ORDINANCE NO. 1259

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM INDUSTRIAL (I) TO MULTI-FAMILY RESIDENTIAL (MFR), APPLICATION NO. 22-003-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the City has received and reviewed Application No. 22-003-SSA, submitted by Brandon Tucker, on behalf of property owner Jose Quijada, for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said Application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on July 21, 2022, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

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

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

SECTION 1: SHORT TITLE.

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

SECTION 2: AUTHORITY.

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

SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.

The following described land consisting of approximately 0.52 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-003-SSA, from I to MFR. The Legal Description of the Subject Property is as follows:

   LOTS 17, 18, AND 19 OF 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.

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

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

SECTION 5: CONFLICT.

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

SECTION 6: SEVERABILITY.

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

SECTION 7: EFFECTIVE DATE.

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

INTRODUCED AND ADOPTED at First Reading and Final Public Hearing on this **16th** day of **August 2022**, pursuant to F.S. 163.3187(2).

_____
Dowling R. Watford Jr., Mayor

ATTEST:

_____
Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

_____
John J. Fumero, City Attorney

CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
JULY 21, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Vice Chairperson McCoy called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, July 21, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

A. There were no items added, deferred, or withdrawn from the agenda.

B. Motion by Member McAuley, seconded by Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously**.

C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. MINUTES

A. Motion by Member Jonassaint, seconded by Member Shaw to dispense with the reading and approve the June 16, 2022, Regular Meeting minutes. **Motion Carried Unanimously**.

V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 6:02 P.M.

A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-003-SSA, to reclassify from Industrial (I) to Multi-Family Residential (MFR) on 0.52± acres located at 1104 and 1108 Northwest 2nd Street, Lots 17 through 19 of Block 26, NORTHWEST ADDITION TO OKEECHOBEE, Plat Book 1, Page 25, Okeechobee County.

1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval.
2. Mr. Jose Quijada, Property Owner, was present and available for questions. There were none.
3. No public comments were offered. For the record there were 25 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Application was advertised in the local newspaper.
4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Jonassaint, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-003-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for August 16, 2022.

22-003-SSA

Comprehensive Plan Amendment Staff Report



Applicant| **Brandon D. Tucker**

Address| **1104/1108 NW 2nd Street**

Prepared for The City of Okeechobee

MORRIS DEPEW

General Information

Owner: Jose Quijada
Applicant: Brandon D. Tucker
Primary Contact: Brandon D. Tucker (863) 763-4010
Site Address: 1104/1108 NW 2nd 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)

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

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

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

	Future Land Use	**Zoning**	**Existing Use**
North	Industrial	Residential Multiple-Family	Single-Family Residential
East	Industrial	Residential Multiple-Family	Single-Family Residential
South	Commercial	Heavy Commercial	Construction contractor yard/storage, office
West	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 2nd 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 X 0.15 gal/sf/day = 5,057 gallons per day

Proposed Potable Water Potential Demand- 5 dwelling units X 2.5 persons per household x 114 = 1,425 gallons per day

Current Wastewater Potential Demand- 33,715 square feet X 0.15 gal/sf/day = 5,057 gallons per day

Proposed Wastewater Potential Demand- 5 dwelling units X 2.5 persons per household x 130 = 1,625 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 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.

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 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.

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

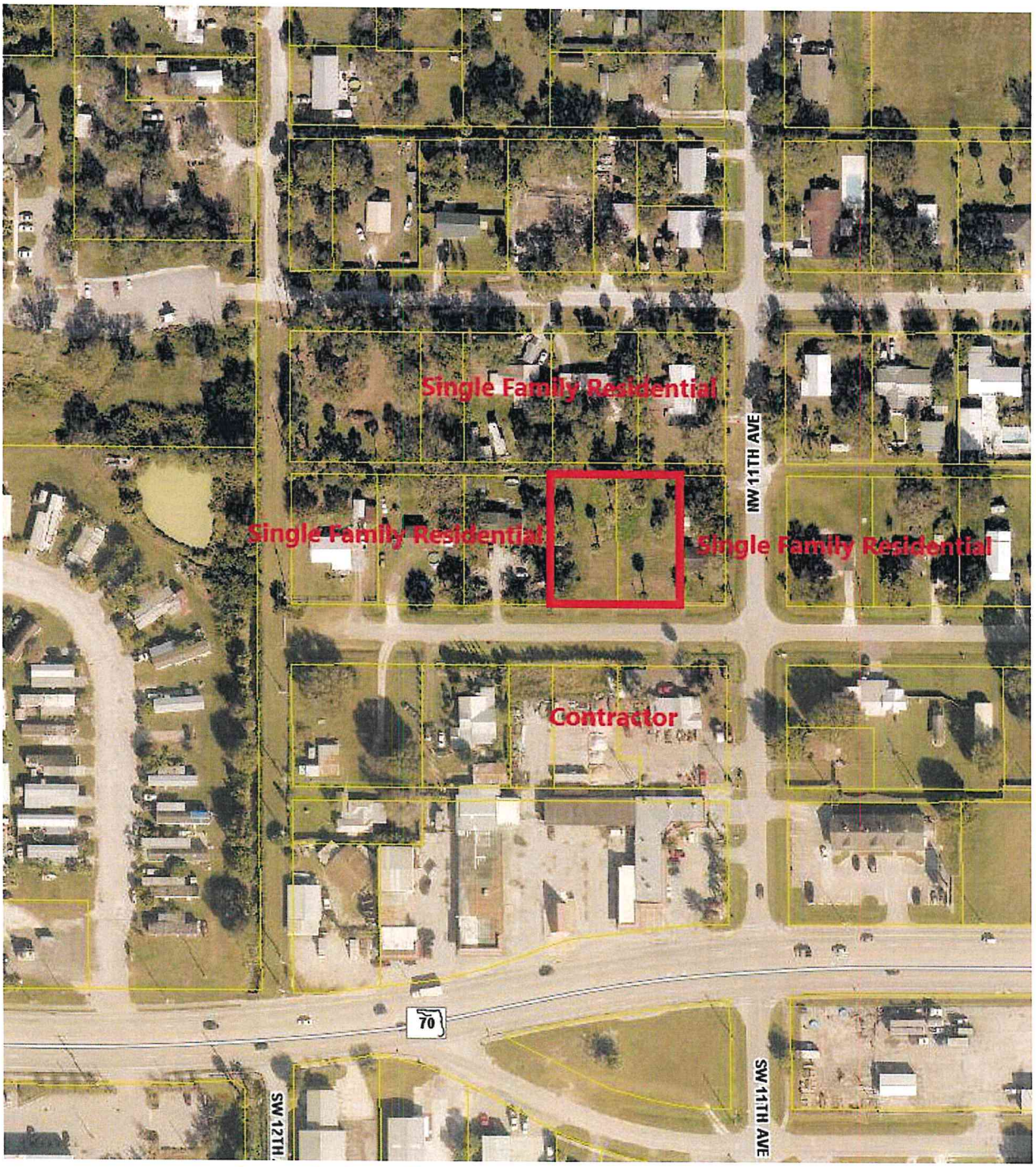
Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map



Aerial Identifying Surrounding Land Uses

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

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.

2/27/22
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 7th Ave
Address

Okeechobee | FL. | 34972
City | State | Zip

863-763-4010 | | Brandon@Tucker-Group.com
Telephone Number | Fax Number | 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 | | quijadajose10@yahoo.com
Telephone Number | Fax Number | E-Mail

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

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

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

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

A. TYPE: (Check appropriate type)

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

B. SUMMARY OF REQUEST (Brief explanation):

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
2. Total Area included in Request: 22,476.96
   a. In each Future Land Use (FLU) Category: 22,476.96
      (1) _____
      (2) _____
      (3) _____
      (4) _____
   b. Total Uplands: 100%
   c. Total Wetlands: 0%

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

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 TB

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.)	19,104.6	

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. FLU will stay consistant with existing land Use and conform with surroundings.
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: 285 x 15 = 4,275 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 x 7200 = 1080 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; concurrency letter

   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. 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.

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

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 of Owner or Authorized Agent

4/21/22
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 (Name of Person), who is personally known to me or produced _____ as identification.

MICHELLE CHANDLER
Notary Public - State of Florida
Commission # GG 266982
My Comm. Expires Feb 8, 2023
Bonded through National Notary Assn.

Michelle Chandler
Notary Public Signature

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

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 prepare 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 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 beens 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.

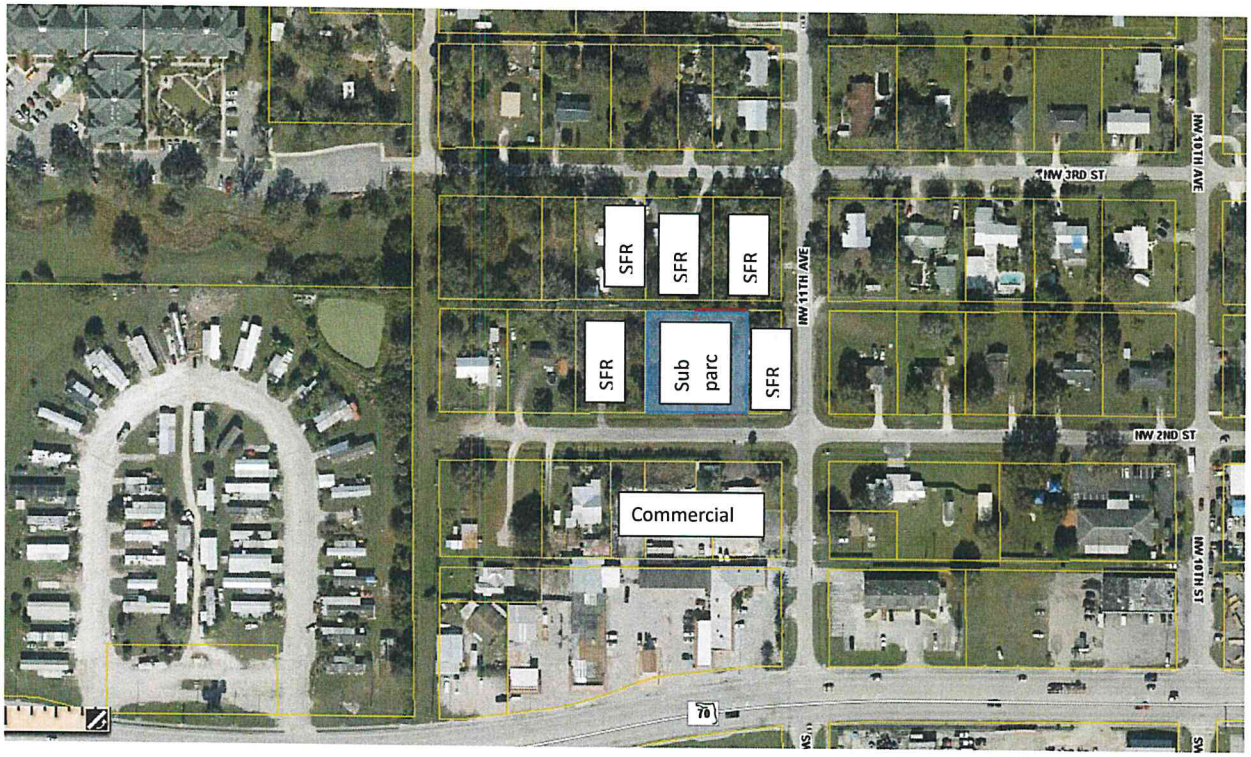
City of Okeechobee
Future Land Use Amendment Application
Future Land Use Exhibit
Jose Quijada



LAND USE CLASSIFICATIONS

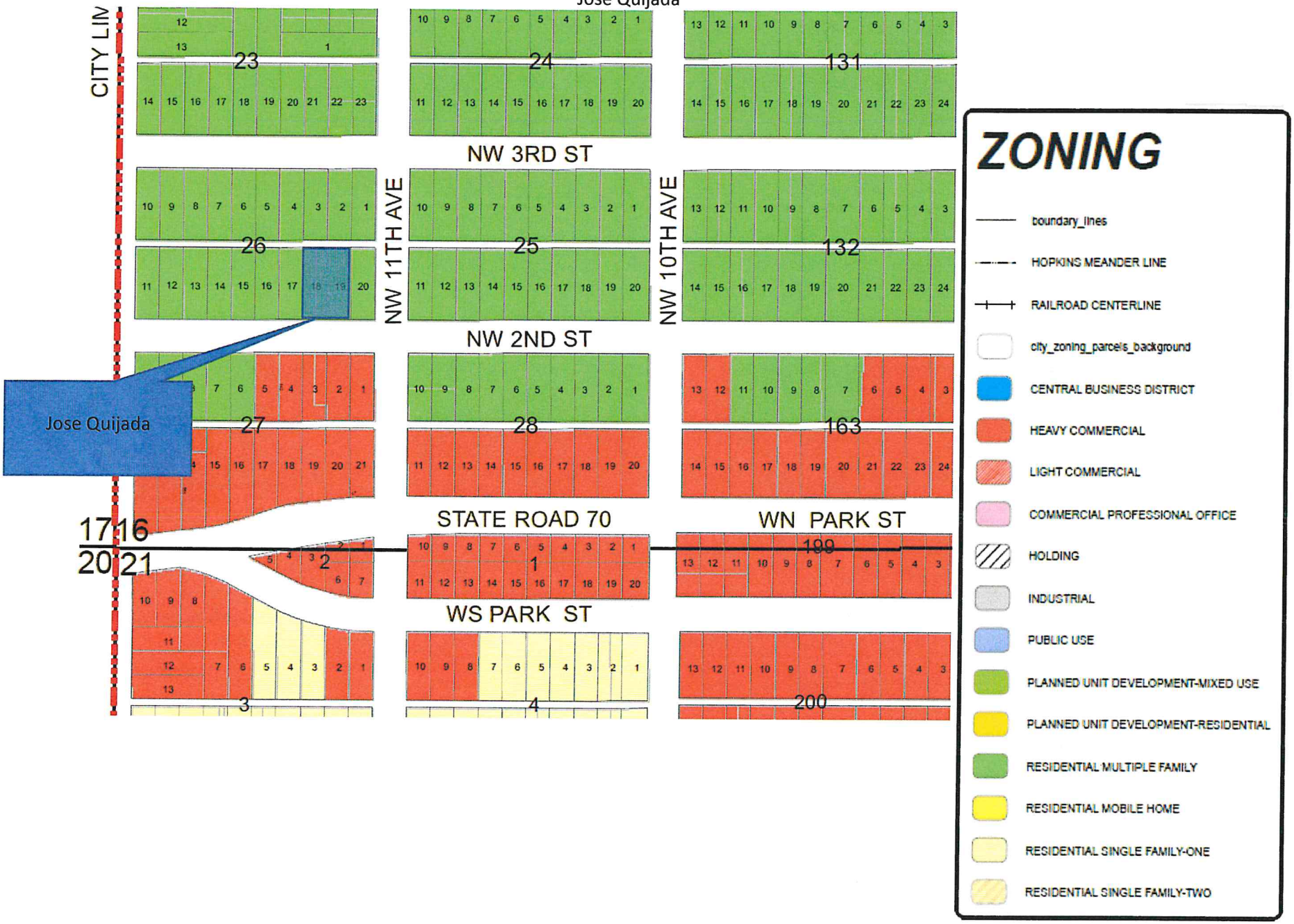
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

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



A5

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



CITY OF OKEECHOBEE
55 SE 3RD 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 Everly Ave.
	Port Saint Lucie, FL. 34983
Home Telephone:	**Work:** **Cell:** 772-528-5421
Property Address:	1104 + 1108 NW 2nd 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

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.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS _____ DAY OF _____ 20___.

Jose Quijada
OWNER

Jose Quijada
OWNER

WITNESS

WITNESS

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of May, 2022, by Jose David Quijada (Name of Person)

who is personally known to me or produced FL Driver License as identification.

Q230-424-69-446-0

Patricia K Trimnal
NOTARY PUBLIC SIGNATURE

Notary Public State of Florida
Patricia Keli Trimnal
My Commission
HH 238672
Exp. 3/10/2026

(Rev 4/2020)

B1a

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

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

NA: *Not Available*
DU: *Dwelling Unit*
Occ.Room: *Occupied Room*
KSF[2]: *Units of 1,000 square feet*
Fuel Position: *# of vehicles that could be fueled simultaneously*

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF[2]	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF[2]	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF[2]	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF[2]	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF[2]	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF[2]	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF[2]	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF[2]	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%		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	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

D5b

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)

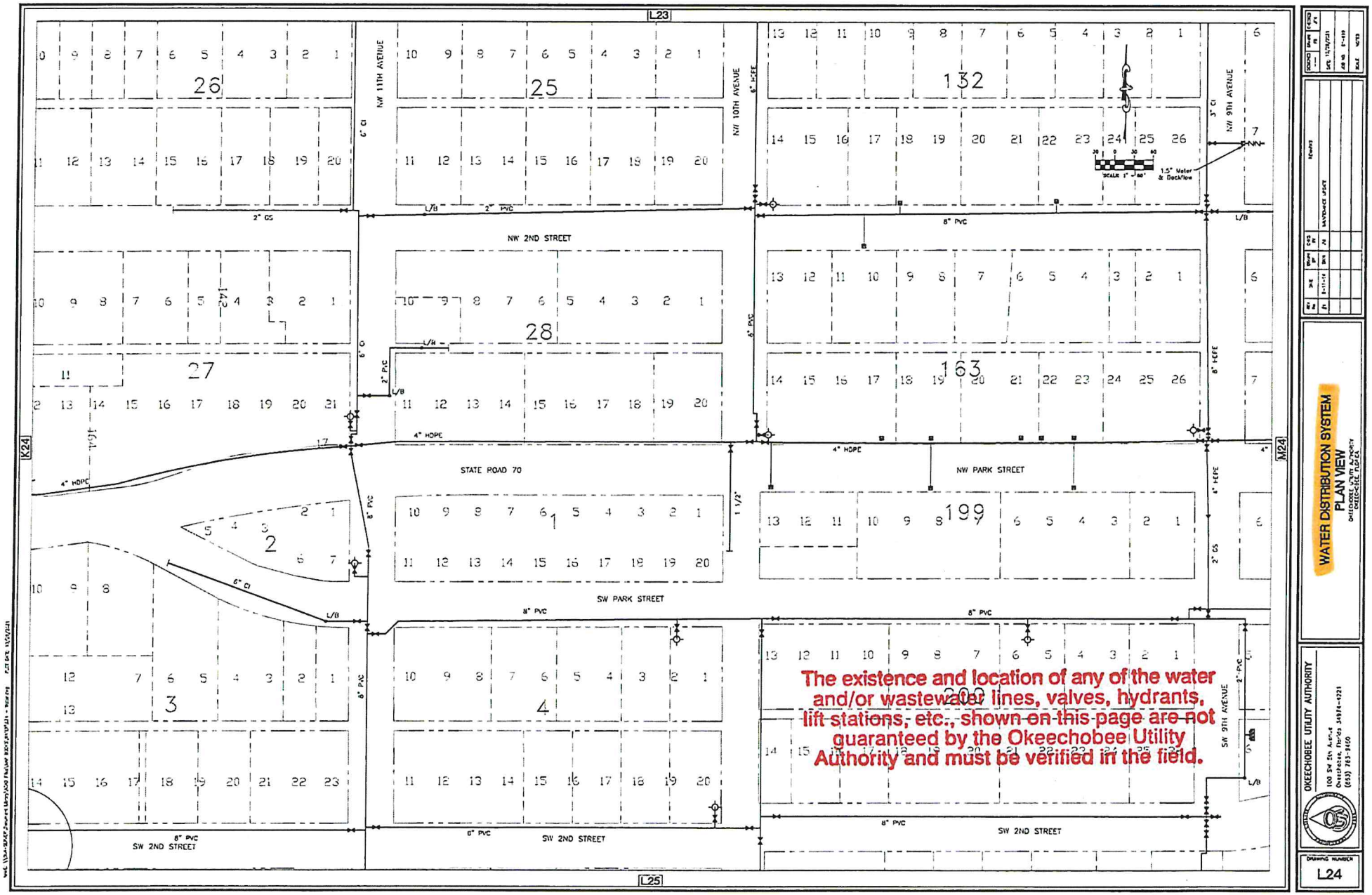
Number of Pages _____ x $75.00 = _____

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)

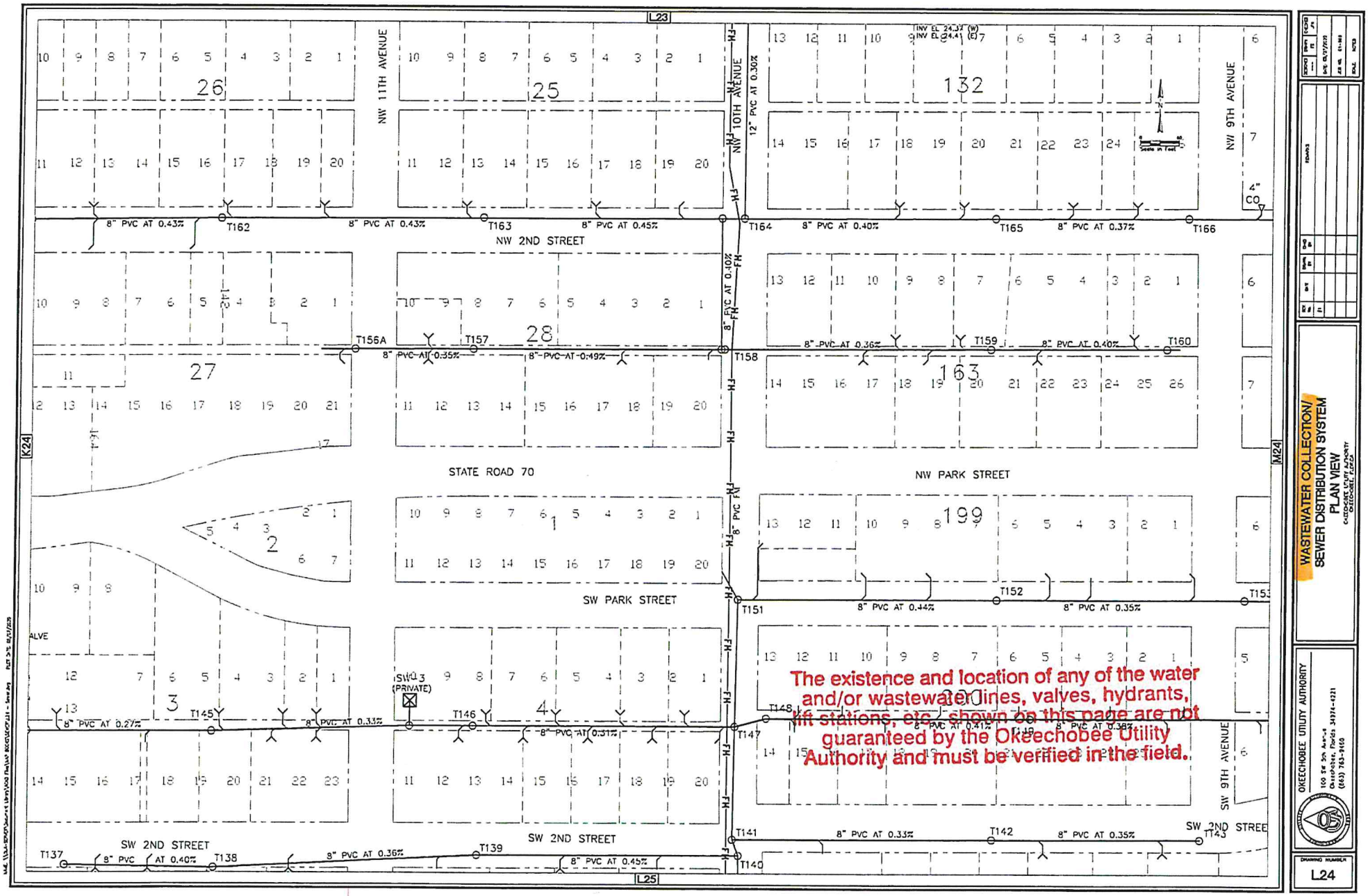
BY _____ **DATE** _____
Name and Title (OK for CO)



WATER DISTRIBUTION SYSTEM
PLAN VIEW

OKEECHOBEE UTILITY AUTHORITY
100 SW 5th Avenue
Okeechobee, Florida 34974-4921
(863) 763-5400

DRAWING NUMBER
L24



The existence and location of any of the water and/or wastewater lines, valves, hydrants, lift stations, etc. shown on this page are not guaranteed by the Okeechobee Utility Authority and must be verified in the field.

WASTEWATER COLLECTION/ SEWER DISTRIBUTION SYSTEM
PLAN VIEW

OKEECHOBEE UTILITY AUTHORITY
100 SE 5th Ave
Okeechobee, Florida 34974-4221
(863) 763-5150

DRAWING NUMBER
L24

DSC

Superintendent
Ken Kenworthy

Okeechobee County School Board

863-462-5000 | 700 S.W. Second Avenue, Okeechobee, Florida 34974 | Fax 863-462-5151

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 7th Avenue
Okeechobee, Florida 34972
travis@tucker-group.com

RE: Property Address: 1104 & 1108 NW 2nd 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,

Ken Kenworthy
Superintendent of Schools

THE TUCKER GROUP LLC
Ag Team
Licensed Real Estate Broker

SERVICE • INTEGRITY • EXPERIENCE

Acreage • Farm & Ranch • Groves

Mr. Kenworthy,

My name is Travis Brown and I am a real estate agent with The Tucker Group here in Okeechobee. I helped a client to purchase 2 vacant lots and am assisting him in getting the Future Land Use changed to match the Current Land Use.

Property Address: 1104 + 1108 NW 2nd St. Okeechobee, FL. 34972
Parcel ID# 1108 : 3-16-37-35-0160-00260-0170 (34539)
1104 : " "-0180 (34540)

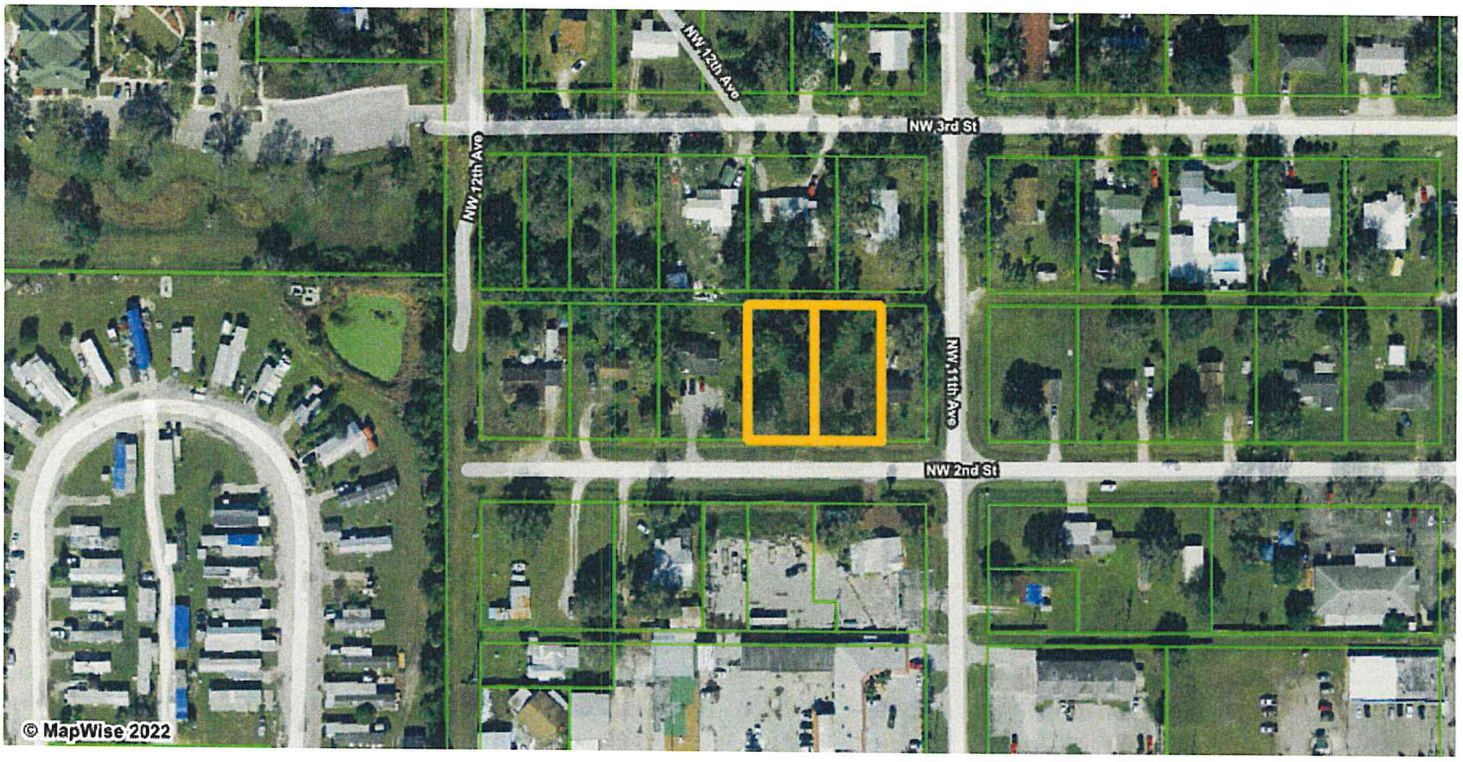
Both Properties are cleared and vacant.

Current Land Use is Residential Multi Family
Current Future Land Use is Industrial

My Client, David Quijada, would like to ask the city to change the Future Land Use to Residential Multifamily so the Future Land Use matches the Current Land Use. My Client would like to build whatever the city allows being in concordance with Residential Multifamily. Most likely he will build 2 Duplexes or 1 Duplex and 1 Triplex.
If you would please write a letter stating that the school board could accept the potential children from proposed homesites that would be much appreciated. Thank you sir.

Travis Brown

104 NW 7th Avenue, Okeechobee, Florida 34972
Office: (863) 763-4010 • Toll Free: (888) 874-2945 • Fax: (863) 763-1376
Visit our website at: www.Tucker-Group.com



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



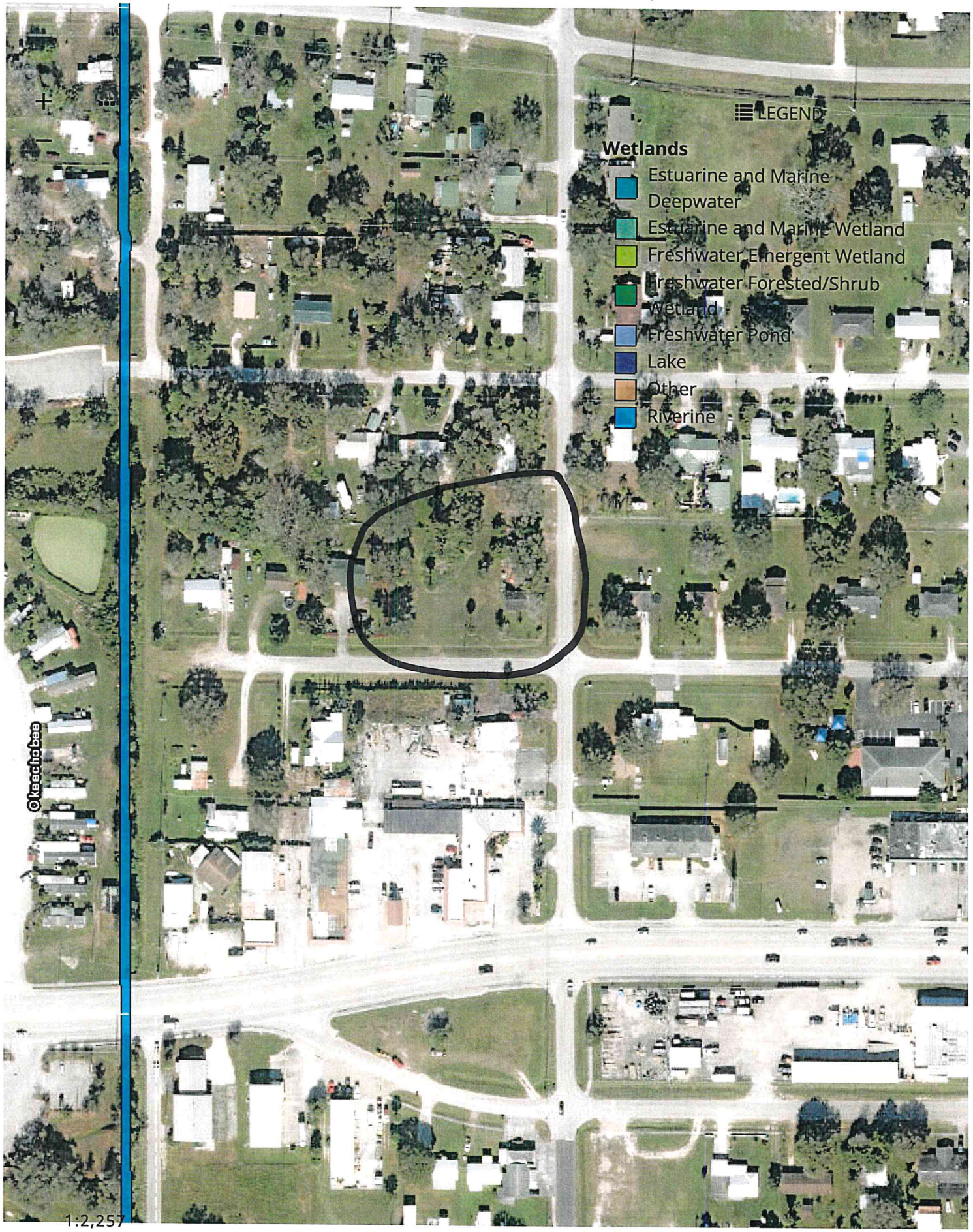
N

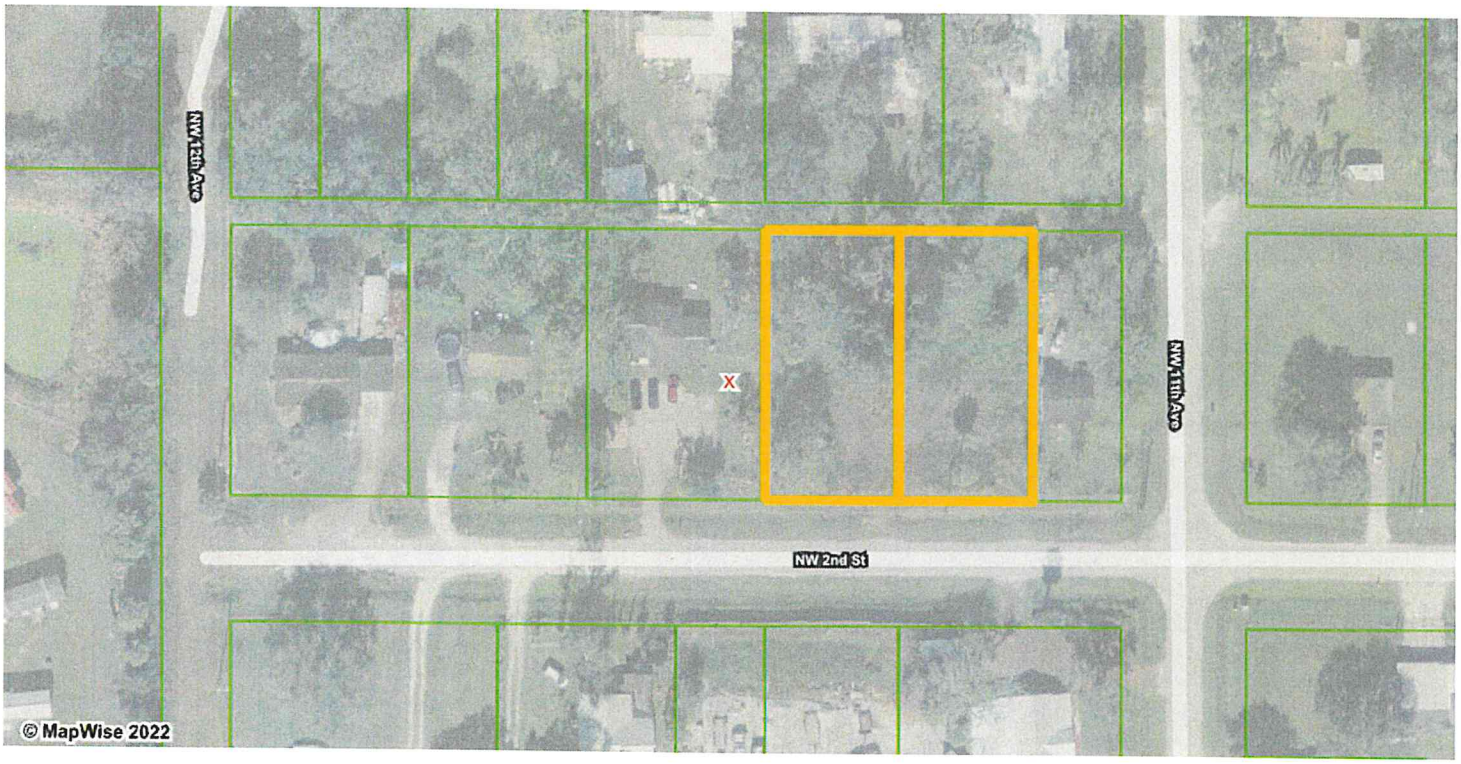
0 190 380 570 ft

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.

Copyright 2022 MapWise, Inc. All rights reserved.
www.mapwise.com

C-1 Wetlands Map


LEGEND
Wetlands
Estuarine and Marine Deepwater
Estuarine and Marine Wetland
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Other
Riverine
Okeechobee
1:2,257
27.244 | -80.840



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



N

0 97 194 291 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.

Copyright 2022 MapWise, Inc. All rights reserved.
www.mapwise.com

Flood Zone Map

C-5 (X)

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR JOSE QUIJADA

PROJECT SPECIFIC NOTES:

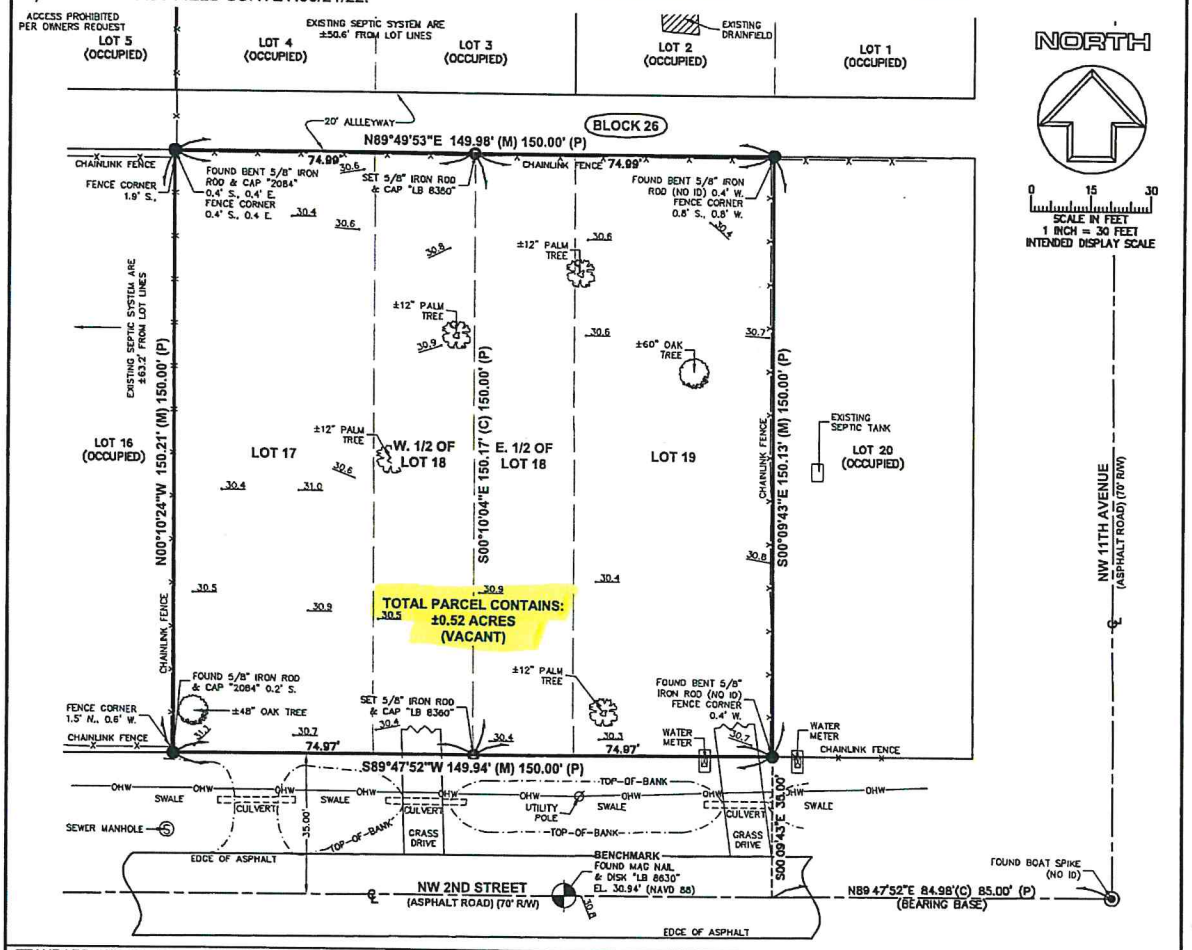
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
2) SITE ADDRESS: 1108 & 1104 NW 2ND ST OKEECHOBEE.
3) PARCEL ID: 3-16-37-35-0160-00260-0170 & 3-16-37-35-0160-00260-0180.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL 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) DATE OF LAST FIELD SURVEY:03/21/22.

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.

DESCRIPTION:

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



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

DESCRIPTION REFERENCE: PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE

BEARING REFERENCE: THE CENTER LINE OF NW 2ND ST. IS TAKEN TO BEAR S89°47'52"W.

FILE: 22-129 | JOB NO: 22-129 | SCALE: 1" = 30'

PREPARED FOR THE EXCLUSIVE USE OF:

JOSE QUIJADA

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY & TOPO	04/04/22	AL	JJR

FB/PG: 381/72, 383/01

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

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

LEGEND
○-Set Iron Rod and Cap "LB 8360" ■-Found CM
●-Found Iron Rod (and Cap) ⊛-Found Pipe (and Cap)

ABBREVIATIONS
℄=Baseline; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; E'LY=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 ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); XX.XX=Spot Elevation based on indicated Datum.

BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR JOSE QUIJADA

PROJECT SPECIFIC NOTES:

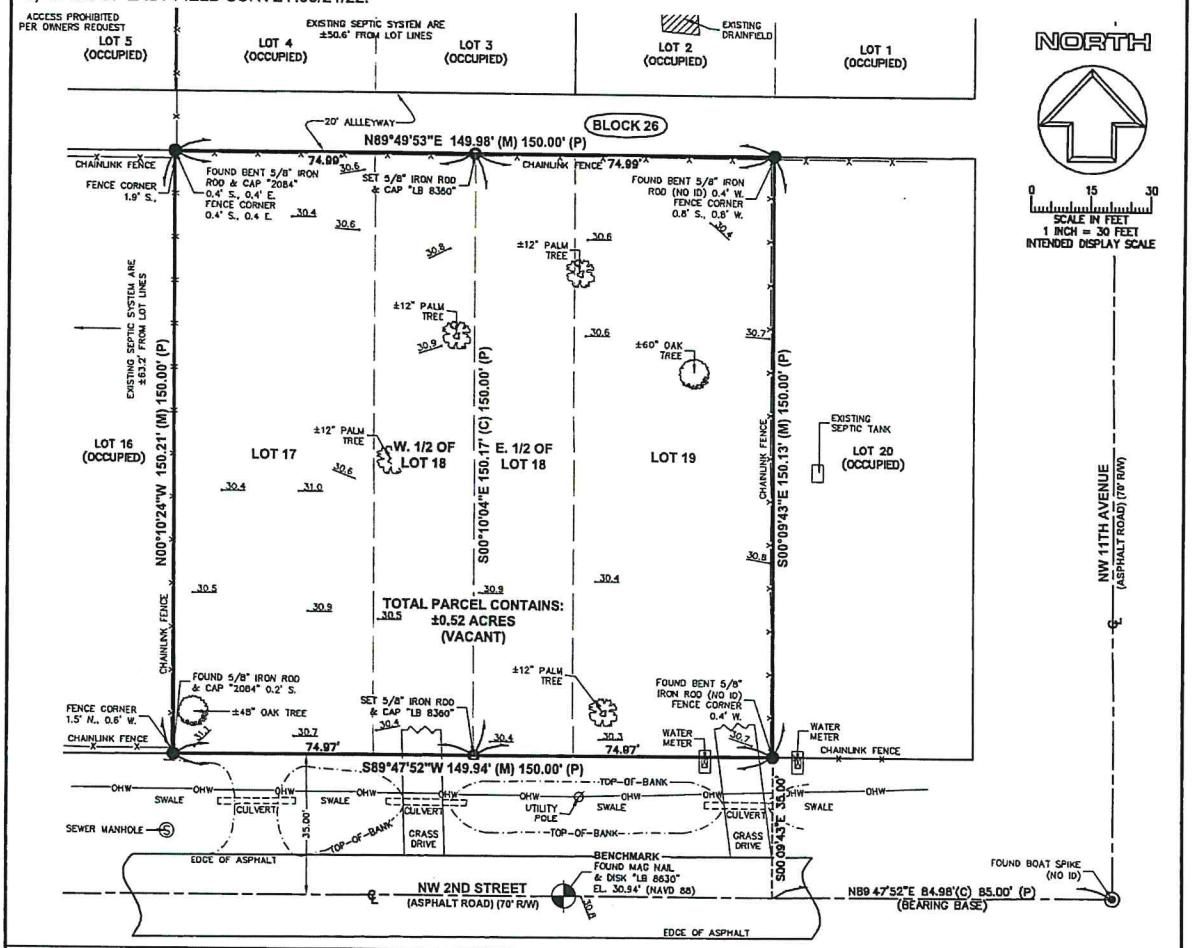
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
2) SITE ADDRESS: 1108 & 1104 NW 2ND ST OKEECHOBEE.
3) PARCEL ID: 3-16-37-35-0160-00260-0170 & 3-16-37-35-0160-00260-0180.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL 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) DATE OF LAST FIELD SURVEY:03/21/22.

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.

DESCRIPTION:

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



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

PREPARED FOR THE EXCLUSIVE USE OF:
JOSE QUIJADA

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY & TOPO	04/04/22	AL	JJR

DESCRIPTION REFERENCE: PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE

BEARING REFERENCE: THE CENTER LINE OF NW 2ND ST. IS TAKEN TO BEAR S89°47'52"W.

FILE: 22-129	JOB NO: 22-129	SCALE: 1" = 30'	FB/PG: 381/72, 383/01

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

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

LEGEND
○-Set Iron Rod and Cap "LB 8360" ■-Found CM
●-Found Iron Rod (and Cap) ⊙-Found Pipe (and Cap)

ABBREVIATIONS
℄-Baseline; BM=Benchmark; ℄=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; 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 ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; ℚ=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); XXX=Spot Elevation based on indicated Datum.

A'1

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

Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 22-2742

Parcel Identification No. 3-16-37-35-0160-00260-0170

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 15th 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:

✓ Witness Name: Sheri 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 [X] physical presence or [ ] online notarization, this 8th 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 [X] has produced a driver's license as identification.

✓ [Notary Seal]

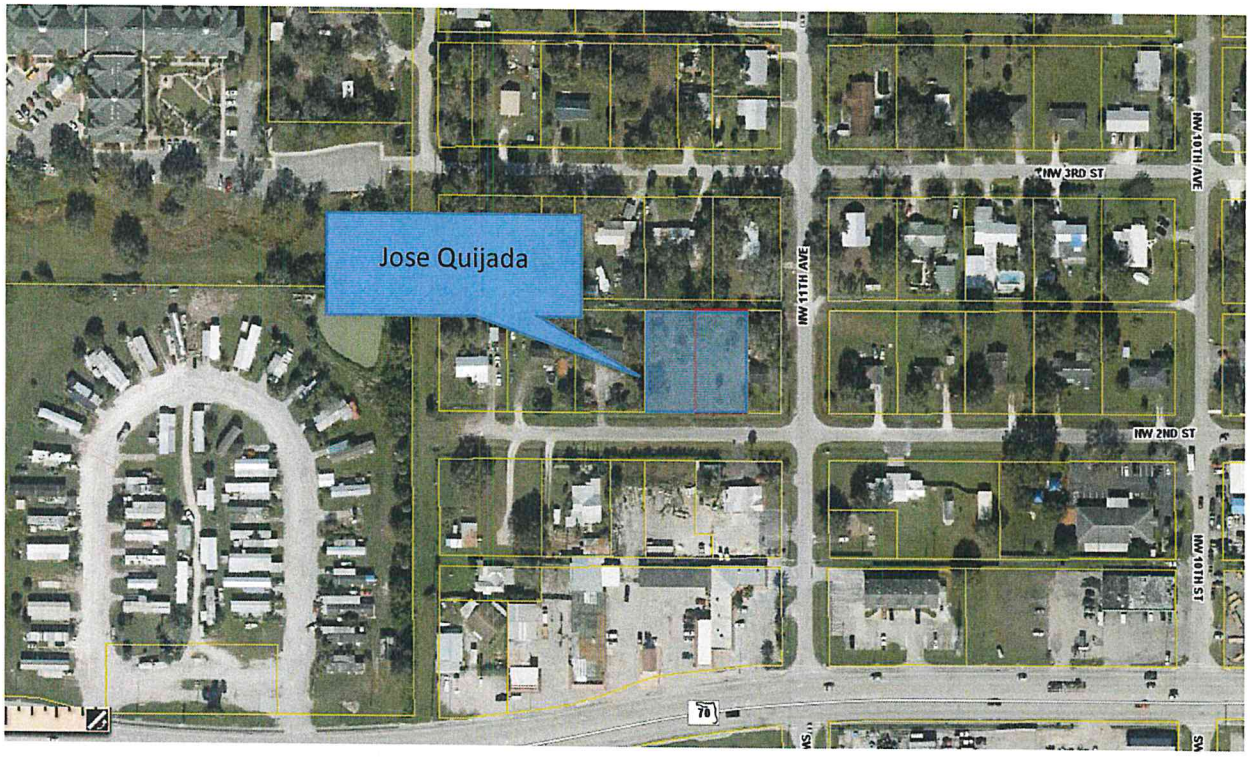
✓ Notary Public: Jennifer Moyers

JENNIFER MOYERS
Notary Public - State of Florida
Commission # HH 166079
My Comm. Expires Aug 17, 2025
Bonded through National Notary Assn.

Processed FY&F: 2/8/22

Processed FY&F: 2/8/22

City of Okeechobee
Future Land Use Amendment
Aerial Exhibit
Jose Quijada



Petition No. 22-003-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 June 20, 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 _____ day of

_____, _____.

Jose Quijada — 6/21/22

Signature of Applicant — Date

Jose D Quijada

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 21st day of June, 2022, by Jose Quijada, who is personally known to me or produced Florida Drivers license as identification.

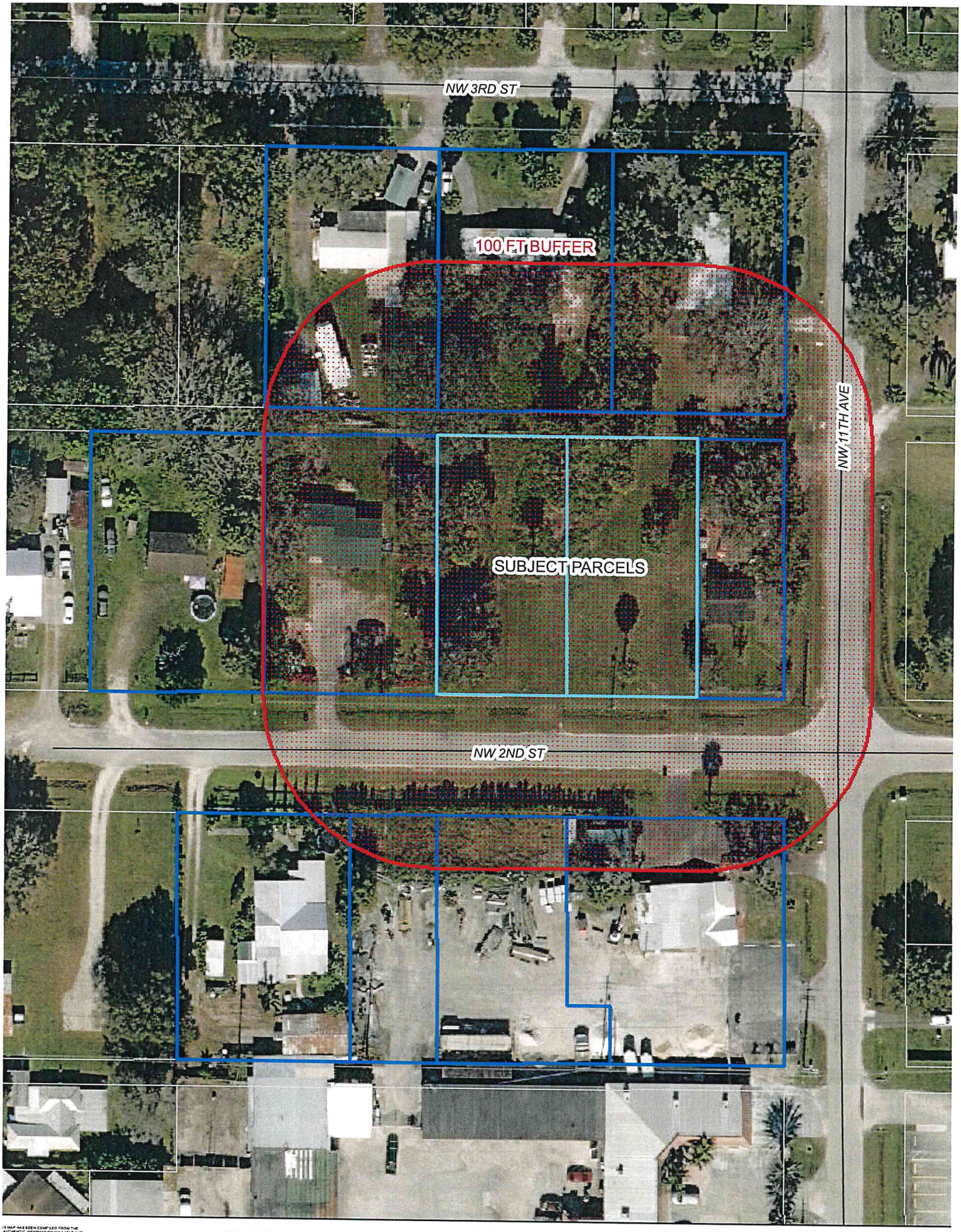
Patty M. Burnette

Notary Public Signature

Notary Public State of Florida
Patty M Burnette
My Commission HH 008734
Expires 10/02/2024

PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
3-16-37-35-0160-00230-0150	LEDFERD AVICE M	1112 NW 3RD ST	OKEECHOBEE	FL	34972-2810
3-16-37-35-0160-00230-0170	ALDERMAN DAVID LESLIE	1110 NW 3RD ST	OKEECHOBEE	FL	34972-2810
3-16-37-35-0160-00230-0190	NUNEZ JOSE	6344 SE 30TH PKWY	OKEECHOBEE	FL	34974-1171
3-16-37-35-0160-00230-0210	LEE SHANNON PATRICK	1106 NW 3RD ST	OKEECHOBEE	FL	34974-4910
3-16-37-35-0160-00230-0220	STEWART ROBERT N	301 NW 11TH AVE	OKEECHOBEE	FL	34972-2841
3-16-37-35-0160-00240-0110	ANUEZ GELASIO	300 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00250-0070	SOLORZANO FRANCISCO F	1013 NW 3RD ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00250-0090	ARRIAGA FERMIN	2302 SW 3RD AVE	OKEECHOBEE	FL	34974
3-16-37-35-0160-00250-0110	LOPEZ GERMAN	1016 NW 2ND ST	OKEECHOBEE	FL	34974
3-16-37-35-0160-00250-0130	DURRANCE WILLIAM J	7074 SW 9TH ST	OKEECHOBEE	FL	34974-1505
3-16-37-35-0160-00260-0010	HILL DEBORAH J	209 NW 11TH AVE	OKEECHOBEE	FL	34972-2839
3-16-37-35-0160-00260-0030	AYALA GERARDO	1163 NW 36TH ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00260-0050	FLETCHER JUDITH	1111 NW 3RD ST	OKEECHOBEE	FL	34972-2809
3-16-37-35-0160-00260-0070	CLAY MARTHA ANN	412 SE 6TH ST	OKEECHOBEE	FL	34974
3-16-37-35-0160-00260-0080	VEGA SACRAMENTO ORDONEZ	1111 NW 2ND ST	OKEECHOBEE	FL	34972-2805
3-16-37-35-0160-00260-0110	LAMB PALMER C	1116 NW 2ND ST	OKEECHOBEE	FL	34972-2806
3-16-37-35-0160-00260-0130	GARCIA CRYSTAL	1114 NW 2ND ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00260-0150	CYPRESS TRACY AGENES	1112 NW 2ND ST	OKEECHOBEE	FL	34972-2806
3-16-37-35-0160-00260-0200	~~HILL DEBORAH J~~	209 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0010	BIG LAKE INVESTMENTS INC	101 NW 11TH AVE	OKEECHOBEE	FL	34972-2837
3-16-37-35-0160-00270-0040	~~BIG LAKE INVESTMENTS INC~~	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0050	~~BIG LAKE INVESTMENT INC~~	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0060	ORDONEZ SACRAMENTO	1111 NW 2ND ST	OKEECHOBEE	FL	34972
3-16-37-35-0160-00270-0110	WILLIAMS ROBERT A	1117 NW 2ND ST	OKEECHOBEE	FL	34972-2805
3-16-37-35-0160-00270-0140	~~BIG LAKE INVESTMENTS INC~~	101 NW 11TH AVE	OKEECHOBEE	FL	34972
3-16-37-35-0160-00280-0060	MURPHY HOLLY A	1019 NW 2ND ST	OKEECHOBEE	FL	34972-2803
3-16-37-35-0160-00280-009B	MURPHY ANDY	PO BOX 1631	OKEECHOBEE	FL	34973
3-16-37-35-0160-00280-0110	MCCORMICK BETTY L	122 SPENCE CREEK LN	MURFREESBORO	TN	37128-5378

County clerk



THIS MAP HAS BEEN COMPILED FROM THE AUTHENTIC INFORMATION AVAILABLE AND OKEECHOBEE COUNTY PROPERTY APPRAISER'S

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE

City of Okeechobee
55 SE Third Avenue
Okeechobee, FL
Tele: 863-763-3372 Ext. 9824
Fax: 863-763-1686

Dear Property Owner:

July 6, 2022

The Planning Board will be considering Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-003-SSA to reclassify from Industrial to Multi-Family Residential, 0.52± acres located at 1104 and 1108 NW 2nd Street. You are receiving this courtesy notice as a property owner within 300-FT of the location. You are invited to attend and be heard in person at the Public Hearing, held at City Hall, RM 200 on **Thursday, July 21, 2022, 6 PM**, or as soon thereafter as possible; or you may submit your questions, comments, or objections by 3 PM the day of the meeting by email: pburnette@cityofokeechobee.com or call the number above. The Planning Board will make recommendations concerning the application to the City Council for consideration at a Public Hearing TENTATIVELY scheduled for 6 PM on August 16, 2022 (Final Adoption).

The Application can be viewed on the website cityofokeechobee.com/public-notice.html or at City Hall, Rm 100 during normal office hours. The agenda is posted on the website cityofokeechobee.com/agenda.html or contact my office to have a copy emailed.

Respectfully,
Patty Burnette, General Services Coordinator

City of Okeechobee
55 SE Third Avenue
Okeechobee, FL
Tele: 863-763-3372 Ext. 9824
Fax: 863-763-1686

Dear Property Owner:

July 6, 2022

The Planning Board will be considering Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-003-SSA to reclassify from Industrial to Multi-Family Residential, 0.52± acres located at 1104 and 1108 NW 2nd Street. You are receiving this courtesy notice as a property owner within 300-FT of the location. You are invited to attend and be heard in person at the Public Hearing, held at City Hall, RM 200 on **Thursday, July 21, 2022, 6 PM**, or as soon thereafter as possible; or you may submit your questions, comments, or objections by 3 PM the day of the meeting by email: pburnette@cityofokeechobee.com or call the number above. The Planning Board will make recommendations concerning the application to the City Council for consideration at a Public Hearing TENTATIVELY scheduled for 6 PM on August 16, 2022 (Final Adoption).

The Application can be viewed on the website cityofokeechobee.com/public-notice.html or at City Hall, Rm 100 during normal office hours. The agenda is posted on the website cityofokeechobee.com/agenda.html or contact my office to have a copy emailed

Respectfully,
Patty Burnette, General Services Coordinator

CITY OF OKEECHOBEE
55 SE THIRD AVENUE
OKEECHOBEE, FL 34974
Tele: 863-763-3372 Fax: 863-763-1686

CERTIFICATION FOR POSTING NOTICE OF PUBLIC HEARING FOR REZONING/SPECIAL EXCEPTION/VARIANCE PETITION(S)

Instructions:

1. Must be posted on the subject property.
2. Must be posted prominently.
3. Must be visible from the most traveled street adjacent to the subject property.
4. There is no specific height or size requirement, provided that the sign can be easily seen by cars or pedestrians that pass by the subject property.
5. Must be posted beginning 15 days prior to the first Public Hearing and remain posted continuously during this time. When a second Public Hearing is required before the City Council, it must remain posted until the final Public Hearing has been conducted.
6. Must be removed within 7 days after the final Public Hearing.

Petition Number(s): 22-003-SSA Date of 1st Public Hearing: 7-21-22

Address of subject property (or Legal if no address): 1104 / 1108 NW 2nd St. NW Addition L17-19 Bl 26

I, Willie Hall, hereby certify that I posted the "Notice of Public Hearing" sign in accordance with the above instructions on 7-6-22, and will remove sign on 8-17-22.

Signature: Willie Hall Date: 7-6-22

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 6th day of July, 20 22, by Willie Hall (Name of person), who is personally known to me or produced _____ as identification.

Patty M. Burnette
NOTARY PUBLIC SIGNATURE
STATE OF FLORIDA

SEAL:

Notary Public State of Florida
Patty M Burnette
My Commission HH 008734
Expires 10/02/2024

Patty M. Burnette
Commissioned Notary Name

2 Parcel ID Nos. 3-16-37-35-0160-00260-0170
3-16-37-35-0160-00260-0180

2 signs

NOTICE OF PUBLIC HEARING

COMP PLAN FUTURE LAND USE MAP AMENDMENT
APPLICATION NO. 22-003-SSA

DATE: JULY 21, 2022, & AUGUST 16, 2022, 6 PM, AT CITY HALL

PURPOSE: TO RECLASSIFY FUTURE LAND USE FROM INDUSTRIAL TO MULTI-FAMILY RESIDENTIAL

APPLICANT: BRANDON TUCKER

PROPERTY OWNER: JOSE QUIJADA

FURTHER INFORMATION CONTACT: **General Services Dept, 863-763-3372, Ext 9824 55 SE 3rd Ave, Okeechobee, FL 34974**