

## 22-003-SSA

### Comprehensive Plan Amendment Staff Report



Applicant | **Brandon D. Tucker**  
Address | **1104/1108 NW 2<sup>nd</sup> Street**



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Jose Quijada

**Applicant:** Brandon D. Tucker

**Primary Contact:** Brandon D. Tucker (863) 763-4010

**Site Address:** 1104/1108 NW 2<sup>nd</sup> Street

**Parcel Identification:** 3-16-37-35-0160-00260-0180, 3-16-37-35-0160-00260-0170

*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)

<b>Parcel #1: 3-16-37-35-0160-00260-0180</b>	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Industrial	Residential Multi-Family
<b>Zoning</b>	RMF	RMF
<b>Use of Property</b>	Vacant	Multi-Family Dwelling
<b>Acreage</b>	0.26	0.26

<b>Parcel #2 3-16-37-35-0160-00260-0170</b>	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Industrial	Residential Multi-Family
<b>Zoning</b>	RMF	RMF
<b>Use of Property</b>	Vacant	Multi-Family Dwelling
<b>Acreage</b>	0.26	0.26

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

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Industrial	Residential Multiple-Family	Single-Family Residential
<b>East</b>	Industrial	Residential Multiple-Family	Single-Family Residential
<b>South</b>	Commercial	Heavy Commercial	Construction contractor yard/storage, office
<b>West</b>	Industrial	Residential Multiple-Family	Single-Family Residential

## 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 two subject parcels from Industrial to Multi-Family Residential. The request involves two parcels totaling 0.52 acres with frontage on NW 2<sup>nd</sup> Street. 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 Industrial

The property is currently designated as Industrial on the City of Okeechobee Future Land Use Map. Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. The Industrial FLU designation allows for a maximum 3.00 floor area ratio and a maximum impervious surface of 85%. Since the property is zoned Residential Multiple Family, the industrial development potential cannot be achieved without a rezoning to Industrial. The Industrial future land use also allows for the Rural Heritage zoning district. However, the minimum lot size for single family residential development in the RH district is 2 acres; and these parcels do not have sufficient area to meet that.

## Future Development Potential Multi-Family Residential

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 residential multi-family districts and residential multi-family uses. Permitted uses within the Multi-Family Residential future land use include all permissible uses in the Single-Family Residential future land use category plus apartments, duplexes, condominiums, and public facilities, limited agriculture, and accessory uses customary to permissible uses. Maximum allowable density is 10 dwelling units per acre. The subject property is approximately 0.52 acres, which would allow a maximum of 5 dwelling units within the requested future land use category. The Applicant has identified an interest in developing a duplex or triplex on the two parcels, however there aren't any specific plans submitted for the project at this time.

## Consistency and Compatibility with Adjacent Uses

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.

Though the entire block is designated Industrial future land use, the zoning of the block is multifamily residential and the existing land use of the block is either single family residential or vacant. A contractors storage yard is located to the south of the subject parcels and single-family residences are located adjacent to the subject properties to the north, east, and west. Approving the requested future land use

map amendment will make the future land use consistent with the current zoning designation. Additionally, development of multifamily residential at this site provides a transition of intensity from the heavy commercial uses to the south and the surrounding single family residences.

## Consistency and Compatibility with Comprehensive Plan

The Application for Comprehensive Plan Amendment requires that the Applicant demonstrate consistency with the City of Okeechobee Comprehensive Plan and provides a series of consistency questions that the Applicant must respond to. Staff comments are also provided in response to the standards and the applicant's responses.

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

**Applicant Response:** This proposal is change the Future Land Use Designation from Industrial to Multi-Family Residential and will have no impact on the population projections.

**Staff Response:** The addition of 5 dwelling units will increase population, however staff agrees that the request will not have a significant impact on 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.**

**Applicant Response:** 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.

**Staff Response:** The applicant's request represents an increase in density, not a decrease. However, as the potential maximum number of units that can be developed if this amendment is approved is only 5 dwelling units. Approval of this request to allow for multifamily development in close proximity to SR-70 and in a transitional location between existing commercial and low density residential is consistent with Objective 12 of the Future Land Use Element, which discourages urban sprawl.

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

**Applicant Response:** The project is a redeveloped of a developed parcel but will have very limited impact on the County's Comprehensive plan.

**Staff Response:** The subject parcels are not currently developed, and staff has no knowledge of prior development of these parcels. However, this request should not have any effect on the unincorporated areas of the County or the County's Comprehensive Plan.

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



**Applicant Response:** 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.

**Staff Response:** Agreed.

## Adequacy of Public Facilities and Services

### Traffic Impacts

The Applicant provided a traffic volume estimation using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers. The Applicant estimates that the proposed land use change would generate 17 daily trips, with 2 peak trips.

### Demand for Potable Water and Sewer Treatment

Staff Response: The Applicant provided potable water demand calculations for the requested Future Land Use Map Amendment which follows the required potable water demand calculations. The applicant did not provide demand calculations for sanitary sewer services. 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-  $33,715 \times 0.15 \text{ gal/sf/day} = 5,057 \text{ gallons per day}$

Proposed Potable Water Potential Demand-  $5 \text{ dwelling units} \times 2.5 \text{ persons per household} \times 114 = 1,425 \text{ gallons per day}$

Current Wastewater Potential Demand-  $33,715 \text{ square feet} \times 0.15 \text{ gal/sf/day} = 5,057 \text{ gallons per day}$

Proposed Wastewater Potential Demand-  $5 \text{ dwelling units} \times 2.5 \text{ persons per household} \times 130 = 1,625 \text{ gallons per day}$

The increase in potential demand is 1,425 gallons of potable water per day and 1,625 gallons of wastewater per day. The Applicant has also provided letter of service availability from OUA which states that water and wastewater connection will be provided to the property. Though the Applicant did not receive confirmation level of service availability this can be provided at time of site plan approval.

### Demand for Solid Waste Disposal

Though the applicant has not provided any information regarding the available capacity of the existing solid waste facilities or the expected demand that will result from the proposed map amendment, it has been previously confirmed that the landfill has sufficient remaining capacity to accommodate many years of projected waste disposal needs.

### Schools

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

**Staff Response:** The applicant is proposing multi-family residential uses on the subject parcels which may create school seating demands. While the applicant incorrectly stated that the project would not require school demand, a Letter of Availability from Okeechobee County School Board stating the ability to accommodate “two duplexes or one duplex and one triplex” is included in the application package.

### Recreation and Open Space Demand

**Applicant Response:** This is a commercial request with no park requirement.

**Staff Response:** This is a multi-family residential request which will very slightly increase the demand Parks and Recreation needs.

### Availability of Police Services

**Applicant Response:** The nearest City Police station is located at 50 SE 2<sup>nd</sup> 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.

**Staff Response:** This small scale request should not affect the ability of local law enforcement to maintain service availability.

### Availability of Fire Services

**Applicant Response:** The nearest fire station is located at 501 NW 5<sup>th</sup> 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.

**Staff Response:** This small scale request should not affect the ability of the fire department to maintain service availability.

## Environmental Impacts

The subject project area does not have any previously identified wetlands according to the National Wetlands Inventory.

The applicant refers to an attached soil exhibit, although there is no such exhibit attached. Suitability of soil types for development is a concern that will be addressed at time of building permit.

This site does not appear to contain any unique habitat or endangered species on the subject parcel, though there is no environmental analysis provided to substantiate this.

The western portion of the subject property falls within Zone X, which is an area of minimal flood hazard. The applicant provided a flood zone map which confirms the claim. Additionally, 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 Industrial to Residential Multifamily 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:



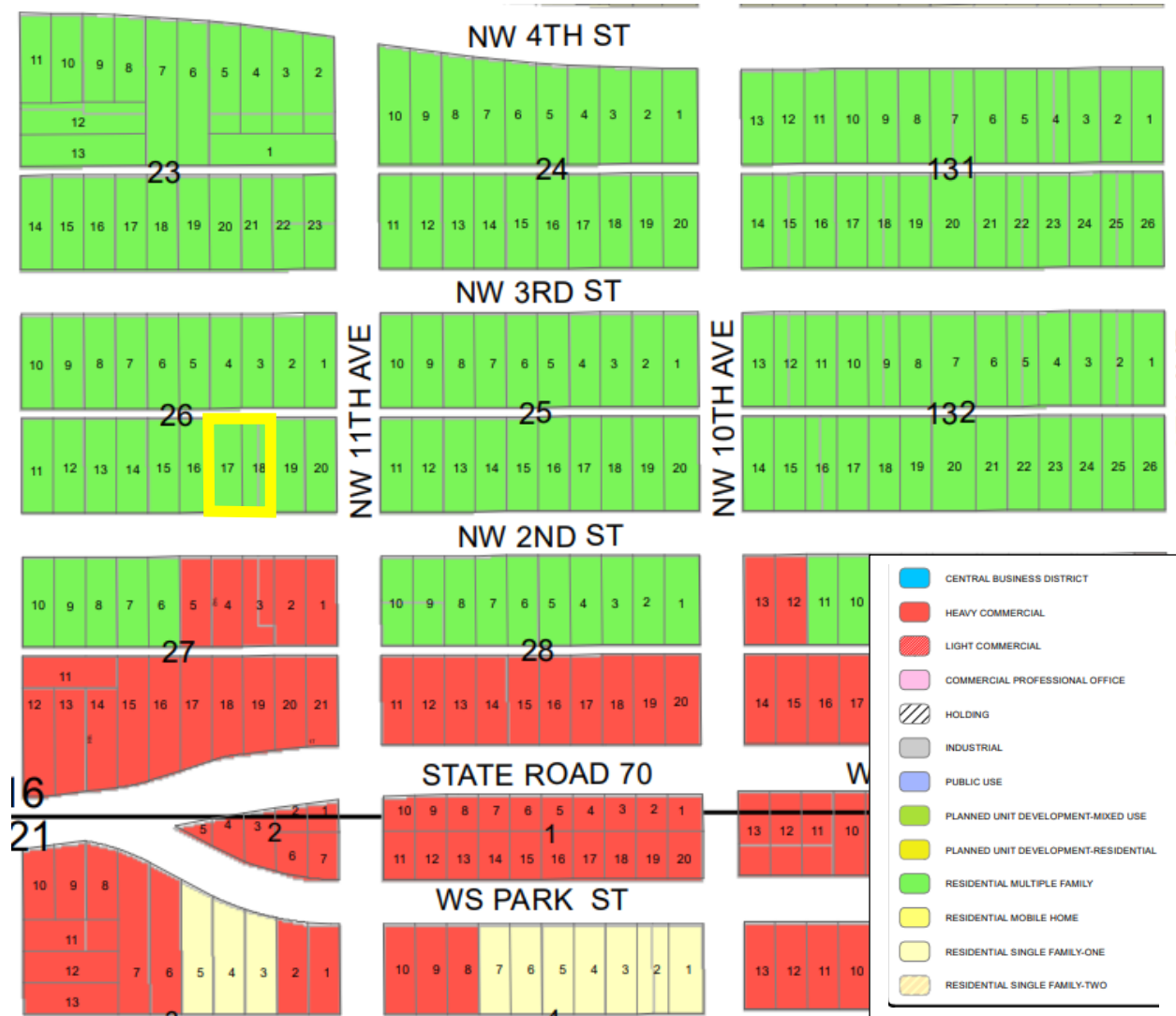
Ben Smith, AICP

Director of Planning

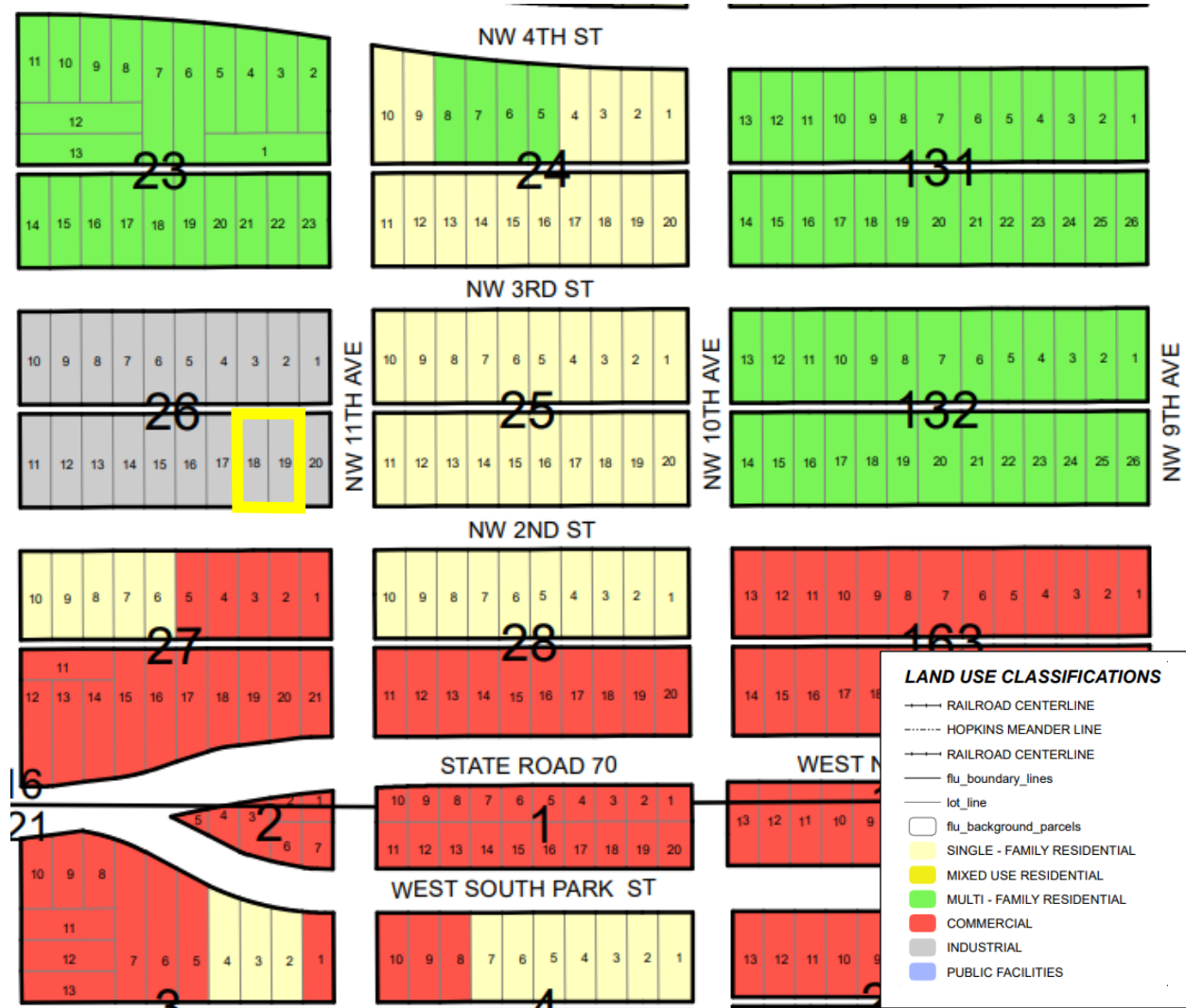
July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

## Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map





*Aerial Identifying Surrounding Land Uses*



City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>5-11-22</u>	Petition No. <u>22-003-SSA</u>
	Fee Paid: <u>\$50.00</u>	Jurisdiction: <u>Planning Board + C.C.</u>
	1 <sup>st</sup> Hearing: <u>7-21-2022</u>	2 <sup>nd</sup> Hearing: <u>8-16-22</u>
	Publication Dates: <u>7/6+7/13</u>	
	Notices Mailed: <u>7/6</u>	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

### TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: Industrial

Verified Zoning Designation: Residential Multi-Family

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)

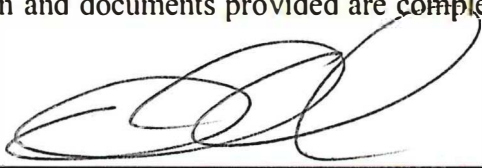
### APPLICANT PLEASE NOTE:

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.

3/21/22  
Date

  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

Print name: Brandon Tucker

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

**I. APPLICANT/AGENT/OWNER INFORMATION**

Brandon D Tucker

**Applicant**

104 NW 7<sup>th</sup> Ave

Address

Okeechobee

FL

34972

City

State

Zip

863-763-4010

Telephone Number

Fax Number

Brandon@Tucker-group.com

E-Mail

Same as Applicant

**Agent\***

..

..

Address

..

..

City

State

Zip

..

..

Telephone Number

Fax Number

E-Mail

Jose Quijada

**Owner(s) of Record**

135 SW Eyerly Ave.

Address

Port Saint Lucie

FL

34983

City

State

Zip

772-528-5421

Telephone Number

Fax Number

quijada.jose10@yahoo.com

E-Mail

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

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

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

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

**A. TYPE: (Check appropriate type)**

☐ Text Amendment

☒ Future Land Use Map (FLUM) Amendment

**B. SUMMARY OF REQUEST (Brief explanation):**

Owner desires to build multi-family housing  
on site which better conforms to the  
neighborhood.

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

**A. PROPERTY LOCATION:**

1. Site Address: 1108 NW 2nd Street, Okeechobee, FL  
1104 NW 2nd St.
2. Property ID #(s): 3-16-37-35-0160-00260-0180  
3-16-37-35-0160-00260-0170

**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: 22,476.96 ~~sq~~
2. Total Area included in Request: 22,476.96 ~~sq~~
  - a. In each Future Land Use (FLU) Category: 22,476.96
    - (1) \_\_\_\_\_
    - (2) \_\_\_\_\_
    - (3) \_\_\_\_\_
    - (4) \_\_\_\_\_
  - b. Total Uplands: 100%
  - c. Total Wetlands: 00%



3. Current Zoning: RMF
4. Current FLU Category: Industrial
5. Existing Land Use: Vacant Land
6. Requested FLU Category: ~~RMF~~ consistent with current zoning  
Multi-Family Residential <sup>TB</sup>

**D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY**

Development Type	Existing FLU Category	Proposed FLU Category
Residential	/	
Density (DU/Acre)	/	10
Number of Units	/	5
Commercial (sq. ft.)	/	
Industrial (sq. ft.)	19,124.6	

**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. None
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.
5. FLU will stay consistent with existing land use and conform with surroundings.  
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:  $285 \times 15 = 4,275 \text{ gpd}$

(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

$$.15 \times 7200 = 1080 \text{ gpd}$$

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



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.

concurrency letter

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. See Attached
- 2. Soils posing severe limitations to development. N/A
- 3. Unique habitat. N/A
- 4. Endangered species of wildlife and plants. N/A
- 5. Floodprone areas. See attached

#### 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, Brandon D. Tucker 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]  
Signature of Owner or Authorized Agent

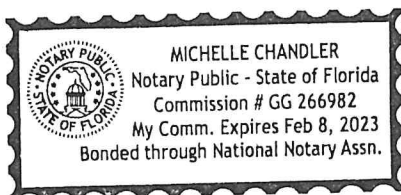
2/21/22  
Date

Brandon D. Tucker  
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 April 19th, 20 22, by Brandon D. Tucker, who  
(Name of Person)  
is personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public Signature

**Jose Quijada**

**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 Industrial, the parcel to the north is Industrial. The parcel directly north of this parcel is Single Family.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Single Family and Commercial to the south.

**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

? Power of Attorney Attached

**B. Public Facilities Impacts**

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

**1. Traffic Analysis**

**a. For Small Scale Amendments (SSA)**

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

The proposed land use change would only generate 17 daily trips, with 2 peak trips.

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

Not required.

**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.

Not required, small scale.

- 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 =  $0 * 285 = 0$  gpd

Future =  $5 * 285 = 1,425$  gpd

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

Current  $33,715 * 0.15 = 5,057$  gpd

Future  $0 * 0.15 = 0$  gpd

Current total = 5,057 gpd

Future total = 1,425 gpd

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

**This project is only projected to have 13 residents, which would be a very small portion of a park.**

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

- a. **Solid Waste;**

**Please see attached letter from Waste Management.**



**b. Water and Sewer:**

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

**c. Schools.**

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

**C. Environmental Impacts**

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

**There shall be inventories of:**

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

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

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

Please see the attached soil exhibit.

**3. Unique habitat.**

These parcels 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 Industrial to Multi Family Residential 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 33,715 sf.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Industrial (Existing)	33,715 SF @ 0.15 gallons per day per sf	114 gppd	5,074 gpd – water/sewer
Commercial (Proposed)	5 Units @ 2.5 people per unit	1,425 gppd	1,425 gpd – water/sewer
Net Impact			3,649 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 5<sup>th</sup> Street. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

### Solid Waste

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

### Stormwater Management

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

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

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

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

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

### **Parks and Recreation**

This is a commercial request with no park requirement.



### **Hurricane Preparedness**

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

### **Miscellaneous Data**

#### **Parcel Control Numbers Subject to this Application**

3-16-37-35-0160-00260-0170 and 3-16-37-35-0160-00260-0180

#### **Legal Description**

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

City of Okeechobee  
Future Land Use Amendment Application

Future Land Use Exhibit

Jose Quijada







City of Okeechobee  
 Future Land Use Amendment Application  
 Zoning Exhibit  
 Jose Quijada



## ZONING

- boundary\_lines
- - - HOPKINS MEANDER LINE
- + + + RAILROAD CENTERLINE
- city\_zoning\_parcel's\_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO



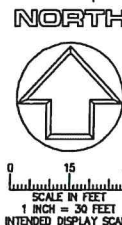
H<sub>2</sub>O

## JOSE QUIJADA

- SITE PLAN NOTES:**

- 1) SUBJECT TO CLIENT AND PERMITTING AGENCY APPROVAL.
- 2) CONTRACTOR IS TO VERIFY SETBACKS AND LOCATION OF EXISTING UTILITIES.
- 3) HOUSE DIMENSIONS SHOWN MAY BE APPROXIMATE, REFER TO APPROVED BUILDING PLANS FOR CONSTRUCTION DIMENSIONS.
- 4) THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
- 5) PUBLIC WATER SUPPLY AND SEWER COLLECTION SERVICE ARE AVAILABLE.
- 6) PER CITY OF OKEECHOBEE ORDINANCE NO. 90-168 PARAGRAPH 1, ALL PROPOSED RESIDENTIAL BUILDING PADS SHALL BE A MINIMUM OF 12" ABOVE THE CROWN OF ADJACENT ROAD.

LOT 17, 18, AND 19, BLOCK 26, NORTHWEST ADDITION TO OKEECHOBEE  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE  
25 OF THE OKEECHOBEE COUNTY, FLORIDA



B=Baseline; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed;  $\Delta$ =Delta or Central Angle; E=Ease; L=Lateral; E/L=Edge of Pavement; ESMT=Easement; F.I.R.M.=Flood Insurance Rate Map; FHD=Footprint; P=Person Pipe; R&T=Right-of-Way Road (and right); LA=Arc Length; L=Length; L=Line; L=Left; L=Level; L=Load; L=Location; L=Longitude; L=Latitude; L=Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; E=Property Line; P=Plot; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; PDB=Point of Beginning; PDC=Point of Commencement; PDR=Point of Reversal; PDS=Point of Discontinuity; Ref=Reference; R=Radius; R=Right-of-Way; S=South; S=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTL=Utility(ies); X=Spot Elevation based on indicated datum.



Prepared by and return to:  
FRANK H. FEE, IV

Fee and Fee, PLLC  
400 NW 2nd Street  
Okeechobee, FL 34972  
883-783-3131  
File No.: 22-2742

Parcel Identification No. 3-16-37-36-0160-00260-0170

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 16th day of February, 2022 Between

GRIFFIN TREES, INC., a Florida corporation whose post office address is 16500 S JEFFERSON AVENUE, Lake Placid, FL 33852 of the County of Highlands, State of Florida, grantor, and

JOSE QUIJADA, a married man whose post office address is 135 SW EYERLY AVENUE, Port Saint Lucie, FL 34983 of the County of Saint Lucie, State of Florida, grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County Florida, to-wit:

Lots 17, 18 and 19, Block 26, NORTHWEST ADDITION TO OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 25 of the Public Records of Okeechobee County, Florida.

Subject to restrictions, reservations and easements of record, if any.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

✓ Sherrin Griffin  
Witness Name: Sherrin Griffin  
✓ Jackson Griffin  
Witness Name: Jackson Griffin

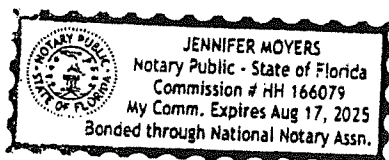
GRIFFIN TREES, INC., a Florida corporation  
✓ By: Steve Griffin  
STEVE GRIFFIN, President

✓ State of Florida  
County of Highlands

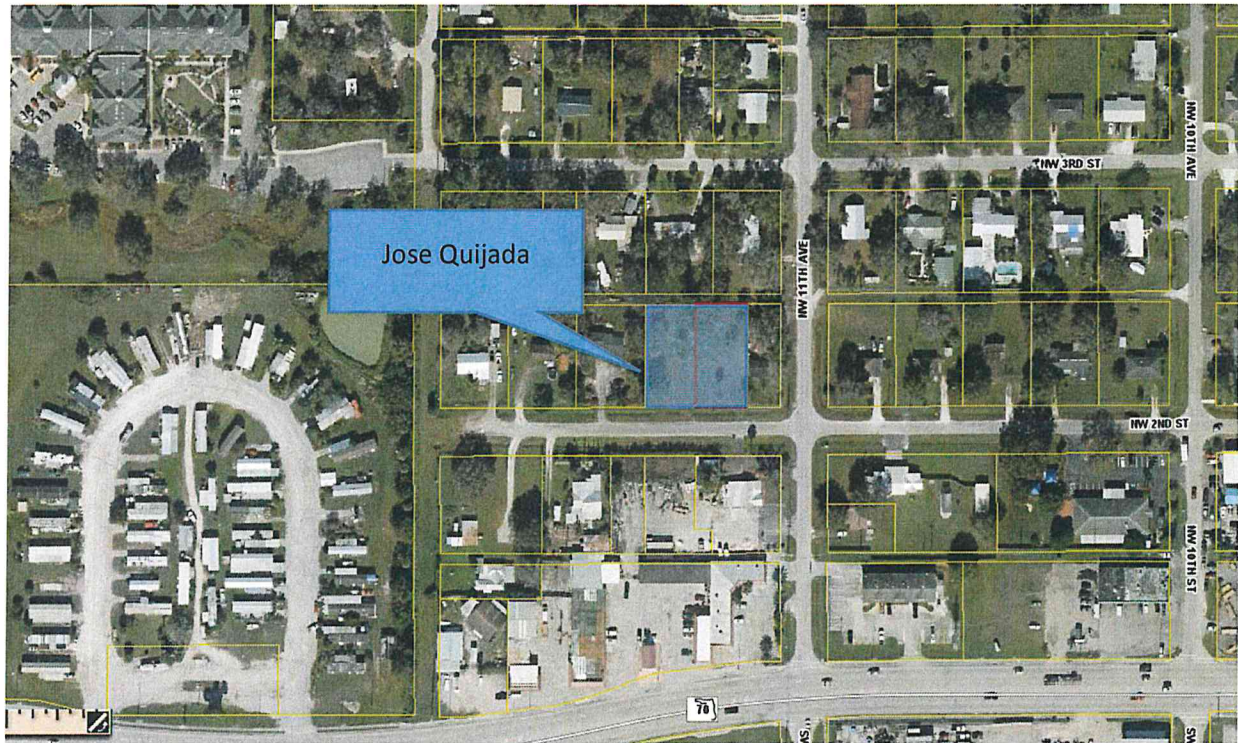
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of February, 2022 by STEVE GRIFFIN, President of GRIFFIN TREES, INC., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

✓ [Notary Seal]

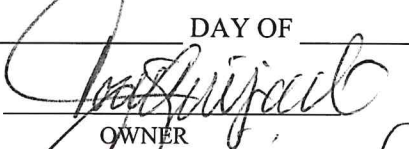

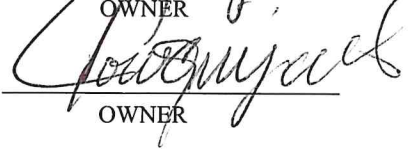


✓ Jennifer M. Moyers  
Notary Public



City of Okeechobee  
Future Land Use Amendment  
Aerial Exhibit  
Jose Quijada



CITY OF OKEECHOBEE  
55 SE 3<sup>RD</sup> AVENUE  
OKEECHOBEE, FL 34974  
TELE: 863-763-3372 FAX: 863-763-1686  
**LAND USE POWER OF ATTORNEY**

Name of Property Owners: Jose Quijada		
Mailing Address: 135 SW Eylerly Ave. Port Saint Lucie, FL. 34983		
Home Telephone:	Work:	Cell: 772-528-5421
Property Address: 1104 + 1108 NW 2 <sup>ND</sup> St. Okeechobee, FL. 34972		
Parcel ID Number: 3-16-37-35-0160-00260-0180		
Name of Applicant: Brandon Tucker		
Home Telephone:	Work:	Cell: 772-201-8722
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS		
____ DAY OF _____ 20____.		
 OWNER	 WITNESS	
 OWNER	 WITNESS	
STATE OF FLORIDA COUNTY OF <u>Okeechobee</u>		
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>11</u> day of <u>May</u> , 20 <u>22</u> , by <u>Jose David Quijada</u> (Name of Person) who is personally known to me or produced <u>FL Driver License</u> as identification. <u>Q230-424-69-446-0</u>		
 _____ NOTARY PUBLIC SIGNATURE		



Bla

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report			
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available DU: Dwelling Unit Occ.Room: Occupied Room KSF <sup>2</sup> : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously			

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg. Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF <sup>2</sup>	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF <sup>2</sup>	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF <sup>2</sup>	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF <sup>2</sup>	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF <sup>2</sup>	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF <sup>2</sup>	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF <sup>2</sup>	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		0	0	NA	NA	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA	5.0	17	2	0	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	58%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	



1336

REQUIREMENTS BY THE OKEECHOBEE UTILITY AUTHORITY  
WATER METER, BACKFLOW AND SEWER CONNECTION

Name	Jose Quijada	Rte & Seq	TBD
Site Address	1104 & 1108 NW 2nd ST		
Legal		Unit	Block

WATER SERVICE

Water Service Available	Yes	Meter Size	3/4"
Reconnect Fee		Date Paid	
Ball Valve Install		Date Paid	
Inspection Fee		Date Paid	
Additional Fees (Labor, Materials, etc)		Date Paid	
Cost of Connection (Installation)		Date Paid	
Capital Connection Charge		Date Paid	
Accrued Guaranteed Revenue Charge		Date Paid	
Previous Owner's Balance		Date Paid	
Fire Hydrant Fee		Date Paid	
Cost to Extend Water Service		Size	
Deposit Amount Required (Owner)		Date Paid	
FDEP Permit Required		Date Received	

WASTEWATER SERVICE

Wastewater Available	YES	Size of Tap	4"
Reconnect Fee		Date Paid	
Reinstall Fee		Date Paid	
Inspection Fee		Date Paid	
Additional Fees (Labor, Materials, etc)		Date Paid	
Cost of Connection (Installation)		Date Paid	
Capital Connection Charge		Date Paid	
Accrued Guaranteed Revenue Charge		Date Paid	
AGRC Fran Fee (Glades County Only)		Date Paid	
Cost to Extend Wastewater Service		Size	
Deposit Amount Required (Owner)		Date Paid	
FDEP Permit Required		Date Received	

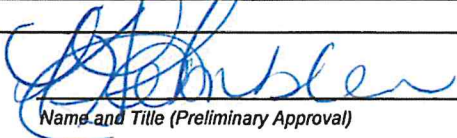
PLAN REVIEW

Review plans associated with water and wastewater (\$75.00 per page)

Number of Pages		x	\$75.00	=	
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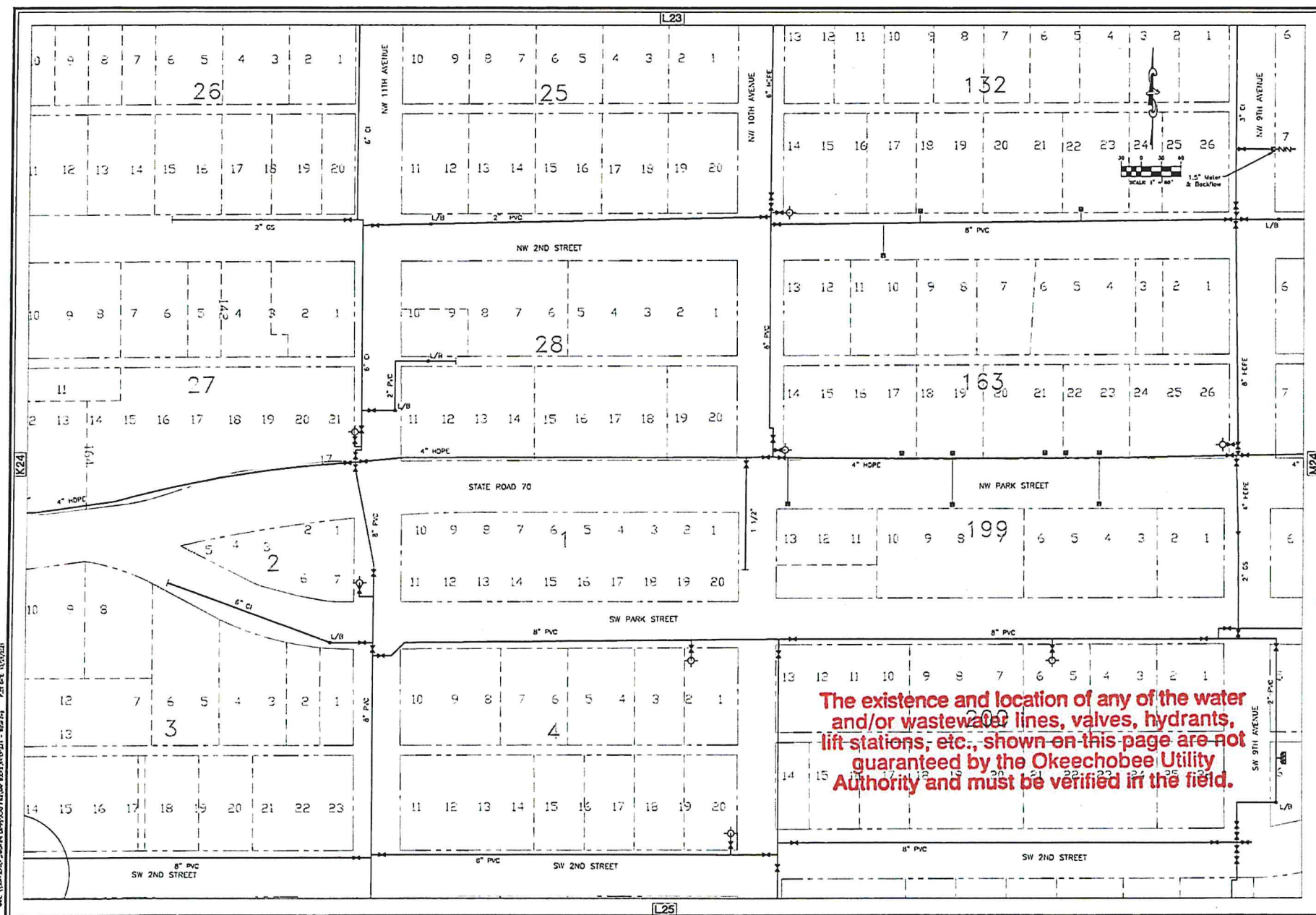
TOTAL DUE OUA	\$0.00 plus deposit	Deposit
---------------	---------------------	---------

OTHER COMMENTS WATER AND SEWER ARE AVAILABLE TO BOTH LOTS FOR FULL CONNECTION FEES.

BY		OFFICE MANAGER	DATE	03/02/22
	Name and Title (Preliminary Approval)			

BY		DATE	
	Name and Title (OK for CO)		



[illegible]

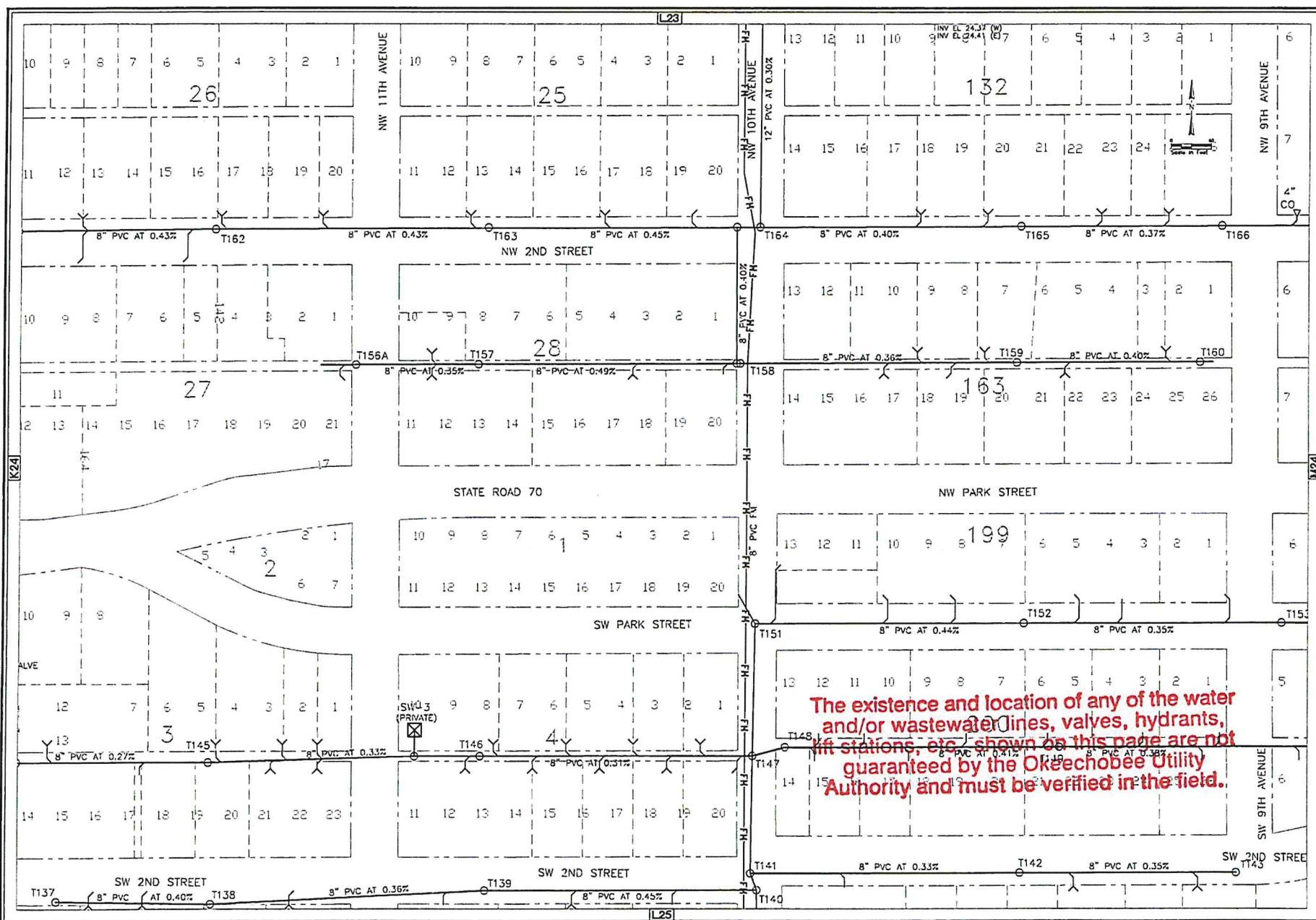
**WATER DISTRIBUTION SYSTEM  
PLAN VIEW**

ASIA PACIFIC

ОКЕЧОБЕЕ УТИЛTY AUTHORITY



L24



27	28	29
30	31	32

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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**WASTEWATER COLLECTION/  
SEWER DISTRIBUTION SYSTEM  
PLAN VIEW**

1. **THE UNIVERSITY OF**

KEECHOWEE UTILITY AUTHORITY



DRAWING NUMBER  
L24

1105 SE 5th Ave.  
Dade County, Florida 33774-4221

Superintendent  
Ken Kenworthy



# Okeechobee County School Board

863-462-5000

700 S.W. Second Avenue  
Okeechobee, Florida 34974

Fax 863-462-5151

B3C

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

March 29, 2022

Travis Brown  
The Tucker Group, LLC.  
Licensed Real Estate Agent  
104 NW 7<sup>th</sup> Avenue  
Okeechobee, Florida 34972  
travis@tucker-group.com

RE: Property Address: 1104 & 1108 NW 2<sup>nd</sup> Street  
Okeechobee, FL 34972  
Parcel Numbers: 3-16-37-35-0160-00260-0170 (34539)  
3-16-37-35-0160-00260-0180 (34540)

Dear Mr. Brown:

I understand that your client, David Quijada, is applying for a change in future land use which requires a confirmation of adequate services from the school district. The application is to change the use of the properties identified to accommodate two duplexes or one duplex and one triplex.

The current capacity of the schools within this jurisdiction (Central Elementary, Yearling Middle School and Okeechobee High School) is adequate to cover the additional students that would be generated by these structures. This letter will serve as confirmation of adequate service. This school district has no objection to the request and I wish you and your client the best in this endeavor.

Thanks,

A handwritten signature in blue ink, appearing to read "Ken Kenworthy", is written over a blue circular stamp.

Ken Kenworthy  
Superintendent of Schools

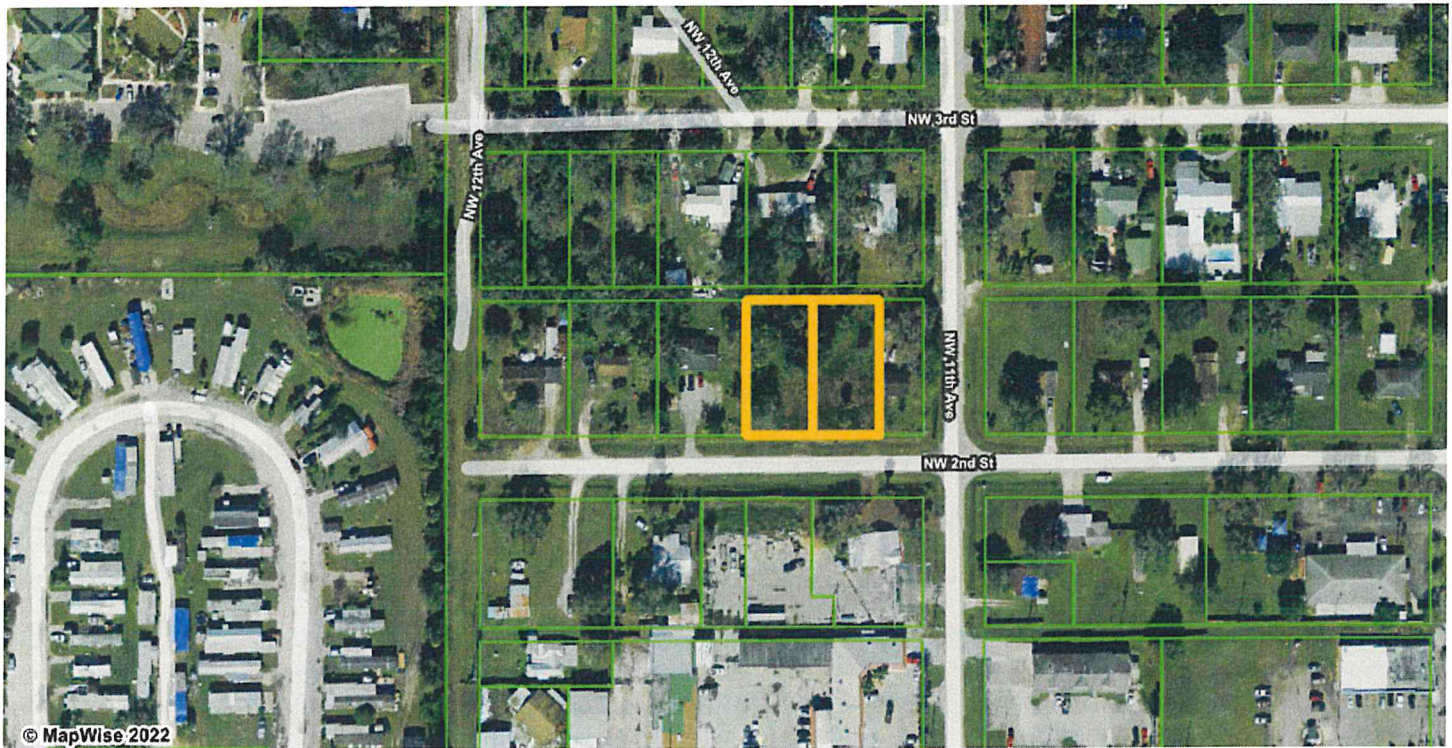


**Together, Achieving Excellence: Putting Students First!**









Additional map elements are included below if you need them

- Selected Custom Parcels
- County Boundaries
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands



0 190 380 570 ft

This map is informational only. No representation is made or warranty given as to its content. User assumes all risk of use. MapWise and its suppliers assume no responsibility for any losses resulting from such use.

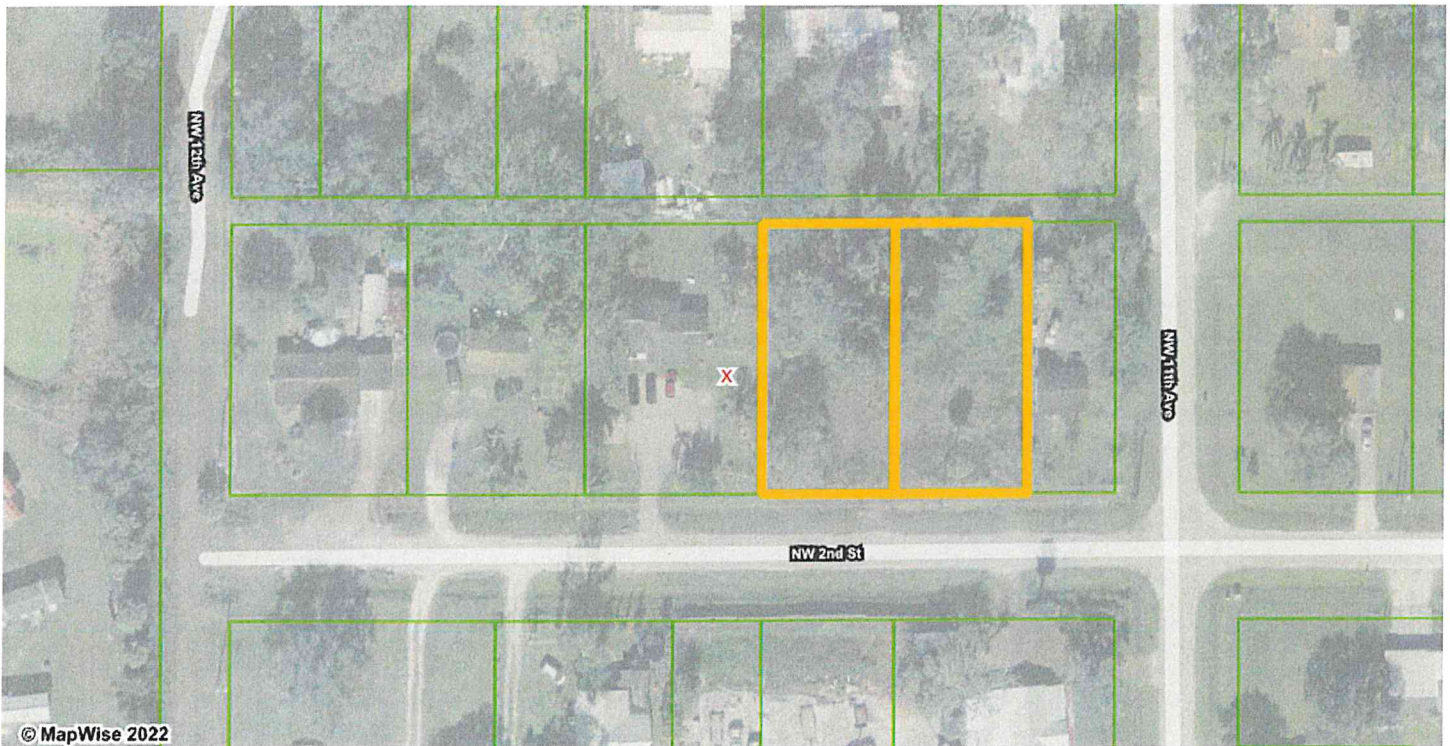
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www.mapwise.com

C-1 Wetlands Map









Additional map elements are included below if you need them

- Selected Custom Parcels
- County Boundaries
- Parcel Outlines
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year
- D - Undetermined, possible hazard
- ANI - Area Not Included
- X - Outside any floodplains



0 97 194 291 ft

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Flood Zone Map  
C-5 (X)



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2021 Certified Values**

updated: 4/14/2022

Parcel: &lt;&lt; 3-16-37-35-0160-00260-0180 (34540) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	QUIJADA JOSE 135 SW EYERLY AVE PORT ST LUCIE, FL 34983-2527		
Site	1104 NW 2ND ST OKEECHOBEE		
Description*	NORTHWEST ADDITION TO OKEECHOBEE (PLAT BOOK 1 PAGE 25) EAST 1/2 OF LOT 18 & ALL OF LOT 19 BLOCK 26		
Area	0.258 AC	S/T/R	16-37-35
Use Code**	VACANT (0000)	Tax District	50

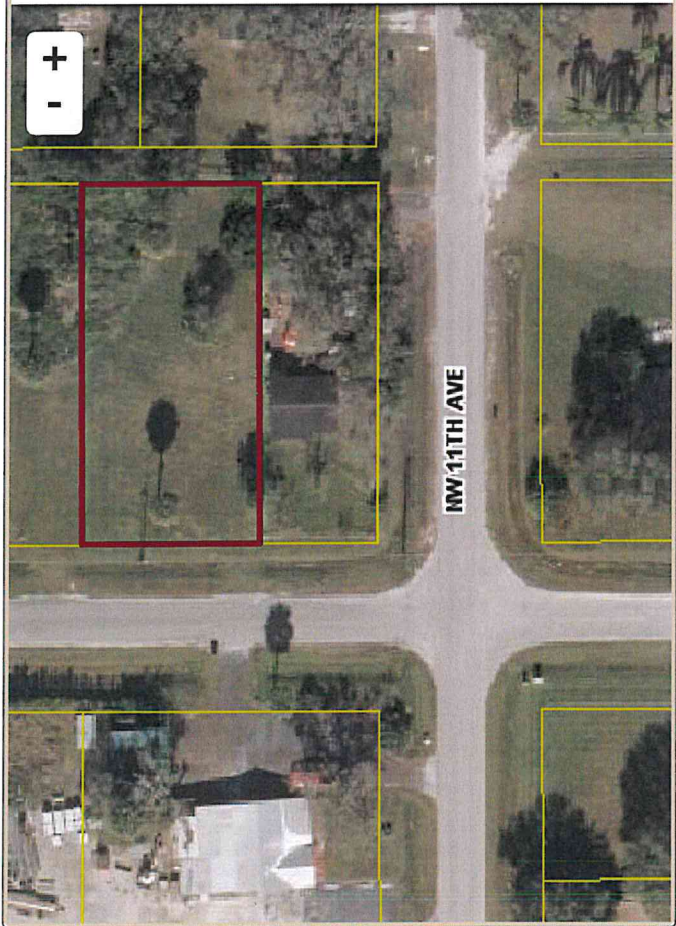
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

**Property & Assessment Values**

2020 Certified Values		2021 Certified Values	
Mkt Land	\$7,500	Mkt Land	\$9,375
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$7,500	Just	\$9,375
Class	\$0	Class	\$0
Appraised	\$7,500	Appraised	\$9,375
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,125
Assessed	\$7,500	Assessed	\$9,375
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$7,500 city:\$7,500 other:\$7,500 school:\$7,500	Total Taxable	county:\$8,250 city:\$8,250 other:\$8,250 school:\$9,375

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
2/8/2022	\$52,300	2022002211	WD	V	Q	05 (Multi-Parcel Sale) - show
10/4/2017	\$100	0796/1778	QC	V	U	11
8/4/2005	\$0	0573/1004	WD	I	U	02 (Multi-Parcel Sale) - show
7/1/1981	\$6,300	0243/1252	WD	I	U	03

**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2021 Certified Values**

updated: 4/14/2022

Parcel: &lt;&lt; 3-16-37-35-0160-00260-0170 (34539) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	QUIJADA JOSE 135 SW EYERLY AVE PORT ST LUCIE, FL 34983-2527		
Site	1108 NW 2ND ST OKEECHOBEE		
Description*	NORTHWEST ADDITION TO OKEECHOBEE (PLAT BOOK 1 PAGE 25) LOT 17 & WEST 1/2 OF LOT 18 BLOCK 26		
Area	0.258 AC	S/T/R	16-37-35
Use Code**	VACANT (0000)	Tax District	50

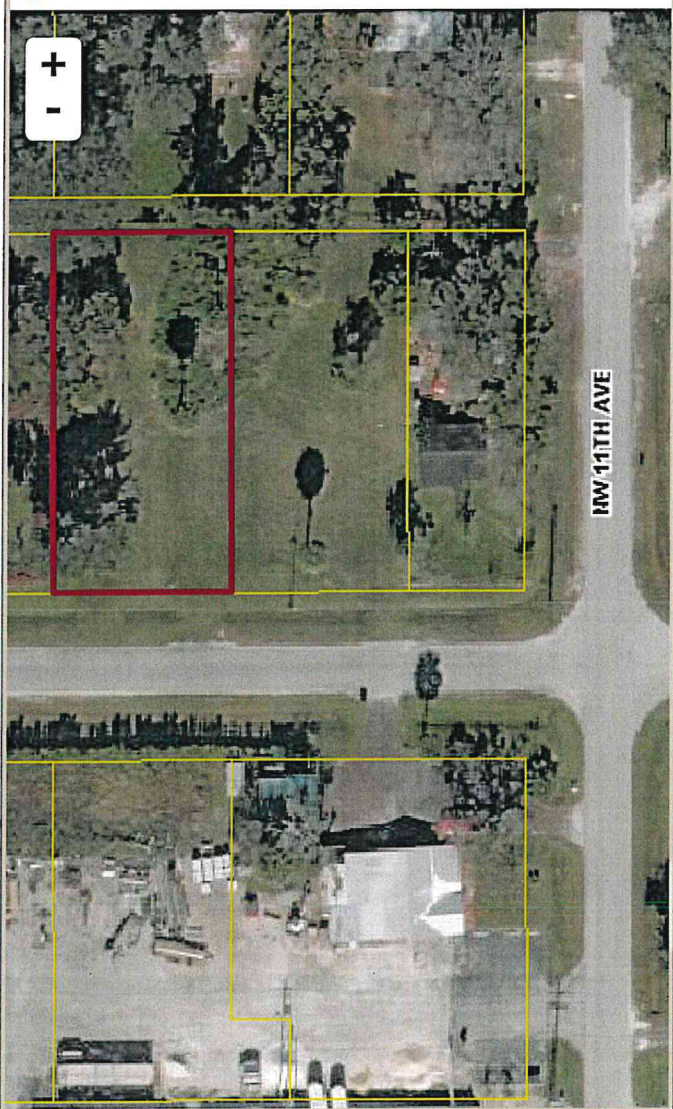
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Total Taxable	county:\$7,500 city:\$7,500 other:\$7,500 school:\$7,500	Total Taxable	county:\$8,250 city:\$8,250 other:\$8,250 school:\$9,375

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.

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**▼ Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

**▼ Extra Features & Out Buildings (Codes)**

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
161C16	CITY LT (MKT)	75.000 FF (0.258 AC)	1.0000/1.0000 1.0000/ /	\$125 /FF	\$9,375