



**CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
JUNE 16, 2022
LIST OF EXHIBITS**

| | |
|-------------------------------|---|
| Draft Minutes | Summary of Board Action May 19, 2022 |
| Staff Report/Exhibit 1 | Land Development Regulations Text Amendment Application No. 22-002-TA |
| Staff Report/Exhibit 2 | Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-004-SSA |
| Staff Report/Exhibit 3 | Rezoning Petition No. 22-004-R |



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
MAY 19, 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, May 19, 2022, at 6:34 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Karyne Brass, Mac Jonassaint and Alternate Board Members Jim Shaw and David McAuley were present. Board Members Phil Baughman and Rick Chartier were absent with consent. Chairperson Hoover moved Alternate Board Members Shaw and McAuley to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Member Brass, seconded by Member Jonassaint to dispense with the reading and approve the March 17, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:36 P.M.

- A. Land Development Regulations (LDR) Text Amendment Petition No. 22-001-TA proposes to amend the regulations for Home Occupations, provided in Section 90-633 within Chapter 90 of the Code of Ordinances.
 - 1. City Attorney Gloria Velazquez reviewed proposed Ordinance No. 1254.
 - 2. There were no public comments offered.
 - 3. There were no Ex-Parte disclosures offered.
 - 4. Motion by Member Jonassaint, seconded by Member McCoy to recommend the City Council approve LDR Text Amendment Petition No. 22-001-TA as presented in [Exhibit 1.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 7, 2022, and July 5, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:42 P.M.

VI. CITY ADMINISTRATOR UPDATE

Gary reminded Board Members about the Joint Workshop with the City Council on May 24, 2022, at 6 P.M.

VII. Chairperson Hoover adjourned the meeting at 6:43 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.

22-002-TA

Text Amendment Staff Report



Prepared for The City of Okeechobee

Description of Proposed Text Amendment

City staff has identified that the City's current fee for Joinder Applications is not warranted. Applications for Joinders of parcels or lots typically require substantially less technical review and are typically associated with lower chances of negative zoning effects than a subdivision plat review or a de minimis subdivision. Thus, the associated fees should appropriately reflect the level of staff investment and staff is recommending that the city reduce the application fee for Joinder Applications from \$500.00 to \$100.00. Doing so will also provide a financial incentive for prospective applicants to abide by the City's established application process for joinders. The proposed text amendment is limited to Appendix C of the City's Land Development Code as shown below. If approved, staff will also update the Joinder Application accordingly.

APPENDIX C - SCHEDULE OF LAND DEVELOPMENT REGULATION FEES AND CHARGES

* * * * *

Fee Schedule:

* * * * *

19. ~~Applications for De Minimis or Joinder of parcels or lots500.00~~
 - a) Applications Joinder\$100.00
 - b) Applications for De Minimis Subdivision\$500.00
 - c) Applications for Platted Parcel Split\$500.00 plus \$25.00 per acre
20. Parking reduction petition250.00
21. Holding zoning district boundary change (rezoning)600.00 plus \$20.00 per acre ^[2]
22. ~~Platted Parcel Split\$500.00 plus \$25.00 per acre~~

Submitted by:



Ben Smith, AICP
Director of Planning
June 7, 2022

Okeechobee Planning Board Hearing: June 16, 2022

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

Date: 5-23-22

Petition No. 22-002-TA

Fee Paid: N/A

Jurisdiction: PB+CC

1st Hearing: 6-16-222nd Hearing: 7/5/22 & 8/2/22

Publication Dates: 6-1-22 & 8-2-22

7-20-22

Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee

2 Mailing address: 55 SE 3rd Avenue

3 E-mail address:

4 Daytime phone(s):

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

If yes, provide address(es)

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

If yes, provide address(es)

REQUEST INFORMATION

7 Request is for: ☐ Text change to an existing section of the LDRs
☐ Addition of a permitted use ☐ Deletion of a permitted use
☐ Addition of a special exception use ☐ Deletion of a special exception use
☐ Addition of an accessory use ☐ Deletion of an accessory use

8 Provide a detailed description of text changes to existing section(s) showing deletions in ~~strikeout~~ and additions in underline format. (This description may be provided on separate sheets if necessary.)

Please see attached proposed Ordinance/Staff Report

Amend items 19 and 22 of Appendix C, Schedule of LDR Fees and charges

| | |
|-----------------------------|---|
| 9 | <p>Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.)</p> <p><i>N/A Please see attached proposed Ordinance / Staff Report</i></p> |
| REQUIRED ATTACHMENTS | |
| 10 | <p>Non-refundable application fee of \$500</p> <p>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges –</p> <p>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.</p> |

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
City of Okeechobee
City Planner

Printed Name
City of Okeechobee

Date
5-23-22

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

22-004-SSA

Comprehensive Plan Amendment Staff Report



Applicant | Anita's Rental Properties

Address | 1000 Block of the East Side of South Parrott Ave



Prepared for The City of Okeechobee

General Information

Owner: Anita's Rental Properties

Applicant: Anita's Rental Properties

Primary Contact: Steven L. Dobbs (863)-634-0194

Site Address: 1000 Block of the East Side of South Parrott Ave

Parcel Identification: 2-21-37-35-0A00-00045-0000

Note: For the legal description of the project or other information relating 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>

Future Land Use, Zoning, and Existing Use of Subject Property(s)

| Parcel #1: 2-21-37-35-0A00-00045-0000 | Existing | Proposed |
|--|-----------------------------|-----------------|
| Future Land Use | Multi-Family Residential | Commercial |
| Zoning | Residential Single Family-1 | Commercial |
| Use of Property | Vacant | Restaurant |
| Acreage | 2.41 | 2.41 |

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

| | Future Land Use | Zoning | Existing Use |
|--------------|-----------------------------|-----------------------------|------------------------|
| North | Commercial | Commercial | Bar/restaurant |
| East | Mixed-Use Residential | Holding | Vacant |
| South | Multi-Family Residential | Residential Single Family-1 | Single Family dwelling |
| West | Commercial | Commercial | Vehicle sales, Motel |

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use designation of the subject parcel from Multi-Family Residential to Commercial. The request involves a parcel that is approximately 2.41 acres with frontage on US-441, a Principal Arterial roadway. The survey

that has been provided as part of the application submittal indicates that 0.40 acres of wetlands exist on the subject parcel. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the Comprehensive Plan.

Current Development Potential as Multi-Family Residential

The property is currently designated as Multi-Family Residential on the City of Okeechobee Future Land Use Map. The Multi-Family Residential FLU allows apartments, duplexes, condominiums, and public facilities, limited agriculture and compatible accessory uses. Additionally, all permitted uses within the Single-Family Residential FLU category are allowed. The maximum standard density within the Multi-Family Residential FLU is 10 dwelling units per acre. The subject parcel is 2.41 acres, which includes 2.01 acres of upland and 0.40 acres of wetlands, as identified on the provided survey. The 2.41 acres has a multifamily density potential of 24 multifamily dwelling units.

Future Development Potential as Commercial

The Applicant has not identified any specific plans for this project at this time. However, if this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the commercial districts and commercial uses. While the Commercial Future Land Use category allows for a maximum FAR of 3.0, the City's most intense commercial zoning district (CHV) only allows a maximum building coverage of 50%, a maximum building height of 45 feet (without a special use exception), and a maximum impervious surface coverage of 85%.

Based on 50% building coverage and a potential building height of four stories, an FAR of 2.0 is the theoretical maximum development potential on the 2.41 acres for a total potential floor area of approximately 210,000 square feet. However, it is not typical to exceed two stories in the City, especially considering the parking and landscaping standards that will need to be met. Two story development with 50% building coverage on 2.41 acres would produce 105,000 square feet of floor area.

Consistency and Compatibility with Adjacent Uses

Applicant Response: These parcels have a FLU of Multi-Family Residential, the parcel to the north is Commercial. The parcels directly north of this parcel is Commercial.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial. This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

Staff Response: The subject property is located with frontage on US-441, which is generally recognized as one of the City's main commercial corridors. Staff agrees that the Applicant's request is consistent and compatible with the surrounding area and with the pattern of existing uses along US-441.

Consistency and Compatibility with Comprehensive Plan

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 shall discourage urban sprawl.

As stated above, allowing commercial land use designations at this property is consistent with the pattern of land uses, consistent with the City's Comprehensive Plan and should not cause any disturbance to adjacent land uses.

Adequacy of Public Facilities and Services

Traffic Impacts

The Applicant provided a Traffic Impact Study which was completed by MacKenzie Engineering & Planning, Inc. All calculations and references are included as they appear on the TIS. The existing future land use net external trip generation is 229 daily, 30 AM peak hour (7 in/23 out), and the expected net driveway trip generation is 31 PM peak hour (20 in/11 out) trips. The proposed FLU net external trip general is 7,040 daily, 160 AM peak hour (99 in/61 out), and 554 PM peak hour (266 in/288 out) trips. The TIS indicates that the future land use amendment will result in a potential trip generation change of 6,841 daily, 130 AM peak hour (92 in/38 out), and 523 PM peak hour (246 in/277 out) trips. Staff agrees with this analysis that US-441 and SR-70 have adequate service capacity to support the traffic volume that the proposed amendment could create.

Demand for Potable Water and Sewer Treatment

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

Staff Response: The Applicant provided potable water and sanitary sewer demand calculations for the requested Future Land Use Map Amendment which do not support the above statement that potential water and sewer service demands will decrease. Future Land Use Policy 1.1 contains adopted level of service standards for potable water at 114 gallons per capita per day and wastewater at 130 gallons per capita per day. For purposes of estimating water and wastewater demand for commercial uses, the City recommends 0.15 gallons per day per square foot of floor area. The following calculations are based on these standards, the above stated maximum development potential, and the US Census Bureau's latest estimated average number of persons per household for the City:

Current Potable Water Potential Demand- 24 dwelling units X 2.84 persons per household X 114 gal/person/day = 7,770 gallons per day

Proposed Potable Water Potential Demand- 105,000 square feet X 0.15 gal/sf/day = 15,750 gallons per day

Current Wastewater Potential Demand- 24 dwelling units X 2.84 persons per household X 130 gal/person/day = 8,860 gallons per day

Proposed Wastewater Potential Demand- 105,00 square feet X 0.15 gal/sf/day = 15,750 gallons per day

The increase in potential demand is 7,980 gallons of potable water per day and 6,890 gallons of wastewater per day. The Applicant has also provided letter of service availability from OUA which states that adequate capacity is available to serve the potential increase in service demands.

Demand for Solid Waste Disposal

The application submittal includes a letter from Waste Management. However, the letter does not provide any information regarding the available capacity of the existing solid waste facilities or the expected demand that will result from the proposed map amendment.

Schools

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

Staff Response: The applicant is proposing commercial uses on the subject parcel and, therefore, staff agrees that no school capacity demands exist.

Recreation and Open Space Demand

Commercial development should not increase demand for parks and recreation facilities.

Environmental Impacts

The provided survey identifies 0.40 acres of wetlands. In addition, the Applicant stated that a biologist previously identified 0.95 acres of wetlands located on the parcel.

Two soil types are present on the subject property: Immokalee Fine Sand, 0 to 2 percent slopes, and Floridana, Riviera, and Placid soils, depressional.

The applicant claims that there is no unique habitat or endangered species on the subject parcel, though there is no environmental analysis provided to substantiate this claim.

A portion of the southern side of the subject property falls within Zone X, which is an area of minimal flood hazard. There are no wellfields within 1,000 feet of the parcel.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that this request to change the future land use designation from Multi-Family Residential to Commercial is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

June 7, 2022

Okeechobee Planning Board Hearing June 16, 2022

Supplemental Exhibits

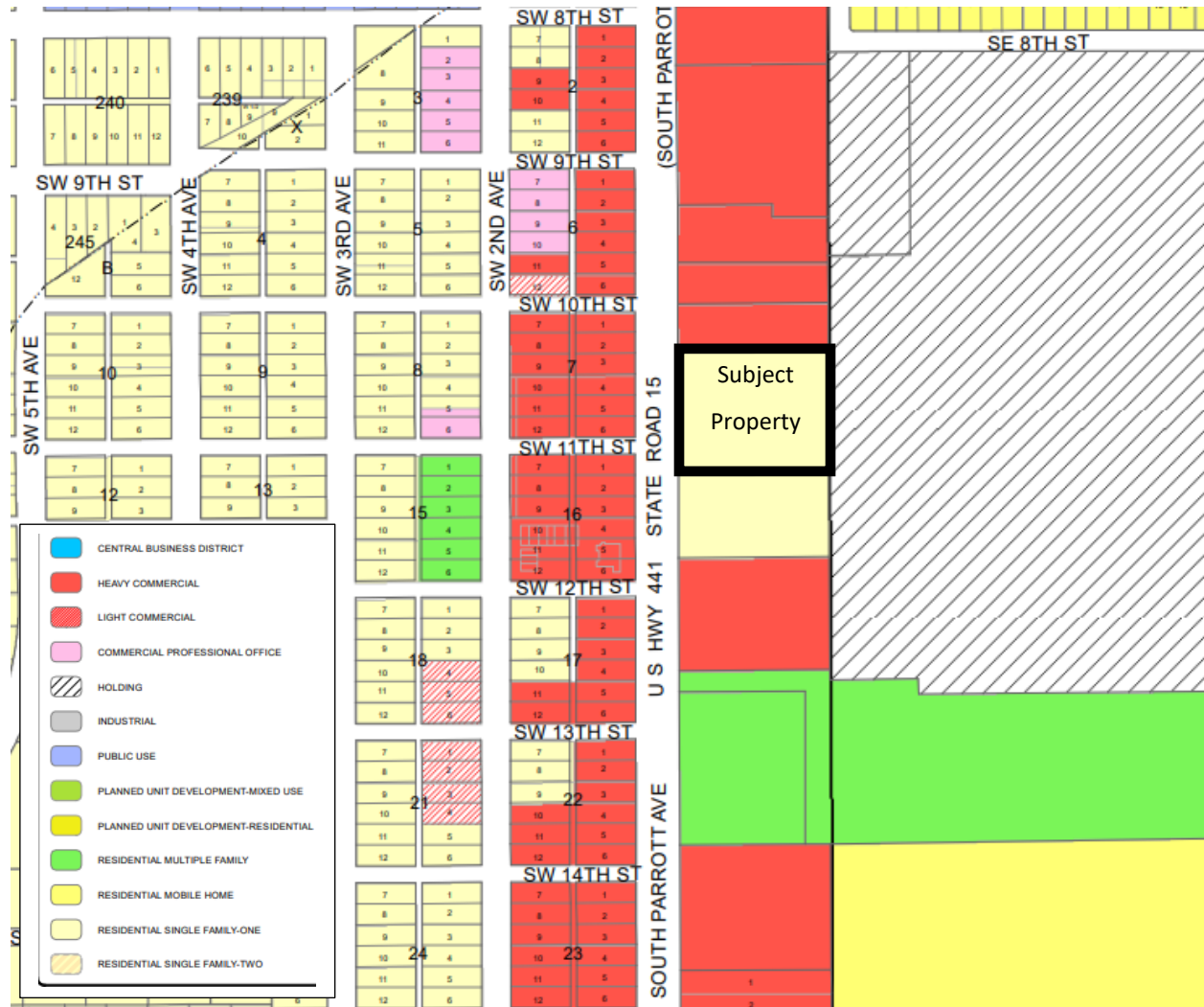


Exhibit C: Existing Zoning

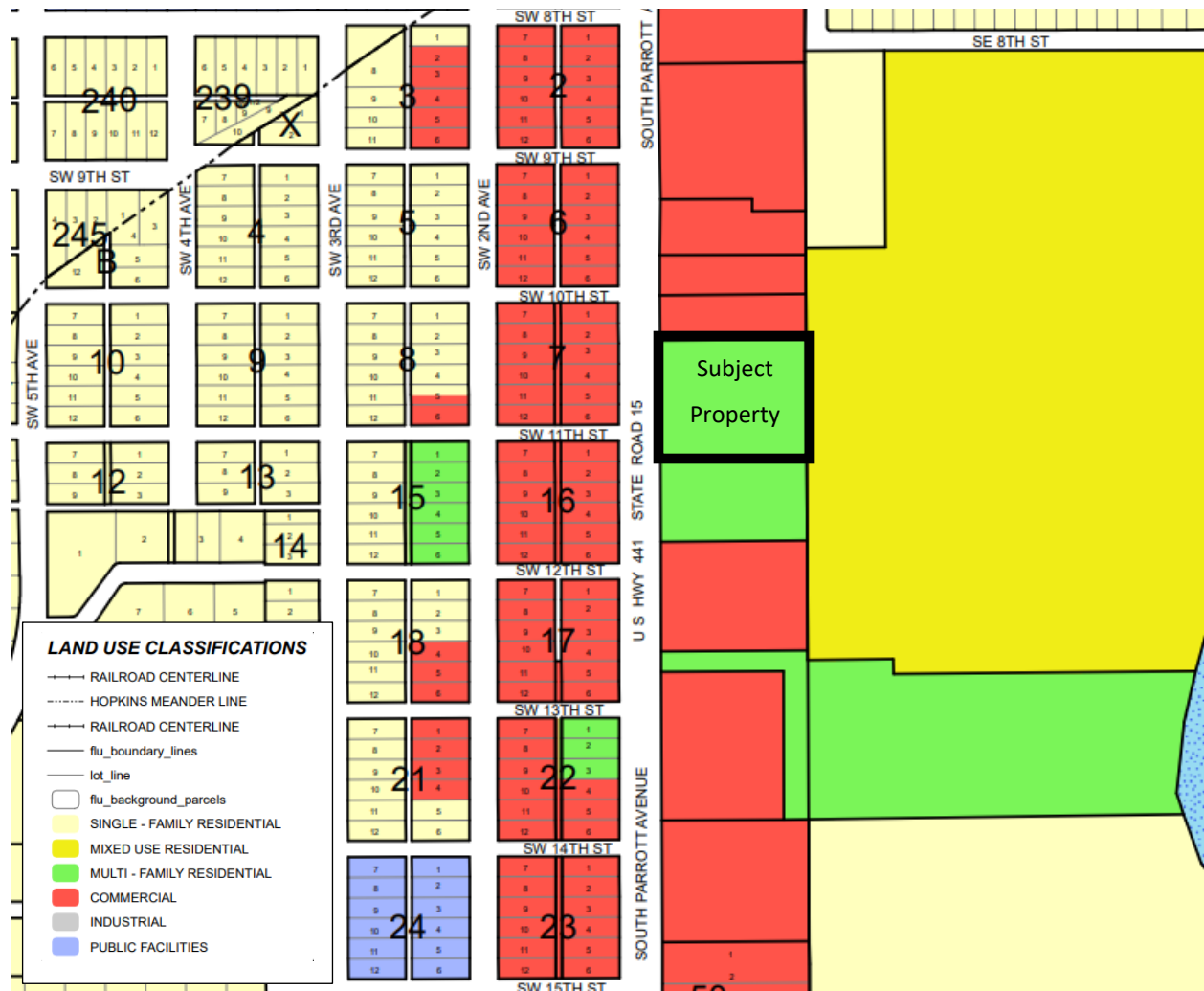


Exhibit D: Future Land Use

| | | |
|--|---|---|
| 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: <u>5/3/2022</u> | Petition No. <u>22-004-SSA</u> |
| | Fee Paid: <u>922.00</u> | Jurisdiction: <u>PB&CC</u> |
| | 1 st Hearing: <u>6-16-2022</u> | 2 nd Hearing: <u>7-19-22</u> |
| | Publication Dates: | |
| | Notices Mailed: <u>6/1</u> | |

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: MF

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)

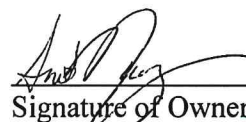
APPLICANT PLEASE NOTE:

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.

5-2-2022
Date


Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

I. APPLICANT/AGENT/OWNER INFORMATION

 Anita's Rental Properties, Inc.

Applicant

701 NE 3rd Street

Address

Okeechobee,

FL

34972

City

863-467-0611

State

Zip

anitasrentalp@gmail.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

Anita's Rental Properties, Inc.

Owner(s) of Record

701 NE 3rd Street

Address

Okeechobee,

FL

34972

City

863-467-0611

State

Zip

anitasrentalp@gmail.com

Telephone Number

Fax Number

E-Mail

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

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

II. 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 Multi- 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: Unaddressed S. Parrott Avenue, Okeechobee, FL 34974

2. Property ID #(s): 2-21-37-35-0A00-00045-0000

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

1. Total Area of Property: 2.40 Acres

2. Total Area included in Request: 2.40 Acres

a. In each Future Land Use (FLU) Category: Commercial - 2.40Acres

- (1) _____
- (2) _____
- (3) _____
- (4) _____

b. Total Uplands: 2.00 Acres

c. Total Wetlands: 0.40 Acres

Applicaton for Comprehensive Plan Amendment

3. Current Zoning: Residential Single Family - one
4. Current FLU Category: Multiple - Family Residential
5. Existing Land Use: Single Family Residential
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) | 10 DU/AC | |
| Number of Units | 24 | |
| Commercial (sq. ft.) | | 156,816 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

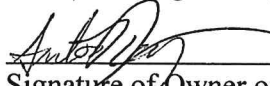
Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

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


Signature of Owner or Authorized Agent

5-2-2022
Date

Anita Nunez
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 May 2nd, 2022, by Anita Nunez, who
(Name of Person)
is personally known to me or produced _____ as identification.




Notary Public Signature

Anita's Rental Properties, Inc.

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

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

1. Wording of any proposed text changes.

None proposed.

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

Attached

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

Attached

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

These parcels have a FLU of Multi-Family Residential, the parcel to the north is Commercial. The parcels directly north of this parcel is Commercial.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial. This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

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 study

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

Please see the attached traffic study.

b. For Large Scale Amendments (LSA)

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

The traffic impact study is attached.

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

Acknowledged.

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

Acknowledged.

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

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

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

Assume 2.5 residents per household

Current $24 * 285 = 6,840$ gpd

Future $= 0 * 285 = 0$ gpd

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

Current $0 * 0.15 = 0$ gpd

Future $156,816 * 0.15 = 23,522$ gpd

Current total = 6,840 gpd

Future total = 23,522 gpd

Increase of 16,682 gpm

- 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, however, there have been 0.95 acres of wetlands identified previously by a biologist.

2. Soils posing severe limitations to development

The soil present onsite from the attached NRCS Websoil Survey, there are two soil types Immokalee Fine Sand, 0 to 2 percent slopes and Floridana, Riviera, and Placid soils, depressional. The soils present should cause no development limitations.

3. Unique habitat.

The parcel was previously developed as single family residence, 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 western portion of the subject parcels are within Zone X and shown as an area of minimal flooding,

however the western portion of the parcels are also within Zone X, but have the warning, "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."

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 change the Future Land Use Designation from Multi-Family Residential 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 decrease 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 a redeveloped of a developed 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 264,627 sf.

L 1.2.d.

| Use | Measure | Rate | Gallons per Day |
|-------------------------------------|--|------------|--------------------------|
| Multi-Family Residential (Existing) | 24 Units @ 2.5 people per unit | 114 gppd | 6,840 gpd – water/sewer |
| Commercial (Proposed) | 156,816 SF @ 0.15 gallons per day per sf | 3,156 gppd | 23,522 gpd – water/sewer |
| Net Impact | | | 16,682 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

2-21-37-35-0A00-00045-0000

Legal Description

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



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

Detail by Entity Name

Florida Profit Corporation

ANITA'S RENTAL PROPERTIES, INC.

Filing Information

Document Number P18000032145
FEI/EIN Number 82-5059710
Date Filed 04/02/2018
Effective Date 04/16/2018
State FL

Status ACTIVE

Principal Address

701 NE 3RD ST
OKEECHOBEE, FL 34972

Mailing Address

701 NE 3RD ST
OKEECHOBEE, FL 34972

Registered Agent Name & Address

Nunez, Anita
701 NE 3rd St
Okeechobee, FL 34972

Name Changed: 04/24/2020

Address Changed: 04/24/2020

Officer/Director Detail

Name & Address

Title P

NUNEZ, ANITA
2085 SE 4TH ST
OKEECHOBEE, FL 34972

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2020 | 04/24/2020 |
| 2021 | 04/27/2021 |

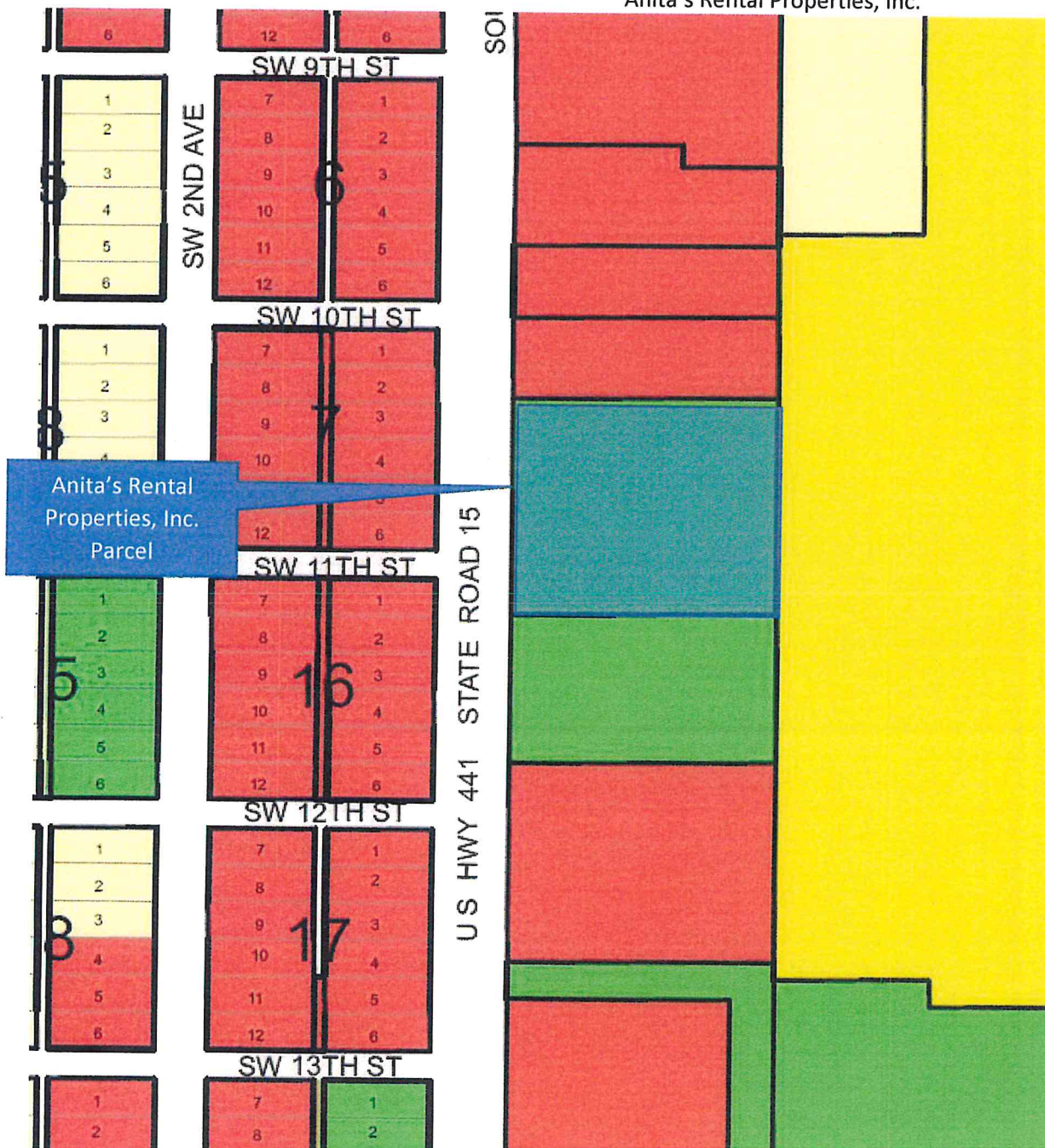
2022 04/19/2022

Document Images

| | |
|---|--|
| 04/19/2022 -- ANNUAL REPORT | View image in PDF format |
| 04/27/2021 -- ANNUAL REPORT | View image in PDF format |
| 04/24/2020 -- ANNUAL REPORT | View image in PDF format |
| 03/13/2019 -- ANNUAL REPORT | View image in PDF format |
| 04/02/2018 -- Domestic Profit | View image in PDF format |

A2

City of Okeechobee
Future Land Use Amendment Application
Future Land Use Exhibit
Anita's Rental Properties, Inc.



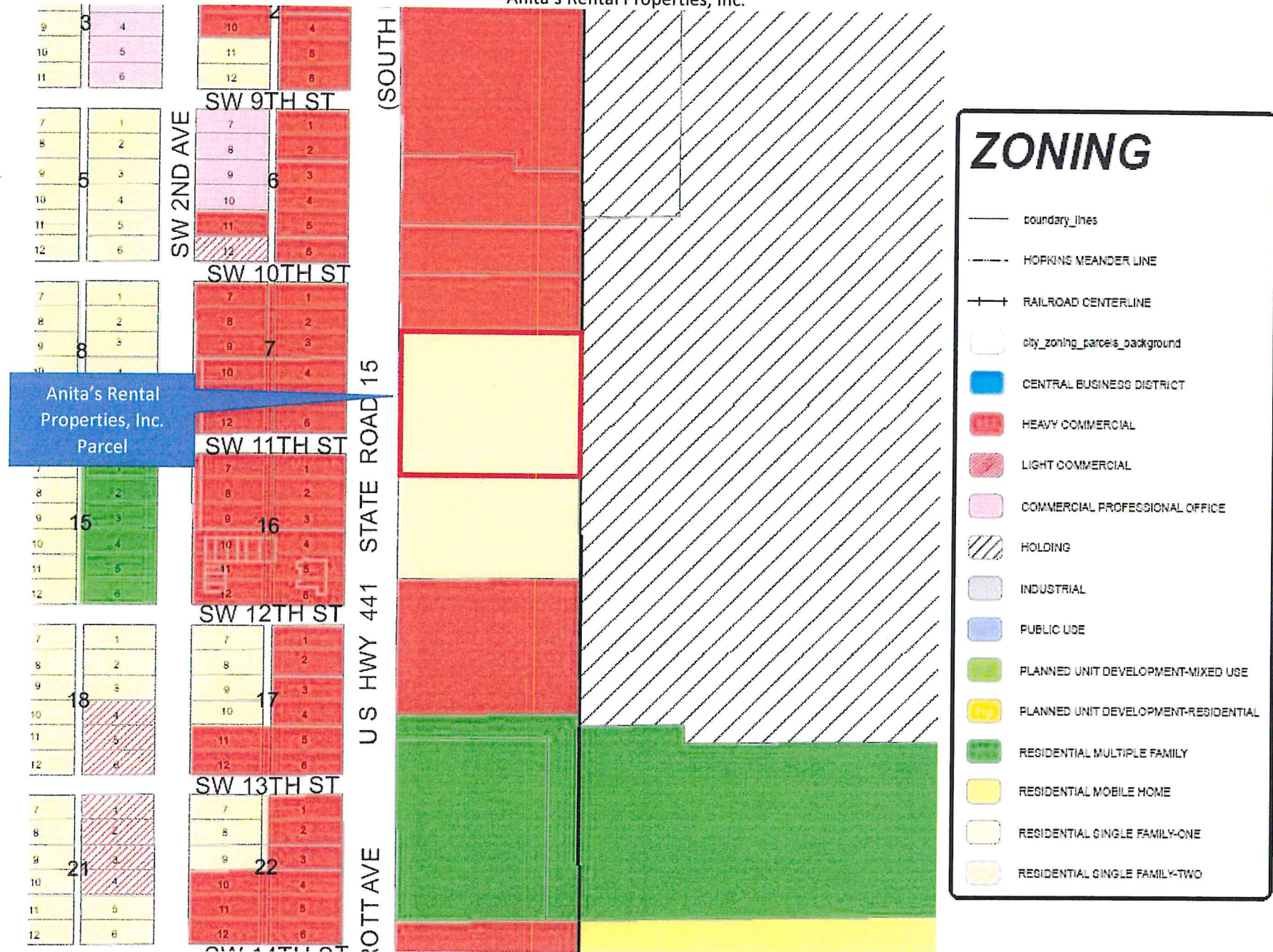
LAND USE CLASSIFICATIONS

- 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
Land Use Exhibit
Anita's Rental Properties, Inc.



City of Okeechobee
 Future Land Use Amendment Application
 Zoning Exhibit
 Anita's Rental Properties, Inc.

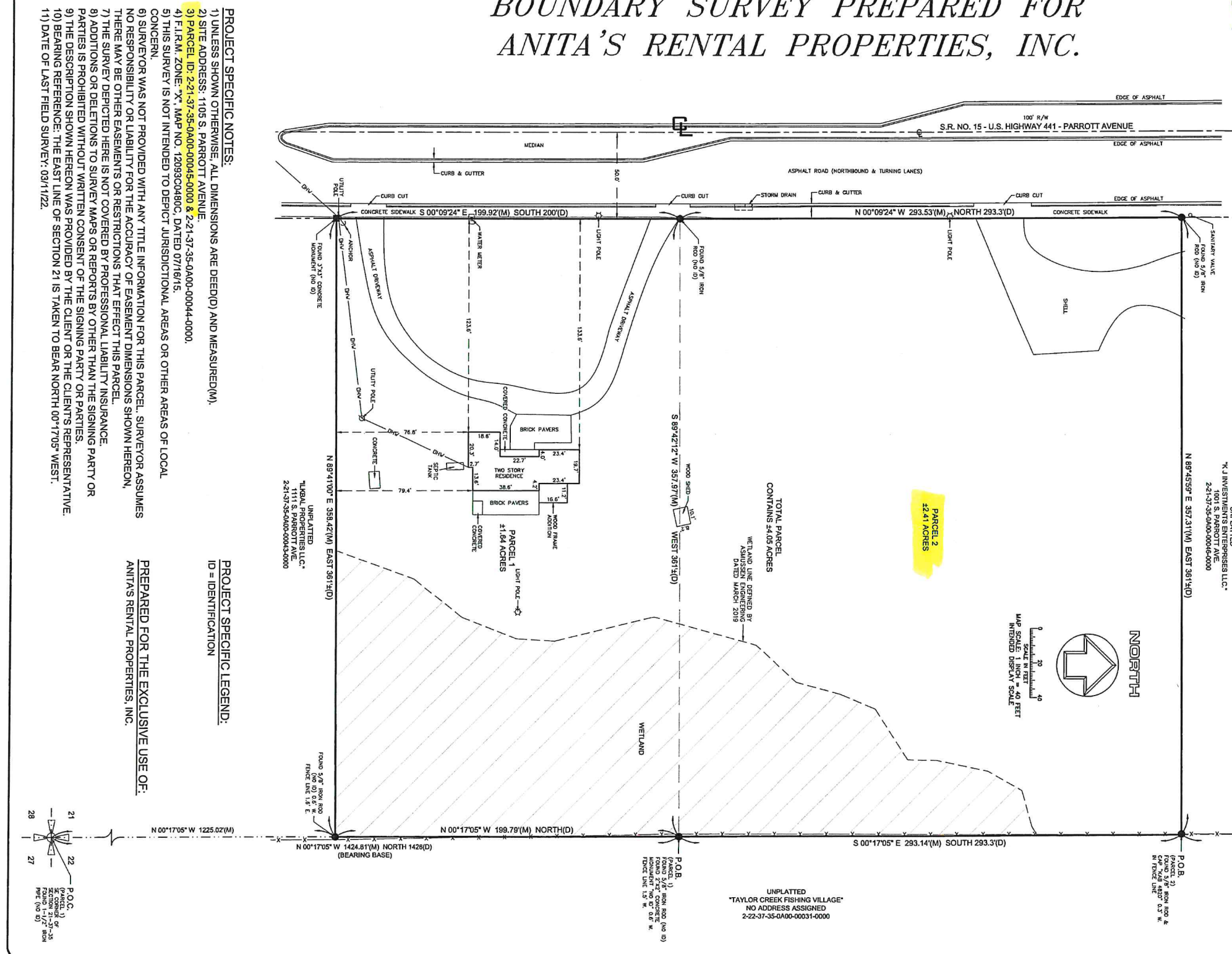


AL0

#22-004-55A
Subject
Property

BOUNDARY SURVEY PREPARED FOR ANITA'S RENTAL PROPERTIES, INC.

DESCRIPTION:
PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST AND RUN NORTH ALONG SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1428 FEET FROM POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH, ALONG EAST BOUNDARY LINE OF SAID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SAID SECTION 21, TO THE POINT OF BEGINNING.
PARCEL 2: BEGINNING 921.5 FEET SOUTH OF NE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1428 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE; RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.



PROJECT SPECIFIC NOTES:
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE DEED(D) AND MEASURED(M).
2) SITE ADDRESS: 1105 S. PARROTT AVENUE.
3) PARCEL ID: 2-21-37-35-0A00-00045-0000 & 2-21-37-35-0A00-00044-0000.
4) F.I.R.M. ZONE: "X". MAP NO. 12093C0480C, DATED 07/16/15.
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
6) 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.
7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8) 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.
9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
10) BEARING REFERENCE: THE EAST LINE OF SECTION 21 IS TAKEN TO BEAR NORTH 00°17'05" WEST.
11) DATE OF LAST FIELD SURVEY: 03/11/22.

PROJECT SPECIFIC LEGEND:
ID = IDENTIFICATION
PREPARED FOR THE EXCLUSIVE USE OF:
ANITA'S RENTAL PROPERTIES, INC.

| | | | | |
|---|---------------------------|---------------|----------|------------|
| ADD PARCEL 1 & 2 ACREAGE BOUNDARY SURVEY | 05/05/22 03/21/22 | N/A 381/54 | WC WC | JJR JJR |
| DESCRIPTION | DWG. DATE | FB/PG | BY | CK |
| SCALE 1" = 40' | DRAWING NUMBER: 22-123 | | | |
| SHEET 1 OF 1 | | | | |

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; C=Calculated; CATV=Cable TV; CIL=Cable Line; CON=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ETL=East of Line; E/P=Edge of Pavement; ESM=East of Main; 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; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHL=Overhead Lines; R=Right of Way Line; P=Point; 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; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies); x=Spot Elevation based on indicated Datum.

STANDARD NOTES:
1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. 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.

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



Official Records File#2022001094 Page(s):5
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 1/27/2022 8:47 AM
Fees: RECORDING \$44.00 D DOCTAX PD \$0.00

A7



Official Records File#20220000100 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 1/4/2022 9:22 AM
Fees: RECORDING \$27.00 D DOCTAX PD \$4,413.50

NOTE: THIS DEED IS BEING RE-RECORDED TO INCORPORATE THE PROOF OF AUTHORITY OF THE PERSON SIGNING, GRANTED BY RESOLUTION.

This instrument prepared by:
Nason, Yeager, Gerson, Harris & Fumero, P.A.
Brian C. Hickey, Esquire
3001 PGA Blvd., Suite 305
Palm Beach Gardens, Florida 33410

Tax I.D. No. 2-21-37-35-0A00-00044-0000
Tax I.D. No. 2-21-37-35-0A00-00045-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 2021, between The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, for the benefit of The Altobello Family Donor Advised Fund, whose address is 700 S. Dixie Highway, Suite 200, West Palm Beach 33401, hereinafter referred to as "**Grantor**", and Anita's Rental Properties, Inc., a Florida corporation, whose address is 701 NE 3rd Street, Okeechobee, Florida 34972, hereinafter referred to as "**Grantee**".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Okeechobee, State of Florida, more particularly described on **Exhibit A** attached hereto, together with all improvements thereon (collectively, the "**Property**").

SUBJECT TO the following permitted exceptions ("**Permitted Exceptions**"):

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable; and
2. Conditions, restrictions, easements and reservations of record, if any, none of which are hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property.

AND Grantor hereby represents, warrants and covenants that Grantor has good right and lawful authority to sell and convey the Property and that Grantor will defend the title of said Property, subject to the Permitted Exceptions, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

The Community Foundation for Palm Beach
and Martin Counties, Inc., a Florida not-for-
profit corporation

Nichollett S. Miskura
Witness #1 Signature

By: Steven Erjavec
Steven Erjavec, Chief Financial Officer

Nichollett Miskura
Witness #1 Print Name

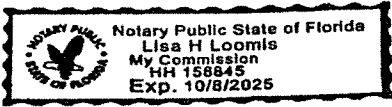
Bonnie Mitchell
Witness #2 Signature

(SEAL)

Bonnie Mitchell
Witness #2 Print Name

STATE OF FLORIDA)
COUNTY OF PAUM BEACH) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this December 27, 2021 by STEVEN ERJAVEC, President CFO
of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit
corporation, on its behalf, who is personally known to me or who has produced a Driver's License
as identification.



Lisa H. Loomis
Notary Signature
LISA H. LOOMIS

Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/08/2025

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Southeast corner of Section 21, Township 37 South, Range 35 East and run North along Section line of said Section 21, a distance of 1426 feet for a POINT OF BEGINNING;

From said point of beginning run West, on a line parallel to the South boundary of said Section 21, 361 feet, more or less, to the East boundary of Parrott Avenue; thence run South, along East boundary line of said Parrott Avenue, 200 feet; thence run East on a line parallel with the South boundary of said Section 21, a distance of 361 feet, more or less, to the East Boundary of said Section 21; thence run North, along East boundary of said Section 21, to the POINT OF BEGINNING.

Said land lying and comprising a part of SE 1/4 of SE 1/4 and Government Lot 4 of said Section 21.

PARCEL 2:

Beginning 921.5 feet South of NE Corner of SE 1/4 of Section 21, Township 37 South, Range 35 East, and run South 293.3 feet along Section line to a point 1426 feet North from the SE Corner of said SE 1/4 of said Section 21; run thence West at right angles 361 feet, more or less, to the East boundary of Parrott Avenue in the City of Okeechobee; run thence North along Parrott Avenue 293.3 feet; run thence East at right angles 361 feet, more or less, to the point of beginning.

Lying in and comprising a part of Government Lot 4, in Section 21, Township 37 South, Range 35 East.

Subject Property
#22-004-SSA

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

CERTIFICATE OF CORPORATE RESOLUTION

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of the **COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.**, a Florida not-for-profit corporation, and that the following resolutions were duly adopted in accordance with the Articles of Incorporation and Bylaws of the Corporation on November 19, 2021.

WHEREAS: The Community Foundation for Palm Beach and Martin Counties (the "Foundation") owns two lots in Okeechobee, Florida described in Exhibit A (the "Property").

WHEREAS: A contracted offer of \$630,500 all cash, no contingencies, closing within five business days from buyer's receipt and approval of title commitment has been received from Anita's Enterprises, Inc.

RESOLVED: The Foundation is authorized to sell the Property under the terms and conditions as stated above.

RESOLVED: [Steven Erjavec, Chief Financial Officer] of the Foundation, is hereby authorized, empowered, and directed to execute and deliver, on behalf of the Foundation, any and all agreements, documents, certificates or instruments, including but not limited to a sales contract and all other agreements otherwise deemed necessary or appropriate to accomplish the approved sale of the Property.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal to be hereunto affixed, this 19th day of November 2021.

COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC. a Florida not-for-profit corporation.

(CORPORATE SEAL)

DocuSigned by:
Christina M. Macfarland
8770322B198C40C...
By: _____
Christina M. Macfarland, Secretary

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

EXHIBIT A
Property

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 2 1, TOWNSHIP 37 SOUTH RANGE 35 EAST, AND RUN NORTH ALONG SECTION LINE OF SA ID SECTION 2 1, A DISTANCE OF 1426 FEET FOR A POINT OF BEGINNING; FROM SA ID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 2 1, 361 FEET, MORE OR LESS TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH ALONG EAST BOUNDARY LINE OF SA ID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SA ID SECTION 2 1, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 2 1; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SA ID SECTION 2 1, TO THE POINT OF BEGINNING. SA ID LAND LYING IN AND COMPRISING A PART OF THESE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

and

BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

Subject Property
#22-004-SSA

City of Okeechobee
 Future Land Use Amendment
 Aerial Exhibit
 Anita's Rental Properties, Inc.



Future Land Use Amendment
Traffic Analysis

Anita's Rentals
City of Okeechobee, FL

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

Prepared by:


Engineering & Planning, Inc.

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



Digitally
signed by
Shaun
MacKenzie
Date:
2022.05.02
18:48:49
-04'00'

EXECUTIVE SUMMARY

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northeast corner of US 441 & SW 11th Street, City of Okeechobee, FL (PCN: 2-21-37-35-0A00-00045-0000). The future land use (FLU) amendment traffic analysis will examine the impacts of changing 2.40 acres of Multi Family to Commercial land use. The applicant proposes to change the future land use on 2.40 acres of Multi Family to Commercial.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 6,841 daily, 130 AM peak hour (92 in/38 out), and 523 PM peak hour (246 in/277 out) trips.

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

TABLE OF CONTENTS

| | |
|--|----|
| EXECUTIVE SUMMARY | i |
| TABLE OF CONTENTS..... | ii |
| LIST OF FIGURES | ii |
| LIST OF TABLES..... | ii |
| INTRODUCTION | 1 |
| CURRENT DATA..... | 1 |
| FUTURE LAND USE CHANGE ANALYSIS | 2 |
| TRIP GENERATION | 2 |
| Existing Future Land Use | 2 |
| Proposed Future Land Use..... | 2 |
| Net Impact..... | 3 |
| INTERNAL CAPTURE | 3 |
| PASS-BY TRIP CAPTURE | 3 |
| TRAFFIC DISTRIBUTION AND ASSIGNMENT..... | 4 |
| ROADWAY ANALYSIS | 5 |
| HISTORICAL GROWTH | 5 |
| ROADWAY ANALYSIS..... | 5 |
| CONCLUSION..... | 6 |
| APPENDICES | 7 |

LIST OF FIGURES

| | |
|-----------------------------------|---|
| Figure 1. Site Location Map | 1 |
| Figure 2. Traffic Assignment..... | 4 |

LIST OF TABLES

| | |
|--|---|
| Table 1. Future Land Use Change | 1 |
| Table 2. Future Land Use Trip Generation..... | 3 |
| Table 3. Growth Rate Calculation | 5 |
| Table 4. Peak Hour One-Way Roadway Analysis..... | 5 |

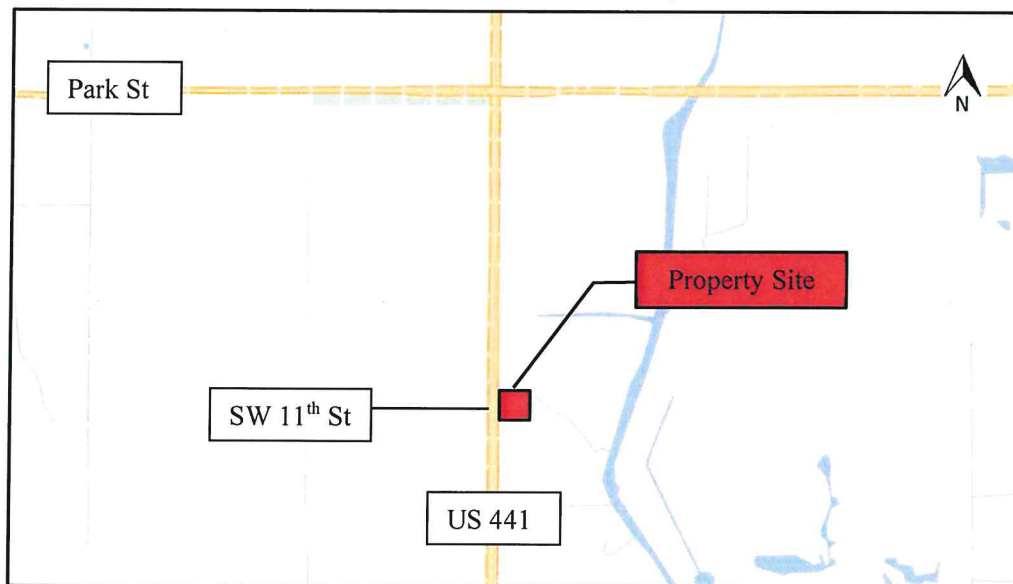
INTRODUCTION

A future land use amendment is proposed on 2.40 acres located at the northeast corner of US 441 & SW 11th Street, City of Okeechobee, FL (PCN: 2-21-37-35-0A00-00045-0000). The future land use (FLU) amendment traffic analysis will examine the impacts of changing 2.40 acres of Multi Family to Commercial land use. The proceeding analysis will examine the ability of the existing roadway network to accommodate the increased demand and the future roadway network to accommodate the increased demand.

Table 1. Future Land Use Change

| Parcel | Size | Unit | Existing FLU | Proposed FLU |
|----------------------------|------|-------|-------------------------|--------------|
| 2-21-37-35-0A00-00045-0000 | 2.40 | Acres | Multi Family (Low-Rise) | Commercial |

Figure 1. Site Location Map



CURRENT DATA

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

- *Trip Generation, 11th Edition* (ITE report)
- Comprehensive Plan

FUTURE LAND USE CHANGE ANALYSIS

Trip Generation

The study uses trip generation rates for Multifamily (ITE Land Use 220 – Multifamily Housing (Low-Rise)) and Commercial (ITE Land Use 820 - Shopping Center (>150k)) published in the Institute of Transportation Engineers' (ITE) report, *Trip Generation (11th Edition)*.

Existing Future Land Use

The existing future land use uses the most intense reasonable maximum development scenario. This scenario uses Multi-Family (Low-Rise) use at a maximum density of 10 dwelling units (DU) per acre. Therefore, based on the 2.40 acre land use change, the maximum intensity with respect to traffic is 24 DU.

- 24 DU Multi-Family (Low-Rise) (ITE Land Use 210) (2.40 x 10 DU/Acre)

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

- 229 daily, 30 AM peak hour (7 in/23 out), and 31 PM peak hour (20 in/11 out) trips.

Proposed Future Land Use

The proposed future land uses the most intense reasonable maximum development scenario based on the existing land development regulations. This scenario uses multi-floor shopping center use and results in an estimated floor to area ratio of 1.5 based on the maximum coverage ratio 50% and three story maximum building height. Therefore, based on the 2.40 acres use change the maximum expected intensity with respect to traffic is 156,816 square feet.

- 156,816 SF Commercial (ITE Land Use 820) (2.40 x 43,560 x 3.00 Floors x 50%)

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

- 7,040 daily, 160 AM peak hour (99 in/61 out), and 554 PM peak hour (266 in/288 out) trips.

Net Impact

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

The resulting net external trips change is:

- 6,841 daily, 130 AM peak hour (92 in/38 out), and 523 PM peak hour (246 in/277 out) trips.

Table 2. Future Land Use Trip Generation

| Land Use | Intensity | | Daily Trips | AM Peak Hour | | | PM Peak Hour | | |
|---|-----------|---------|------------------------|--------------|--------------|----------------------|--------------|---------------------------|----------|
| | | | | Total | In | Out | Total | In | Out |
| <u>Existing FLU Traffic</u> | | | | | | | | | |
| Multi-family Housing (Low-rise) | 24 | DU | 229 | 30 | 7 | 23 | 31 | 20 | 11 |
| <u>Proposed FLU Traffic</u> | | | | | | | | | |
| Shopping Center (>150k) | 156.816 | 1000 SF | 9,958 | 226 | 140 | 86 | 780 | 374 | 406 |
| <u>Pass-By Traffic</u> | | | | | | | | | |
| Shopping Center (>150k) | 29.0% | | 2,888 | 66 | 41 | 25 | 226 | 108 | 118 |
| NET PROPOSED TRIPS | | | 7,070 | 160 | 99 | 61 | 554 | 266 | 288 |
| Total Proposed Driveway Volumes | | | 9,958 | 226 | 140 | 86 | 780 | 374 | 406 |
| NET CHANGE IN TRIPS (FOR THE PURPOSES OF FUTURE LAND USE AMENDMENT) | | | 6,841 | 130 | 92 | 38 | 523 | 246 | 277 |
| Note: Trip generation was calculated using the following data: | | | | | | | | | |
| Land Use | ITE Code | Unit | Daily Rate | Pass-by Rate | AM Peak Hour | | PM Peak Hour | | Equation |
| | | | | | In/out | Rate | In/out | | |
| Shopping Center (>150k) | 820 | 1000 SF | T = 26.11(X) + 5863.73 | 29% | 62/38 | T = 0.59(X) + 133.55 | 48/52 | Ln(T) = 0.72 Ln(X) + 3.02 | |
| Multi-family Housing (Low-rise) | 220 | DU | T = 6.41(X) + 75.31 | 0% | 24/76 | T = 0.31(X) + 22.85 | 63/37 | T = 0.43(X) + 20.55 | |

Copyright © 2022, MacKenzie Engineering and Planning, Inc.

Internal Capture

Internal capture is 0.

Pass-by Trip Capture

The proposed pass-by capture is in accordance with ITE's report, *Trip Generation Manual* (11th Edition) as shown in Exhibit 1.

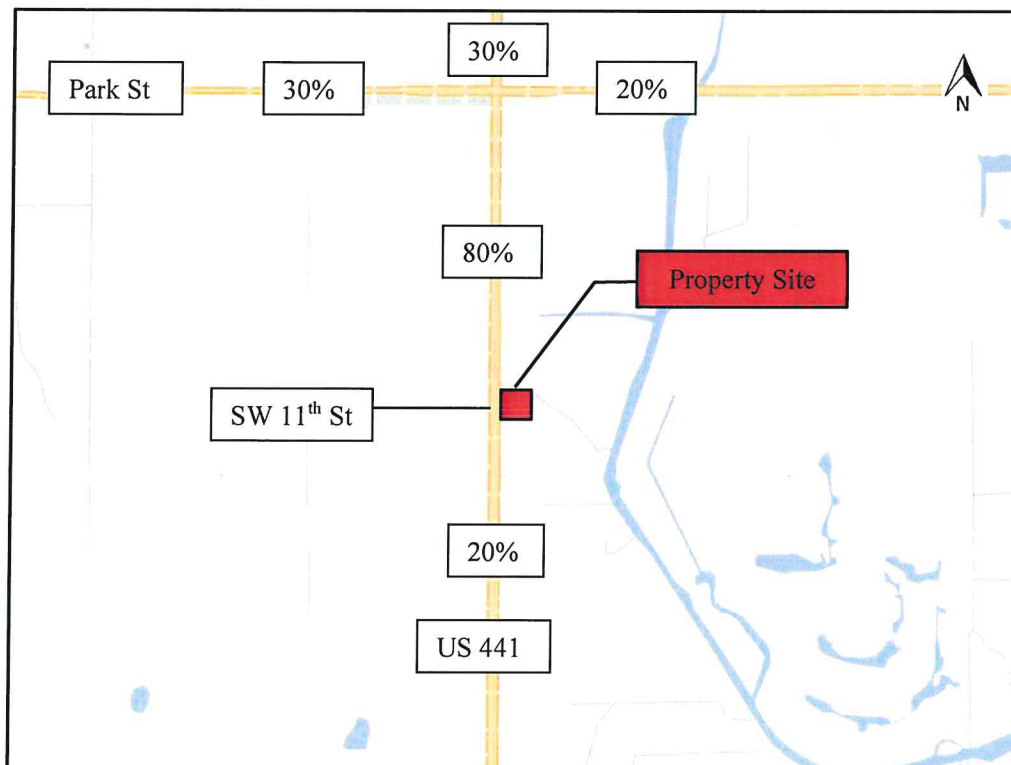
TRAFFIC DISTRIBUTION AND ASSIGNMENT

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

NORTH - 80 percent

SOUTH - 20 percent

Figure 2. Traffic Assignment



ROADWAY ANALYSIS

Historical Growth

Historic growth rates were determined based on FDOT Traffic Online data as shown in Table 3. The historic annual growth on the surrounding facilities between 2016 and 2020 is -2.4%. A minimum growth rate of 2% will be used to provide a conservative analysis, provided that calculations show less than 2% growth. Data

Table 3. Growth Rate Calculation

| Road Name | Segment | 2016 | 2017 | 2018 | 2019 | 2020 | Annual Absolute Growth | Growth Rate |
|-------------------------|-------------|--------|--------|--------|--------|--------|------------------------|-------------|
| US 441 | S of SR 70 | 30,000 | 29,000 | 27,500 | 27,500 | 25,000 | -1,150 | -4.6% |
| | N of SR 70 | 25,000 | 25,000 | 24,000 | 23,500 | 21,000 | -950 | -4.5% |
| SR 70 | E of US 441 | 25,500 | 26,500 | 25,500 | 26,000 | 25,000 | -150 | -0.6% |
| | W of US441 | 20,000 | 21,500 | 20,500 | 21,500 | 20,300 | 60 | 0.3% |
| Weighted Average | | | | | | | -2.4% | |
| Growth Rate Used | | | | | | | 2.0% | |

Roadway Analysis

Existing traffic volumes were obtained from FDOT traffic count stations. The counts were adjusted to peak season conditions using FDOT's peak season adjustment factors. The total volumes were developed by adding background traffic volume plus future land use (FLU) trips. The level of service capacity is based on Florida Department of Transportation's Quality/Level of Service Handbook. Based on comprehensive plan, the LOS of Principal Arterial is C. The projected total traffic volumes were compared to the service volume on each respective roadway segment to determine if each roadway segment is projected to operate acceptably. Based on the analysis, all roadway segments are projected to operate acceptably in 2027 with the proposed development as shown in Table 4.

Table 4. Peak Hour One-Way Roadway Analysis

| Roadway FromTo | | Number of Lanes | LOS 'C' Capacity | Percent Assign ment | FLU Trips | | 2020 Existing Peak Hour | | Peak Seas on Factor | 2027 Background Traffic Volume | | Total Traffic Volume | | Meets Standard? | | |
|-------------------|----------|-----------------------|---------------------|---------------------------|-----------|-------|----------------------------|-------|---------------------------|-----------------------------------|-------|-------------------------|-------|-----------------|-------|-----|
| | | | | | NB/EB | SB/WB | NB/EB | SB/WB | | NB/EB | SB/WB | NB/EB | SB/WB | NB/EB | SB/WB | |
| SR 70 | US 98 | US 441 | 4LD | 1,910 | 30% | 80 | 86 | 710 | 884 | 1.16 | 946 | 1,178 | 1,026 | 1,264 | Yes | Yes |
| | US 441 | SR 710 | 4LD | 1,910 | 20% | 58 | 53 | 970 | 979 | 1.16 | 1,293 | 1,304 | 1,351 | 1,357 | Yes | Yes |
| | | | | | | | | | | | | | | | | |
| US 441 | 28th St | Property | 4LD | 1,910 | 20% | 53 | 58 | 943 | 947 | 1.16 | 1,257 | 1,262 | 1,310 | 1,320 | Yes | Yes |
| | Property | SR 70 | 4LD | 1,910 | 80% | 230 | 213 | 943 | 947 | 1.16 | 1,257 | 1,262 | 1,487 | 1,475 | Yes | Yes |
| | SR 70 | 4th St | 4LD | 1,910 | 30% | 86 | 80 | 719 | 919 | 1.16 | 958 | 1,225 | 1,044 | 1,305 | Yes | Yes |

CONCLUSION

MacKenzie Engineering and Planning, Inc. (MEP) was retained to evaluate the changes in the Future Land Use for the development located at the northeast corner of US 441 & SW 11th Street, City of Okeechobee, FL (PCN: 2-21-37-35-0A00-00045-0000). The future land use (FLU) amendment traffic analysis will examine the impacts of changing 2.40 acres of Multi Family to Commercial land use. The applicant proposes to change the future land use on 2.40 acres of Multi Family to Commercial.

Future Land Use – Maximum Net Increase in External Trips

The future land use amendment trip generation resulting change is 6,841 daily, 130 AM peak hour (92 in/38 out), and 523 PM peak hour (246 in/277 out) trips.

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

APPENDICES

County: 91
 Station: 0009
 Description: SR 15/US 441, NORTH OF SR 70
 Start Date: 08/19/2020
 Start Time: 1200

| Time | Direction: N | | | | | Direction: S | | | | | Combined | |
|-----------------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------|-------|
| | 1st | 2nd | 3rd | 4th | Total | 1st | 2nd | 3rd | 4th | Total | Total | |
| 0000 | 19 | 18 | 11 | 18 | 66 | 11 | 8 | 7 | 13 | 39 | 105 | |
| 0100 | 16 | 8 | 12 | 6 | 42 | 12 | 5 | 9 | 17 | 43 | 85 | |
| 0200 | 14 | 7 | 6 | 10 | 37 | 5 | 6 | 8 | 10 | 29 | 66 | |
| 0300 | 5 | 7 | 4 | 11 | 27 | 12 | 9 | 10 | 6 | 37 | 64 | |
| 0400 | 17 | 19 | 14 | 35 | 85 | 18 | 9 | 27 | 36 | 90 | 175 | |
| 0500 | 28 | 47 | 60 | 61 | 196 | 27 | 49 | 43 | 85 | 204 | 400 | |
| 0600 | 88 | 93 | 166 | 209 | 556 | 95 | 85 | 104 | 173 | 457 | 1013 | |
| 0700 | 143 | 131 | 175 | 245 | 694 | 167 | 163 | 185 | 196 | 711 | 1405 | |
| 0800 | 182 | 158 | 173 | 154 | 667 | 183 | 166 | 156 | 192 | 697 | 1364 | |
| 0900 | 148 | 124 | 139 | 139 | 550 | 143 | 144 | 159 | 162 | 608 | 1158 | |
| 1000 | 161 | 134 | 131 | 142 | 568 | 137 | 148 | 164 | 164 | 613 | 1181 | |
| 1100 | 120 | 162 | 150 | 184 | 616 | 164 | 160 | 184 | 206 | 714 | 1330 | |
| 1200 | 166 | 153 | 167 | 159 | 645 | 231 | 192 | 166 | 164 | 753 | 1398 | |
| 1300 | 173 | 178 | 158 | 210 | 719 | 158 | 172 | 178 | 170 | 678 | 1397 | |
| 1400 | 166 | 182 | 150 | 155 | 653 | 155 | 275 | 184 | 163 | 777 | 1430 | |
| 1500 | 172 | 175 | 184 | 150 | 681 | 191 | 216 | 197 | 235 | 839 | 1520 | |
| 1600 | 159 | 134 | 175 | 163 | 631 | 242 | 202 | 194 | 213 | 851 | 1482 | |
| 1700 | 190 | 191 | 163 | 167 | 711 | 267 | 245 | 199 | 154 | 865 | 1576 | |
| 1800 | 164 | 143 | 127 | 146 | 580 | 133 | 190 | 135 | 124 | 582 | 1162 | |
| 1900 | 113 | 99 | 92 | 85 | 389 | 112 | 122 | 77 | 79 | 390 | 779 | |
| 2000 | 74 | 83 | 68 | 71 | 296 | 86 | 98 | 62 | 58 | 304 | 600 | |
| 2100 | 59 | 56 | 52 | 48 | 215 | 44 | 50 | 51 | 53 | 198 | 413 | |
| 2200 | 56 | 36 | 43 | 18 | 153 | 40 | 30 | 24 | 21 | 115 | 268 | |
| 2300 | 21 | 26 | 19 | 12 | 78 | 20 | 24 | 16 | 15 | 75 | 153 | |
| 24-Hour Totals: | | | | | 9855 | | | | | | 10669 | 20524 |

| Peak Volume Information | | | | | | |
|-------------------------|--------|-----|--------------|--------|---------------------|--------|
| Direction: N | | | Direction: S | | Combined Directions | |
| Hour | Volume | | Hour | Volume | Hour | Volume |
| A.M. | 730 | 760 | 730 | 730 | 730 | 1490 |
| P.M. | 1300 | 719 | 1645 | 924 | 1630 | 1638 |
| Daily | 730 | 760 | 1645 | 924 | 1630 | 1638 |
| Truck Percentage | | | 13.20 | 12.91 | 13.05 | |

Classification Summary Database

| Dir | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TotTrk | TotVol |
|-----|----|------|------|----|-----|-----|----|-----|-----|----|----|----|----|----|----|--------|--------|
| N | 21 | 5464 | 3069 | 63 | 479 | 112 | 6 | 236 | 386 | 15 | 1 | 1 | 2 | 0 | 0 | 1301 | 9855 |
| S | 29 | 5897 | 3366 | 42 | 528 | 78 | 18 | 255 | 415 | 37 | 1 | 1 | 2 | 0 | 0 | 1377 | 10669 |

| | | | |
|-----------------|------|------|-------|
| 24-Hour Totals: | 9463 | 9945 | 19408 |
|-----------------|------|------|-------|

| | Direction: E | | Direction: W | | Combined Directions | |
|-------|--------------|--------|--------------|--------|---------------------|--------|
| | Hour | Volume | Hour | Volume | Hour | Volume |
| A.M. | 730 | 684 | 730 | 551 | 730 | 1235 |
| P.M. | 1700 | 710 | 1700 | 884 | 1700 | 1594 |
| Daily | 1700 | 710 | 1700 | 884 | 1700 | 1594 |

=====

| Dir | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TotTrk | TotVol | |
|-----|----|------|------|---|----|-----|----|----|-----|-----|----|----|----|----|----|--------|--------|------|
| E | 21 | 5034 | 3073 | | 18 | 537 | 58 | 13 | 335 | 355 | 18 | 0 | 0 | 1 | 0 | 0 | 1335 | 9463 |
| W | 31 | 5290 | 3245 | | 21 | 562 | 58 | 3 | 326 | 387 | 19 | 0 | 0 | 3 | 0 | 0 | 1379 | 9945 |

County: 91
 Station: 0103
 Description: SR 15/700, US 98/441 SOUTH OF SR 70
 Start Date: 08/19/2020
 Start Time: 1200

| Time | Direction: N | | | | | Direction: S | | | | | Combined | |
|------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------|--|
| | 1st | 2nd | 3rd | 4th | Total | 1st | 2nd | 3rd | 4th | Total | Total | |
| 0000 | 14 | 12 | 6 | 12 | 44 | 7 | 7 | 9 | 7 | 30 | 74 | |
| 0100 | 8 | 9 | 8 | 4 | 29 | 6 | 1 | 2 | 9 | 18 | 47 | |
| 0200 | 3 | 1 | 5 | 2 | 11 | 3 | 6 | 5 | 9 | 23 | 34 | |
| 0300 | 3 | 4 | 4 | 9 | 20 | 5 | 4 | 10 | 11 | 30 | 50 | |
| 0400 | 10 | 10 | 24 | 23 | 67 | 8 | 16 | 22 | 24 | 70 | 137 | |
| 0500 | 29 | 37 | 42 | 65 | 173 | 26 | 29 | 41 | 50 | 146 | 319 | |
| 0600 | 73 | 67 | 109 | 141 | 390 | 51 | 48 | 63 | 110 | 272 | 662 | |
| 0700 | 98 | 115 | 131 | 187 | 531 | 116 | 120 | 173 | 203 | 612 | 1143 | |
| 0800 | 157 | 158 | 156 | 168 | 639 | 183 | 179 | 186 | 186 | 734 | 1373 | |
| 0900 | 174 | 173 | 170 | 200 | 717 | 194 | 169 | 197 | 188 | 748 | 1465 | |
| 1000 | 189 | 179 | 174 | 199 | 741 | 191 | 205 | 204 | 224 | 824 | 1565 | |
| 1100 | 209 | 215 | 265 | 212 | 901 | 212 | 224 | 219 | 259 | 914 | 1815 | |
| 1200 | 241 | 221 | 212 | 210 | 884 | 240 | 243 | 228 | 229 | 940 | 1824 | |
| 1300 | 244 | 246 | 220 | 220 | 930 | 237 | 208 | 227 | 219 | 891 | 1821 | |
| 1400 | 248 | 217 | 211 | 204 | 880 | 182 | 219 | 267 | 220 | 888 | 1768 | |
| 1500 | 233 | 219 | 220 | 210 | 882 | 235 | 253 | 243 | 251 | 982 | 1864 | |
| 1600 | 261 | 235 | 193 | 226 | 915 | 261 | 229 | 235 | 236 | 961 | 1876 | |
| 1700 | 233 | 247 | 230 | 233 | 943 | 268 | 259 | 210 | 210 | 947 | 1890 | |
| 1800 | 218 | 185 | 181 | 183 | 767 | 206 | 202 | 195 | 154 | 757 | 1524 | |
| 1900 | 158 | 134 | 138 | 111 | 541 | 141 | 142 | 117 | 110 | 510 | 1051 | |
| 2000 | 124 | 129 | 93 | 97 | 443 | 111 | 99 | 79 | 60 | 349 | 792 | |
| 2100 | 78 | 51 | 61 | 45 | 235 | 62 | 46 | 50 | 41 | 199 | 434 | |
| 2200 | 45 | 44 | 37 | 24 | 150 | 40 | 29 | 28 | 27 | 124 | 274 | |
| 2300 | 21 | 27 | 15 | 15 | 78 | 25 | 22 | 16 | 16 | 79 | 157 | |

24-Hour Totals: 11911 12048 23959

Peak Volume Information

| | Direction: N | | Direction: S | | Combined Directions | |
|-------|--------------|--------|--------------|--------|---------------------|--------|
| | Hour | Volume | Hour | Volume | Hour | Volume |
| A.M. | 845 | 685 | 745 | 751 | 845 | 1431 |
| P.M. | 1700 | 943 | 1515 | 1008 | 1515 | 1918 |
| Daily | 1700 | 943 | 1515 | 1008 | 1515 | 1918 |

Truck Percentage 8.01 8.17 8.09

Classification Summary Database

| Dir | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TotTrk | TotVol |
|-----|----|------|------|----|-----|----|----|-----|-----|----|----|----|----|----|----|--------|--------|
| N | 28 | 7150 | 3779 | 23 | 490 | 34 | 10 | 222 | 157 | 15 | 0 | 0 | 0 | 3 | 0 | 954 | 11911 |
| S | 30 | 7323 | 3711 | 13 | 497 | 67 | 2 | 238 | 153 | 14 | 0 | 0 | 0 | 0 | 0 | 984 | 12048 |

County: 91
 Station: 5012
 Description: SR 70, EAST OF SR 15/700/US 98/441
 Start Date: 08/25/2020
 Start Time: 0000

| Time | Direction: E | | | | | Direction: W | | | | | Combined | |
|------|--------------|-----|-----|-----|-------|--------------|-----|-----|-----|-------|----------|--|
| | 1st | 2nd | 3rd | 4th | Total | 1st | 2nd | 3rd | 4th | Total | Total | |
| 0000 | 18 | 10 | 18 | 14 | 60 | 15 | 17 | 19 | 7 | 58 | 118 | |
| 0100 | 14 | 18 | 13 | 11 | 56 | 10 | 12 | 12 | 9 | 43 | 99 | |
| 0200 | 12 | 12 | 12 | 10 | 46 | 8 | 7 | 12 | 15 | 42 | 88 | |
| 0300 | 10 | 18 | 6 | 20 | 54 | 15 | 10 | 13 | 26 | 64 | 118 | |
| 0400 | 18 | 33 | 40 | 43 | 134 | 19 | 23 | 27 | 39 | 108 | 242 | |
| 0500 | 83 | 85 | 153 | 171 | 492 | 45 | 73 | 73 | 94 | 285 | 777 | |
| 0600 | 222 | 195 | 126 | 185 | 728 | 109 | 122 | 161 | 179 | 571 | 1299 | |
| 0700 | 204 | 217 | 184 | 167 | 772 | 179 | 214 | 269 | 314 | 976 | 1748 | |
| 0800 | 193 | 156 | 150 | 171 | 670 | 206 | 204 | 178 | 194 | 782 | 1452 | |
| 0900 | 147 | 137 | 161 | 151 | 596 | 181 | 132 | 171 | 202 | 686 | 1282 | |
| 1000 | 163 | 170 | 173 | 140 | 646 | 175 | 179 | 163 | 169 | 686 | 1332 | |
| 1100 | 157 | 171 | 177 | 168 | 673 | 163 | 187 | 157 | 161 | 668 | 1341 | |
| 1200 | 184 | 186 | 192 | 165 | 727 | 165 | 200 | 170 | 203 | 738 | 1465 | |
| 1300 | 183 | 182 | 157 | 196 | 718 | 182 | 186 | 178 | 162 | 708 | 1426 | |
| 1400 | 208 | 215 | 194 | 215 | 832 | 187 | 152 | 191 | 170 | 700 | 1532 | |
| 1500 | 207 | 210 | 205 | 246 | 868 | 209 | 211 | 157 | 219 | 796 | 1664 | |
| 1600 | 250 | 265 | 229 | 221 | 965 | 194 | 213 | 234 | 223 | 864 | 1829 | |
| 1700 | 286 | 242 | 221 | 219 | 968 | 236 | 262 | 258 | 211 | 967 | 1935 | |
| 1800 | 181 | 174 | 159 | 164 | 678 | 208 | 188 | 156 | 169 | 721 | 1399 | |
| 1900 | 127 | 131 | 136 | 106 | 500 | 114 | 129 | 132 | 116 | 491 | 991 | |
| 2000 | 125 | 109 | 96 | 76 | 406 | 127 | 98 | 91 | 84 | 400 | 806 | |
| 2100 | 58 | 80 | 52 | 51 | 241 | 60 | 65 | 56 | 64 | 245 | 486 | |
| 2200 | 58 | 55 | 51 | 38 | 202 | 34 | 51 | 32 | 40 | 157 | 359 | |
| 2300 | 23 | 25 | 25 | 16 | 89 | 26 | 20 | 29 | 18 | 93 | 182 | |

24-Hour Totals: 12121 11849 23970

Peak Volume Information

| | Direction: E | | Direction: W | | Combined Directions | |
|-------|--------------|--------|--------------|--------|---------------------|--------|
| | Hour | Volume | Hour | Volume | Hour | Volume |
| A.M. | 645 | 790 | 715 | 1003 | 715 | 1764 |
| P.M. | 1615 | 1001 | 1645 | 979 | 1645 | 1949 |
| Daily | 1615 | 1001 | 715 | 1003 | 1645 | 1949 |

Truck Percentage 18.26 17.81 18.04

Classification Summary Database

| Dir | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | TotTrk | TotVol |
|-----|----|------|------|----|-----|-----|----|-----|-----|----|----|----|----|----|----|------------|------------|
| E | 54 | 6167 | 3687 | 55 | 754 | 136 | 24 | 434 | 780 | 27 | 0 | 0 | 0 | 3 | 0 | 0 | 2213 12121 |
| W | 34 | 6116 | 3589 | 35 | 751 | 124 | 12 | 419 | 746 | 19 | 1 | 1 | 2 | 0 | 0 | 2110 11849 | |

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9100 OKEECHOBEE CNTYWIDE

| WEEK | DATES | SF | MOCF: 0.90 PSCF |
|------|-------------------------|------|--------------------|
| * 1 | 01/01/2020 - 01/04/2020 | 0.95 | 1.06 |
| * 2 | 01/05/2020 - 01/11/2020 | 0.93 | 1.03 |
| * 3 | 01/12/2020 - 01/18/2020 | 0.91 | 1.01 |
| * 4 | 01/19/2020 - 01/25/2020 | 0.89 | 0.99 |
| * 5 | 01/26/2020 - 02/01/2020 | 0.87 | 0.97 |
| * 6 | 02/02/2020 - 02/08/2020 | 0.85 | 0.94 |
| * 7 | 02/09/2020 - 02/15/2020 | 0.83 | 0.92 |
| * 8 | 02/16/2020 - 02/22/2020 | 0.85 | 0.94 |
| * 9 | 02/23/2020 - 02/29/2020 | 0.87 | 0.97 |
| *10 | 03/01/2020 - 03/07/2020 | 0.89 | 0.99 |
| *11 | 03/08/2020 - 03/14/2020 | 0.91 | 1.01 |
| *12 | 03/15/2020 - 03/21/2020 | 0.93 | 1.03 |
| *13 | 03/22/2020 - 03/28/2020 | 1.01 | 1.12 |
| 14 | 03/29/2020 - 04/04/2020 | 1.10 | 1.22 |
| 15 | 04/05/2020 - 04/11/2020 | 1.18 | 1.31 |
| 16 | 04/12/2020 - 04/18/2020 | 1.27 | 1.41 |
| 17 | 04/19/2020 - 04/25/2020 | 1.22 | 1.36 |
| 18 | 04/26/2020 - 05/02/2020 | 1.18 | 1.31 |
| 19 | 05/03/2020 - 05/09/2020 | 1.13 | 1.26 |
| 20 | 05/10/2020 - 05/16/2020 | 1.09 | 1.21 |
| 21 | 05/17/2020 - 05/23/2020 | 1.08 | 1.20 |
| 22 | 05/24/2020 - 05/30/2020 | 1.08 | 1.20 |
| 23 | 05/31/2020 - 06/06/2020 | 1.07 | 1.19 |
| 24 | 06/07/2020 - 06/13/2020 | 1.07 | 1.19 |
| 25 | 06/14/2020 - 06/20/2020 | 1.07 | 1.19 |
| 26 | 06/21/2020 - 06/27/2020 | 1.07 | 1.19 |
| 27 | 06/28/2020 - 07/04/2020 | 1.07 | 1.19 |
| 28 | 07/05/2020 - 07/11/2020 | 1.08 | 1.20 |
| 29 | 07/12/2020 - 07/18/2020 | 1.08 | 1.20 |
| 30 | 07/19/2020 - 07/25/2020 | 1.07 | 1.19 |
| 31 | 07/26/2020 - 08/01/2020 | 1.06 | 1.18 |
| 32 | 08/02/2020 - 08/08/2020 | 1.05 | 1.17 |
| 33 | 08/09/2020 - 08/15/2020 | 1.05 | 1.17 |
| 34 | 08/16/2020 - 08/22/2020 | 1.04 | 1.16 |
| 35 | 08/23/2020 - 08/29/2020 | 1.04 | 1.16 |
| 36 | 08/30/2020 - 09/05/2020 | 1.04 | 1.16 |
| 37 | 09/06/2020 - 09/12/2020 | 1.04 | 1.16 |
| 38 | 09/13/2020 - 09/19/2020 | 1.04 | 1.16 |
| 39 | 09/20/2020 - 09/26/2020 | 1.03 | 1.14 |
| 40 | 09/27/2020 - 10/03/2020 | 1.02 | 1.13 |
| 41 | 10/04/2020 - 10/10/2020 | 1.01 | 1.12 |
| 42 | 10/11/2020 - 10/17/2020 | 1.00 | 1.11 |
| 43 | 10/18/2020 - 10/24/2020 | 1.00 | 1.11 |
| 44 | 10/25/2020 - 10/31/2020 | 0.99 | 1.10 |
| 45 | 11/01/2020 - 11/07/2020 | 0.99 | 1.10 |
| 46 | 11/08/2020 - 11/14/2020 | 0.99 | 1.10 |
| 47 | 11/15/2020 - 11/21/2020 | 0.99 | 1.10 |
| 48 | 11/22/2020 - 11/28/2020 | 0.98 | 1.09 |
| 49 | 11/29/2020 - 12/05/2020 | 0.97 | 1.08 |
| 50 | 12/06/2020 - 12/12/2020 | 0.96 | 1.07 |
| 51 | 12/13/2020 - 12/19/2020 | 0.95 | 1.06 |
| 52 | 12/20/2020 - 12/26/2020 | 0.93 | 1.03 |
| 53 | 12/27/2020 - 12/31/2020 | 0.91 | 1.01 |

* PEAK SEASON

27-FEB-2021 10:29:56

830UPD

1_9100_PKSEASON.TXT

TABLE 7

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

January 2020

| INTERRUPTED FLOW FACILITIES | | | | | | UNINTERRUPTED FLOW FACILITIES | | | | | |
|---|-----------|----------------------|-----------------------|--------------------|-------|--|-----------|----------------------|--------------------|--------|-------|
| STATE SIGNALIZED ARTERIALS | | | | | | FREEWAYS | | | | | |
| Class I (40 mph or higher posted speed limit) | | | | | | Core Urbanized | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | |
| 1 | Undivided | * | 830 | 880 | ** | 2 | 2,230 | 3,100 | 3,740 | 4,080 | |
| 2 | Divided | * | 1,910 | 2,000 | ** | 3 | 3,280 | 4,570 | 5,620 | 6,130 | |
| 3 | Divided | * | 2,940 | 3,020 | ** | 4 | 4,310 | 6,030 | 7,490 | 8,170 | |
| 4 | Divided | * | 3,970 | 4,040 | ** | 5 | 5,390 | 7,430 | 9,370 | 10,220 | |
| | | | | | | 6 | 6,380 | 8,990 | 11,510 | 12,760 | |
| Class II (35 mph or slower posted speed limit) | | | | | | Urbanized | | | | | |
| Lanes | Median | B | C | D | E | Lanes | B | C | D | E | |
| 1 | Undivided | * | 370 | 750 | 800 | 2 | 2,270 | 3,100 | 3,890 | 4,230 | |
| 2 | Divided | * | 730 | 1,630 | 1,700 | 3 | 3,410 | 4,650 | 5,780 | 6,340 | |
| 3 | Divided | * | 1,170 | 2,520 | 2,560 | 4 | 4,550 | 6,200 | 7,680 | 8,460 | |
| 4 | Divided | * | 1,610 | 3,390 | 3,420 | 5 | 5,690 | 7,760 | 9,520 | 10,570 | |
| Non-State Signalized Roadway Adjustments | | | | | | Freeway Adjustments | | | | | |
| (Alter corresponding state volumes by the indicated percent.) | | | | | | Auxiliary Lane + 1,000 | | | | | |
| Non-State Signalized Roadways - 10% | | | | | | Ramp Metering + 5% | | | | | |
| Median & Turn Lane Adjustments | | | | | | UNINTERRUPTED FLOW HIGHWAYS | | | | | |
| Lanes | Median | Exclusive Left Lanes | Exclusive Right Lanes | Adjustment Factors | | Lanes | Median | B | C | D | E |
| 1 | Divided | Yes | No | +5% | | 1 | Undivided | 580 | 890 | 1,200 | 1,610 |
| 1 | Undivided | No | No | -20% | | 2 | Divided | 1,800 | 2,600 | 3,280 | 3,730 |
| Multi | Undivided | Yes | No | -5% | | 3 | Divided | 2,700 | 3,900 | 4,920 | 5,600 |
| Multi | Undivided | No | No | -25% | | | | | | | |
| - | - | - | Yes | + 5% | | | | | | | |
| One-Way Facility Adjustment | | | | | | Uninterrupted Flow Highway Adjustments | | | | | |
| Multiply the corresponding directional volumes in this table by 1.2 | | | | | | Lanes | Median | Exclusive left lanes | Adjustment factors | | |
| | | | | | | 1 | Divided | Yes | +5% | | |
| | | | | | | Multi | Undivided | Yes | -5% | | |
| | | | | | | Multi | Undivided | No | -25% | | |
| BICYCLE MODE² | | | | | | ¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual. | | | | | |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | ² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility. | | | | | |
| Paved Shoulder/Bicycle | | | | | | ³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow. | | | | | |
| Lane Coverage | B | C | D | E | | * Cannot be achieved using table input value defaults. | | | | | |
| 0-49% | * | 150 | 390 | 1,000 | | ** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults. | | | | | |
| 50-84% | 110 | 340 | 1,000 | >1,000 | | Source: | | | | | |
| 85-100% | 470 | 1,000 | >1,000 | ** | | Florida Department of Transportation | | | | | |
| PEDESTRIAN MODE² | | | | | | Systems Implementation Office | | | | | |
| (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.) | | | | | | https://www.fdot.gov/planning/systems/ | | | | | |
| Sidewalk Coverage | B | C | D | E | | | | | | | |
| 0-49% | * | * | 140 | 480 | | | | | | | |
| 50-84% | * | 80 | 440 | 800 | | | | | | | |
| 85-100% | 200 | 540 | 880 | >1,000 | | | | | | | |
| BUS MODE (Scheduled Fixed Route)³ | | | | | | | | | | | |
| (Buses in peak hour in peak direction) | | | | | | | | | | | |
| Sidewalk Coverage | B | C | D | E | | | | | | | |
| 0-84% | > 5 | ≥ 4 | ≥ 3 | ≥ 2 | | | | | | | |
| 85-100% | > 4 | ≥ 3 | ≥ 2 | ≥ 1 | | | | | | | |

COMMUNITY FOUNDATION FOR PALM
700 S DIXIE HWY STE 200
WEST PALM BEACH, FL 33401-5854

2-21-37-35-0A00-00045-0000

| | | | | | | | | | |
|-------------|------------|----|------|-------------------|---------------------------|-----------|-----------------|-----------------|--------------------|
| REVIEW DATE | 01/10/2019 | BY | SHDR | Total Acres: 2.45 | Total Land Value: 401,586 | Market: 0 | Agricultural: 0 | Common: 401,586 | PRINTED 10/12/2021 |
|-------------|------------|----|------|-------------------|---------------------------|-----------|-----------------|-----------------|--------------------|

Land Use: 220

Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

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

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

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

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

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

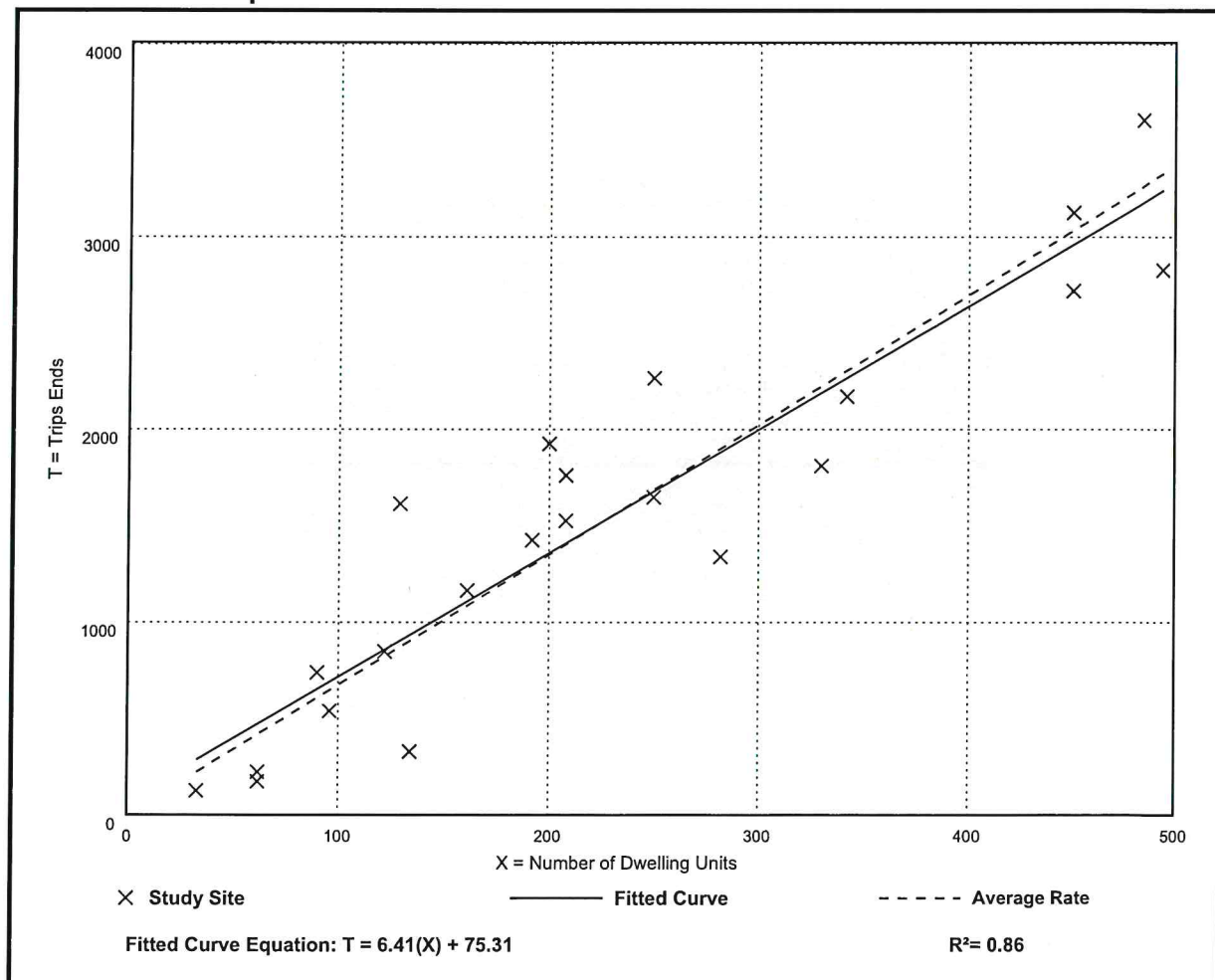
Avg. Num. of Dwelling Units: 229

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 6.74 | 2.46 - 12.50 | 1.79 |

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 49

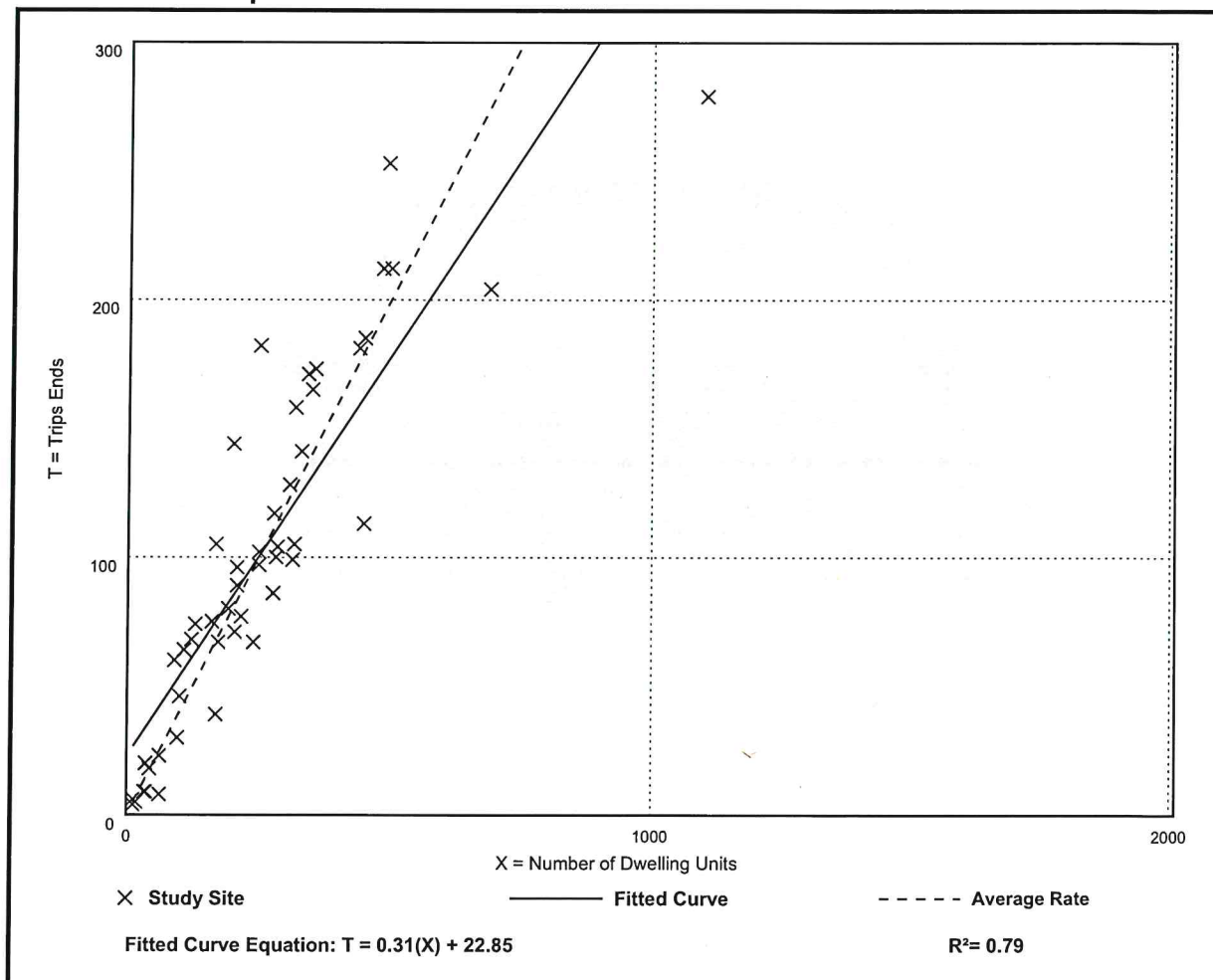
Avg. Num. of Dwelling Units: 249

Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.40 | 0.13 - 0.73 | 0.12 |

Data Plot and Equation



Multifamily Housing (Low-Rise) Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 59

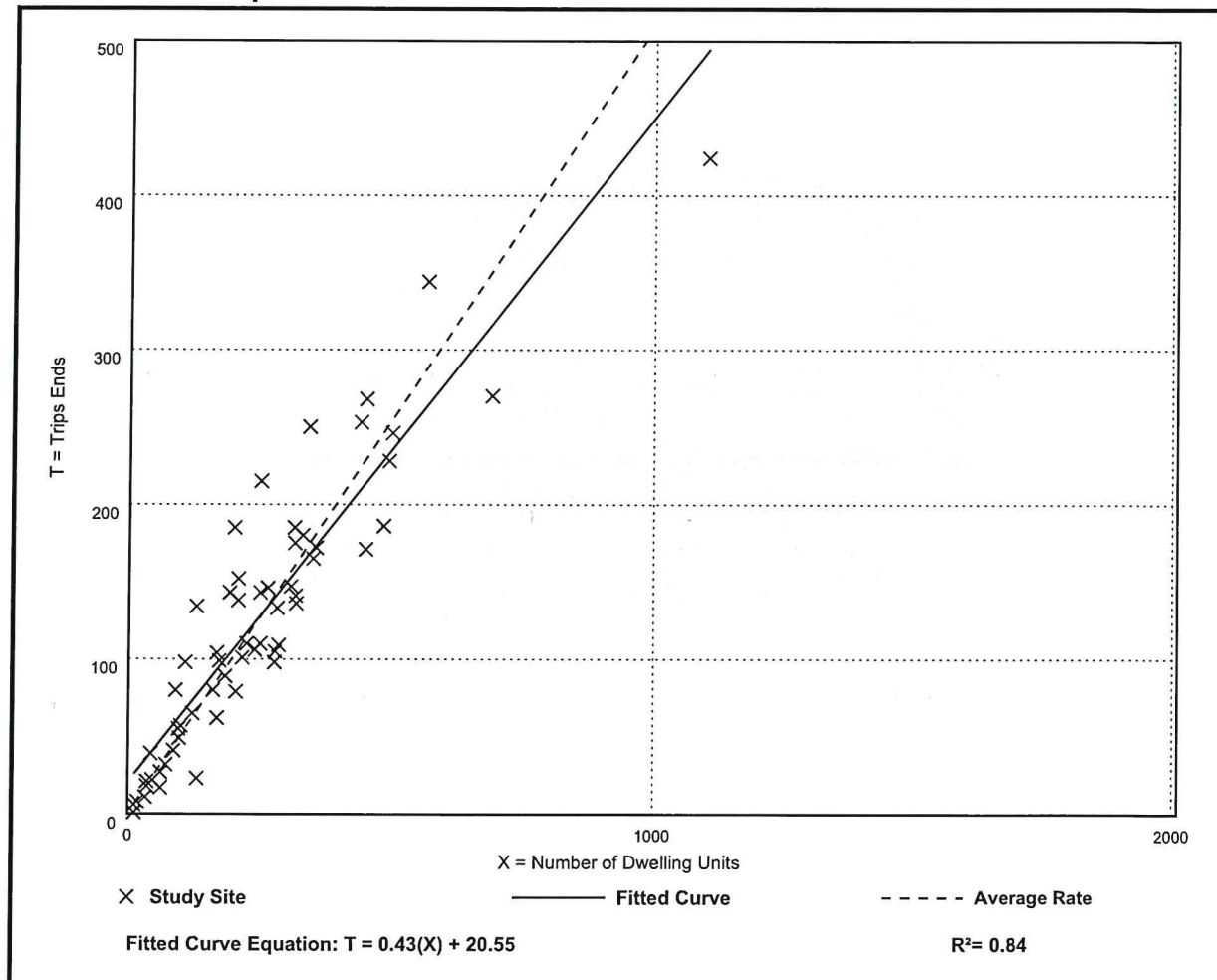
Avg. Num. of Dwelling Units: 241

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.51 | 0.08 - 1.04 | 0.15 |

Data Plot and Equation



Land Use: 820

Shopping Center (>150k)

Description

A shopping center is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has at least 150,000 square feet of gross leasable area (GLA). It often has more than one anchor store. Various names can be assigned to a shopping center within this size range, depending on its specific size and tenants, such as community center, regional center, superregional center, fashion center, and power center.

A shopping center of this size typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants.

A shopping center of this size can be enclosed or open-air. The vehicle trips generated at a shopping center are based upon the total GLA of the center. In the case of a smaller center without an enclosed mall or peripheral buildings, the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between community/regional shopping center and shopping plaza (Land Use 821) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

Shopping plaza (40-150k) (Land Use 821), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

Additional Data

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

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Connecticut, Delaware, Florida, Georgia, Illinois, Indiana, Iowa, Kentucky,

Maryland, Massachusetts, Michigan, Minnesota, New Jersey, New York, North Carolina, Ohio, Oklahoma, Pennsylvania, Tennessee, Texas, Vermont, Virginia, Washington, West Virginia, and Wisconsin.

Source Numbers

77, 110, 154, 156, 159, 190, 199, 202, 204, 213, 251, 269, 294, 295, 299, 304, 305, 307, 308, 309, 311, 314, 315, 316, 317, 319, 365, 385, 404, 414, 423, 442, 446, 562, 629, 702, 715, 728, 868, 871, 880, 899, 912, 926, 946, 962, 973, 974, 978, 1034, 1040, 1067

Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 108

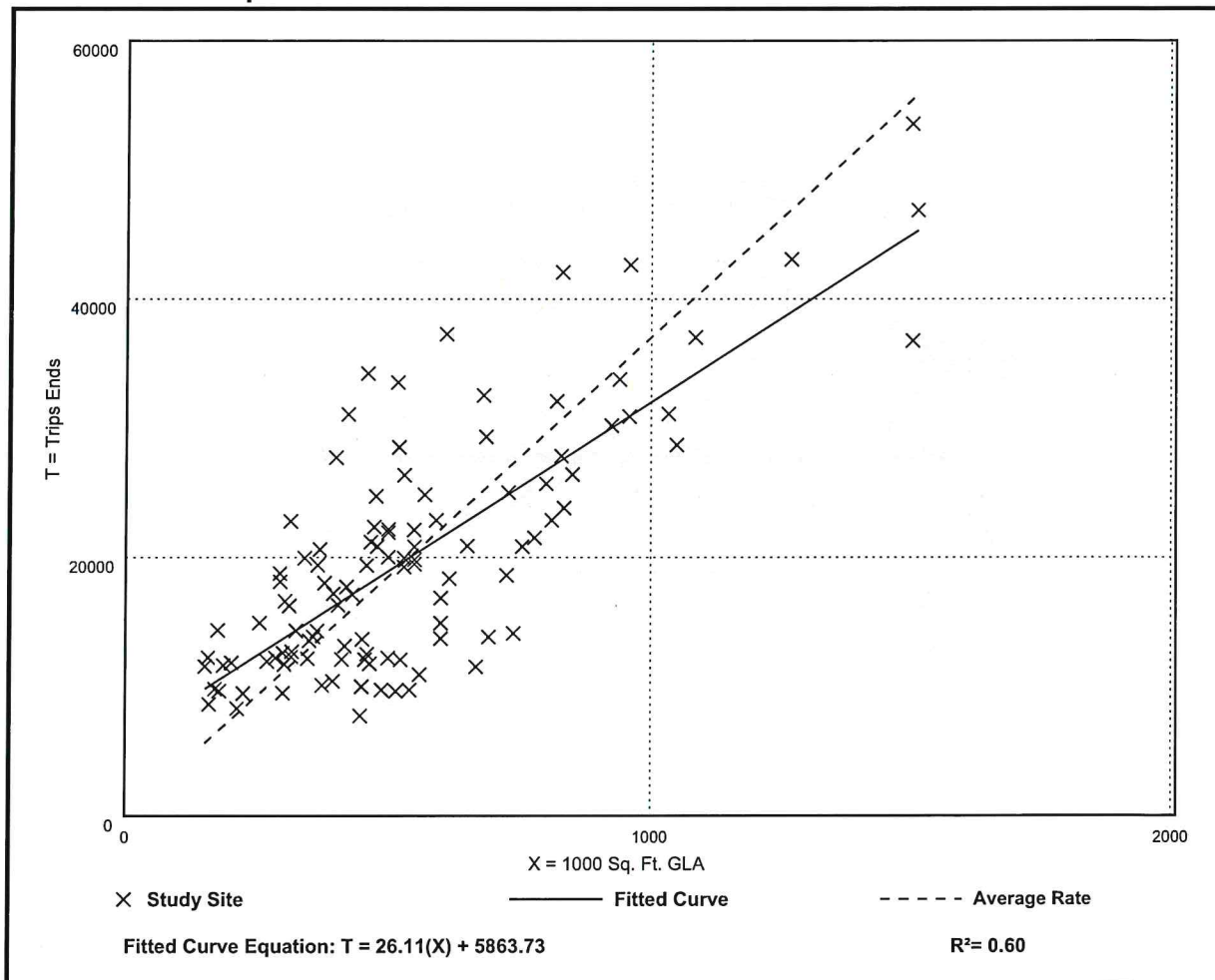
Avg. 1000 Sq. Ft. GLA: 538

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 37.01 | 17.27 - 81.53 | 12.79 |

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 44

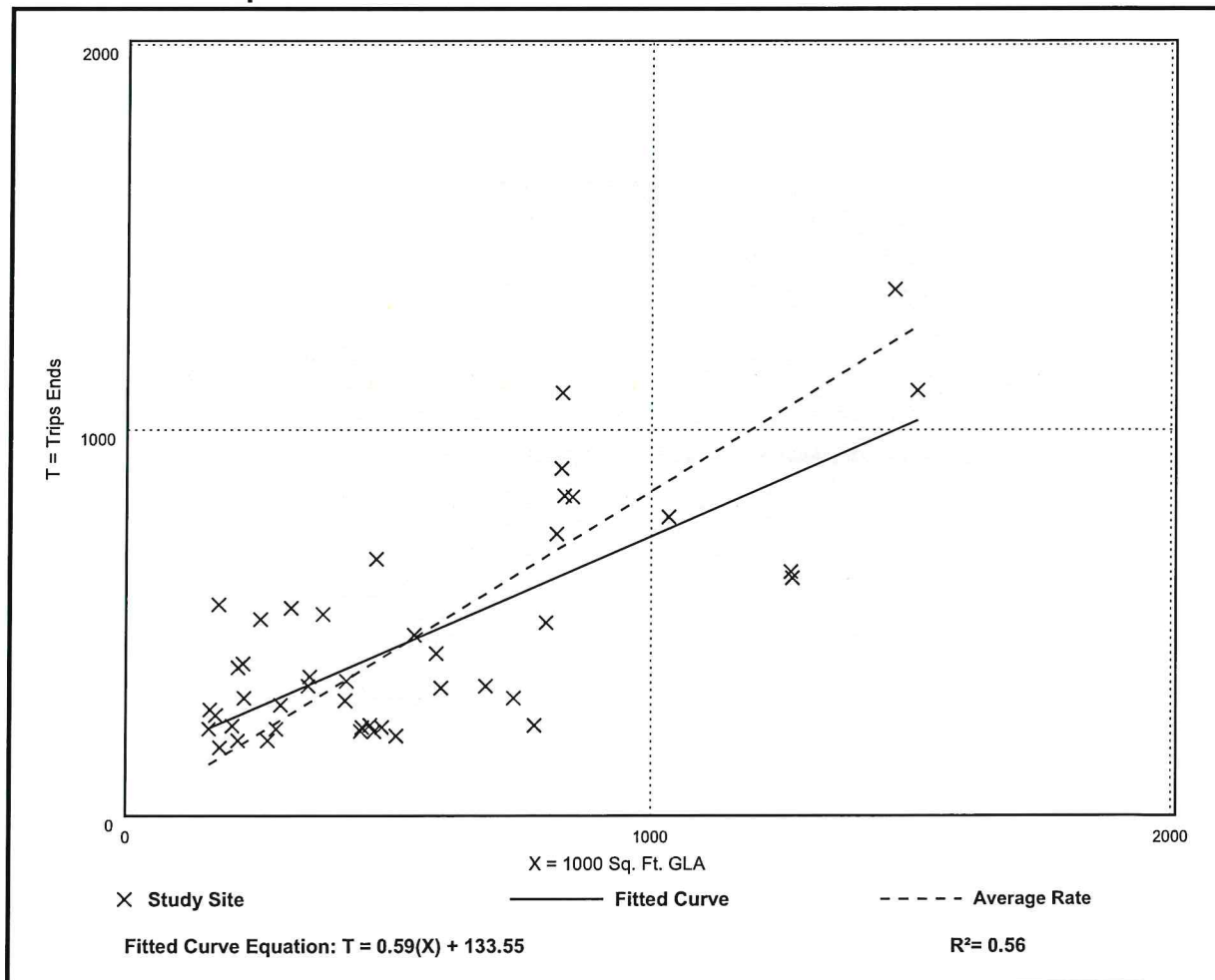
Avg. 1000 Sq. Ft. GLA: 546

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 0.84 | 0.30 - 3.11 | 0.42 |

Data Plot and Equation



Shopping Center (>150k) (820)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 126

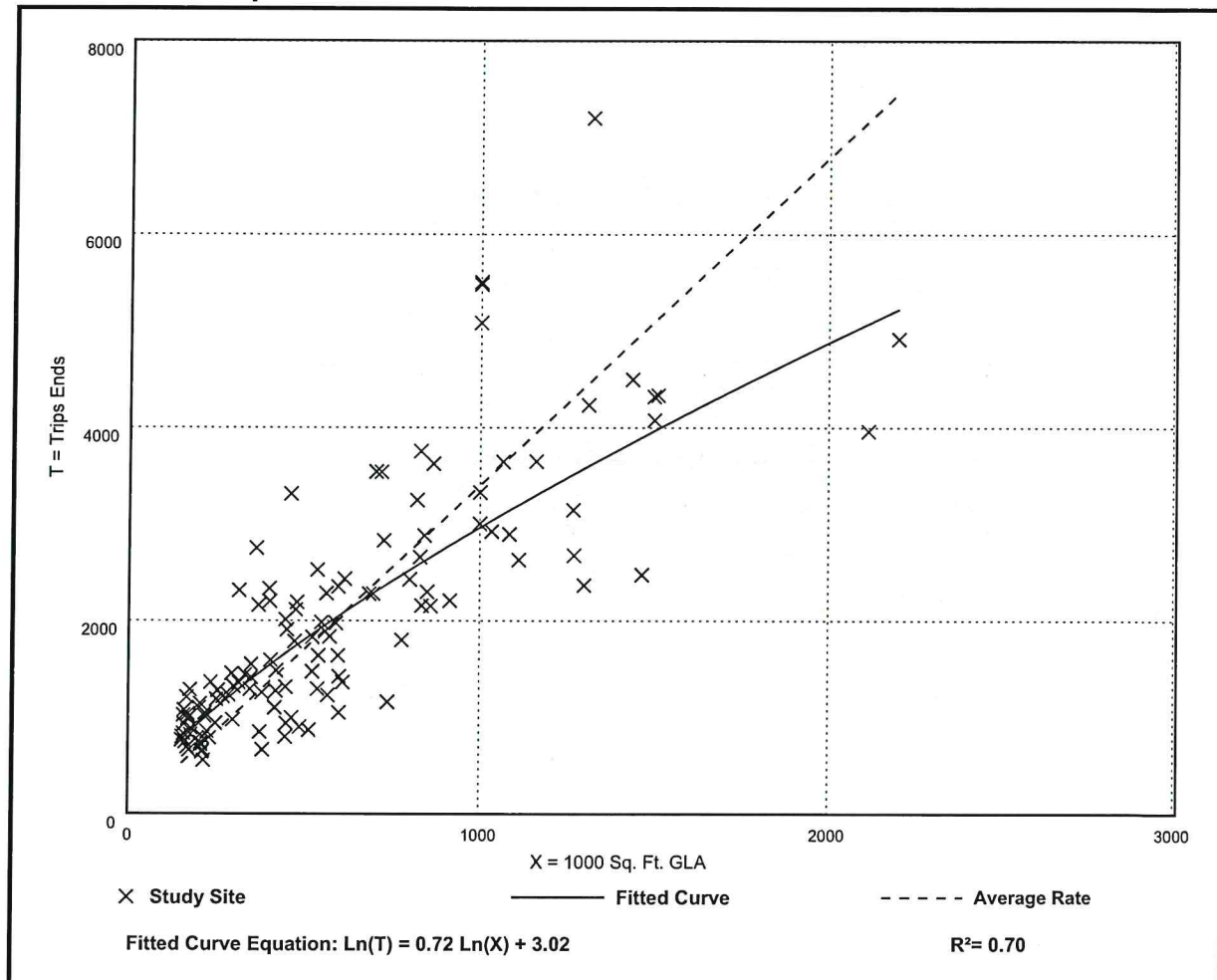
Avg. 1000 Sq. Ft. GLA: 581

Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

| Average Rate | Range of Rates | Standard Deviation |
|--------------|----------------|--------------------|
| 3.40 | 1.57 - 7.58 | 1.26 |

Data Plot and Equation

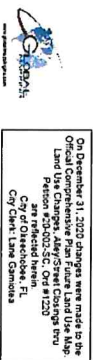


Vehicle Pass-By Rates by Land Use

Source: ITE Trip Generation Manual, 11th Edition

| | | | | | | | | | |
|----------------------|--|-------------|--------------|------------------|---|--------------|-----------|-----------------|--------|
| Land Use Code | 820 | | | | | | | | |
| Land Use | Shopping Center (> 150k) | | | | | | | | |
| Setting | General Urban/Suburban | | | | | | | | |
| Time Period | Weekday PM Peak Period | | | | | | | | |
| # Data Sites | 8 Sites with GLA between 150 and 300k | | | | 16 Sites with GLA between 300 and 900k | | | | |
| Average Pass-By Rate | 29% for Sites with GLA between 150 and 300k | | | | 19% for Sites with GLA between 300 and 900k | | | | |
| | Pass-By Characteristics for Individual Sites | | | | | | | | |
| | | | | | | | | | |
| | | | | | | | | | |
| GLA (000) | State or Province | Survey Year | # Interviews | Pass-By Trip (%) | Non-Pass-By Trips | | | Adj Street Peak | |
| | | | | | Primary (%) | Diverted (%) | Total (%) | Hour Volume | Source |
| 213 | Florida | 1990 | 312 | 28 | 31 | 41 | 72 | — | 33 |
| 225 | Illinois | 1994 | 264 | 35 | 32 | 33 | 65 | 1970 | 24 |
| 227.9 | Kentucky | 1993 | — | 34 | 35 | 31 | 66 | — | 34 |
| 235 | Kentucky | 1993 | 211 | 35 | 29 | 36 | 65 | 2593 | 2 |
| 255 | Iowa | 1994 | 222 | 23 | 38 | 39 | 77 | 3706 | 24 |
| 256 | Connecticut | 1994 | 208 | 27 | 51 | 22 | 73 | 3422 | 24 |
| 293 | Illinois | 1994 | 282 | 24 | 70 | 6 | 76 | 4606 | 13 |
| 294 | Pennsylvania | 1994 | 213 | 24 | 48 | 18 | 76 | 4055 | 24 |
| 350 | Massachusetts | 1994 | 224 | 18 | 45 | 37 | 82 | 2112 | 24 |
| 361 | Virginia | 1994 | 315 | 17 | 54 | 29 | 83 | 2034 | 24 |
| 375 | North Carolina | 1994 | 214 | 29 | 48 | 23 | 71 | 2053 | 24 |
| 413 | Texas | 1994 | 228 | 28 | 51 | 21 | 72 | 589 | 24 |
| 418 | Maryland | 1994 | 281 | 20 | 50 | 30 | 80 | 5610 | 24 |
| 450 | California | 1994 | 321 | 23 | 49 | 28 | 77 | 2787 | 24 |
| 476 | Washington | 1994 | 234 | 25 | 53 | 22 | 75 | 3427 | 24 |
| 488 | Texas | 1994 | 257 | 12 | 75 | 13 | 88 | 1094 | 13 |
| 560 | Virginia | 1994 | 437 | 19 | 49 | 32 | 81 | 3051 | 24 |
| 581 | Colorado | 1994 | 296 | 18 | 53 | 29 | 82 | 2939 | 24 |
| 598 | Colorado | 1994 | 205 | 17 | 55 | 28 | 83 | 3840 | 24 |
| 633 | Texas | 1994 | 257 | 10 | 64 | 26 | 90 | — | 24 |

[illegible]



Data Set: 326/021 12:00:23 PM

General Notes:
Alleys shown hereon are 15 or 20 feet in width.
See appropriate subdivision plat for specific alley widths.
This map has been compiled from the most current data available. The City of Okeechobee is not responsible for any errors or omissions contained herein.



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

May 25, 2022

Steven L. Dobbs
Steven L. Dobbs Engineering, LLC
209 NE 2ND Street
Okeechobee, FL 34974

Re: Anita's Rentals – Unaddressed S. Parrott Avenue, Okeechobee, FL 34974
(Property ID #2-21-37-35-0A00-00045-0000)

Mr. Dobbs,

Please find this letter in response to your request for confirmation of service availability for the above location. Waste Management of Martin 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.

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 Manager Robert Holden at 561-662-9988, or me at 772-263-0017.

Sincerely,

JEFF SABIN
Government Affairs

Cc: Robert Holden



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

May 3, 2022

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

Ref: **Water Capacity Request**

Parcel ID: 2-21-37-35-0A00-00045-0000

Site Address:
Block 45
Hwy 441 South
Okeechobee, FL 34974

Dear Mr. Dobbs:

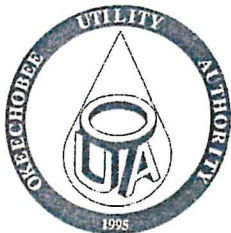
In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

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 Hwy 441 S right-of-way on the western edge of 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



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

May 3, 2022

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

Ref: **Wastewater Capacity Request**

Parcel ID: 2-21-37-35-0A00-00045-0000
Site Address:
Block 45
Hwy 441 South
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 force main in the 441 South right-of-way along the westside of the subject property. Any facility improvements 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,


John F. Hayford, P.E.
Executive Director



U.S. Fish and Wildlife Service
National Wetlands Inventory

Anita's Rentals Properties, Inc.

U



April 14, 2022

Wetlands

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

- | |
|----------|
| Lake |
| Other |
| Riverine |

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

Soil Map—Okeechobee County, Florida
(Anita's Rental Properties, Inc.)



Map Scale: 1:754 if printed on A landscape (11" x 8.5") sheet.



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



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey


4/28/2022
Page 1 of 3

27

Soil Map—Okeechobee County, Florida
(Anita's Rental Properties, Inc.)

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 |
|-----------------------------|--|--------------|----------------|
| 7 | Floridana, Riviera, and Placid soils, depressional | 1.7 | 67.9% |
| 11 | Immokalee fine sand, 0 to 2 percent slopes | 0.8 | 32.1% |
| Totals for Area of Interest | | 2.5 | 100.0% |

National Flood Hazard Layer FIRMette

9°50'4"W 27°14'14"N



Legend

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

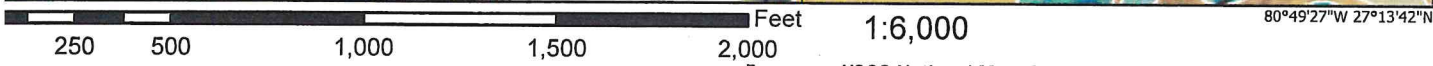
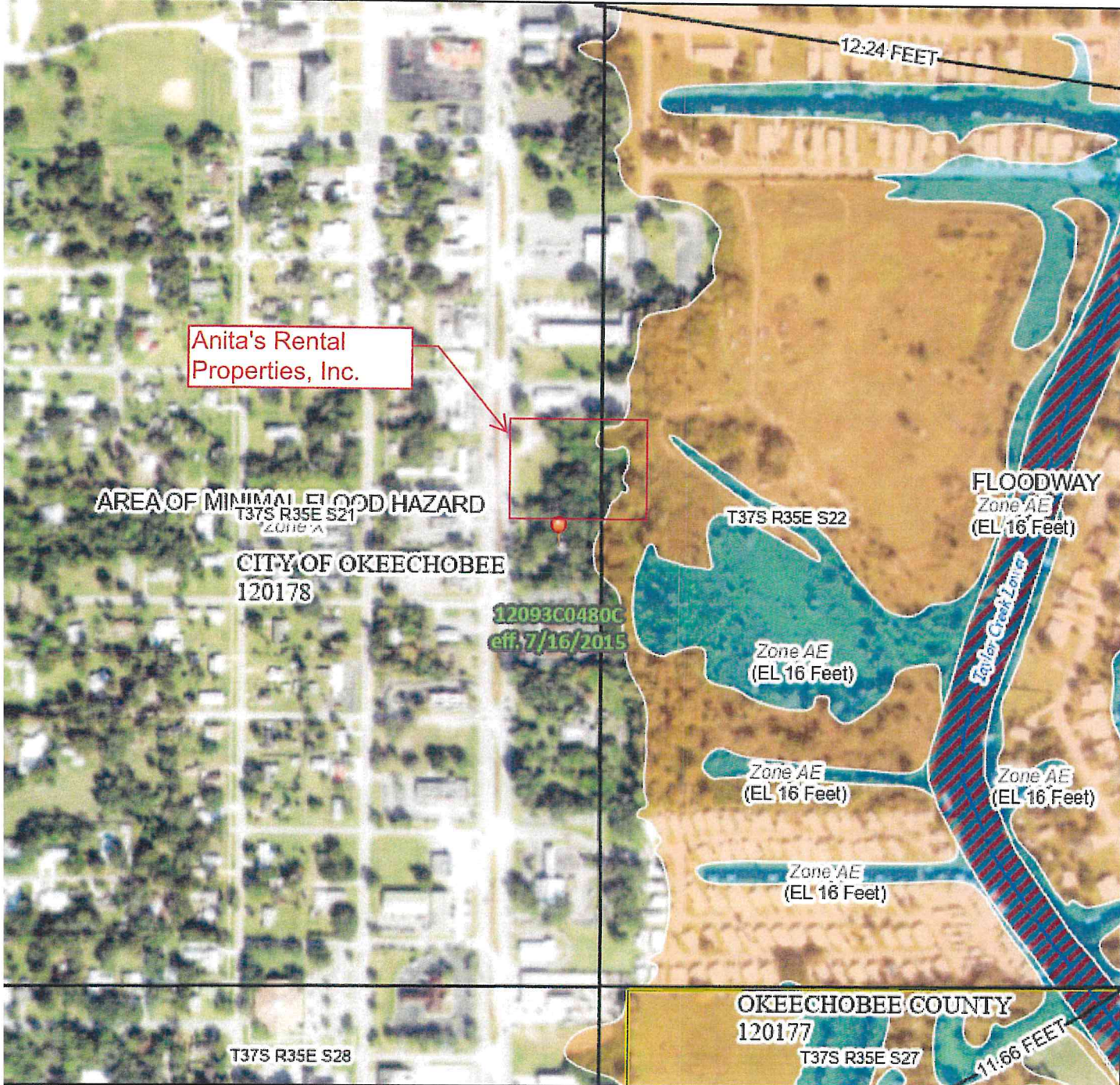
| | | |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Area of 1% annual chance 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 |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard Zone |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation |
| MAP PANELS | | 17.5 Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| | | No Digital Data Available |
| | | Unmapped |

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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/14/2022 at 7:56 AM 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.



| PARCEL NUMBER | OWNER | ADDRESS 1 | ADDRESS 2 | CITY | STATE | ZIP |
|----------------------------|--------------------------------|---------------------------|---------------------|-------------|-------|------------|
| 2-21-37-35-0A00-00043-0000 | ILKBAL PROPERTIES LLC | C/O YUSUF ILKBAL | 1111 S PARROTT AVE | OKEECHOBEE | FL | 34974 |
| 2-21-37-35-0A00-00046-0000 | K J INVESTMENTS ENTERPRISES LL | 5461 NE 56TH PKWY | | OKEECHOBEE | FL | 34972 |
| 2-21-37-35-0A00-00046-A000 | RISSANEN GWENDOLYN E | 2485 HOPEWELL RD | | MILTON | GA | 30004-2808 |
| 2-21-37-35-0A00-00047-0000 | KEMP PROPERTIES OF OKEECHOBEE | 1508 NE 39TH BLVD | | OKEECHOBEE | FL | 34972 |
| 2-22-37-35-0A00-00031-0000 | TAYLOR CREEK FISHING VILLAGE | 1411 SW 5TH AVE | | OKEECHOBEE | FL | 34974-5017 |
| 2-22-37-35-0A00-00032-0000 | ARC HR5STP3002 LLC | 38 WASHINGTON SQ | | NEW PORT | RI | 02840 |
| 2-22-37-35-0A00-00033-0000 | STABILITY PROPERTY MANAGEMENT | 1411 SW 5TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00060-0030 | STRAAT CAR WASH PROPERTY LLC | 120 SW 8TH STREET | | MIAMI | FL | 33130 |
| 3-21-37-35-0040-00060-0060 | DECARLO FRANK | 405 SW 2ND STREET | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00060-0120 | MITCHELL GIANINNA A | 1105 SW 4TH ST | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00070-0010 | PACIFIC CREEK LLC | 2025 MIMOSA AVE | | FORT PIERCE | FL | 34949-3330 |
| 3-21-37-35-0040-00070-0040 | 1012 PARROTT LLC | 2336 SE OCEAN BLVD #333 | | STUART | FL | 34996-3310 |
| 3-21-37-35-0040-00070-0070 | GARCIA NAHUM H | 115 SW 10TH ST | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00160-0010 | AZTECA 1100 INVESTMENT LLC | C/O JESUS & YOLANDA LUNA | 8890 NE 12TH LN | OKEECHOBEE | FL | 34974-8148 |
| 3-21-37-35-0040-00170-0010 | HAZELLIEF DAVID E | 1200 SOUTH PARROTT AVENUE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00170-0030 | 1208SPARROTTAVE LLC | C/O SONIA DI CHIARA | 9993 ROBINS NEST RD | BOCA RATON | FL | 33496-2103 |
| 3-21-37-35-0040-00170-0070 | CURREN KENNETH YOUNG | 1201 SW 2ND AVE | | OKEECHOBEE | FL | 34974-5221 |
| 3-21-37-35-004A-00000-0010 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-0020 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-0030 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-00C0 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-0100 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |

Petition No. 22-004-SSA

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 April 1, 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 2nd day of May, 2022.


Signature of Applicant

5-2-2022
Date

Anita Nunez

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 2nd day of May, 2022, by Anita Nunez, who is personally known to me or produced _____ as identification.




Notary Public Signature



Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 5/5/2022

Parcel: << **2-21-37-35-0A00-00045-0000 (32984)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|--|--------------|----------|
| Owner | ANITA'S RENTAL PROPERTIES INC 701 NE 3RD ST OKEECHOBEE, FL 34972-4576 | | |
| Site | HWY 441 S OKEECHOBEE | | |
| Description* | UNPLATTED LANDS OF THE CITY BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST. <<less | | |
| Area | 2.448 AC | S/T/R | 21-37-35 |
| Use Code** | VACANT COMMERCIAL (1000) | Tax District | 50 |

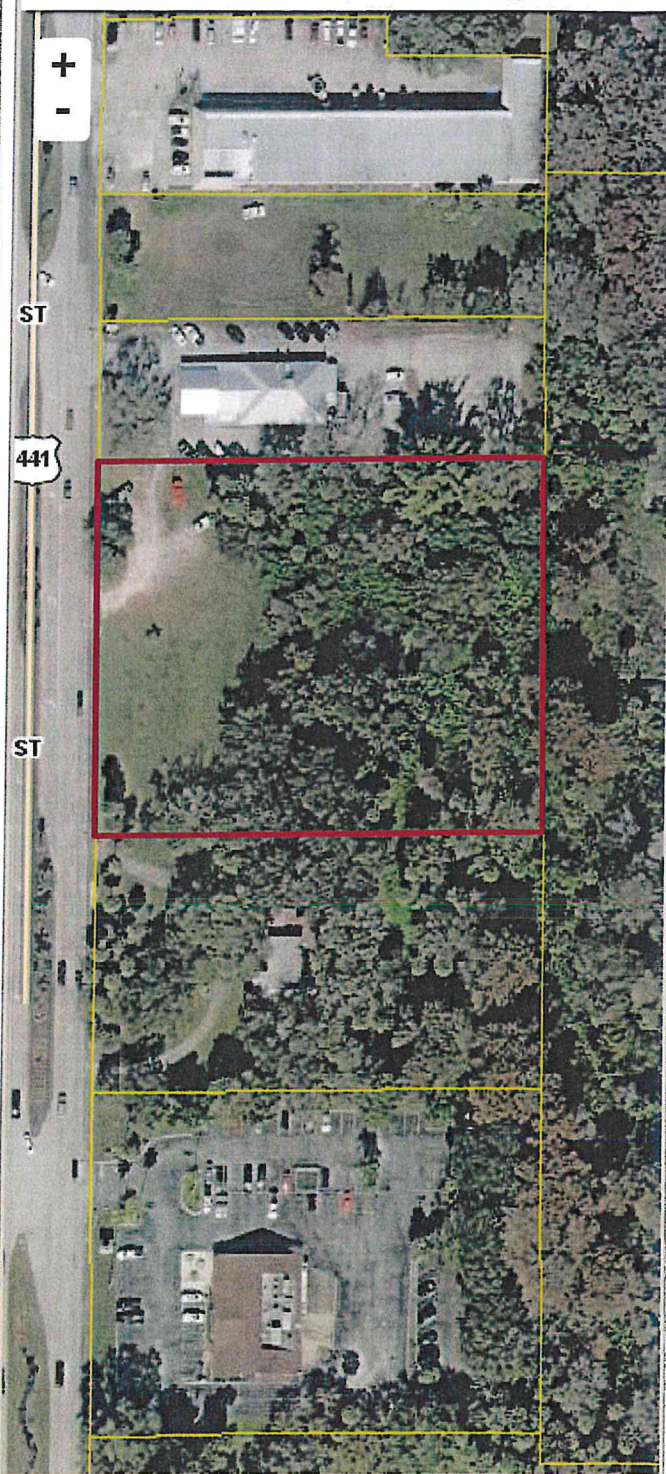
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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 | \$401,586 | Mkt Land | \$401,586 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$401,586 | Just | \$401,586 |
| Class | \$0 | Class | \$0 |
| Appraised | \$401,586 | Appraised | \$401,586 |
| SOH/10% Cap [?] | \$0 | SOH/10% Cap [?] | \$0 |
| Assessed | \$401,586 | Assessed | \$401,586 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$401,586 city:\$401,586 other:\$401,586 school:\$401,586 | Total Taxable | county:\$401,586 city:\$401,586 other:\$401,586 school:\$401,586 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------------------------------|
| 12/27/2021 | \$0 | 2022001094 | SW | I | U | 11 |
| 12/27/2021 | \$630,500 | 20220000100 | SW | I | Q | 05 (Multi-Parcel Sale) - show |
| 12/27/2021 | \$100 | 20220000099 | SW | V | U | 11 |
| 3/10/2021 | \$100 | 2021006110 | SW | V | U | 11 |
| | | 0764/0825 | | | | |

22-004-R

Rezoning Staff Report



Applicant | Anita's Rental Properties
Address | 1000 Block of the East Side of South Parrott Ave



Prepared for The City of Okeechobee

General Information

Owner: Anita's Rental Properties

Applicant: Anita's Rental Properties

Primary Contact: Steven L. Dobbs (863)-634-0194

Site Address: 1000 Block of the East Side of South Parrott Ave

Parcel Identification: 2-21-37-35-0A00-00045-0000

Note: For the legal description of the project or other information relating 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>

Future Land Use, Zoning, and Existing Use of Subject Property

| Parcel Identification: 2-21-37-35-0A00-00045-0000 | Existing | Proposed |
|--|-----------------------------|------------------|
| Future Land Use | Multi-Family Residential | Commercial |
| Zoning | Residential Single Family-1 | Heavy Commercial |
| Use of Property | Vacant | Restaurant |
| Acreage | 2.41 | 2.41 |

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

| | Future Land Use | Zoning | Existing Use |
|-------|--------------------------|-----------------------------|------------------------|
| North | Commercial | Commercial | Bar/restaurant |
| East | Mixed-Use Residential | Holding | Vacant |
| South | Multi-Family Residential | Residential Single Family-1 | Single Family dwelling |
| West | Commercial | Commercial | Vehicle sales, Motel |

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 to Heavy Commercial. The request involves a parcel that is approximately

2.41 acres with frontage on US-441, a principal arterial roadway. The survey provided as part of the application submittal indicates that 0.40 acres of wetlands exist on the subject parcel. In the responses below, the Applicant states that the intended usage is a restaurant. If this rezoning is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CHV district.

Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

1) *The request is not contrary to comprehensive plan requirements*

Applicant Response: The proposed request is not contrary to the Comprehensive plan requirements. The 2.41 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

Staff Comment: The subject property is located within the Commercial Corridor along US-441. The requested Heavy Commercial zoning designation is consistent with the abutting uses to the north, and adjacent uses to the west, which are also both zoned Heavy Commercial. Though the subject property abuts a parcel zoned Multi-Family Residential to the south and Holding to the east, the prevailing land use of property with frontage on this segment of US-441 is Commercial. If the Applicant's concurrent comprehensive plan amendment request to change the Future Land Use from Multifamily Residential to Commercial is approved, then staff finds that the requested zoning designation will be consistent with the Comprehensive Plan.

2) *The use is specifically authorized under the zoning district regulations applied for.*

Applicant Response: The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-282(3) of the LDC, restaurants, take-out restaurants, and cafes are all allowed uses within the Heavy Commercial zoning designation. Staff finds that the requested use is consistent with the City of Okeechobee Land Development Code.

3) *Approval of the request 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 a heavy commercial use.

Staff Comment: The proposed zoning change from Residential Single-Family 1 to Heavy Commercial would allow for uses that are more consistent with the predominant commercial land use pattern found along US-441 and for the development of additional consumer options.

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

Applicant Response: The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

Staff Comment: Surrounding uses include restaurants and other commercial uses. Additionally, the subject property is located within the US-441 commercial corridor, in which the City has historically encouraged the development of commercial uses. Staff finds that the requested usage is compatible with proximate uses and consistent with the established surrounding land use pattern.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

Applicant Response: The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

Staff Comment: Allowing for the highest and best use of this property to be realized through commercial development should positively impact property values and living conditions and may encourage improvement of adjacent properties.

- 6) *The 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 uses or use cross access to complement the adjacent uses.

Staff Comment: The subject property is large enough that adequate space for any required buffers is available. Once a site plan is proposed, it will be reviewed by staff and the City's Technical Review Committee for compliance with all applicable landscaping and buffering requirements.

- 7) *Approval of the request 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 are on an arterial road that can handle much more traffic than it currently experiences.

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any commercial use of this property will overburden public facilities.

- 8) *Approval of the request 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 the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

Staff Comment: The Applicant provided a Traffic Impact Study for this rezoning application and the associated Small Scale Comprehensive Plan Amendment (22-004-SSA) that was completed by MacKenzie Engineering & Planning, Inc. All calculations and references are included as they appear on the TIS. Staff agrees with this analysis of the TIS that there is adequate roadway capacity to support the traffic volume that the proposed amendment could create.

9) *The 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 materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcel from RSF-1 to CHV is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

June 7, 2022

Okeechobee Planning Board Hearing June 16, 2022

Supplemental Exhibits

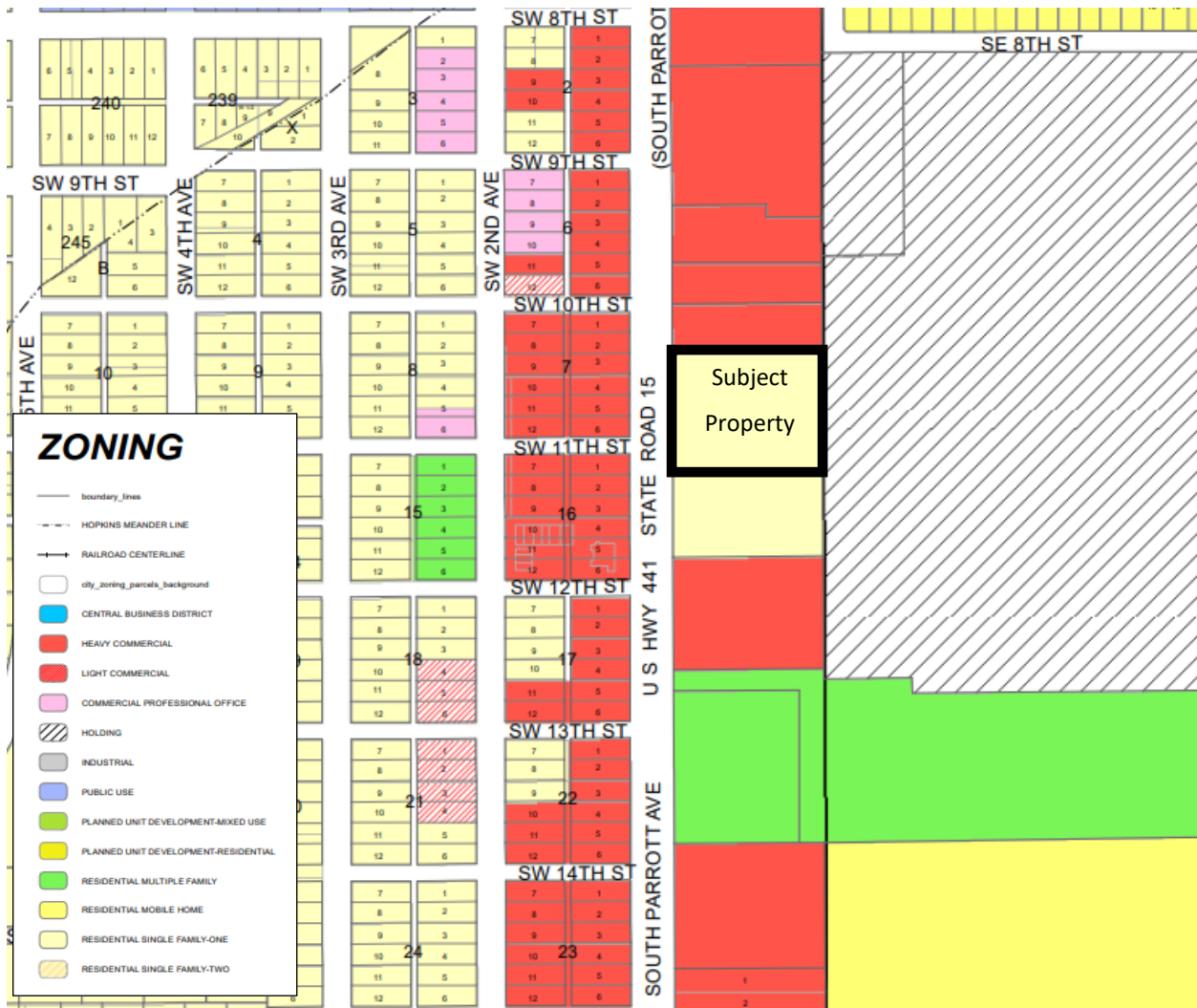


Exhibit C: Existing Zoning

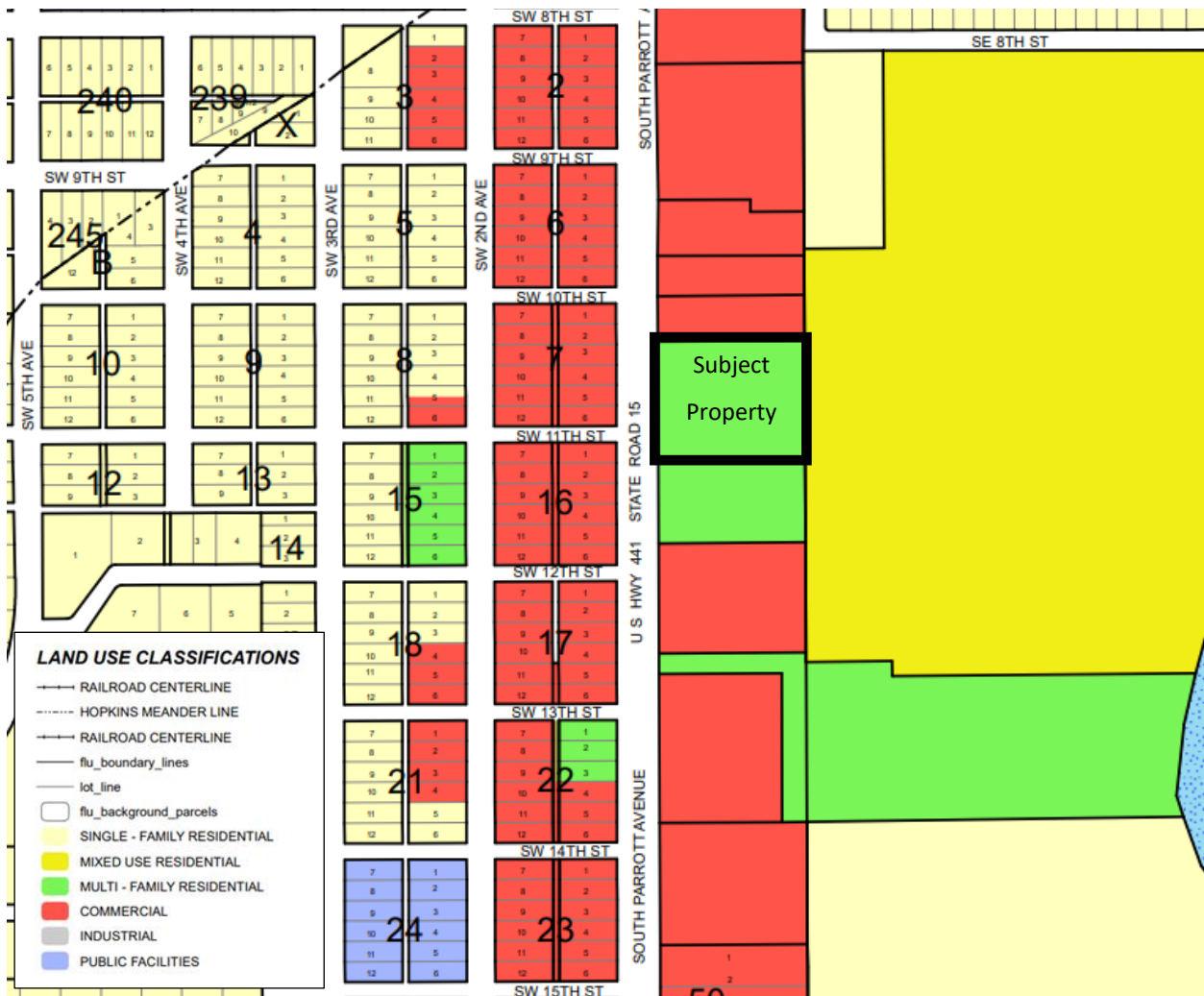


Exhibit D: Future Land Use

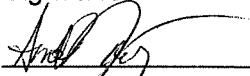
| | | | |
|---|---|---|---|
| City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 | | Date: <u>5-3-22</u> | Petition No. <u>22-004-R</u> |
| | | Fee Paid: <u>922.00</u> | Jurisdiction: <u>PB+CC</u> |
| | | 1 st Hearing: <u>6-16-22</u> | 2 nd Hearing: <u>7-19-22 & 8-16-22</u> |
| | | Publication Dates: <u>6-14-22</u> <u>8-3-22</u> | |
| | | Notices Mailed: <u>6/1</u> | |
| Rezoning, Special Exception and Variance APPLICANT INFORMATION | | | |
| 1 | Name of property owner(s): Anita's Rental Properties, Inc. | | |
| 2 | Owner mailing address: 701 NE 3rd Street, Okeechobee, FL 33972 | | |
| 3 | Name of applicant(s) if other than owner | | |
| 4 | Applicant mailing address: | | |
| | E-mail address: anunez974@yahoo.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: Unaddressed S. Parrott Avenue, Okeechobee, FL 34974 - From SR 70 and 441, head south on 441 for 0.7 miles, the property will be on the east side of Parrott Avenue. | | |
| 8 | Describe current use of property: Vacant | | |
| 9 | Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. None Source of potable water: OUA Method of sewage disposal: OUA | | |
| 10 | Approx. acreage: 2.41 Acres Is property in a platted subdivision? No | | |
| 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: Commercial East: Vacant South: Single Family West: Commercial | | |
| 14 | Existing zoning: Residential Single Family - 1 Future Land Use classification: Multi - 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) Rezoning () Special Exception () Variance | | |
| 17 | Parcel Identification Number: 2-21-37-35-0A00-00045-0000 | | |

| 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: <u>January 4, 2022</u> <u>18-29-21</u> |
| 21 | Notarized letter of consent from property owner (if applicant is different from property owner) |
| 22 | Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius |
| 23 | List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached) |
| 24 | Affidavit attesting to completeness and correctness of the list (attached) |
| 25 | Completed specific application and checklist sheet for each request checked in line 15 |

Confirmation of Information Accuracy

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

Signature



Printed Name

Anita Nunez

Date

5-2-2022

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

| ADDITIONAL INFORMATION REQUIRED FOR A REZONING | |
|--|---|
| A | Current zoning classification: Residential Single Family-one Requested zoning classification Heavy Commercial |
| B | Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to develop a new commercial business on this parcel. |
| 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.

Anita's Rental Properties, Inc.

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

Anita's Rental Properties, Inc owns a parcel on 441S, just south of Parrott Island Grill, in the City of Okeechobee, the parcels total 2.40 acres. The owner 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 IDs 2-21-37-35-0A00-00045-0000. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family-one.

The primary intent of rezoning these parcels is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial to the north, south and west, while the property to the east is Holding.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family-one to Heavy Commercial. The property can be accessed Highway 441 S.

Anita's Rental Properties, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Heavy Commercial.

Anita's Rental Properties, Inc.

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements. The 2.40 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

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

The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a heavy 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 with restaurants to the north, south and west of the parcel.

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 by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential 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 uses or use cross access to complement the adjacent uses.

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

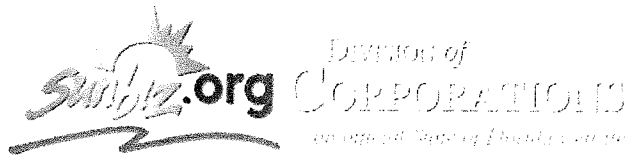
The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

- 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 the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

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

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



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

Detail by Entity Name

Florida Profit Corporation

ANITA'S RENTAL PROPERTIES, INC.

Filing Information

| | |
|-----------------|--------------|
| Document Number | P18000032145 |
| FEI/EIN Number | 82-5059710 |
| Date Filed | 04/02/2018 |
| Effective Date | 04/16/2018 |
| State | FL |
| Status | ACTIVE |

Principal Address

701 NE 3RD ST
OKEECHOBEE, FL 34972

Mailing Address

701 NE 3RD ST
OKEECHOBEE, FL 34972

Registered Agent Name & Address

Nunez, Anita
701 NE 3rd St
Okeechobee, FL 34972

Name Changed: 04/24/2020

Address Changed: 04/24/2020

Officer/Director Detail

Name & Address

Title P

NUNEZ, ANITA
2085 SE 4TH ST
OKEECHOBEE, FL 34972

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2020 | 04/24/2020 |
| 2021 | 04/27/2021 |

2022

04/19/2022

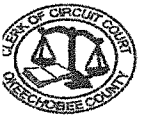
Document Images

| | |
|--------------------------------------|--|
| <u>04/19/2022 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>04/27/2021 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>04/24/2020 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>03/13/2019 -- ANNUAL REPORT</u> | View image in PDF format |
| <u>04/02/2018 -- Domestic Profit</u> | View image in PDF format |



Official Records File#2022001094 Page(s):5
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 1/27/2022 8:47 AM
Fees: RECORDING \$44.00 D DOCTAX PD \$0.00

20



Official Records File#20220000100 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 1/4/2022 9:22 AM
Fees: RECORDING \$27.00 D DOCTAX PD \$4,413.50

NOTE: THIS DEED IS BEING RE-RECORDED TO INCORPORATE THE PROOF OF AUTHORITY OF THE PERSON SIGNING, GRANTED BY RESOLUTION.

This instrument prepared by:
Nason, Yeager, Gerson, Harris & Fumero, P.A.
Brian C. Hickey, Esquire
3001 PGA Blvd., Suite 305
Palm Beach Gardens, Florida 33410

Tax I.D. No. 2-21-37-35-0A00-00044-0000
Tax I.D. No. 2-21-37-35-0A00-00045-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29th day of December, 2021, between The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, for the benefit of The Altobello Family Donor Advised Fund, whose address is 700 S. Dixie Highway, Suite 200, West Palm Beach 33401, hereinafter referred to as "**Grantor**", and Anita's Rental Properties, Inc., a Florida corporation, whose address is 701 NE 3rd Street, Okeechobee, Florida 34972, hereinafter referred to as "**Grantee**".

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Okeechobee, State of Florida, more particularly described on **Exhibit A** attached hereto, together with all improvements thereon (collectively, the "**Property**").

SUBJECT TO the following permitted exceptions ("**Permitted Exceptions**"):

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable; and
2. Conditions, restrictions, easements and reservations of record, if any, none of which are hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property.

AND Grantor hereby represents, warrants and covenants that Grantor has good right and lawful authority to sell and convey the Property and that Grantor will defend the title of said Property, subject to the Permitted Exceptions, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

The Community Foundation for Palm Beach
and Martin Counties, Inc., a Florida not-for-
profit corporation

By: Steven Erjavec
Steven Erjavec, Chief Financial Officer

Nichollette S. Miskura
Witness #1 Signature

Nichollette Miskura
Witness #1 Print Name

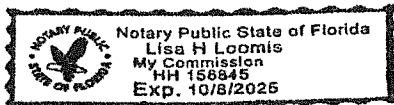
Bonnie Mitchell
Witness #2 Signature

Bonnie Mitchell
Witness #2 Print Name

(SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 27, 2024 by STEVEN ERJAVEC, President CFO of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, on its behalf, who is personally known to me or who has produced a Driver's License as identification.



Lisa H. Loomis
Notary Signature
LISA H. LOOMIS
Print Notary Name
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 10/08/2025

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

Beginning at the Southeast corner of Section 21, Township 37 South, Range 35 East and run North along Section line of said Section 21, a distance of 1426 feet for a POINT OF BEGINNING;

From said point of beginning run West, on a line parallel to the South boundary of said Section 21, 361 feet, more or less, to the East boundary of Parrott Avenue; thence run South, along East boundary line of said Parrott Avenue, 200 feet; thence run East on a line parallel with the South boundary of said Section 21, a distance of 361 feet, more or less, to the East Boundary of said Section 21; thence run North, along East boundary of said Section 21, to the POINT OF BEGINNING.

Said land lying and comprising a part of SE 1/4 of SE 1/4 and Government Lot 4 of said Section 21.

PARCEL 2:

Beginning 921.5 feet South of NE Corner of SE 1/4 of Section 21, Township 37 South, Range 35 East, and run South 293.3 feet along Section line to a point 1426 feet North from the SE Corner of said SE 1/4 of said Section 21; run thence West at right angles 361 feet, more or less, to the East boundary of Parrott Avenue in the City of Okeechobee; run thence North along Parrott Avenue 293.3 feet; run thence East at right angles 361 feet, more or less, to the point of beginning.

Lying in and comprising a part of Government Lot 4, in Section 21, Township 37 South, Range 35 East.

subject property
22-004-R

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

CERTIFICATE OF CORPORATE RESOLUTION

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of the **COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.**, a Florida not-for-profit corporation, and that the following resolutions were duly adopted in accordance with the Articles of Incorporation and Bylaws of the Corporation on November 19, 2021.

WHEREAS: The Community Foundation for Palm Beach and Martin Counties (the "Foundation") owns two lots in Okeechobee, Florida described in Exhibit A (the "Property").

WHEREAS: A contracted offer of \$630,500 all cash, no contingencies, closing within five business days from buyer's receipt and approval of title commitment has been received from Anita's Enterprises, Inc.

RESOLVED: The Foundation is authorized to sell the Property under the terms and conditions as stated above.

RESOLVED: [Steven Erjavec, Chief Financial Officer] of the Foundation, is hereby authorized, empowered, and directed to execute and deliver, on behalf of the Foundation, any and all agreements, documents, certificates or instruments, including but not limited to a sales contract and all other agreements otherwise deemed necessary or appropriate to accomplish the approved sale of the Property.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal to be hereunto affixed, this 19th day of November 2021.

COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC. a Florida not-for-profit corporation.

(CORPORATE SEAL)

By:  Christina M. Macfarland, Secretary

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

EXHIBIT A
Property

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH RANGE 35 EAST, AND RUN NORTH ALONG SECTION LINE OF SA ID SECTION 21, A DISTANCE OF 1426 FEET FOR A POINT OF BEGINNING; FROM SA ID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH ALONG EAST BOUNDARY LINE OF SA ID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SA ID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SA ID SECTION 21, TO THE POINT OF BEGINNING. SA ID LAND LYING IN AND COMPRISING A PART OF THESE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

and

BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

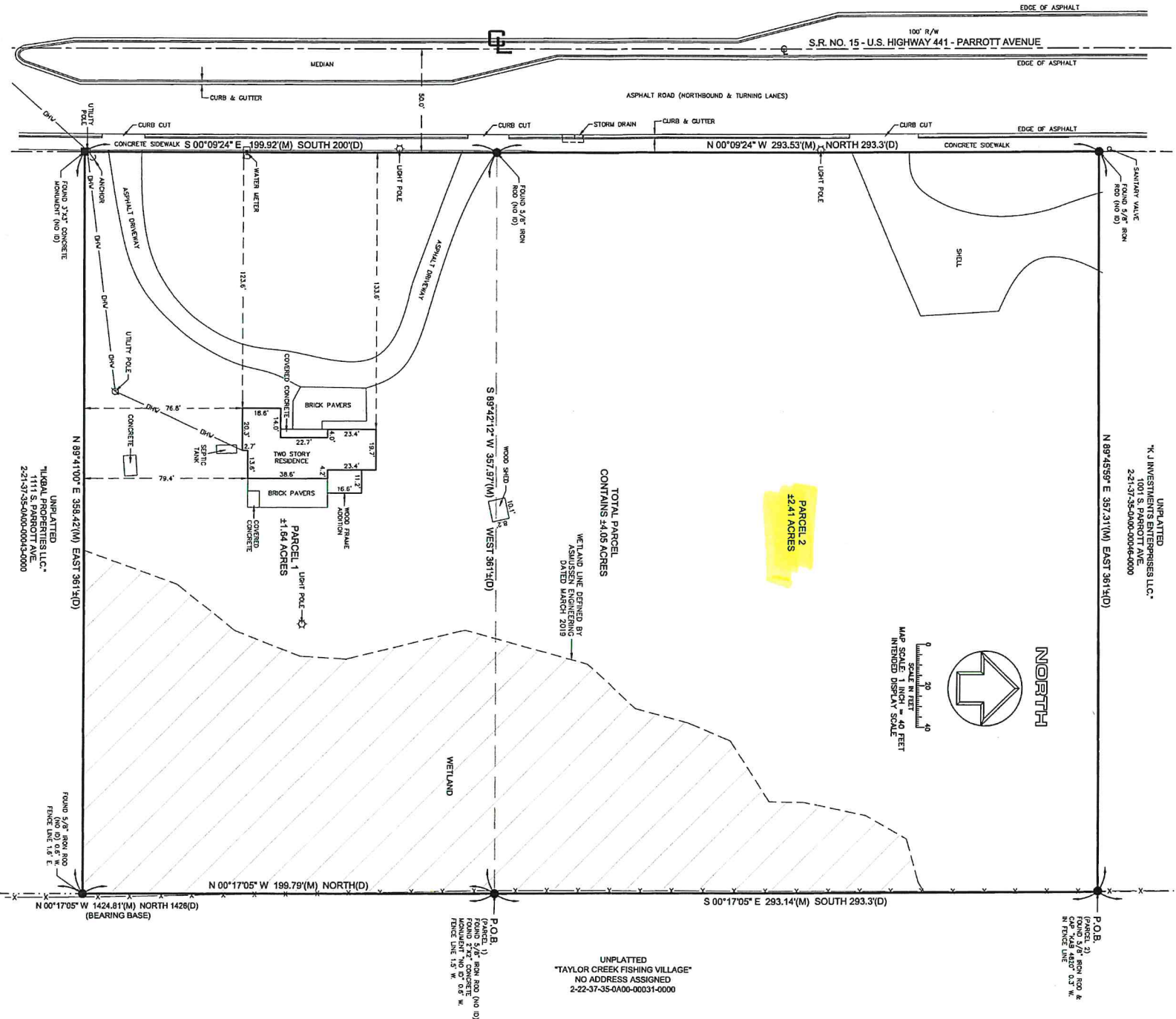
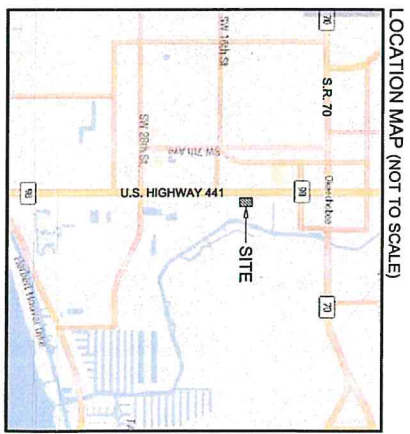
subject property
22-004-R

Subject Property
22-004-R

BOUNDARY SURVEY PREPARED FOR ANITA'S RENTAL PROPERTIES, INC.

DESCRIPTION:
PARCEL 1: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST AND RUN NORTH ALONG SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1426 FEET FOR POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH, ALONG EAST BOUNDARY LINE OF SAID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SAID SECTION 21, TO THE POINT OF BEGINNING.
SAID LAND LYING AND COMPRISING A PART OF SE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 OF SAID SECTION 21.

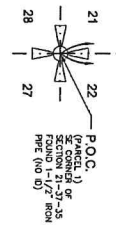
PARCEL 2: BEGINNING 921.5 FEET SOUTH OF NE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE; RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.



PROJECT SPECIFIC NOTES:
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE DEED(D) AND MEASURED(M).
2) SITE ADDRESS: 1105 S. PARROTT AVENUE.
3) PARCEL ID: 2-21-37-35-0A00-00045-0000 & 2-21-37-35-0A00-00044-0000.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
6) 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.
7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8) 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.
9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
10) BEARING REFERENCE: THE EAST LINE OF SECTION 21 IS TAKEN TO BEAR NORTH 00°17'05" WEST.
11) DATE OF LAST FIELD SURVEY: 03/11/22.

PROJECT SPECIFIC LEGEND:
ID = IDENTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF:
ANITA'S RENTAL PROPERTIES, INC.



| | | | | |
|---|---------------------------|--------|----|-----|
| ADD PARCEL 1 & 2 ACREAGE BOUNDARY SURVEY | 05/05/22 | N/A | WC | JUR |
| | 03/21/22 | 381/54 | WC | JUR |
| DESCRIPTION | DWG. DATE | FB/PC | BY | CK |
| SCALE 1" = 40' | DRAWING NUMBER: 22-123 | | | |
| SHEET 1 OF 1 | | | | |

LEGEND
● - Set Iron Rod and Cap "LB 8360"
● - Found Iron Rod (and Cap) ● - Found Pipe (and Cap)
ABBREVIATIONS
B=Baseline; BM=Benchmark; C=Centerline; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; A=Angle of Central Angle; L=Least; ELY=Easterly; E/P=Edge of Pavement; ESMT=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&(C)=Iron Rod (and Cap); L=(Arc) Length; M=Measure; M=Manhole; N=North; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Plot; PC=Point of Curvature; POC=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; PUD=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTL=Utility(ies); X=Spot Elevation based on indicated Datum.

STANDARD NOTES:
1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. 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.

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

| PARCEL NUMBER | OWNER | ADDRESS 1 | ADDRESS 2 | CITY | STATE | ZIP |
|----------------------------|--------------------------------|---------------------------|---------------------|-------------|-------|------------|
| 2-21-37-35-0A00-00043-0000 | ILKBAL PROPERTIES LLC | C/O YUSUF ILKBAL | 1111 S PARROTT AVE | OKEECHOBEE | FL | 34974 |
| 2-21-37-35-0A00-00046-0000 | K J INVESTMENTS ENTERPRISES LL | 5461 NE 56TH PKWY | | OKEECHOBEE | FL | 34972 |
| 2-21-37-35-0A00-00046-A000 | RISSANEN GWENDOLYN E | 2485 HOPEWELL RD | | MILTON | GA | 30004-2808 |
| 2-21-37-35-0A00-00047-0000 | KEMP PROPERTIES OF OKEECHOBEE | 1508 NE 39TH BLVD | | OKEECHOBEE | FL | 34972 |
| 2-22-37-35-0A00-00031-0000 | TAYLOR CREEK FISHING VILLAGE | 1411 SW 5TH AVE | | OKEECHOBEE | FL | 34974-5017 |
| 2-22-37-35-0A00-00032-0000 | ARC HR5STP3002 LLC | 38 WASHINGTON SQ | | NEW PORT | RI | 02840 |
| 2-22-37-35-0A00-00033-0000 | STABILITY PROPERTY MANAGEMENT | 1411 SW 5TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00060-0030 | STRAAT CAR WASH PROPERTY LLC | 120 SW 8TH STREET | | MIAMI | FL | 33130 |
| 3-21-37-35-0040-00060-0060 | DECARLO FRANK | 405 SW 2ND STREET | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00060-0120 | MITCHELL GIANINNA A | 1105 SW 4TH ST | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00070-0010 | PACIFIC CREEK LLC | 2025 MIMOSA AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00070-0040 | 1012 PARROTT LLC | 2336 SE OCEAN BLVD #333 | | FORT PIERCE | FL | 34949-3330 |
| 3-21-37-35-0040-00070-0070 | GARCIA NAHUM H | 115 SW 10TH ST | | STUART | FL | 34996-3310 |
| 3-21-37-35-0040-00160-0010 | AZTECA 1100 INVESTMENT LLC | C/O JESUS & YOLANDA LUNA | 8890 NE 12TH LN | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00170-0010 | HAZELLIEF DAVID E | 1200 SOUTH PARROTT AVENUE | | OKEECHOBEE | FL | 34974-8148 |
| 3-21-37-35-0040-00170-0030 | 1208SPARROTTAVE LLC | C/O SONIA DI CHIARA | 9993 ROBINS NEST RD | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-0040-00170-0070 | CURREN KENNETH YOUNG | 1201 SW 2ND AVE | | BOCA RATON | FL | 33496-2103 |
| 3-21-37-35-004A-00000-0010 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974-5221 |
| 3-21-37-35-004A-00000-0020 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-0030 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-00C0 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |
| 3-21-37-35-004A-00000-0100 | BRYAN FAMILY COMMERCIAL | 6300 SE 128TH AVE | | OKEECHOBEE | FL | 34974 |



Petition No. 22004-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 April 1, 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 2nd day of May, 2022.

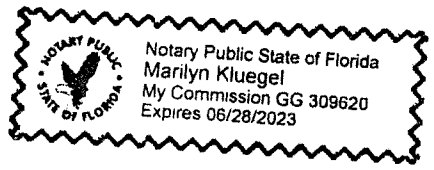
Anita Nunez
Signature of Applicant

5-2-2022
Date

Anita Nunez
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 2nd day of May, 2022, by Anita Nunez, who is personally known to me or produced _____ as identification.



Marilyn Kluegel
Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 5/5/2022

Parcel: << **2-21-37-35-0A00-00045-0000 (32984)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

| | | | |
|--------------|---|--------------|----------|
| Owner | ANITA'S RENTAL PROPERTIES INC 701 NE 3RD ST OKEECHOBEE, FL 34972-4576 | | |
| Site | HWY 441 S OKEECHOBEE | | |
| Description* | UNPLATTED LANDS OF THE CITY BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST. <<<less | | |
| Area | 2.448 AC | S/T/R | 21-37-35 |
| Use Code** | VACANT COMMERCIAL (1000) | Tax District | 50 |

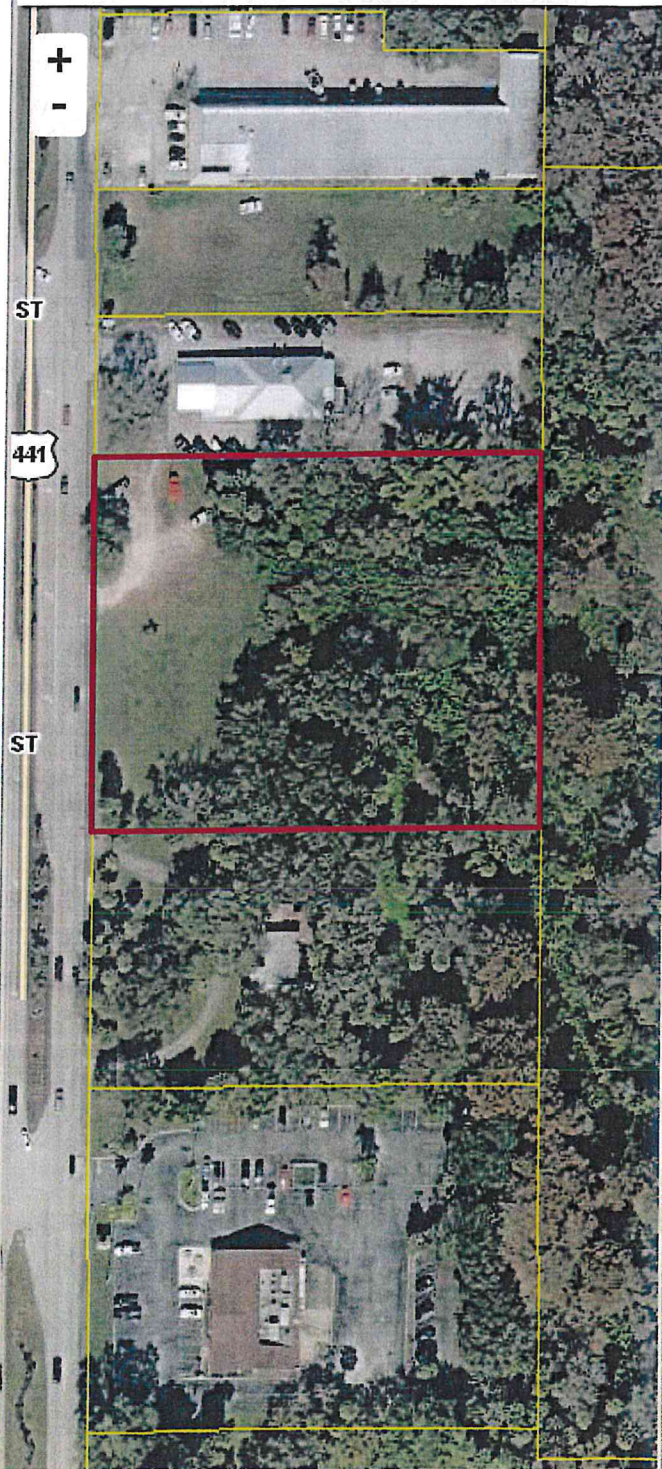
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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 | \$401,586 | Mkt Land | \$401,586 |
| Ag Land | \$0 | Ag Land | \$0 |
| Building | \$0 | Building | \$0 |
| XFOB | \$0 | XFOB | \$0 |
| Just | \$401,586 | Just | \$401,586 |
| Class | \$0 | Class | \$0 |
| Appraised | \$401,586 | Appraised | \$401,586 |
| SOH/10% Cap [?] | \$0 | SOH/10% Cap [?] | \$0 |
| Assessed | \$401,586 | Assessed | \$401,586 |
| Exempt | \$0 | Exempt | \$0 |
| Total Taxable | county:\$401,586 city:\$401,586 other:\$401,586 school:\$401,586 | Total Taxable | county:\$401,586 city:\$401,586 other:\$401,586 school:\$401,586 |

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 |
|------------|------------|-------------|------|-----|-----------------------|-------------------------------|
| 12/27/2021 | \$0 | 2022001094 | SW | I | U | 11 |
| 12/27/2021 | \$630,500 | 20220000100 | SW | I | Q | 05 (Multi-Parcel Sale) - show |
| 12/27/2021 | \$100 | 20220000099 | SW | V | U | 11 |
| 3/10/2021 | \$100 | 2021006110 | SW | V | U | 11 |
| | | 0764/0825 | | | | |