



**CITY OF OKEECHOBEE  
PLANNING BOARD MEETING  
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974  
MARCH 18, 2021  
LIST OF EXHIBITS**

---

<b>Draft Minutes</b>	Summary of Board Action January 21, 2021
<b>Draft Minutes</b>	Summary of Board Discussion February 18, 2021
<b>Exhibit 1</b>	Land Development Regulations (LDR) Text Amendment Petition No. 21-001-TA
<b>Exhibit 2</b>	Land Development Regulations (LDR) Text Amendment Petition No. 21-002-TA



**CITY OF OKEECHOBEE, FLORIDA**  
**PLANNING BOARD & WORKSHOP MEETING**  
**JANUARY 21, 2021**  
**DRAFT SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular Planning Board & Workshop meeting for the City of Okeechobee to order on Thursday, January 21, 2021, at 6:25 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 Hoover, Board Members Karyne Brass, Rick Chartier, Felix Granados, Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Vice Chairperson Doug McCoy and Board Member Phil Baughman were absent without consent. Chairperson Hoover moved Alternate Board Members Papasso and Shaw to voting positions.

**III. AGENDA**

- A.** There were no items added, deferred, or withdrawn from the agenda.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

**IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON**

- A.** Chairperson Hoover opened the floor to receive nominations for Chairperson.
- B.** Motion by Board Member Chartier, seconded by Board Member Brass to appoint Dawn Hoover to serve a two-year term beginning January 21, 2021. **Motion Carried Unanimously.**
- C.** Chairperson Hoover opened the floor to receive nominations for Vice Chairperson.
- D.** Motion by Board Member Brass, seconded by Board Member Granados to appoint Doug McCoy to serve a two-year term beginning January 21, 2021. **Motion Carried Unanimously.**

**V. MINUTES**

- A.** Motion by Board Member Brass, seconded by Alternate Board Member Papasso to dispense with the reading and approve the November 19, 2020, Regular Meeting & Workshop minutes. **Motion Carried Unanimously.**

**VI. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:28 P.M.**

- A.** 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report explaining at one time, the City's Land Development Regulations (LDR's) contained regulations for the development of properties zoned Holding. However, several years ago, the Holding District regulations were removed from the LDR's. Currently, if any property owner of land zoned Holding is seeking to develop that property, a rezoning must be performed first. There are currently 55 parcels of land within the City that are partially or entirely zoned Holding. Some of these parcels are developed, though most are undeveloped or used for agricultural purposes. Most of the Holding parcels are designated as Single Family Residential on the Future Land Use Map, though there are two with Commercial designations and one with Mixed Use Residential.

As members of the City Council and Planning Board have pointed out, the rezoning process can be an uncertain and cost prohibitive process for some property owners and prospective property buyers. If the goal of the City is to encourage owners of Holding properties to rezone, then the City may consider instituting a temporary program that provides some incentivization to rezone by reducing the requirements, lowering the application fee, and providing more certainty to the outcome of the rezoning process. As was initiated by the Planning Board at the August 2020 workshop and as discussed at multiple subsequent workshops, the purpose of this proposed Ordinance is to implement a program to incentivize owners of properties zoned Holding to request a rezoning to another zoning district. It provides eligible property owners an opportunity for reduced application requirements, reduced application fees, official rezoning recommendations and mailed notification of the program.

**VI. PUBLIC HEARING ITEM A. CONTINUED**

2. Mr. Dowling Watford Jr., 701 Northeast 5<sup>th</sup> Street, Okeechobee, Florida, inquired as to what happens should property owners elect not to participate in the program. In this case, the property designation of Holding would remain. Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, commented a client of his is preparing to submit an application to request rezoning of approximately 54± acres located in the Northeast section of the City to the East of the Riven Run Resort Mobile Home Park, which is identified in the Planner's Staff Report as Map ID Numbers 33 and 35.
3. No Ex-Parte disclosures were offered.
4. Motion by Board Member Brass, seconded by Board Member Jonassaint to recommend to the City Council approval of the Holding Property Rezoning Incentivization Program as outlined by Planner Smith in his Staff Report noting the following changes: add a location map and affidavit attesting to the completeness and accuracy of the list of surrounding property owners, as required submittal items on the proposed application; revise item number 4, Legal Description, on the application submittal checklist to read, required, but may be included with survey or warranty deed; and on the proposed notification letters make two minor corrections. **Motion Carried Unanimously.**

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:53 P.M.**

**VII. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:53 P.M.**

- A.** City Planning Consultant Smith briefly reviewed the Staff Report regarding parking reduction requests. LDR Sections 90-483 through 90-485 provide for requests to reduce the amount of parking that is required according to Section 90-512. However, it does not provide application requirements, an application fee, or a clear review process. Currently, should an applicant request approval for a parking reduction, the City charges the same fee for a parking reduction request as a site plan review. In situations where the parking reduction request is concurrent with the site plan review, this is appropriate. However, in the case of a change of use where no site plan review is occurring, it may not be appropriate to charge a site plan review fee which is a minimum of \$1000.

Previously, this Board recommended approval to the City Council for a new application and fee schedule of \$250 for these types of requests. However, the City Council brought up some issues with the proposed application requirements and asked for those to be revised. Planner Smith is proposing amending Section 90-483 in its entirety. Currently a parking study is a requirement. The proposed revisions would allow for applicants to request approval of a parking reduction by providing a less formal demonstration than a full parking study, while still allowing the Administrator to require a parking study should it be warranted for a particular project. In addition, which body should review the requests, the Technical Review Committee (TRC), the Board of Adjustment, the City Council, or a combination of the three. To keep costs at a minimum, he recommends having one body and that being the TRC. Lastly, the current LDR's place limits on the maximum amount of parking reduction that can be approved in the Commercial and Public Use Zoning Districts. He attached proposed LDR revisions to include limits for the other zoning districts as well as a prohibition on reducing parking requirements for single-family homes, mobile homes, and duplexes. A revised Appendix A, (Form 19), and C were presented as well.

After much discussion the consensus of the Board was, they agreed with the Planner's recommendations as listed in his Staff Report. Chapter 90, Article IV, Division 2, Section 90-483, Modification of parking and loading space requirements to read as: parking reduction requests to provide less parking and/or loading spaces than is required by Sections 90-512 and 90-513 may be submitted, reviewed, and approved by the Technical Review Committee as follows:

- (1) Applicants that submit site plans for review by the Technical Review Committee may request approval of parking reduction concurrently with site plan approval.

**VII. WORKSHOP ITEM A. CONTINUED**

No additional application or application fees are required if the request is submitted for consideration in conjunction with the site plan submittal package.

(2) For owners of existing developments where a proposed change of use would require more parking than is currently present on site, a parking reduction request application may be submitted for consideration by the Technical Review Committee. Please see parking reduction application in Appendix A and the associated fee in Appendix C.

(3) Applicants that submit PUD-M and PUD-R petitions may request approval of parking reduction concurrently with PUD approval. No additional application or application fees are required if the request is submitted for consideration in conjunction with the PUD petition package.

(4) Applicants shall demonstrate that the reduction request is appropriate, justified and in the public interest through one or several of the following. At the discretion of the Administrator, a parking study may be specifically required.

a. Submittal of a parking study demonstrating that the proposed use or combination of uses will have a peak parking demand less than the requirements of Sections 90-512 and/or 90-513.

b. The location, design and proposed uses of the site provide for and encourage exceptional pedestrian and bicycle access.

c. The site will contain multiple uses with opportunities for internal capture and shared use of parking facilities, and the hours of peak demand for two or more of the proposed uses do not normally overlap.

d. Public street parking is located adjacent to the site.

e. Drive through service is available and adequate space for stacking of vehicles is provided. Designated stacking lanes shall be designed to minimize congestion associated with internal circulation as well as site ingress and egress.

f. The subject property and/or building is in an historic district or is of historic interest.

(5) In the CBD zoning district, the number of parking spaces shall not be reduced by more than 80 percent.

(6) In the RSF-1, RSF-2, RMH, RMF, CPO, CLT and CHV zoning districts the number of parking spaces shall not be reduced by more than 20 percent.

(7) In PUB and IND zoning districts, the number of parking spaces shall not be reduced by more than 50 percent.

(8) No parking reductions shall be approved for single-family residences, mobile homes, or duplexes.

Chapter 90, Article IV, Division 2 Section 90-484 Reduction of paved parking spaces requirements to read as:

a. The number of paved spaces may be reduced upon demonstration by the applicant that the proposed use normally would have a demand for the total required parking spaces only on one or two days a week.

**CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 7:15 P.M.**

**VIII. Chairperson Hoover adjourned the meeting at 7:15 P.M.**

Submitted by:

\_\_\_\_\_  
Patty M. Burnette, Secretary

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



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD WORKSHOP MEETING  
FEBRUARY 18, 2021  
DRAFT SUMMARY OF BOARD DISCUSSION**

**I. CALL TO ORDER**

Chairperson Hoover called the workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 18, 2021, at 6:10 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Board Members Phil Baughman, and Karyne Brass were present as well as Alternate Board Members Joe Papasso and Jim Shaw. Board Members, Rick Chartier, Felix Granados, and Mac Jonassaint were absent with consent and Vice Chairperson Doug McCoy was absent without consent.

**III. ITEMS OF DISCUSSION**

**A.** Mr. Ben Smith of LaRue Planning and Management Services was present as the City's Planning Consultant and briefly explained his Staff Report regarding procedures and standards for joinders and de minimis subdivisions that were adopted by Ordinance Number 1170 in October of 2018. Prior to that Ordinance, subdivision platting was the only codified form of property division in the City's Land Development Regulations (LDR's). He discussed some revisions to those standards and well as some amendments to Chapter 86, Subdivisions, which includes a new process for dividing land that is already platted or subdivided. According to Florida Statute 177.031, anytime land is subdivided into three or more parts and includes the creation of new rights-of-way, a plat must be created. However, there should be processes in place for other land configurations like joinders, de minimis subdivisions, and a platted parcel split. He distributed a copy of the regulations regarding lot splits and lot combines from the City of Cape Coral for information purposes. Planner Smith purposes the following amendments:

Amend Section 86-2, clarifying the City's authority to regulate the division and joining of property within the City.

Amend Section 86-3, clarifying the applicability of the chapter to include joining land.

Amend Section 86-4, adding a definition for lot, parcel, and platted parcel split, and deleting the definition for plot. Also, throughout the remainder of the chapter, the term lot to be replaced by parcel to clarify the broader applicability of the codes.

Amend the title of Article II from Plans and Plats to Platting.

Amend the title of Section 86-71, under Division 2, Plats and Data, to Preapplication plans and data for platting.

Amend the title of Division 3, Simple Lot Split/De Minimis Subdivisions to Article III, De Minimis Subdivisions.

Amend Section 86-90, clarifying several new standards including requiring consistency with the designated Future Land Use Map category; prohibiting the creation of split zoning or land use designations; requiring consideration of sewage disposal and prohibiting sharing of septic facilities and private utility lines between parcels.

Amend the title of Division 4, Procedure for Application Submission and Approval of Joinder of Lots to Article IV, Joinders.

Amend Section 86-91(b)(2) to prohibit joining parcels with different Future Land Use designations.

Create new Article V, Platted Parcel Splits adding Section 86-92, which provides procedures and standards for dividing existing platted parcels.

Amend Article III, Variances to Article VI; Article IV, Design Standards to Article VII; and Article V, Required Improvements to Article VIII.

Amend Appendix C, Section 19 of the fee schedule to reflect a fee of \$500 for Platted Parcel Splits.

After a lengthy discussion, the consensus of the Board was to move forward with the Planner's recommendations with the following changes:

Amend Section 86-4 definition of Lot to be a single unit of land in a platted subdivision.

Amend Section 86-90(b)(10) to read if a sanitary sewer service connection will not be required, the resulting parcels shall be of adequate size to accommodate an appropriately sized onsite wastewater treatment system. Otherwise, a statement must be included from the appropriate provider indicating that sanitary sewer system is available to the property or can be made available.

Under the proposed amended Article IV, amend the third sentence of Section 86-91(a) (5) by removing the words principal or accessory.

Under the new Article V, amend the third sentence of Section 86-92(a)(5) to reflect in the event a parcel contains any structures, a survey showing the structures on the parcel and the setbacks of those structures from the existing and proposed property lines shall accompany the application.

Amend Section 86-92(b) by adding a new numeral (1) to read each of the newly created parcels must meet or exceed all requirements of the original underlying plat; then renumber the remainder of the section appropriately.

Amend Section 86-92(b)(7) to reflect the proposed parcel split should be relatively consistent with surrounding parcels. In determining consistency and compatibility with surrounding parcels, the City may consider, among other things, whether the majority of existing parcels are comparable in size, configuration and access road surface type within 500-feet of the subject parcel.

Amend Section 86-92(b)(10) by changing the word septic tank to reflect an appropriately sized onsite wastewater treatment system.

Amend Appendix C to reflect the fee of \$500.00 plus \$20.00 per acre.

**IV.** Chairperson Hoover adjourned the meeting at 7:19 P.M.

Submitted by:

---

Patty M. Burnette, Secretary

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

<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 39974-2903</b> <b>Phone: (863) 763-3372, ext. 218</b> <b>Fax: (863) 763-1686</b>	Date: 2-3-21	Petition No. 21-001-TA
	Fee Paid:	Jurisdiction: PB & CC 18
	1 <sup>st</sup> Hearing: 3-18-21	2 <sup>nd</sup> Hearing: 4-20-21 & 5-1-21
	Publication Dates:	
Notices Mailed:		
<b>APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS</b>		
<b>APPLICANT INFORMATION</b>		
1	Name of Applicant: City Initiated	
2	Mailing address:	
3	E-mail address:	
4	Daytime phone(s):	
5	Do you own residential property within the City? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide address(es)	
6	Do you own nonresidential property within the City? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, provide address(es)	
<b>REQUEST INFORMATION</b>		
7	Request is for: <input checked="" type="checkbox"/> Text change to an existing section of the LDRs <input type="checkbox"/> Addition of a permitted use <input type="checkbox"/> Deletion of a permitted use <input type="checkbox"/> Addition of a special exception use <input type="checkbox"/> Deletion of a special exception use <input type="checkbox"/> Addition of an accessory use <input type="checkbox"/> Deletion of an accessory use	
8	Provide a detailed description of text changes to existing section(s) showing deletions in <u>strikeout</u> and additions in <u>underline</u> format. (This description may be provided on separate sheets if necessary.) See attached Proposed Ordinance	

updated Per 2-26-21



## Staff Report

**To:** Okeechobee Planning Board  
**From:** Ben Smith, AICP  
**Meeting Date:** March 18, 2021  
**Subject:** Parking Reduction Request Ordinance

---

City code sections 90-483 through 90-485 provide for requests to reduce the amount of parking that is required according to section 90-512. However, the code does not provide application requirements, an application fee, or a clear review process. The proposed Ordinance substantially modifies and clarifies the requirements and procedures for parking reduction requests as follows:

- Currently, if an applicant is requesting approval for just a parking reduction without a site plan approval, the City charges the site plan review fee, which is a minimum of \$1,000. In situations where the parking reduction request is concurrent with the site plan review, it is appropriate to charge the site plan review fee. However, in the case of a change of use where no substantial new development is occurring and no site plan review is occurring, it may not be appropriate to charge that much.

The proposed Ordinance clarifies that parking reduction requests may be considered concurrently with site plan review or through the PUD approval process without requiring a separate parking reduction application or fee. However, in instances where only a change of use is proposed for an existing development where the proposed use would require more parking than is available on-site, a parking reduction application may be submitted along with a \$250 application fee.

- Existing code requires a parking study for any parking reduction request.

The proposed Ordinance revisions allow applicants to request approval of parking reductions by providing a less formal demonstration than a full parking study, while still authorizing the City Administrator to require a parking study if it is warranted for a particular project.

- Existing code requires approval by the City Council for parking reduction requests.

The proposed ordinance gives the responsibility of parking reduction request review to the Technical Review Committee, as this task is more in line with the duties of the TRC.

- Existing code places limits on the maximum amount of parking reduction that can be approved in the commercial zoning districts and the PUB zoning district.

The proposed Ordinance revisions also include limits for the other zoning districts as well as a prohibition on reducing parking requirements for single family homes, mobile homes, and duplexes.



## ORDINANCE NO. 2021-XX

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING CHAPTER 90 OF THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF OKEECHOBEE; AMENDING SECTION 90-483, REVISING THE PROVISIONS FOR PARKING REDUCTION REQUESTS; AMENDING SECTION 90-484, REVISING THE PROVISIONS FOR REQUESTING APPROVAL FOR UNPAVED PARKING; DELETING SECTION 90-485, MOVING LIMITATIONS FOR PARKING REDUCTION APPROVALS TO SECTION 90-483; AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE OF THE CITY OF OKEECHOBEE, ADDING FORM 21, PARKING REDUCTION PETITION; AMENDING APPENDIX C OF THE LAND DEVELOPMENT CODE OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR PARKING REDUCTION PETITIONS; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Okeechobee, Florida, has adopted Ordinance Number 716, as amended, known as the Land Development Regulations; and

**WHEREAS**, the City of Okeechobee, Florida, has a legitimate interest in periodic review of its Ordinances and Land Development Regulations in order to address certain inconsistencies or outdated regulations contained in the Codes; to make amendments to meet changing community standards, or to accommodate new development; and to create new ordinance or regulation to better serve the public and to make the Code a more consistent and easier to understand document; and

**WHEREAS**, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment Application No. 21-001-TA, at a duly advertised Public Hearing held on March 18, 2021, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

**WHEREAS**, the City Council for the City of Okeechobee, Florida, considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of said City, that said amendments are necessary and appropriate to make the Land Development Regulations more consistent and responsive to the needs of the City and its citizens.

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

**SECTION 1: Recitals Adopted.** Each of the above stated recitals is true and correct and incorporated herein by this reference:

### **SECTION 2: Amendment and Adoption to Chapter 90.**

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Chapter 90 – Zoning, Article IV – Supplementary District Regulations, Division 2, Parking and Loading Requirements:

Sec. 90-481. - Generally.

Off-street parking and loading facilities shall be indicated on a site plan and provided in accord with the regulations of this division.

Sec. 90-482. - Computation of required off-street parking and loading spaces.

Computation of required off-street parking and loading spaces shall be as follows:

- (1) Computation of parking spaces shall be rounded up or down to the nearest whole number.
- (2) Computation of parking spaces based on floor area requirements shall be gross floor area.
- (3) Computation of parking spaces in places of public assembly shall be based on the maximum occupancy rating given the building by the fire marshal.
- (4) Computation of parking spaces based on number of employees shall be at the maximum work shift.
- (5) Spaces for the handicapped are included in the computations of total parking spaces.
- (6) Parking spaces for two or more businesses may be combined, provided that the total number of spaces shall not be less than the sum of required spaces computed separately. Where it can be demonstrated that the need for parking spaces from specific uses do not overlap in time, the number of spaces may be reduced by the number required by the lesser use.
- (7) Loading spaces for two or more businesses may be combined, provided that the total number of loading spaces shall not be less than the sum of required spaces computed separately.
- (8) When a building or use is changed, or enlarged in floor area, the off-street parking and loading spaces as required in this division shall be provided for those changed or enlarged uses.

Sec. 90-483. - Modification of parking and loading space requirements.

~~Modification of parking and loading space requirements shall be as follows:~~

- ~~(1) The number of spaces may be increased, decreased, or deferred by the city council when:
  - ~~a. A parking study demonstrates that the proposed use would have a demand in excess or, or less than, the requirements of these Regulations.~~
  - ~~b. A parking study demonstrates that the hours of need for maximum parking for two or more joint uses do not normally overlap.~~
  - ~~c. A building is in an historic district or is of historic interest.~~
  - ~~d. A building is in a Commercial, Central Business District, or Public Use Zoning Categories.~~~~
- ~~(2) The city council may require the applicant to provide a parking study when the technical review committee presents data indicating that an increase or decrease in the number of parking spaces may be warranted.~~
- ~~(3) An applicant may submit a parking study to demonstrate that either the parking or loading space regulations are excessive for the use proposed, or there is not a current need for all spaces.~~
- ~~(4) A parking study requesting deferral of parking spaces shall contain:~~

- ~~a. A site plan locating the total required parking spaces and designating the deferred spaces, and a landscaping plan of the deferred parking area.~~
- ~~b. A written agreement with the city that the developer will pay for a study to determine the need to provide the full parking requirement and that the deferred spaces will be converted to parking spaces at the developer's expense should the city determine that additional spaces are needed.~~
- ~~(5) The number of parking spaces shall not be reduced below these requirements where there is insufficient parking.~~

Parking reduction requests to provide less parking and/or loading spaces than is required by Sections 90-512 and 90-513 may be submitted, reviewed, and approved by the technical review committee as follows:

- (1) Applicants that submit site plans for review by the technical review committee may request approval of parking reduction concurrently with site plan approval. No additional application or application fees are required if the request is submitted for consideration in conjunction with the site plan submittal package.
- (2) For owners of existing developments where a proposed change of use would require more parking than is currently present on site, a parking reduction request application may be submitted for consideration by the technical review committee. Please see parking reduction application in Appendix A and the associated fee in Appendix C.
- (3) Applicants that submit PUD-M and PUD-R petitions may request approval of parking reduction concurrently with PUD approval. No additional application or application fees are required if the request is submitted for consideration in conjunction with the PUD petition package.
- (4) Applicants shall demonstrate that the parking reduction request is appropriate, justified and in the public interest through one or several of the following. At the discretion of the Administrator, a parking study may be specifically required.
  - a. Submittal of a parking study demonstrating that the proposed use or combination of uses will have a peak parking demand less than the requirements of Sections 90-512 and/or 90-513.
  - b. The location, design and proposed uses of the site provide for and encourage exceptional pedestrian and bicycle access.
  - c. The site will contain multiple uses with opportunities for internal capture and shared use of parking facilities, and the hours of peak demand for two or more of the proposed uses do not normally overlap.
  - d. Public street parking is located adjacent to the site.
  - e. Drive through service is available and adequate space for stacking of vehicles is provided. Designated stacking lanes shall be designed to minimize congestion associated with internal circulation as well as site ingress and egress.
  - f. The subject property and/or building is in an historic district or is of historic interest.
- (5) In the CBD zoning district, the number of parking spaces shall not be reduced by more than 80 percent.
- (6) In the RSF-1, RSF-2, RMH, RMF, CPO, CLT and CHV zoning districts the number of parking spaces shall not be reduced by more than 20 percent.
- (7) In PUB and IND zoning districts, the number of parking spaces shall not be reduced by more than 50 percent.

(8) No parking reductions shall be approved for single family residences, mobile homes, or duplexes.

Sec. 90-484. - Reduction of paved parking space requirements.

- (a1) The number of paved spaces may be reduced ~~by the city council when a parking study demonstrates through the parking reduction request process as provided in Section 90-483, upon demonstration by the applicant~~ that the proposed use normally would have a demand for the total required parking spaces only on one or two days a week.
- (b2) Paved parking spaces shall not be reduced by more than 75 percent.

~~Sec. 90-485. - Reduction of parking space requirements in commercial districts.~~

- ~~(a) In commercial, central business, and public use zoning districts, city council may reduce the number of parking spaces if the technical review committee finds that there is a surplus of on-street parking in the immediate vicinity of the proposed use that is not required by other uses, or that the applicant has provided sufficient off-street parking by alternative means, such as but not limited to a parking garage, or adequate parking lots adjacent to the proposed use.~~
- ~~(b) City council may require the applicant to provide a parking study, or evidence of ownership or lease of alternative off-street parking, and may attach conditions to an approved or alternative parking space reduction.~~
- ~~(c) In the CBD the number of parking spaces shall not be reduced by more than 80 percent from that otherwise required in these regulations.~~
- ~~(d) In commercial zoning districts the number of parking spaces shall not be reduced by more than 20 percent from that otherwise required in these regulations.~~
- ~~(e) In public use zoning districts, the number of parking spaces shall not be reduced by more than 50 percent from that otherwise required in these regulations.~~

Secs. ~~90-486~~90-485—90-510. - Reserved.

**SECTION 3: Amendment and Adoption to Appendix A – Applications, Forms, and Content Requirements, as follows:**

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix A – Applications, Forms, and Content Requirements, adding Form 21 - Parking Reduction Petition as follows:

**APPENDIX A - APPLICATION FORMS AND CONTENT REQUIREMENTS**

\* \* \* \*

Form 21. – Parking Reduction Petition.

1. Petition contents. Parking reduction petitions shall be submitted on the appropriate application form and comprises the following:

a. Petitioner's name, address, phone number.

- b. Proof of interest in property.
- c. Property survey and location map.
- d. Description of all proposed uses.
- e. Supplementary supporting information.
- f. Application fee.

2. Processing. Parking reduction petitions are processed as follows:

- a. Applicant submits petition to general services department.
- b. Administrator reviews petition, initiates processing, issues notice of Technical Review Committee hearing.
- c. Technical Review Committee reviews petition and either approves, denies, or approves with conditions.

#### **SECTION 4: Amendment and Adoption to Appendix C – Schedule of Land Development Regulation Fees and Charges, as follows:**

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix C – Schedule of Land Development Regulation Fees and Charges, adding Fee Schedule Item 20 - Parking Reduction Petition, as follows:

#### **APPENDIX C - APPLICATION FORMS AND CONTENT REQUIREMENTS**

*	*	*	*
Fee Schedule:			
*	*	*	*
<u>20.</u>	<u>Parking Reduction Petition ..... \$250.00</u>		
*	*	*	*

**SECTION 4: CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6: INCLUSION IN THE CODE.** It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

**SECTION 7: SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 8: EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage.

**INTRODUCED** for First Reading and set for Final Public Hearing on this        day of       .

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

ATTEST:

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this \_\_\_\_ day of \_\_\_\_.

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

\_\_\_\_\_  
John Fumero, City Attorney

## Parking Reduction Application

**City of Okeechobee Planning and Development**  
**55 SE 3<sup>rd</sup> Avenue, Okeechobee, FL 34974**  
**Phone (863) 763-3372 • Fax (863) 763-1686**

## Parking Reduction Application

Per City Code Section 90-483, property owners of existing developments in the City of Okeechobee, which are proposing a change of use that would require more parking than is currently present on site, may submit requests to provide less parking and/or loading spaces than is required by Sections 90-512 and 90-513 by filling out this application, paying the application fee and providing the required submittals on the attached checklist.

Submittal Date: \_\_\_\_\_ Petition Number: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Name of Property Owner (if other than Applicant): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Contact Person (if other than Applicant): \_\_\_\_\_

Applicant/Contact Person Phone Number: \_\_\_\_\_

Applicant/Contact Person Address: \_\_\_\_\_

Applicant/Contact Person Email Address: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

Subject Property Parcel ID Number(s): \_\_\_\_\_

Subject Property Acreage: \_\_\_\_\_

Number of On-site Standard Vehicle Spaces and Loading Spaces : \_\_\_\_\_

Current or Previous Use(s) and the Floor Area of the Use(s): \_\_\_\_\_

Proposed Use(s) and the Floor Area of the Use(s): \_\_\_\_\_



## Parking Reduction Application

### CRITERIA FOR GRANTING A PARKING REDUCTION (City LDC Sec. 90-483)

Materials such as site plans, aerials, sketches, written descriptions of proposed on-site operations, or other materials should be submitted by the Applicant that demonstrate the parking reduction request is appropriate, justified and in the public interest and that one or several of the following criteria are met. Depending on the scope and type of proposed use(s), the City Administrator or their designee is authorized to require a parking study be performed for the application to be considered complete and the request to be considered by the technical review committee.

- a. Submittal of a parking study demonstrating that the proposed use or combination of uses will have a peak parking demand less than the requirements of Sections 90-512 and/or 90-513.
- b. The location, design and proposed uses of the site provide for and encourage exceptional pedestrian and bicycle access.
- c. The site will contain multiple uses with opportunities for internal capture and shared use of parking facilities, and the hours of peak demand for two or more of the proposed uses do not normally overlap.
- d. Public street parking is located adjacent to the site.
- e. Drive through service is available and adequate space for stacking of vehicles is provided. Designated stacking lanes shall be designed to minimize congestion associated with internal circulation as well as site ingress and egress.
- f. The subject property and/or building is in an historic district or is of historic interest.

### SUBMITTAL CHECKLIST

<b><u>No.</u></b>	<b><u>Checklist Items</u></b>	<b><u>Check</u></b>
1.	Copy of recorded warranty deed indicating current ownership	_____
2.	Notarized letter of consent (required if applicant is different from property owner)	_____
3.	Property survey	_____
4.	Legal description	_____
5.	Location map	_____
6.	Supplemental supporting information	_____
7.	Application fee of \$250	_____

City of Okeechobee  
General Services Department  
55 S.E. 3<sup>rd</sup> Avenue, Room 101  
Okeechobee, Florida 39974-2903  
Phone: (863) 763-3372, ext. 218  
Fax: (863) 763-1686

Date: 2-3-21

Petition No. 21-002-TA

Fee Paid:

Jurisdiction: PB+CC 18

1<sup>st</sup> Hearing: 3-18-212<sup>nd</sup> Hearing: 4-20-21 & 5-11-21

Publication Dates:

Notices Mailed:

## APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

## APPLICANT INFORMATION

1 Name of Applicant:

City Initiated

2 Mailing address:

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? ☐ Yes ☐ No

If yes, provide address(es)

6 Do you own nonresidential property within the City? ☐ Yes ☐ No

If yes, provide address(es)

## REQUEST INFORMATION

7 Request is for: ☒ Text change to an existing section of the LDRs☐ Addition of a permitted use ☐ Deletion of a permitted use☐ Addition of a special exception use ☐ Deletion of a special exception use☐ Addition of an accessory use ☐ Deletion of an accessory use8 Provide a detailed description of text changes to existing section(s) showing deletions in ~~strikeout~~ and additions in underline format. (This description may be provided on separate sheets if necessary.)

See attached proposed Ordinance

updated Ben 2-26-21

## Staff Report

**To:** Okeechobee Planning Board  
**From:** Ben Smith, AICP  
**Meeting Date:** March 18, 2021  
**Subject:** Holding Property Rezoning Ordinance

---

At one time, the City's land development code contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the land development code. Currently, if any property owner of land zoned Holding is seeking to develop that property, a rezoning must be performed first.

There are currently 55 parcels of land within the City that are partially or entirely zoned Holding. Some of these parcels are developed, though most are undeveloped or used for agricultural purposes. Most of the Holding parcels are designated as Single Family Residential on the Future Land Use Map, though there are two with Commercial designations and one with Mixed Use Residential.

As members of the City Council and Planning Board have pointed out, the rezoning process can be an uncertain and cost prohibitive process for some property owners and prospective property buyers. If the goal of the City is to encourage owners of Holding properties to rezone, then the City may consider providing some incentivization to rezone Holding properties by reducing the requirements, lowering the application fee, and providing more certainty to the outcome of the rezoning process for those properties.

The concept for this ordinance was initiated by the Planning Board at their August 2020 workshop and has subsequently been discussed at multiple workshops, which culminated in the recommendation of an Ordinance to implement a temporary Holding Rezoning Program at the January 2021 Planning Board meeting. However, based on advice from the City Attorney, staff has made some revisions to that Ordinance and is bringing it back to the Planning Board with some revisions:

- The revised Ordinance amends the City Land Development Code by adding new application requirements and procedures for rezoning holding properties.
- The revised Ordinance amends the City Land Development Code by adding a new application fee for rezoning Holding properties.
- This will no longer be a temporary program, but instead will be a new permanent application process.
- Applicant's that are requesting a rezoning that is not supported by an official recommendation should provide responses to the required rezoning findings in Section 70-340.

These changes are necessary to allow the City to process Holding property rezoning applications differently than what is required in the City Code for all other rezoning applications. The Ordinance still allows Holding property owners to apply for a rezoning with reduced application requirements, reduced application fees, official rezoning recommendations and mailed notification of the program. The attached Ordinance and Exhibits have been legally advertised and are presented to you for recommendation to the City Council.

Any further revisions to the language of the ordinance, the application, application fee, rezoning recommendations or draft letters can be discussed at the meeting and made as part of the recommendation to Council.

The basis for the rezoning recommendations, as provided by staff and discussed at the workshops are provided below in this report.

## **Map Area 1 – Staff Recommendations**

### **Map ID #1**

Acres: 4.63

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 5 separate parcels. Ideally, all parcels would be rezoned to **RSF-1** to be consistent with the future land use designation and to be consistent with the character and the predominant pattern of land use of the surrounding properties.

### **Map ID #2**

Acres: 1.8

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Lots 1 through 3 of this parcel are zoned Holding. However, lots 4 thorough 10 are zoned Residential Multifamily. Ideally, the entire property should be rezoned to **RSF-1** to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

### **Map ID #3**

Acres: 11.3

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

Comments/Recommendations: A portion of this parcel is zoned Holding and a portion is zoned RSF-1. Depending on the current/intended use of the property, either the Holding portion of this parcel should be rezoned to **RSF-1** or the entire property should be rezoned to **Rural Heritage**.

### **Map ID #4**

Acres: 0.34

Future Land Use: Single Family Residential

Use: One Triplex & Two Single Family Residences

Comments/Recommendations: Though this parcel contains multi-family structures, this parcel would be nonconforming (too much density for lot size) even with multi-family designations. Ideally, the entire property should be rezoned to **RSF-1** to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

**Map ID #5**

Acres: 0.34

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #6**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #7**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #8**

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #9**

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #10**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #11**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

### **Map ID #12**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the future land use designation and the character and pattern of land use of the surrounding properties.

### **Map ID #13**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

### **Map ID #14**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it ideally should be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.



**Map ID #15**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #16**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

**Map ID #17**

Acres: 0.17

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: This parcel does not meet the minimum lot area or lot width requirements for RSF-1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF-2 district, rezoning to the RSF-2 district would also require a future land use map amendment to multifamily residential. However, Section 90-32 of City's land development code allows for development of a single family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to **RSF-1** to be consistent with the existing land use, future land use designation and the character and pattern of land use of the surrounding properties.

## **Map Area 2 – Staff Recommendations**

### **Map ID #18**

Acres: 1.76

Future Land Use: Industrial & Single Family Residential

Use: Warehouse & Outdoor Storage

Comments/Recommendations: This parcel has split future land use and zoning designations, though most of it is designated industrial. It is adjacent to the railway and other industrial to the east. Though there are single family residences to the south, staff is of the opinion that map changes to industrial would provide the most consistency with the existing land use and pattern of land use in the surrounding area. Ideally, a future land use map amendment to industrial should be initiated for lots 19 and 20 in the southeast corner of this parcel concurrently with a zoning map change to industrial for the same lots.

### **Map ID #19**

Acres: 4.3

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. Ideally, this property should be rezoned to RSF-1 to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

## **Map Area 3 - Staff Recommendations**

### **Map ID #20**

Acres: 0.33

Future Land Use: Commercial

Use: Vacant

Comments/Recommendations: This parcel is one lot off of US-441, with an existing medical office to the south. Ideally, this property should be rezoned to either CPO, CLT or CHV to be consistent with the future land use designation and to be consistent with the character and pattern of land use of the surrounding properties.

### **Map ID #21**

Acres: 0.4

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel is located along the commercial corridor (close proximity to US-441), there are existing commercial uses adjacent and nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential may not be the highest and best development for this parcel. **Staff does not recommend any particular map changes for this property.** The property owner should present their own argument for their desired map changes.

### **Map ID #22**

Acres: 0.69

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels and is located along the commercial corridor (close proximity to US-441). There are existing commercial and multi-family uses adjacent and nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes** for this property. The property owner should present their own argument for their desired map changes.

### **Map ID #23**

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This parcel is located along the commercial corridor (close proximity to US-441), there are existing commercial uses nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes for this property.** The property owner should present their own argument for their desired map changes.

### **Map ID #24**

Acres: 1.0

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels and is located along the commercial corridor (close proximity to US-441). There is an existing multi-family development adjacent and commercial uses nearby, and there are no adjacent single family residences. Though a rezoning to RSF-1 would make this zoning consistent with the future land use designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single family residential may not be the highest and best development for this parcel. **Staff does not recommend that any particular map changes for this property.** The property owner should present their own argument for their desired map changes.

### **Map ID #25**

Acres: 2.1

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. The property to the east and south is a large parcel with a single family residence. Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation.

### **Map ID #26**

Acres: 0.1

Future Land Use: Commercial

Use: Public Utility

Comments/Recommendations: This parcel is owned by the Okeechobee Utility Authority. Public facilities are specifically listed as an allowable use in the Commercial future land use category under future land use policy 2.1(d). However, public facility/utility is not listed as a permitted use in any of the commercial zoning districts. Instead, it is listed as special exception use in the commercial zoning districts. The City could rezone this property to one of the commercial zoning district and concurrently approve the public utility as a special exception. However, it is likely more sensible to **take no action** until the City makes plans to improve the property or sell it.

### **Map ID #27**

Acres: 0.34

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels, neither of which meet the minimum lot area or lot width requirements for RSF-1 district separately. However, if the owner joins the parcels, the RSF-1 district requirements will be met. Ideally, both parcels should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area. The property owner should be encouraged to join the parcels and not sell them separately.

**Map ID #28**

Acres: 0.69

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area.

**Map ID #29**

Acres: 0.26

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area.

**Map ID #30**

Acres: 0.84

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. One of the parcels does not meet the minimum lot area or lot width requirements for RSF-1 district separately. However, if the owner joins the parcels, the RSF-1 district requirements will be met. Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area. Though Section 90-32 allows for construction of a single family residence on the smaller parcel, the property owner should be encouraged to join parcels and not sell the smaller parcel separately.

**Map ID #31**

Acres: 1.4

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property is comprised of 2 separate parcels. Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area.

**Map ID #32**

Acres: 0.71

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with the future land use designation and the character of the surrounding area.

## **Map Area 4 - Staff Recommendations**

### **Map ID #33**

Acres: 51.19

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: A portion of this property is zoned RMH and the property surrounds an existing manufactured home park. The railway runs along the northern property line and beyond that is the City's Commerce Center. Taylor creek runs along the western property line with single family residential and industrial uses on the other side of the creek. The boundary of the City runs along the eastern property line with single family residences in the adjacent unincorporated area beyond. Vacant commercially designated property lies to the south. There are many potential development possibilities for this large unplatted parcel and the owner has expressed an interest in several different development scenarios. Due to the large size and uniqueness of this parcel, it is difficult for staff to recommend any particular map change other than what is currently consistent with the Future Land Use. Therefore, unless the property owner presents their own argument for their desired map changes, staff recommends a rezoning to **RSF-1**.

### **Map ID #34**

Acres: 1.36

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: The west portion of this parcel is already zoned RSF-1. Ideally, the remainder of this property should be rezoned to **RSF-1** to be consistent with the future land use designation, existing land use and character of surrounding area.

### **Map ID #35**

Acres: 1.1

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: This property was very recently acquired by the owner of Map ID #33. As such, this property should be considered part of Map ID #33 and staff's recommendations are the same for both.

### **Map ID #36**

Acres: 1.0

Future Land Use: Single Family Residential

Use: Vacant

Comments/Recommendations: Vacant commercially designated property lies to the south. The property to the east, west and north is zoned Holding with a staff recommendation to rezone to RSF-1. Similarly, staff recommends a rezoning to **RSF-1** for this property as well, to be consistent with the Future Land Use designation.

## **Map Area 5 - Staff Recommendations**

### **Map ID #37**

Acres: 13.32

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

Comments/Recommendations: Depending on the current/intended use of the property, this parcel should ideally be rezoned to **RSF-1 or Rural Heritage**.

## **Map Area 6 - Staff Recommendations**

### **Map ID #38**

Acres: 1.72

Future Land Use: Single Family Residential

Use: Two Single Family Residences

Comments/Recommendations: A portion of this parcel is already zoned RSF-1. Ideally, the remainder should be rezoned to **RSF-1** to be consistent with future land use designation, existing land use, and character and pattern of land use of the surrounding area.

### **Map ID #39**

Acres: 12.21

Future Land Use: Single Family Residential

Use: This parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained.

Comments/Recommendations: Depending on the current/intended use of the property, this parcel should ideally be rezoned to **RSF-1 or Rural Heritage**.

## **Map Area 7 - Staff Recommendations**

### **Map ID #40**

Acres: 2.21

Future Land Use: Single Family Residential

Use: Parking for Bank

Comments/Recommendations: This parcel contains overflow parking for the existing bank facility to the west. Since this parcel is separate from the bank parcel, the existing land use of this property can best be characterized as a commercial parking lot. Among the commercial zoning districts, the CHV district is the only district that allows commercial parking lot as a permitted use. The actions that would provide the most consistency between the maps and existing land use would be a **future land use map amendment to Commercial and a concurrent rezoning to CHV**.



### **Map ID #41**

Acres: 39.88

Future Land Use: Mixed Use Residential

Use: This parcel was clearly used for agricultural purposes at one time, though it is unclear whether the agricultural use has been maintained.

Comments/Recommendations: This parcel meets the minimum size requirements for the Mixed Use Residential future land use category and limited agricultural uses are permitted in the Mixed Use Residential future land use category. However, rezoning to PUD-M should only be approved through the planned unit development process. Staff is **not recommending any particular map changes** for this property. The property owner should proceed with the planned unit development approval process or present their own argument for their desired map changes.

## **Map Area 8 - Staff Recommendations**

### **Map ID #42**

Acres: 14.21

Future Land Use: Single Family Residential

Use: Single Family Residence and possibly agricultural

Comments/Recommendations: This property is comprised of 2 separate parcels. The property appraiser lists the use of this property as improved pasture, though aeriels indicate that a single family residence is also present on the site. Depending on the intended use of this property, it should ideally be rezoned to either **RSF-1 or Rural Heritage**.

### **Map ID #43**

Acres: 2.0

Future Land Use: Single Family Residential

Use: Single Family Residence

Comments/Recommendations: Ideally, this property should be rezoned to **RSF-1** to be consistent with future land use designation, existing land use, and character and pattern of land use of the surrounding area.

## ORDINANCE NO. 2021-XX

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; ADOPTING THE HOLDING REZONING PROGRAM, PROVIDING INCENTIVES FOR OWNERS OF PROPERTIES ZONED HOLDING TO REZONE TO OTHER ZONING DISTRICTS SUPPORTED BY THE LAND DEVELOPMENT REGULATIONS, REDUCING THE APPLICATION FEES AND APPLICATION SUBMITTAL REQUIREMENTS; AMENDING APPENDIX A OF THE LAND DEVELOPMENT CODE OF THE CITY OF OKEECHOBEE, ADDING FORM 22, HOLDING ZONING DISTRICT BOUNDARY CHANGE PETITION; AMENDING APPENDIX C OF THE LAND DEVELOPMENT CODE OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR REZONING PROPERTY ZONED HOLDING; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council of the City of Okeechobee, Florida, has adopted Ordinance Number 716, as amended, known as the Land Development Regulations; and

**WHEREAS**, the Land Development Regulations generally contain codes specific to each zoning district, which provide lists of permitted uses, lists of specially permitted uses and regulations for development within that specific zoning district; and

**WHEREAS**, multiple parcels within the City are zoned Holding, though the Land Development Regulations do not currently contain any codes specific to regulating the Holding zoning district; and

**WHEREAS**, the City Council has a legitimate interest in ensuring that the potential development of every parcel in the City is regulated by clear and concise land development regulations; and

**WHEREAS**, the Future Land Use Element of the City of Okeechobee Comprehensive Plan generally contains descriptions of future land use designations in which lists of zoning districts that are appropriate within those designations are provided; and

**WHEREAS**, the Holding zoning district is not listed as an appropriate zoning district within any of the future land use designations; and

**WHEREAS**, the City Council seeks to encourage owners of properties in the Holding zoning district to rezone to other zoning districts which are supported by the Land Development Regulations, the Future Land Use Element; and the Future Land Use Map; and

**WHEREAS**, the Planning Board of the City of Okeechobee, Florida, recommends that the Council adopt reduced application submittal requirements and reduced application fees for rezoning of properties which are either partially or entirely zoned holding; and

**WHEREAS**, the Planning Board of the City of Okeechobee, Florida, has reviewed the existing conditions of parcels in the Holding zoning district; including the future land use designation, the existing land use, the prevailing pattern of land uses in the surrounding area, the zoning designation of the surrounding parcels, and the future land use designation of the surrounding parcels; and has provided recommendations for the rezoning of those parcels; and

**WHEREAS**, the Planning Board for the City of Okeechobee, Florida, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as Land Development Regulation Text Amendment

Application No. 21-002-TA, at a duly advertised Public Hearing held on March 18, 2021, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments or modifications to the Code of Ordinances, to present to the City Council for ordinance adoption and codification; and

**WHEREAS**, the City Council for the City of Okeechobee, Florida, considered the recommendations by the Planning Board and concludes that adopting such a program and amendment to be in the best interest of its citizens of said City, that such a program and amendments are necessary and appropriate to make the Zoning Map, the Land Development Regulations and the Comprehensive Plan more consistent and responsive to the needs of the City and its citizens.

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

**SECTION 1: RECITALS ADOPTED.** Each of the above stated recitals is true and correct and incorporated herein by this reference:

**SECTION 2: HOLDING PROPERTY REZONING PROGRAM ADOPTED.** The City of Okeechobee hereby adopts the Holding Property Rezoning Program as follows:

#### **Eligibility**

Owners (or their authorized designee) of properties which are either partially or entirely zoned Holding are eligible to apply for rezoning according to the provisions of this program.

This program does not exempt owners from consistency with the Future Land Use Map. Where the requested zoning change would also require a Future Land Use Map amendment, the standard application requirements, procedures and fees for Future Land Use Map amendments will apply. Future Land Use Map amendments must be approved prior to approval of the associated rezoning request.

#### **Rezoning Application Requirements**

Form 22 is added to Appendix A of the City's Land Development Regulations which adopts application requirements that are reduced substantially from the standard rezoning application requirements.

#### **Rezoning Application Fee**

For eligible owners, the standard rezoning application fees according to Fee Schedule of Appendix C of the City's Land Development Regulations have been reduced substantially. Application Fees for rezoning Holding properties are \$600 plus \$20 per acre.

#### **Rezoning Recommendations**

In the interest of consistency between the Future Land Use Map and the Zoning Map and in the interest of compatibility with the existing pattern of surrounding land uses, the City officially recommends zoning changes for properties in the City which are either partially or entirely zoned Holding. See attached Exhibit B- Holding Property Rezoning Recommendations.

#### **Future Land Use Map Amendment Recommendations**

In some instances where the recommended zoning changes would also require a Future Land Use Map amendment, the City has also provided official Future Land Use Map amendment recommendations, which are also included in Exhibit B- Holding Property Rezoning Recommendations.

### **Owner Notification and Legal Notification**

Notification of the benefits, requirements and procedures of this program will be mailed to all eligible property owners in the form of Exhibit C- Draft Property Owner Notification Letters.

Legal notification and advertisement of zoning requests will be performed by the City and in conformance with the requirements for zoning district boundary changes as provided in Florida Statute.

## **SECTION 3: Amendment and adoption to Section Appendix A – Applications, Forms, and Content Requirements, as follows:**

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart B-Land Development Regulations, providing for amendments to Appendix A – Applications, Forms, and Content Requirements, adding Form 22 - Holding Zoning District Boundary Change Petition as follows:

### **APPENDIX A - APPLICATION FORMS AND CONTENT REQUIREMENTS**

\* \* \* \*

#### Form 22. – Holding zoning district boundary change petition.

1. *Petition contents.* Zoning district boundary change petition shall be submitted on the appropriate application form and comprises the following:
  - a. *Petitioner's name, address, phone number.*
  - b. *Proof of interest in property.*
  - c. *Legal description.*
  - d. *Property owner's list.*
  - e. *Location map*
  - g. *Supplementary supporting information.*
  - i. *Application fee.*
2. *Processing.* Holding zoning district boundary change petitions are processed as follows:
  - a. *Applicant submits petition to general services department.*
  - b. *Administrator reviews petition, initiates processing, issues notice of planning board public hearing.*
  - c. *Planning board holds public hearing, forwards advisory recommendation to city council.*
  - d. *Administrator issues notice of city council public hearing.*
  - e. *City council holds first public hearing, renders decision.*
  - f. *If approved, Administrator issues notice of second city council public hearing.*
  - g. *City council holds second public hearing, renders final decision on petition.*

## **SECTION 4: Amendment and adoption to Appendix C – Schedule of Land Development Regulation Fees and Charges, as follows:**

That the City Council for the City of Okeechobee, Florida, amends herein Part II of the Code of Ordinances, Subpart

B-Land Development Regulations, providing for amendments to Appendix C – Schedule of Land Development Regulation Fees and Charges, adding Fee Schedule Item 21 - Holding Zoning District Boundary Change (Rezoning), as follows:

**APPENDIX C - APPLICATION FORMS AND CONTENT REQUIREMENTS**

\* \* \* \*

Fee Schedule:

\* \* \* \*

21. Holding zoning district boundary change (rezoning) ..... \$600.00 plus \$20.00 per acre

\* \* \* \*

**SECTION 4: CONFLICT.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**SECTION 6: INCLUSION IN THE CODE.** It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

**SECTION 7: SEVERABILITY.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 8: EFFECTIVE DATE.** This Ordinance shall take effect immediately upon its passage.

**INTRODUCED** for First Reading and set for Final Public Hearing on this \_\_\_\_ day of \_\_\_\_.

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

ATTEST:

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

**PASSED AND ADOPTED** after Second and Final Public Hearing this \_\_\_\_ day of \_\_\_\_.

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

ATTEST:

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

**REVIEWED FOR LEGAL SUFFICIENCY:**

\_\_\_\_\_  
John Fumero, City Attorney



**Exhibit A**  
**Holding Property Rezoning Application**

**City of Okeechobee Planning and Development**  
**55 SE 3<sup>rd</sup> Avenue, Okeechobee, FL 34974**  
**Phone (863) 763-3372 • Fax (863) 763-1686**

**Holding Property Rezoning Application**

Per City of Okeechobee Ordinance No (xxxx), property owners of land zoned Holding in the City of Okeechobee may submit requests to rezone their property with reduced application fees and reduced application submittal requirements until (*program termination date*) by filling out this application, paying the application fee and providing the required submittals on the attached checklist.

Submittal Date: \_\_\_\_\_ Petition Number: \_\_\_\_\_

Name of Applicant: \_\_\_\_\_

Name of Property Owner (if other than Applicant): \_\_\_\_\_

Address of Applicant: \_\_\_\_\_

Contact Person (if other than Applicant): \_\_\_\_\_

Applicant/Contact Person Phone Number: \_\_\_\_\_

Applicant/Contact Person Address: \_\_\_\_\_

Applicant/Contact Person Email Address: \_\_\_\_\_

Subject Property Address: \_\_\_\_\_

Subject Property Parcel ID Number(s): \_\_\_\_\_

Subject Property Acreage: \_\_\_\_\_

Subject Property Source of Potable Water: \_\_\_\_\_

Subject Property Method of Sewage Disposal: \_\_\_\_\_

Current Use(s) of Subject Property: \_\_\_\_\_

Current Use(s) of Adjoining Property to the North: \_\_\_\_\_

Current Use(s) of Adjoining Property to the East: \_\_\_\_\_

Current Use(s) of Adjoining Property to the South: \_\_\_\_\_

Current Use(s) of Adjoining Property to the West: \_\_\_\_\_

Requested Zoning Designation: \_\_\_\_\_

Proposed Use(s) of Subject Property: \_\_\_\_\_



**Exhibit A**  
**Holding Property Rezoning Application**

**FINDINGS FOR GRANTING A REZONING**  
**(City LDC Sec. 70-340)**

The Planning Board and Council will consider the following criteria, where applicable, in determining whether to approve or deny rezoning petitions. As the Applicant, please provide your response to each criterion to the best of your knowledge:

1. The request is not contrary to comprehensive plan requirements.
2. The use is specifically authorized under the zoning district regulations applied for.
3. Approval of the request will not have an adverse effect on the public interest.
4. The use is appropriate for the location proposed, is reasonably compatible with adjacent uses, and is not contrary or detrimental to urbanizing land use patterns.
5. Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent property.
6. The use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.
7. Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.
8. Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. The use has not been inordinately burdened by unnecessary restrictions.

**Exhibit A**  
**Holding Property Rezoning Application**

**Submittal Checklist**

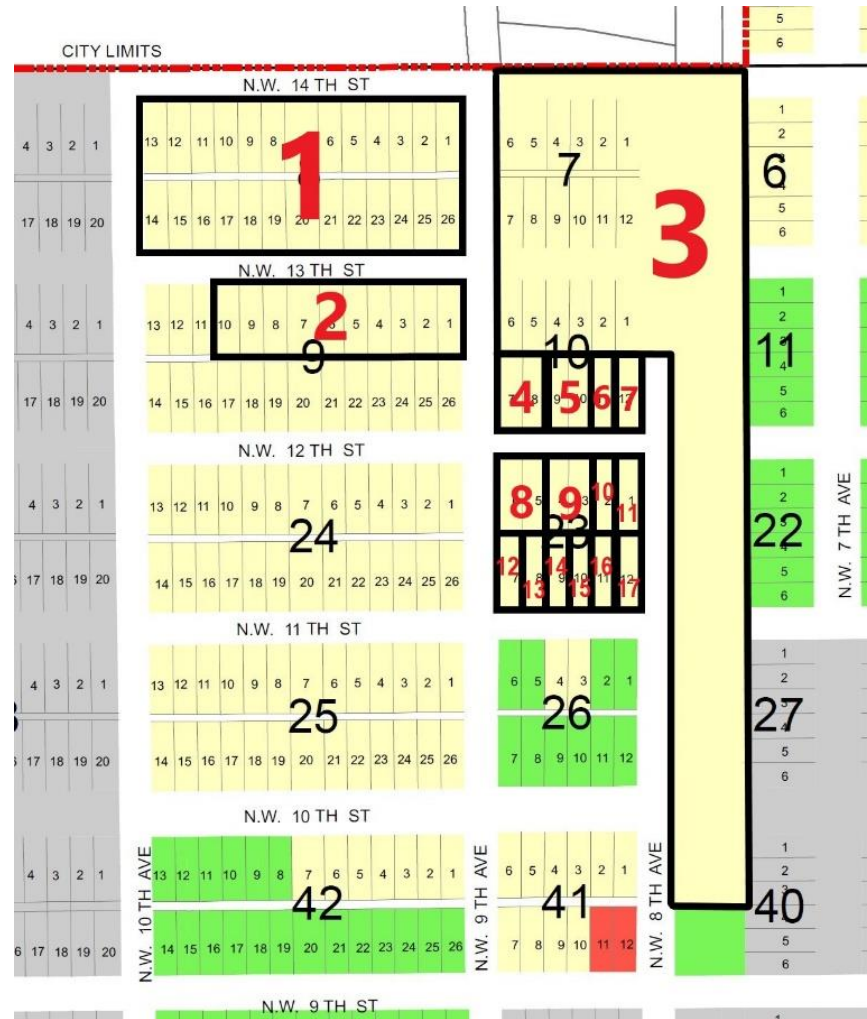
<b><u>No.</u></b>	<b><u>Checklist Items</u></b>	<b><u>Check</u></b>
1.	Copy of recorded warranty deed indicating current ownership (required)	_____
2.	Notarized letter of consent (required if applicant is different from property owner)	_____
3.	Property survey (if available, not required)	_____
4.	Legal description (required, but may be included with survey or warranty deed)	_____
5.	Property owners list, inc. affidavit attesting to accuracy and completeness (required)	_____
6.	Location map (required)	_____
7.	Supplemental supporting information (optional)	_____
8.	Application fee of \$600 plus \$20/acre (required)	_____

## Exhibit B Rezoning Recommendations

Map ID	Map #	Parcel ID	Existing Land Use	Acres	Future Land Use	Rec Zoning	Rec FLU
1	1	3-15-37-35-0010-00080-0110	Vacant	0.516	SF Res	RSF-1	
1	1	3-15-37-35-0010-00080-0140	Vacant	0.516	SF Res	RSF-1	
1	1	3-15-37-35-0010-00080-0100	Vacant	0.344	SF Res	RSF-1	
1	1	3-15-37-35-0010-00080-0010	Vacant	1.628	SF Res	RSF-1	
1	1	3-15-37-35-0010-00080-0180	Vacant	1.628	SF Res	RSF-1	
2	1	3-15-37-35-0010-00090-0010	Vacant	1.8	SF Res	RSF-1	
3	1	2-16-37-35-0A00-00001-0000	Vacant, possibly Ag	11.299	SF Res	RSF-1 or RH	
4	1	3-15-37-35-0010-00100-0070	One Triplex & Two Single Fam Res	0.344	SF Res	RSF-1	
5	1	3-15-37-35-0010-00100-0090	Single Fam Res	0.344	SF Res	RSF-1	
6	1	3-15-37-35-0010-00100-0110	Single Fam Res	0.172	SF Res	RSF-1	
7	1	3-15-37-35-0010-00100-0120	Single Fam Res	0.172	SF Res	RSF-1	
8	1	3-15-37-35-0010-00230-0050	Vacant	0.344	SF Res	RSF-1	
9	1	3-15-37-35-0010-00230-0030	Vacant	0.344	SF Res	RSF-1	
10	1	3-15-37-35-0010-00230-0020	Vacant	0.172	SF Res	RSF-1	
11	1	3-15-37-35-0010-00230-0010	Vacant	0.172	SF Res	RSF-1	
12	1	3-15-37-35-0010-00230-0070	Vacant	0.172	SF Res	RSF-1	
13	1	3-15-37-35-0010-00230-0080	Single Fam Res	0.172	SF Res	RSF-1	
14	1	3-15-37-35-0010-00230-0090	Single Fam Res	0.172	SF Res	RSF-1	
15	1	3-15-37-35-0010-00230-0100	Single Fam Res	0.172	SF Res	RSF-1	
16	1	3-15-37-35-0010-00230-0110	Single Fam Res	0.172	SF Res	RSF-1	
17	1	3-15-37-35-0010-00230-0120	Single Fam Res	0.172	SF Res	RSF-1	
18	2	3-16-37-35-0160-00130-0010	Warehouse and Outdoor Storage	1.764	SF Res & Ind	IND	Ind
19	2	3-15-37-35-0010-00680-0010	Vacant	2.153	SF Res	RSF-1	
19	2	3-15-37-35-0010-00680-0140	Vacant	2.153	SF Res	RSF-1	
20	3	3-15-37-35-0010-00150-0090	Vacant	0.327	Com	CPO, CLT or CHV	
21	3	3-15-37-35-0010-00150-0070	Vacant	0.402	SF Res	None	
22	3	3-15-37-35-0010-00150-0210	Vacant	0.344	SF Res	None	
22	3	3-15-37-35-0010-00150-0230	Vacant	0.344	SF Res	None	
23	3	3-15-37-35-0010-00150-0050	Vacant	0.344	SF Res	None	
24	3	3-15-37-35-0010-00150-0010	Vacant	0.688	SF Res	None	
24	3	3-15-37-35-0010-00150-0250	Vacant	0.321	SF Res	None	
25	3	3-15-37-35-0010-00160-0010	Vacant	0.929	SF Res	None	
25	3	3-15-37-35-0010-00160-0060	Vacant	1.122	SF Res	None	
26	3	3-15-37-35-0010-00010-0A1B		0.1	Com	None	
27	3	3-15-37-35-0010-00320-0130	Vacant	0.17	SF Res	RSF-1	
27	3	3-15-37-35-0010-00320-0120	Vacant	0.17	SF Res	RSF-1	

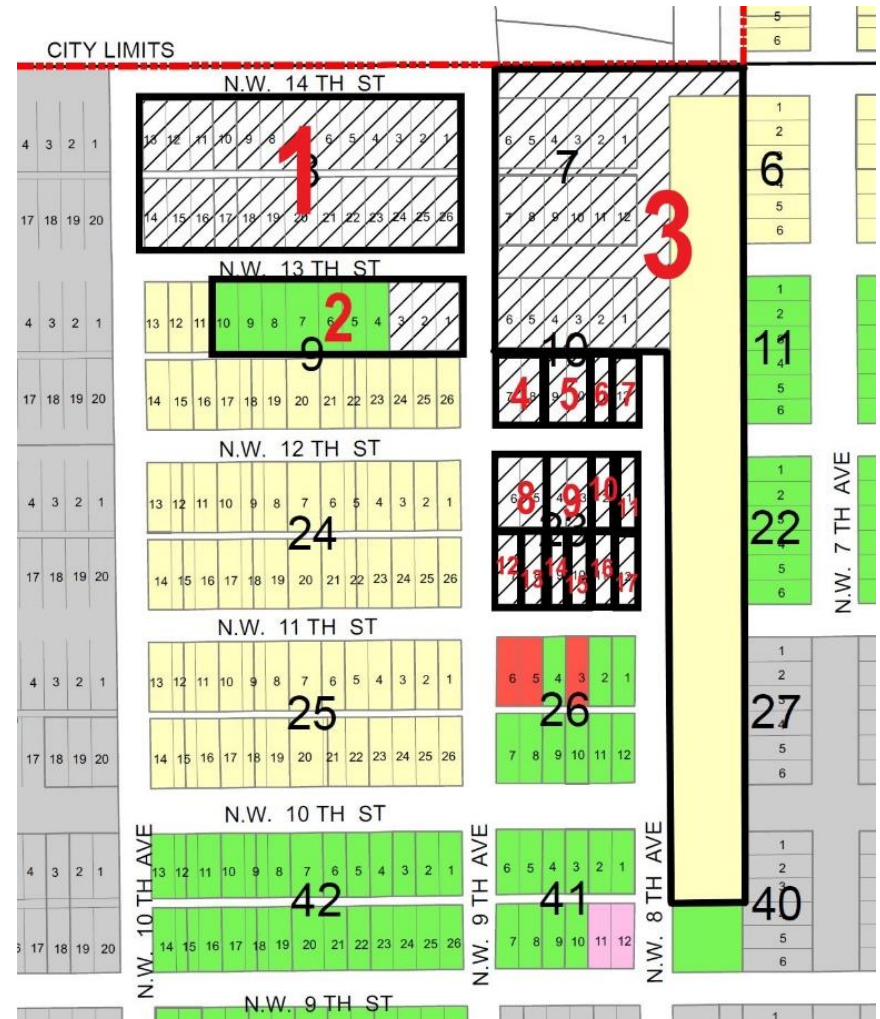
Map ID	Map #	Parcel ID	Existing Land Use	Acres	Future Land Use	Rec Zoning	Rec FLU
28	3	3-15-37-35-0010-00320-0080	Vacant	0.69	SF Res	RSF-1	
29	3	3-15-37-35-0010-00320-0200	Vacant	0.26	SF Res	RSF-1	
30	3	3-15-37-35-0010-00320-0210	Vacant	0.67	SF Res	RSF-1	
30	3	3-15-37-35-0010-00320-0250	Vacant	0.17	SF Res	RSF-1	
31	3	3-15-37-35-0010-00350-0010	Vacant	0.96	SF Res	RSF-1	
31	3	3-15-37-35-0010-00350-0240	Vacant	0.48	SF Res	RSF-1	
32	3	3-15-37-35-0010-00350-0200	Vacant	0.71	SF Res	RSF-1	
33	4	2-15-37-35-0A00-00003-0000	Vacant	51.19	SF Res	RSF-1	
34	4	3-15-37-35-0010-00820-0110	Single Fam Res	1.356	SF Res	RSF-1	
35	4	2-15-37-35-0A00-00002-A000	Vacant	1.1	SF Res	RSF-1	
36	4	2-15-37-35-0A00-00003-B000	Vacant	1	SF Res	RSF-1	
37	5	2-21-37-35-0A00-00006-A000	Vacant, possibly Ag	13.32	SF Res	RSF-1 or RH	
38	6	2-28-37-35-0A00-00012-0000	Two Single Fam Res	1.724	SF Res	RSF-1	
39	6	2-28-37-35-0A00-00012-A000	Vacant, possibly Ag	12.21	SF Res	RSF-1 or RH	
40	7	2-22-37-35-0A00-00032-0000	Parking for Bank	2.21	SF Res	CHV	Com
41	7	2-22-37-35-0A00-00031-0000	Vacant, possibly Ag	39.88	MU Res	None	
42	8	2-22-37-35-0A00-00060-0000	Single Fam Res, possibly Ag	4.71	SF Res	RSF-1 or RH	
42	8	2-22-37-35-0A00-00059-0000	Single Fam Res, possibly Ag	9.5	SF Res	RSF-1 or RH	
43	8	2-22-37-35-0A00-00042-A000	Single Fam Res	2	SF Res	RSF-1	

## Map Area 1 - Future Land Use



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

## Map Area 1 - Zoning



- HOPKINS 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

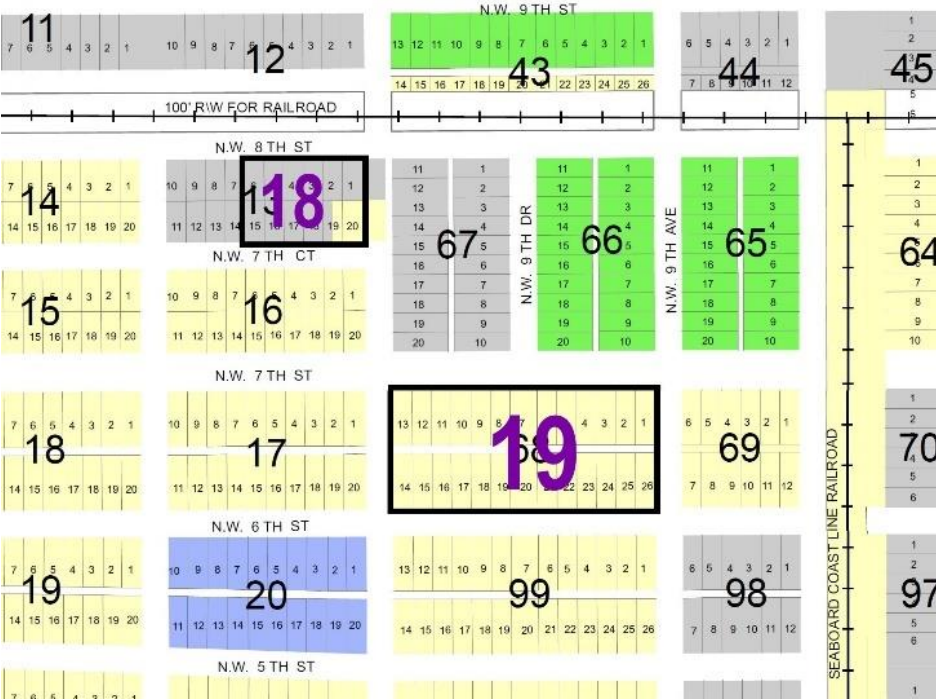


Map Area 1 - Aerial

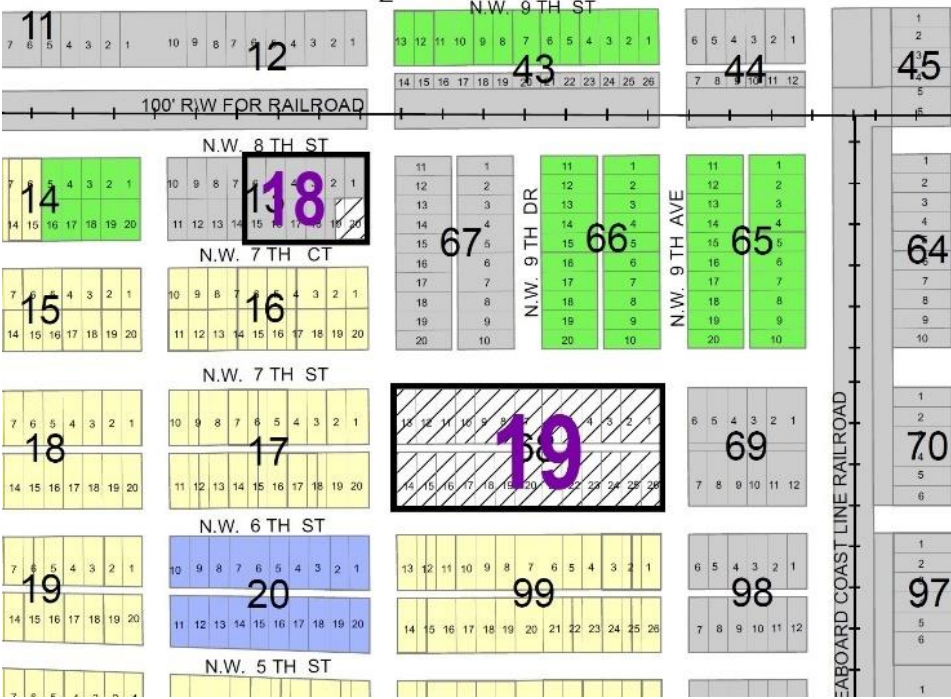




# Map Area 2 - Future Land Use

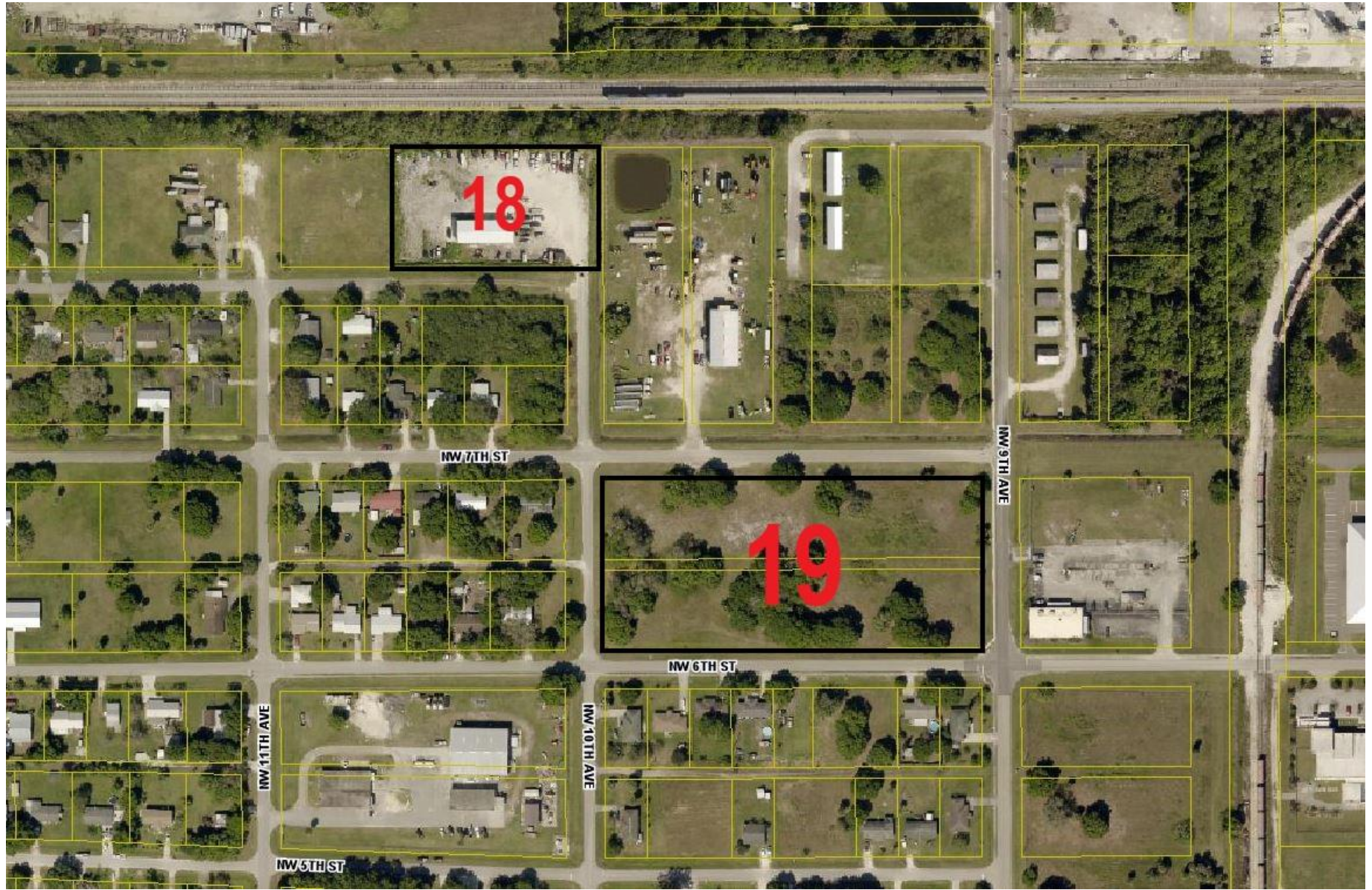


# Map Area 2 - Zoning



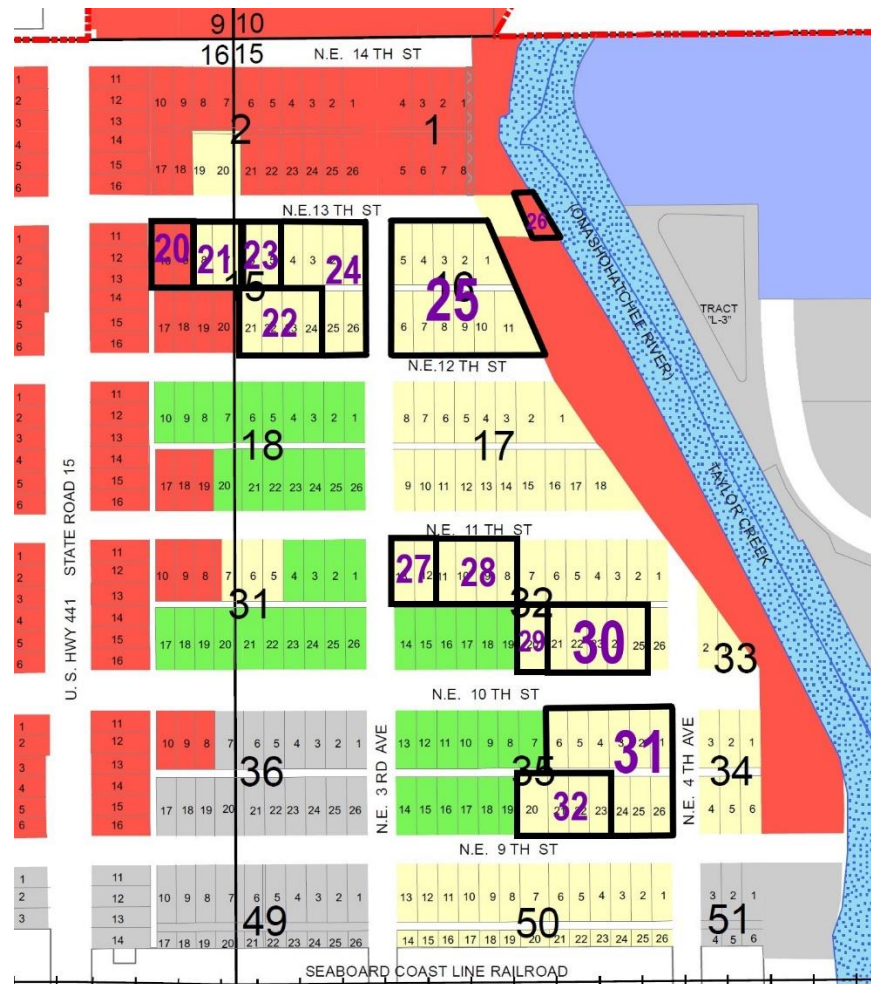


## Map Area 2 - Aerial



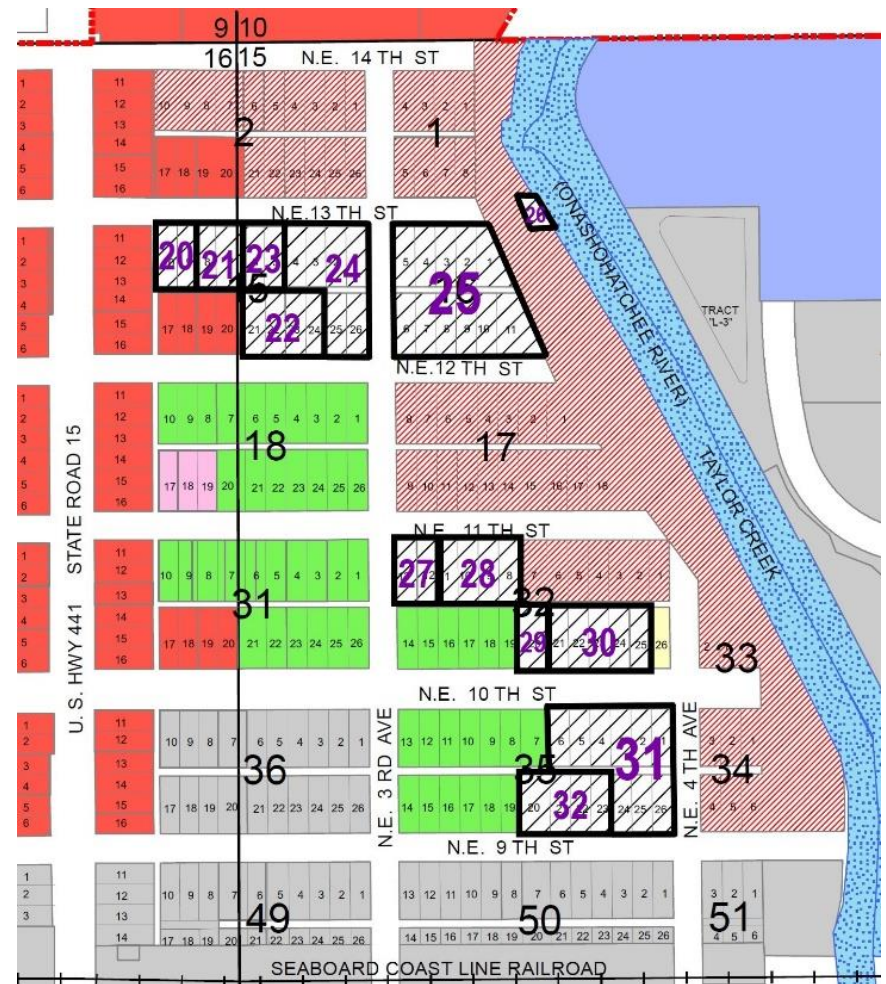


## Map Area 3 - Future Land Use



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

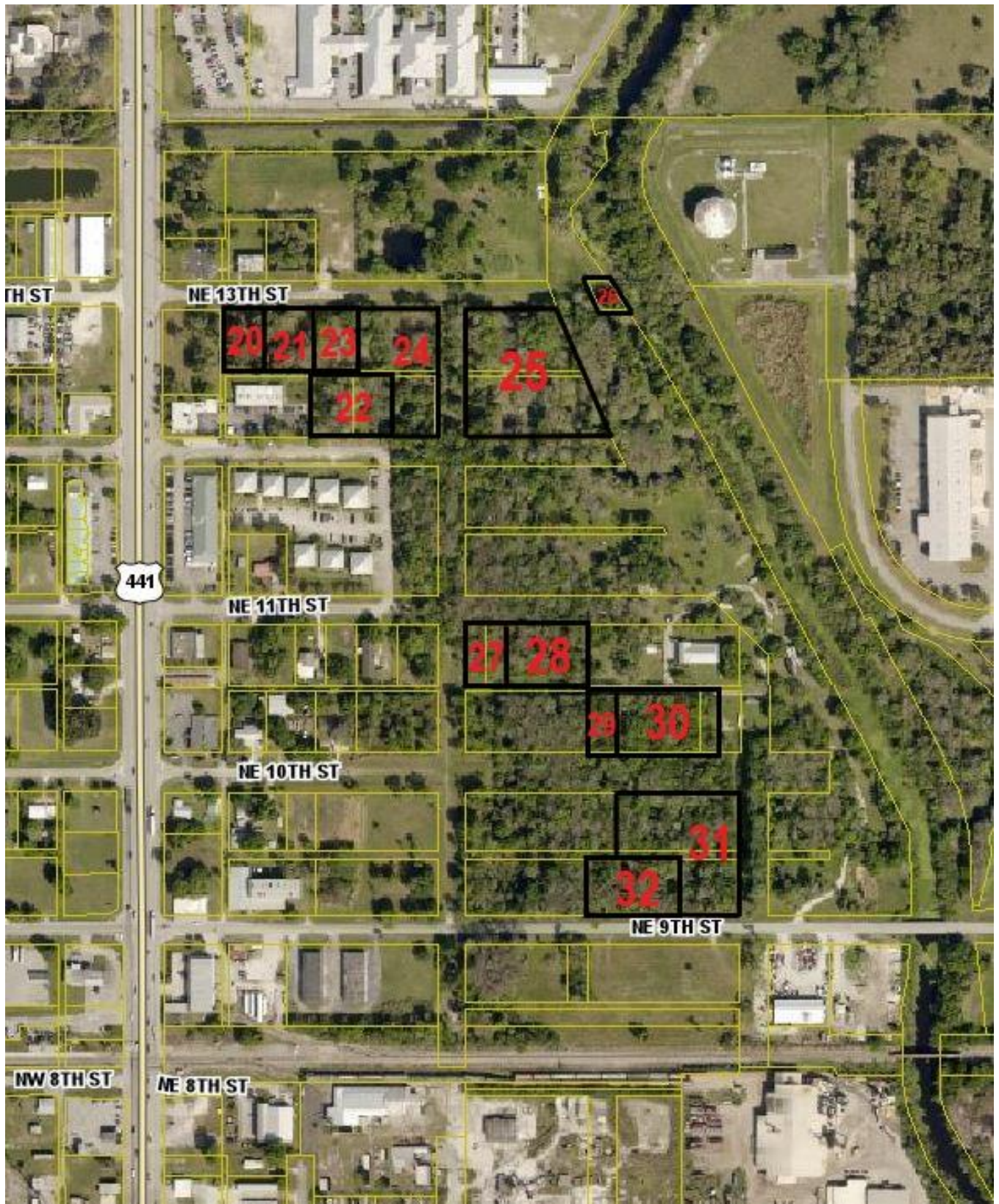
## Map Area 3 - Zoning



- HOPKINS 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

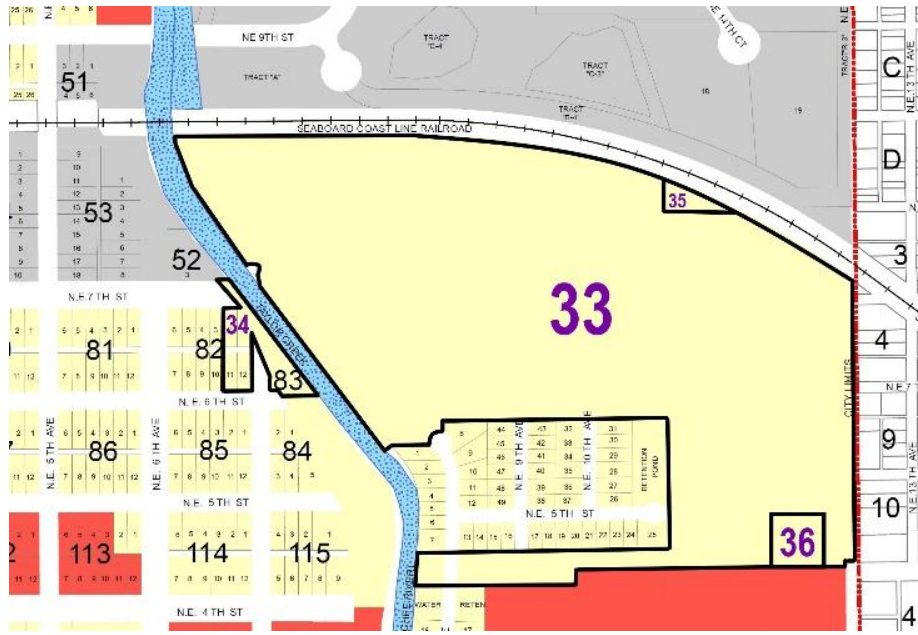


### Map Area 3 - Aerial

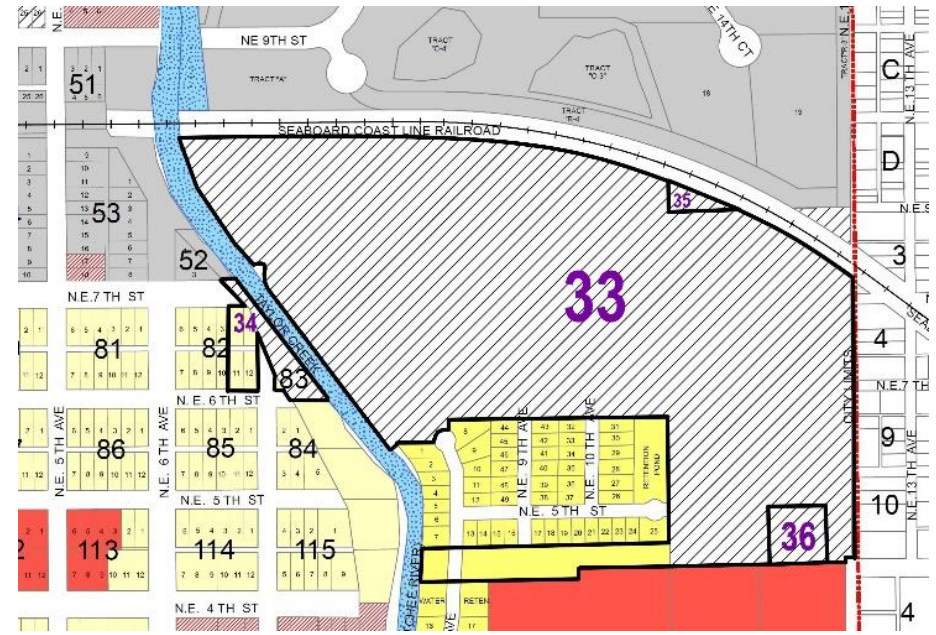




## Map Area 4 - Future Land Use



## Map Area 4 - Zoning



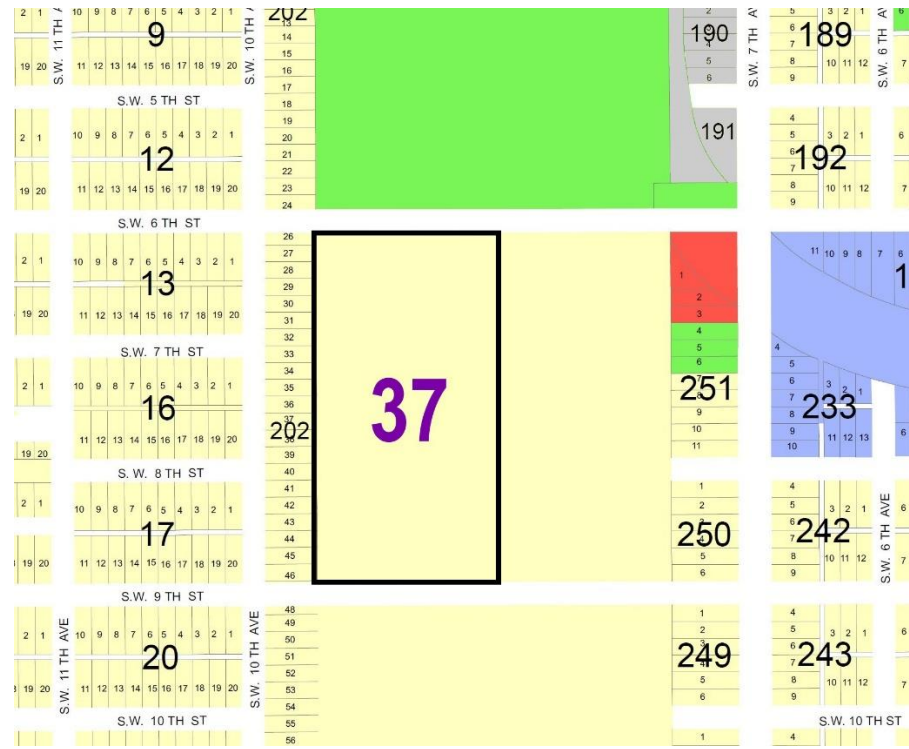


## Map Area 4 - Aerial

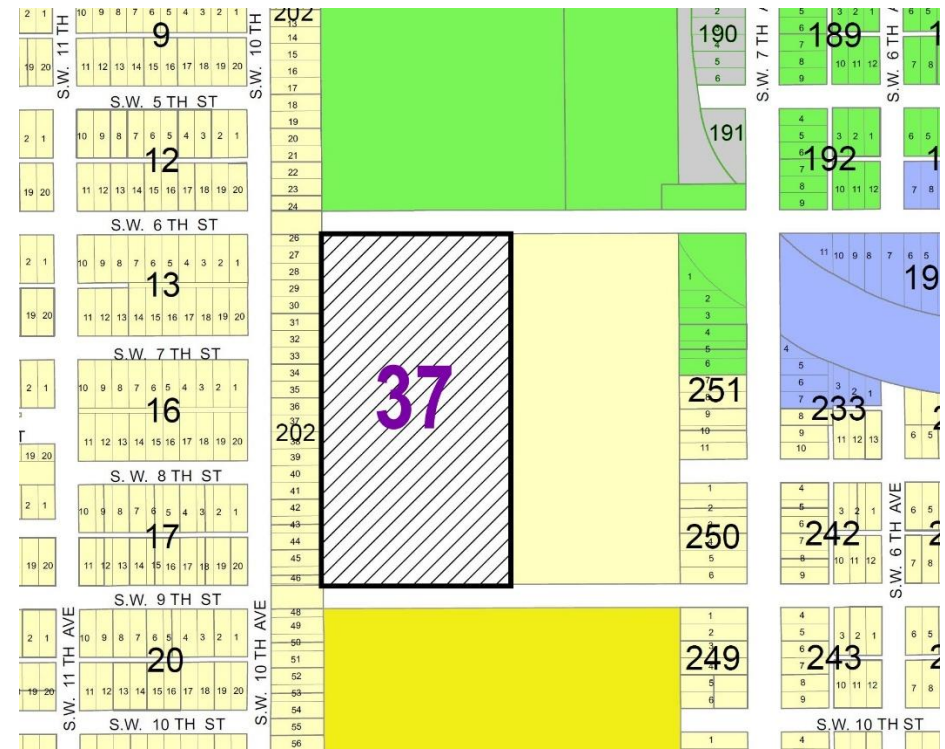




## Map Area 5 - Future Land Use



## Map Area 5 - Zoning

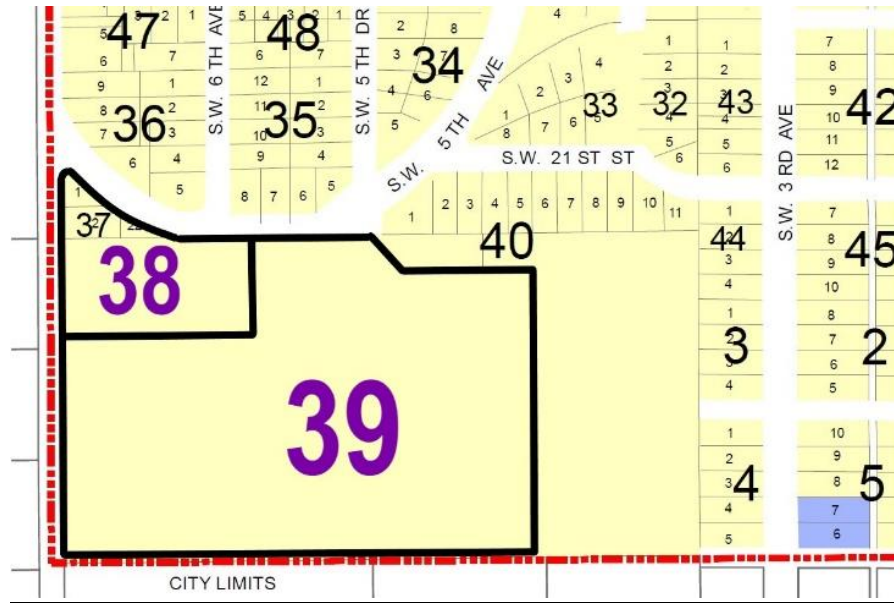


## Map Area 5 - Future Land



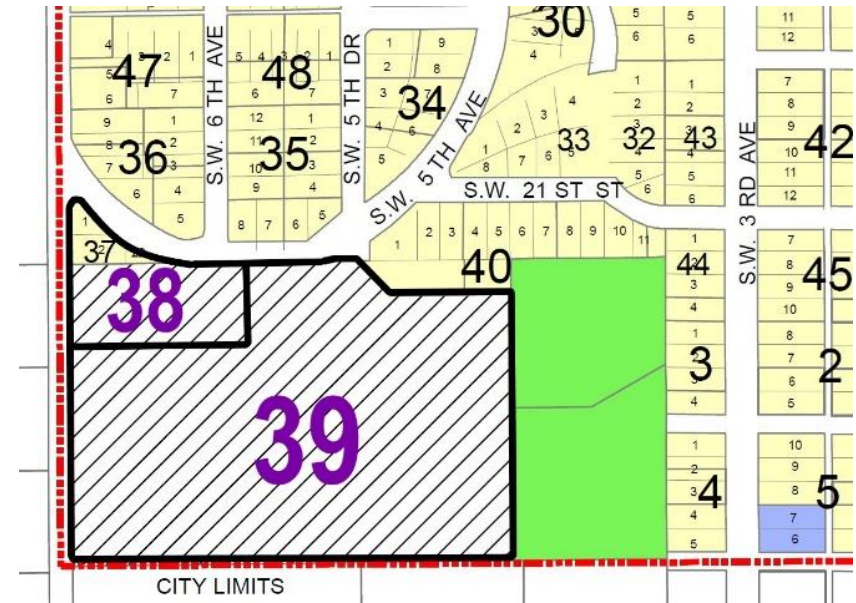


## Map Area 6 - Future Land Use



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

## Map Area 6 - Zoning



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

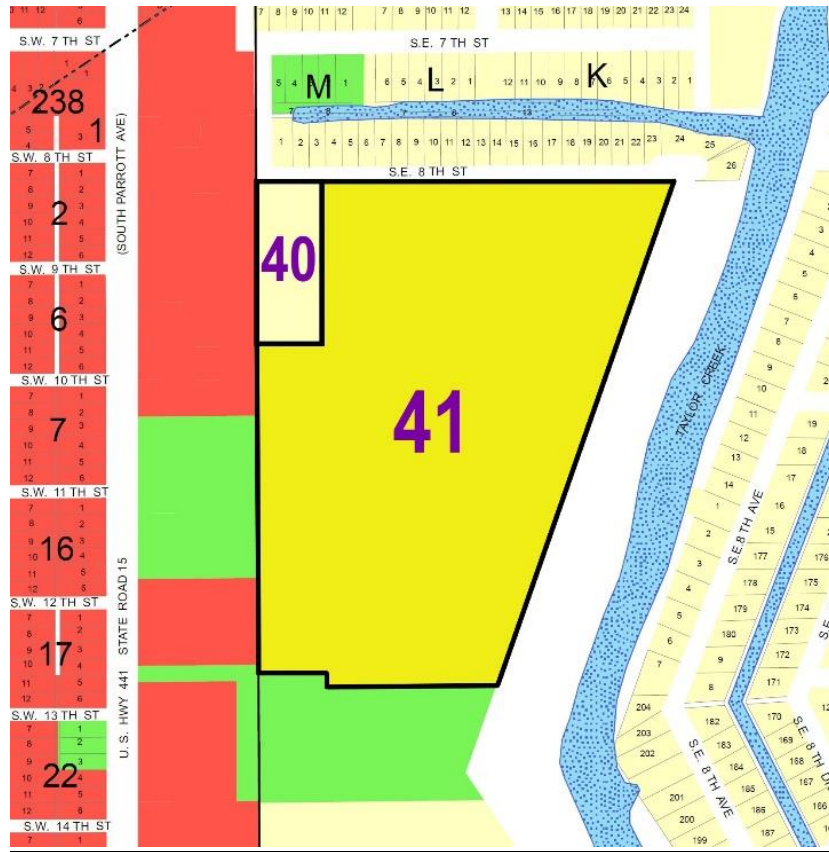


## Map Area 6 - Aerial

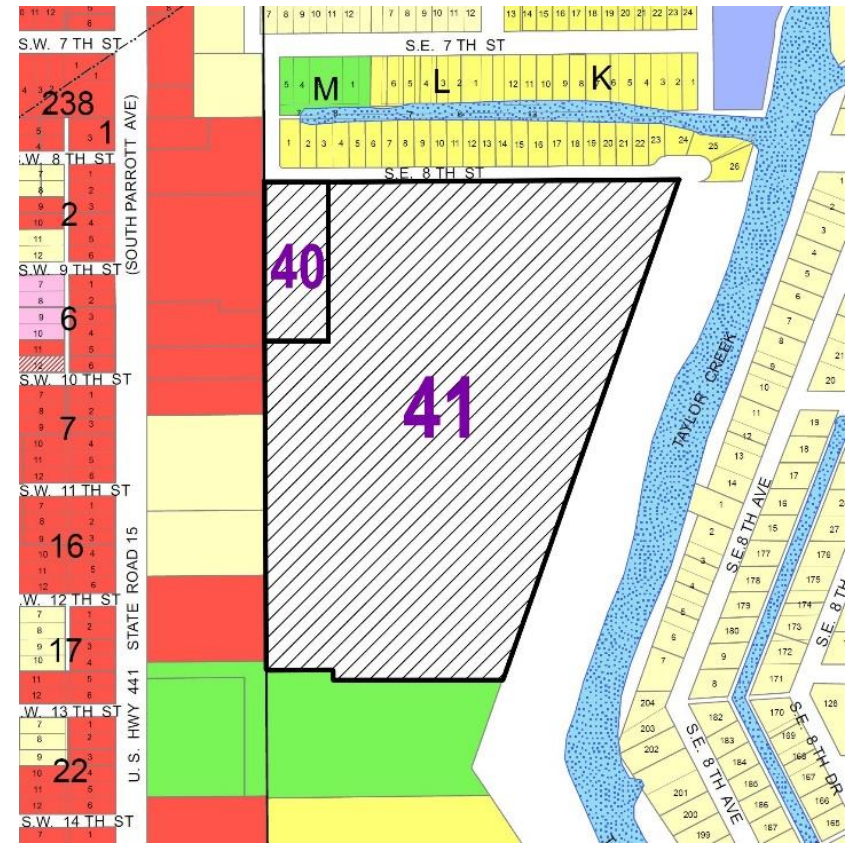




## Map Area 7 - Future Land Use



## Map Area 7 - Zoning



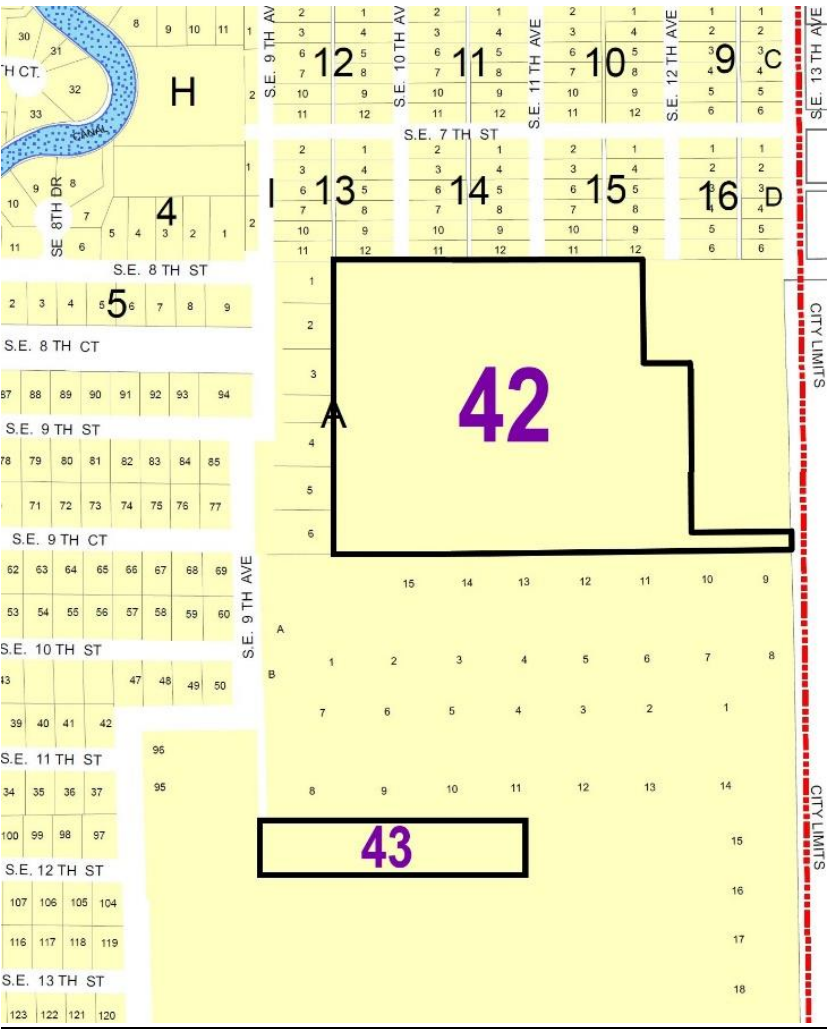


## Map Area 7 – Aerial



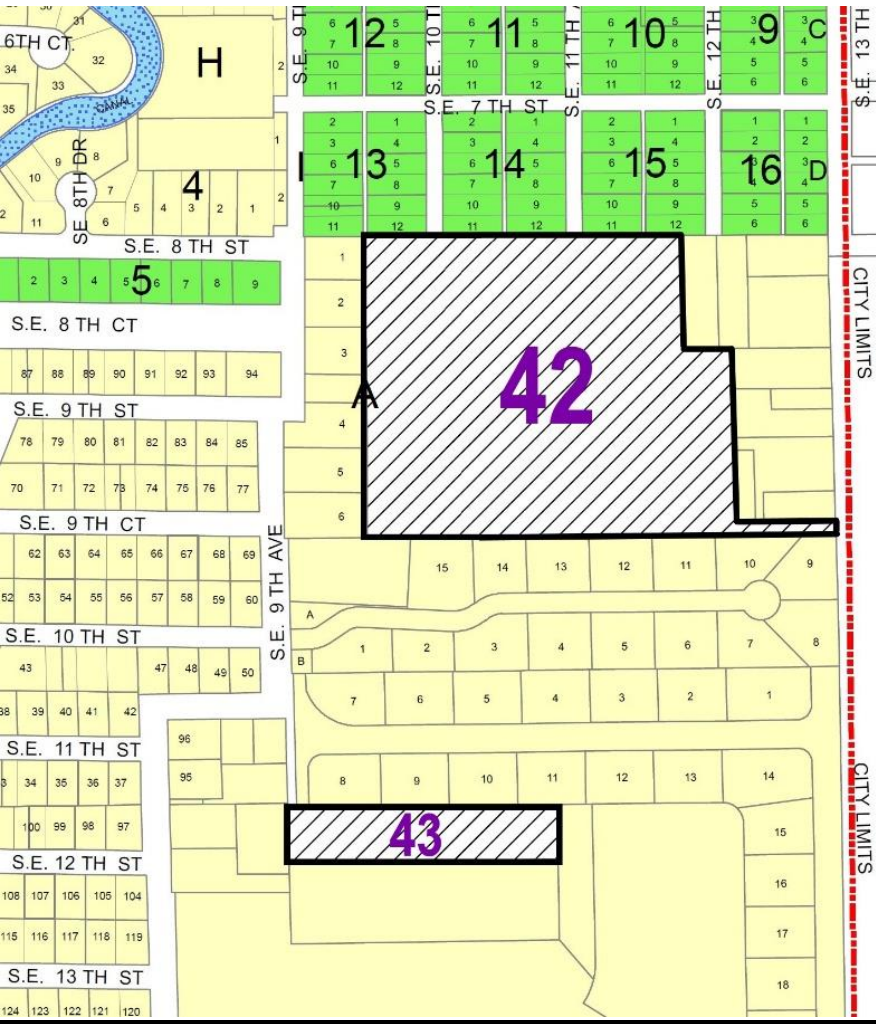


# Map Area 8 - Future Land Use



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

# Map Area 8 - Zoning



- HOPKINS 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



## Map Area 8 – Aerial



## Exhibit C

### Draft Property Owner Notification Letters

City of Okeechobee Planning and Development  
55 SE 3<sup>rd</sup> Avenue, Okeechobee, FL 34974  
Phone (863) 763-3372 • Fax (863) 763-1686

(Date)

Dear (property owner name),

Pursuant to City Ordinance XXXX, we are writing to inform you that the City has enacted a program to reduce the application fees and submittal requirements for properties that are partially or entirely zoned Holding. This program will be offered for a limited time and applications will only be accepted by the Okeechobee Department of Planning and Development until (termination date of program). As you may be aware, records indicate that you are the owner of property within the City of Okeechobee that is zoned Holding.

At one time, the City land development codes contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the land development code. Currently, if any property owner of land zoned Holding is seeking to develop their property, a rezoning must be performed first. The City recognizes that this situation may be an impediment to development or the sale of your property and has enacted this rezoning incentivization program to assist you in increasing the value and development potential of your property. Rezoning requests and the associated required submittals are typically prepared at expense to the applicant by professional engineers, surveyors, planners, attorneys, and other consultants. It is the City's intention to reduce the submittal requirements such that rezoning requests submitted under this program can be made by the owner or the owner's representative without incurring the expense of outside professionals or to at least reduce those costs significantly. Under this program, the rezoning application submittal requirements have been reduced in the following ways:

- The application fee has been reduced from \$850 plus \$30/acre to \$600 plus \$20/acre.
- No survey is required. Surveys are typically prepared by a professional survey company at expense to the owner.
- No location map is required.
- No impact analysis required. Impact analysis for rezoning applications are typically prepared by professionals at expense to the owner and include traffic impact analysis, environmental impact analysis, public facilities impact analysis and adjacent property impact analysis.
- No applicant response to rezoning criteria is required. The City code provides criteria by which the Planning Board and Council should determine whether to approve or deny a rezoning request. Responses to rezoning criteria are typically prepared by professionals at expense to the owner.

The City Planning Board has already analyzed your property located at (property address) with parcel ID (###) and is supportive of a rezoning to (recommended zoning designation). If you fill out and submit the attached application with the required submittals and an application fee of only (application fee for this property), you can be assured that the City is supportive of a rezoning to (recommended zoning designation) for this property. Please keep in mind that the application period for this program is limited. Please submit your application by (termination date of program) to take advantage of this opportunity. Once the program expires, the standard rezoning application submittal requirements and the standard rezoning application fee of (standard rezoning fee for this property) will apply to any future rezoning requests.

If you have any questions, please contact the Okeechobee Department of Planning and Development at 863-763-3372.

## Exhibit C

### Draft Property Owner Notification Letters

City of Okeechobee Planning and Development  
55 SE 3<sup>rd</sup> Avenue, Okeechobee, FL 34974  
Phone (863) 763-3372 • Fax (863) 763-1686

(Date)

Dear (property owner name),

Pursuant to City Ordinance XXXX, we are writing to inform you that the City has enacted a program to reduce the application fees and submittal requirements for properties that are partially or entirely zoned Holding. This program will be offered for a limited time and applications will only be accepted by the Okeechobee Department of Planning and Development until (termination date of program). As you may be aware, records indicate that you are the owner of property within the City of Okeechobee that is zoned Holding.

At one time, the City land development codes contained regulations for the development of properties zoned Holding. However, several years ago, the Holding district regulations were removed from the land development code. Currently, if any property owner of land zoned Holding is seeking to develop their property, a rezoning must be performed first. The City recognizes that this situation may be an impediment to development or the sale of your property and has enacted this rezoning incentivization program to assist you in increasing the value and development potential of your property. Rezoning requests and the associated required submittals are typically prepared at expense to the applicant by professional engineers, surveyors, planners, attorneys, and other consultants. It is the City's intention to reduce the submittal requirements such that rezoning requests submitted under this program can be made by the owner or the owner's representative without incurring the expense of outside professionals or to at least reduce those costs significantly. Under this program, the rezoning application submittal requirements have been reduced in the following ways:

- The rezoning application fee has been reduced from \$850 plus \$30/acre to \$600 plus \$20/acre.
- No survey is required. Surveys are typically prepared by a professional survey company at expense to the owner.
- No location map is required.
- No impact analysis required. Impact analysis for rezoning applications are typically prepared by professionals at expense to the owner and include traffic impact analysis, environmental impact analysis, public facilities impact analysis and adjacent property impact analysis.
- No applicant response to rezoning criteria is required. The City code provides criteria by which the Planning Board and Council should determine whether to approve or deny a rezoning request. Responses to rezoning criteria are typically prepared by professionals at expense to the owner.

The City Planning Board has already analyzed your property located at (property address) with parcel ID (###) and the City is supportive of a rezoning to (recommended zoning designation). Due to the Future Land Use designation of your property, a Future Land Use Map amendment to (recommended FLU designation) will also be necessary if you would like to rezone to (recommended zoning designation). If you fill out and submit the attached applications with the required submittals and application fees, you can be assured that the City is supportive of a rezoning to (recommended zoning designation) and future land use map amendment to (recommended FLU designation) for this property. Please keep in mind that the application period for this program is limited. Please submit your application by (termination date of program) to take advantage of this opportunity. Once the program expires, the standard rezoning application submittal requirements and the standard rezoning application fee will apply to any future rezoning requests.

If you have any questions, please contact the Okeechobee Department of Planning and Development at 863-763-3372.