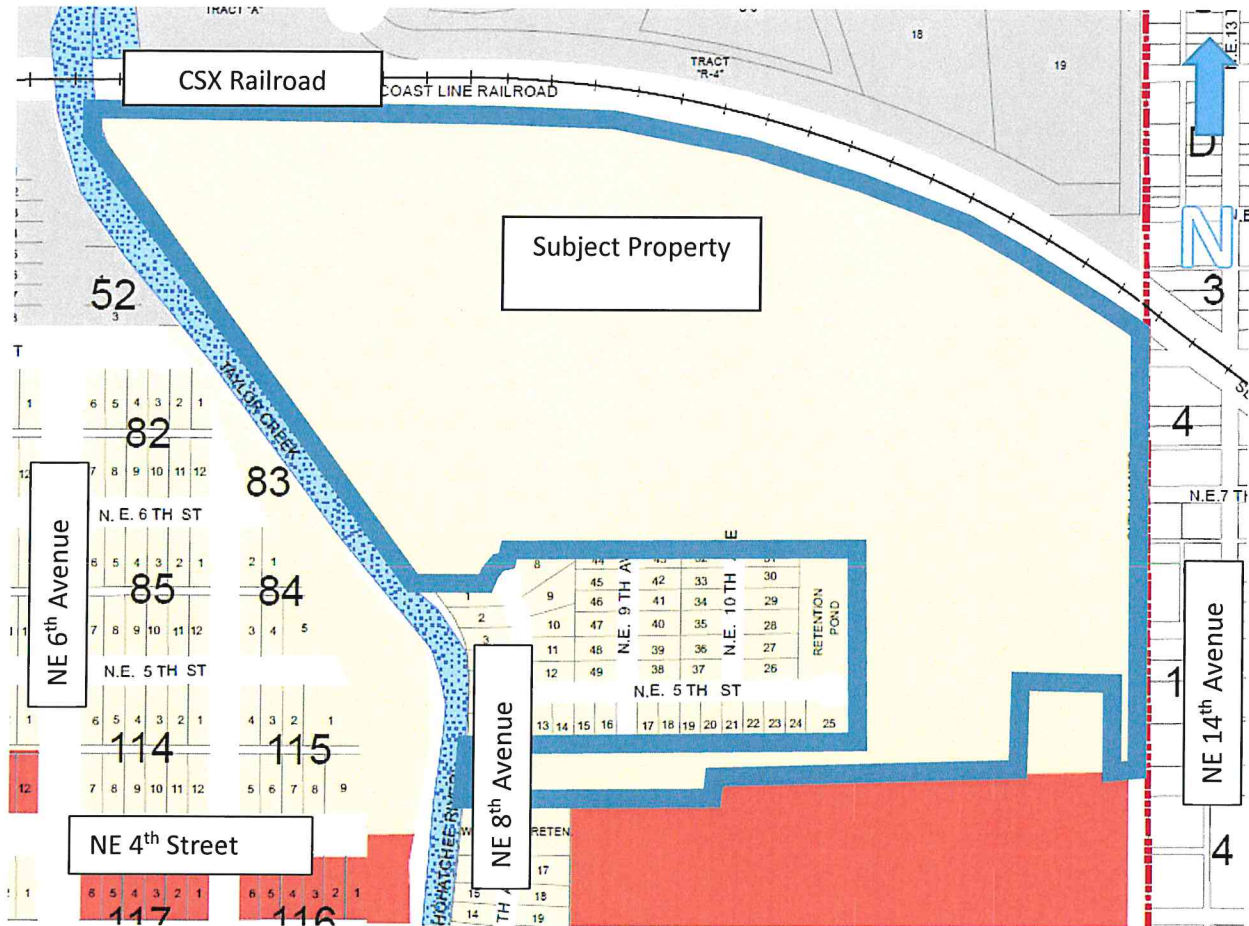
AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

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

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

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

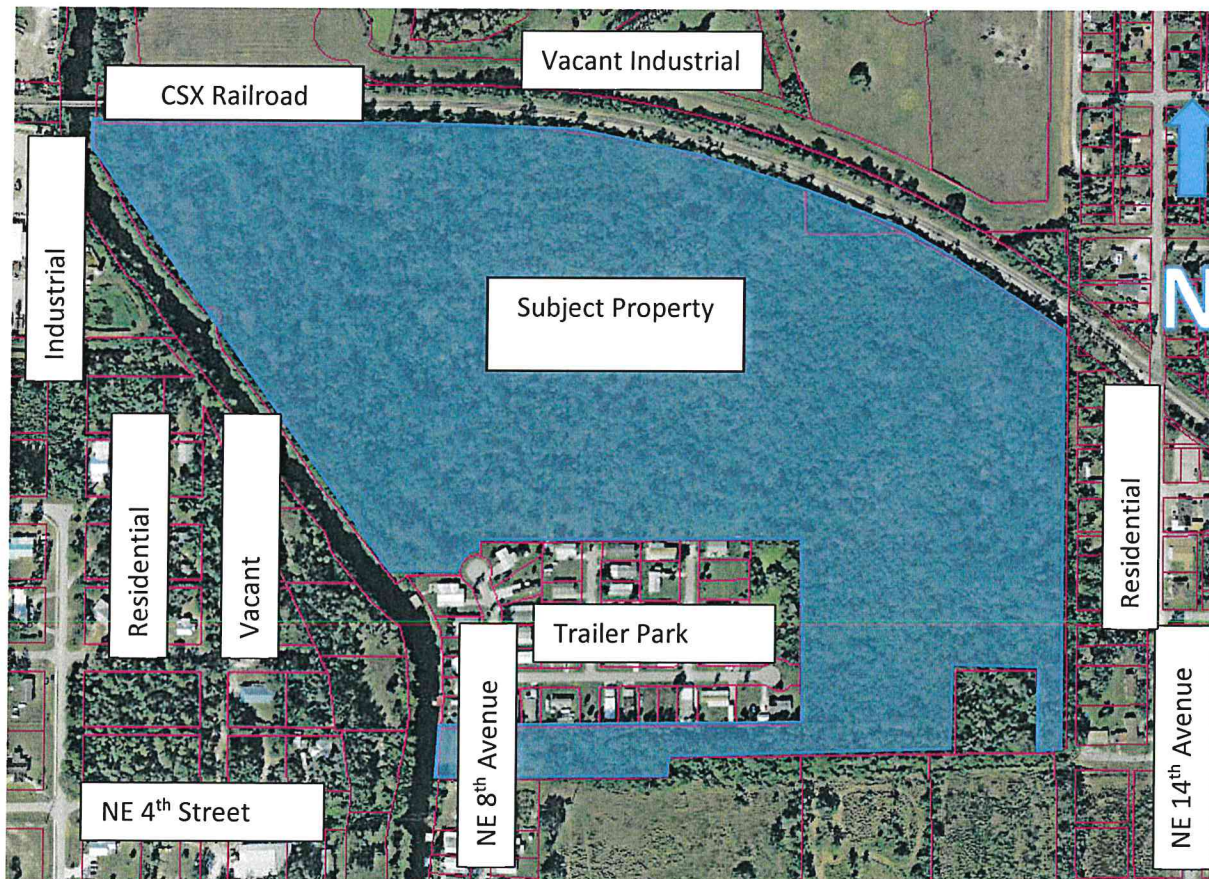
Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment FLU Exhibit



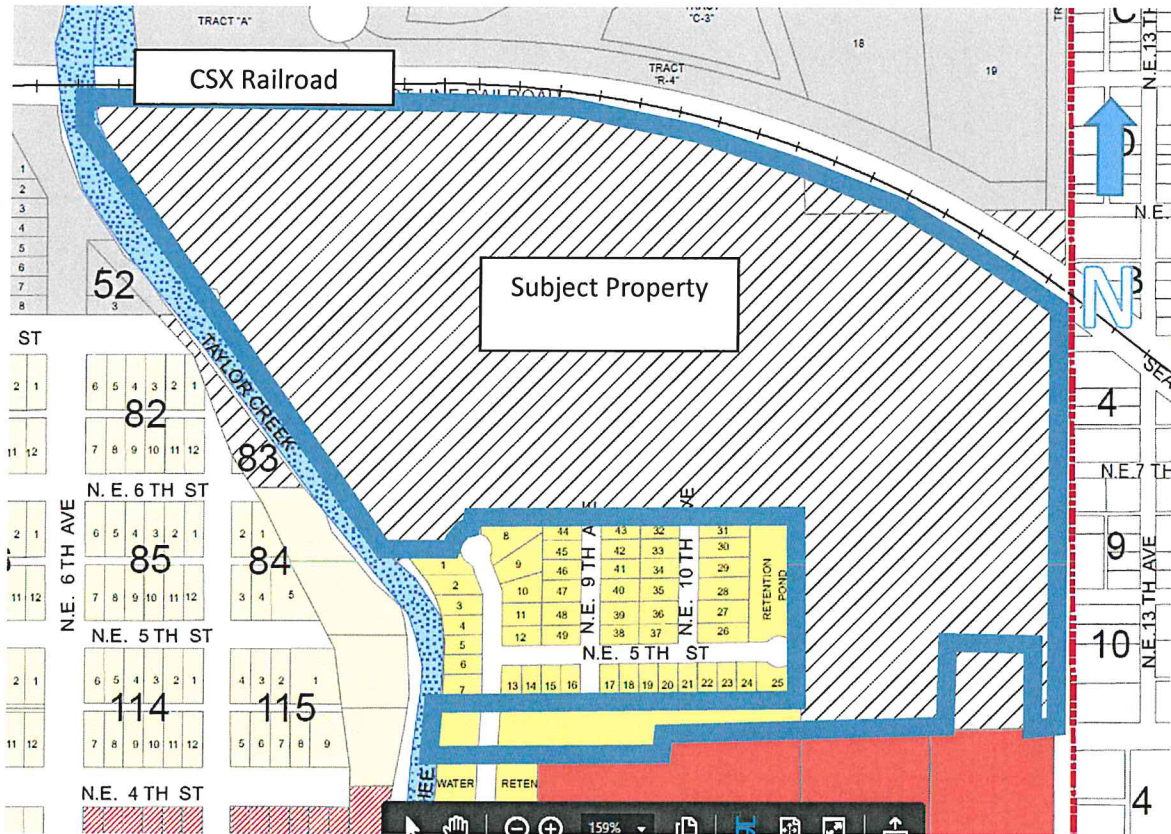
LAND USE CLASSIFICATIONS

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

Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Land Use Exhibit



Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Zoning Exhibit



ZONING	
	HOPKING MEANDER LINE
	RAILROAD CENTERLINE
	CENTRAL BUSINESS DISTRICT
	HEAVY COMMERCIAL
	LIGHT COMMERCIAL
	COMMERCIAL PROFESSIONAL OFFICE
	HOLDING
	INDUSTRIAL
	PUBLIC FACILITIES
	PLANNED UNIT DEVELOPMENT MIXED USE
	PLANNED UNIT DEVELOPMENT RESIDENTIAL
	RESIDENTIAL MULTIPLE FAMILY
	RESIDENTIAL MOBILE HOME
	RESIDENTIAL SINGLE FAMILY ONE
	RESIDENTIAL SINGLE FAMILY TWO
	UNINCORPORATED

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
P.G.	PAGE
O.R.F.	OFFICIAL RECORD FILE
P.B.	PLAT BOOK
S.R.	STATE ROAD
W/	WITH
(C)	CALCULATED
(F)	FIELD
(P)	PLAT
(D)	DEED
L&E1	LESS & EXCEPT 1
L&E2	LESS & EXCEPT 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P1	PARCEL 1
R	RADIUS
Δ	DELTA
L	LENGTH
S	SECTION
T	TOWNSHIP
R	RANGE
P.P.1	PROPOSED PARCEL 1
P.P.2	PROPOSED PARCEL 2

PROPOSED LEGAL DESCRIPTION:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

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

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

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

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

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

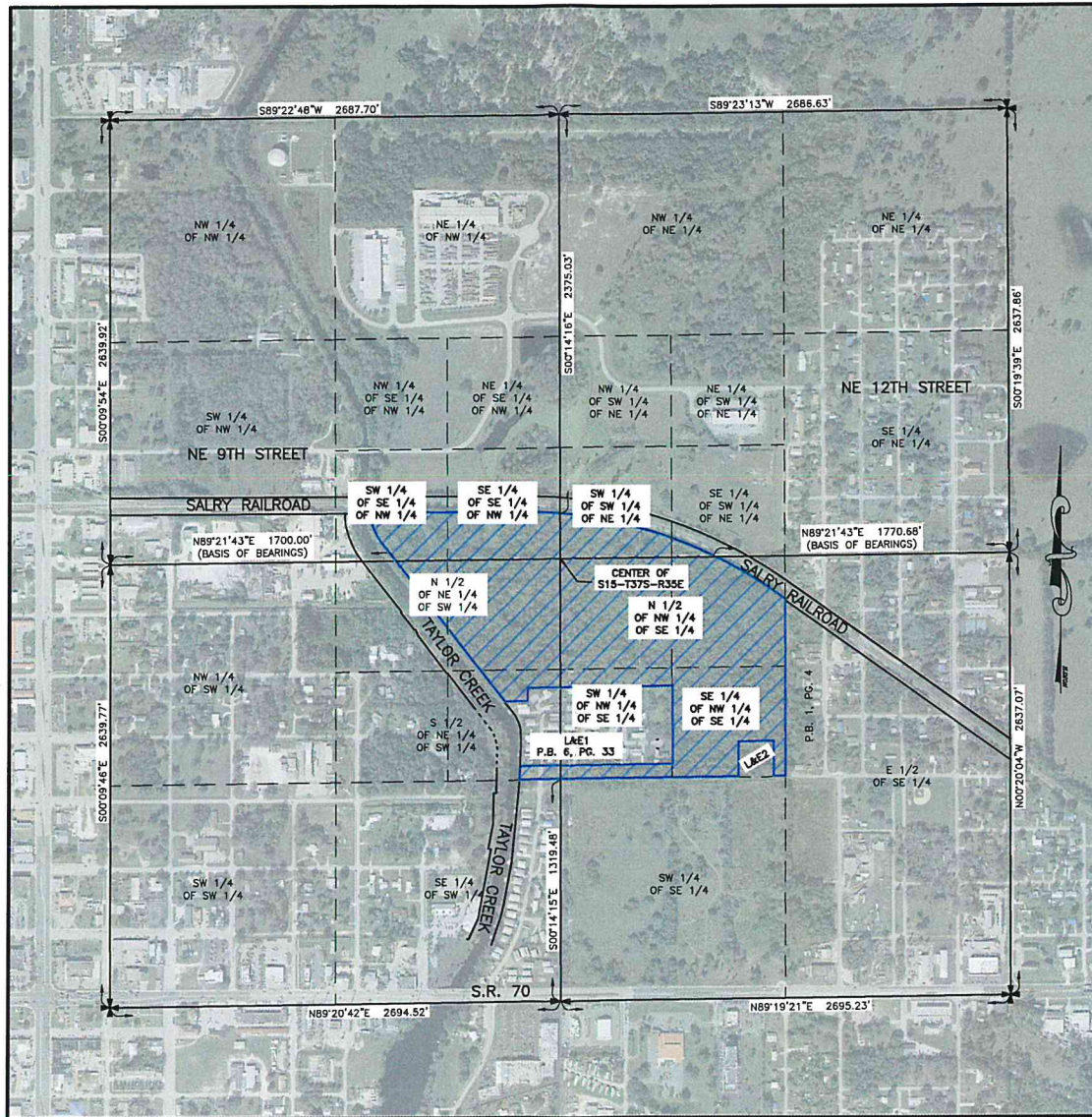
SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

LEGAL DESCRIPTION EXHIBIT

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

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST
(SCALE: 1 INCH = 500 FEET)



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

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

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

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

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

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

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

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

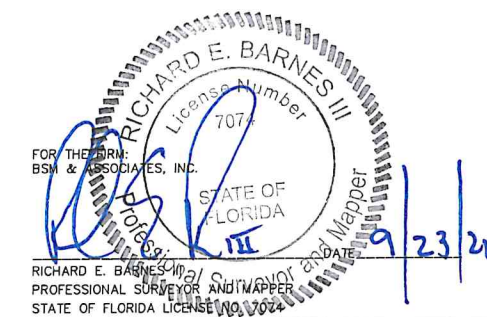
COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING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

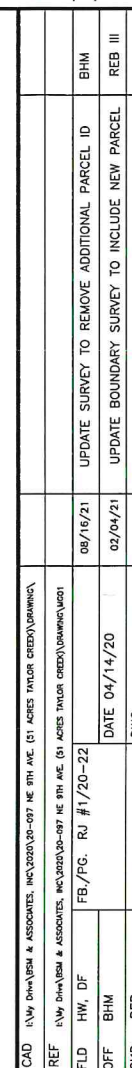
SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



BY:	
REVISIONS:	
DATE:	
DATE 04/20/20	DWG 20-097 LEGAL
SHEET 1 OF 2	
LEGAL DESCRIPTION EXHIBIT	NE 9TH AVENUE
	OKEECHOBEE, FLORIDA 34972







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

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

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

WARRANTY DEED

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

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

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

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

SUBJECT TO:

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

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

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

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

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

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Speth
Print Name: Julia Speth
Witness #1

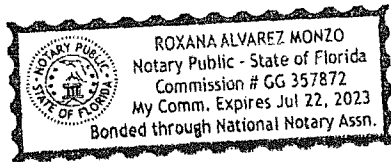
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise.**



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

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

Signed, sealed and delivered
in the presence of:

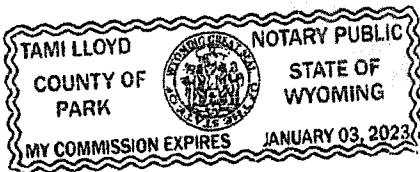
Natalie Giacomello
Print Name: Natalie Giacomello
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

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

STATE OF WY
COUNTY OF Park

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



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

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

Signed, sealed and delivered
in the presence of:

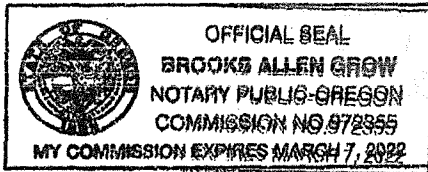
Crystal Eide
Print Name: Crystal Eide
Witness #1

Susan D. Cary
Print Name: Susan D. Cary
Witness #2

By: Angela Jewett
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

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



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

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

Signed, sealed and delivered
in the presence of:

Print Name: Bruce R. Abernethy Jr.
Witness #1

Print Name: Jane L. Brock
Witness #2

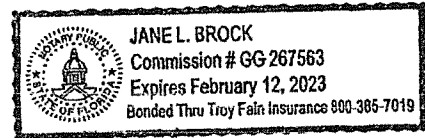
By: Rebecca B. Hampton
Print Name: **Rebecca Brumley Hampton**

STATE OF Florida
COUNTY OF St. Lucie

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

Jane L. Brock
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

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





This Instrument Prepared By:

Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

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

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

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

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

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

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

LESS AND EXCEPT THE FOLLOWING PARCEL:

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

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N ½ OF THE S ½ OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

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

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

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

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

Executed in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's Printed Name
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's Printed Name

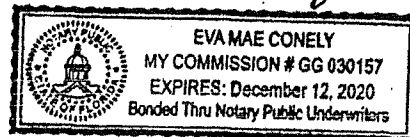
Consuelo Patricia Ordonez Turriago
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogota Columbia

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

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

Eva Mae Conely
Notary Public, State of Florida





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

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

PERSONAL REPRESENTATIVE'S DEED

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

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

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

LESS AND EXCEPT THE FOLLOWING PARCEL:

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

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AC

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

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

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

First Party warrants and covenants that:

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

2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-0110) when he died.

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

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

Signed, sealed and delivered
in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's name printed

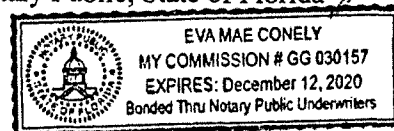
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's name printed

Consuelo Patricia Ordonez Turriago
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia

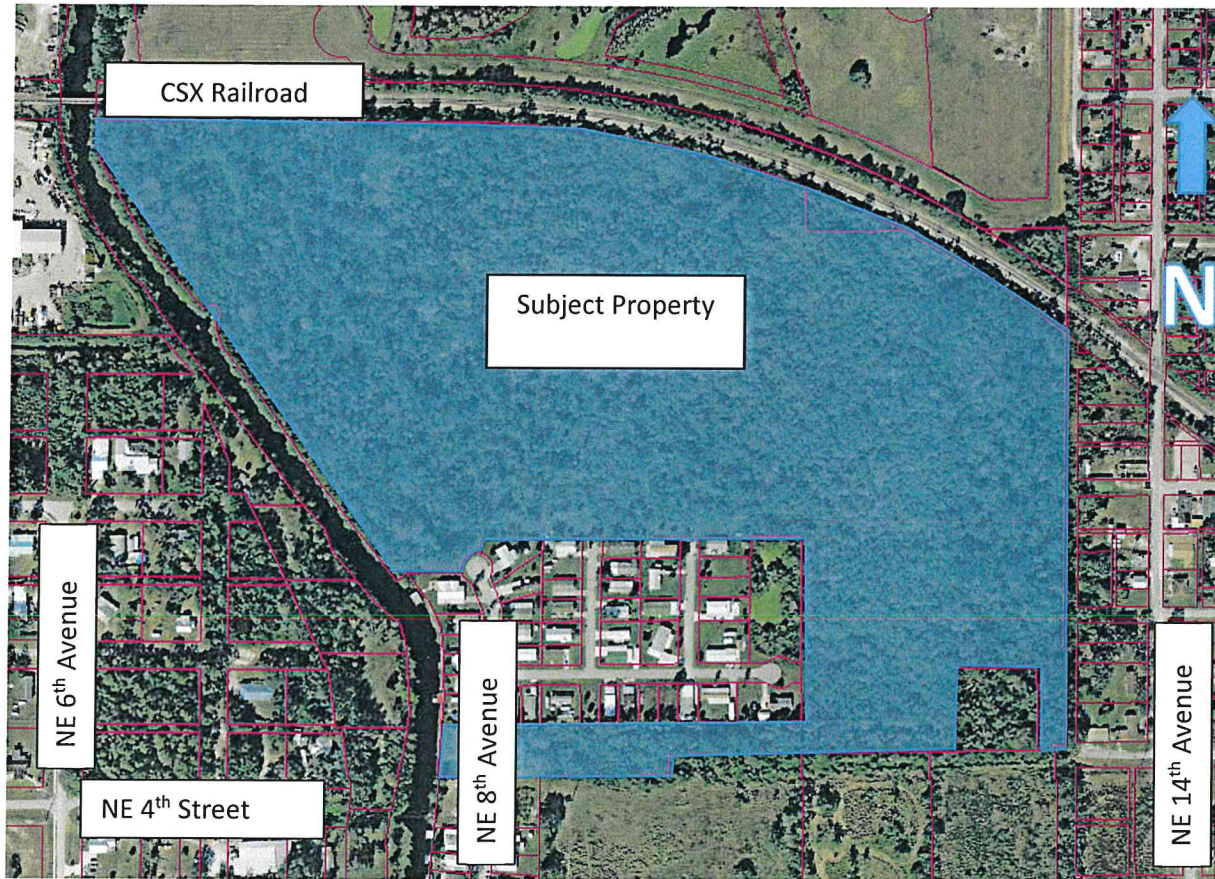
**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

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

Eva Mae Conely
Notary Public, State of Florida



Blue Spring Holdings, LLC
City of Okeechobee Future Land Use Amendment Aerial Exhibit



Future Land Use Amendment
Traffic Analysis

Okeechobee NE 9th Avenue
City of Okeechobee, FL

Prepared for:
Blue Spring Holdings, LLC
10860 SW 25th Street
Davie, Florida

Prepared by:



Engineering & Planning, Inc.

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



THIS SEAL HAS BEEN DIGITALLY SIGNED AND SEALED BY SHAUN G. MACKENZIE, P.E. ON THE DATE INDICATED TO THE SEAL. FURTHER COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THEY ARE SEALED AND THE SIGNATURE MATCHES THE ONE ON ANY ELECTRONIC COPIES.
 MACKENZIE ENGINEERING AND PLANNING, INC.
 1172 SW 30TH STREET, SUITE 500
 PALM CITY, FL 34990
 CERTIFICATE OF AUTHORIZATION 000103
 SHAUN G. MACKENZIE, P.E., NO. 81751

Digitally signed by
Shaun G MacKenzie
Date: 2021.09.07
11:41:27 -04'00'

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000). The subject parcel encompasses 54.8 acres. The applicant proposes to change the future land as follows:

- 38.0 Acres from Single Family Residential to Multi-family residential
- 16.8 Acres from Single Family Residential to Commercial

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

The property does not satisfy the Commercial Impacts Large Scale Amendment within the City of Okeechobee's Comprehensive Plan.

Full development of the 16.8 acre commercial property as a retail use will overburden SR 70 from US 441 to SE 14th Avenue. At time of site application, a traffic analysis will re-evaluate traffic conditions and development intensity to determine if mitigation is required. As mitigation, we recommend that the property's Floor to Area Ratio (FAR) be limited to 0.5 to mitigate the future land use intensity of the property. SR 70 is projected to operate acceptably with the reduction in FAR to 0.5.

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. The residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

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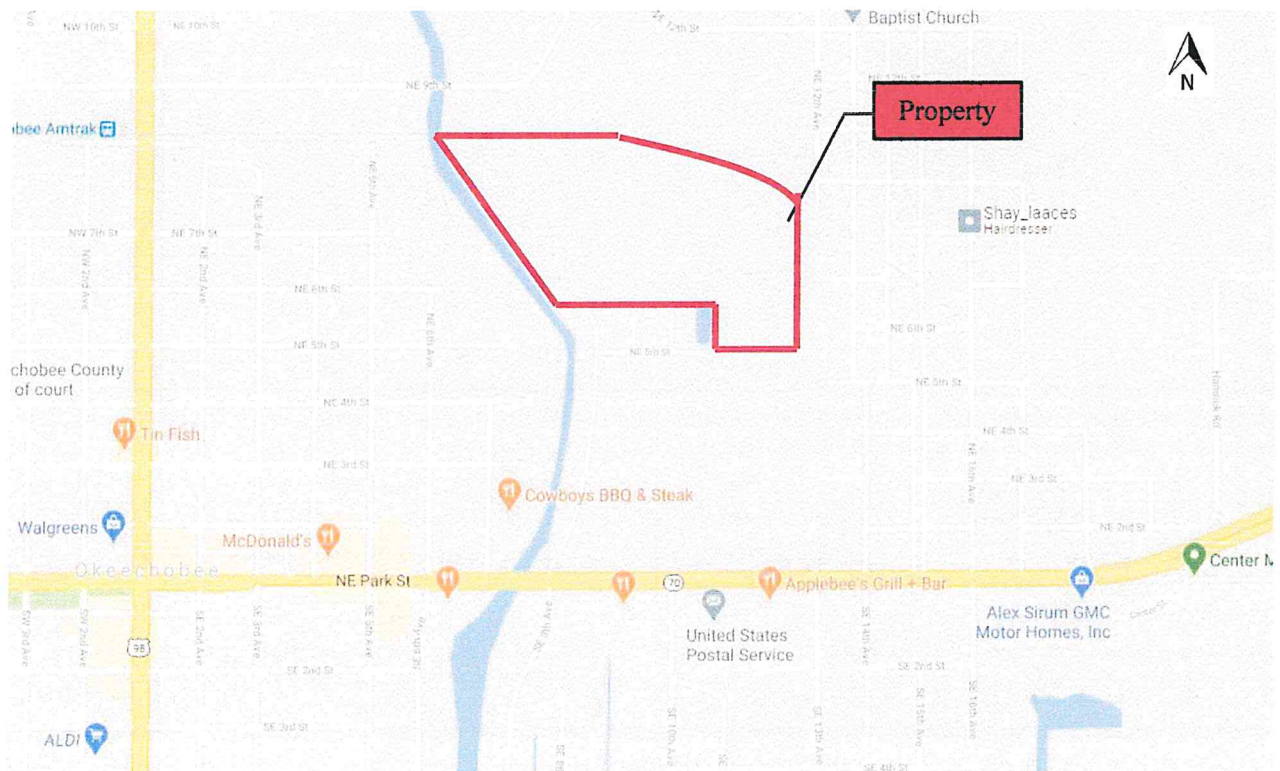
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INTRODUCTION

A future land use amendment is proposed on 54.8 acres located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000).

The future land use (FLU) amendment traffic analysis will examine the impacts of changing 54.8 acres of Single Family to 38.0 acres of multi-family residential and 16.8 acres of commercial. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Figure 1. Site Location Map



CURRENT DATA

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

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

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

The study uses trip generation rates for Single Family (ITE Land Use 210 – Single Family Detached Housing), Multi-Family (ITE Land Use 220 – Multi-family low rise) and Commercial (ITE Land Use 820 - Shopping Center) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (10th Edition)*. The proposed development plan consists of the following:

Existing Future Land Use

- 219 DU Single Family (ITE Land Use 210) (54.8 Acres x 4 DUs per Acre)

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

- 2,139 daily, 160 AM peak hour (40 in/120 out), and 216 PM peak hour (136 in/80 out)

Proposed Future Land Use

The proposed future land uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 1.5. Therefore, based on the 16.8 acres use change the maximum expected intensity with respect to traffic is square feet.

- 1,097,712 SF Commercial (ITE Land Use 820) (16.8 x 43,561 x 1.5 Floor Area Ratio)
- 380 multi-family homes (ITE Land Use 820) (38.0 x 10)

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

- 21,699 daily, 629 AM peak hour (324 in/305 out), and 2,163 PM peak hour (1,060 in/1,103 out).

Net Impact

The difference between the maximum trip generation potential of the existing future land use and the proposed future land use was examined to determine the maximum (worst case/conservative) impact to the existing and future roadway network. Table 1 displays the resulting trip generation.

The resulting net external trips change is:

- 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

Table 1. Future Land Use Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour			
			Total	In	Out	Total	In	Out	
Existing FLU Traffic									
Single Family Detached	219 DU	2,139	160	40	120	216	136	80	
Proposed FLU Traffic									
Shopping Center	1,097.712 1000 SF	30,659	701	435	266	3,199	1,536	1,663	
Multifamily Housing(Low-Rise)	380 DU	2,832	170	39	131	194	122	72	
Subtotal		33,491	871	474	397	3,393	1,658	1,735	
Internal Capture									
Shopping Center	AM 0.3% PM 2.7%	824	2	1	1	86	30	56	
Multifamily Housing(Low-Rise)	1.2% 44.3%	824	2	1	1	86	56	30	
Subtotal	0.5% 5.1%	1,648	4	2	2	172	86	86	
Pass-By Traffic									
Shopping Center	34.0%	10,144	238	148	90	1,058	512	546	
NET PROPOSED TRIPS			21,699	629	324	305	2,163	1,060	1,103
NET CHANGE IN TRIPS (FOR THE PURPOSES OF FUTURE LAND USE CHANGE)			19,560	469	284	185	1,947	924	1,023

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Shopping Center	820	1000 SF	$\ln(T) = 0.68 \ln(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\ln(T) = 0.74 \ln(X) + 2.89$
Single Family Detached	210	DU	$\ln(T) = 0.92 \ln(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\ln(T) = 0.96 \ln(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\ln(T) = 0.95 \ln(X) + -0.51$	63/37	$\ln(T) = 0.89 \ln(X) + -0.02$

Internal Capture

Internal capture is projected at 0.5 and 5.1 percent for AM and PM peak hour conditions, respectively.

Pass-by Trip Capture

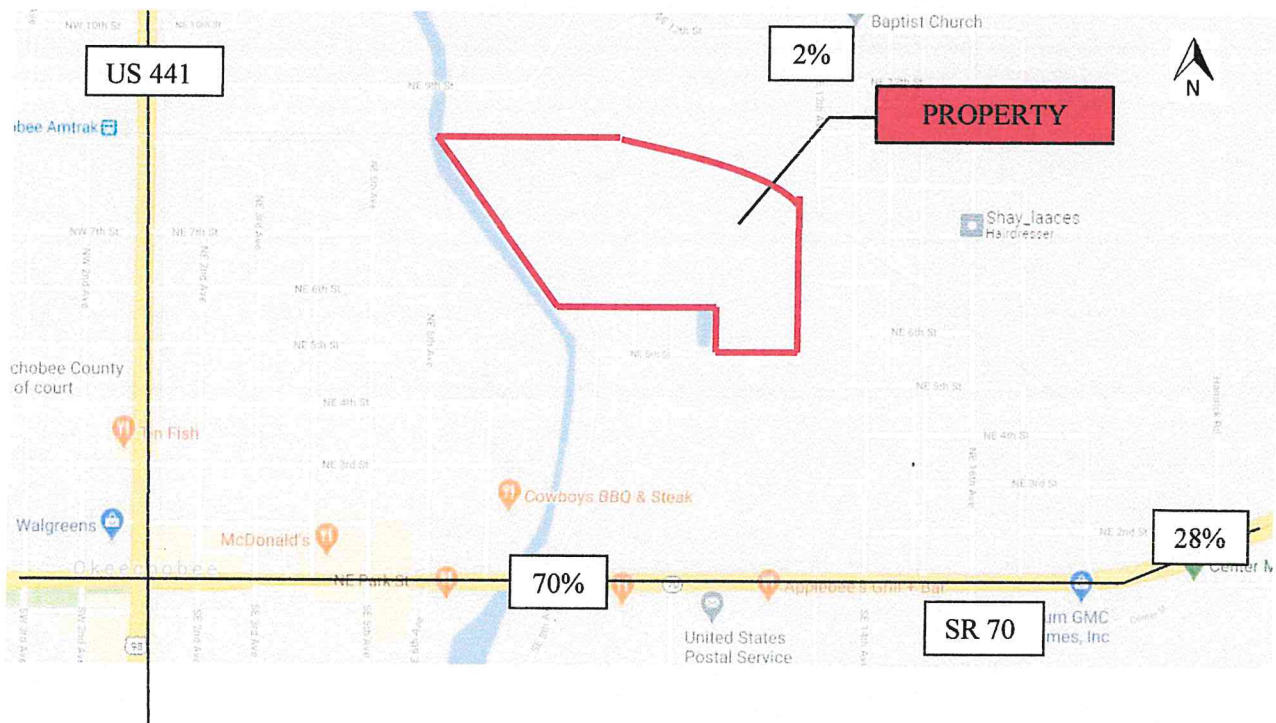
Pass-by rate is 34 percent for the commercial use based on ITE's report, *Trip Generation Handbook* (3rd Edition).

TRAFFIC DISTRIBUTION AND ASSIGNMENT

Traffic distribution and assignment was determined using engineering judgment, trip lengths based on the uses and from a review of the roadway network. The project assignment is illustrated in Figure 2. The overall distribution is summarized by general directions and is depicted below:

EAST - 28 percent
WEST - 70 percent
NORTH - 2 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Existing traffic volumes were obtained from FDOT traffic count stations. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors. The total volumes were developed by adding background traffic volume plus FLU trips. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably.

As shown in Table 2, SR 70 (NE Park St) is projected to be over capacity if the property develops as a retail use at maximum intensity from US 441 to NE 14th Avenue. Because the road is projected to fail, alternative mitigation is required.

Table 2. Peak Hour One-Way Roadway Analysis

Roadway From To	Num of Lanes	LOS 'D' Capacity	Percent Assign ment	FLU Trips		Existing Peak Hour Volume		Background Traffic Volume		Total Traffic Volume		Meets Standard?	
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 70 (NE Park St)													
US 441 NE 14th Ave	4LD	1,630	70%	647	716	1,068	978	1,260	1,154	1,907	1,870	No	No
NE 14th Ave SR 710	4LD	1,630	28%	286	259	1,075	968	1,269	1,142	1,555	1,401	Yes	Yes

ALTERNATIVES AND MITIGATION

The location of the property and existing access connections will not allow development of the 16.8 acres at a 1.5 FAR. Should the property develop at the maximum intensity, then transportation concurrency will limit the development potential or mitigation will be required which could include road mitigation will be required which could include road improvements or alternative roadway connections. Alternatively, the comprehensive plan amendment could limit the maximum FAR on the property to 0.5, which would mitigate the potential issue by limiting the maximum development allowed on the property.

An analysis of the property at 0.5 FAR for the commercial areas results in the 365,904 SF Commercial land use (16.8 x 43,561 x 0.5 Floor Area Ratio). There is no change to the residential land use. The reduced trip generation is shown in Table 3 and the reduced impact roadway analysis is shown in Table 4.

Table 3. 0.5 FAR Future Land Use Trip Generation

Land Use	Intensity		Daily Trips	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
Existing FLU Traffic									
Single Family Detached	219	DU	2,139	160	40	120	216	136	80
Proposed FLU Traffic									
Shopping Center	365.904	1000 SF	14,525	335	208	127	1,419	681	738
Multifamily Housing(Low-Rise)	380	DU	2,832	170	39	131	194	122	72
Subtotal			17,357	505	247	258	1,613	803	810
Internal Capture									
Shopping Center	0.6%	6.1%	824	2	1	1	86	30	56
Multifamily Housing(Low-Rise)	1.2%	44.3%	824	2	1	1	86	56	30
Subtotal	0.8%	10.7%	1,648	4	2	2	172	86	86
Pass-By Traffic									
Shopping Center	34.0%		4,658	113	70	43	453	221	232
NET PROPOSED TRIPS			11,051	388	175	213	988	496	492
NET CHANGE IN TRIPS (FOR THE PURPOSES OF FUTURE LAND USE CHANGE)			8,912	228	135	93	772	360	412

Note: Trip generation was calculated using the following data:

Land Use	ITE	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
	Code				in/out	Rate	in/out	Equation
Shopping Center	820	1000 SF	$\text{Ln}(T) = 0.68 \text{Ln}(X) + 5.57$	34%	62/38	$T = 0.5 (X) + 151.78$	48/52	$\text{Ln}(T) = 0.74 \text{Ln}(X) + 2.89$
Single Family Detached	210	DU	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	0%	25/75	$T = 0.71 (X) + 4.8$	63/37	$\text{Ln}(T) = 0.96 \text{Ln}(X) + 0.2$
Multifamily Housing(Low-Rise)	220	DU	$T = 7.56 (X) + -40.86$	0%	23/77	$\text{Ln}(T) = 0.95 \text{Ln}(X) + -0.51$	63/37	$\text{Ln}(T) = 0.89 \text{Ln}(X) + -0.02$

Table 4. 0.5 FAR Peak Hour Roadway Analysis

Roadway From To	Num of Lanes	LOS 'D' Capacity	Percent Assignment	FLU Trips		Existing Peak Hour Volume		Background Traffic Volume		Total Traffic Volume		Meets Standard?	
				NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB
SR 70 (NE Park St)													
US 441 NE 14th Ave	4LD	1,630	70%	252	288	1,068	978	1,260	1,154	1,512	1,442	Yes	Yes
NE 14th Ave SR 710	4LD	1,630	28%	115	101	1,075	968	1,269	1,142	1,384	1,243	Yes	Yes

As shown in Table 4, SR 70 is projected operate acceptably if the commercial FAR is limited to 0.5, which equates to 365,904 SF of building area.

IMPACT TO LOCAL ROADS

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. Residential streets do not have a specified capacity. However, we recommend daily trips limits on residential streets between 1,000 and 3,000 based on other studies that examine quality of life. Therefore, the residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at NE 9th Avenue, Okeechobee, FL (PCN: 2-15-37-35-0A00-00003-0000). The subject parcel encompasses 54.8 acres. The applicant proposes to change the future land as follows:

- 38.0 Acres from Single Family Residential to Multi-family residential
- 16.8 Acres from Single Family Residential to Commercial

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 19,560 daily, 469 AM peak hour (284 in/185 out), and 1,947 PM peak hour (924 in/1,023 out).

The property does not satisfy the Commercial Impacts Large Scale Amendment within the City of Okeechobee's Comprehensive Plan.

Full development of the 16.8 acre commercial property as a retail use will overburden SR 70 from US 441 to SE 14th Avenue. At time of site application, a traffic analysis will re-evaluate traffic conditions and development intensity to determine if mitigation is required. As mitigation, we recommend that the property's Floor to Area Ratio (FAR) be limited to 0.5 to mitigate the future land use intensity of the property. SR 70 is projected to operate acceptably with the reduction in FAR to 0.5.

If the property develops to its maximum intensity, the projected maximum trips generated by the property will require connection to or construction of a 2-lane collector or arterial roadway to connect to the City/regional roadway network. The residential component of the project can be adequately be supported from a 2-lane residential street. Specific access to the project will be defined at time of site plan approval.

APPENDICES

COUNTY: 91
STATION: 0007
DESCRIPTION: SR 70, WEST OF SR 710/EAST OF OKEECHOBEE
START DATE: 08/07/2019
START TIME: 1100

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL	
0000	27	25	17	18	87	24	18	11	13	66	153
0100	11	15	15	12	53	12	15	16	9	52	105
0200	10	8	9	10	37	9	9	12	6	36	73
0300	11	14	12	20	57	9	6	20	21	56	113
0400	21	27	28	42	118	11	19	31	39	100	218
0500	67	71	82	128	348	40	51	55	79	225	573
0600	157	191	177	145	670	95	117	93	180	485	1155
0700	164	154	157	157	632	160	183	240	291	874	1506
0800	148	148	129	121	546	232	205	202	208	847	1393
0900	128	138	118	163	547	187	177	186	170	720	1267
1000	150	150	137	149	586	149	192	170	141	652	1238
1100	188	184	161	165	698	177	193	187	180	737	1435
1200	203	176	211	218	808	180	165	200	202	747	1555
1300	194	198	198	174	764	175	186	177	180	718	1482
1400	213	186	197	180	776	200	165	173	177	715	1491
1500	210	185	211	179	785	163	179	178	204	724	1509
1600	222	255	238	283	998	214	234	228	228	904	1902
1700	257	270	265	204	996	238	248	236	215	937	1933
1800	189	187	202	146	724	215	209	184	170	778	1502
1900	154	149	152	127	582	139	146	109	117	511	1093
2000	132	122	117	109	480	115	117	96	88	416	896
2100	100	84	68	62	314	69	73	56	50	248	562
2200	54	52	43	40	189	51	48	41	34	174	363
2300	37	38	24	24	123	27	25	23	33	108	231
24-HOUR TOTALS:					11918						11830 23748

DIRECTION: E			PEAK VOLUME INFORMATION		DIRECTION: W		COMBINED DIRECTIONS	
A.M.	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME	HOUR	VOLUME
P.M.	700	632	730	968	730	1578		
DAILY	1645	1075	1645	950	1645	2025		
	1645	1075	730	968	1645	2025		

TRUCK PERCENTAGE 14.91 14.72 14.81

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	24	6765	3352	6	540	103	25	387	682	30	0	1	3	0	0	1777 11918
W	32	6723	3334	7	557	117	13	343	676	21	2	0	5	0	0	1741 11830

GENERATED BY SPS 5.0.49P
 $1,075 \times 1.18 = 1,269$
 $968 \times 1.18 = 1,142$

COUNTY: 91
STATION: 5012
DESCRIPTION: SR 70, EAST OF SR 15/700/US 98/441
START DATE: 08/07/2019
START TIME: 1200

TIME	DIRECTION: E					DIRECTION: W					COMBINED TOTAL	
	1ST	2ND	3RD	4TH	TOTAL	1ST	2ND	3RD	4TH	TOTAL		
0000	30	25	17	16	88	25	19	11	14	69	157	
0100	11	16	13	13	53	12	15	14	10	51	104	
0200	9	7	10	8	34	10	9	9	7	35	69	
0300	12	11	12	18	53	8	6	20	22	56	109	
0400	23	27	26	42	118	10	19	30	43	102	220	
0500	65	71	81	138	355	38	53	58	77	226	581	
0600	159	201	178	141	679	96	119	109	172	496	1175	
0700	161	163	150	170	644	165	183	234	295	877	1521	
0800	145	150	125	124	544	244	205	222	195	866	1410	
0900	136	126	123	162	547	193	182	172	180	727	1274	
1000	149	151	146	152	598	151	184	171	148	654	1252	
1100	150	191	162	174	677	159	188	165	189	701	1378	
1200	206	181	213	224	824	194	169	204	213	780	1604	
1300	210	204	193	180	787	173	185	176	180	714	1501	
1400	203	185	198	194	780	191	175	167	182	715	1495	
1500	203	189	216	179	787	172	172	189	212	745	1532	
1600	234	252	245	266	997	200	241	239	219	899	1896	
1700	268	266	268	209	1011	246	257	219	222	944	1955	
1800	209	184	201	148	742	224	204	186	171	785	1527	
1900	152	154	153	128	587	138	149	110	110	507	1094	
2000	145	128	116	116	505	113	122	89	94	418	923	
2100	99	78	75	63	315	70	71	59	50	250	565	
2200	53	53	42	44	192	51	45	37	36	169	361	
2300	31	42	23	24	120	28	25	23	30	106	226	
24-HOUR TOTALS:					12037						11892	23929

DIRECTION: E			DIRECTION: W			COMBINED DIRECTIONS		
A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME	A.M.	HOUR	VOLUME
P.M.	1645	1068	P.M.	1630	961	P.M.	1645	2009
DAILY	1645	1068	DAILY	730	978	DAILY	1645	2009

TRUCK PERCENTAGE 16.08 16.73 16.40

CLASSIFICATION SUMMARY DATABASE																
DIR	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	TOTTRK TOTVOL
E	39	6278	3785	23	694	99	22	409	656	27	0	1	4	0	0	1935 12037
W	35	6040	3828	17	800	105	14	329	686	35	1	0	2	0	0	1989 11892

GENERATED BY SPS 5.0.49P
 $1,068 \times 1.18 = 1,260$
 $978 \times 1.18 = 1,154$

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9100 OKEECHOBEE CNTYWIDE

WEEK	DATES	SF	MOCF: 0.93 PSCF
1	01/01/2019 - 01/05/2019	1.02	1.10
2	01/06/2019 - 01/12/2019	1.01	1.09
3	01/13/2019 - 01/19/2019	1.00	1.08
4	01/20/2019 - 01/26/2019	0.98	1.05
* 5	01/27/2019 - 02/02/2019	0.95	1.02
* 6	02/03/2019 - 02/09/2019	0.92	0.99
* 7	02/10/2019 - 02/16/2019	0.89	0.96
* 8	02/17/2019 - 02/23/2019	0.90	0.97
* 9	02/24/2019 - 03/02/2019	0.90	0.97
*10	03/03/2019 - 03/09/2019	0.90	0.97
*11	03/10/2019 - 03/16/2019	0.91	0.98
*12	03/17/2019 - 03/23/2019	0.92	0.99
*13	03/24/2019 - 03/30/2019	0.93	1.00
*14	03/31/2019 - 04/06/2019	0.94	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.02
*16	04/14/2019 - 04/20/2019	0.97	1.04
*17	04/21/2019 - 04/27/2019	0.98	1.05
18	04/28/2019 - 05/04/2019	0.99	1.06
19	05/05/2019 - 05/11/2019	1.01	1.09
20	05/12/2019 - 05/18/2019	1.02	1.10
21	05/19/2019 - 05/25/2019	1.04	1.12
22	05/26/2019 - 06/01/2019	1.06	1.14
23	06/02/2019 - 06/08/2019	1.07	1.15
24	06/09/2019 - 06/15/2019	1.09	1.17
25	06/16/2019 - 06/22/2019	1.09	1.17
26	06/23/2019 - 06/29/2019	1.10	1.18
27	06/30/2019 - 07/06/2019	1.11	1.19
28	07/07/2019 - 07/13/2019	1.11	1.19
29	07/14/2019 - 07/20/2019	1.12	1.20
30	07/21/2019 - 07/27/2019	1.11	1.19
31	07/28/2019 - 08/03/2019	1.11	1.19
32	08/04/2019 - 08/10/2019	1.10	1.18
33	08/11/2019 - 08/17/2019	1.09	1.17
34	08/18/2019 - 08/24/2019	1.09	1.17
35	08/25/2019 - 08/31/2019	1.09	1.17
36	09/01/2019 - 09/07/2019	1.09	1.17
37	09/08/2019 - 09/14/2019	1.08	1.16
38	09/15/2019 - 09/21/2019	1.08	1.16
39	09/22/2019 - 09/28/2019	1.06	1.14
40	09/29/2019 - 10/05/2019	1.04	1.12
41	10/06/2019 - 10/12/2019	1.02	1.10
42	10/13/2019 - 10/19/2019	1.00	1.08
43	10/20/2019 - 10/26/2019	0.98	1.05
44	10/27/2019 - 11/02/2019	0.97	1.04
45	11/03/2019 - 11/09/2019	0.96	1.03
46	11/10/2019 - 11/16/2019	0.95	1.02
47	11/17/2019 - 11/23/2019	0.96	1.03
48	11/24/2019 - 11/30/2019	0.98	1.05
49	12/01/2019 - 12/07/2019	0.99	1.06
50	12/08/2019 - 12/14/2019	1.00	1.08
51	12/15/2019 - 12/21/2019	1.02	1.10
52	12/22/2019 - 12/28/2019	1.01	1.09
53	12/29/2019 - 12/31/2019	1.00	1.08

* PEAK SEASON

14-FEB-2020 15:39:20

830UPD

1_9100_PKSEASON.TXT

TABLE 7

Generalized **Peak Hour Directional Volumes** for Florida's
Urbanized Areas¹

12/18/12

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)											
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,260	3,020	3,660	3,940	
2	Divided	*	1,910	2,000	**	3	3,360	4,580	5,500	6,080	
3	Divided	*	2,940	3,020	**	4	4,500	6,080	7,320	8,220	
4	Divided	*	3,970	4,040	**	5	5,660	7,680	9,220	10,360	
						6	7,900	10,320	12,060	12,500	
Class II (35 mph or slower posted speed limit)						Freeway Adjustments					
Lanes	Median	B	C	D	E	Auxiliary Lane	Ramp Metering				
1	Undivided	*	370	750	800	+ 1,000	+ 5%				
2	Divided	*	730	1,630	1,700						
3	Divided	*	1,170	2,520	2,560						
4	Divided	*	1,610	3,390	3,420						
Non-State Signalized Roadway Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
(Alter corresponding state volumes by the indicated percent.)						Lanes	Median	B	C	D	E
Non-State Signalized Roadways - 10%						1	Undivided	420	840	1,190	1,640
Median & Turn Lane Adjustments						2	Divided	1,810	2,560	3,240	3,590
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		3	Divided	2,720	3,840	4,860	5,380
1	Divided	Yes	No	+5%		Uninterrupted Flow Highway Adjustments					
1	Undivided	No	No	-20%		Lanes	Median	Exclusive left lanes	Adjustment factors		
Multi	Undivided	Yes	No	-5%		1	Divided	Yes	+5%		
Multi	Undivided	No	No	-25%		Multi	Undivided	Yes	-5%		
-	-	-	Yes	+ 5%		Multi	Undivided	No	-25%		
One-Way Facility Adjustment											
Multiply the corresponding directional volumes in this table by 1.2											
BICYCLE MODE ²											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Paved Shoulder/Bicycle Lane Coverage											
	B	C	D	E							
0-49%	*	150	390	1,000							
50-84%	110	340	1,000	>1,000							
85-100%	470	1,000	>1,000	**							
PEDESTRIAN MODE ²											
(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)											
Sidewalk Coverage											
	B	C	D	E							
0-49%	*	*	140	480							
50-84%	*	80	440	800							
85-100%	200	540	880	>1,000							
BUS MODE (Scheduled Fixed Route) ³											
(Buses in peak hour in peak direction)											
Sidewalk Coverage											
	B	C	D	E							
0-84%	> 5	≥ 4	≥ 3	≥ 2							
85-100%	> 4	≥ 3	≥ 2	≥ 1							

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

¹Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

² Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm

Land Use: 210

Single-Family Detached Housing

Description

Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Additional Data

The number of vehicles and residents had a high correlation with average weekday vehicle trip ends. The use of these variables was limited, however, because the number of vehicles and residents was often difficult to obtain or predict. The number of dwelling units was generally used as the independent variable of choice because it was usually readily available, easy to project, and had a high correlation with average weekday vehicle trip ends.

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

Single-family detached units had the highest trip generation rate per dwelling unit of all residential uses because they were the largest units in size and had more residents and more vehicles per unit than other residential land uses; they were generally located farther away from shopping centers, employment areas, and other trip attractors than other residential land uses, and they generally had fewer alternative modes of transportation available because they were typically not as concentrated as other residential land uses.

Time-of-day distribution data for this land use are presented in Appendix A. For the six general urban/suburban sites with data, the overall highest vehicle volumes during the AM and PM on a weekday were counted between 7:15 and 8:15 a.m. and 4:00 and 5:00 p.m., respectively. For the two sites with Saturday data, the overall highest vehicle volume was counted between 3:00 and 4:00 p.m. For the one site with Sunday data, the overall highest vehicle volume was counted between 10:15 and 11:15 a.m.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Connecticut, Delaware, Illinois, Indiana, Maryland, Minnesota, Montana, New Jersey, North Carolina, Ohio, Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, and Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 903, 925, 936

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

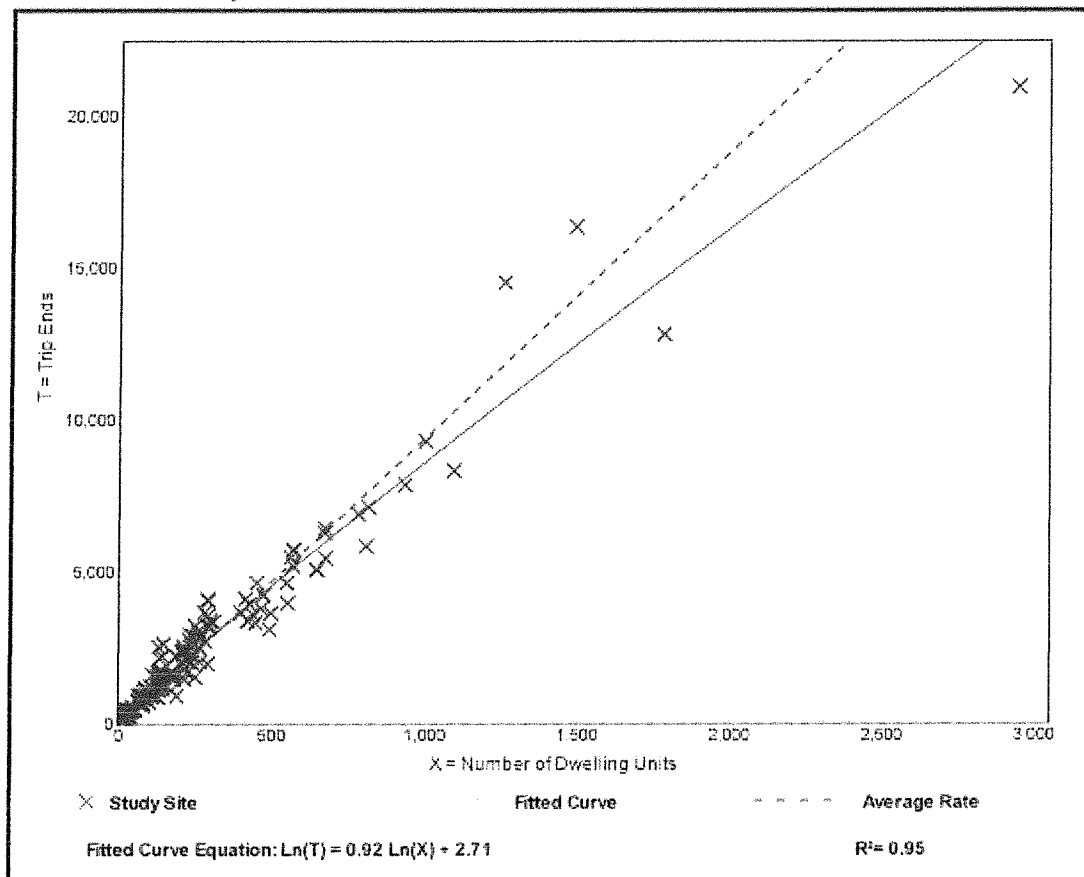
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

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

Setting/Location: General Urban/Suburban

Number of Studies: 173

Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.74

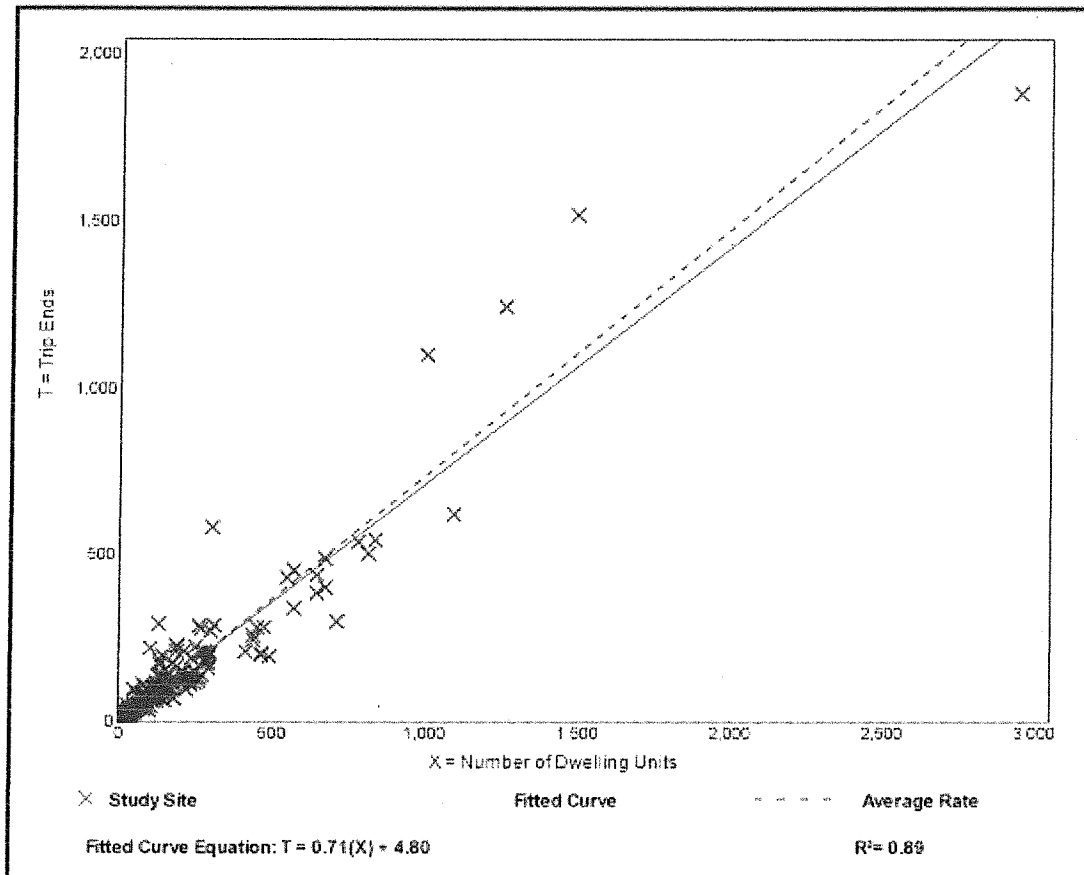
Range of Rates

0.33 - 2.27

Standard Deviation

0.27

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 190

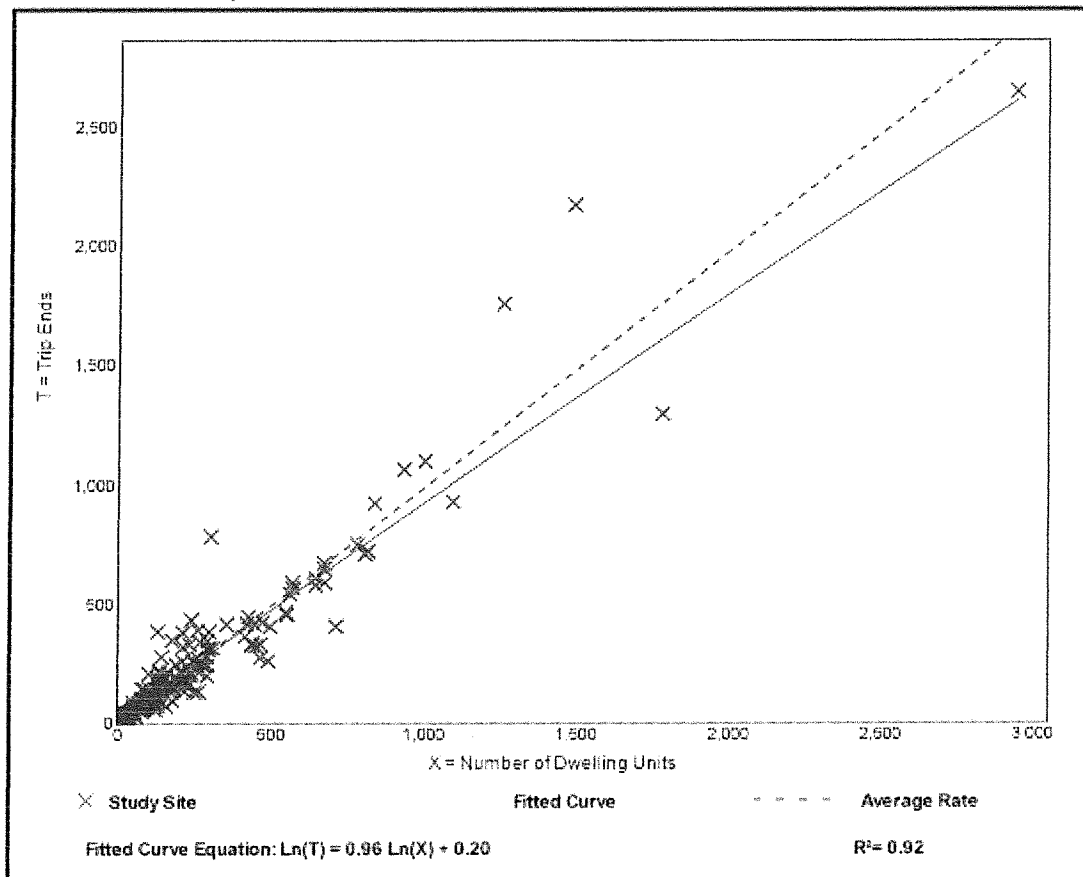
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

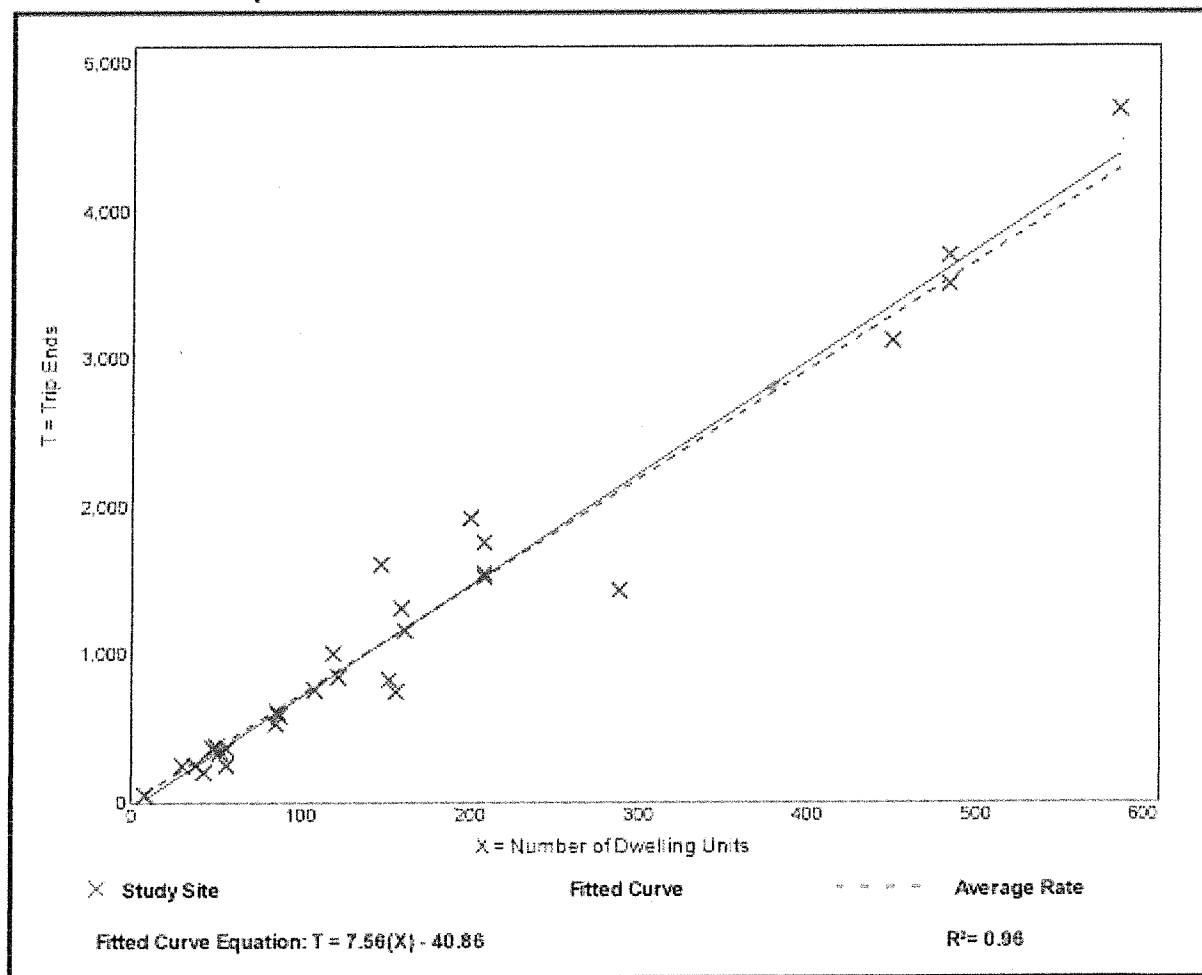
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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

Vehicle Trip Generation per Dwelling Unit

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

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

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

Setting/Location: General Urban/Suburban

Number of Studies: 42

Avg. Num. of Dwelling Units: 199

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

Range of Rates

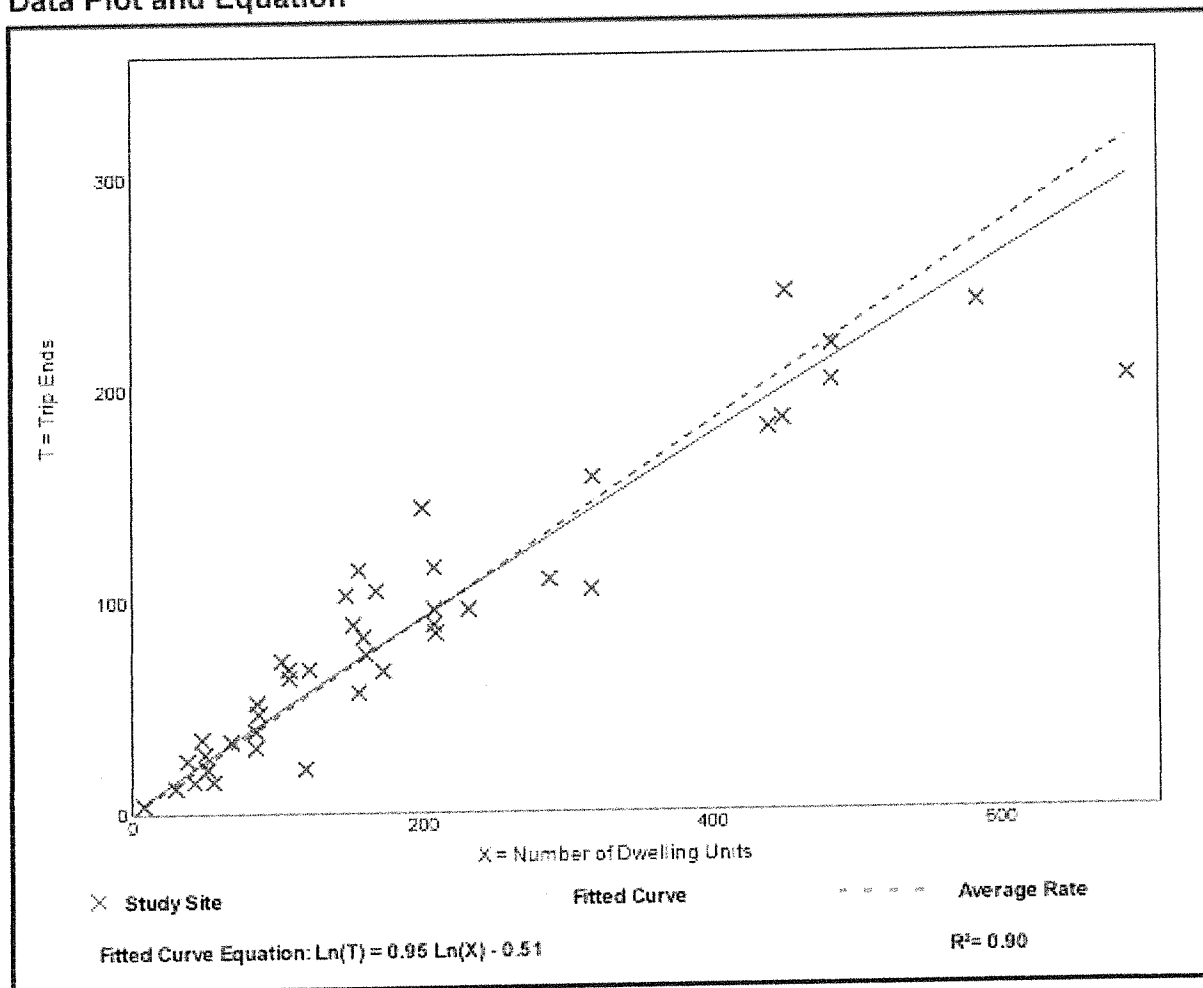
Standard Deviation

0.46

0.18 - 0.74

0.12

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 50

Avg. Num. of Dwelling Units: 187

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.56

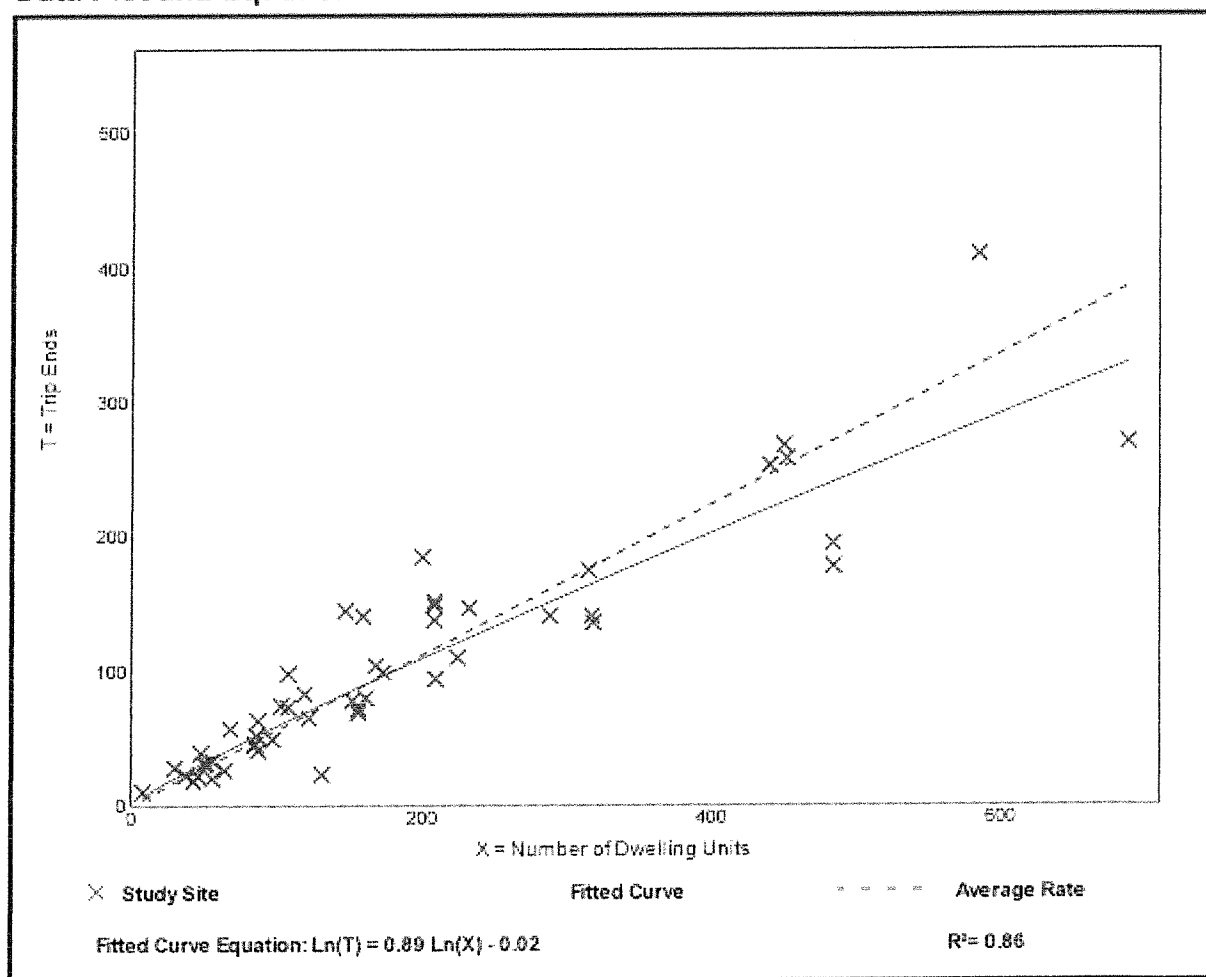
Range of Rates

0.18 - 1.25

Standard Deviation

0.16

Data Plot and Equation



Land Use: 820

Shopping Center

Description

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

Additional Data

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

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

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

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

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

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

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

Source Numbers

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

Shopping Center (820)

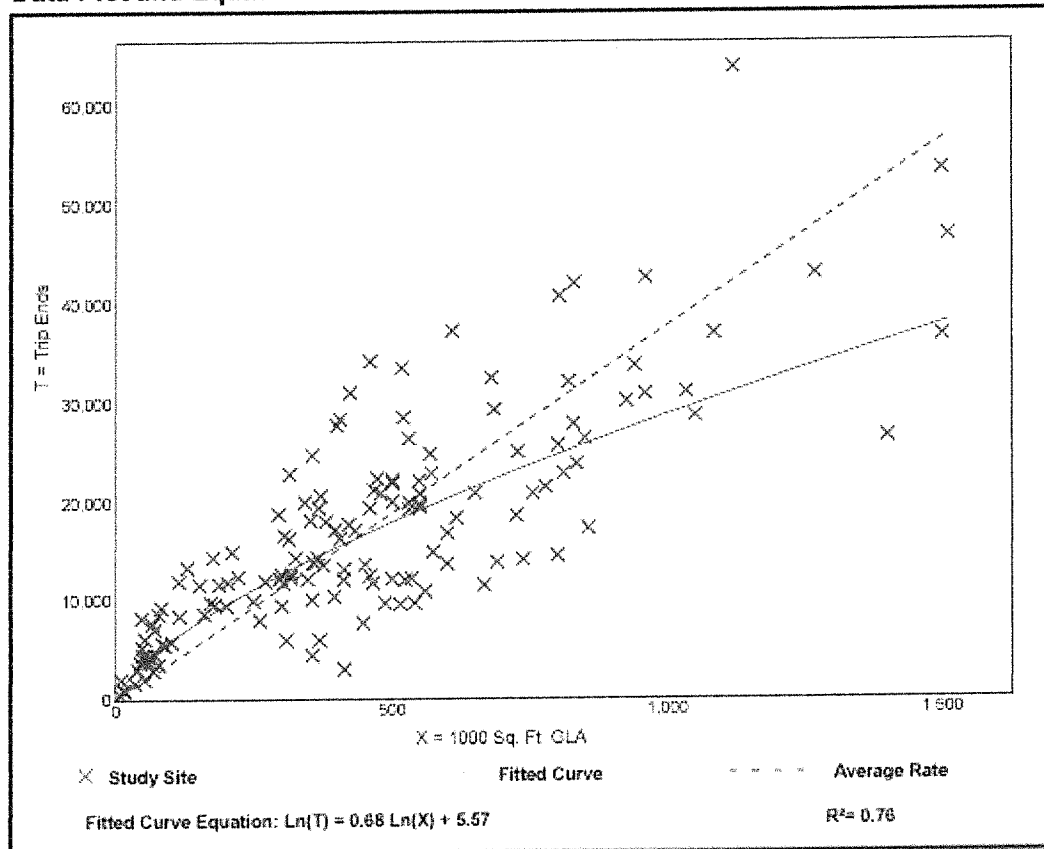
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



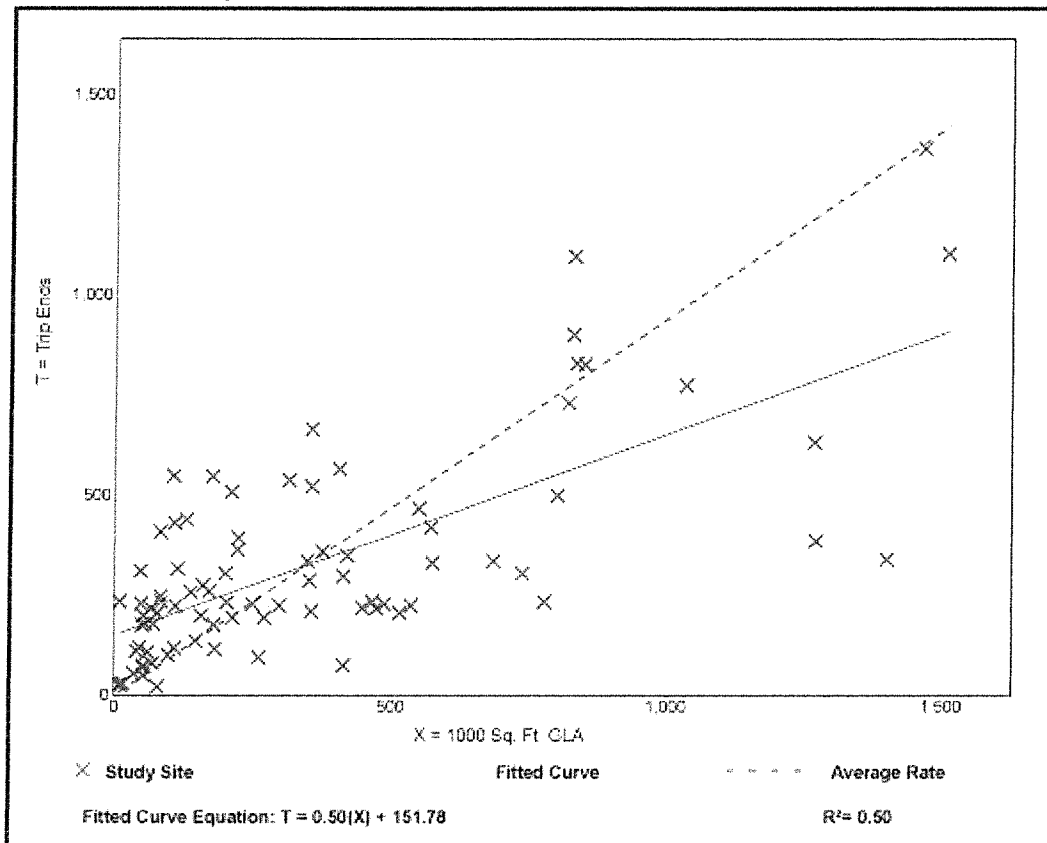
Shopping Center (820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation



Shopping Center (820)

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

Vehicle Trip Generation per 1000 Sq. Ft. GLA

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

Data Plot and Equation

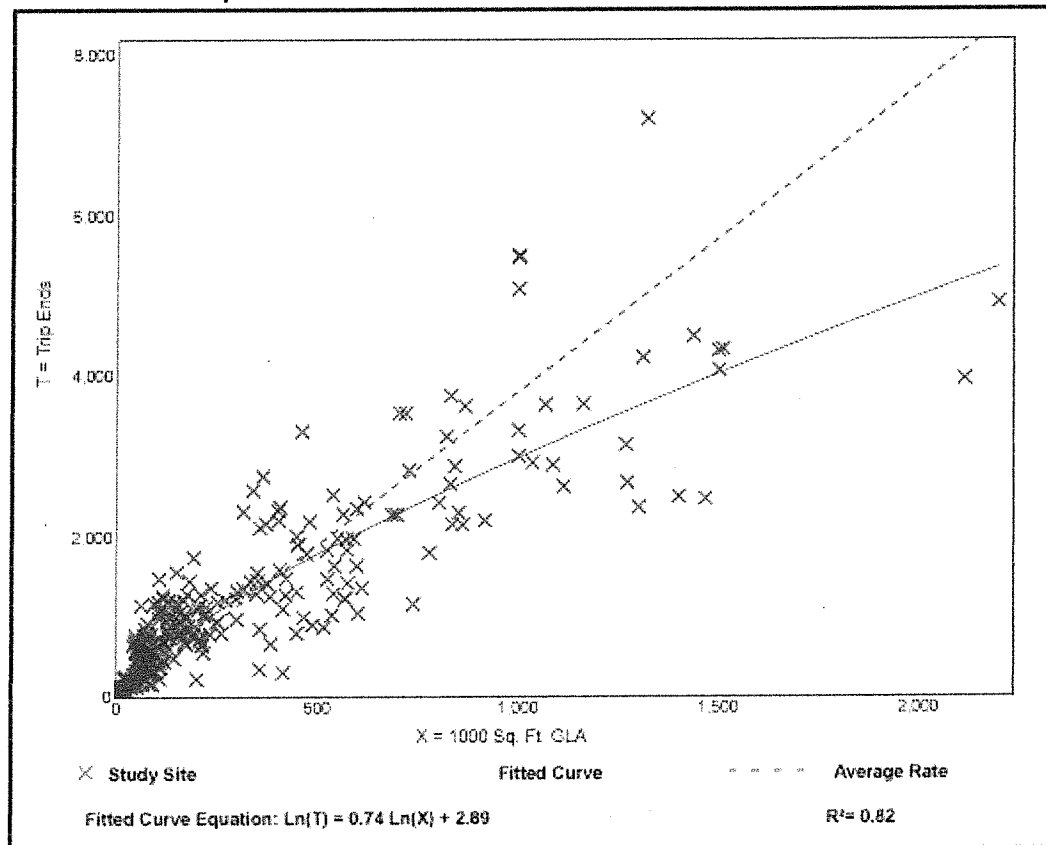
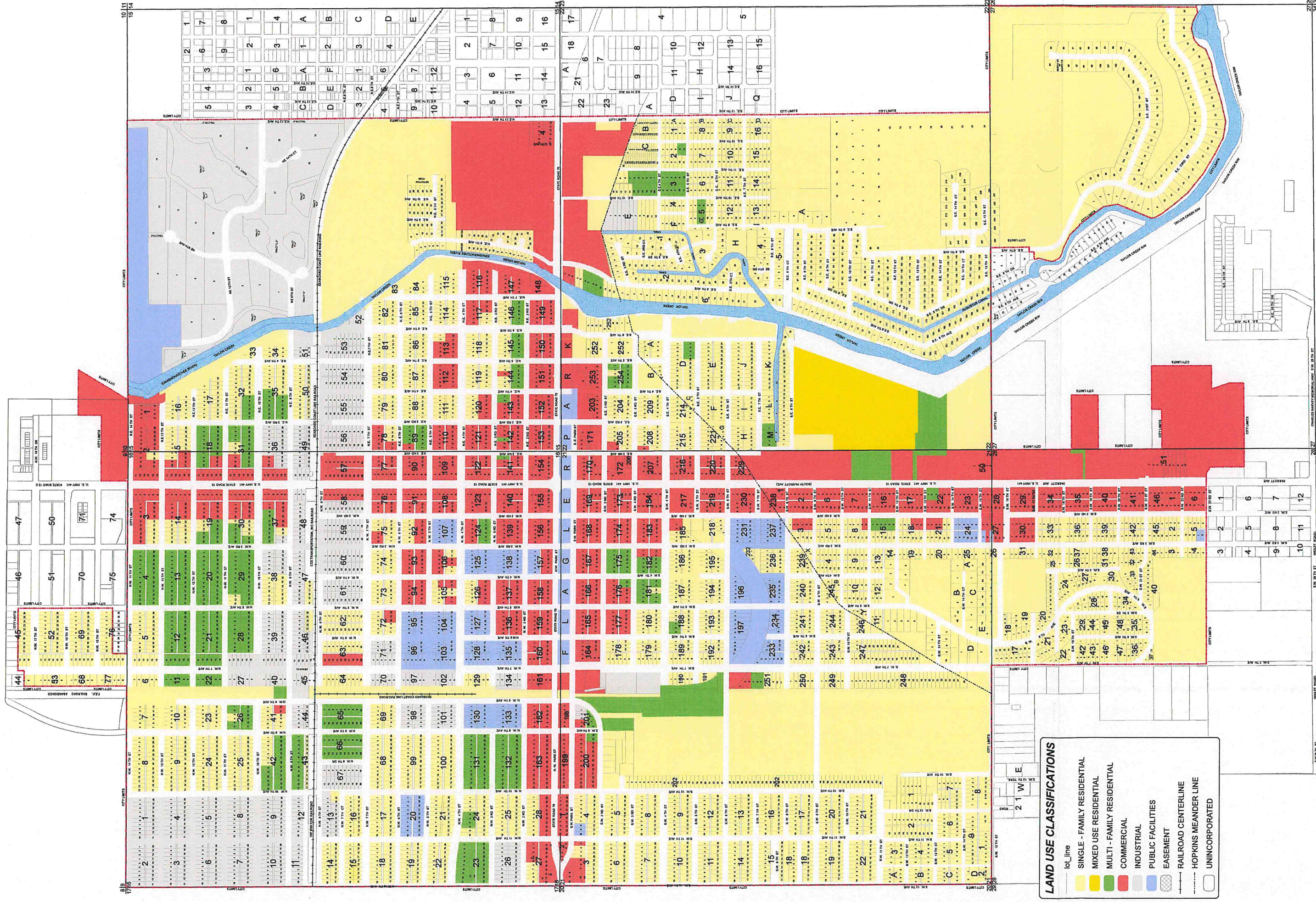


Table E.1 Land Use Codes and Time Periods with Pass-By Data

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

89% Weekday



CORRECTED as of June 21, 2019
 On February 19, 2019 changes were made to the Official Comprehensive Plan Future Land Use Maps, and Use Changes thru February 19, 2019. The changes are reflected herein.
 City of Okeechobee, FL
 City Clerk: Lane Gamble



Okeechobee County, FL

GrizzlyLogic.com



Jeff Sabin
Gov't Affairs Manager
WM Inc. of Florida
7700 SE Bridge Road
Hobe Sound, FL 33455
Cell 772-263-0017
jsabin@wm.com

September 29, 2021

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

Subject: Blue Spring Holdings, Land Use Change Solid Waste Capacity at Okeechobee Landfill, Inc.

Dear Gary,

The above referenced project is proposing to change the Comprehensive Plan from Single Family to Commercial and Residential Multifamily. The Comprehensive Plan request for the 54.8 acre parcel is to commercial – 16.8 acres and Residential Multifamily – 38.0 acres from Single Family 54.8 acres. The density associated with the Future Land Use will have an increased demand for solid waste. The existing Single-Family FLU has a density of 5 units per acres and allows for 272 Single family homes. At 272 Single Family homes at the City's 13 lbs per person per day assuming 2.5 people per household that demand would equate to 32.5 lbs per day per household. This would yield a current demand of 8,840 lbs per day. Since there is no LOS Standard in the City's code for Commercial, we will address the housing component of 38.0 acres of residential multifamily, Residential Multiple Family has a density of 10 units to the acre or 380 units at 2.5 residents per day would yield 32.5 lbs per day per household or 12,350 lbs per day or an increase of residential waste of 3,510 lbs per day plus commercial waste. The code requires at least 3 years of capacity at the landfill for this Comprehensive Change.

Waste Management, Inc. - Okeechobee Landfill, Inc. has the capacity to serve the project.

Should you have any questions regarding this matter, please contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read 'Jeff Sabin', is written over the word 'Respectfully,'. The signature is stylized and extends across the line.

Government Affairs Manager

B3b



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 18, 2021

Mr. Steve Dobbs, PE
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water & Wastewater Comprehensive Land Use Change Request**

Blue Springs Holdings, LLC
Parcel ID: 2-15-37-35-0A00-00003-0000 (32893)
Site Address: ±600 Block, NE 8th Avenue
Okeechobee, FL 34972

Dear Mr. Dobbs:


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 May 2019 to April 2020, the maximum daily flow was 3.3 MGD, or about 55% of total plant capacity.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.0 MGD. During the twelve month period from July 2019 to June 2020, the annual average daily demand was 0.873 MGD, or about 29% of the current 3.0 MGD treatment capacity.

At the present time, the OUA has excess capacity at the treatment plants. Provided that the proposed Land Use Change does not have a demand greater than 1.5 MGD, in either water or wastewater, the OUA will not see a negative impact. Any upgrade requirements to the water or wastewater 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

Superintendent
Ken Kenworthy



Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue
Okeechobee, Florida 34974

Fax 863-462-5151

B3c
Chairperson
Amanda Riedel
Vice Chairperson
Melisa Jahner
Members
Joe Arnold
Jill Holcomb
Malissa Morgan

September 3, 2021

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

RE: Job No.: 2019-041 Subject: Blue Spring, LLC - Parcel Number 2-15-37-35-0A00-00003-0000

Dear Mr. Dobbs:

I understand that you have applied for a change in future land use which requires a confirmation of adequate services from the school district. Your application is to change the use of the property identified to accommodate 380 multifamily home residences for this project that would generate 42 - K-5 students, 19 - 6-8 students, and 19 - 9-12 students.

The current capacity of the schools within our district is adequate to cover the additional 118 new students. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you the best in this endeavor.

Thanks,

A handwritten signature in blue ink, reading "Ken Kenworthy".

Ken Kenworthy
Superintendent of Schools



Achieving Excellence: Putting Students First!

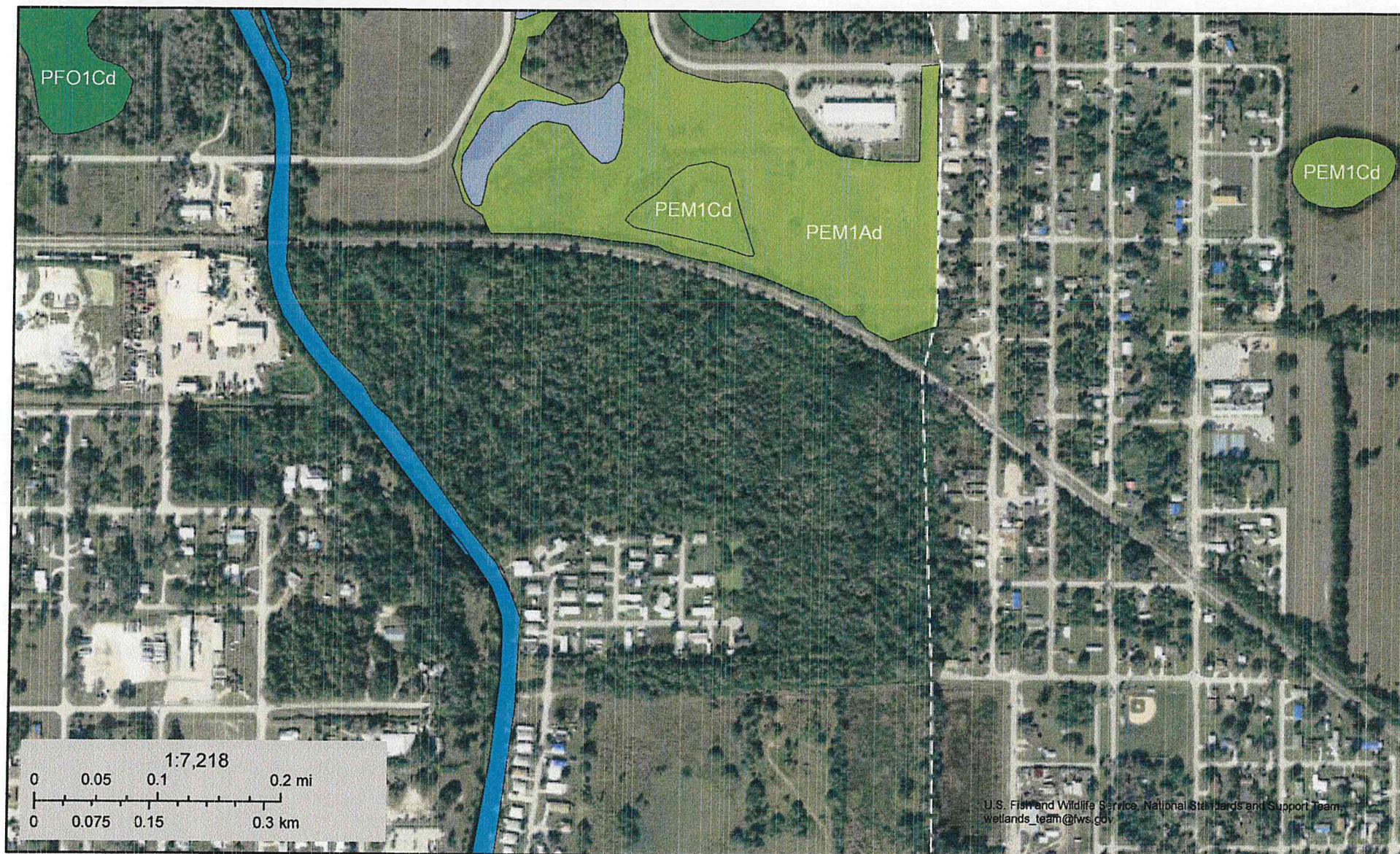




U.S. Fish and Wildlife Service

National Wetlands Inventory

Blue Spring Holdings, LLC



April 27, 2020

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

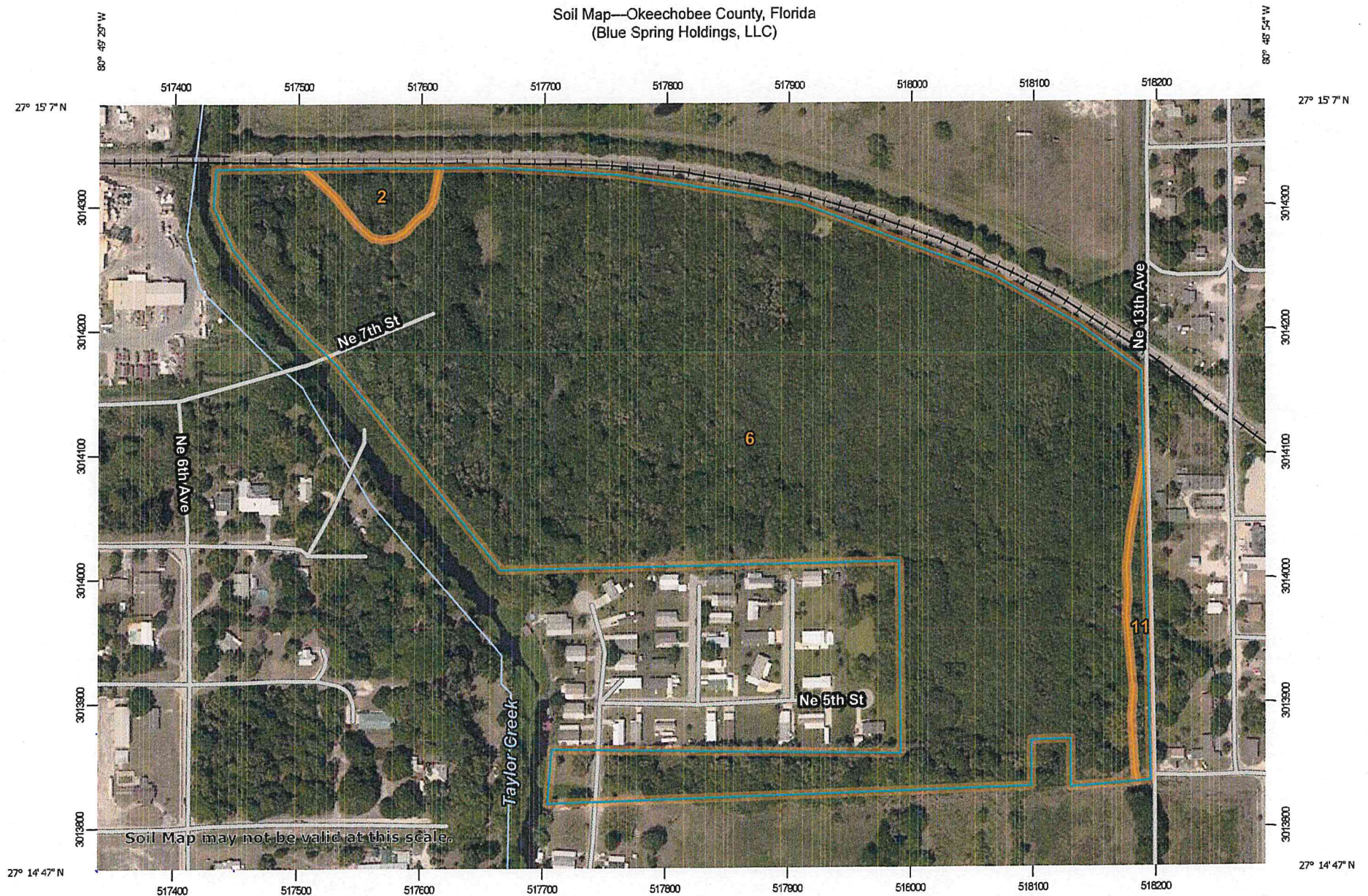
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general 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.

51

Soil Map—Okeechobee County, Florida
(Blue Spring Holdings, LLC)



Soil Map may not be valid at this scale.

Map Scale: 1:4,350 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 200 400 800 1200 Feet

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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey


4/27/2020
Page 1 of 3

Handwritten signature or initials.

Soil Map—Okeechobee County, Florida
(Blue Spring Holdings, LLC)

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 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
2	Basinger fine sand, 0 to 2 percent slopes	1.0	1.7%
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	55.0	96.8%
11	Immokalee fine sand, 0 to 2 percent slopes	0.8	1.4%
Totals for Area of Interest		56.8	100.0%

National Flood Hazard Layer FIRMeTte



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		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone I
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		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 4/27/2020 at 3:12:58 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

27°15'9.55"N

80°49'33.17"W

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

1:6,000

27°14'37.56"N

80°48'55.71"W



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

The State and Regional Planning Policies relevant to this amendment include social, economic and physical growth consistent and compatible to the long-range guidance outlined in Title XIII, Planning & Development. The Goals, Objectives and Policies in Chapter 186 regarding Economic Opportunities, Employment, and overall Community Development are emphasized in this request for amendment to the Comprehensive Plan to Commercial and Residential. The proposed amendment to create a development of Commercial and Multi-Family Residential will support the overall goals of encouraging a mixture of uses and an efficient pattern of development and for providing affordable housing and low-impact commercial uses. Land Use, Potable Water and Sewer, and Transportation Systems outlined in the Policy Plan will be conforming with state and local requirements and levels of concurrency. Regional goals and policies addressing economic development and future conditions, trends and market demand are based on expected population patterns are emphasized as a basis for the amendment to support this change of land use.

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Preliminary Certified

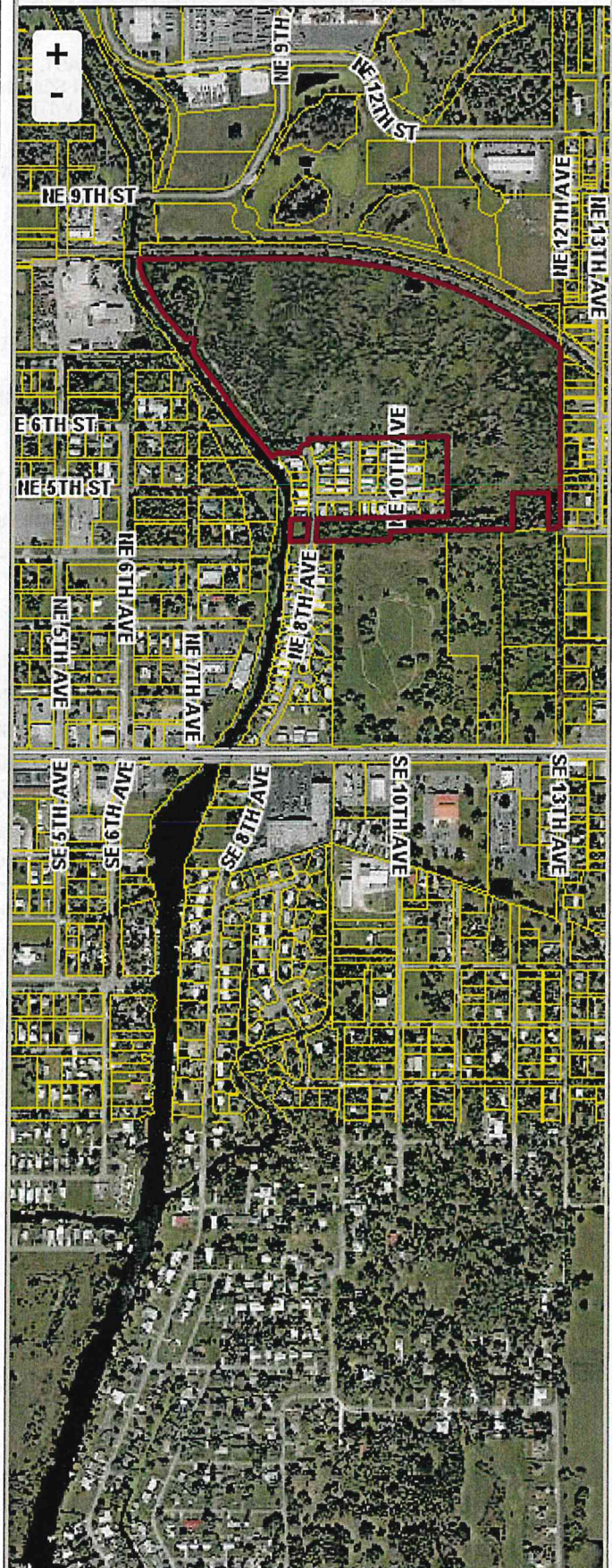
updated: 9/16/2021

Parcel: << **2-15-37-35-0A00-00003-0000 (36510)** >>**Owner & Property Info**

Result: 1 of 1

Owner	BLUE SPRING HOLDINGS LLC 10860 SW 25TH ST DAVIE, FL 33324-5606
Site	NE 9TH AVE, OKEECHOBEE
Description*	UNPLATTED LANDS OF THE CITY THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4; NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NORTHWEST 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF NORTHWEST 1/4; SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. LESS & EXCEPT: A PORTION OF THE SOUTHEAST 1/4 AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR NORTH 00°10'04" EAST ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING; THENCE BEAR NORTH 89°25'18" EAST ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE BEAR NORTH 00°11'25" WEST ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR SOUTH 89°25'18" WEST A DISTANCE OF 873.03 FEET; THENCE BEAR SOUTH 00°10'04" EAST A DISTANCE OF 83.36 FEET; THENCE BEAR SOUTH 89°25'18" WEST A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: SOUTH 36°59'52" EAST A DISTANCE OF 70.15 FEET; SOUTH 26°01'09" EAST A DISTANCE OF 49.01 FEET; SOUTH 20°22'54" EAST A DISTANCE OF 24.40 FEET; SOUTH 09°48'57" EAST A DISTANCE OF 23.52 FEET; SOUTH 02°45'22" EAST A DISTANCE OF 49.28 FEET; SOUTH 00°20'24" EAST A DISTANCE OF 49.34 FEET; SOUTH 02°34'03" WEST A DISTANCE OF 76.66 FEET; SOUTH 00°53'25" WEST A DISTANCE OF 44.65 FEET; THENCE BEAR NORTH 89°25'18" EAST A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING. AND LESS THE FOLLOWING PARCEL CONTAINING 1 ACRE, MORE OR LESS: A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF

Aerial Viewer Pictometry Google Maps

☒ 2021
 ☐ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ Sales


SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED SOUTH 89°21'13 WEST ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°21'13 WEST ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°20'48 WEST ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN NORTH 89°21'13 EAST, A DISTANCE OF 208.70 FEET; THENCE RUN SOUTH 00°20'48 EAST ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THE FOLLOWING: UNPLATTED LANDS OF THE CITY THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. LESS THAT PORTION THEREOF PREVIOUSLY SOLD TO FRED AND CAROL WALKER. <<<less

Area	52.29 AC	S/T/R	15-37-35
Use Code**	NON AG ACREAGE (9900)	Tax District	50

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

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

Property & Assessment Values

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$204,249	Mkt Land	\$249,074
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$204,249	Just	\$249,074
Class	\$0	Class	\$0
Appraised	\$204,249	Appraised	\$249,074
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$20,550
Assessed	\$204,249	Assessed	\$249,074
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$204,249 city:\$204,249 other:\$204,249 school:\$204,249	Total Taxable	county:\$228,524 city:\$228,524 other:\$228,524 school:\$249,074

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



▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
9/21/2020	\$4,000	2020009559	WD	V	U	19
10/28/2019	\$400,000	2019011151	PR	V	U	11
10/28/2019	\$100	2019011147	PR	V	U	11
5/25/2016	\$100	0776/0732	QC	I	U	11
1/18/2016	\$100	0769/1572	QC	I	U	11
12/19/2008	\$100	0663/1621	QC	I	U	01
6/19/2007	\$1,700,000	0633/0717	WD	V	U	03
6/19/2007	\$0	0633/0715	QC	V	U	03

11/25/2003	\$0	0520/0272	QC	V	U	03
2/14/2002	\$0	0470/0950	QC	V	U	03
1/3/1997	\$200,000	0386/1007	WD	V	Q	
8/24/1995	\$0	0371/0321	WD	V	U	03
9/1/1987	\$0	0291/0023	QC	V	U	03
8/1/1980	\$112,300	0236/0808	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
N O N E					

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
N O N E						

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
009533	LOW 41-<101 AC (MKT)	25.800 AC	1.0000/1.0000 1.0000/ /	\$1,700 /AC	\$43,860
100HS6	FIRST AC (MKT)	1.000 AC	1.0000/1.0000 1.0000/ /	\$16,000 /AC	\$16,000
900HS6	REMAIN AC (MKT)	24.390 AC	1.0000/1.0000 1.0000/.8000000 /	\$7,600 /AC	\$185,364
961CAC	NON/CONFIG (MKT)	1.100 AC	1.0000/1.0000 1.0000/.2500000 /	\$3,500 /AC	\$3,850

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