

## **ORDINANCE NO. 1260**

**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 SINGLE-FAMILY RESIDENTIAL (SFR) TO COMMERCIAL (C), APPLICATION NO. 22-005-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 Statutes provides for amendment to Adopted Comprehensive Plans; and

**WHEREAS**, the City has received and reviewed Application No. 22-005-SSA, submitted by property owner, James Caprio, Manager for 608 Okeechobee, LLC, 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 0.32 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-005-SSA, from SFR to C. The Legal Description of the Subject Property is as follows:

LOTS 9 AND 10 OF BLOCK 78, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, 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 **16<sup>th</sup>** 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



## V. PUBLIC HEARING ITEMS CONTINUED

- B. Comprehensive Plan Small Scale FLUM Amendment Application No. 22-005-SSA, to reclassify from Single Family Residential (SFR) to Commercial (C) on 0.32± acres located at 205 Northeast (NE) 6<sup>th</sup> Street, Lots 9 and 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County.
1. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonable compatible with the adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant is requesting a concurrent rezoning from Residential Single Family-One (RSF-1) and Commercial Professional Office (CPO) to Light Commercial (CLT).
  2. Mr. Steven Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. There were none.
  3. No public comments were offered. For the record there were 20 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. 22-005-SSA, as presented in [Exhibit 2, 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.

## QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-005-R, requests to rezone from RSF-1 and CPO to CLT, on 0.64± acres, located at 201 through 205 NE 6<sup>th</sup> Street, Lots 7 through 10 of Block 78, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County for the proposed use of expanding the existing business located directly North of this property.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 and CPO to CLT for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved.
  3. Mr. Dobbs was present on behalf of Property Owner, 608 Okeechobee, LLC, and available for questions. Mr. Dobbs stated he is aware a Special Exception approval is needed for an alcohol and drug rehabilitation center/detox center.
  4. No public comments were offered. For the record there were 20 surrounding property owner notices mailed, signage was posted on the subject parcel, and the Petition was advertised in the local newspaper.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Jonassaint, seconded by Board Member Shaw to recommend approval to the City Council for Rezoning Petition No. 22-005-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for August 16, 2022, and September 6, 2022.

VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 6:28 P.M.

## VI. CITY ADMINISTRATOR UPDATE

Nothing at this time.

# 22-005-SSA

## Comprehensive Plan Amendment Staff Report



Applicant | 608 Okeechobee, LLC

Address | 205 NE 6<sup>TH</sup> Street



*Prepared for The City of Okeechobee*



## General Information

**Owner:** 608 Okeechobee, LLC  
**Applicant:** 608 Okeechobee, LLC  
**Primary Contact:** Steven L. Dobbs (863)824-7644  
**Site Address:** 205 NE 6TH Street  
**Parcel Identification:** 3-15-37-35-0010-00780-0090

*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: 3-15-37-35-0010-00780-0090	Existing	Proposed
Future Land Use	Single-Family Residential	Commercial
Zoning	Residential Single-Family-1	Light Commercial
Use of Property	Single Family Residence	Detox Center Expansion
Acreage	.321	.321

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

	Future Land Use	Zoning	Existing Use
North	Commercial	CLT	Treatment Services
East	Single Family Residential	RSF-1	Residential
South	Multi-Family Residential	RMF	Duplex
West	Commercial	CPO	Vacant

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use designation of the subject parcel from Single-Family Residential to Commercial for a 0.321 acre parcel which currently contains two residential structures. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the Comprehensive Plan.

## Current Development Potential as Single Family Residential

The property is currently designated Single-Family Residential on the City of Okeechobee Future Land Use Map. The Single-Family Residential FLU allows for permitted uses including single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses. The maximum standard density within the Single-Family Residential FLU is 4 dwelling units per acre for residential units on individual lots, and 6 dwelling units per acre for mobile home parks. The subject property, which is 0.321 acres according to the attached survey, has a maximum Single-Family Residential density potential of one dwelling unit.

## Future Development Potential as Commercial

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

Based on 50% building coverage and a potential building height of 45 (three stories), an FAR of 1.5 is the theoretical maximum development potential on the 0.321 acres for a total potential floor area of approximately 21,000 square feet. However, it is not typical to exceed two stories in the City, especially considering the parking and landscaping standards that will need to be met. Two story development with 50% building coverage on 0.321 acres would result in 14,000 square feet of floor area.

## Consistency and Compatibility with Adjacent Uses

**Applicant Response:** This parcel has a FLU of Single-Family Residential, the parcel to the east is also Single-Family Residential. The remainder of the block is Commercial. The parcels directly south of this parcel is Multi-Family Residential.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, Multi-Family Residential, which is a transitional land use from commercial to single family or Single-Family Residential (FLU). This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

**Staff Response:** The proposed Future Land Use Map Amendment is consistent with the pattern of land use in the surrounding area. The property is located in what is generally recognized as the US-441 commercial corridor. As the properties to the north and west of the subject parcel are already designated commercial, this change will increase add to the existing block of commercially designated land along the corridor.



## Consistency and Compatibility with Comprehensive Plan

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

The subject property is adjacent to a professional office building to the north, a multi-family residence to the east, and a vacant parcel zoned Commercial to the west. A small multi-family residence exists south of the subject property. Staff finds that the requested Future Land Use Map Amendment from Single-Family Residential to Commercial is consistent with the uses found to the north and west of the subject parcel. The proposed amendment satisfies Objective 12 of the City of Okeechobee Comprehensive Plan, which encourages compatibility with surrounding land uses.

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 Single-Family Residential to Commercial and will have no impact on the population projections.

**Staff Response:** Staff agrees that the request will not have an 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 change from single family residential to commercial represents a potential for an increase in demands on utility services and facilities as well as roadway capacity. However, we agree that the limited size of the proposed change will not have a significant effect on the ability of the City and service providers to meet demands.

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

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

**Staff Response:** The subject property is not located adjacent to or near unincorporated areas. There should be no meaningful effect on unincorporated areas.

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 a single family house inside the City Limits to be repurposed for development or infill, which is the preferred development pattern.

**Staff Response:** We agree that this request for commercial future land use does not encourage urban sprawl.

## Adequacy of Public Facilities and Services

### Traffic Impacts

A Traffic Impact Study is provided with the following information:

For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trip PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 902 total daily trips with 71 peak hour trips PM with 35 being in and 36 being out. For a change in Peak PM traffic of 892 total trips with 70 in and 36 being out.

Staff finds that the analysis is properly conducted to demonstrate the highest potential increase in vehicle trips. Though this level of increase is not likely, commercial development/usage of the property will increase the number of vehicle trips on the surrounding roadway network.

### Demand for Potable Water and Sewer Treatment

The Applicant provided potable water and sanitary sewer demand calculations for the requested Future Land Use Map Amendment demonstrating the potential increase in demand that would result from the requested map change.

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 Demand- 1 dwelling unit X 2.5 persons per household X 114 gal/person/day = 285 gallons per day

Proposed Potable Water Potential Demand- 21,039.5 square feet X 0.15 gal/sf/day = 3,156 gallons per day

Current Wastewater Potential Demand- 1 dwelling unit X 2.5 persons per household X 130 gal/person/day = 325 gallons per day



Proposed Wastewater Potential Demand- 21,039.5 square feet X 0.15 gal/sf/day = 3,156 gallons per day

The increase in potential demand is 2,871 gallons of potable water per day and 2,831 gallons of wastewater per day. The Applicant has also provided letter of service availability from OUA which states that adequate capacity is available to serve the potential increase in service demands.

#### Demand for Solid Waste Disposal

The application submittal includes a letter from Waste Management. Though the letter does not provide any information regarding the available capacity of the existing solid waste facilities or the expected demand that will result from the proposed map amendment, it has been previously confirmed that the landfill has sufficient remaining capacity to accommodate many years of projected waste disposal needs.

## Environmental Impacts

The provided survey indicates that no wetlands are present on the subject property.

According to the attached NRCS Websoil Survey, there is only one soil type located on the subject parcel, Immokalee Fine Sand, 0 to 2 percent slopes. The soils found on the subject parcel should cause no development limitations.

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

The provided NFIP flood map identifies minimal flood risk associated with the subject 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 residential single family to commercial is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

July 13, 2022

Okeechobee Planning Board Hearing July 21, 2022

## Supplemental Exhibits



Current Zoning Map



Current Future Land Use Map





*Aerial Identifying Existing 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>6-7-22</u>	Petition No. <u>22-005-SSA</u>
	Fee Paid: <u>\$ 850.00</u>	Jurisdiction: <u>PB+CC</u>
	1 <sup>st</sup> Hearing: <u>7-21-22</u>	2 <sup>nd</sup> Hearing: <u>8-16-22</u>
	Publication Dates: <u>PB: 7/6 + 7/13</u>	<u>CC: 8/3</u>
	Notices Mailed: <u>7-6-22</u>	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

### TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF

Verified Zoning Designation: RSF1

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

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

### APPLICANT PLEASE NOTE:

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

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

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

6/1/22  
Date

[Signature]  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

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



# I. APPLICANT/AGENT/OWNER INFORMATION

608 Okeechobee, LLC

## Applicant

608 NE 2nd Avenue

Address

Okeechobee,

FL

34972

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

## Agent\*

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

608 Okeechobee, LLC

## Owner(s) of Record

608 NE 2nd Avenue

Address

Okeechobee,

FL

34974

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

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

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

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

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

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

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

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

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

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

**A. PROPERTY LOCATION:**

1. Site Address: 205 NE 6th Street, Okeechobee, FL 34972

2. Property ID #(s): 3-15-37-35-0010-00780-0090

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

1. Total Area of Property: 0.322 Acres

2. Total Area included in Request: 0.322Acres

a. In each Future Land Use (FLU) Category: Commercial - 0.322 Acres

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

b. Total Uplands: 0.322 Acres

c. Total Wetlands: 0.00 Acres



## Applicaton for Comprehensive Plan Amendment

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

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

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	4 DU/AC	
Number of Units	1	
Commercial (sq. ft.)		21,039.48 SF
Industrial (sq. ft.)		

## IV. AMENDMENT SUPPORT DOCUMENTATION

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

### A. GENERAL INFORMATION AND MAPS

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

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

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

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

## B. PUBLIC FACILITIES IMPACTS

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

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

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.
  - c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
  - d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;
- 2. ✓ Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
  - a. Potable Water and Sanitary Sewer demand based on:
    - (1) 114 gallons per person per day (gppd) for residential uses
    - (2) 0.15 gallons per day per square foot of floor area for nonresidential uses
  - b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.



3. ✓ Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:
  - ✓ a. Solid Waste;
  - ✓ b. Water and Sewer;
  - ✓ c. Schools.

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

**C. ENVIRONMENTAL IMPACTS**

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

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

**D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN**

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

**E. JUSTIFICATION OF PROPOSED AMENDMENT**

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

**V. FEE SCHEDULE**

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

**VI. AFFIDAVIT**

I, JAMES CAPRIO, 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

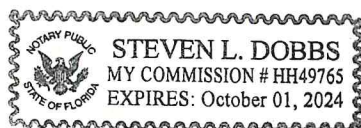
6/1/22  
Date

James Caprio  
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 1st June, 20 22 by James Caprio, who  
(Name of Person)  
is personally known to me or produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public Signature





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

## Detail by Entity Name

Florida Limited Liability Company

608 OKEECHOBEE, LLC

### Filing Information

**Document Number** L21000524521

**FEI/EIN Number** 87-4000290

**Date Filed** 12/14/2021

**State** FL

**Status** ACTIVE

### Principal Address

2300 WESTON ROAD, SUITE 202  
WESTON, FL 33326

### Mailing Address

2300 WESTON ROAD, SUITE 202  
WESTON, FL 33326

### Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES, LLC  
6111 BROKEN SOUND PARKWAY NW, SUITE 200  
BOCA RATON, FL 33487

### Authorized Person(s) Detail

#### **Name & Address**

#### **Title MGR**

JAMES CAPRIO  
2300 WESTON ROAD, SUITE 202  
WESTON, FL 33326

### Annual Reports

Report Year	Filed Date
2022	01/25/2022

### Document Images

<a href="#">01/25/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/14/2021 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**608 Okeechobee, LLC**

**City of Okeechobee Comp Plan Amendment Support Documentation**

**A. General Information and Maps**

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

**1. Wording of any proposed text changes.**

None proposed.

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

Attached

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

Attached

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

This parcel has a FLU of Single-Family Residential, the parcel to the east is also Single-Family Residential. The remainder of the block is Commercial. The parcels directly south of this parcel is Multi-Family Residential.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, Multi-Family Residential, which is a transitional land use from commercial to single family or Single-Family Residential (FLU). This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

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

Attached



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

Attached

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

Attached.

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

Attached.

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

Applicant is owner

## **B. Public Facilities Impacts**

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

### **1. Traffic Analysis**

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

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

Please see attached traffic Statement

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

Please see the attached traffic statement.

#### **b. For Large Scale Amendments (LSA)**

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

N/A

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

Acknowledged.

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

Acknowledged.

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

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

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

**Assume 2.5 residents per household**

Current  $1 * 285 = 285$  gpd

Future  $= 0 * 285 = 0$  gpd

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

Current  $0 * 0.15 = 0$  gpd

Future  $21,039.5 * 0.15 = 3,156$  gpd

Current total = 285 gpd

Future total = 3,156 gpd

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

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



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

- a. **Solid Waste;**

Please see attached letter from Waste Management.

- b. **Water and Sewer:**

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

- c. **Schools.**

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

**C. Environmental Impacts**

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

**There shall be inventories of:**

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

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

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

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

3. **Unique habitat.**

This parcel was previously developed but provides no unique habitat.

4. **Endangered species of wildlife and plants.**

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

5. **Floodprone areas.**

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

**D. Internal Consistency with the City of Okeechobee Comprehensive Plan**

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

This proposal is change the Future Land Use Designation from Single-Family Residential to Commercial and will have no impact on the population projections.

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

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

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

This project is a redeveloped 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 a single family house inside the City Limits to be repurposed 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 0.322 acres times 43,560 sf per acre per Sec 90-285(3) max coverage 0.5 times per Sec 90-285(4) maximum height 45', floors 3 approximately 21,039.5 sf.  
L 1.2.d.

Use	Measure	Rate	Gallons per Day
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Single Family (Existing)	1 Units @ 2.5 people per unit	114 gppd	285 gpd – water/sewer
Commercial (Proposed)	21,039.5 SF @ 0.15 gallons per day per sf	3,156 gppd	3,156 gpd – water/sewer
Net Impact			2,871 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 Increasing.

#### 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**

3-15-37-35-0010-00780-0090

**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  
608 Okeechobee, LLC



**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



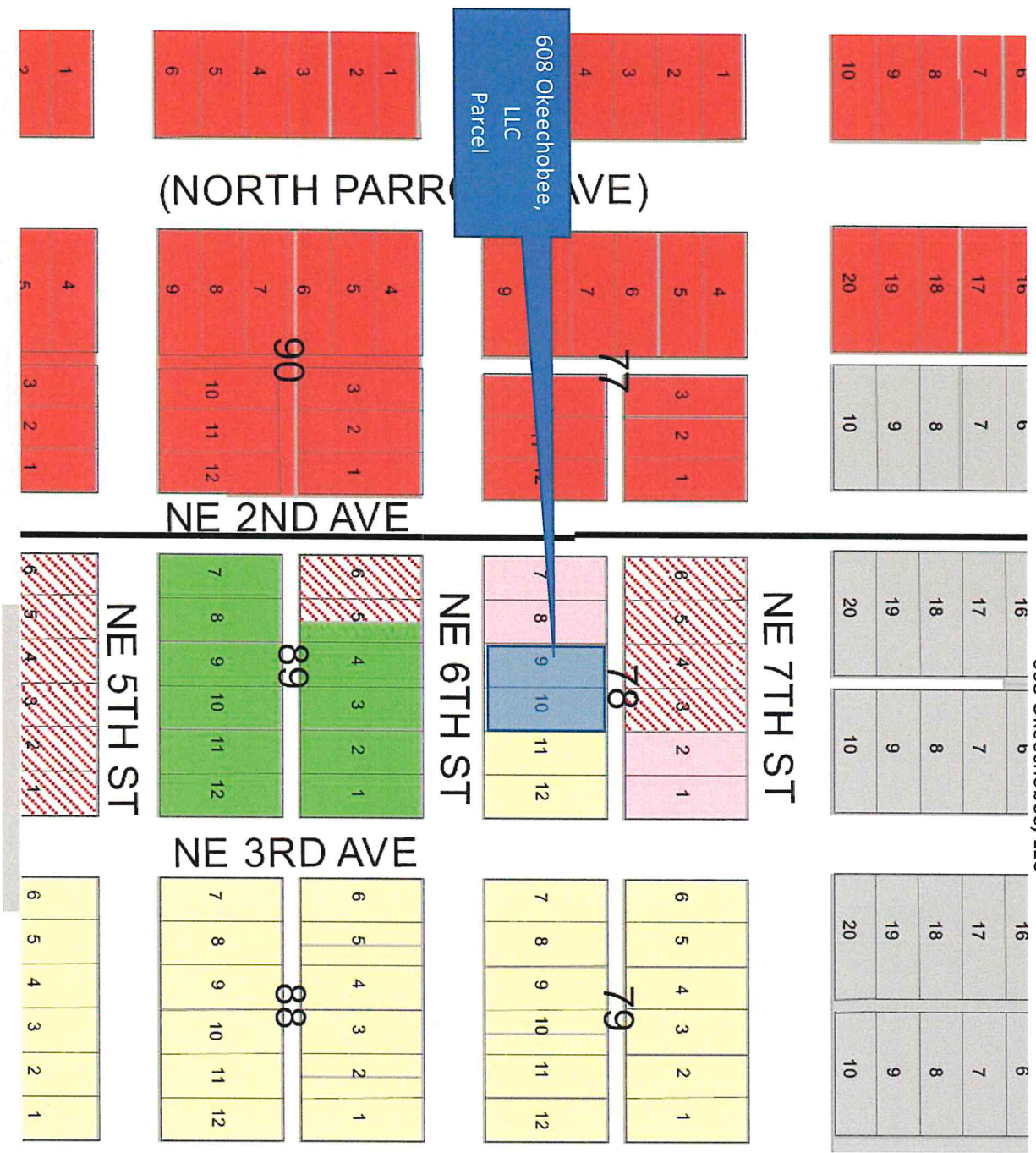
City of Okeechobee  
Future Land Use Amendment Surrounding Property Owners  
Land Use Exhibit  
608 Okeechobee, LLC





City of Okeechobee  
Future Land Use Amendment Application

Zoning Exhibit  
608 Okeechobee, LLC



# ZONING

- boundary\_lines
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- city\_zoning\_parcels\_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



См. также: [Хорошие книги](#)

[illegible]

**RICHARD E. BARNES III**  
**PROFESSIONAL SURVEYOR AND MAPPER**  
**STATE OF FLORIDA LICENSE NO. 7074**





Prepared by and return to:

Daniel A. Kaskel, Esq.  
Sachs Sax Caplan, P.L.  
6111 Broken Sound Parkway NW, Suite 200  
Boca Raton, Florida 33487  
(561) 994-4499

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** is made as of the 3<sup>rd</sup> day of June, 2022, by and between **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**, a single woman, **NOE GARCIA ESPINOZA**, a married man, and **MIGUEL GARCIA ESPINOZA**, a single man, whose post office address is 6675 NE 2<sup>nd</sup> Street, Okeechobee, Florida 34972 (the "Grantor"), and **608 OKEECHOBEE, LLC, a Florida limited liability company**, whose post office address is 2300 Weston Road, Suite 202, Weston, Florida 33326 (the "Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described property located in **Okeechobee County, Florida** (the "Property"), to-wit:

**Lots 9 and 10, Block 78, City of Okeechobee, according to the map or plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.**

**Parcel Identification Number: 3-15-37-35-0010-00780-0090**

**TOGETHER WITH** all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

**SUBJECT TO** covenants, conditions and restrictions and reservations of record, if any, without any intent of reimposing same. Subject to taxes subsequent to December 31, 2021.

*The property described herein is not now the primary residence/homestead of Noe Garcia Espinoza or his spouse or dependent child, if any. Further, the property is not contiguous to such person's homestead which is located at 5884 NE 3<sup>rd</sup> Lane, Okeechobee, Florida 34974.*

**To Have and to Hold**, the same in fee simple forever.

**AND** the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.


**[SIGNATURE PAGES TO FOLLOW]**

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year first written above.

Signed, sealed and delivered  
in the presence of:

Witnesses:

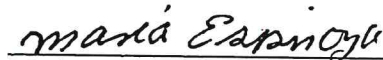
GRANTOR:



Print Name: Douglas Green



Print Name: Steven L. Dobbs



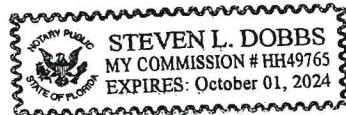
Maria Espinoza Hernandez a/k/a Maria Espinoza

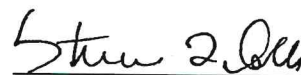
COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☐ online notarization, this 3<sup>rd</sup> day of June, 2022, by MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA. She:

- ☐ is personally known to me OR  
☐ produced a Florida driver's license as identification OR  
☒ produced Mexico ID as identification.

Seal





Notary Public

Print Name: Steven L. Dobbs

My commission expires: 10/1/2024

[CONTINUED ON THE FOLLOWING PAGE]

SPECIAL WARRANTY DEED



Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

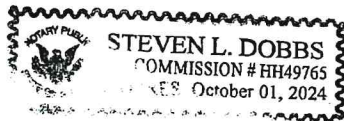
Noe Garcia Espinoza  
Noe Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

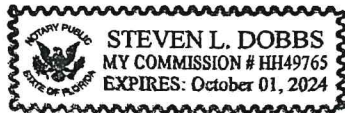
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☐ online notarization, this 2<sup>nd</sup> day of June, 2022, by NOE GARCIA ESPINOZA. He:

- ☐ is personally known to me OR  
☐ produced a Florida driver's license as identification OR  
☒ produced Mexico ID as identification.

Seal



[Signature]  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024



[CONTINUED ON THE FOLLOWING PAGE]

SPECIAL WARRANTY DEED

Signed, sealed and delivered  
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

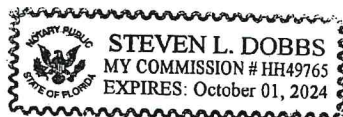
[Signature]  
Miguel Garcia Espinoza

COUNTY OF OKEECHOBEE  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☒ online notarization, this 3<sup>rd</sup> day of June, 2022, by **MIGUEL GARCIA ESPINOZA**. He:

- ☐ is personally known to me OR  
☐ produced a Florida driver's license as identification OR  
☒ produced Mex ID as identification.

Seal



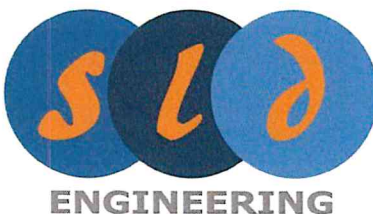
[Signature]  
Notary Public  
Print Name: Steven L. Dobbs  
My commission expires: 10/1/2024

SPECIAL WARRANTY DEED

City of Okeechobee  
Future Land Use Amendment  
Aerial Exhibit  
608 Okeechobee, LLC







June 6, 2022

City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

**Subject: 608 Okeechobee, LLC Comp Plan Application Traffic Statement**

Dear Mr. Smith:

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

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trips PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 902 total daily trips with 71 peak hour trips PM with 35 being in and 36 being out. For a change in Peak PM traffic of 892 total trips with 70 in and 36 being out.

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

Sincerely,

**Steven L. Dobbs Engineering**

Steven L. Dobbs, P. E.  
President

CC: James Caprio  
File

## 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<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. Flight/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 Heavy Industrial 120	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%	1.0	10	1	1	0	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	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	Persons	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	Occ 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
Residential PUD 270	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
Hotel 310	Employees	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	



## 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<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
Daycare Center 565	KSF <sup>2</sup>	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	56.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF <sup>2</sup>	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF <sup>2</sup>	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF <sup>2</sup>	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	35%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Caution- Only 2 Studies.
Clinic 630	KSF <sup>2</sup>	31.45	5.18	NA	NA		0	0	NA	NA	
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF <sup>2</sup>	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF <sup>2</sup>	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF <sup>2</sup>	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF <sup>2</sup>	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF <sup>2</sup>	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Medical Dental Office 720	Employees	66.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	KSF <sup>2</sup>	11.95	1.91	74%	26%		0	0	NA	NA	
Government Office Building 730	Employees	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF <sup>2</sup>	44.54	4.58	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	106.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	KSF <sup>2</sup>	28.32	2.84	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	21.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	KSF <sup>2</sup>	7.75	0.79	31%	69%		0	0	NA	NA	
Gov. Office Complex 733	Employees	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	KSF <sup>2</sup>	2.77	0.41	10%	90%		0	0	NA	NA	
R&D Center 760	Employees	45.16	4.48	47%	53%		0	0	NA	NA	
Building Material/Lumber 812	KSF <sup>2</sup>	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF <sup>2</sup>	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF <sup>2</sup>	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF <sup>2</sup>	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF <sup>2</sup>	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.98	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF <sup>2</sup>	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF <sup>2</sup>	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF <sup>2</sup>	42.94	3.37	49%	51%	21.0	902	71	35	36	
Factory Outlet Center 823	KSF <sup>2</sup>	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF <sup>2</sup>	86.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Fast Down Rest 932	KSF <sup>2</sup>	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Fast Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF <sup>2</sup>	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	



B3a



**JEFF SABIN**  
**GOVERNMENT AFFAIRS**

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

April 04, 2022

Steven Dobbs, PE  
Steven L. Dobbs Engineering, LLC  
209 NE 2<sup>nd</sup> Street  
Okeechobee, FL 34972

**Re: 608 Okeechobee - 205 NE 6th Street, Okeechobee, FL 34972**

Mr. Dobbs:

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

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

If you have any questions or concerns, please contact Sales Manager Robert Holden at 561-662-9988, or me at 772-263-0017.

Sincerely,

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

**JEFF SABIN**  
Government Affairs

Cc: Robert Holden



## OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue  
Okeechobee, Florida 34974-4221

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

April 4, 2022

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

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:  
205 NE 6<sup>th</sup> Street  
Okeechobee, FL 34972

Dear Mr. Dobbs:

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

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

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'John F. Hayford'.

John F. Hayford  
Executive Director  
Okeechobee Utility Authority

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue  
Okeechobee, Florida 34974-4221

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

April 4, 2022

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

Ref: Wastewater Capacity Request

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:  
205 NE 6<sup>th</sup> Street  
Okeechobee, FL 34972

Dear Mr. Dobbs:

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

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

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

Sincerely,

John F. Hayford, P.E.  
Executive Director





U.S. Fish and Wildlife Service

# National Wetlands Inventory

608 Okeechobee



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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

March 24, 2022

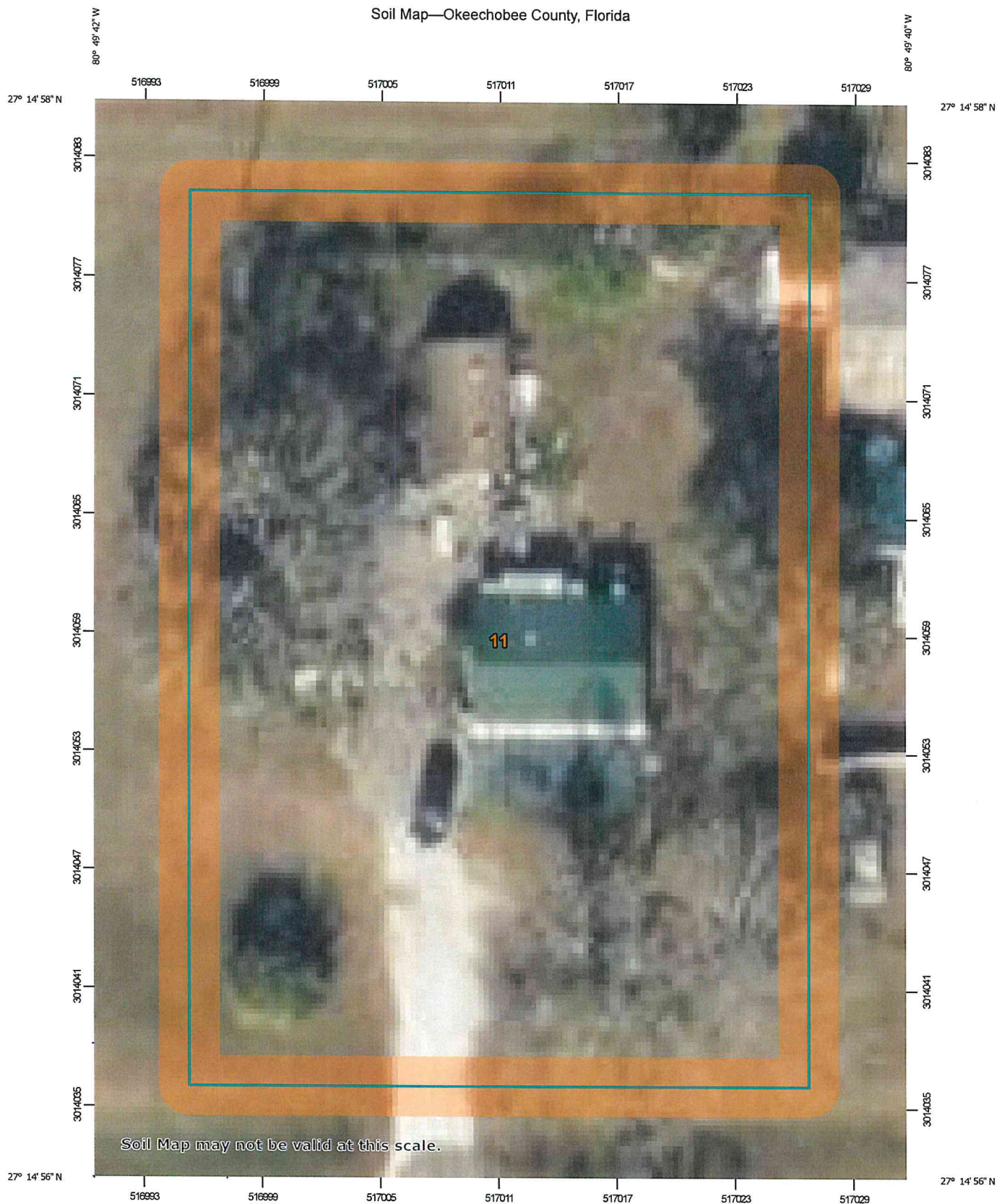
## Wetlands

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



C2

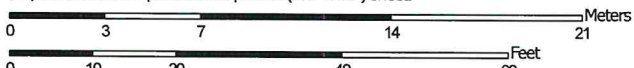
# Soil Map—Okeechobee County, Florida



Soil Map may not be valid at this scale.



Map Scale: 1:266 if printed on A portrait (8.5" x 11") sheet.



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



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

3/24/2022  
Page 1 of 3



MAP LEGEND

- Area of Interest (AOI)

Area of Interest (AOI)
- Soils

Soil Map Unit Polygons

Soil Map Unit Lines

Soil Map Unit Points
- Special Point Features

Blowout

Borrow Pit

Clay Spot

Closed Depression

Gravel Pit

Gravelly Spot

Landfill

Lava Flow

Marsh or swamp

Mine or Quarry

Miscellaneous Water

Perennial Water

Rock Outcrop

Saline Spot

Sandy Spot

Severely Eroded Spot

Sinkhole

Slide or Slip

Sodic Spot
- Water Features

Streams and Canals
- Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads
- Background

Aerial Photography
- Spoil Area

Stony Spot

Very Stony Spot

Wet Spot

Other

Special Line Features

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Okeechobee County, Florida  
Survey Area Data: Version 19, Aug 26, 2021

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

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

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

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

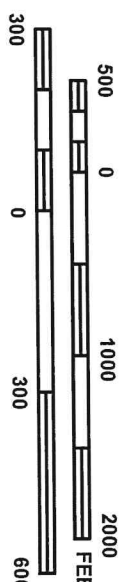


**FLOODING EFFECTS  
TRIBUTARIES FLOWING TO  
ZONE AE  
(EL 16)**

517000m E

(EL 16)

**MAP SCALE 1" = 1000'**



608 Okeechobee, LLC

AF5555

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100

ZIP

PANEL 0480C

# FIRM

FLOOD INSURANCE RATE MAP

**OKEECHOBEE COUNTY,  
FLORIDA  
AND INCORPORATED AREAS**

**PANEL 480 OF 650**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

## CONTAINS

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
ALABAMA	1	1	1
ALABAMA	2	2	2
ALABAMA	3	3	3
ALABAMA	4	4	4
ALABAMA	5	5	5
ALABAMA	6	6	6
ALABAMA	7	7	7
ALABAMA	8	8	8
ALABAMA	9	9	9
ALABAMA	10	10	10
ALABAMA	11	11	11
ALABAMA	12	12	12
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ALABAMA	97	97	97
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ALABAMA	101	101	101
ALABAMA</			

OKEECHOBEE, CITY OF	120176	0480	C
OKEECHOBEE COUNTY	120177	0480	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER  
12093C0480C  
EFFECTIVE DATE  
JULY 16, 2015

**Federal Emergency Management Agency**



This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.



## 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): 22-005-SSA Date of 1<sup>st</sup> Public Hearing: 7-21-22

Address of subject property (or Legal if no address): 205 NE 6<sup>th</sup> St L 9-10 B 278  
City of Okeechobee

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: [Signature] Date: 7-6-22

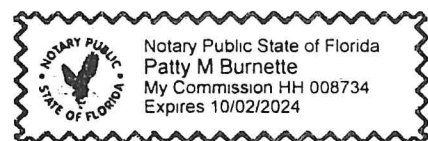
STATE OF FLORIDA  
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10<sup>th</sup> day of July, 20 22, by Willie Hall, who is personally known to me or produced \_\_\_\_\_ as identification.

Patty M. Burnette  
NOTARY PUBLIC SIGNATURE  
STATE OF FLORIDA

Patty M. Burnette  
Commissioned Notary Name

SEAL:



3-15-37-35-0010-00780-0090

1 signs



# NOTICE OF PUBLIC HEARING

## COMP PLAN FUTURE LAND USE MAP AMENDMENT

APPLICATION NO. 22-005-SSA

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

HALL

PURPOSE: TO RECLASSIFY FUTURE LAND USE FROM SINGLE

FAMILY RESIDENTIAL TO COMMERCIAL

APPLICANT: 608 OKEECHOBEE, LLC

PROPERTY OWNER: 608 OKEECHOBEE, LLC

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

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of April 1, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 1<sup>st</sup> day of

June, 2022.



Signature of Applicant

6/1/22  
Date

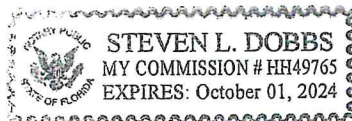
James Caprio

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 1<sup>st</sup> day of June, 2022, by James Caprio, who is personally known to me or produced \_\_\_\_\_ as identification.

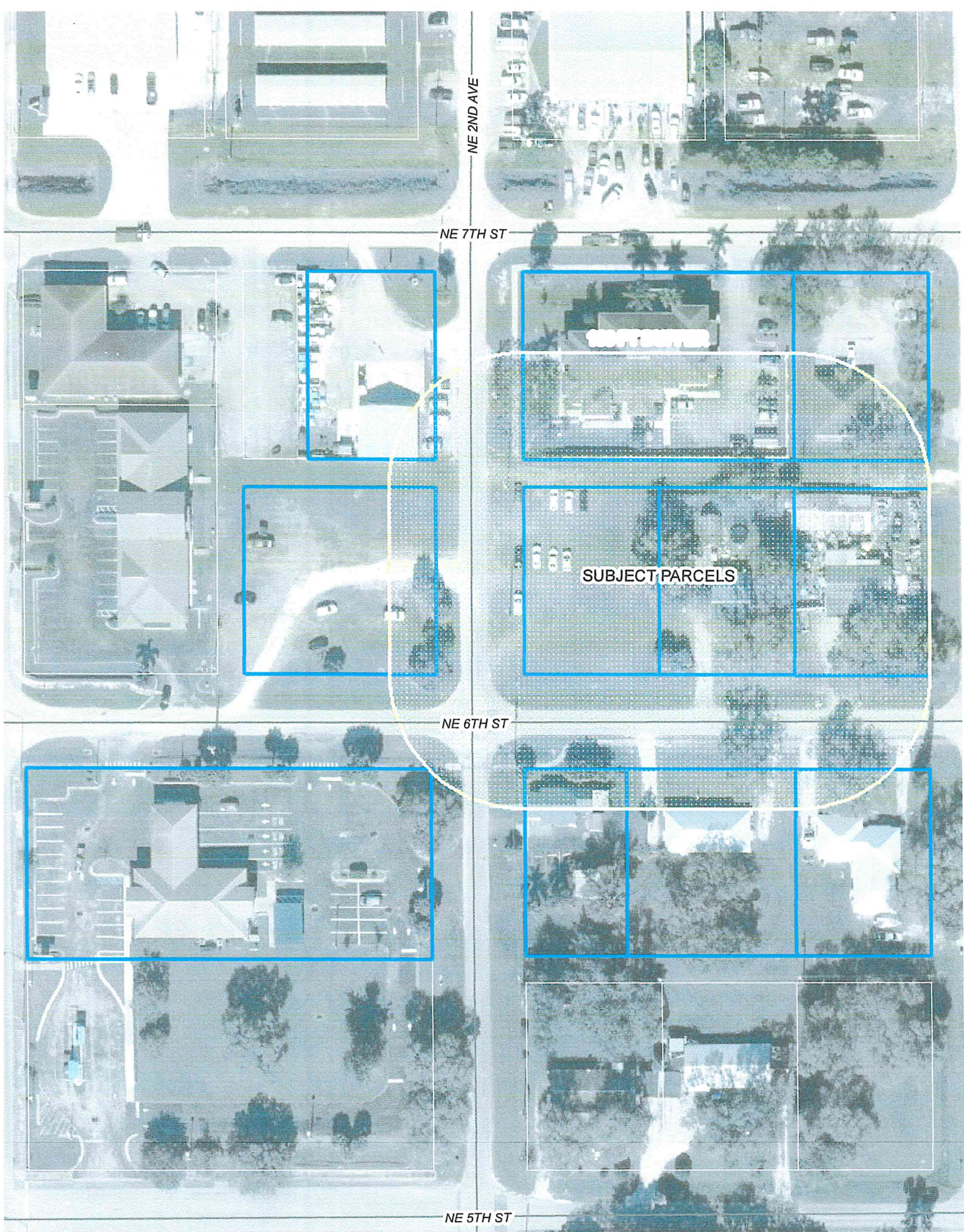


Steven L. Dobbs  
Notary Public Signature



PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00560-0060	LOWE JOHN MARCUS	3279 NW 59TH TER		OKEECHOBEE	FL	34972-8877
3-15-37-35-0010-00560-0160	<del>LOWE JOHN MARCUS</del>	3279 NW 59TH TERR		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0080	TRENT RONALD L	708 N PARROTT AVE		OKEECHOBEE	FL	34972-2670
3-15-37-35-0010-00770-0010	ADVANCED WATER TECHNOLOGIES	609 NE 2ND AVE		OKEECHOBEE	FL	34972-2617
3-15-37-35-0010-00770-0030	4 GIRLS PROPERTIES INC	701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00770-0060	BIG LAKE EYE CARE LLC	1540 SE 40TH AVENUE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00770-0100	BIG LAKE EYE CARE LLC	606 NORTH PARROTT AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00780-0010	BIG LAKE BAPTIST ASSOCIATION I	PO BOX 1203		OKEECHOBEE	FL	34973-1203
3-15-37-35-0010-00780-0050	<del>606 OKEECHOBEE ETC</del>	C/O JAMES CAPRIO	2300 WESTON RD STE 202	WESTON	FL	33326
3-15-37-35-0010-00780-0110	KINNEY JOANNA ERMA	209 NE 6TH ST		OKEECHOBEE	FL	34972-2662
3-15-37-35-0010-00790-0030	COYLE WILLIAM D	306 NE 7TH ST		OKEECHOBEE	FL	34974-2
3-15-37-35-0010-00790-0050	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0070	<del>COVARRUBIAS-SANTOYO ACENCION</del>	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0090	BISHOP DONETTE T	3785 SW 40TH AVE		OKEECHOBEE	FL	34974-1606
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	<del>LMXN HOLDINGS LLC</del>	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	BUDGET HOMES LLC	7416-A SW 48TH ST		MIAMI	FL	33155-4415
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	<del>TAMAL PROPERTIES LLC</del>	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418





NE 2ND AVE

NE 7TH ST

SUBJECT PARCELS

NE 6TH ST

NE 5TH ST





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. 22-005-SSA to reclassify from Single Family Residential to Commercial, 0.32± acres located at 205 NE 6<sup>th</sup> 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](mailto: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](http://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](http://cityofokeechobee.com/agenda.html) or contact my office to have a copy emailed.

Respectfully,  
Patty Burnette, General Services Coordinator



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Respectfully,  
Patty Burnette, General Services Coordinator