



**CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
MARCH 17, 2022
LIST OF EXHIBITS**

Draft Minutes	Summary of Board Action February 17, 2022
Staff Report/Exhibit 1	Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-002-SSA
Staff Report/Exhibit 2	Rezoning Petition No. 22-003-R



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
FEBRUARY 17, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 17, 2022, at 6:00 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, Karyne Brass, Rick Chartier, Mac Jonassaint and Joe Papasso, were present. Vice Chairperson Doug McCoy and Alternate Board Members David McAuley and Jim Shaw were absent.

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- A. There were no items added, deferred, or withdrawn from the agenda.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.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the January 20, 2022, Planning Board Meeting minutes. **Motion Carried Unanimously.**

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

- A. Rezoning Petition No. 22-002-R, requests to rezone 53.1± acres from Holding (H) and 1.7± acres from Residential Mobile Home (RMH) to 16.8± acres Heavy Commercial (CHV) and 38.0± acres Residential Multiple Family (RMF). The proposed use is a multi-family residential community and household storage facility.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Jim LaRue, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, Mr. Michael Nave, 909 Northeast 5th Street, Okeechobee, Florida, and Mr. Robert Brandenburg, 303 Northeast 8th Avenue, Okeechobee, Florida, who responded affirmatively.
 - 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from H and RMH to CHV and RMF consistent with the City's Comprehensive Plan, thereby recommending **Approval.**
 - 3. Mr. Steven Dobbs, Consultant for Mr. Gad Reggev, Registered Agent for the Property Owner, Blue Spring Holdings, LLC, was unable to attend.
 - 4. Public comments were offered against the proposed requested change by Mr. Nave and Mr. Brandenburg. Three emails were received and read into the record by Chairperson Hoover from Mr. Travis Chambers, Adron Fence Co., 1132 Northeast 12th Street, Mrs. Debra Sams, 508 Northeast 8th Avenue, and Mr. Terry Mastaler, 401 Northeast 8th Avenue, in which all expressed concerns against the proposed requested change [the emails have been incorporated into the official minute file]. 89 surrounding property owner notices were mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
 - 5. Board Members Baughman and Papasso disclosed they had spoken to Mr. Dobbs.
 - 6. Motion by Board Member Jonassaint, seconded by Board Member Papasso to recommend to the City Council approval of Rezoning Petition No. 22-002-R as presented in [Exhibit 1, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for March 15, 2022, and April 5, 2022.

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:41 P.M.

VI. Chairperson Hoover adjourned the meeting at 6:41 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT



Staff Report

Small Scale

Comprehensive Plan Amendment

Prepared for: *The City of Okeechobee*

Applicant: *Huntermako, LLC*

Address: *804 SW 2nd Avenue*

Petition No.: *22-002-SSA*

Request: *Single Family Residential to Commercial*

General Information

Owner/Applicant	Huntermako, LLC 804 SW 2 nd Avenue Okeechobee, FL 34974 863.467.6707 keith@highlandpest.com
Site Address	804 SW 2 nd Avenue
Parcel Identification	3-21-37-35-0040-00030-0020
Contact Person	Steven L. Dobbs 1062 Jakes Way Okeechobee, FL 33974 863.824.7644 sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 0.16 acre vacant parcel. The Applicant is requesting to change the Future Land Use designation of this property from Single Family Residential to Commercial.

This applicant has also submitted a concurrent request to rezone the property from Residential Single Family-One to Commercial Professional Office -

The applicant has stated that if approval is granted for these requests, the goal is to square off the commercial property to the south and provide an addition to the present business.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Residential Single Family-One	Commercial Professional Office
Use of Property	Vacant	Commercial Business
Acreage	0.16 acres	0.16 acres

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

North	Future Land Use	Public Facilities
	Zoning	Public Use
	Existing Use	Okeechobee County School Board
East	Future Land Use	Commercial
	Zoning	Residential Single Family and Heavy Commercial
	Existing Use	Single Family Home
South	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Commercial
West	Future Land Use	Single Family Residential
	Zoning	Residential Single Family
	Existing Use	Single Family Home

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (0.16 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current Development Potential as Single Family Residential

Permitted uses include single family dwellings and maximum density is four units per acre for residential units on individual lots. For this property at 0.16 of an acre one unit could be built.

C. Future Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3, the City's most intense commercial zoning district only allows a maximum building coverage of 50% and a maximum height of 45 feet. These limitations would result in a probable maximum of 10,687 square feet of building FAR for this property.

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

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

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

This property is compatible with adjacent uses and squares off the commercial property to the south. As such, the applicant's request is consistent with the City's Comprehensive Plan.

E. Adequacy of Public Facilities

Traffic Impacts

The potential of commercial development on this small parcel does not substantially increase the traffic impacts for adjacent roads.

Demand for Potable Water and Sewer Treatment

The demand for sewer and water is minimal for this use.

Demand for Solid Waste Disposal

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

Demand for Public School Services

There is no demand on school capacity with a commercial use.

Recreation and Open Space Demand

There are no residential components in this request so there is no impact on parks and recreation capacities.

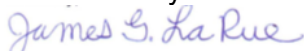
F. Environmental Impacts

This small subject property does not have wetlands nor are there any areas of unique habitat or endangered species present.

Recommendation

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

Submitted by:



James G LaRue, AICP
President

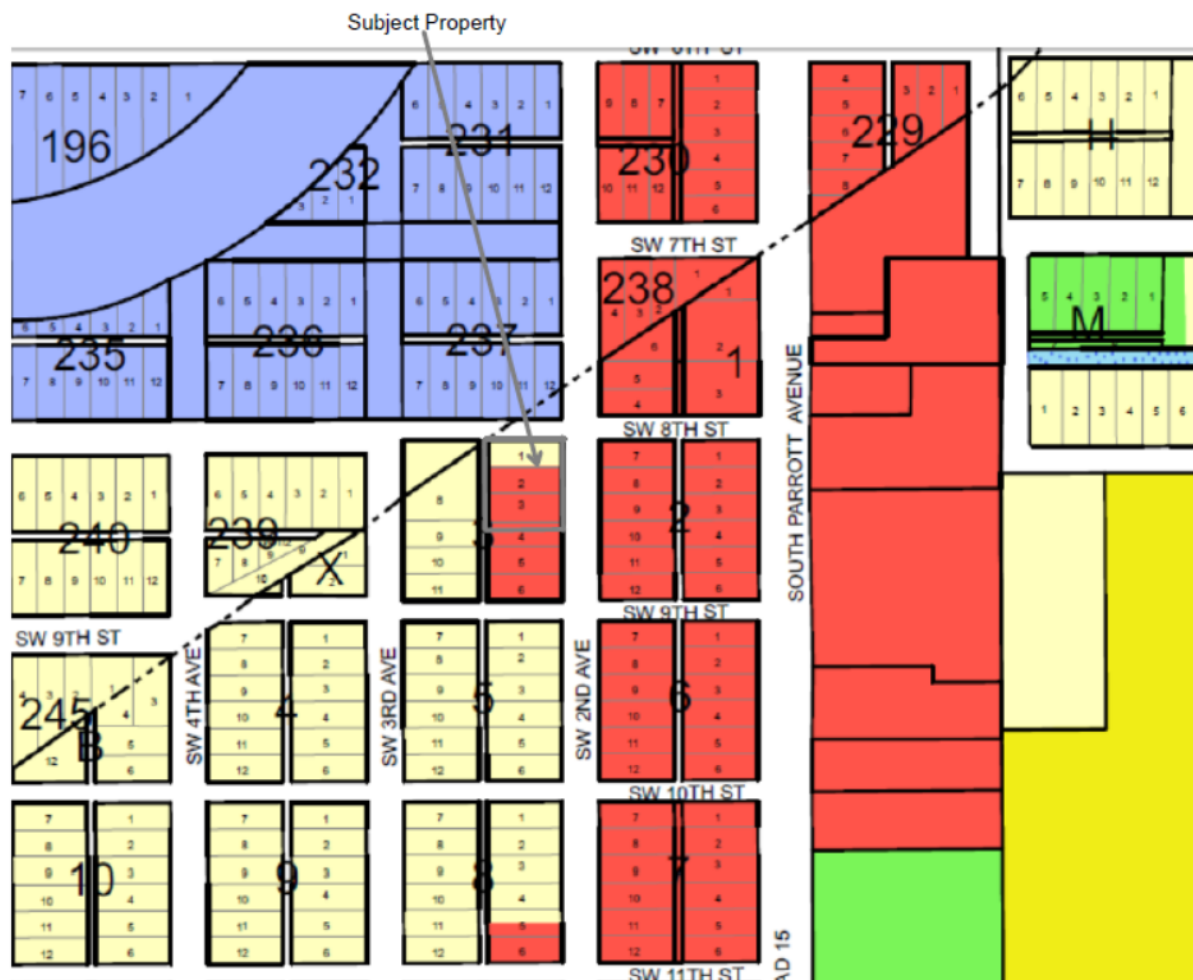
March 9, 2022

Planning Board Public Hearing: March 17, 2022

City Council Public Hearings: (tentative) April 5, 2022

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

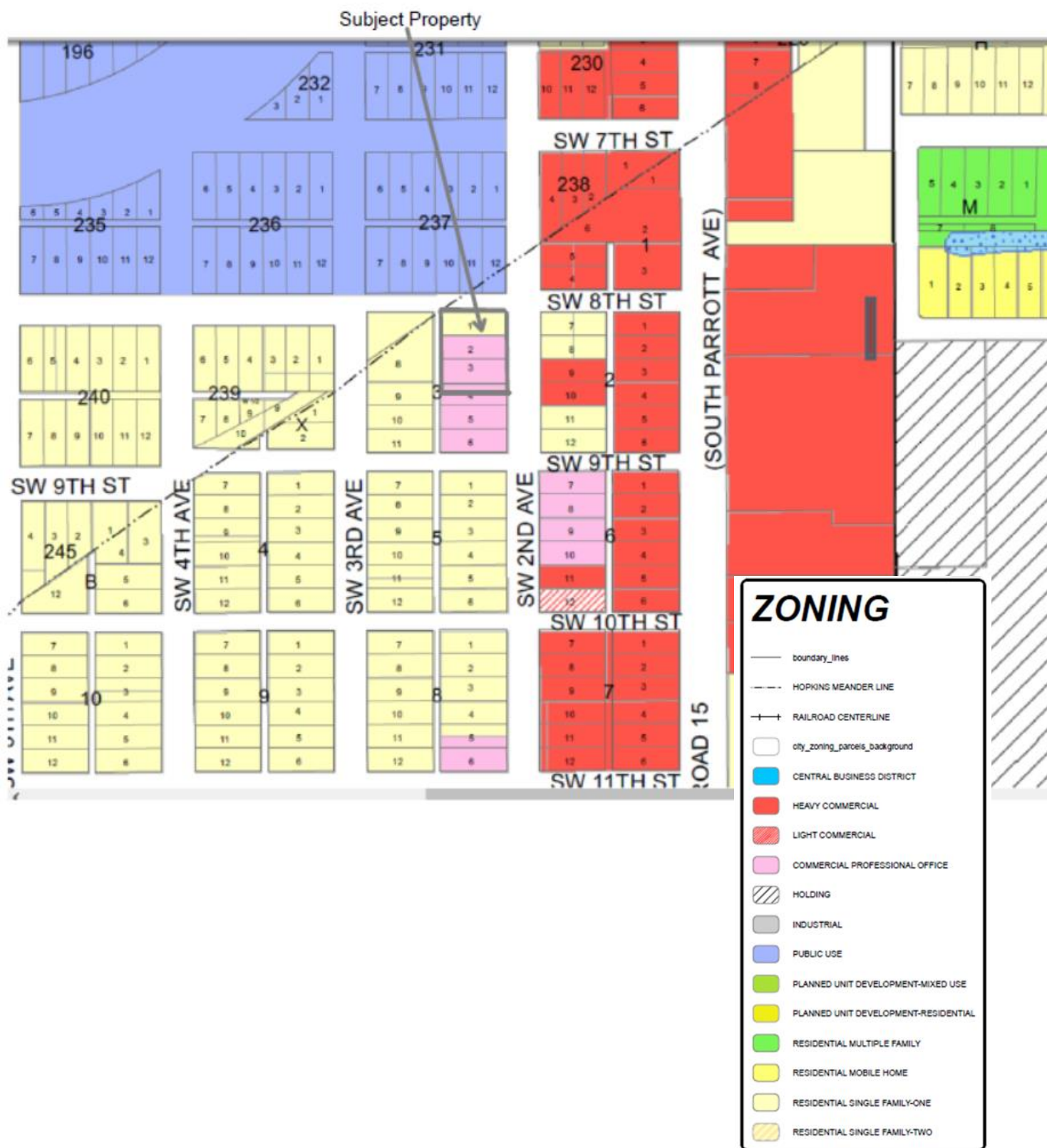
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 1-25-22	Petition No. 22-002-SSA
	Fee Paid: 854.80	Jurisdiction: PB+CC
	1 st Hearing: 3-17-22	2 nd Hearing: 4-5-22
	Publication Dates:	
	Notices Mailed: 3-2-22	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF

Verified Zoning Designation: RSF1

Plan Amendment Type: ☐ Large Scale (LSA) involving over 100 acres or a Text Amendment

☒ Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

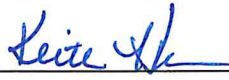
APPLICANT PLEASE NOTE:

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

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

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

1/24/2022
Date


Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

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

I. APPLICANT/AGENT/OWNER INFORMATION

Huntermako, LLC

Applicant

804 SW 2nd Avenue

Address

Okeechobee,

FL

34974

City

863-467-6707

State

Zip

keith@highlandpest.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

Agent*

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Huntermako, LLC

Owner(s) of Record

804 SW 2nd Avenue

Address

Okeechobee,

FL

34974

City

863-467-6707

State

Zip

keith@highlandpest.com

Telephone Number

Fax Number

E-Mail

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

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

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

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

A. TYPE: (Check appropriate type)

☐ Text Amendment ☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

The owner is requesting to change the future land use of this parcel from Single Family Residential to
Commercial Future Land Use

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

A. PROPERTY LOCATION:

1. Site Address: 804 SW 2nd Street, Okeechobee, FL 34974

2. Property ID #(s): 3-21-37-35-0040-00030-0020

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

1. Total Area of Property: 0.16 Acres

2. Total Area included in Request: 0.16 Acres

a. In each Future Land Use (FLU) Category: Commercial - 0.16 Acres

(1) _____

(2) _____

(3) _____

(4) _____

b. Total Uplands: 0.16 Acres

c. Total Wetlands: 0.00 Acres

Applicaton for Comprehensive Plan Amendment

3. Current Zoning: Residential Single Family - one
4. Current FLU Category: Single - Family Residential
5. Existing Land Use: Vacant
6. Requested FLU Category: Commercial

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	5 DU/AC	
Number of Units	1	
Commercial (sq. ft.)		10,687.5 SF
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. GENERAL INFORMATION AND MAPS

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

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

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

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

B. PUBLIC FACILITIES IMPACTS

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

b. For Large Scale Amendments (LSA)

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

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;

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

a. Potable Water and Sanitary Sewer demand based on:

- (1) 114 gallons per person per day (gppd) for residential uses
- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses

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

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

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

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

C. ENVIRONMENTAL IMPACTS

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

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

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

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

E. JUSTIFICATION OF PROPOSED AMENDMENT

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

V. FEE SCHEDULE

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

VI. AFFIDAVIT

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

Keith Hickman
Signature of Owner or Authorized Agent

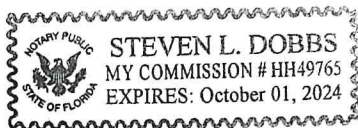
1/24/2022
Date

Keith Hickman
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of January 24, 2022, by Keith Hickman, who
(Name of Person)
is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature



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

Detail by Entity Name

Florida Limited Liability Company

HUNTERMAKO "LLC"

Filing Information

Document Number L17000011721
FEI/EIN Number N/A
Date Filed 01/13/2017
Effective Date 01/10/2017
State FL
Status **ACTIVE**

Principal Address

804 S.W. 2ND AVE
OKEECHOBEE, FL 34974 UN

Mailing Address

8390 Pioneer Road
WEST PALM BEACH, FL 33411

Changed: 01/19/2020

Registered Agent Name & Address

TRICE, RONALD N
8390 Pioneer Road
WEST PALM BEACH, FL 33411

Address Changed: 01/19/2020

Authorized Person(s) Detail

Name & Address

Title MGR

TRICE, RONALD N
8390 PIONEER ROAD
WEST PALM BEACH, FL 33411 UN

Title MGR

HICKMAN, BRIAN K
2035 S. E. 31ST STREET
OKEECHOBEE, FL 34974 UN

Huntermako, LLC

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

There is one parcel and it will complete the commercial future land use on the west side of the street.

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

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

Attached

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

Attached

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

Attached.

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

Attached.

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

Applicant is owner

B. Public Facilities Impacts

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

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

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

Please see attached traffic Statement

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

Please see the attached traffic statement.

b. For Large Scale Amendments (LSA)

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

N/A

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

Acknowledged.

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

Acknowledged.

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

- a. **Potable water and Sanitary Sewer demand based on:**

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

Assume 2.5 residents per household

Current $1 * 285 = 285$ gpd
Future $= 0 * 285 = 0$ gpd

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

Current $0 * 0.15 = 40,576$ gpd
Future $11,174 * 0.15 = 1,676.2$ gpd

Current total = 285 gpd
Future total = 1,676.2 gpd

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

The project is proposed commercial and does not have an open space demand.

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

- a. **Solid Waste;**

Please see attached letter from Waste Management.

b. Water and Sewer:

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

c. Schools.

This is a commercial request, so no school demand is required.

C. Environmental Impacts

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

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

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

2. Soils posing severe limitations to development

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

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

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

5. Floodprone areas.

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

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

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

This proposal is to commercial and will have no impact on the population projections.

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

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

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

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

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

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

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

Proposed Conditions

For the proposed commercial Land Use designation, the maximum development is approximately 11,174 sf.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	1 Units @ 2.5 people per unit	114 gppd	285 gpd – water/sewer
Commercial (Proposed)	11,174 SF @ 0.15 gallons per day per sf	1,676.2 gppd	1,676.2 gpd – water/sewer
Net Impact			1,391.1 gpd – water/sewer

Water and Wastewater Treatment Plants

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

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

Police

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

Fire

The nearest fire station is located at 501 NW 5th Street. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

Solid Waste

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

Stormwater Management

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

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

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

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

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

Parks and Recreation

This is a commercial request with no park requirement.

Hurricane Preparedness

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

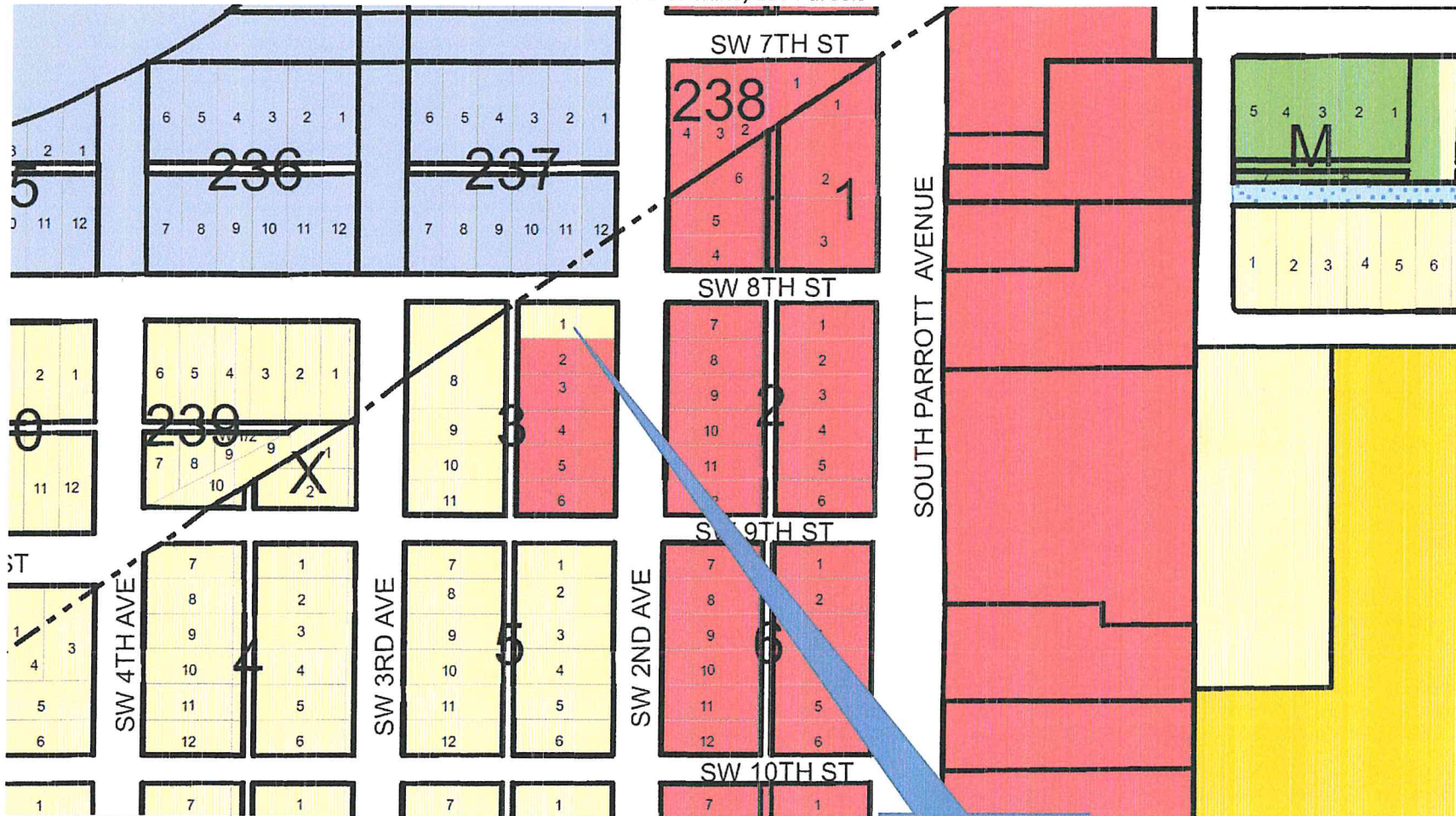
Miscellaneous Data**Parcel Control Numbers Subject to this Application**

3-21-37-35-0040-00030-0020

Legal Description

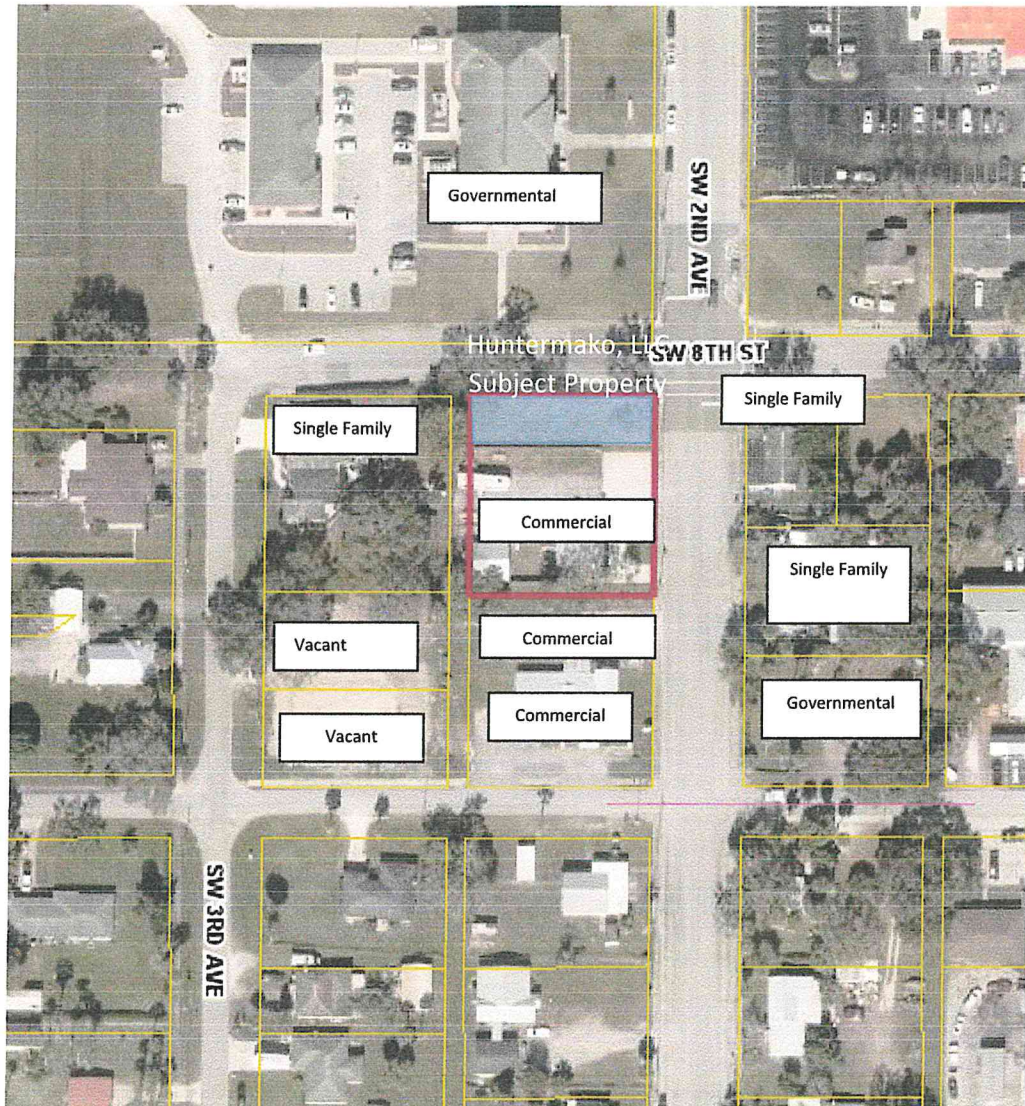
Please refer to the attached legal and sketches that comprise this application for future land use amendment.

City of Okeechobee Future Land Use Amendment Application
 Future Land Use Exhibit
 Huntermako, LLC Parcels

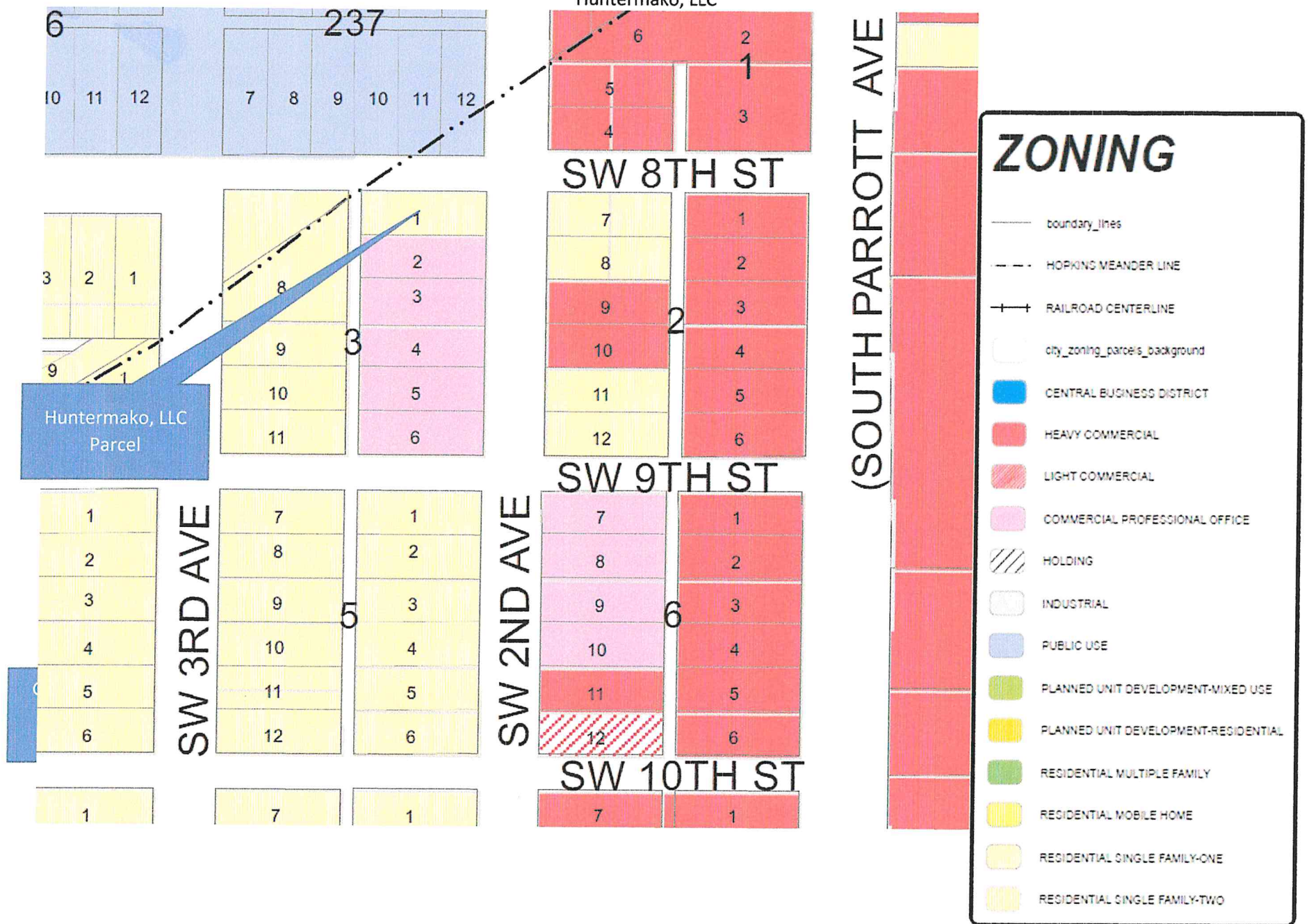


LAND USE CLASSIFICATIONS	
	RAILROAD CENTERLINE
	HOPKINS MEANDER LINE
	RAILROAD CENTERLINE
	flu_boundary_lines
	lot_line
	flu_background_parcel
	SINGLE - FAMILY RESIDENTIAL
	MIXED USE RESIDENTIAL
	MULTI - FAMILY RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PUBLIC FACILITIES

City of Okeechobee
Future Land Use Amendment Surrounding Property Owners
Land Use Exhibit
Huntermako, LLC



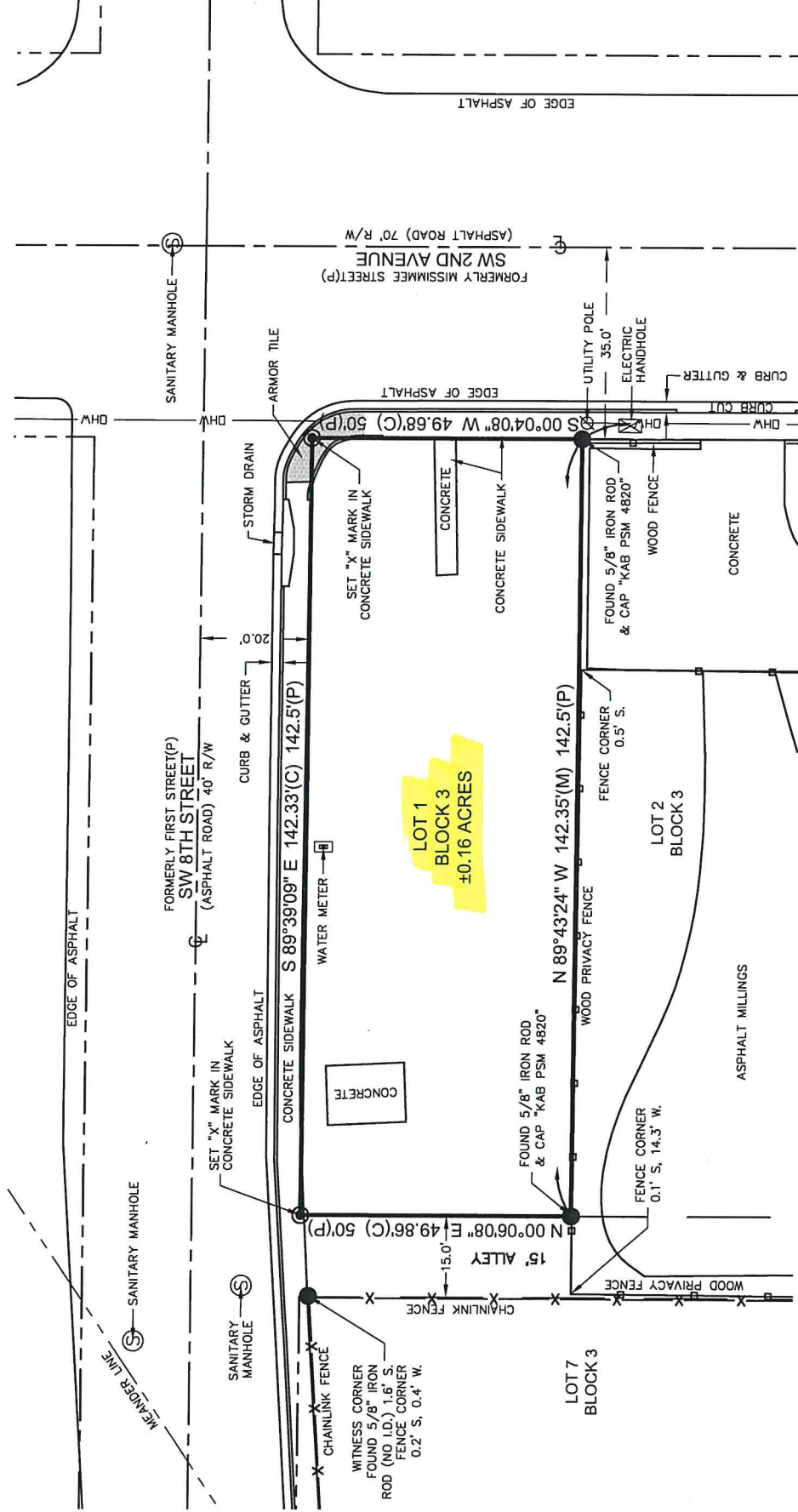
City of Okeechobee
Future Land Use Amendment Application
Zoning Exhibit
Huntermako, LLC



BOUNDARY SURVEY PREPARED FOR
PREPARED FOR KEITH HICKMAN

DESCRIPTION:

LOT 1, BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE
PLAT RECORDED IN PLAT BOOK 5, PAGE 7, AS RECORDED IN
THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) PARCEL ID: 3-21-37-35-0040-00030-0010.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 8) DATE OF LAST FIELD SURVEY: 11/15/21.

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

PREPARED FOR THE EXCLUSIVE USE OF:

KEITH HICKMAN

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	12/09/21	WC	JJR
FB/PG:	322/59-60	SCALE: 1" = 30'	
FILE:	31016-2	JOB NO:	31016

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

John J. Rice, P.S.M. (LS 4506) LB 8360



LEGEND
● - Set Iron Rod and Cap "LB 8360"
■ - Found CM
○ - Found Iron Rod (and Cap)
◎ - Found Pipe (and Cap)
ABBREVIATIONS
B=Baseline; BM=Benchmark; C=Centerline; D=Deed; Δ=Delta or Central Angle; E=East; Concrete Monument; CONC=Concrete; ESMT=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&(C)=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PI=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); x=Spot Elevation based on indicated Datum.



Official Records File#2021010353 Page(s):1
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 8/11/2021 4:22 PM
Fees: RECORDING \$0.00 D DOCTAX PD \$0.00

New Official Documents

H.7.

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,

Plaintiff,

CASE NO.: 2019-CA-253

v.

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendants.

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 AUG 11 PM 4:06
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

AMENDED CERTIFICATE OF TITLE

(Amended to Correct a Scrivener's Error in Legal Description in File #2021005731)

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following-described property set forth in the Final Judgment situate in Okeechobee County, Florida:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 7, of the public records of Okeechobee County, Florida

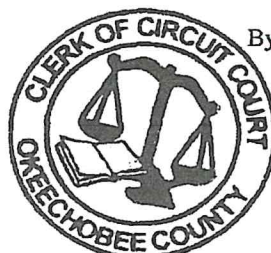
Parcel Identification Number: 3-21-37-35-0040-00030-0010

was sold to: Huntermako, LLC, 804 S.W. 2nd Avenue, Okeechobee, Florida 34974.

WITNESS my hand and seal of this Court on the 11th day of August, 2021.

JERALD D. BRYANT
Clerk of the Circuit Court & Comptroller

By: Madalyn Priests
Deputy Clerk



Doc No: 1013433



IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,

Plaintiff

Case No.: 47 2019 CA 000253

VS

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendant(s)

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 MAY -6 PM 12:38
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

CLERK'S CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021 for the property described herein:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 7, of the public records of Okeechobee County, Florida

AND

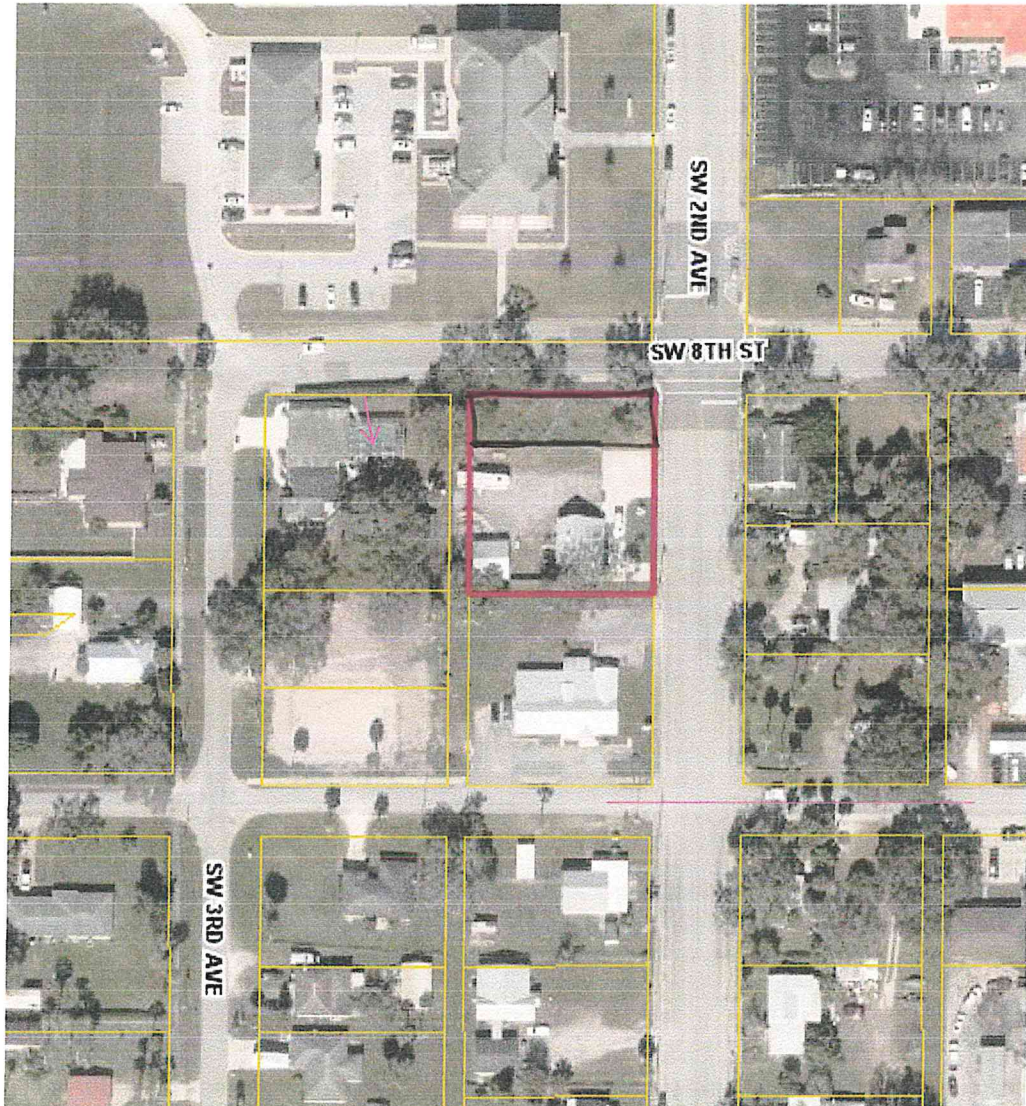
A parcel of land lying in Section 34, Township 36 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows:

Commence at a 3" x 3" concrete monument marking the Southeast Corner of the N1/2 of the SE ¼ of the SE ¼ of said Section 34, thence N 01°45'58" E along the East boundary line of Section 34, a distance of 367.19 feet to a 5/8" rebar with cap #LB6329 for the POINT OF BEGINNING; thence N 40°10'30" W, a distance of 256.16 feet to the intersection with the North boundary line of that parcel of land described in ORB 290, PG. 0469 of the public records of Okeechobee County, Florida; thence N 89°41'27" E along said North boundary line and the South boundary line of that parcel of land described in ORB 226, PG. 687, aforesaid public records, a distance of 171.32 feet to the easternmost common corner for said parcels, said common corner being a point on the aforesaid East boundary line of Section 34; thence S 01°45'58" W along said East boundary line of Section 34, a distance of 196.74 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2015.

Parcel Identification Number: 3-21-37-35-0040-00030-0010

City of Okeechobee
Future Land Use Amendment Surrounding Property Owners
Aerial Exhibit
Huntermako, LLC





February 8, 2022

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

Subject: Huntermako, LLC Comp Plan Application Traffic Statement

Dear Mr. LaRue:

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

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trips PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 481 total daily trips with 38 peak hour trips PM with 18 being in and 19 being out. For a change in Peak PM traffic of 471 total trips with 17 in and 19 being out.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File



SLD PE Seal

2022.02.08 13:15:46-05'00

EXISTING

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report									
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room KSF ² : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously									
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (Independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg. Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%	1.0	10	1	1	0	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%	0.0	0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

PROPOSED

Instructions:

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

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

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%	11.2	481	38	18	19	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	



JEFF SABIN
GOVERNMENT AFFAIRS

WASTE MANAGEMENT INC. OF FLORIDA
7700 SE BRIDGE RD
HOBE SOUND, FL 33455
PH: (772) 545-1327
MOBILE: (772) 263-0017

January 20, 2022

Mr. Steven L. Dobbs, P.E.
Steven L. Dobbs Engineering, LLC
1051 Jakes Way
Okeechobee, Florida 34974

Re: Huntermako, LLC Property, SW 2nd Ave and SW 8th Street- Okeechobee County, FL

Mr. Dobbs:

Please find this letter in response to your request for confirmation of service availability for the above location. Waste Management of Okeechobee County can adequately accommodate the prescribed services at this location as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with the City of Okeechobee.

- Please note: To provide service, our collection vehicles must be able to safely access the onsite waste enclosures. Please contact our Sales team to provide site plans for review if and when your project proceeds.

We appreciate the opportunity to service this location and look forward to working with the developers and builders in making it an environmentally friendly project.

If you have any questions or concerns, please contact Sales Specialist Kay Hurley at 954-439-4067, or me at 772-263-0017.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS', with a long horizontal line extending from the top right of the signature.

JEFF SABIN
Government Affairs Manager

Cc: Kay Hurley

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 21, 2022

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

Ref: **Wastewater Capacity Request**

Parcel ID: 3-21-37-35-0040-00030-0020

Site Address:
804 SW 2nd Avenue
Okeechobee, FL 34974

Dear Mr. Dobbs:

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

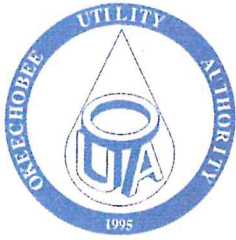
The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from December 2020 to November 2021, the annual average daily demand was 0.948 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does have a wastewater service line near the subject property. Any line extensions or upgrades required due to the demands of the proposed project, will be at the project owner's expense.

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

Sincerely,

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

John F. Hayford, P.E.
Executive Director

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 21, 2022

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

Ref: **Water Capacity Request**

Parcel ID: 3-21-37-35-0040-00030-0020

Site Address:
804 SW 2nd Avenue
Okeechobee, FL 34974

Dear Mr. Dobbs:

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

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from January 2021 to December 2021, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the road right of way at the subject property. Any upgrade requirements to the water main infrastructure due to the demands of the proposed project will be at the property owners' expense.

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

Sincerely,

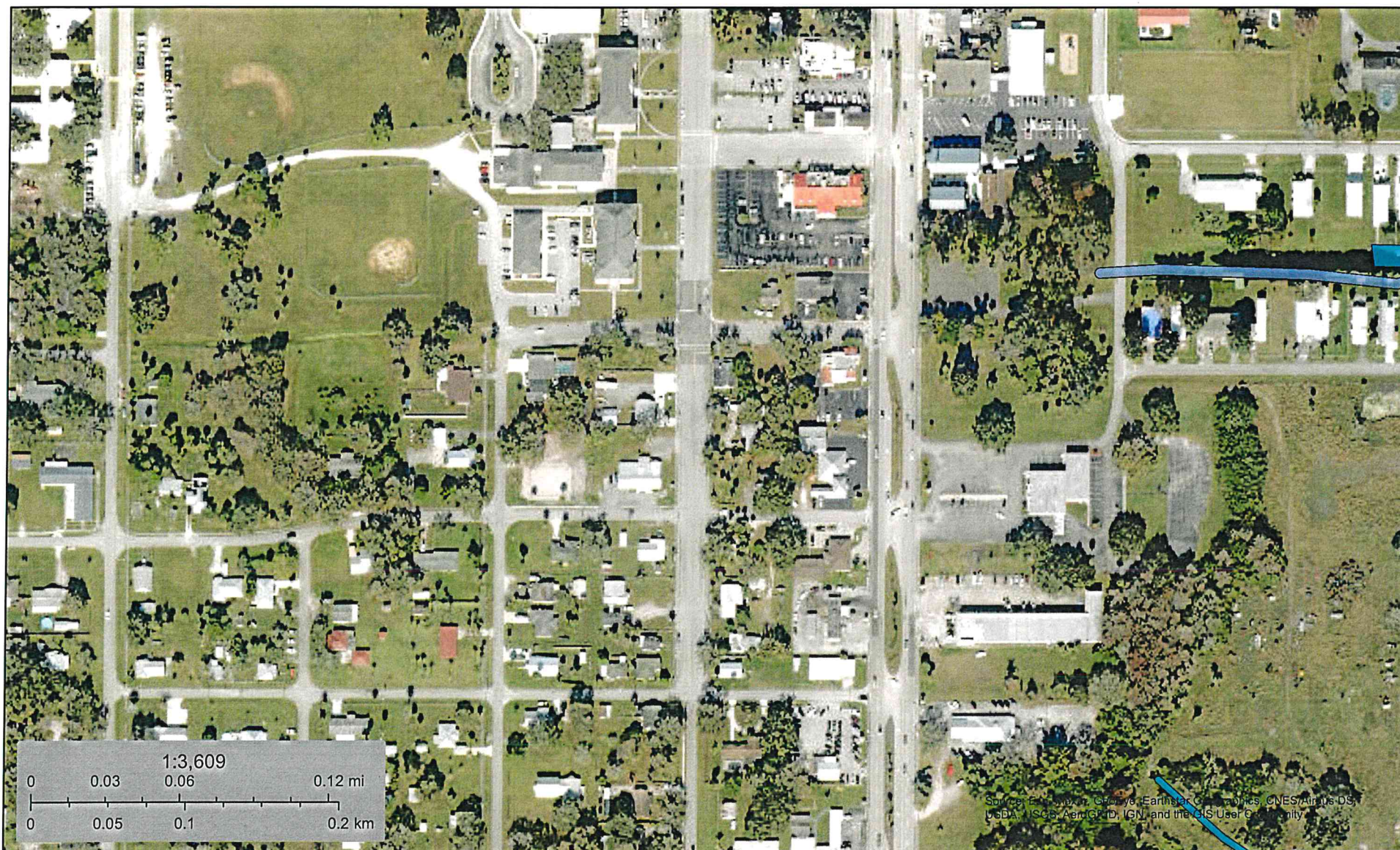
John F. Hayford
Executive Director
Okeechobee Utility Authority



U.S. Fish and Wildlife Service

National Wetlands Inventory

804 SW 2nd Avenue



January 17, 2022

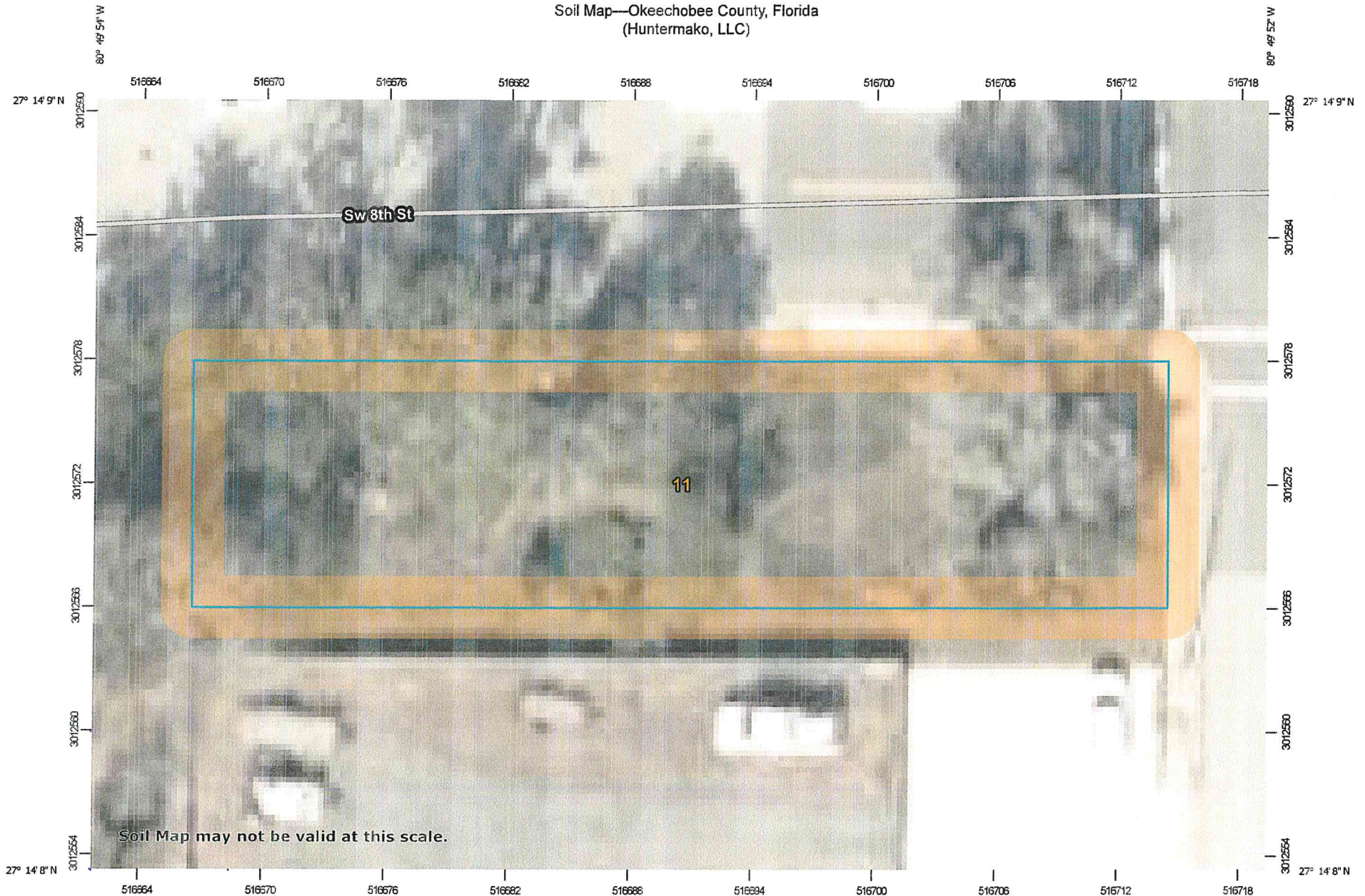
Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

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

C.I.

Soil Map—Okeechobee County, Florida
(Huntermako, LLC)



Map Scale: 1:264 if printed on A landscape (11" x 8.5") sheet.

0 3 7 14 21 Meters

0 10 20 40 60 Feet

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



Natural Resources
Conservation Service


Web Soil Survey
National Cooperative Soil Survey

1/17/2022
Page 1 of 3

C.B.

MAP LEGEND

Area of Interest (AOI)

-  Area of Interest (AOI)

Soils

-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

-  Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 19, Aug 26, 2021

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

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

National Flood Hazard Layer FIRMMette



80°50'12"W 27°14'24"N



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

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

80°49'34"W 27°13'52"N

Legend

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

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



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

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

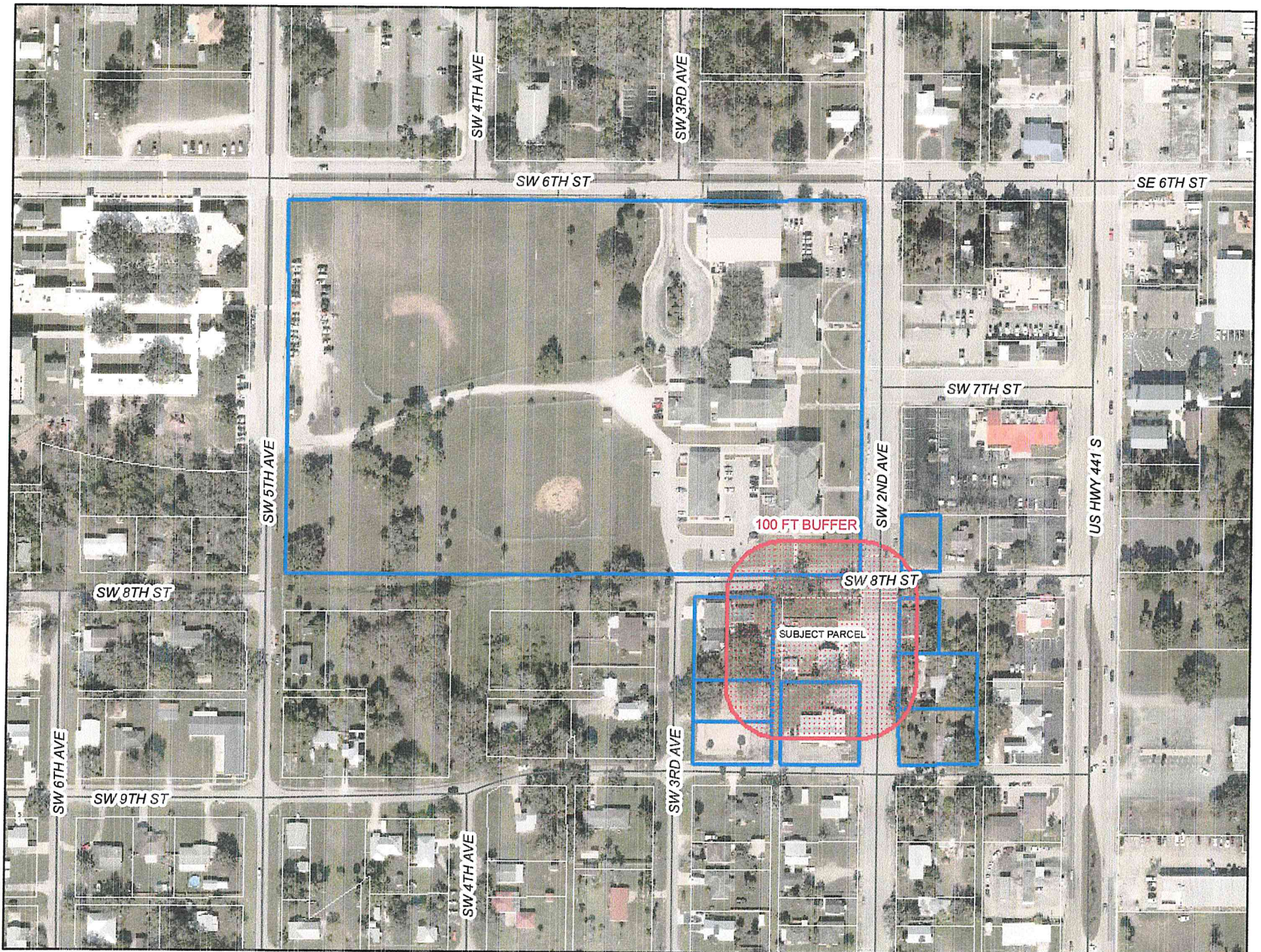
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2022 at 4:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



U.S.

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-01960-0010	OKEECHOBEE COUNTY SCHOOL BOARD	700 SW 2ND AVE		OKEECHOBEE	FL	34974
3-21-37-35-0020-02390-0010	WHITE TROY DALE II	7866 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00010-0010	HCKB HOLDINGS LLC	C/O CHRIS J LEE	5400 US HIGHWAY 192	MELBOURNE	FL	32904-9728
3-21-37-35-0040-00010-0030	BISHOP CHRISTINE	6688 SW 21ST PKWY		OKEECHOBEE	FL	34974-3307
3-21-37-35-0040-00010-004A	JUAREZ EPIFANIO F REVOCABLE TR	1308 SE 8TH AVE		OKEECHOBEE	FL	34974-5312
3-21-37-35-0040-00010-004B	SCOTT FAMILY TRUST	3043 HICKORY LA		LAPEL	IN	46051
3-21-37-35-0040-00020-0010	BERGER PHILIP Y	9555 NE 128TH AVE		OKEECHOBEE	FL	34972-7104
3-21-37-35-0040-00020-0040	JEANETTE'S INTERIORS, INC	818 S PARROTT AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00020-007A	HUBBARD MADISYN	107 SW 8TH ST		OKEECHOBEE	FL	34974-5125
3-21-37-35-0040-00020-007B	HUBBARD MADISYN NICOLLE	107 SW 8TH ST		OKEECHOBEE	FL	34974-5525
3-21-37-35-0040-00020-0090	FARLESS PATRICIA B IRREV TRUST	GREGORY FARLESS, TRUSTEE	807 SW 2ND AVE	OKEECHOBEE	FL	34974-5118
3-21-37-35-0040-00020-0110	OKEECHOBEE COUNTY	304 NW 2ND ST		OKEECHOBEE	FL	34972-4146
3-21-37-35-0040-00030-0040	GLENN J SNEIDER LLC	200 SW 9TH ST		OKEECHOBEE	FL	34974-5132
3-21-37-35-0040-00030-0070	TEWKSBUURY CAMERON	801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00030-0090	TYSON JOHN	5624 NE 4TH LN		OKEECHOBEE	FL	34974
3-21-37-35-0040-00040-0010	STANLEY CHRISTOPHER	301 SW 9TH ST		OKEECHOBEE	FL	34972-4303
3-21-37-35-0040-0004A-0010	WILSON JUSTIN D	810 SW 3RD AVE		OKEECHOBEE	FL	34974-5121
3-21-37-35-0040-00050-0010	O'CAIN DAVID BRUCE	201 SW 9TH STREET		OKEECHOBEE	FL	34974-5131
3-21-37-35-0040-00050-0030	PARKER RODNEY JUSTIN	908 SW 2ND AVE		OKEECHOBEE	FL	34974-5216
3-21-37-35-0040-00050-0070	DAVIS CYNTHIA	209 SW 9TH STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00050-0090	MEARA DANIEL T	905 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0010	HOMER BRUCE A	1700 SW 12TH TERR		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0070	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0090	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00030-0110	CARDONA DAVID V	809 SW 3RD AVE		OKEECHOBEE	FL	34974



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

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



2/4/22, 3:32 PM

LOT 1
RSFI/SFLOT 2,3+ N344
Okeechobee County Property Appraiser
CPO/C**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

2021 Certified Values

updated: 2/3/2022

Parcel: << 3-21-37-35-0040-00030-0020 (36554) >>

Aerial Viewer Pictometry Google Maps

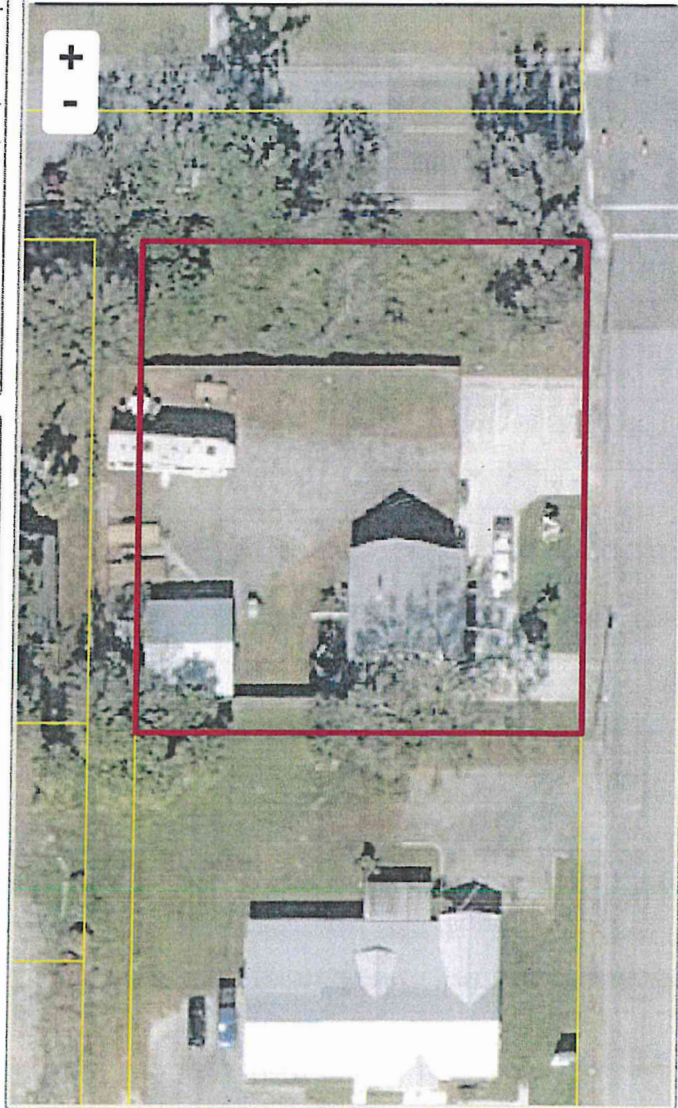
Owner & Property Info

Result: 1 of 1

Owner	HUNTERMAKO LLC 804 SW 2ND AVE OKEECHOBEE, FL 34974		
Site	804 SW 2ND AVE OKEECHOBEE		
Description*	SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 12 & PLAT BOOK 5 PAGE 7) LOTS 1, 2 & 3 BLOCK 3 & NORTH 3 FEET OF LOT 4 BLOCK 3		
Area	0.496 AC	S/T/R	21-37-35
Use Code**	SINGLE FAMILY (0100)	Tax District	50

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

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

☒ 2021
 ☐ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ Sales
**Property & Assessment Values**

2020 Certified Values		2021 Certified Values	
Mkt Land	\$15,141	Mkt Land	\$29,988
Ag Land	\$0	Ag Land	\$0
Building	\$54,804	Building	\$56,557
XFOB	\$14,736	XFOB	\$14,736
Just	\$84,681	Just	\$101,281
Class	\$0	Class	\$0
Appraised	\$84,681	Appraised	\$101,281
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,716
Assessed	\$84,681	Assessed	\$101,281
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,681 city:\$84,681 other:\$84,681 school:\$84,681	Total Taxable	county:\$99,565 city:\$99,565 other:\$99,565 school:\$101,281

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

▼ Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/11/2021	\$0	2021010353	CT	V	U	11
5/6/2021	\$100	2021005731	CT	V	U	11
3/29/2017	\$4,200	0788/0562	SW	V	Q	03
3/10/2017	\$82,500	0787/0673	WD	I	Q	01
9/28/2016	\$0	0780/1365	WD	V	U	11
4/17/2013	\$21,000	0729/0742	SW	I	U	12
3/1/2013	\$100	0729/0741	SW	I	U	12
1/22/2013	\$100	0726/0172	CT	I	U	11
5/23/2007	\$125,000	0631/0558	WD	I	Q	
7/2/2006	\$0	0625/1956	QC	I	U	03
7/23/2001	\$42,000	0460/1941	WD	I	Q	
7/22/2001	\$0	0460/1942	WD	I	U	03
6/27/2001	\$0	0457/1780	PB	I	U	01
4/1/1993	\$32,000	0343/1969	WD	I	U	03



February 8, 2022

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

Subject: Huntermako, LLC Parcel Combination

Dear Mr. Ritter:

Huntermako purchased parcel number 3-21-37-35-0040-00030-0010, which was Lot 1 in block 3. They owned Lots 2 and 3 south of lot 1 and the north 3 feet of lot 4 discussed above. They discussed the combination of these lots with the Okeechobee County Property appraiser who combined lots 1, 2, 3, and the north 3 feet of lot 4 as the current parcel control number 3-21-37-35-0040-00030-0020. This took place prior to the application for the Comprehensive Plan Amendment and Rezoning for Lot 1 in Block 3.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Huntermako, LLC*

Address: *804 SW 2nd Avenue*

Petition No.: *22-003-R*

Request: *Residential Single Family-One to
Commercial Professional Office*

General Information

Owner/Applicant	Huntermako, LLC 804 SW 2 nd Avenue Okeechobee, FL 34974 863.467.6707 keith@highlandpest.com
Site Address	804 SW 2 nd Avenue
Parcel Identification	3-21-37-35-0040-00030-0020
Contact Person	Steven L. Dobbs 863.634.0194 sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is a request to rezone 0.16 acres of land from Residential Single Family-One to Commercial Professional Office.

The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the property from Single Family Residential to Commercial.

The applicant is proposing to add this lot into his existing business for potential expansion purposes.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Residential Single Family-One	Commercial Professional Office
Use of Property	Vacant	Office or Retail Business
Acreage	0.16 acres	0.16 acres

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

North	Future Land Use	Public Facilities
	Zoning	Public Use
	Existing Use	Okeechobee County School Board
East	Future Land Use	Commercial
	Zoning	Residential Single Family and Heavy Commercial
	Existing Use	Single Family Home
South	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Commercial
West	Future Land Use	Single Family Residential
	Zoning	Residential Single Family
	Existing Use	Single Family Home

Analysis

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

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

Applicant Response: The proposed request is not contrary to the Comprehensive plan requirements. The 0.16 acres site is currently zoned Residential Single Family– one, and the surrounding properties are zoned Public Facilities, Commercial Professional Office, and Residential Single Family – one making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the west.

Staff Comment: Staff agrees that the zoning is not contrary to the comprehensive plan in regard to consistency and compatibility.

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

Applicant Response: This parcel will be added to the holdings to the south which is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: The proposed use is authorized under the Commercial Professional Office zoning district.

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

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

Staff Comment: The proposed use will function as an infill expansion for existing commercial property to the south.

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

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

Staff Comment: The proposed use is reasonably compatible with adjacent land uses and is not contrary to urbanizing land use patterns.

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

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

Staff Comment: The expansion to existing commercial property should be an enhancement to the area.

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

Applicant Response: The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by the owners' other holdings, to the west by Single Family Home, to the north by SW 8th Street and to the east by SW 2nd Avenue ROW.

Staff Comment: Through site plan review buffering measures can be taken to reduce any possible nuisance impacts.

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

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

Staff Comment: The proposed use will not cause a burden to public facilities.

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

Applicant Response: The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage inlets in the northeast corner of the property. This project will not adversely affect public safety.

Staff Comment: The proposed use will not create traffic congestion at this location.

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

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

Staff Comment: Agreed.

Recommendation

Based on the foregoing analysis, we find the rezoning Residential Single Family-One to Commercial Professional Office is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. We find this rezoning to be consistent with the City's Comprehensive Plan if the small-scale Future Land Use Map Amendment is approved; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP
President

March 9, 2022

Planning Board Public Hearing: March 17, 2022

City Council Public Hearing: (tentative) April 5, 2022 and May 3, 2022

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

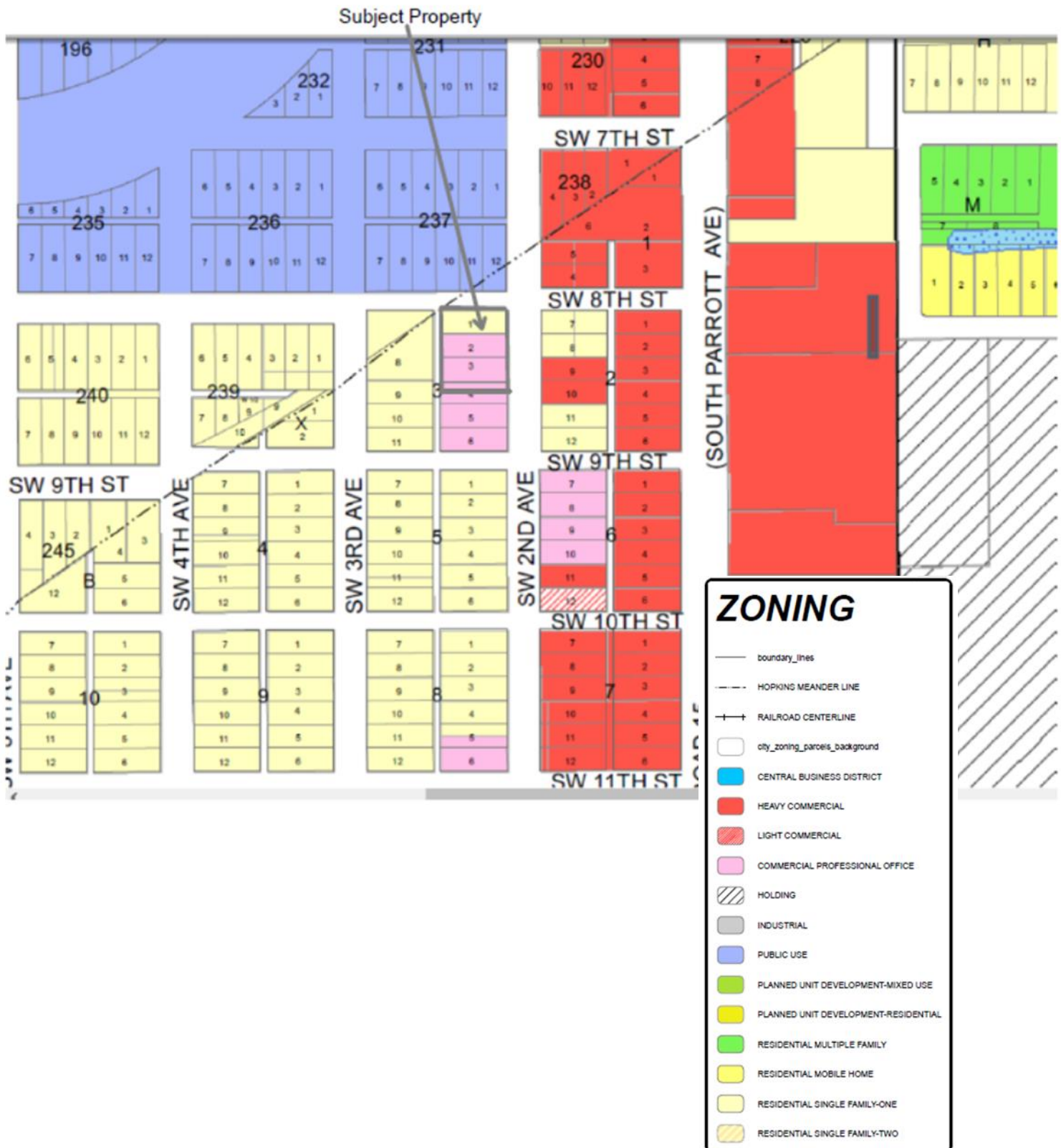
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 1-24-22	Petition No. 22-003-R
		Fee Paid: 854.80	Jurisdiction: PB, CC
		1 st Hearing: 3-17-22	2 nd Hearing: 4-5-22 & 5-3-22
		Publication Dates:	
		Notices Mailed: 3-2-22	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Huntermako, LLC		
2	Owner mailing address: 804 SW 2nd Avenue, Okeechobee, FL 33974		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: keith@highlandpest.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
PROPERTY INFORMATION			
7	Property address/directions to property: From SR 70 and 441, head south on 441, turn right at SW 8th Street, the project will be on the left after SW 2nd Avenue		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 0.16 Acres Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: School Board East: Single Family South: Commercial West: Single Family		
14	Existing zoning: Residential Single Family - 1 Future Land Use classification: Single - Family Residential		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-21-37-35-0040-00030-0020		

REQUIRED ATTACHMENTS	
✓ 18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
✓ 20	Last recorded warranty deed: August 11, 2021
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
missing 25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature



Printed Name

Keith Hickman

Date

1/24/22

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



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

Detail by Entity Name

Florida Limited Liability Company

HUNTERMAKO "LLC"

Filing Information

Document Number L17000011721
FEI/EIN Number N/A
Date Filed 01/13/2017
Effective Date 01/10/2017
State FL
Status **ACTIVE**

Principal Address

804 S.W. 2ND AVE
OKEECHOBEE, FL 34974 UN

Mailing Address

8390 Pioneer Road
WEST PALM BEACH, FL 33411

Changed: 01/19/2020

Registered Agent Name & Address

TRICE, RONALD N
8390 Pioneer Road
WEST PALM BEACH, FL 33411

Address Changed: 01/19/2020

Authorized Person(s) Detail

Name & Address

Title MGR

TRICE, RONALD N
8390 PIONEER ROAD
WEST PALM BEACH, FL 33411 UN

Title MGR

HICKMAN, BRIAN K
2035 S. E. 31ST STREET
OKEECHOBEE, FL 34974 UN

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

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

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

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

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

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

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

Huntermako, LLC

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements. The 0.16 acres site is currently zoned Residential Single Family – one, and the surrounding properties are zoned Public Facilities, Commercial Professional Office, and Residential Single Family - one making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the west.

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

This parcel will be added to the holdings to the south which is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

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

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

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

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by the owners other holdings, to the west by Single Family Home, to the north by SW 8th Street, and to the east by SW 2nd Avenue ROW.

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

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

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage inlets in the northeast corner of the property. This project will not adversely affect public safety.

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

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



IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
 IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
 a Florida municipality,

Plaintiff,

CASE NO.: 2019-CA-253

v.

BRENDA KEMP, an individual,
 PHILLIP WAYNE PURVIS, an individual, and
 BENJAMIN PURVIS, an individual,

Defendants.

FILED FOR RECORD
 OKEECHOBEE COUNTY, FL
 2021 AUG 11 PM 4:06
 JERALD D. BRYANT
 CLERK OF CIRCUIT COURT
 AND COMPTROLLER

AMENDED CERTIFICATE OF TITLE

(Amended to Correct a Scrivener's Error in Legal Description in File #2021005731)

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following-described property set forth in the Final Judgment situate in Okeechobee County, Florida:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 7, of the public records of Okeechobee County, Florida

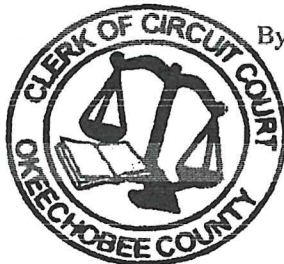
Parcel Identification Number: 3-21-37-35-0040-00030-0010

was sold to: Huntermako, LLC, 804 S.W. 2nd Avenue, Okeechobee, Florida 34974.

WITNESS my hand and seal of this Court on the 11th day of August, 2021.

JERALD D. BRYANT
 Clerk of the Circuit Court & Comptroller

By: Madalyn Piroch
 Deputy Clerk





IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,

a Florida municipality,

Plaintiff

Case No.: 47 2019 CA 000253

VS

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendant(s)

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 MAY - 6 PM 12:38
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

CLERK'S CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021 for the property described herein:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 7, of the public records of Okeechobee County, Florida

AND

A parcel of land lying in Section 34, Township 36 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows:

Commence at a 3" x 3" concrete monument marking the Southeast Corner of the N1/2 of the SE ¼ of the SE ¼ of said Section 34, thence N 01°45'58" E along the East boundary line of Section 34, a distance of 367.19 feet to a 5/8" rebar with cap #LB6329 for the POINT OF BEGINNING; thence N 40°10'30" W, a distance of 256.16 feet to the intersection with the North boundary line of that parcel of land described in ORB 290, PG. 0469 of the public records of Okeechobee County, Florida; thence N 89°41'27" E along said North boundary line and the South boundary line of that parcel of land described in ORB 226, PG. 687, aforesaid public records, a distance of 171.32 feet to the easternmost common corner for said parcels, said common corner being a point on the aforesaid East boundary line of Section 34; thence S 01°45'58" W along said East boundary line of Section 34, a distance of 196.74 feet to the POINT OF BEGINNING.

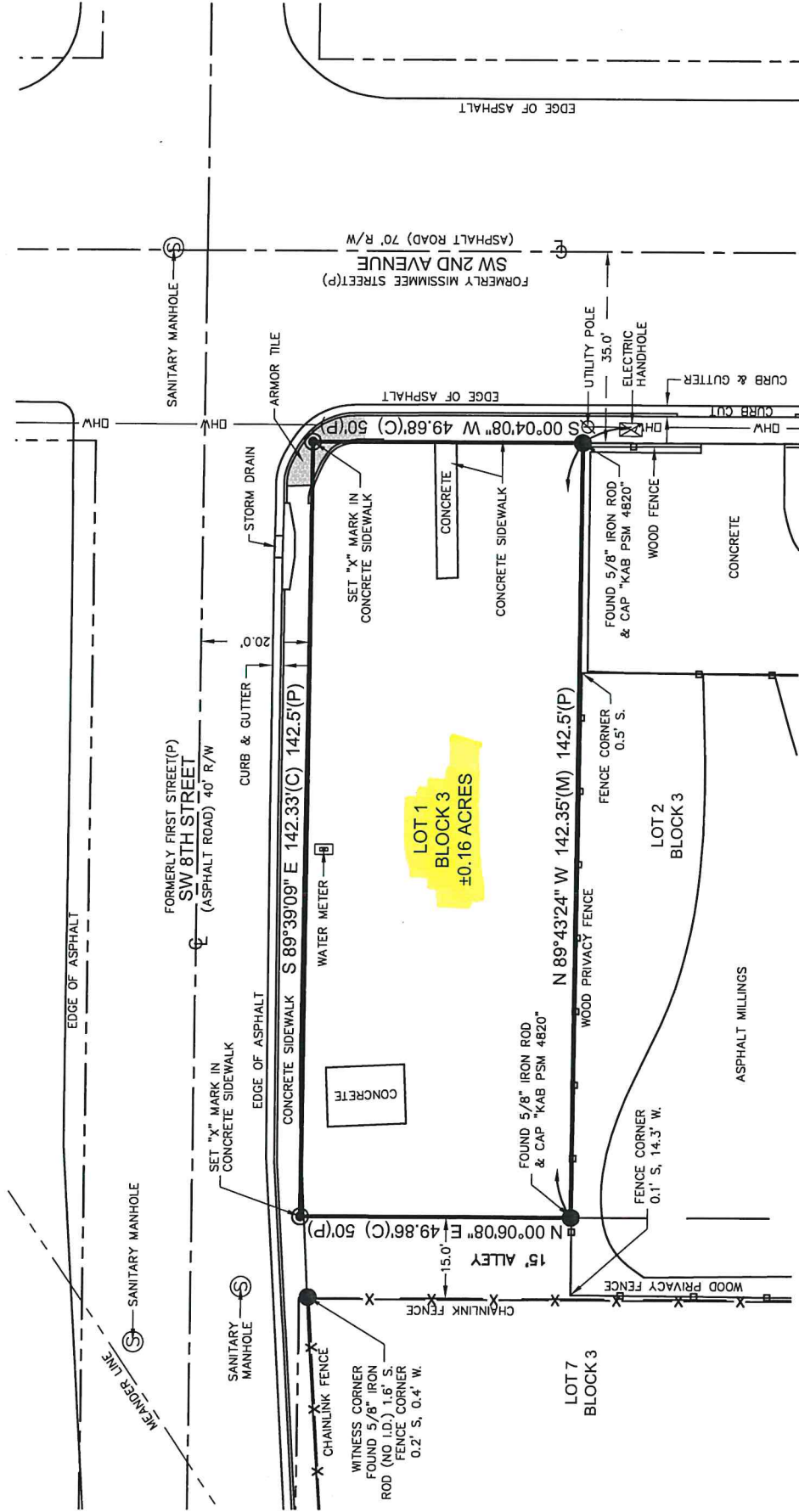
Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2015.

Parcel Identification Number: 3-21-37-35-0040-00030-0010

BOUNDARY SURVEY PREPARED FOR
PREPARED FOR KEITH HICKMAN

DESCRIPTION:

LOT 1, BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE
PLAT RECORDED IN PLAT BOOK 5, PAGE 7, AS RECORDED IN
THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) PARCEL ID: 3-21-37-35-0040-00030-0010.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 7) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 8) DATE OF LAST FIELD SURVEY: 11/15/21.

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

PREPARED FOR THE EXCLUSIVE USE OF:

KEITH HICKMAN

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	12/09/21	WC	JJR
DESCRIPTION	FB/PG: 322/59-60	SCALE: 1" = 30'	
BEARING REFERENCE: THE W. R/W OF SW 2ND AVE IS TAKEN TO BEAR S 00°04'08" W	FILE: 31016-2	JOB NO: 31016	

TRADEWINDS SURVEYING GROUP, LLC.

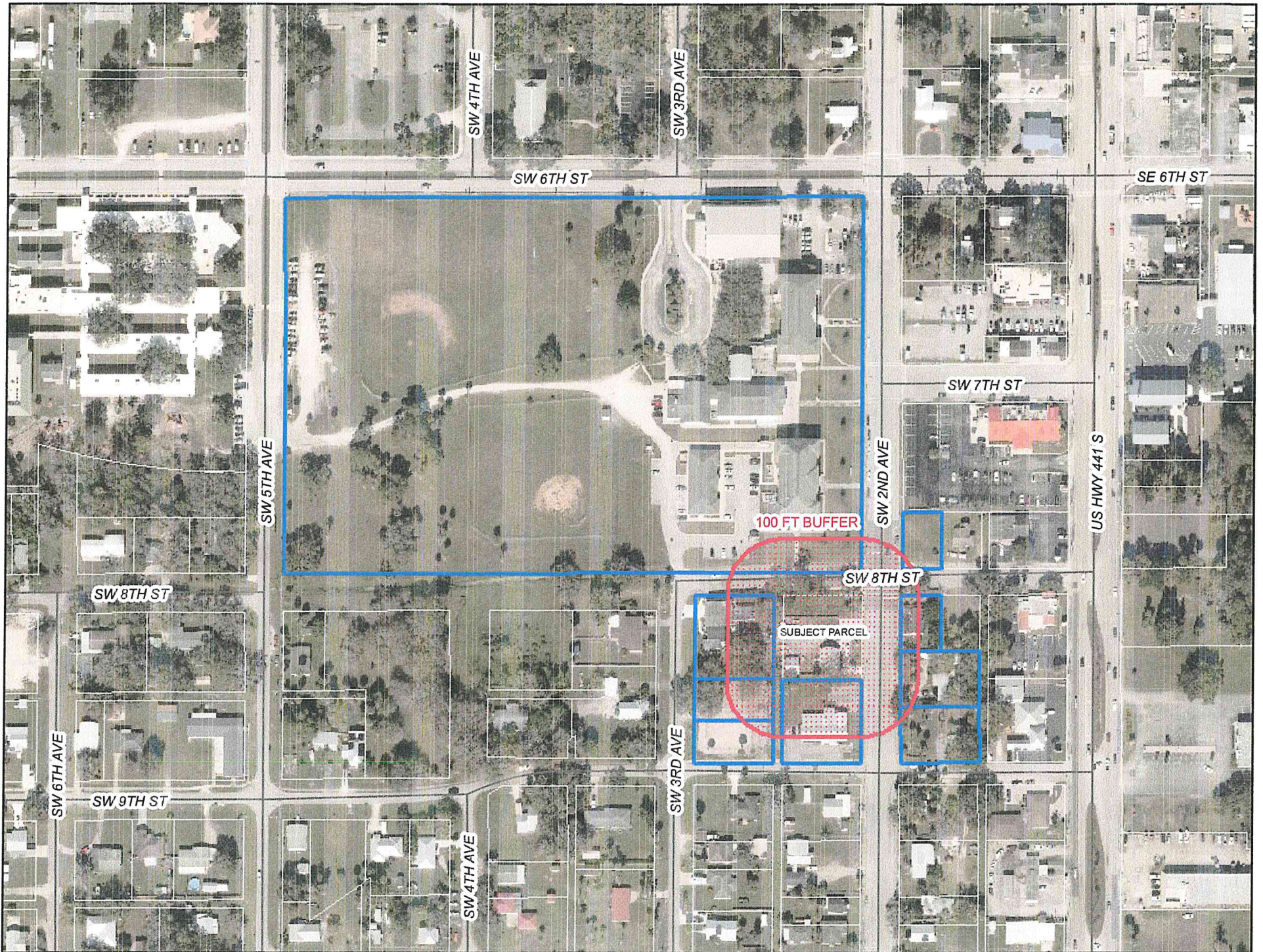
200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342



John J. Rice, P.S.M. (LS 4506) LB 8360

LEGEND
●—Set Iron Rod and Cap "LB 8360"
■—Found CM
○—Found Iron Rod (and Cap) ⊙ —Found Pipe (and Cap)
ABBREVIATIONS
B=Baseline; BM=Benchmark; C=Centerline; D=Deed; Δ=Delta or Central Angle; E=East; Concrete Monument; CONC=Concrete; ESMI=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PI=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); x=Spot Elevation based on indicated Datum.

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-01960-0010	OKEECHOBEE COUNTY SCHOOL BOARD	700 SW 2ND AVE		OKEECHOBEE	FL	34974
3-21-37-35-0020-02390-0010	WHITE TROY DALE II	7866 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00010-0010	HCKB HOLDINGS LLC	C/O CHRIS J LEE	5400 US HIGHWAY 192	MELBOURNE	FL	32904-9728
3-21-37-35-0040-00010-0030	BISHOP CHRISTINE	6688 SW 21ST PKWY		OKEECHOBEE	FL	34974-3307
3-21-37-35-0040-00010-004A	JUAREZ EPIFANIO F REVOCABLE TR	1308 SE 8TH AVE		OKEECHOBEE	FL	34974-5312
3-21-37-35-0040-00010-004B	SCOTT FAMILY TRUST	3043 HICKORY LA		LAPEL	IN	46051
3-21-37-35-0040-00020-0010	BERGER PHILIP Y	9555 NE 128TH AVE		OKEECHOBEE	FL	34972-7104
3-21-37-35-0040-00020-0040	JEANETTE'S INTERIORS, INC	818 S PARROTT AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00020-007A	HUBBARD MADISYN	107 SW 8TH ST		OKEECHOBEE	FL	34974-5125
3-21-37-35-0040-00020-007B	HUBBARD MADISYN NICOLLE	107 SW 8TH ST		OKEECHOBEE	FL	34974-5525
3-21-37-35-0040-00020-0090	FARLESS PATRICIA B IRREV TRUST	GREGORY FARLESS, TRUSTEE	807 SW 2ND AVE	OKEECHOBEE	FL	34974-5118
3-21-37-35-0040-00020-0110	OKEECHOBEE COUNTY	304 NW 2ND ST		OKEECHOBEE	FL	34972-4146
3-21-37-35-0040-00030-0040	GLENN J SNEIDER LLC	200 SW 9TH ST		OKEECHOBEE	FL	34974-5132
3-21-37-35-0040-00030-0070	TEWKSBURY CAMERON	801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00030-0090	TYSON JOHN	5624 NE 4TH LN		OKEECHOBEE	FL	34974
3-21-37-35-0040-00040-0010	STANLEY CHRISTOPHER	301 SW 9TH ST		OKEECHOBEE	FL	34972-4303
3-21-37-35-0040-0004A-0010	WILSON JUSTIN D	810 SW 3RD AVE		OKEECHOBEE	FL	34974-5121
3-21-37-35-0040-00050-0010	O'CAIN DAVID BRUCE	201 SW 9TH STREET		OKEECHOBEE	FL	34974-5131
3-21-37-35-0040-00050-0030	PARKER RODNEY JUSTIN	908 SW 2ND AVE		OKEECHOBEE	FL	34974-5216
3-21-37-35-0040-00050-0070	DAVIS CYNTHIA	209 SW 9TH STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00050-0090	MEARA DANIEL T	905 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0010	HOMER BRUCE A	1700 SW 12TH TERR		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0070	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0090	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00030-0110	CARDONA DAVID V	809 SW 3RD AVE		OKEECHOBEE	FL	34974



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

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



Petition No. 22-003-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of January 18, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 24 day of January, 2022.

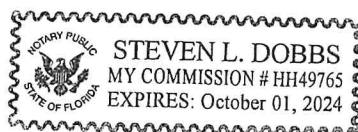
Keith Hickman
Signature of Applicant

1/24/2022
Date

Keith Hickman
Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of January, 20 22, by Keith Hickman, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Huntermako, LLC

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

Huntermako, LLC owns one parcels in the southwest section of the City that is in Block 3 of the South Okeechobee Plat, it is 0.16 acres of land on the northwest corner of SW 8th Street and SW 2nd Avenue, Mr. Hicman is proposing a change of zoning on the subject property. This property is located in Section 21, Township 37S, and Range 35E, with the property's parcel ID 3-21-37-35-0040-00030-0020. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family - 1.

The primary intent of rezoning these parcels is to amend the zoning classification to Commercial Professional Office like the remainder of this property to the south. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One on the east and west, Public Facilities to the north, and Commercial Professional Office to the south.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family – 1 to Commercial Professional Office. The property can be accessed off SW 2nd Avenue.

Huntermako, LLC requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel to Commercial Professional Office.

LOT 1
RSF1/SFLOT 2,3+ N344 4
Okeechobee County Property Appraiser
CPO/C**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

2021 Certified Values

updated: 2/3/2022

Parcel: (<<) 3-21-37-35-0040-00030-0020 (36554) (>>)

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	HUNTERMAKO LLC 804 SW 2ND AVE OKEECHOBEE, FL 34974		
Site	804 SW 2ND AVE OKEECHOBEE		
Description*	SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 12 & PLAT BOOK 5 PAGE 7) LOTS 1, 2 & 3 BLOCK 3 & NORTH 3 FEET OF LOT 4 BLOCK 3		
Area	0.496 AC	S/T/R	21-37-35
Use Code**	SINGLE FAMILY (0100)	Tax District	50

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

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

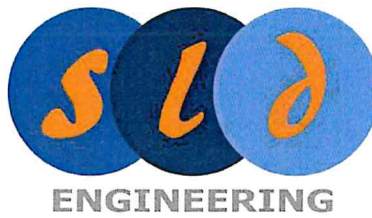
Property & Assessment Values

2020 Certified Values		2021 Certified Values	
Mkt Land	\$15,141	Mkt Land	\$29,988
Ag Land	\$0	Ag Land	\$0
Building	\$54,804	Building	\$56,557
XFOB	\$14,736	XFOB	\$14,736
Just	\$84,681	Just	\$101,281
Class	\$0	Class	\$0
Appraised	\$84,681	Appraised	\$101,281
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,716
Assessed	\$84,681	Assessed	\$101,281
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,681 city:\$84,681 other:\$84,681 school:\$84,681	Total Taxable	county:\$99,565 city:\$99,565 other:\$99,565 school:\$101,281

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

☒ 2021
 ☐ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/11/2021	\$0	2021010353	CT	V	U	11
5/6/2021	\$100	2021005731	CT	V	U	11
3/29/2017	\$4,200	0788/0562	SW	V	Q	03
3/10/2017	\$82,500	0787/0673	WD	I	Q	01
9/28/2016	\$0	0780/1365	WD	V	U	11
4/17/2013	\$21,000	0729/0742	SW	I	U	12
3/1/2013	\$100	0729/0741	SW	I	U	12
1/22/2013	\$100	0726/0172	CT	I	U	11
5/23/2007	\$125,000	0631/0558	WD	I	Q	
7/2/2006	\$0	0625/1956	QC	I	U	03
7/23/2001	\$42,000	0460/1941	WD	I	Q	
7/22/2001	\$0	0460/1942	WD	I	U	03
6/27/2001	\$0	0457/1780	PB	I	U	01
4/1/1993	\$32,000	0343/1969	WD	I	U	03



February 8, 2022

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

Subject: Huntermako, LLC Parcel Combination

Dear Mr. Ritter:

Huntermako purchased parcel number 3-21-37-35-0040-00030-0010, which was Lot 1 in block 3. They owned Lots 2 and 3 south of lot 1 and the north 3 feet of lot 4 discussed above. They discussed the combination of these lots with the Okeechobee County Property appraiser who combined lots 1, 2, 3, and the north 3 feet of lot 4 as the current parcel control number 3-21-37-35-0040-00030-0020. This took place prior to the application for the Comprehensive Plan Amendment and Rezoning for Lot 1 in Block 3.

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

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File