



CITY OF OKEECHOBEE

55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

AUGUST 18, 2026

5:00 PM

LIST OF EXHIBITS

Mayor

Dowling R. Watford, Jr.

Vice Mayor

Monica Clark

Council Members

Noel Chandler

Bob Jarriel

David McAuley

Exhibit 1	12 & Under Ozone Division 1 Youth Baseball memo
Exhibit 2	July 29, 2026, City Council Minutes
Exhibit 3	August 4, 2026, City Council Minutes
Exhibit 4	July 2026 Warrant Register
Exhibit 5	Ordinance No. 1329
Exhibit 6	Ordinance No. 1328
Exhibit 7	Fire Services Presentation Memo
Exhibit 8	Drug Free Workplace policy
Exhibit 9	Proposed Budget for 2026-2027



CITY OF OKEECHOBEE
55 SE THIRD AVENUE
OKEECHOBEE, FL 34974

Phone: (863)763-9812
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Office of the City Administrator

Okeechobee City Council
Mayor Dowling R. Watford, Jr.
Vice Mayor Monica Clark
Noel Chandler
Bob Jarriel
David McAuley

City Council Regular Meeting Agenda Item

Subject: 12 & Under Ozone Division 1 Youth Baseball Team

Date: August 18, 2026

From: Denise Whitehead, City Administrator

Background:

The 12 & Under Ozone Division 1 Youth Baseball Team are Florida State Champions for the 2026 season, beating out Hardee County. This made them eligible to play in the World Series in Laurel, Mississippi.

At the Diamond Youth Baseball World Series in Mississippi, they won their first game against Mississippi but lost their second against Georgia. Due to it being double elimination, they played again in the L bracket against Arkansas and won but lost the second game in this bracket against Virginia.

This Agenda Item is to provide the City Council the opportunity to recognize the hard work and dedication of the players and their families as well as their achievement in being the 2026 Florida State Champions and their participation in the 2026 World Series.



CITY OF OKEECHOBEE, FLORIDA
JULY 29, 2026, SPECIAL CITY COUNCIL MEETING
DRAFT MINUTES

I. CALL TO ORDER

Mayor Watford called the special meeting of the City Council for the City of Okeechobee to order on July 29, 2026, at 5:01 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. A moment of silence was held in honor of former City Council Member and Volunteer Fire Fighter, Mr. Clayton Williams, who passed away on July 28, 2026. The invocation was offered by Mayor Watford; followed by the Pledge of Allegiance led by Vice Mayor Clark.

II. ATTENDANCE

City Clerk Lane Gamiotea called the roll. Members physically present to establish a quorum: Mayor Dowling R. Watford, Jr., Vice Mayor Monica M. Clark, Council Members Noel A. Chandler, Robert "Bob" Jarriel, and David R. McAuley.

III. NEW BUSINESS

A. Council Member Chandler made a motion, seconded by Vice Mayor Clark to approve advertising the 2026 Tax Notices maximum Millage Rate at 5.9602 for Fiscal Year 2026-27 Budget preparation [as recommended by staff and presented in **Exhibit 1**].

Motion Carried Four to One, with Council Member Jarriel Voting No.

IV. ADJOURNMENT

There being no further items, Mayor Watford adjourned the meeting at 5:06 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

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



CITY OF OKEECHOBEE, FLORIDA
AUGUST 4, 2026, REGULAR CITY COUNCIL MEETING
AND BUDGET WORKSHOP FOR FISCAL YEAR 2026-27
DRAFT MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on August 4, 2026, at 5:03 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. A moment of silence was held in honor of former City Council Member and Volunteer Fire Fighter, Mr. Clayton Williams, whose funeral services were held earlier today. The invocation was offered by Council Member McAuley; followed by the Pledge of Allegiance led by Council Member Chandler.

II. ATTENDANCE

City Clerk Lane Gamiotea called the roll. Members present to establish a quorum: Mayor Dowling R. Watford, Jr., Vice Mayor Monica M. Clark, Council Members Noel A. Chandler, Robert "Bob" Jarriel, and David R. McAuley.

III. AGENDA AND PUBLIC COMMENTS

A. Mayor Watford announced the following modifications to the published agenda: defer Presentations item IV.A. Add New Business item VI.A., Exhibit 11, renumber New Business items VI.A through VI.D. to VI.B. through VI.E., and correct the motion for newly renumbered New Business item VI.E. to Fiscal Year (FY) 2025-26." Exhibits 7, 8, 9, and 10 were added and noted with their items.

B. Council Member Jarriel made a motion, seconded by Council Member McAuley to adopt the agenda as amended.

Motion Carried Unanimously.

C. No comment cards were received for public participation for issues not on the agenda.

IV. PRESENTATIONS

A. **DEFERRED TO AUGUST 18, 2026, MEETING.** Recognize the 2026 Okeechobee 12U All-Stars [A copy of the email requesting deferral has been added to the official Minute File, labeled **Exhibit 7**].

B. Mayor Watford recognized Council Member Noel Chandler for his twenty years of service. He was presented with a monetary award of \$750.00 and a framed certificate, which was read into the record as follows: **"In recognition of completing twenty years of dedicated service for the City of Okeechobee, FL as an elected official January 3, 1995, through November 21, 2006, January 5, 2015, through January 7, 2019, and June 1, 2021, through July 31, 2026."** [A copy of the certificate has been added to the official Minute File, labeled **Exhibit 8**].

C. Mayor Watford and Police Chief Donald Hagan recognized Sergeant Chad Troutman for his twenty years of service. He was presented with a monetary award of \$2,199.99, [three percent of his current annual salary], and a framed Longevity Service Certificate, read into the record as follows: **"Longevity Service Certificate presented to Chad Troutman in recognition of your twenty years of service, hard work, and dedication to the City, its citizens, and your fellow employees from August 2, 2006, through August 2, 2026."** [A copy of the certificate has been added to the official Minute File, labeled **Exhibit 9**].

V. CONSENT AGENDA

A. Vice Mayor Clark made a motion, seconded by Council Member Jarriel to dispense with the reading and approve the following Minutes:

1. July 7, 2026, [as presented in **Exhibit 1**]; and
2. July 21, 2026, [as revised in **Exhibit 2**].

Motion Carried Unanimously.

VI. NEW BUSINESS

A. **ITEM ADDED:** Motion by Council Member McAuley, seconded by Council Member Jarriel to reschedule the September 1, 2026, regular meeting and First Budget Public Hearing for Fiscal Year (FY) 2026-27 [as previously adopted on July 21, 2026], to be held on September 3, 2026, commencing at 6:00 P.M., or soon thereafter [as presented in **Exhibit 10**].

Motion Carried Unanimously.

VI. NEW BUSINESS CONTINUED

- B.** Public Works Director Willie Hall gave a Department update for January through June, advising they have completed more than 250 Work Orders to improve City streets, sidewalks, drainage systems, facilities, and public safety; as well as supporting major community events such as the Speckled Perch Festival and Parade, the Battle of Okeechobee, Touch-a-Truck, and the Okeechobee County Economic Development Corporation's (OCEDC) Junior Leadership Camp. Director Hall stated his Department remains committed to maintaining and improving the City's infrastructure while delivering dependable service to the community. The City Council expressed their gratitude to Director Hall and staff for their commitment and rapid response time. The presentation slides are included in **Exhibit 3**.
- C.** Motion by Council Member Jarriel, seconded by Vice Mayor Clark to appoint City Administrator Denise Whitehead, to the OCEDC Board [as presented in **Exhibit 4**].
Motion Carried Unanimously.
- D.** Motion by Council Member Chandler, seconded by Vice Mayor Clark to approve the [Amendment to Request for Proposal No. ADM 01-32-07-23] to approve the Engagement Letter from Carr, Riggs and Ingram, LLC., allowing them to audit the Financial Statements and the disclosures of the City for the FY 2025-26 [as presented in **Exhibit 4**].
Motion Carried Unanimously.
- E.** Motion by Council Member McAuley, seconded by Council Member Chandler to approve the Engagement Letter from Carr, Riggs and Ingram, LLC., allowing them to obtain reasonable assurance whether the City is free from material misstatement [conduct single audits as may be required] for the FY 2025-26 [as presented in **Exhibit 5**].
Motion Carried Unanimously.

VII. CITY ATTORNEY UPDATE

A copy of the written update, as read by Assistant City Attorney Stephen Conteagüero, was added to the official Minute File, labeled as **Exhibit 11**.

- Working on revisions to the Code of Ordinances allowing for Administrative review of plat procedures as now required by Florida Statutes (FS).
- Continuing work to remove the Technical Review Committee from under the purview of the Sunshine Law requirements.
- Updating the Site Plan Review procedures with City Planner Ben Smith, as now required by FS.
- Working with General Services Director Tammy Parker to update the Building Permit Review Guidelines, per House Bill 803 (2026).

VIII. CITY ADMINISTRATOR UPDATE

- Ongoing repairs to the Chamber of Commerce building revealed additional water damage caused by roof leaks. Roof repair estimates are being obtained, which may require a formal bidding process and a future Budget Amendment.
- The muralist will repaint the City Seal on the North exterior wall of City Hall as weather permits.
- State Representative Kaylee Tuck expressed interest in leasing office space in the Public Safety Building while her staff is displaced from the Chamber of Commerce building.
- Noted her attendance at the Florida League of Cities Conference from August 12 through 14, 2026.
- Reminder that the next Okeechobee Main Street Summer Concert Series, takes place in Settlers Square at FLAGLER PARK on August 7, 2026.

IX. COUNCIL COMMENTS

- Council Member Chandler expressed enthusiasm regarding the City's future direction and the newly appointed leadership team.
- Council Member Jarriel commended staff for completing the enclosure and painting of the exterior utility wires at City Hall.
- Council Member McAuley applauded the Public Works staffs exceptional quality of work and quick response times.
- Vice Mayor Clark extended congratulations to Council Member Chandler in recognition of his 20 years.
- Mayor Watford reported strong community attendance at the memorial service for former Council Member Williams. He noted that the visiting funeral director expressed gratitude for the exceptional escort and support provided by the Okeechobee Police Department and Sheriff's Office.

X. MAYOR WATFORD RECESSED THE REGULAR MEETING AND OPENED THE FY 2026-27 BUDGET WORKSHOP AT 5:34 P.M.

- A.** The purpose of the Workshop is to review and discuss the proposed Budget for FY 2026-27.

X. **FY 2026-27 BUDGET WORKSHOP CONTINUED**

- A. Continued: Finance Director Connell guided the overview of the estimated revenues and proposed expenditures as presented in **Exhibit 6** as well as the power point slides [with copy added to **Exhibit 6**], and fielded questions from the City Council, together with City Administrator Whitehead. The Budget booklet has been completely redesigned to offer a broader overview of municipal services, key accomplishments, and community improvements. Booklet pages 2 to 10 (new content) feature the City’s Mission and Vision Statement with its Elected and Administration Officials, message from the City Administrator, Organizational Chart, and “Budget in Brief summaries.”

Pages 11 to 13 provide the **General Fund** line item revenue breakdowns. Each spreadsheet within the booklet provides historical data with actual costs from FY’s 2023-24 and 2024-25; the current FY Budget as amended; the proposed amounts for FY 2026-27; and lastly the percentage of change between FYs 2025-26 and 2026-27. Official State revenue figures have not yet been released. Revenue estimates were conservatively calculated by Finance Director Connell using a three-year historical average. The proposed Budget is balanced at \$9,237,580.00 in revenues and expenditures. Maintaining the current Millage Rate of 5.9602 generates an estimated \$3,219,576.00 in ad valorem property tax revenue. Remaining General Fund revenues include \$2,227,250.00 from State revenue sharing, \$1,795,080.00 from charges for services, \$1,078,550.00 from other fees and revenues, \$350,000.00 to be transferred from the Public Facilities Improvement Fund, \$217,124.00 to be transferred from the Capital Improvement Projects Fund (Reserves), and \$350,000.00 from uses of money and property.

Departmental Budgets (pages 15 to 36) now feature a standardized two-page format: an Overview, Staffing, Priorities, Summary Totals for Personnel, Operating and Capital, and an At a Glance bullet list on one page followed by a detailed spreadsheet splitting Personnel and Operating costs on the second. Each Department Budget (excluding Legislative and Legal Counsel) includes a 2.5 percent general wage increase effective October 1, 2026, distinguished from a cost-of-living-adjustment, as it is lower than the June 3.5 percent Consumer Price Index (CPI), and a 2 percent merit increase effective June 1, 2027 for satisfactory evaluations. Mayor and City Council (Legislative) salaries will increase by 3.84 percent based on the U.S. CPI, pursuant to Charter Section C-2.6. Additionally, each Department Budget reflects adjusted costs for health insurance, workers’ compensation, property and casualty insurance, and City retirement fund contributions:

0511-Legislative/City Council, (pages 15 and 16)	Total Personnel:	\$ 81,900.00
	Total Operating:	\$ <u>94,100.00</u>
	FY 2026-27 Proposed Total:	\$ 176,000.00

Operating Line items: \$4,000.00 in 8100 Shared Services, specially earmarked for the Okeechobee County Educational Foundation and \$40,000.00 in 8202 Local Community Request, specially earmarked for the Okeechobee County Economic Development Corporation. Operating Line Item changes: moved \$30,000.00 for lobbying services to new 3100 Professional Services from 3400 Other Contractual Services. Moved \$1,500.00 to new 5500 Training and Education from 4901 Education. After adjusting individual line items based on spending trends, the Operating Budget is projected to increase by 5.20 percent, while the Department Total should decrease by 2.01 percent.

0512-Executive/Administration (pages 17 and 18)	Total Personnel:	\$ 234,250.00
	Total Operating:	\$ <u>74,200.00</u>
	FY 2026-27 Proposed Total:	\$ 308,450.00

Operating Line Item changes: moved the \$17,500.00 for grant writing services to new 3100 Professional Services from 3400 Other Contractual Services. 5200 Operating Supplies increased by \$24,350.00 and is earmarked for software to be purchased and used City-wide. Moved \$2,000.00 to new 5500 Training and Education from 4901 Education. After adjusting individual line items based on spending trends, the Operating Budget is projected to increase by 23.73 percent, while the Total Department Budget will only increase by 4.50 percent.

1512-Executive/Human Resources (pages 19 and 20)	Total Personnel:	\$ 84,150.00
	Total Operating:	\$ <u>28,000.00</u>
	FY 2026-27 Proposed Total:	\$ 112,150.00

Operating Line Item changes: new 3100 Professional Services \$3,000.00 to cover the costs for drug screens and physicals for new hires, promotions, workers compensation and/or return to work requirements city-wide, instead of by Department. Increased 4609 Repair and Maintenance Equipment by \$9,750.00 for the appropriate share of the Tyler software for this Department. Moved \$1,500.00 to new 5500 Training and Education from 4901 Education. Following line item adjustments based on historical spending trends, the Operating Budget is projected to increase by 45.08 percent, primarily due to reallocating costs from other Departments into this Budget. However, the Total Department Budget will increase by only 17.25 percent.

X. FY 2026-27 BUDGET WORKSHOP CONTINUED

A. Continued, General Fund projected Expenditures:

2512-Executive/City Clerk	Total Personnel:	\$ 302,900.00
(pages 21 and 22)	Total Operating:	\$ <u>84,350.00</u>
	FY 2026-27 Proposed Total:	\$ 387,150.00

The personnel costs changes include the accrued leave benefit payout for the current City Clerks anticipated retirement in January. A proposed salary for the newly appointed City Clerk at \$79,250.00, which is the positions pay grade mid-point. Operating Line Item changes: moved \$1,250.00 to new 3100 Professional Services and \$1700.00 to new 5200 Operating Supplies from 3400 Other Contractual Services. 4909 Miscellaneous increased by \$4,000.00 to cover the costs of the City General Election. Moved \$2,500.00 to new 5500 Training and Education from 4901 Education. Following line item adjustments based on historical spending trends, the Operating Budget is projected to increase by 1.74 percent. The Total Department Budget will increase by 14.88 percent, primarily driven by retirement benefit payouts and the recruitment of a new Department Head.

0513-Finance	Total Personnel:	\$ 268,350.00
(pages 23 and 24)	Total Operating:	\$ <u>120,550.00</u>
	FY 2026-27 Proposed Total:	\$ 388,900.00

Operating Line Item changes: new 3100 Professional Services \$1,250.00; 4609 Repair and Maintenance Equipment reduced by \$11,100.00 with \$9,750.00 transferred to HR and General Services. Moved \$5,000.00 to new 5500 Training and Education from 4901 Education. After adjusting individual line items based on spending trends, the Operating Budget is projected to decrease by 8.13 percent. Overall, the Department's Total Budget will decrease by 3.64 percent.

0514-Legal Services (pages 25 and 26)	FY 2026-27 Proposed Total:	\$ 140,950.00
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The \$10,000.00 in 3300 Legal Cost earmarked for a Labor Attorney to review the Employee Personnel Policies and Procedures Handbook was not conducted as budgeted and will be rolled over to the proposed Budget. Moved \$500.00 to new 5500 Training and Education from 4901 Education. Based on resent spending trends, several line items were reduced, resulting in an overall Department decrease of 0.32 percent.

0519-General Services	Total Personnel:	\$ 232,100.00
(pages 27 and 28)	Total Operating:	\$ <u>481,600.00</u>
	FY 2026-27 Proposed Total:	\$ 713,700.00

Operating Line Item changes: \$5,500.00 to new 4200 Freight and Postage from 5204 Postage and Supplies and reduced by \$1,500.00. Decreased 3401 Public Meeting Contract Costs by \$4,200.00. 4609 Repair and Maintenance Equipment increased by \$2,100.00. Moved \$2,000.00 to new 5500 Training and Education from 4901 Education. Following line item adjustments based on historical spending trends, the Operating Budget is projected to decrease by 1.75 percent, resulting in a 1.31 percent overall decrease in the Department total.

0521-Police Department	Total Personnel:	\$ 3,436,480.00
(pages 29 through 31)	Total Operating:	\$ <u>614,650.00</u>
	FY 2026-27 Proposed Total:	\$ 4,051,130.00

Personnel costs include funding for two proposed positions, a second School Resource Officer (SRO), as initially presented at the July 7, 2026 meeting, and a new Evidence Clerk/Crime Scene Technician position. Line item 1203 was created to separate Code Enforcement salaries from 1200 regular salaries. New dedicated line items were established, and corresponding funds were reallocated, to track for Code Enforcement operational costs separately: \$6,000.00 (corrected from \$2,000.00) to new 3101 Professional Services/Code Enforcement for the Special Magistrate services from 3100 Professional Services and amount is to be corrected to \$41,000.00 from \$45000.00; \$3,000.00 to new 3401 Other Contractual Services/Code Enforcement from 3400 Professional Services; \$500.00 to new 4001 Travel and Per Diem/Code Enforcement from 4000 Travel and Per Diem. These line items were added: 4601 Repair and Maintenance Vehicles/Code Enforcement \$750.00; 5204 Operating Supplies-Uniforms/Code Enforcement \$1,200.00; 5205 Operating Supplies/Code Enforcement \$9,500.00; and 5501 Training and Education/Code Enforcement \$1500.00. Additionally, \$5,000.00 moved to new 3500 Investigation Fees from 5102 Investigation Fees. \$350.00 to new 4200 Freight and Postage Services. Following minor adjustments across various line items based on spending trends, the overall Operating Budget is projected to increase by just 1.84 percent, while the Total Department Budget will increase by 6.04 percent.

X. FY 2026-27 BUDGET WORKSHOP CONTINUED

A. Continued, General Fund projected Expenditures:			
0522-Fire and 0529-Public Safety (pages 33 and 34)	Total Personnel (Retirement):	\$	55,000.00
	Fire Contractual Services:	\$	975,000.00
	Operating for Public Safety Building:	\$	<u>54,500.00</u>
	FY 2026-27 Proposed Total:	\$	<u>1,084,500.00</u>

The Fire Contractual Services amount is an estimate as the confirmed contractual fee has not been provided by the County to date. Various Line Items were increased and decreased based on trends, the Operating Budget is projected to increase by 6.74 percent, with Department Total increasing by 6.77 percent.

0541-Public Works (pages 35 and 36)	Total Personnel:	\$	829,500.00
	Total Operational:	\$	<u>1,045,050.00</u>
	FY 2026-27 Proposed Total:	\$	<u>1,874,550.00</u>

The only line item change in the Operational expense was to move \$7,500.00 to new 5500 Training and Education from 4901 Education. Various Line Items were increased and decreased based on trends, the Operating Budget is projected to decrease by 0.62 percent, with Department Total increasing by only 1.26 percent.

The **Public Facilities Improvement (Transportation) Fund** (pages 37 and 38) figures were presented as follows: beginning Fund Balance, \$419,982.00; projected Revenues, \$787,500; estimated Expenditures, \$812,500.00; plus \$350,000.00 to be transferred to the General Fund. Fund Balance, \$44,982.00. The decrease in revenues is due to electric vehicles not being required to pay the various gas and fuel taxes. Finance Director Connell noted it appears unlikely to be able to continue transferring \$350,00.00 after this FY. He and Administrator Whitehead will be reviewing the Funds' recent history and solutions before planning for FY 2027/28 Budget begins.

The **Capital Improvement Projects Fund** (pages 39 to 41) figures were presented as follows: beginning Fund Balance, \$2,508,367.00; projected Revenues, \$40,000.00; estimated Expenditures, \$1,356,000.00; plus \$217,124.00 to be transferred to General Fund. Fund Balance, \$975,243.00. The Capital Projects earmarked are: \$17,000.00 the Finance Department interior remodel and \$3,000.00 for furniture. Under the General Services Department: \$40,000.00 to replace the Landscaping City Hall, \$10,000.00 to replace the lampposts along North Park Street and the City Hall parking lot, and \$1,000.00 for a new computer. Under Law Enforcement: \$195,000.00 to replace four Police vehicles, \$30,000.00 equipment for four vehicles, \$4,000.00 to replace four laptops, \$3,500.00 to replace tasers, and \$2,500.00 to replace radars. For the Public Works Department: \$5,000.00 to purchase a 16-foot utility trailer for the mowers; \$13,000.00 for security scan entry doors; and \$7,000.00 for office furniture and upgrades to the restrooms. Then finally, \$1,000,000.00 is earmarked for road improvements.

- Three Grant Capital Funds (pages 43 to 46):
- Industrial Development (305) Grant Fund** (page 44) figures were presented as follows: beginning Fund Balance and Revenue Total \$21,508.00; and projected Expenditures of \$21,508.00 for stormwater infrastructure. This is the remaining America Rescue Plan Act Funds.
 - Appropriations (307) Grant Fund** (page 45) figures were presented as follows: beginning Fund Balance and Revenue Total \$1,200,000.00; and projected Expenditures of \$1,200,000.00 for City Commerce Center and Park Street Commerce Center roadway improvements. This is the State Department of Commerce Rural Infrastructure Fund Grant.
 - The **Other Grants (309) Capital Fund** (page 46) figures were presented as follows: beginning Fund Balance and Revenue Total \$1,971,515.00; projected Expenditures, \$1,971,515.00 for the Public Safety Building Renovation Project. This is the State Department of Financial Services, Fire Marshal Division Appropriations Grant.

The final proposed Budget was the **Law Enforcement Special Fund** (pages 48 and 49) figures were presented as follows: beginning Fund Balance, \$12,900.00; estimated Revenues, \$1,000.00; projected Expenditures, \$6,000.00 for equipment; Fund Balance, \$7,900.00.

Several members of the City Council requested that staff conduct a re-review of departmental Budgets to identify at least \$35,000.00 in expenditure reductions. County Administrator Jessica Bezares, who was in attendance, informed City Administrator Whitehead that the finalized Fire Services contract amount will be \$928,205.00. This reflects a \$46,795.00 reduction from the budgeted amount. Additionally, **by majority consensus**, the City Council rejected a request to add and fund the second SRO position.

X. FY 2026-27 BUDGET WORKSHOP CONTINUED

A. Continued: Staff emphasized the City is growing and requiring more services. Since the 2020 census, population is up by 9.3 percent, employment has risen 17 percent, median household income grew 13.3 percent in the last year, 25 net business have opened since FY 2023-24, and overall property values continue to rise. The City Council has decreased the Millage Rate by 21.6 percent since 2021 and has not raised the rate in 10 consecutive years. Regarding proposed Amendment No. 3 on the November ballot which alters homestead property taxes (see various presentations on the July 7, 2026 and July 21, 2026, minutes), Council Members were reminded that 66 percent of the homesteaded property values fall below \$150,000.00, 91 percent are valued under \$250,000.00, and 99.7 percent are valued under \$500,000.00. However, two Council Members wanted to use the Roll-Back as the Millage Rate, two wanted the current Rate, and one asked what the Rate would be in the middle. By **majority consensus**, the City Council instructed staff to recalculate the Budget using a reduced Millage Rate of 5.8962, the midpoint between the current Rate and the Roll-Back Rate.

A second Workshop will be necessary to be held on August 18, 2026, immediately following the regular 6:00 P.M. meeting. Staff was directed to **prepare an updated Budget incorporating the following minimum adjustments: remove funding and allocation for a second SRO position and implementation of two minor corrections noted in the Police Department Budget; reduce the Fire Services contractual amount, recalculate the ad valorem tax revenues based on the 5.8962 Millage Rate, and incorporate the official State revenue estimates, provided they are released timely.**

XI. MAYOR WATFORD ADJOURNED THE BUDGET WORKSHOP AND RECONVENED IN REGULAR SESSION AT 7:17 P.M.

A. There were no unfinished items or issues from the Budget Workshop requiring official action.

XII. ADJOURNMENT

There being no further items of discussion, Mayor Watford adjourned the meeting at 7:18 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

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



Okeechobee, FL

Check Report

By Check Number

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: CapVeh Fund-Capital Vehicle Fund Trust Checking						
ICS	ICS Computers Inc.	07/10/2026	Regular	0.00	6,899.00	2072
CW Roberts Contracti	CW Roberts Contracting, Inc.	07/17/2026	Regular	0.00	76,838.57	2073
CW Roberts Contracti	CW Roberts Contracting, Inc.	07/31/2026	Regular	0.00	132,419.54	2074

Bank Code CapVeh Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	5	3	0.00	216,157.11
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	5	3	0.00	216,157.11

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: GenFund-General Fund Checking-Truist Checking						
City Of Okeechobee P	City Of Okeechobee Payroll Account	07/09/2026	EFT	0.00	123,276.22	507
467	PRM - Property & Casualty	07/09/2026	EFT	0.00	93,465.00	508
	Void	07/09/2026	EFT	0.00	0.00	509
Building Code Admini	Building Code Administrators and	07/17/2026	EFT	0.00	1,525.23	510
Florida Building Com	Florida Building Commission	07/17/2026	EFT	0.00	1,066.01	511
1644	PRM - Health Insurance	07/17/2026	EFT	0.00	61,087.00	512
1770	PRM - Life, LTD & STD	07/17/2026	EFT	0.00	2,454.37	513
1770	PRM - Life, LTD & STD	07/17/2026	EFT	0.00	1,616.28	514
1645	PRM - Vision & Dental	07/17/2026	EFT	0.00	2,524.73	515
City Of Okeechobee P	City Of Okeechobee Payroll Account	07/22/2026	EFT	0.00	131,515.79	516
The Standard	The Standard	07/24/2026	EFT	0.00	8,683.23	517
OUA	Okeechobee Utility Authority	07/07/2026	Regular	0.00	201.38	49857
AdvanceAuto	Advance Auto Parts	07/10/2026	Regular	0.00	142.25	49858
American Drilling Se	American Drilling Services, Inc.	07/10/2026	Regular	0.00	6.00	49859
BOA-0405 Ritter	Bank of America	07/10/2026	Regular	0.00	139.60	49860
BOA-8285 Taylor	Bank of America	07/10/2026	Regular	0.00	1,919.12	49861
BOA-4977 Parker	Bank of America	07/10/2026	Regular	0.00	1,532.98	49862
BOA-6973 Roberts	Bank of America	07/10/2026	Regular	0.00	415.95	49863
BOA-2715 Reyna	Bank of America	07/10/2026	Regular	0.00	199.99	49864
BOA-3944 Boon	Bank of America	07/10/2026	Regular	0.00	333.87	49865
BOA-7745 Prince	Bank of America	07/10/2026	Regular	0.00	237.35	49866
BOA-7024 Kovac	Bank of America	07/10/2026	Regular	0.00	9.76	49867
BOA-0848 Hampshire	Bank of America	07/10/2026	Regular	0.00	876.29	49868
BOA-7912 Connell	Bank of America	07/10/2026	Regular	0.00	948.24	49869
BOA-0577 Rogers	Bank of America 0577	07/10/2026	Regular	0.00	1,264.73	49870
BOA-0795 Hall	Bank of America 0795	07/10/2026	Regular	0.00	1,808.90	49871
	Void	07/10/2026	Regular	0.00	0.00	49872
BOA-7883 Gamiotea	Bank of America 7883	07/10/2026	Regular	0.00	150.54	49873
C&C Industrial Enter	C&C Industrial Enterprise. LLC	07/10/2026	Regular	0.00	123.75	49874
Carl Fox	Carl Fox	07/10/2026	Regular	0.00	120.00	49875
Comcast	Comcast	07/10/2026	Regular	0.00	126.00	49876
Communications Inter	Communications International, Inc.	07/10/2026	Regular	0.00	520.40	49877
Everglades Farm Equi	Everglades Farm Equip. Co., Inc.	07/10/2026	Regular	0.00	1,397.96	49878
First-Citizens	First-Citizens Bank & Trust Co	07/10/2026	Regular	0.00	1,004.96	49879
FPU	Florida Public Utilities	07/10/2026	Regular	0.00	81.71	49880
SDU	Florida State Disbursement Unit	07/10/2026	Regular	0.00	953.23	49881
ICS	ICS Computers Inc.	07/10/2026	Regular	0.00	3,317.95	49882
	Void	07/10/2026	Regular	0.00	0.00	49883
IMS	IMS	07/10/2026	Regular	0.00	194.79	49884
Okeechobee News	Independent Newsmedia Inc.	07/10/2026	Regular	0.00	130.00	49885
Okeechobee News	Independent Newsmedia Inc.	07/10/2026	Regular	0.00	556.92	49886
2253	MacVicar Consulting, Inc.	07/10/2026	Regular	0.00	250.00	49887
Morris-Depew Associa	Morris-Depew Associates, Inc.	07/10/2026	Regular	0.00	13,092.00	49888
BOCC	Okeechobee County - BOCC	07/10/2026	Regular	0.00	134,716.37	49889
BOCC	Okeechobee County - BOCC	07/10/2026	Regular	0.00	425.00	49890
O'Reilly	O'Reilly Auto Parts	07/10/2026	Regular	0.00	16.99	49891
Petty Cash	Petty Cash	07/10/2026	Regular	0.00	10.00	49892
Scott's	Scott's Quality Cleaning	07/10/2026	Regular	0.00	211.25	49893
Sherwin	Sherwin-Williams Co.	07/10/2026	Regular	0.00	4.41	49894
Southern Sewer	Southern Sewer Equipment	07/10/2026	Regular	0.00	638.33	49895
Superior	Superior Water Works, Inc.	07/10/2026	Regular	0.00	27.50	49896
Taylor Rental	Taylor Rental - Okeechobee	07/10/2026	Regular	0.00	150.17	49897
Tire Zone	Tire Zone of Okeechobee, Inc.	07/10/2026	Regular	0.00	3,881.29	49898
1861	TransUnion Risk & Alternative Data	07/10/2026	Regular	0.00	100.00	49899
Unemployment Insurar	Unemployment Insurance	07/10/2026	Regular	0.00	44.90	49900
1544	UniFirst Corp	07/10/2026	Regular	0.00	429.54	49901
Verizon	Verizon Wireless	07/10/2026	Regular	0.00	1,156.87	49902
W&W	W&W Lumber Company of Okeechobee	07/10/2026	Regular	0.00	160.33	49903
Waste	Waste Management Inc. of Florida	07/10/2026	Regular	0.00	54,871.11	49904
WEX	WEX Bank	07/10/2026	Regular	0.00	8,730.91	49905

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
1490	World Risk Management	07/10/2026	Regular	0.00	1,422.00	49906
1374	Jack Boon	07/15/2026	Regular	0.00	72.00	49907
AFLAC	American Family Life Assurance Co.	07/17/2026	Regular	0.00	481.44	49908
B & M Suppliers	B & M Suppliers	07/17/2026	Regular	0.00	270.00	49909
CAS Governmental Ser	CAS Governmental Services, LLC	07/17/2026	Regular	0.00	1,833.33	49910
City Electric Supply	City Electric Supply	07/17/2026	Regular	0.00	1.88	49911
Gilbert Oil Company,	Gilbert Oil Company, Inc.	07/17/2026	Regular	0.00	6,321.64	49912
HealthEquity	HealthEquity	07/17/2026	Regular	0.00	798.80	49913
Home Depot	Home Depot Credit Services	07/17/2026	Regular	0.00	573.09	49914
1105	Indian River Crime Laboratory	07/17/2026	Regular	0.00	9,608.75	49915
Avenu	Neumo Enterprise Solutions LLC	07/17/2026	Regular	0.00	1,548.42	49916
138	Okeechobee A/C & Ref., Inc.	07/17/2026	Regular	0.00	225.00	49917
RMPK	RMPK Funding Inc.	07/17/2026	Regular	0.00	3,500.00	49918
1827	Soler Automotive	07/17/2026	Regular	0.00	1,693.59	49919
St Lucie	St. Lucie Battery & Tire	07/17/2026	Regular	0.00	299.60	49920
Supplyline	Supplyline	07/17/2026	Regular	0.00	58.00	49921
Taylor Rental	Taylor Rental - Okeechobee	07/17/2026	Regular	0.00	57.79	49922
Thompson	Thompson Reuters	07/17/2026	Regular	0.00	138.88	49923
Trac	TRAC Refrigeration	07/17/2026	Regular	0.00	325.00	49924
Verizon	Verizon Wireless	07/17/2026	Regular	0.00	72.14	49925
W&W	W&W Lumber Company of Okeechobee	07/17/2026	Regular	0.00	28.98	49926
CenturyLink-Fiber	Century Link	07/24/2026	Regular	0.00	2,407.06	49927
CenturyLink-Local	CenturyLink	07/24/2026	Regular	0.00	2,188.03	49928
FPU	Florida Public Utilities	07/24/2026	Regular	0.00	150.00	49929
SDU	Florida State Disbursement Unit	07/24/2026	Regular	0.00	953.23	49930
Kyocera	KYOCERA Document Solutions Southeast	07/24/2026	Regular	0.00	1,111.96	49931
MissionSquare	MissionSquare	07/24/2026	Regular	0.00	2,730.00	49932
MissionSquare	MissionSquare	07/24/2026	Regular	0.00	416.80	49933
Nason	Nason Yeager Gerson Harris & Fumero P.A.	07/24/2026	Regular	0.00	19,800.00	49934
Avenu	Neumo Enterprise Solutions LLC	07/24/2026	Regular	0.00	774.21	49935
962	Newmans Power Systems, Inc.	07/24/2026	Regular	0.00	686.85	49936
OUA	Okeechobee Utility Authority	07/24/2026	Regular	0.00	2,368.70	49937
Petty Cash	Petty Cash	07/24/2026	Regular	0.00	10.00	49938
Salem	Salem Trust Company	07/24/2026	Regular	0.00	3,180.33	49939
Salem	Salem Trust Company	07/24/2026	Regular	0.00	12,487.63	49940
Unemployment Insurar	Unemployment Insurance	07/24/2026	Regular	0.00	44.90	49941
Verizon	Verizon Wireless	07/24/2026	Regular	0.00	252.85	49942
Alexander Lenard	Alexander Lenard, MD, PLLC	07/31/2026	Regular	0.00	179.00	49943
All Points	All Points Direct Corporation	07/31/2026	Regular	0.00	72.00	49944
BOA-2732 McAuley	Bank of America	07/31/2026	Regular	0.00	881.65	49945
BOA-3042 Watford	Bank of America	07/31/2026	Regular	0.00	3,400.03	49946
BOA-7745 Prince	Bank of America	07/31/2026	Regular	0.00	170.00	49947
BOA-4977 Parker	Bank of America	07/31/2026	Regular	0.00	707.80	49948
CenturyLink-LD	CenturyLink	07/31/2026	Regular	0.00	19.66	49949
FPL	Florida Power & Light Company	07/31/2026	Regular	0.00	3,836.58	49950
Gary's Lock & Safe	Gary's Lock & Safe	07/31/2026	Regular	0.00	1,628.00	49951
Gilbert Outdoors	Gilbert Outdoors	07/31/2026	Regular	0.00	86.40	49952
Harris	Harris Corporation	07/31/2026	Regular	0.00	558.00	49953
1866	JC Newell Const. Inspect. Services, Inc.	07/31/2026	Regular	0.00	5,516.68	49954
113	Lawmen's & Shooters' Supply, Inc.	07/31/2026	Regular	0.00	712.96	49955
LegalShield	LegalShield	07/31/2026	Regular	0.00	14.95	49956
O'Reilly	O'Reilly Auto Parts	07/31/2026	Regular	0.00	89.77	49957
Petty Cash	Petty Cash	07/31/2026	Regular	0.00	10.00	49958
PharmaBill	PharmaBill, LLC	07/31/2026	Regular	0.00	576.20	49959
PharmaBill	PharmaBill, LLC	07/31/2026	Regular	0.00	2,486.86	49960
Raulerson	Raulerson Hospital	07/31/2026	Regular	0.00	68.00	49961
Scott's	Scott's Quality Cleaning	07/31/2026	Regular	0.00	2,263.44	49962
Superior	Superior Water Works, Inc.	07/31/2026	Regular	0.00	110.00	49963
Supplyline	Supplyline	07/31/2026	Regular	0.00	439.81	49964
Tire Zone	Tire Zone of Okeechobee, Inc.	07/31/2026	Regular	0.00	1,130.82	49965
W&W	W&W Lumber Company of Okeechobee	07/31/2026	Regular	0.00	373.85	49966

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
USPS	US Postal Service	07/31/2026	Regular	0.00	82.00	49967
338	US Postal Service (Quadient-POC)	07/31/2026	Regular	0.00	1,000.00	49968

Bank Code GenFund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	155	110	0.00	342,938.93
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	10	11	0.00	427,213.86
	165	123	0.00	770,152.79

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Grant Fund 307-Appropriations Grant Fund						
B & B Site Developme	B & B Site Development	07/31/2026	Regular	0.00	47,250.00	1503

Bank Code Grant Fund 307 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	1	1	0.00	47,250.00
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	1	1	0.00	47,250.00

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: Grant Fund 309-City Hall Hardening Construction						
Proctor Construction	Proctor Construction Services	07/09/2026	Regular	0.00	169,060.81	1500
Proctor Construction	Proctor Construction Services	07/09/2026	Regular	0.00	28,485.21	1501
CAS Governmental Ser	CAS Governmental Services, LLC	07/17/2026	Regular	0.00	1,041.67	1502

Bank Code Grant Fund 309 Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	3	3	0.00	198,587.69
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	3	3	0.00	198,587.69

Check Report

Date Range: 07/01/2026 - 07/31/2026

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: PubFac Fund-Public Facility Fund-Truist Checking						
BOA-0795 Hall	Bank of America 0795	07/10/2026	Regular	0.00	2,390.95	4043
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	07/10/2026	Regular	0.00	207.50	4044
Econo Signs, LLC	Econo Signs, LLC	07/10/2026	Regular	0.00	119.19	4045
Maschmeyer Concrete	Maschmeyer Concrete Company of Florida	07/10/2026	Regular	0.00	2,730.00	4046
W&W	W&W Lumber Company of Okeechobee	07/10/2026	Regular	0.00	30.50	4047
Core & Main	Core & Main	07/17/2026	Regular	0.00	3,440.00	4048
Diamond R Fertilizer	Diamond R Fertilizer Co., Inc.	07/17/2026	Regular	0.00	103.75	4049
Home Depot	Home Depot Credit Services	07/17/2026	Regular	0.00	137.00	4050
W&W	W&W Lumber Company of Okeechobee	07/17/2026	Regular	0.00	55.94	4051
FPL	Florida Power & Light Company	07/24/2026	Regular	0.00	6,082.98	4052
Nunez Lawncare & Lan	Nunez Lawncare & Landscaping Inc	07/31/2026	Regular	0.00	16,666.66	4053
W&W	W&W Lumber Company of Okeechobee	07/31/2026	Regular	0.00	15.99	4054

Bank Code PubFac Fund Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	17	12	0.00	31,980.46
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	17	12	0.00	31,980.46

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	181	129	0.00	836,914.19
Manual Checks	0	0	0.00	0.00
Voided Checks	0	2	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	10	11	0.00	427,213.86
	191	142	0.00	1,264,128.05

Fund Summary

Fund	Name	Period	Amount
001	GENERAL FUND	7/2026	770,152.79
301	PUBLIC FACILITY FUND	7/2026	31,980.46
304	CAPITAL PROJECTS FUND	7/2026	216,157.11
307	APPROPRIATIONS GRANT FUND	7/2026	47,250.00
309	OTHER GRANT CAPITAL FUND	7/2026	198,587.69
			1,264,128.05

ORDINANCE NO. 1329

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART B - LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 66 - GENERAL PROVISIONS, SPECIFICALLY AMENDING SECTION 66-1. - DEFINITIONS PROVIDING FOR AMENDMENTS TO CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 13. - RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICT SPECIFICALLY AMENDING SECTIONS 90-416. - GENERALLY AND 90-417. - PERMITTED USES, RENAMING AND AMENDING SECTION 90-418. - FROM DIMENSIONAL TO DEVELOPMENT STANDARDS, AMENDMENT TO SECTION 90-419(1). - ADDITIONAL REGULATIONS; PROVIDING FOR FURTHER AMENDMENTS TO SAID CHAPTER 90, DIVISION 14. - REGULATIONS APPLICABLE TO ALL MIXED USE PLANNED UNIT DEVELOPMENT AND RESIDENTIAL PLANNED UNIT DEVELOPMENT DISTRICTS, SPECIFICALLY AMENDING SECTIONS 90-428. - GENERAL DEVELOPMENT REVIEW STANDARDS, 90-429. - PETITION REQUIREMENTS FOR REZONING TO PUD-M OR PUD-R DISTRICT, 90-430. - OTHER REQUIREMENTS AND CONDITIONS, 90-431. - STATUS OF AN APPROVED PUD-M OR PUD-R DEVELOPMENT, 90-432. - REVIEW AND APPROVAL PROCESS FOR REZONING PUD-M AND PUD-R ZONING DISTRICTS, 90-433. - AMENDING AN APPROVED PLANNED DEVELOPMENT, AND ADDING SECTION 90-434. - DEVIATIONS, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 25-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida (City), has adopted Ordinance Number 716, as amended, known as the Land Development Regulations (LDRs); and

WHEREAS, the City has received and reviewed Application No. 25-001-TA, submitted by Erin Lees of WGI, Inc. on behalf of the Applicant, Edison Real Estate Partners, LLC., for a Text Amendment to the LDRs of the City's Code of Ordinances (the Code); and

WHEREAS, the Planning Board for said City acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as LDR Text Amendment Application No. 25-001-TA, at a duly advertised Public Hearing held on June 17, 2026, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments, or modifications to the Code, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of the City, that said amendments are necessary and appropriate to make the LDRs more consistent and responsive to the needs of the City and its citizens; and

WHEREAS, the City Council for the City finds and determines that these changes, amendments, or modifications to the Code are consistent with all applicable policies including the LDRs and the City's adopted Comprehensive Plan, and not in conflict with the public interest.

NOW, THEREFORE, be it ordained before the City Council of the City; 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; that:

SECTION 1: RECITALS ADOPTED.

Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: AMENDMENT TO CHAPTER 66 - GENERAL PROVISIONS.

That Part II of the Code, Subpart B - LDRs, Chapter 66 - General Provisions, is hereby amended to read as follows:

Sec. 66-1. - Definitions.

[. .]

Dwelling and dwelling unit mean a building or part thereof designed or intended for occupancy as permanent separate living quarters, with one kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of one family maintaining a household. The terms "dwelling," "single-family dwelling," "two-family dwelling," or "multiple-family dwelling" shall not include a motel, hotel, camp, recreation vehicle or similar structure.

Dwelling, multiple-family, means a building designed or used as permanent living quarters for three or more families living independently from each other, and includes townhouses, rowhouses, apartments, and patio home attached units.

Dwelling, single-family attached, means a dwelling unit that is attached to another by a common wall or roof where each unit has direct exterior access. No unit is located above another, each unit is completely separated from any others by a rated firewall or a fire and sound resistant enclosed separation or space, and each dwelling unit is on a separate lot under separate ownership.

Dwelling, single-family, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

Dwelling, two-family, means a building containing two dwelling units designed as living quarters for two families living independently from each other, and includes duplex and semidetached units.

Dwelling, zero lot line, means a single-family detached dwelling unit which is sited on a lot with one wall abutting one interior side lot line.

[. . .]

SECTION 3: AMENDMENT TO CHAPTER 90 – ZONING, DIVISION 13.

That Part II of the Code of Ordinances, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 13. - Residential Planned Unit Development (PUD-R) District, is hereby amended to read as follows:

Sec. 90-416. - Generally.

- (a) Defined. A parcel to be planned and developed as a single entity containing one or more types of residential dwelling units. Appropriate recreational, public and semipublic uses may be included if such uses are primarily for the benefit of the residential development.
- (b) Purpose and intent. The PUD-R district is established to:
 - (1) Encourage innovative creative designs;
 - (2) Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant residential developments that minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) Location. A PUD-R district is permissible only on tracts within areas designated on the Future Land Use Map in the Comprehensive Plan as ~~Residential Single-Family Residential~~ or ~~Residential Multi-Family Residential~~.
- ~~(d) Petition submittal requirements and other requirements and conditions for rezoning to the PUD-R zoning district, and amendments to an approved residential PUD, shall be governed by the provisions of sections 90-428 through 90-433.~~

Sec. 90-417. Permitted uses.

- (a) Allowable uses in a PUD-R district located on lands designated ~~residential single family~~ Single-Family Residential on the Future Land Use Map include:
 - (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Public facilities.

- (3) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
- (4) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.
- (b) Allowable uses in a PUD-R district located on lands designated ~~residential multi-family~~ Multi-Family Residential on the Future Land Use Map include:
 - (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Multiple-family dwellings.
 - (4) Adult family care or assisted living facilities.
 - (5) Public facilities.
 - (6) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (7) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

Sec. 90-418. Dimensional Development standards.

The ~~dimensional~~ Development standards for the PUD-R zoning district shall be as follows:

- ~~(1) Minimum parcel size: Five contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights of way and no individual parcel is less than two acres in area.~~
- ~~(21) Maximum density: Maximum density allowable in the PUD-R zoning district shall be as follows consistent with the City of Okeechobee Comprehensive Plan.:~~

Land Use Designation	Housing Component	Maximum Gross Density ^{*1}	
		Conventional Housing	Affordable Housing
Single family	Single family	4 d.u. per acre	5 d.u. per acre
Multi family	All housing types	10 d.u. per acre	11 d.u. per acre

^{*1}~~Gross acreage in PUD (excluding public streets and rights-of-way existing prior to rezoning to the PUD-R district) divided by the total number of dwelling units.~~

- ~~(32) Maximum height. Allowable height in developments in a PUD-R district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45-feet., except as approved by special exception~~
- ~~(43) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160-feet for any one building face.~~
- ~~(54) Minimum PUD-R perimeter setback. No building or structure shall be located closer than 20-feet to any perimeter boundary of the PUD-R district.~~
- (5) Minimum lot requirements (all widths and setbacks are in feet).

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multiple Family</u>	<u>Other Principle Uses</u>
<u>Lot Area</u>	<u>6,000 sf</u>	<u>2,500 sf per d.u.</u>	<u>6,000 sf</u>	<u>6,000 sf</u>	<u>4,000 sf per d.u.</u>	<u>6,000 sf</u>
<u>Lot Width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>10</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- (6) Minimum separation between buildings. Buildings shall be separated from each other by a distance equal to not less than 12-feet.

- ~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-R district.~~
- (87) Open space requirement. A minimum of 40 percent of the PUD-R district area shall be reserved for landscaping and open space. The following ~~uses~~ may contribute to the open space requirements provided the areas meet minimum dimensions of at least 10-feet (length and width) and comprise an area of not less than 200 square feet each ~~are met~~:
- a. ~~Buffers and~~ Landscaped areas in off-street parking areas;
 - b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
 - c. Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as a not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
 - d. ~~Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~
- (98) Improved recreation areas required.
- a. ~~Except as set forth in subsection (b), multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single family, zero lot line single family, or two family~~ Planned developments containing 50 or more dwelling units and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre, shall provide an improved active recreation/play area or areas that meet(s) the following standards:
 1. Said recreation area shall have at least 45 25 square feet of land area for each dwelling unit ~~with two or more bedrooms~~;
 2. The minimum size for said recreation area shall be ~~750~~ 1,500 square feet, and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and
 3. ~~The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~
 - b. ~~This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

(9) Dwelling unit minimum living area: 1,000 square feet.

Sec. 90-419. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-R district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-433 434.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

Secs. 90-420 — 90-427. - Reserved.

SECTION 4: AMENDMENT TO CHAPTER 90 - ZONING, DIVISION 14.

That Part II of the Code, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 14. - Regulations Applicable to all PUD-M and PUD-R Districts, is hereby amended to read as follows:

Sec. 90-428. General development review standards.

The following general standards shall be utilized in evaluating and establishing conditions for PUD-M and PUD-R zoning districts and in reviewing conceptual and final site plans petitions:

- (1) Physical characteristics of the site. The property shall be suitable for development in the manner proposed without hazard to persons or property, on or off the site. Conditions of soil, groundwater level, drainage, and topography shall be appropriate to both type and pattern of use intended.
- (2) Compatibility and relationship to adjacent property. The approval process of development in PUD-M and PUD-R districts shall take into consideration the existing uses and development adjacent to the district. The development shall be designed and located so as to avoid incompatibility with adjacent development or land uses to the extent reasonably possible. This shall be determined by requiring the applicant/developer to provide documentation that the location, design, and final site Master Concept Plan, as reflected in the eventual PUD-M or PUD-R ordinance, will result in a development that is consistent with ~~sound planning principles and complies with all applicable ordinances and land development regulations with surrounding development, land use designations, and zoning districts.~~ The PUD-M and PUD-R zoning categories contemplate, contrary to traditional zoning categories, innovative design and land use, including a mix of uses, with amenities, recreation areas and common areas, and use of zero lot lines. Regardless, the approval process will address compatibility with neighboring zoning categories, including that the ~~Overall~~ density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties.

Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property.

~~Opaque durable fencing, masonry walls, or a vegetative screen that is continuous within one year after time of planting, shall be provided at the periphery of PUD-M and PUD-R districts to protect occupants from undesirable views, lighting, noise or other off-site influences, and to protect occupants of adjoining properties from similar adverse influences.~~

~~This provision gives~~ Buffering and screening shall be applied in consideration to the site's advantages and limitations, as well as the compatibility of the development to adjacent sites. The design of the site should consider all existing features, both natural and man-made, to determine those inherent qualities that give the site and surrounding area its character.

- (3) Access and internal circulation. Principal vehicular access points into the planned unit development from rights-of-way shall be designed to encourage smooth traffic flow with controlled access and turning movements and minimize hazards to vehicular and pedestrian safety. When utilized, The interior circulation systems shall be designed to provide for safe and efficient motorized and non-motorized (e.g., bicycles) vehicular and pedestrian movement, as appropriate to the character of the proposed development.

Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes friction and excessive interruptions, and promotes vehicular and pedestrian safety.

- (4) Streets, drives, parking and service areas. Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.
- (5) Natural and historic features. Developments in a PUD-M or PUD-R district shall be designed to preserve natural features of the land and historic resources, such as existing trees, natural topography, and historic and archeological sites, as much as possible. ~~Natural resources and natural features may not be impaired or destroyed unless it is in the public interest to do so. In determining whether such action is in the public interest, the benefit which would reasonably be expected shall be balanced against the reasonably foreseeable detriments of~~

~~the activity.~~ Impacts to wetlands and protected species habitats shall be regulated in accordance with federal, state and local standards for environmental resource permitting.

- (6) Density. Density shall not exceed maximums established in the comprehensive plan and shall be established after consideration of criteria in the comprehensive plan, neighborhood compatibility, and site design.
- (7) Screening of trash and refuse containers. ~~All eCentral refuse, trash and garbage collection containers, or those serving multiple dwelling units,~~ shall be required for multi-family residential and commercial development and shall be screened from sight or located in a such a manner so as not to be visible from any public area within or adjacent to the PUD-M or PUD-R district.

(8) Perimeter Buffering.

a. Description of Buffers. It is the responsibility of the new development or redevelopment to provide appropriate buffering adjacent to existing development or adjacent to vacant property zoned for such development. The following four buffer types are hereby established. Each buffer type, identified by a letter, provides the minimum number of trees and shrubs per each 100 linear foot segment and indicates whether or not a wall or hedge is required.

- 1. Type A. A Type A buffer is intended to create the impression of spatial separation without necessarily eliminating visual contact between the spaces. A Type A buffer is 5-feet in width and consists of intermittent visual obstructions from the ground to a height of at least 3-feet consisting of a minimum of four Florida-Friendly trees and 10 Florida-Friendly shrubs. It may be composed of a wall or fence (excluding chain link or wire), landscaped earthen berm, and planted vegetation or existing vegetation and may contain Florida-Friendly deciduous plants. A wall or fence is not required.
- 2. Type B. A Type B buffer is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. A Type B buffer is 5-feet in width and consists of either:
 - (a) a minimum of five Florida-Friendly trees and a continuous Florida-Friendly hedge; or
 - (b) a wall or fence (excluding chain link or wire), landscaped earthen berm, Florida-Friendly deciduous plants or existing vegetation. A wall or fence is not required.
- 3. Type C. A Type C buffer is intended to exclude all visual contact between uses and to create a strong impression of spatial separation . A Type C buffer is 10-feet in width and consists of a minimum of five Florida-Friendly trees, a continuous Florida-Friendly hedge, and a wall and or fence (excluding chain link or wire) not less than 8-feet in height. A Type C buffer must be opaque year-round and may contain Florida-Friendly deciduous trees. All trees and shrubs required in the buffer must be placed on the outward facing side of the required wall and/or fence.
- 4. Type D. A Type D buffer is an alternative to a type C buffer. It is 30-feet in width, and consists of 10 Florida-Friendly trees and a double-staggered continuous Florida-Friendly hedge that must provide visual screening within one year of planting. A wall or fence is not required.

Buffer Types (per each 100 linear feet)				
Buffer Types	A	B	C	D
Minimum Width in Feet	<u>5</u>	<u>5</u>	<u>10</u>	<u>30</u>
Minimum No. of trees	<u>4</u>	<u>5</u>	<u>5</u>	<u>10</u>
Wall or Fence Required	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
Continuous Hedge/Shrubs Required	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

b. Specific land use requirements. The foregoing types of buffers shall be applied between different land uses as provided in the table below. Vacant land shall be considered according to its Future Land Use or Zoning designation, whichever is more restrictive. The letter listed under "Adjacent Properties District" shall be the landscape buffer and screening required. The "-" symbol shall represent that no buffer is required. Notwithstanding any other provisions contained in this ordinance, for the purpose of this section, a hotel, motel or time-sharing use will be treated as a commercial use. In the event that the proposed development

is adjacent to property outside of the City Limits, the adjacent property shall be evaluated by the closest and most appropriate use listed in the table below.

Table of Landscape Buffer Requirements by Land Use Classifications							
Subject Property District/Use	Adjacent Properties District/Use						
	1	2	3	4	5	6	7
1. Residential single-family and two-family	-	-	-	B	-	B	D
2. Residential multi-family	A	-	A	A	A	B	D
3. Recreation/Open Space	-	-	-	A	-	B	D
4. Commercial	B	A	A	-	A	B	C
5. Public/Semi-Public	A	A	-	B	-	B	D
6. Agricultural	B	B	B	B	B	-	D
7. Industrial	D	D	D	D	D	D	-

- c. Native vegetation preferred. The use of existing native vegetation as screening and buffering is preferred. If a developer proposes to satisfy the buffering and screening requirements with existing native vegetation, a deviation from the requirements of this section may be approved if such deviation is necessary to prevent harm to or destruction of native vegetation and the buffering and/or the aesthetic purposes of the screening are substantially fulfilled.

Sec. 90-429. Petition requirements for rezoning to a PUD-M or PUD-R district.

A rezoning petition form provided by the City shall be filled out and submitted ~~along with a written statement describing the nature and intent of the proposed development.~~ The petition package shall include the following:

- (1) A professionally prepared ~~conceptual site~~ Master Concept Plan that conveys the general extent and character of the proposed development and that contains the following information:
- a. The title of the project and name of the developer, owner, and authorized agents;
 - b. ~~Areas of residential and nonresidential development~~ Individual development areas (i.e., residential, retail, recreation, office, mixed-use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located;
 - c. Location and extent of proposed open space;
 - d. Location of proposed community or public uses (e.g., recreation areas, clubhouses, schools, houses of worship, etc.);
 - e. ~~Basic vehicular, p~~Pedestrian and other circulation systems;
 - f. ~~Proposed points and methods of access~~ The location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots; and
 - g. ~~Anticipated phasing plans.~~ Graphic depiction of phasing plan, if applicable;
 - h. The location of any requested deviations, keyed to the schedule of deviations. If applicable, include sample detail drawings of the effect on the site plan of the requested deviation;
 - i. The location and extent of existing wetlands;
 - j. The location and explanation of all existing easements, and whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated;
 - k. The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). The proposed use of the lots or parcels must be keyed to the schedule of uses submitted with the application; and
 - l. The location, type and extent of buffers along the perimeter of the planned unit development, as well as between the individual uses, if the types of proposed uses require buffer separations.
- (2) ~~A summary table with the following information~~ schedule of uses listing the types of uses proposed for the entire planned unit development including the total number of each type of proposed dwelling unit and the total maximum square footage of each nonresidential use by type. If a phasing plan is included, this information shall be provided for each phase.

- a. ~~Maximum number and type of residential units;~~

- ~~b. Total land area, overall gross residential density and land area and density of each individual residential area;~~
 - ~~c. Total maximum square footage of each nonresidential use by type, land area and maximum square footage by type of nonresidential use for each distinct development area; and~~
 - ~~d. Approximate land area devoted to conservation, retention, recreation, parks, and other open space areas.~~
- (3) A property development regulations table that establishes the minimum lot area and dimensions, minimum setbacks, maximum height, and maximum lot coverage within the planned unit development for each type of use. Uses that have specific setback requirements within the LDR will be subject to the requirements set forth in the LDR, unless specifically stated within the proposed property development regulations table.
 - (34) Surveys, drawings or other information sufficient to indicate the general proposed plan for drainage including out-falls and a written summary of the proposed drainage plan.
 - (45) A list and description of any areas or facilities proposed to be dedicated for public use.
 - (56) A phasing plan if applicable, including a time frame for the completion of utilities and infrastructure for each phase and for the entire development.
 - (67) An "as built" map of the site indicating the boundaries of the subject property and indicating all streets, buildings, water courses and other important features. A boundary survey.
 - (78) A description, and a map identifying the location, of all environmentally sensitive lands, wetlands, significant areas of native vegetation, and wildlife protected species habitat.
 - (89) A preliminary traffic impact analysis and discussion of the availability or proposed construction of necessary onsite and offsite transportation facilities by proposed phase to verify that adequate capacity currently exists or will exist prior to issuance of any certificates of occupancy.
 - (910) A preliminary analysis on the impact on schools. If deviations are requested in accordance with Section 90-434, a schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan, accompanied by documentation and sample detail drawings illustrating how each deviation will enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests.
 - (4011) A discussion of the proposed or anticipated sources of potable water, sanitary sewer, solid waste disposal and other utilities and the availability of such utilities based on projected residential and nonresidential demand. A utility and service demands analysis calculating the expected demands of the proposed development and how the demands will be met, including transportation, potable water, sanitary sewer, schools, EMS, fire, and solid waste demands.
 - (4112) A list of required regional, state or federal permits or approvals.
 - (12) ~~Documentation demonstrating that new growth associated with the project will occur in an area where public facilities exist, are planned within the city or county five-year capital improvements plan, or are committed to through a developer agreement, or otherwise assured to be funded by the appropriate agency.~~
 - (13) A fiscal impact study of the proposed project demonstrating net fiscal benefit to the city (PUD-M only).
 - (14) A narrative explanation of the project including:
 - a. A general description of the project and how it is compatible with the surrounding area;
 - b. How the proposed development complies with the City's Comprehensive Plan;
 - c. How the proposed development meets the City's criteria for rezoning; and
 - d. What, if any, environmental impacts are expected as a result of the development and if impacts to wetlands or protected species habitat is expected, how the impacts will be permitted by the appropriate regulatory agencies.
 - (15) A sketch and metes and bounds legal description of each separate zoning district within the proposed planned unit development boundary. If the property is within a recorded platted subdivision, a lot, block, plat book and page description may be submitted in lieu of a metes and bounds description.

- (16) Any other information required by the City for a zoning district boundary change including but not limited to proof and disclosure of interest in the property, surrounding property owner's list and location map, application fee, affidavit of authorization for agents.
- (17) The City Zoning Administrator shall have the authority to waive application requirements that are not applicable to any particular request on a case-by-case basis.
- (1418) Other written or graphic materials, such as architectural elevations, may be submitted to convey or clarify the nature, character, intent or other attributes of the proposed development.

Sec. 90-430. Other requirements and conditions.

- (a) All plans, maps, surveys, documents and the like required as part of the petition may be submitted in large format or in binders where appropriate for review and presentation purposes, but shall also be submitted in a reproducible format for distribution to review bodies unless a sufficient number of copies is provided.
- (b) When provisions for phasing are included ~~in the development plan~~, each phase of the development must be so planned and related to previous development phases, surrounding properties, and the availability of public facilities and services that failure to proceed with subsequent phases of the development will have no adverse impact on any completed phase or surrounding properties.
- (c) The City Council may ~~establish, in addition to concurrency requirements, reasonable periods of time for completing the project or phases thereof, including any dedicated public facilities that are part of the development~~ require execution of a developer's agreement in order to enforce any requirements of the planned unit development approval.
- (d) ~~If the review of construction plans, the review of a final traffic impact analysis or the process of obtaining required regional, state or federal permits results in a finding by the city that amendments to the planned development are necessary beyond those that may be approved administratively, including a failure to meet an established level of service, the development plan shall be resubmitted to the city for review and consideration of such amendments in the same manner in which the planned development was initially approved.~~

Sec. 90-431. Status of an approved PUD-M or PUD-R development.

When approved pursuant to the provisions of the land development regulations, the ~~conceptual development plan and other materials and documents as are~~ planned unit development rezoning adopted by ordinance shall constitute an amendment to ~~these regulations and the official zoning map~~. Development within a PUD-M or PUD-R district may occur only in conformity with the approved ~~conceptual development plan~~ ordinance unless amended as provided under Section 90-433.

Sec. 90-432. Review and approval process for rezoning PUD-M and PUD-R zoning districts.

- (a) The petition including the ~~conceptual site~~ Master Concept Plan, is reviewed by the ~~building official/Zoning Administrator or their designee~~ for completeness in accordance with Section 70-334. When the petition is deemed complete, the formal substantive staff review process begins. City reviewers shall provide the applicant a written list of documents and information necessary to deem the application sufficient to proceed to public hearing.
- (b) The Technical Review Committee (TRC) reviews the ~~conceptual~~ Master Concept Plan, property development regulations, and forwards its report and recommendations to the Planning Board in accordance with Section 70-102.
- (c) The planning board reviews the petition for rezoning, including the ~~conceptual site~~ Master Concept Plan in accordance with Section 70-152(3). This review is conducted at a public hearing [per Section 70-335(3)] and the Planning Board's recommendation is forwarded to the City Council for consideration.
- (d) The City Council considers and decides the petition for rezoning. ~~If the rezoning is approved, the site plan review process is initiated.~~
- (e) ~~The applicant submits the final site plan, accompanied by the more detailed information and drawings required for this review. TRC reviews the final site plan and approves, approves with changes or conditions, or denies the petition for site plan approval. If there are additional aspects of the site plan requiring approval by another body, such as variances or requests for exception to the parking regulations, the site plan is forwarded to the board of adjustment and/or city council, as appropriate, for final disposition.~~

Sec. 90-433. Amending an approved planned development.

A planned development approved as part of a rezoning to the PUD-M or PUD-R zoning districts, may be amended in the same manner in which it was initially approved; provided, however, that a minor amendment may be approved administratively by the City Administrator, ~~or their designee after review and approval by the TRC.~~ The City Administrator, at ~~his~~ their discretion, may direct that a minor amendment shall be considered in the same manner as the ~~development plan~~ planned unit development rezoning was initially approved. A minor amendment is defined as follows:

- (1) ~~Any decrease in the total square footage, density or intensity in the approved development plan~~ Internal reconfiguring of parcels, other than relocation of access points to the planned unit development, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (2) Internal realignment of rights-of-way, other than a relocation of access points to the planned development itself, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (3) Relocation of building envelopes, ~~structures, infrastructure, or other facilities~~ where there is no encroachment upon required conservation, preservation or required open space areas or required easements and no reduction in the setbacks between buildings or from perimeter boundary lines;
- (4) ~~Relocation of swimming pools, clubhouses, or other recreation or other common facilities when such relocation will have no net impact on adjacent properties or land uses, and do not encroach upon required conservation or preservation areas or required easements; and,~~
- (5) ~~Relocation, reduction, or reconfiguration of lakes, ponds, or other water facilities subject to the submittal and approval of revised water management plans.~~

Sec. 90-434. Deviations.

The purpose of this section is to provide a mechanism by which deviations may be approved for planned unit developments from otherwise applicable zoning regulations. Such flexibility is intended to promote innovation, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

1. Deviations may be requested for applicable planned unit development zoning regulations including but not limited to lot size, setbacks, height, parking, landscaping, screening, signage, and open space. Deviations from procedures, definitions, density, intensity, the actual use of land or structures, or any regulations not established in the zoning regulations, are prohibited.
2. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the Master Concept Plan.
3. Justification shall be provided for each deviation requested. Justifications may be based on the following:
 - a. Why strict compliance with the standard is impractical or undesirable in this context.
 - b. How the deviation allows for improved site planning, better accommodation of site constraints, or more efficient use of land within the project.
 - c. How the proposed deviation is consistent with the intent and purpose of the planned unit development district.
 - d. If there are unique site constraints that warrant consideration of a deviation.
 - e. The request is based on sound engineering practices as applicable .
4. Approval of a deviation requires that the City Council make the following findings at time of planned unit development approval or planned unit development amendment approval:
 - a. The deviation is necessary to achieve a public benefit, design improvement, or community amenity that outweighs the departure from the standard.

- b. The granting of the deviation is not inconsistent with the City Comprehensive Plan.
- c. There will be no adverse impact on surrounding properties or on the public health, safety and welfare.

SECTION 5: CONFLICT.

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

SECTION 6: INCLUSION IN THE CODE.

It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 7: 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 8: EFFECTIVE DATE.

As provided in FS 166.041(4), this Ordinance shall become effective 10 days after passage.

INTRODUCED at a duly Noticed Public Hearing for First Reading as provided by Florida Statute (FS) 166.041(3)(c)2., a., and b., amended, and set for Final Public Hearing on this 21st day of July, 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:	X			
Council Member/Vice Mayor Clark:	X			
Council Member Jarriel:	X			
Council Member McAuley:	X			
Mayor Watford:	X			

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second at a duly Noticed Final Public Hearing as provided by FS 166.041(3)(c)2., a., and b. on this 18th day of August, 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney
Nason Yeager Gerson Harris & Fumero, P.A.

25-001-TA
Text Amendment
Staff Report



Prepared for The City of Okeechobee

Description of Proposed Text Amendment

On December 19, 2025, the proposed privately initiated text amendment was submitted by the applicant, Edison Real Estate Partners, LLC., to amend regulations for the following:

1. Chapter 66 – General Provisions, Section 66-1 - Definitions
2. Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 13. Residential Planned Unit Development (PUD-R) District
3. Chapter 90 – Zoning, Article III. - Districts and District Regulations, Division 14. Regulations Applicable to All PUD-M and PUD-R Districts

The proposed amendments are intended to allow for additional flexibility for the potential location of PUD-R developments and the petition requirements for the processing and review of PUDs. Staff worked closely with the applicant to ensure that the proposed privately initiated amendment does not conflict with the proposed City initiated amendment to update the regulations for the PUD-M zoning district (Petition #26-001-TA).

Consistency with LDC Section 70-340

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

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

Applicant Response: The proposed LDR Amendments are not contrary to the Comprehensive Plan. Refer to the policies below:

- FLU Element - Policy 2.1.a)2
a) Single-Family Residential. Permitted uses include single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses.

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include Rural Heritage (RH), Residential Single-Family One (RSF 1), Residential Mobile Home (RMH), and Residential Planned Unit Development (PUD-R).

Policy 2.1.a)2, states that the PUD-R district is an appropriate zoning district for the Single-family Residential FLU. The amendments to Section 66-1, Division 13, and Division 14 do not propose any conflicts or inconsistencies with the Single-Family Residential FLU category.

- FLU Element - Policy 2.1.b)2

b) Multi-family Residential. Permitted uses include all uses listed as permissible 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.

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include RH, Residential Single-Family Two (RSF 2), Residential Multiple Family (RMF), and PUD-R.

Policy 2.1.b)2, states that the PUD-R district is an appropriate zoning district for the Multi-family Residential FLU. The amendments to Section 66-1, Division 13, and Division 14 do not propose any conflicts or inconsistencies with the Multi-Family Residential FLU category.

- FLU Element - Policy 2.1.c)
c) Mixed Use Residential. Intended to accommodate and provide flexibility for development of multiple uses within a residential setting. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 30 acres. Development within this category would be allowed to be no more than seven and one-half (7.5) dwelling units per gross acre.

Policy 2.1.c), states that all new development within the Mixed Use Residential Category shall be required to be zoned PUD-M. The proposed amendments to Section 66-1, Division 13, and Division 14 are consistent with the designation, as the amendment does not revise regulations regarding minimum acreage nor density that conflicts with this policy.

Staff Response: Staff finds that the requested text amendments will be consistent with the Comprehensive Plan.

- 2) *The request is compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.*

Applicant Response: The proposed amendments are compatible with the intent of the LDRs and affected zoning districts. The intent of the PUD districts is to allow regulations that are flexible compared to standard zoning districts. The proposed amendment encourages innovative and efficient development within the affected districts by allowing for flexible regulations and reasonable deviations.

Staff Response: Staff finds that the requested amendments are consistent with the City of Okeechobee Land Development Code and the intent of the zoning districts affected.

3) *The request will not have an adverse effect on the public interest.*

Applicant Response: The proposed amendment will not have an adverse effect on the public interest. Amending the LDR language to allow for attached single-family dwellings and encourage quality development and design will benefit the City and its residents.

Staff Response: The proposed text amendments will allow for PUDs to be proposed at additional locations throughout the City, which could have a positive effect on the public interest to allow for a more flexible zoning district as opposed to the existing conventional zoning districts.

4) *The request is appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.*

Applicant Response: The proposed amendment is compatible with other uses permitted within the PUD-R and PUD-M districts. Detached single-family dwelling units, which are now defined in Sec. 66-1 and added as a permitted use to Division 13, are compatible with the other land uses permitted in the City and within the PUD districts. The proposed amendment will not be detrimental to urbanizing land uses. Any applications to rezone property to PUD-R or PUD-M are required to follow the process outlined in the Land Development Regulations.

Staff Response: Staff agrees that the requested amendments are compatible with the other land uses currently allowed in the zoning districts affected. The proposed amendments are expected to complement the urbanizing land use patterns of the City.

5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.*

Applicant Response: The proposed amendment will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the affected or nearby zoning districts. The amended language creates more flexibility than what is currently permitted, therefore will not impact existing developments in terms of compliance. Overall, the amendment intends to encourage innovative and creatively designed development, which should positively impact property values and living conditions.

Staff Response: Staff agrees that the proposed amendments will allow for more flexibility within the PUD zoning districts which could lower impacts from potential future developments.

- 6) *Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: The proposed new language in Sec. 90-428(8) regulates perimeter buffering for all new development. Four buffer types of varying widths and landscaping requirements are proposed, and are required based on the subject property and adjacent land uses. This section complies with this criterion.

Staff Response: The proposed amendments introduce new buffer requirements for PUDs in an effort to reduce impacts to surrounding uses.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

Applicant Response: The proposed amendment will not create a density pattern that would overburden public facilities. All developments proposed in the PUD-M or PUD-R zoning districts will follow all regulations outlined in Divisions 13 and 14.

Staff Response: Staff agrees that the proposed amendments will not adversely affect density patterns or overburden public facilities as all developments will continue to be required to meet the density limitations set out in the Comprehensive Plan.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Applicant Response: The proposed amendment will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. Stated in the response to criteria seven (7) above, all development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of traffic, drainage, and flooding.

Staff Response: Staff agrees that the proposed amendments will not affect traffic congestion, flooding or drainage problems, or otherwise affect public safety. All development will continue to be required to comply with all applicable zoning and development regulations.

- 9) *The request will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.*

Applicant Response: The proposed amendment will not inordinately burden properties in the affected zoning districts by unnecessary restrictions. The proposed amendments enhance the existing PUD districts by allowing additional flexibility to deviate from standard development regulations, not create unnecessary restrictions.

Staff Response: Staff agrees.

Planning Board Recommendation

The City of Okeechobee Planning Board reviewed the amendments proposed by this application and recommended approval to the City Council on June 17, 2026. One change to the proposed amendments was discussed with the Planning Board and is now represented in the draft Ordinance. The existing definition of *single family dwelling* provided in LDC 66-1 was previously proposed to be amended as follows:

Dwelling, single-family detached, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

However, the proposed revision to add the word ‘detached’ to the subject term is no longer proposed. Upon further consideration and discussion with the applicant as well as the Planning Board, the change is determined not necessary or advisable, as the word ‘detached’ is already included in the definition of the term; and changing the term could result in issues related to applicability of the existing usage of that term throughout the LDC.

Staff Recommendation

Based on the materials provided by the applicant and the above analysis we find that this requested text amendment is consistent with the City’s Comprehensive Plan and the findings required for granting a change in land development regulations. Therefore, we recommend approval of the Applicant’s request.

Submitted by:



Ben Smith, AICP
Director of Planning
July 13, 2026

Okeechobee Council First Reading: July 21, 2026

V. TRANSMITTAL PUBLIC HEARING CONTINUED

- A. Continued. The Commercial FLU category allows a higher Floor Area Ratio (FAR) of 3.0 than the Mixed Use FLU category and the Multi-Family Residential FLU category allows higher standard density of 10 dwelling units per acre than the Mixed Use FLU category. The minimum acreage requirement is removed. Maximum standard density remains at 7.5 dwelling units per gross acre. An opportunity for bonus density is contemplated, with implementation details that would need to be accomplished within the LDRs. Maximum non-residential intensity remains at 0.35 FAR. Requirements related to stormwater management, open space, and other specific design considerations will be regulated by the LDRs as well as applicable State and Federal requirements.

Vice Mayor Clark made a motion, seconded by Council Member Jarriel to amend proposed Ordinance No. 1330, Exhibit A, Policy 2.1, under paragraph c), to delete the proposed added language in paragraph 5., and amend under d) paragraph 3., removing the words "and Mixed Use future land use" and changing 395 acres to 355. The sentence will read: "The combined total area within the City of Okeechobee designated Commercial FLU shall not be reduced to less than 355 acres."

Motion to Amend Carried Unanimously.

Roll Call Vote: Chandler – Yea, Clark – Yea, Jarriel – Yea, McAuley – Yea, Watford – Yea.
Motion Carried as Amended.

MAYOR WATFORD CLOSED THE TRANSMITTAL PUBLIC HEARING AT 6:41 P.M.

VI. MAYOR WATFORD OPENED THE PUBLIC HEARING FOR LDR AMENDMENTS AT 6:41 P.M.

- A. Motion by Vice Mayor Clark, seconded by Council Member Jarriel to read by title only, proposed Ordinance No. 1329, providing for Text Amendments to the LDRs Definitions Section 66-1, Mixed-Use and Residential PUDs and their Permitted Uses, Code Sections to be amended are 90-416 through 90-419, and 90-428 through 90-434, as requested in Application No. 25-001-TA submitted by Erin Lees of WGI, Inc., on behalf of the Applicant, Edison Real Estate Partners, LLC [as presented in **Exhibit 3**].

Motion Carried Unanimously.

City Clerk Gamiotea read into the record the title of proposed Ordinance No. 1329 as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FL; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART B - LDRS, WITHIN CHAPTER 66 - GENERAL PROVISIONS, SPECIFICALLY AMENDING SECTION 66-1. - DEFINITIONS PROVIDING FOR AMENDMENTS TO CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 13. - RESIDENTIAL PUD DISTRICT SPECIFICALLY AMENDING SECTIONS 90-416. - GENERALLY AND 90-417. - PERMITTED USES, RENAMING AND AMENDING SECTION 90-418. - FROM DIMENSIONAL TO DEVELOPMENT STANDARDS, AMENDMENT TO SECTION 90-419(1). - ADDITIONAL REGULATIONS; PROVIDING FOR FURTHER AMENDMENTS TO SAID CHAPTER 90, DIVISION 14. - REGULATIONS APPLICABLE TO ALL MIXED USE PUD AND RESIDENTIAL PUD DISTRICTS, SPECIFICALLY AMENDING SECTIONS 90-428. - GENERAL DEVELOPMENT REVIEW STANDARDS, 90-429. - PETITION REQUIREMENTS FOR REZONING TO PUD-M OR PUD-R DISTRICT, 90-430. - OTHER REQUIREMENTS AND CONDITIONS, 90-431. - STATUS OF AN APPROVED PUD-M OR PUD-R DEVELOPMENT, 90-432. - REVIEW AND APPROVAL PROCESS FOR REZONING PUD-M AND PUD-R ZONING DISTRICTS, 90-433. - AMENDING AN APPROVED PLANNED DEVELOPMENT, AND ADDING SECTION 90-434. - DEVIATIONS, AS SUBMITTED IN LDR TEXT AMENDMENT APPLICATION NO. 25-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion by Council Member Chandler, seconded by Council Member Jarriel to approve the first reading, and set August 18, 2026, as the final Public Hearing adoption date for proposed Ordinance No. 1329.

City Planner Smith reviewed the highlights of the Planning Staff Report. The Applicant, current property owner of the Blue Heron Golf and Country Club amenities, and multiple residents of Blue Heron were in attendance.

Mr. Frank Irby, of 1385 SE 23rd Street, Okeechobee, FL 34974, asked (in Ordinance No. 1329, pages 3 and 4, Code Section 90-418, Development Standards) whether the minimum 12-foot separation between buildings in paragraph (6) conflicted with the requirements in paragraph (5). The answer was that the setbacks from the lot line would have to be met as well as the distance between more than one building on a lot/parcel. Mr. Irby asked, (on page 5, Code Section 90-428, General Development Review Standards) paragraph (2), who would decide whether the new development was compatible and its relationship with adjacent property? Mayor Watford responded the Planning Board and ultimately the City Council.

VI. PUBLIC HEARING FOR LDR AMENDMENTS CONTINUED

A. Continued. Planner Smith added, the Florida Statutes were recently amended, preempting what local governments can do/require in the name of compatibility. Planner Smith also confirmed Mr. Irby was correct in his understanding that under the PUD zoning, there cannot be deviations in density.

Vice Mayor Clark made a motion, seconded by Council Member Jarriel to amend proposed Ordinance No. 1329, Section 3, Code Section 90-418, to insert the appropriate language that will require any single family or multi-family dwelling unit to be at least 1,000 sq. ft. in size.

Motion to Amend Carried Unanimously.

Roll Call Vote: Chandler – Yea, Clark – Yea, Jarriel – Yea, McAuley – Yea, Watford – Yea.

Motion Carried as Amended.

B. Motion by Council Member Chandler, seconded by Vice Mayor Clark to read by title only, proposed Ordinance No. 1328, providing Text Amendments to the LDRs Mixed Use PUDs and the Permitted Uses, Code Sections to be amended are 90-401 through 90-415, as requested in City initiated Application No. 26-001-TA [as presented in **Exhibit 4**].

Motion Carried Unanimously.

City Clerk Gamiotea read into the record the title of proposed Ordinance No. 1328 as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FL; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LDRS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PUD DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LDR TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion by Council Member McAuley, seconded by Council Member Chandler to approve the first reading, and set August 18, 2026, as the final Public Hearing adoption date for proposed Ordinance No. 1328.

City Planner Smith reviewed the highlights of the Planning Staff Report. There were no comments from the Public.

Roll Call Vote: Chandler – Yea, Clark – Yea, Jarriel – Yea, McAuley – Yea, Watford – Yea.

Motion Carried Unanimously.

MAYOR WATFORD CLOSED THE PUBLIC HEARING FOR LDR AMENDMENTS AT 7:26 P.M.

VII. NEW BUSINESS

A. Mrs. Kaylee King, President of the Okeechobee County Economic Development Corporation (OCEDC), presented a quarterly update which included a brief overview of their mission, purpose, and membership. Activity in the second quarter of this year included attending 35 business meetings, 27 active projects, 11 speaking engagements and events, one site visit, and obtaining a new grant matrix. Ongoing projects include Business Retention and Expansion Program, the Okeechobee Junior Leadership Program, the annual Okeechobee Touch-a-Truck event, as well as continuing its membership with the Culture of Collaboration and Christmas in Okeechobee. The OCEDC is currently updating their website by enabling interactive elements and will also be updating their Strategic Plan this Fall. Lastly, the OCEDC has two Requests for Information pending with corporations looking to expand into FL. A copy of the PowerPoint slides was provided in **Exhibit 5**.

No action taken, this item was for informational purposes only.

MAYOR WATFORD RECESSED THE MEETING AT 7:50 P.M. AND RECONVENED AT 7:58 P.M.

B. Motion by Council Member Jarriel, seconded by Council Member McAuley to approve the Budget Calendar for the Fiscal Year (FY) 2026-27 setting the maximum millage rate at a City Council Special Meeting on July 29, 2026, at [commencing at] 5:01 P.M. [or as soon thereafter]; [hold] a Budget Workshop on August 4, 2026, following the City Council Regular Meeting commencing at 5:00 P.M. [or as soon thereafter]; (IF NECESSARY hold) a Budget Workshop on August 18, 2026, following the City Council Regular Meeting commencing at 6:00 P.M. [or as soon thereafter]; [hold] the First Budget Public Hearing on September 1, 2026, [commencing] at 6:00 P.M. [or as soon thereafter] during the City Council Regular Meeting; reschedule the September 15, 2026, City Council Regular Meeting;



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
JUNE 17, 2026
OFFICIAL MINUTES**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Wednesday, June 17, 2026, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Phil Baughman followed by the Pledge of Allegiance.

II. ATTENDANCE

Board Secretary Tammy Parker called the roll. Members physically present to establish a quorum: Chairperson Dawn Hoover, Vice Chairperson Karyne Brass, Board Members Phil Baughman, Mac Jonassaint, Douglas McCoy, and Alternate Board Members Dora Roberts and Patty Burnette were present. Board Members Carl Berlin and Jim Shaw were absent. Council Member Jim Shaw's absence was with consent. Chairperson Hoover moved Alternate Board Members Roberts and Burnette to voting positions.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no modifications to the published agenda.
- B. Motion by Member Baughman, seconded by Jonassaint to adopt the agenda as presented. **Motion Carried Unanimously.**
- C. No comment cards were received for public participation for issues not on the agenda.
- D. Board Secretary Tammy Parker administered the Oath to the parties intending to speak, Ben Smith and Roxann Read.

IV. MINUTES

- A. Motion by Vice Chairperson Brass, seconded by Member Baughman to dispense with the reading and approve the November 20, 2025, Regular Meeting Minutes [as presented in **Exhibit 1**]. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:05 P.M.

- A. **Proposed Land Development Regulations (LDR) Text Amendment Application No. 25-001-TA, privately initiated by Edison Real Estate Partners, LLC, to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. Residential Planned Unit Development (PUD-R) District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all Multi-Use Planned Unit Development (PUD-M) and (PUD-R). (Exhibit 2)**

- 1. City Planning Consultant Ben Smith of Morris-Depew Associates, Inc., reviewed the Planning Staff Report and reminded the Board this is the first proposed zoning change since the workshop with City Council in October of 2025, where Council Members expressed the need for more flexibility in future planning and development. He further explained the current codes do not provide flexibility for less conventional development. The language in the Future Land Use (FLU) Mixed Use is narrow and specific, and the LDRs do not allow flexibility in developments. The proposed change would allow flexibility for use and would be beneficial for both the City and developer.

He continued, stating since submittal of the application, the applicant, their representatives and City staff have coordinated all the proposed changes to the regulations for Chapter 66-1 – Definitions; Chapter 90 – Division 13, PUD-R District; and Chapter 90 – Division 14 applicable to all PUD-M and PUD-R. City staff now fully supports the changes, finding the requested text amendment is consistent with the City's Comprehensive Plan and the findings required for granting a change in the LDRs.

- 2. On behalf of the applicant, Ms. Roxann Read of WGI, Inc., presented a PowerPoint overview describing the Planned Unit Development (PUD) changes and a future project planned within an area that includes the Blue

V. PUBLIC HEARING ITEM A CONTINUED

Heron Golf and Country Club properties. This project is pending recommendation for approval by the Planning Board and approval by City Council of the PUD changes. PowerPoint added to the record.

3. Discussion among the Board Members included the effects on the existing Blue Heron Golf Course property owners and residents and the existing Blue Heron Homeowners Association. Concerns discussed were potential drainage issues for the Blue Heron property owners, whether the homeowner's association was active, and changes in the types of development potentially allowed if the PUD changes were approved and the effects on the existing residents. City Administrator Gary Ritter addressed the Board clarifying the application before the Board was for a modification to the flexibility of PUDs as a whole as described in the City's Code of Ordinances, Zoning Chapter 90, Division 13 PUD-R and Division 14 PUD-M and PUD-R. He stated that while the request included the area of the Blue Heron Golf and Country Club, the application was a request for any areas city-wide with a current zoning designation as PUD-M and PUD-R.
4. Board member Phil Baughman stated he agreed flexibility is needed within PUD's but addressed specific concerns regarding the effect of these changes on the existing residents within the Blue Heron properties such as whether the Blue Heron Homeowners Association remained active, current road infrastructure and potential stormwater drainage issues. Other potential issues discussed amongst the Board included changes to lot sizes, buffer requirements and who would be responsible for maintenance of the stormwater system.
5. Board Member Jonassaint expressed concerns regarding who would benefit from the changes by questioning whether the proposed changes specifically benefit the applicant or if they would be beneficial to the community as a whole.
6. Planner Smith reiterated this is the first step to potential changes being presented to the City Council. He reminded the Board that prior to any development affecting the Blue Heron properties, an application and site plan must be presented to the Technical Review Committee which would require, a master concept, traffic studies, and stormwater management system among other things. Depending on the specifics of the proposed project in the area, it could potentially be before the Planning Board where any regulatory requirements or conditions could be addressed.
7. No Ex-Parte disclosures were offered.
8. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed Land Development Regulations Text Amendment Application No. 25-001-TA, as presented in Exhibit 2, which includes the Planning Consultants findings and recommendation for approval to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. PUD-R District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all PUD-M and PUD-R. The **Motion Carried with a vote of 6 votes in the affirmative and 1 vote against by Alternate Board Member Dora Roberts**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

- B. Proposed Land Development Regulations Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's Land Development Code. (Exhibit 3)**

9	Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.) The Applicant proposes amendments to Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts. Please refer to the proposed Text Amendment language and Justification Statement.
	REQUIRED ATTACHMENTS
10	Non-refundable application fee of \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges – When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.

Confirmation of Information Accuracy

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

Signature	Printed Name	Date
<u>Erin Lees</u>	<u>Erin Lees (WGI, Inc.)</u>	<u>12/19/2025</u>

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

**FINDINGS REQUIRED FOR GRANTING A
CHANGE IN LAND DEVELOPMENT REGULATIONS
(Sec. 70-340, LDR page CD70:16 as modified for a text amendment)**

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

1. Are not contrary to Comprehensive Plan requirements.
Refer to the justification statement.
2. Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.
Refer to the justification statement.
3. Will not have an adverse effect on the public interest.
Refer to the justification statement.
4. Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.
Refer to the justification statement.
5. Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.
Refer to the justification statement.
6. Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.
Refer to the justification statement.
7. Will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.
Refer to the justification statement.
8. Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
Refer to the justification statement.
9. Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.
Refer to the justification statement.

Your responses to these findings should be as descriptive as possible. Attach additional pages as may be necessary to adequately make your case. The City will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.



JUSTIFICATION STATEMENT
Land Development Regulations (LDR) Amendment
Application No. TBD
Initial Submittal: December 19, 2025

I. REQUEST

On behalf of Edison Real Estate Partners, LLC ("Applicant"), WGI, Inc. requests approval of a **Text Amendment to the Land Development Regulations** to update Land Development Regulations (LDRs) Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts.

II. APPLICATION SUMMARY

The proposed amendments are outlined below:

A. Chapter 66, Section 66-1 – Definitions

Section 66-1 defines "Dwelling, single-family" as a "detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities", which limits the use to detached units only. Division 12. Mixed-Use Planned Unit Development (PUD-M) District, Section 90-402 permits "Attached and detached single-family dwellings" within the PUD-M district, which is inconsistent with the current "Dwelling, single-family" definition.

Language is proposed to correct this inconsistency and include attached single-family units within the Section 66-1 definition. Specifically, the proposed language allows for attached single-family dwelling units that are structurally connected to one or more adjacent dwelling units by a common wall or walls, arranged side-by-side with no other dwelling unit located above or below, and have their own individual entrance and direct access to the exterior.

B. Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

Current PUD regulations, in some cases, do not meet current industry standards nor support the intent of a PUD to encourage innovative and creative development. The proposed amendment includes modifications to language in Section 90-428 and Section 90-429, and a proposed new Section 90-434 - Deviations and Alternative Standards.

Language is added to the introductory paragraph of Section 90-428 to expand upon the intent and purpose of the PUD district. Added language notes that the district is established to encourage innovative and efficient land planning and development while achieving comprehensive plan objectives. Further, the purpose of providing flexibility in PUDs is to encourage quality development, superior design, and innovative development techniques.

Proposed Section 90-428(8) regulates setbacks to generally follow those applicable to equivalent zoning districts and allow deviations throughout the PUD approval process.

Proposed Section 90-428(9) allows lot width and size flexibility while preserving the natural environment and plan for future roadway connections.

Proposed Section 90-428(10) allows both detached and attached single-family units within the PUD-R district, provided that density is limited to the maximum density permitted by the underlying Future Land Use (FLU) designation. Adding language for attached single-family units creates consistency between the proposed amendment to Section 66-1 and Division 12, Section 90-402 as outlined in Section II.A. above.

Proposed Section 90-428(10) allows for flexibility of minimum lot widths and size to accommodate alternative lot sizes that meet current industry standards. Proposed language requires a 35-foot minimum lot width for single-family detached units, and minimum 70-foot lot width for combined lots with single-family attached units. Divisions 12, 13, and 14, LDR sections which regulate the PUD-R and PUD-M districts, do not currently regulate lot sizes. The closest regulation for single-family lot sizes is in the Residential Single-family One (RSF-1) district, which requires a lot area of 10,000 square feet and width of 75 feet. 75 feet is larger than the industry standard for single-family lots, and allowing a narrower lot size will allow for more flexibility and creative development.

Section 90-429 includes a minor adjustment to specify that a justification statement is required with rezoning petition applications.

Proposed Section 90-434 provides a mechanism for Applicants to request deviations and alternative standards within PUD-R or PUD-M developments. Providing flexibility will promote innovative development techniques, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

C. Division 13. Residential Planned Unit Development (PUD-R) District

As a result of the updates to the “Dwelling, single-family” definition in Section 66-1 and Section 90-428(10), Division 13 requires an amendment to prevent the creation of another LDR inconsistency.

Section 90-417(a)(1) and Section 90-417(a)(2) list “detached single-family dwellings, zero lot line single-family dwellings” as a permitted use on lands with residential single-family and residential multi-family FLU. The proposed amendment includes both attached and detached units.

Overall, the proposed amendments to Chapter 66, Section 66-1, Division 14, and Division 13 encourage innovative and efficient PUD development and correct inconsistencies in the LDRs. The proposed amended text is attached as an exhibit in strikethrough and underline format.

III. LAND DEVELOPMENT REGULATIONS AMENDMENT – STANDARDS

According to Section 70-340 of the LDRs the city council, planning board, or board of adjustment, as appropriate, shall find that a petition meets the following standards when acting upon a petition:

1. *Are not contrary to Comprehensive Plan requirements.*

Response: The proposed LDR Amendments are not contrary to the Comprehensive Plan. Refer to the policies below:

A. Amendment to Chapter 66, Section 66-1 – Definitions

- ***FLU Element - Policy 2.1.c)4.a.***

Residential Development. These areas shall include single and/or multiple family home site acreage, and shall include, but not be limited to, single-family attached and detached; duplexes and two-family units; and town homes and other multi-family dwelling types.

Policy 2.1.c)4.a, states that single-family attached and detached units are permitted within the Mixed Use Residential FLU Category. Amending the Dwelling, single-family definition to include attached will correct the inconsistency between Section 66-1 and this policy.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

- **FLU Element - Policy 2.1.a)2**

- a) *Single-Family Residential. Permitted uses include single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture and accessory uses customary to permissible uses.*

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include Rural Heritage (RH), Residential Single-Family One (RSF 1), Residential Mobile Home (RMH), and Residential Planned Unit Development (PUD-R).

Policy 2.1.a)2, states that the PUD-R district is an appropriate zoning district for the Single-family Residential FLU. The amendment to Division 14 does not propose any conflicts or inconsistencies with the Single-Family Residential FLU category.

- **FLU Element - Policy 2.1.b)2**

- b) *Multi-family Residential. Permitted uses include all uses listed as permissible 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.*

[text omitted for brevity]

2. Zoning districts considered appropriate within this future land use category include RH, Residential Single-Family Two (RSF 2), Residential Multiple Family (RMF), and PUD-R.

Policy 2.1.b)2, states that the PUD-R district is an appropriate zoning district for the Multi-family residential FLU. The amendment to Division 14 does not propose any conflicts or inconsistencies with the Multi-Family Residential FLU category.

- **FLU Element - Policy 2.1.c)**

- c) *Mixed Use Residential. Intended to accommodate and provide flexibility for development of multiple uses within a residential setting. In order for land to be considered for this designation, land requested to be placed in this category shall be a minimum of 30 acres. Development within this category would be allowed to be no more than seven and one-half (7.5) dwelling units per gross acre.*

Policy 2.1.c), states that all new development within the Mixed Use Residential Category shall be required to be zoned PUD-M. The proposed amendment to Division 14 is consistent with the designation, as the amendment does not revise regulations regarding minimum acreage nor density that conflicts with this policy.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

- **FLU Element - Policy 2.1.a)**

- d) *Single-Family Residential. Permitted uses include 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 proposed amendment to Division 13 allows for attached and detached single-family dwelling units on land with a single-family residential FLU category, which is consistent with this policy and the proposed amendment to 66-1.

- **FLU Element - Policy 2.1.b)**

e) *Multi-family Residential. Permitted uses include all uses listed as permissible 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.*

The proposed amendment to Division 13 allows for attached and detached single-family dwelling units on land with a multi-family residential FLU category, which is consistent with this policy and the proposed amendment to 66-1.

2. *Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment is compatible with the intent of the LDRs and affected zoning districts. The current definition limits the Dwelling, single-family use to detached units only, which is inconsistent with other sections in the LDRs such as Section 90-402 which permits “Attached and detached single-family dwellings” within the PUD-M district. The proposed amendment corrects an existing inconsistency, paired with amendments to Division 13 and 14.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment is compatible with the intent of the LDRs and affected zoning districts. The intent of the PUD districts is to allow regulations that are flexible compared to standard zoning districts. The proposed amendment encourages innovative and efficient development within the affected districts by allowing for flexible regulations and reasonable deviations.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

3. *Will not have an adverse effect on the public interest.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment will not have an adverse effect on the public interest. Revising the Dwelling, single-family definition will simply correct an inconsistency within the LDRs.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not have an adverse effect on the public interest. Amending the LDR language to encourage quality development and design will benefit the City and its residents.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

4. *Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

The proposed amendment is appropriate for the uses permitted within the PUD-R and PUD-M districts. Stated previously, the PUD-M district already allows for attached single-family units, so this amendment corrects the inconsistency. Amendments to Division 14 and Division 13 will also create further consistency throughout the LDRs.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment is appropriate for the uses permitted within the PUD-R and PUD-M districts. The proposed Section 90-428(10) language allows for single-family detached and attached units within the PUD-R district. The amended language does not regulate the location of PUD-R and PUD-M districts. Any applications to rezone property to PUD-R or PUD-M are required to be processed through the Planning and Zoning department.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

5. *Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the affected or nearby zoning districts. The amended language creates more flexibility than what is currently permitted, therefore will not impact existing developments in terms of compliance. Overall, the amendment intends to encourage innovative and creatively designed development, which should positively impact property values and living conditions.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

The proposed amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14. Refer to the responses above.

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

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment does not impact buffer requirements. Existing language in Section 90-428(3) states: "Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property." This section is not proposed to be amended.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

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

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not create a density pattern that would overburden public facilities. Per proposed language in Section 90-428(10), maximum density in the PUD-M or PUD-R district shall be established by the underlying FLU designation of the property.

All development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of public facilities. Section 90-428(3) states: "Regardless, the approval process will address compatibility with neighboring zoning categories, including that the overall density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties." This section is not proposed to be amended.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

8. *Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. Stated in the response to criteria seven (7) above, all development within the affected zoning districts is required to follow applicable zoning regulations and permitting processes which includes review of traffic, drainage, and flooding.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

9. *Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.*

Response:

A. Amendment to Chapter 66, Section 66-1 – Definitions

This criteria is not applicable to the proposed amendment to Section 66-1. The amendment is related to the definitions section of the LDR.

B. Amendment to Division 14. Regulations Applicable to all PUD-M and PUD-R Districts

The proposed amendment will not inordinately burden properties in the affected zoning districts by unnecessary restrictions. The proposed amendments intent to enhance the existing PUD districts by allowing additional flexibility to deviate from standard development regulations, not create unnecessary restrictions.

C. Amendment to Division 13. Residential Planned Unit Development (PUD-R) District

This criteria is not applicable to the proposed amendment to Division 13. The amendment intends to prevent the creation of inconsistencies within the LDRs based on the amendments to Section 66-1 and Division 14.

IV. CONCLUSION

Based on the information above, the Applicant requests approval of the proposed LDR amendment to Chapter 66, Section 66-1. – Definitions, Division 13. Residential Planned Unit Development (PUD-R) District, and Division 14. Regulations Applicable to all PUD-M and PUD-R Districts.

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

Sec. 66-1. Definitions.

The following words, terms and phrases, when used in these land development regulations (subpart B of this Code), shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Abandon means to discontinue a use for more than 150 days, unless otherwise defined.

Abut means to share a common property line.

Accessory use, commercial or industrial, means a subordinate use which is customarily associated with, and incidental to, the principal commercial or industrial use located on the same parcel, and includes parking and landscaping.

Accessory use, customary, means a subordinate use which is customarily associated with, and incidental to, the principal use or building and located on the same parcel.

Accessory use, residential, means a subordinate use which is customarily associated with, and incidental to, the principal residential use located on the same parcel, which does not involve the conduct of business except a permitted home occupation, and includes the following: garage, carport, landscaping, nursery, greenhouse, gazebo, garden shed, tool shed, patio, barbecue pit, boat dock and boat ramp, swimming pool and enclosed screening, children's play equipment.

Adult entertainment means an establishment intended primarily for adults due to the sexual nature of its merchandise, entertainment or activities; and includes adult bookstore, adult video store, massage parlor, steam bath, adult private dancing, modeling studio, topless dancing, and similar establishments with nude or seminude entertainers or employees.

Adult family care homes or assisted living facilities means a building designed or used as permanent living quarters for six or more unrelated persons or families, in which individual cooking facilities are not provided. The term "adult family care homes or assisted living facilities" includes an adult congregate living facility, and housing for the elderly. The term "adult family care homes or assisted living facilities" shall not include a hotel, motel, or nursing home.

Adult gaming center means an establishment that provides consoles, seating or stations for an individual to participate in video gaming, internet gaming, or other forms of games of chance where the individual is charged for the use of the video console or computer game or station and prizes are awarded in any form. This definition specifically excludes games of skill and entertainment as are typically found in video and entertainment arcades catering primarily to minors.

Affordable housing means housing costs that, on a monthly basis, require rent or mortgage payments of no more than 30 percent of the monthly gross income of a lower income family.

Alcohol and drug rehabilitation center/detox center means a facility providing an active rehabilitation treatment program run throughout the day, where the residents receive intensive individual and group counseling for their substance abuse. Residents typically stay for one to six months.

Antenna means an arrangement of wires or metal used in sending or receiving electronic waves; including a radio, television or communications satellite dish or antenna.

Architect means a person licensed to practice architecture in the state.

Legend

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Auction house (indoor) means an establishment where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other. This definition does not include outdoor or open-air auctions where vehicles, farm and construction equipment and the like are auctioned.

Auto service station means an establishment used for sale of motor fuel, oil, motor vehicle accessories, and as an accessory use convenience goods to gasoline customers, and which may include facilities for lubricating, washing, servicing and minor repairs to vehicles, but not including painting and body repairs.

Automated teller machine/ATM means a machine used by bank and financial service patrons to conduct transactions including deposits, fund transfers, and withdrawals without contact with financial institution personnel. The machines may be located at or within a bank, or in other locations. A walk-up ATM located inside or on the outside wall of the principal use is considered a customary accessory use to all uses of a commercial nature contained in the list of permitted or special exception uses in the CPO, CLT, CHV, and CBD zoning districts.

Bar means an establishment for the sale and on-premises consumption of alcoholic beverages as a primary use, without live performers, and includes a tavern, cocktail lounge and saloon.

Boardinghouse means an owner-occupied dwelling, or part thereof, in which lodging, and perhaps meals, are provided to individuals unrelated to the owner for compensation; includes a rooming house.

Bed and breakfast establishment means an owner-occupied dwelling in which overnight accommodations and a morning meal are provided, for compensation, to transients.

Building height means the vertical distance measured from the average elevation of a proposed finished grade at the front of a building to the highest point of the roof surface of flat and mansard roofs, and to the average height between the eaves and ridge for other types of roofs.

Building line means the rear edge of the required front yard.

Bulk storage means the storage of liquid, solid or gaseous materials in structures for subsequent resale to distributors, retail dealers or outlets, and not directly to the consuming public.

Cafe means an establishment which provides food and nonalcoholic beverages for on-premises and off-premises consumption, but is limited to not more than 20 seats for patrons; and includes a coffee shop and sandwich shop.

Camouflaged tower means a communications tower designed to unobtrusively blend into the existing surroundings and be disguised so as not to have the appearance of a communications tower. Camouflaged communications towers on buildings, not including accompanying antenna mounts, must be disguised to appear as an accessory structure that is normally associated with the principal use occupying the property. Other camouflaged communications towers must be disguised to blend in with other facilities on the property or existing vegetation. Examples of camouflaged communication towers would be a communications tower constructed in the form and shape of a tree to be part of a forested area, or a tower constructed to appear to be a component of a bell or clock tower on sites with compatible buildings or a component of a church steeple on sites with churches. Surface finish, paint, or markings alone are insufficient to qualify for a determination as a camouflaged communications tower. Camouflaged towers shall not be lit.

Car wash means an establishment which provides facilities for washing and cleaning motor vehicles.

Cluster development means the development of residential dwelling units, or commercial, industrial or institutional building floor area, in which the density or intensity of the uses is increased by the transfer of density or intensity from one site or part of a site to another. Such development is authorized by permitting smaller lot sizes when a specified part of the land is placed in permanent conservation use.

Communication antenna means an antenna designated to transmit and/or receive communications as authorized by the Federal Communication Commission.

Legend

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Communication towers means any structure intended exclusively to support communication antennas, excluding antenna mounts. Design examples of communication towers are described as follows:

- (1) Self-supporting lattice;
- (2) Guyed;
- (3) Monopole; and
- (4) Any other tower type structure as determined by the building official or designee of the city council.

Community center means a facility used for recreational, social, educational, or cultural activities, and not operated primarily for profit.

Concurrency means a condition that requires public facilities and services to maintain the adopted level of service standards when the impacts of a development occurs.

Concurrency compliance means requirements that shall be satisfied when the required public facilities and services are in place at the time a development permit is issued. A development permit is issued subject to the condition that the required public facilities and services will be in place when the impacts of development occur; the required public facilities and services will be in place in adherence to state mandates under F.S. ch. 163 and F.A.C. 9J-5.

Convenience store means a retail establishment offering for sale prepackaged food products, beverages, household items, newspapers and magazines, sandwiches and other freshly prepared foods for consumption off the premises.

Convenience store with fuel pumps means a convenience store providing motor vehicle fuels, and which may also stock within the principal structure and offer for sale prepackaged motor oil and other small prepackaged automotive-related accessories.

Craft studio means arts, crafts and hobbies, ceramic, glass, photography, picture framing, wood carving, and weaving studios, and includes the sale of articles produced on the premises.

Day care center means an establishment providing daytime care or instruction for four or more unrelated persons, and includes nursery school, child and adult care facilities.

Developer means any person, legal entity or government agency undertaking any development.

Development activity means the commencement of development activity is that portion in time when the developer has completed the site or plan review process, and a development or building permit to commence construction has been issued by the city.

Development order means any order issued by the city granting, denying, or granting with conditions an application for a development permit.

Development permit means a permit issued by the city, including a building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance or any other official action, having the effect of permitting development of land.

Dock means any fixed or floating accessory structure for securing vessels, loading or unloading persons or property, or providing access to the water.

Drive-through service means a building or part thereof, where a product is sold to, or a service performed for, customers while they are in or near a motor vehicle, except for an auto service station and a car wash.

Dry cleaner/laundry means an establishment where retail customers drop off and pick up clothing for laundering and/or cleaning. Laundering and/or dry cleaning may be conducted on the premises.

Legend

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Dwelling and *dwelling unit* mean a building or part thereof designed or intended for occupancy as permanent separate living quarters, with one kitchen plus sleeping and sanitary facilities provided within the unit, for the exclusive use of one family maintaining a household. The terms "dwelling," "single-family dwelling," "two-family dwelling," or "multiple-family dwelling" shall not include a motel, hotel, camp, recreation vehicle or similar structure.

Dwelling, multiple-family, means a building designed or used as permanent living quarters for three or more families living independently from each other, and includes townhouses, rowhouses, apartments, and patio home attached units.

Dwelling, single-family attached, means a dwelling unit that is attached to another by a common wall or roof where each unit has direct exterior access. No unit is located above another, each unit is completely separated from any others by a rated firewall or a fire and sound resistant enclosed separation or space, and each dwelling unit is on a separate lot under separate ownership.

Dwelling, single-family detached, means a detached building designed as living quarters for one family, and including at least separate sleeping, cooking and toilet facilities.

Dwelling, two-family, means a building containing two dwelling units designed as living quarters for two families living independently from each other, and includes duplex and semidetached units.

Dwelling, zero lot line, means a single-family detached dwelling unit which is sited on a lot with one wall abutting one interior side lot line.

Engineer means a person licensed to practice engineering in the state.

Family means any number of persons related by blood, marriage or adoption, and not more than four unrelated persons, living together as a single housekeeping unit.

FEMA means the Federal Emergency Management Agency.

Flag means any freely waving material containing colors, patterns, insignias or symbols except as otherwise defined for the purposes of distinguishing a flag from a banner (see definition of a flag in division 5, signs, section 90-564).

Flea market means a market held in an open area or structure where parcels of land or portions of a building(s) are rented to individual merchants to display and sell goods.

Flood hazard area means areas designated on FEMA Flood Hazard Boundary Maps as zone A, and flood insurance rate maps as zones A, AO, AH, A1-30, AE, A-99, and B. Areas within the city not included on these maps shall be considered to be in FIRM zone C.

Floor area ratio means the gross floor area of all buildings or structures on a lot divided by the total area of the lot.

Fortuneteller means an establishment where readings are given for a fee, and includes astrologist, clairvoyant, mystic, palmist, psychic reader, telepathist and similar activities.

Foster care facility means a building designed or used as permanent living quarters for foster residents, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents and serving either children or adults.

Funeral home means an establishment where funerals are managed and human remains are prepared for burial; and excludes a crematory.

Golf course means land in excess of 90 acres for a nine hole 32 plus par, and 150 acres for an 18 hole 64 plus par course, including clubhouse and accessory facilities.

Legend

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Group home means a building designed or used as permanent or temporary living quarters for six or more unrelated persons in which individual cooking facilities are not provided. Included in such designation, but not limited to, are such facilities as residential facilities and comprehensive transitional education programs under F.S. ch. 393; domestic violence centers under F.S. ch. 415; community residential homes in excess of six persons under F.S. ch. 419; and such similar facilities as authorized by law, and for which licensing is first required by law, and for which licensing is first required by the state department of children and families and/or the agency for health care administration, or other state or federal agency. This definition specifically excludes alcohol and drug rehabilitation/detox centers and recovery centers/sober homes.

Guesthouse means an accessory dwelling unit to a principal residence on a lot, intended for nonpaying accommodation of guests visiting the occupants of the principal dwelling. A guesthouse includes a garage apartment and an accessory apartment.

Height (see definitions for building height and structure height).

Home occupation means a business, profession, or trade carried out for financial gain by a resident and within the resident's dwelling unit.

Hotel means an establishment containing primarily sleeping accommodations for transient guests, with no kitchen facilities other than a microwave, coffee pot, and small refrigerator, and which may have restaurants, personal services and indoor recreation as accessory uses.

House of worship means a church, temple, synagogue and similar centers of an established religion for the primary purpose of conducting religious services on a regular basis.

Illegal use, structure or sign means any use, building, structure or sign used or erected without permission from the city and/or in violation of these regulations.

Land means earth, water, and air, above, below or on the surface, and includes any improvements or structures customarily regarded as land.

Land development regulations means ordinances adopted by the city council for the regulation of any aspect of development and includes zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land.

Landscape buffer means a continuous area of land set aside along the perimeter of a lot in which landscaping is used to provide a transition between developments.

Landscaping means any combination of living plants (grass, ground cover, vines, shrubs, hedges, trees) or nonliving landscape materials (rocks, mulch, decorative paving). Landscaping may include the preservation of existing native trees and vegetation into site development.

Laundromat means an establishment providing home-type washing, drying, and dry cleaning and/or ironing machines on the premises for rental use to the general public.

Laundry, commercial, means an establishment providing bulk washing, drying, dry cleaning, and/or ironing services on the premises for commercial or industrial clients.

Limited agriculture means commercial or noncommercial boarding, raising and grazing of horses and cattle; noncommercial raising or keeping of a maximum of three in total number of hogs, sheep, and goats; noncommercial plant and vegetable gardens; and cultivation of hay for use or sale.

Lot means land occupied or which may be occupied by a building and its accessory uses, together with such open spaces as are required, having not less than minimum area, width and depth required for a lot in the district in which such land is situated, and having frontage on a street, or other means of access as may be determined to be adequate as a condition of issuance of a building permit

Legend

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Lot coverage means the percentage of the lot covered by buildings, including roofed porch, garage, carport, swimming pool, solid deck, and other accessory buildings. Vehicular driveways and pedestrian paths are not included in coverage.

Lot frontage means the shortest property line adjacent to a street; it is also the front property line.

Lot of record means a lot which is part of a subdivision recorded in the office of the clerk, circuit court.

Lower income family means a family or household whose annual income does not exceed 80 percent of that of a median family or household income for the city, adjusted for household size.

Magistrate means in the context of the City of Okeechobee, the magistrate is an appointed local official, and member of the Florida Bar, entrusted with the administration of codes and laws; he or she is the principal officer exercising governmental powers, or judicial functions in quasi-judicial proceedings before boards within the city; taking and receiving evidence, making findings of fact and conclusions of law, and issuing legally binding orders thereon. This definition shall apply in every section of city codes or ordinances that refer to code enforcement board.

Manufacturing means establishments engaged in the mechanical or chemical transformation of materials or substances into new products, including the fabrication and/or assembling of component parts, the creation of products, and the blending of materials, such as lubricating oils, plastics, resins, or liquors.

Marina means a facility for storing, servicing, fueling, berthing, and securing of boats and which may include eating, sleeping, and retail facilities for owners, crews, and guests.

Medical marijuana dispensary means a facility licensed or registered by the Florida Department of Health that dispenses medical marijuana or products containing marijuana and related supplies, to qualifying patients or their caregivers, pursuant to statute. A medical marijuana dispensing facility does not cultivate process, transfer, or prepare any form of marijuana or marijuana product.

Mobile home means a manufactured, detached, transportable structure on a foundation or rigid support, with over 400 square feet of floor area, designed for use as permanent living quarters, and built in compliance with the Federal Manufactured Housing Construction and Safety Standards Act. A recreational vehicle is not to be considered as a mobile home.

Mobile home park means land under single ownership which is used to supply to the public spaces for the placement and occupancy of two or more mobile homes as dwelling units.

Mobile home subdivision means a subdivision of land for the sale of lots for the placement and occupancy of mobile homes as dwelling units.

Mobile home, substandard, means mobile homes built prior to June 15, 1976, and newer mobile homes built not in compliance with the Federal Manufactured Housing Construction and Safety Standards Act.

Modular home means factory built housing certified as meeting the state building code as applicable for modular housing. State-certified modular homes shall be subject to the same regulations as site-built dwellings.

Motel means an establishment containing sleeping accommodations for transient guests, which has individual entrances from the outside to serve each room, generally with no provisions made for cooking in individual rooms, and which may have a restaurant and indoor recreation as accessory uses. Recovery centers/sober homes are not motels.

Nightclub means an establishment providing indoor entertainment, usually with live performers and dancing, where food and alcoholic beverages may be sold for on-premises consumption.

Nonconforming lot means a parcel of land shown on a plat recorded prior to enactment or amendment of these regulations, but which does not conform to the minimum area, frontage, width or depth regulations for the district in which it is located.

Legend

~~Stricken in Red~~ = Deleted.

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Nonconforming structure means a lawful building or structure existing on the date of enactment or amendment of these regulations, but which does not conform to the yard, setback, coverage, height, parking, landscaping or supplementary regulations of the district in which it is located.

Nonconforming use means a lawful building, structure or land existing on the date of enactment or amendment of these regulations, but which does not conform to the use regulations of the district in which it is located.

Nursing home means an establishment providing permanent living quarters for three or more unrelated, disabled, sick or mentally ill persons, in which convalescent facilities and personal care are provided; but not including hospitals, clinics and institutions.

Office, business, means an establishment not involving the sale of goods, and including such businesses as bank, employment agency, financial services, insurance agent, manufacturer's agent, real estate broker, stock broker, telephone answer service, travel agent or similar use.

Office, medical, means an establishment providing human out-patient services by persons practicing health services, including acupuncturist, chiroprapist, chiropractor, dentist, optician, optometrist, osteopath, physical therapist, physician, or any such lawful profession, but excludes masseur, in-patient hospital care and veterinarian.

Office, professional, means an establishment of an accountant, architect, attorney, engineer, landscape architect, surveyor, urban planner, and similar nonmedical professionals.

Off-street loading space means space at least ten feet wide by 30 feet long by 14 feet high used for temporary location of one motor vehicle while loading or unloading persons or cargo.

Open space means undeveloped land suitable for passive recreation or conservation uses.

Outdoor sales and storage means an establishment for the sale or storage of new and used goods, including building and farm equipment and materials, and mobile homes.

Outdoor vehicle sales lot means an establishment for the sales of new and used operable vehicles including cars, campers, recreational vehicles, trailers, trucks, boats and similar vehicles; and excluding golf carts, riding mowers, go-carts, farm equipment and mobile homes.

Owner means the owner of record of property as appears in official records of the county.

Parcel (of land) means land capable of being described by definite location and boundaries, which is designated by its owner as land to be used or developed as a unit, or which has been used as a unit.

Park model recreational vehicle means a manufactured, detached, transportable structure on a foundation or rigid support, with less than 500 square feet of floor area, designed for use as seasonal or temporary living quarters when connected to water, sewer and electric utilities.

Parking space, handicapped, means parking space as required by F.S. § 316.1955.

Parking space, off-street, means space at least nine feet wide by 20 feet long used for temporary location of one motor vehicle.

Parking space, tandem, means parking space that abuts a second parking space in such a way that vehicular access to the second space can be made only through the first space.

Pawnshop means an establishment where items may be bought outright or left as collateral in order to borrow money; and which those same items may be sold.

Pet grooming means an establishment providing for the hygienic care and cleaning of a domestic pet, usually dogs, cats, and sometimes birds, and includes the preparation or enhancement of a pet's physical appearance for "showing" or other types of competition.

Pier (see dock).

Legend

~~Stricken in Red~~ = Deleted.

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Planned unit development (PUD) means land under unified control, planned and designed to be developed as an integral unit according to an approved site development plan.

Private club means an establishment catering exclusively to an association of persons and their guests, on a primarily not-for-profit basis, and which is not available for unrestricted public access, includes fraternal lodge, sorority, and union hall.

Public facility or use means federal, state, county, city or other publicly owned and operated building or open area providing public services.

Public utility means a publicly owned or regulated facility for providing electricity, gas, communications, transportation, water supply, sewage disposal, drainage, garbage or refuse disposal, or fire protection services to the general public; and excludes outdoor storage and services yards in residential and commercial districts.

Recovery center/sober home means a facility, used by addicts recovering from substance abuse, which serves as an interim environment between rehabilitation and a return to their former lives. These facilities provide a safe and supportive place in which people can live while they are in recovery and are primarily meant to provide housing for people who have just come out of rehabilitation (or recovery centers) and need a place to live that is structured and supporting for those in recovery. A recovery center/sober home is not a group home because it is not licensed by a state or federal agency.

Recreation, commercial indoor, means an enclosed establishment providing recreation activities, including amusement arcade, billiards, table tennis, bowling alley, gym, movie theater, health club, racquet club, skating rink, swimming pool, and similar uses operated primarily for profit.

Recreation, commercial outdoor, means an amusement park, miniature golf, golf practice range, archery range, outdoor theater, horse riding stable, fair, carnival, swimming and water recreation, discovery park, and similar uses operated primarily for profit.

Recreation, indoor, means an enclosed establishment housing a swimming pool, sports club, gymnasium, hobby workshop center, and similar uses and not operated primarily for profit.

Recreation, outdoor, means a park, athletic field, tennis court, swimming pool, nature preserve, botanical garden, and similar uses and not operated primarily for profit.

Recreational vehicle means a camping trailer, motor home, travel trailer truck trailer or other vehicle with or without motor power, equipped with shortterm living or sleeping quarters, and not exceeding 45 feet in length and 8½ feet in width, designed to travel on roads without special permit; and excludes a park model recreational vehicle.

Recreational vehicle park means land under unified control designed to accommodate short-term overnight parking for five or more recreational vehicles, and not for permanent residential use.

Research laboratory means a facility for investigation into the natural, physical, or social sciences, which may include engineering and product development.

Residential infill means a residential subdivision plat or site plan which is either under construction or has vacant lots, and which was approved prior to adoption of these regulations.

Residential migrant housing facility means housing, provided for individuals and their families who are migrant farm workers, to be occupied solely by such migrant farm workers and their families while employed in active agricultural operations.

Restaurant means an establishment where food and drink are prepared, served, and consumed, mostly within the principal building.

Restaurant, take-out, means an establishment where food and/or beverages are sold in a form ready for consumption, where all or a significant part of the consumption takes place outside the confines of the restaurant,

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and where ordering and pickup of food and/or beverages may take place from an automobile when a special exception for drive-through service has been approved.

Retail store means an enclosed establishment in which goods or merchandise are sold or rented directly to the general public; and, which does not involve the manufacture or processing of such goods except as may be incidental and subordinate to the retail sale, as in the case of a retail bakery or jeweler.

Salvage yard means land or structure, or part thereof, used for collecting, storage or sale of wastepaper, rags, scrap metal or discard material; or for collecting, dismantling, salvaging storage or sale of machinery parts or vehicles not in running condition.

School, business, means commercially operated schools including beauty culture, business, dancing, driving, music, vocational and technical training, and similar establishments operated for profit.

School, public or private, means parochial, public and private schools, college, university, and accessory uses, not operated primarily for profit.

Service, personal, means an establishment primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. These include barbershop, beauty shop, clothes cleaning and repair, nail care, reducing salons and health clubs, shoe repair, tailor, and similar uses not primarily offering a product for sale.

Service, retail, means a printer, dance or music studio, pet shop, and similar establishments.

Services, mechanical and repair, means establishments including machinery servicing and repair, or service garage, motor vehicle paint and/or body shop, motor vehicle or trailer rental, and similar service uses.

Sign means advertising matter, writing, number, illustration, decoration, symbol, design, flag or other device used to attract attention or convey a message.

Sign, accessory, means a sign that is permitted as incidental to a permitted land use.

Sign, building, means a sign attached to or painted on a building exterior, including canopy and window signs.

Sign, directional, means a sign erected to give directions to an establishment and containing no advertising other than the name.

Sign face means a part of a sign that is potentially used for copy.

Sign, flashing, means a sign designed to attract attention by flickering or moving lights.

Sign, ground, means a freestanding sign supported from, or erected on the ground.

Sign, illuminated, means a sign in which a source of light is used to make a message readable, and includes signs which depend on reflectors for an image.

Sign, moving, means a sign designed to attract attention by movement and includes revolving, animated signs and signs with continuously moving copy.

Sign, nonconforming, means a sign which does not conform to this subpart B.

Signs, number of, means that a ground sign shall be considered to be one sign where matter displayed is related to one use, and shall be considered to be multiple signs where matter displayed is related to more than one use.

Sign, off-premises, means a sign directing attention to subject matter located on another property, and includes a billboard.

Sign, portable, means a sign not permanently attached to the ground or other structure.

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Sign, roof, means a sign on a building which extends above the highest point of the roof.

Sign, snipe, means an off-premises sign posted without city or government agency permission.

Sign, wall, means a sign on a building exterior; and projecting not more than one foot.

Sign, wind, means signs consisting of banners, flags, spinners, streamers, balloons or other material fastened to move in the wind.

Storefront church means a very small house of worship located in one and only one unit in a multi-use commercial building or a commercial shopping center containing at least three individual units.

Structure means anything, more than one foot in height above ground level, constructed or installed which is attached to the ground or to another object which is permanently attached to the ground. This shall include, but not be limited to, buildings, mobile homes, screened enclosures, swimming pools, towers, walls, fences, signs, poles, pipelines, storage tanks, and shore protection devices.

Structure, accessory, means permitted detached subordinate structure which is customarily associated with and incidental to the principal use on the premises.

Structure height means the vertical distance measured from the average elevation of a proposed finished grade for the structure to the highest point of the structure (for roofed structures see building height).

Structure, temporary, means a structure that is erected without any foundation or footings and is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Substandard means deviating from or falling short of a standard or norm.

Taxidermist means an establishment wherein the act of reproducing a life-like three-dimensional representation of an animal for permanent display is undertaken. In some cases, the actual skin (including the fur, feathers or scales) of the specimen is preserved and mounted over an artificial body. In other cases, the specimen is reproduced completely with manmade materials.

Temporary portable storage container means a self-contained storage unit designed to be delivered to a site by a separate vehicle where it is removed from the vehicle and left at the site. Once on the site, it is used as temporary, short-term storage shelter. It may also be loaded with material and then transported by separate vehicle to an off-site storage location for longer periods of time.

Use means the purpose for which land or a structure is designated, arranged, maintained or occupied; or any activity, business or operation carried on, or intended to be carried on, in a structure or on land.

Use, accessory, means a subordinate use which is customarily associated with, and incidental to, the principal use or building and located on the same parcel.

Use, principal, means the primary purpose for which the land or building is used as allowed by the applicable zoning district regulations.

Use, temporary, means an outdoor use or activity which is permitted only for a limited time such as promotional events, tent sales, charity events, craft or art fairs, car shows, or other similar uses. Temporary uses are subject to specific regulations and permitting procedures.

Variance means a modification of these regulations when, owing to physical conditions peculiar to the property, a literal enforcement of these regulations would result in an unnecessary hardship.

Veterinary service means an establishment where animals are admitted for examination and treatment.

Visibility triangle means, on a corner lot, the triangle of land formed by a straight line connecting two points located on, and 35 feet from, the intersection of the two street property lines.

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Wellhead protection area means the lands located within a radius of 1,000 feet from potable water supply wells operated by the Okeechobee Utility Authority, unless such wells are permanently capped. From 301 feet to 1,000 feet from such operating or uncapped wells, any development shall be restricted and regulated so as to not cause, permit or allow any activity that may result in groundwater pollution or contamination; within 300 feet of such wells shall be a zone of exclusion no development activity of any nature permitted, except that related to water supply.

Written and *in writing* mean any written presentation whether by printing or otherwise.

Year means any continuous 12-month calendar period.

Youth center means a social and recreational center providing supervision and opportunities for youth to develop their physical, social, emotional, and cognitive abilities and to experience achievement, leadership, enjoyment, friendship, and recognition. They typically offer organized instructional programs for physical activities, academic and arts programs as well as opportunities for unstructured activities such as game playing, socializing, club meetings, and outdoor play.

Zone of exclusion means land within a 200-foot radius of a public potable water supply wellhead.

(LDR 1998, § 990; Ord. No. 897, § 1, 6-21-2005; Ord. No. 1070, § 1, 1-18-2011; Ord. No. 1079, § 2, 1-17-2012; Ord. No. 1108, § 1, 3-18-2014; Ord. No. 1119, § 1, 2-17-2015; Ord. No. 1127, § 1, 9-28-2015; Ord. No. 1130, § 1, 1-19-2016; Ord. No. 1175, § 1, 10-16-2018; Ord. No. 1185, § 1, 8-6-2019; Ord. No. 1281, § 2, 12-5-2023)

Cross reference(s)—Definitions generally, § 1-2.

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PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 13. RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R) DISTRICT

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DIVISION 13. RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD-R) DISTRICT

Sec. 90-416. Generally.

- (a) *Defined.* A parcel to be planned and developed as a single entity containing one or more types of residential dwelling units. Appropriate recreational, public and semipublic uses may be included if such uses are primarily for the benefit of the residential development.
- (b) *Purpose and intent.* The PUD-R district is established to:
- (1) Encourage innovative creative designs;
 - (2) Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant residential developments that minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) *Location.* A PUD-R district is permissible only on tracts within areas designated on the future land use map in the comprehensive plan as residential single family or residential multi-family.

~~(d) — Petition submittal requirements and other requirements and conditions for rezoning to the PUD-R zoning district, and amendments to an approved residential PUD, shall be governed by the provisions of sections 90-428 through 90-433.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-417. Permitted uses.

- (a) Allowable uses in a PUD-R district located on lands designated ~~residential single family~~ Single-Family Residential on the ~~Future Land Use Map~~ Future Land Use Map include:
- (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Public facilities.
 - (3) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.

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- (4) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.
- (b) Allowable uses in a PUD-R district located on lands designated ~~residential multi-family~~ Multi-family Residential on the ~~Future-Land Use Map~~ include:
- (1) Detached single-family dwellings, attached single-family dwellings, and zero lot line single-family dwellings.
 - (2) Two-family dwellings.
 - (3) Multiple-family dwellings.
 - (4) Adult family care or assisted living facilities.
 - (5) Public facilities.
 - (6) Accessory uses and structures that are customary and incidental to the primary residential use, including but not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (7) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

(Ord. No. 989, § 1, 7-3-2007; Ord. No. 1108, § 6, 3-18-2014)

Sec. 90-418. Dimensional Development standards.

The dimensional Development standards for the PUD-R zoning district shall be as follows:

- ~~(1) Minimum parcel size: Five contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than two acres in area.~~
- (21) Maximum density: Maximum density allowable in the PUD-R zoning district shall be as follows consistent with the City of Okeechobee Comprehensive Plan:

Land-Use Designation	Housing Component	Maximum Gross Density ^{**}	
		Conventional Housing	Affordable Housing
Single family	Single family	4 d.u. per acre	5 d.u. per acre
Multi-family	All housing types	10 d.u. per acre	11 d.u. per acre

~~^{**}Gross acreage in PUD (excluding public streets and rights-of-way existing prior to rezoning to the PUD-R district) divided by the total number of dwelling units.~~

- (32) Maximum height. Allowable height in developments in a PUD-R district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet; ~~except as approved by special exception.~~
- (43) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160 feet for any one building face.

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- (54) *Minimum PUD-R perimeter setback.* No building or structure shall be located closer than 20 feet to any perimeter boundary of the PUD-R district.

(5) *Minimum lot requirements (all widths and setbacks are in feet)*

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multiple Family</u>	<u>Other Principle Uses</u>
<u>Lot Area</u>	<u>6,000 sf</u>	<u>2,500 sf per d.u.</u>	<u>6,000 sf</u>	<u>6,000 sf</u>	<u>4,000 sf per du</u>	<u>6,000 sf</u>
<u>Lot width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>10</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- (6) *Minimum separation between buildings.* Buildings shall be separated from each other by a distance equal to not less than 12 feet.

- ~~(7) *Maximum lot coverage and impervious surface coverage.* Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-R district.~~

- ~~(87) *Open space requirement.* A minimum of 40 percent of the PUD-R district area shall be reserved for landscaping and open space. The following uses may contribute to the open space requirements provided the areas meet minimum dimensions of at least ten feet (length and width) and comprise an area of not less than 200 square feet each are met:~~

- ~~Buffers and ILandscaped areas in off-street parking areas;~~
- Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriiums, courtyards and other similar areas count as open space as long as a not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

- ~~(98) *Improved recreation areas required.*~~

- ~~Except as set forth in subsection (b), multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single-family, zero lot line single-family, or two-family Planned developments containing 50 or more dwelling units and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre, shall provide an improved active recreation/play area or areas that meet(s) the following standards:~~
 - Said recreation area shall have at least ~~15~~ 25 square feet of land area for each dwelling unit ~~with two or more bedrooms;~~
 - The minimum size for said recreation area shall be ~~750~~ 1,500 square feet, ~~and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~

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~~3. — The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~

~~b. — This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-419. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-R district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-~~433~~434.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

(Ord. No. 989, § 1, 7-3-2007)

Secs. 90-420—90-427. Reserved.

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PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 14. REGULATIONS APPLICABLE TO ALL PUD-M AND PUD-R DISTRICTS

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DIVISION 14. REGULATIONS APPLICABLE TO ALL PUD-M AND PUD-R DISTRICTS

Sec. 90-428. General development review standards.

The following general standards shall be utilized in evaluating and establishing conditions for PUD-M and PUD-R zoning ~~districts and in reviewing conceptual and final site plans~~petitions:

- (1) *Physical characteristics of the site.* The property shall be suitable for development in the manner proposed without hazard to persons or property, on or off the site. Conditions of soil, groundwater level, drainage, and topography shall be appropriate to both type and pattern of use intended.
- (2) *Compatibility and relationship to adjacent property.* The approval process of development in PUD-M and PUD-R districts shall take into consideration the existing uses and development adjacent to the district. The development shall be designed and located so as to avoid incompatibility with adjacent development or land uses to the extent reasonably possible. This shall be determined by requiring the applicant/developer to provide documentation that the location, design, and final site master concept plan, as reflected in the eventual PUD-M or PUD-R ordinance, will result in a development that is consistent ~~with sound planning principles and complies with all applicable ordinances and land development regulations with surrounding development, land use designations, and zoning districts. The PUD-M and PUD-R zoning categories contemplate, contrary to traditional zoning categories, innovative design and land use, including a mix of uses, with amenities, recreation areas and common areas, and use of zero lot lines. Regardless, the approval process will address compatibility with neighboring zoning categories, including that the o~~Overall density, height and location of buildings and improvements, traffic flow, drainage and retention, and overall impact of a PUD-M or PUD-R project, should not materially affect the nature of land uses enjoyed on adjacent properties.

Developments in PUD-M or PUD-R districts shall include additional screening, buffering, transitional uses or other design features, as necessary, to adequately protect existing or probable uses of surrounding property.

~~Opaque durable fencing, masonry walls, or a vegetative screen that is continuous within one year after time of planting, shall be provided at the periphery of PUD-M and PUD-R districts to protect occupants from undesirable views, lighting, noise or other off-site influences, and to protect occupants of adjoining properties from similar adverse influences.~~

This provision gives Buffering and screening shall be applied in consideration to the site's advantages and limitations, as well as the compatibility of the development to adjacent sites. The design of the site should consider all existing features, both natural and man-made, to determine those inherent qualities that give the site and surrounding area its character.

- (3) *Access and internal circulation.* Principal vehicular access points into the planned unit development from rights-of-way shall be designed to encourage smooth traffic flow with controlled access and turning movements and minimize hazards to vehicular and pedestrian safety. When utilized, The interior circulation systems shall be designed to provide for safe and efficient motorized and non-motorized (e.g., bicycles) vehicular and pedestrian movement, as appropriate to the character of the proposed development.

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Vehicular access to streets or portions of streets from off-street parking and service areas shall be so combined, limited, located, designed and controlled as to channel traffic from and to such areas conveniently, safely, and in a manner which minimizes friction and excessive interruptions, and promotes vehicular and pedestrian safety.

- (4) *Streets, drives, parking and service areas.* Streets, drives, parking and service areas shall provide safe and convenient access to all buildings and general facilities.
- (5) *Natural and historic features.* Developments in a PUD-M or PUD-R district shall be designed to preserve natural features of the land and historic resources, such as existing trees, natural topography, and historic and archeological sites, as much as possible. ~~Natural resources and natural features may not be impaired or destroyed unless it is in the public interest to do so. In determining whether such action is in the public interest, the benefit which would reasonably be expected shall be balanced against the reasonably foreseeable detriments of the activity.~~ Impacts to wetlands and protected species habitats shall be regulated in accordance with federal, state and local standards for environmental resource permitting.
- (6) *Density.* Density shall not exceed maximums established in the comprehensive plan and shall be established after consideration of criteria in the comprehensive plan, neighborhood compatibility, and site design.
- (7) *Screening of trash and refuse containers.* ~~All e~~Central refuse, trash and garbage collection containers, ~~or those serving multiple dwelling units,~~ shall be required for multi-family residential and commercial development and shall be screened from sight or located in a such a manner so as not to be visible from any public area within or adjacent to the PUD-M or PUD-R district.

(8) Perimeter Buffering.

(A) Description of Buffers. It is the responsibility of the new development or redevelopment to provide appropriate buffering adjacent to existing development or adjacent to vacant property zoned for such development. The following four buffer types are hereby established. Each buffer type, identified by a letter, provides the minimum number of trees and shrubs per each one-hundred (100) linear foot segment and indicates whether or not a wall or hedge is required.

- (1) Type A. A Type A buffer is intended to create the impression of spatial separation without necessarily eliminating visual contact between the spaces. A Type A buffer is five (5) feet in width and consists of intermittent visual obstructions from the ground to a height of at least three (3) feet consisting of a minimum of four (4) Florida-Friendly trees and ten (10) Florida-Friendly shrubs. It may be composed of a wall or fence (excluding chain link or wire), landscaped earthen berm, and planted vegetation or existing vegetation and may contain Florida-Friendly deciduous plants. A wall or fence is not required.
- (2) Type B. A Type B buffer is intended to partially block visual contact between uses and to create a strong impression of the separation of spaces. A Type B buffer is five (5) feet in width and consists of either (1) a minimum of five (5) Florida-Friendly trees and a continuous Florida-Friendly hedge; or (2) a wall or fence (excluding chain link or wire), landscaped earthen berm, Florida-Friendly deciduous plants or existing vegetation. A wall or fence is not required.
- (3) Type C. A Type C buffer is intended to exclude all visual contact between uses and to create a strong impression of spatial separation. A Type C buffer is ten (10) feet in width and consists of a minimum of five (5) Florida-Friendly trees, a continuous Florida-Friendly hedge, and a wall and or fence (excluding chain link or wire) not less than eight (8) feet in height. A Type C buffer must be opaque year-round and may contain Florida-

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Friendly deciduous trees. All trees and shrubs required in the buffer must be placed on the outward facing side of the required wall and/or fence.

- (4) Type D. A Type D buffer is an alternative to a type C buffer. It is thirty (30) feet in width, and consists of ten (10) Florida-Friendly trees and a double-staggered continuous Florida-Friendly hedge that must provide visual screening within one year of planting. A wall or fence is not required.

<u>Buffer Types (per each 100 linear feet)</u>				
<u>Buffer Types</u>	<u>A</u>	<u>B</u>	<u>C</u>	<u>D</u>
<u>Minimum Width in Feet</u>	<u>5</u>	<u>5</u>	<u>10</u>	<u>30</u>
<u>Minimum # of trees</u>	<u>4</u>	<u>5</u>	<u>5</u>	<u>10</u>
<u>Wall or Fence Required</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>
<u>Continuous Hedge/Shrubs Required</u>	<u>Yes</u>	<u>No</u>	<u>Yes</u>	<u>Yes</u>

- (B) Specific land use requirements. The foregoing types of buffers shall be applied between different land uses as provided in the table below. Vacant land shall be considered according to its future land use or zoning designation, whichever is more restrictive. The letter listed under "Adjacent Properties District" shall be the landscape buffer and screening required. The "-" symbol shall represent that no buffer is required. Notwithstanding any other provisions contained in this ordinance, for the purpose of this section, a hotel, motel or time-sharing use will be treated as a commercial use. In the event that the proposed development is adjacent to property outside of the City limits, the adjacent property shall be evaluated by the closest and most appropriate use listed in the table below.

<u>Table of Landscape Buffer Requirements by Land Use Classifications</u>							
<u>Subject Property District/Use</u>	<u>Adjacent Properties District/Use</u>						
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>6</u>	<u>7</u>
<u>1. Residential single-family and two-family</u>	-	-	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>2. Residential multi-family</u>	<u>A</u>	-	<u>A</u>	<u>A</u>	<u>A</u>	<u>B</u>	<u>D</u>
<u>3. Recreation/Open Space</u>	-	-	-	<u>A</u>	-	<u>B</u>	<u>D</u>
<u>4. Commercial</u>	<u>B</u>	<u>A</u>	<u>A</u>	-	<u>A</u>	<u>B</u>	<u>C</u>
<u>5. Public/Semi-Public</u>	<u>A</u>	<u>A</u>	-	<u>B</u>	-	<u>B</u>	<u>D</u>
<u>6. Agricultural</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	-	<u>D</u>
<u>7. Industrial</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	<u>D</u>	-

- (C) Native vegetation preferred. The use of existing native vegetation as screening and buffering is preferred. If a developer proposes to satisfy the buffering and screening requirements with existing native vegetation, a deviation from the requirements of this section may be approved if such deviation is necessary to prevent harm to or destruction of native vegetation and the buffering and/or the aesthetic purposes of the screening are substantially fulfilled.

(Ord. No. 989, § 1, 7-3-2007)

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Sec. 90-429. Petition requirements for rezoning to a PUD-M or PUD-R district.

A rezoning petition form provided by the city shall be filled out and submitted ~~along with a written statement describing the nature and intent of the proposed development.~~ The petition package shall include the following:

- (1) A professionally prepared ~~conceptual site~~ Master Concept plan that conveys the general extent and character of the proposed development and that contains the following information:
 - a. The title of the project and name of the developer, owner, and authorized agents;
 - b. ~~Areas of residential and nonresidential development~~ Individual development areas (i.e., residential, retail, recreation, office, mixed-use-listed, etc.) with detail showing the boundary of each development area within which buildings, parking or other uses will be located;
 - c. Location and extent of proposed open space;
 - d. Location of proposed community or public uses (e.g., recreation areas, clubhouses, schools, houses of worship, etc.);
 - e. ~~Basic vehicular, p~~edestrian ~~and other~~ circulation systems;
 - f. ~~Proposed points and methods of access~~ The location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development. If a subdivision, the plan must also show the general location of all proposed internal street rights-of-way or easements and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into multiple-family, commercial, or industrial use lots; and
 - g. ~~Anticipated phasing plans.~~ Graphic depiction of phasing plan, if applicable;
 - h. The location of any requested deviations, keyed to the schedule of deviations. If applicable, include sample detail drawings of the effect on the site plan of the requested deviation;
 - i. The location and extent of existing wetlands;
 - j. The location and explanation of all existing easements, and whether or not those easements are recorded. If an easement is based upon a recorded document, the official records book reference must be stated;
 - k. The plan must indicate the general location, configuration, and approximate dimensions of the lots or parcels (including subdivided parcels and outparcels). The proposed use of the lots or parcels must be keyed to the schedule of uses submitted with the application; and
 - l. The location, type and extent of buffers along the perimeter of the PUD, as well as between the individual uses, if the types of proposed uses require buffer separations.
- (2) A ~~summary table with the following information~~ schedule of uses listing the types of uses proposed for the entire PUD including the total number of each type of proposed dwelling unit and the total maximum square footage of each nonresidential use by type. If a phasing plan is included, this information shall be provided for each phase.
 - a. ~~Maximum number and type of residential units;~~
 - b. ~~Total land area, overall gross residential density and land area and density of each individual residential area;~~
 - c. ~~Total maximum square footage of each nonresidential use by type, land area and maximum square footage by type of nonresidential use for each distinct development area; and~~

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

- ~~d. Approximate land area devoted to conservation, retention, recreation, parks, and other open space areas.~~
- (3) A property development regulations table that establishes the minimum lot area and dimensions, minimum setbacks, maximum height, and maximum lot coverage within the PUD for each type of use. Uses that have specific setback requirements within the LDC will be subject to the requirements set forth in the LDC, unless specifically stated within the proposed property development regulations table.
- (34) ~~Surveys, drawings or other information~~ sufficient to indicate the general proposed plan for drainage including out-falls and a written summary of the proposed drainage plan.
- (45) A list and description of any areas or facilities proposed to be dedicated for public use.
- (56) A phasing plan if applicable, including a time frame for the completion of utilities and infrastructure for each phase and for the entire development.
- (67) ~~An "as-built" map of the site indicating the boundaries of the subject property and indicating all streets, buildings, water courses and other important features~~ A boundary survey.
- (78) A description, and a map identifying the location, of all environmentally sensitive lands, wetlands, significant areas of native vegetation, and ~~wildlife~~ protected species habitat.
- (89) A ~~preliminary~~ traffic impact analysis and discussion of the availability or proposed construction of necessary onsite and offsite transportation facilities by proposed phase to verify that adequate capacity currently exists or will exist prior to issuance of any certificates of occupancy.
- (910) ~~A preliminary analysis on the impact on schools~~ If deviations are requested in accordance with Section 90-434, a schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan, accompanied by documentation and sample detail drawings illustrating how each deviation will enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests.
- (1011) ~~A discussion of the proposed or anticipated sources of potable water, sanitary sewer, solid waste disposal and other utilities and the availability of such utilities based on projected residential and nonresidential demand~~ A utility and service demands analysis calculating the expected demands of the proposed development and how the demands will be met, including transportation, potable water, sanitary sewer, schools, EMS, fire, and solid waste demands.
- (1112) A list of required regional, state or federal permits or approvals.
- (12) ~~Documentation demonstrating that new growth associated with the project will occur in an area where public facilities exist, are planned within the city or county five-year capital improvements plan, or are committed to through a developer agreement, or otherwise assured to be funded by the appropriate agency.~~
- (13) A fiscal impact study of the proposed project demonstrating net fiscal benefit to the city (PUD-M only).
- (14) A narrative explanation of the project including:
- a. A general description of the project and how it is compatible with the surrounding area;
 - b. How the proposed development complies with the City's Comprehensive Plan;
 - c. How the proposed development meets the City's criteria for rezoning; and
 - d. What, if any, environmental impacts are expected as a result of the development and if impacts to wetlands or protected species habitat is expected, how the impacts will be permitted by the appropriate regulatory agencies.

Legend

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Underlined in Red = Proposed new text.

- (15) A sketch and metes and bounds legal description of each separate zoning district within the proposed PUD boundary. If the property is within a recorded platted subdivision, a lot/block/plat book page description may be submitted in lieu of a metes and bounds description.
- (16) Any other information required by the City for a zoning district boundary change including but not limited to proof and disclosure of interest in the property, surrounding property owner's list/map, application fee, affidavit of authorization for agents.
- (17) The City zoning administrator shall have the authority to waive application requirements that are not applicable to any particular request on a case-by-case basis.
- (1418) Other written or graphic materials, such as architectural elevations, may be submitted to convey or clarify the nature, character, intent or other attributes of the proposed development.

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-430. Other requirements and conditions.

- (a) All plans, maps, surveys, documents and the like required as part of the petition may be submitted in large format or in binders where appropriate for review and presentation purposes, but shall also be submitted in a reproducible format for distribution to review bodies unless a sufficient number of copies is provided.
- (b) When provisions for phasing are included ~~in the development plan~~, each phase of the development must be so planned and related to previous development phases, surrounding properties, and the availability of public facilities and services that failure to proceed with subsequent phases of the development will have no adverse impact on any completed phase or surrounding properties.
- (c) The city council may ~~establish, in addition to concurrency requirements, reasonable periods of time for completing the project or phases thereof, including any dedicated public facilities that are part of the development require execution of a developer's agreement in order to enforce any requirements of the PUD approval.~~
- ~~(d) If the review of construction plans, the review of a final traffic impact analysis or the process of obtaining required regional, state or federal permits results in a finding by the city that amendments to the planned development are necessary beyond those that may be approved administratively, including a failure to meet an established level of service, the development plan shall be resubmitted to the city for review and consideration of such amendments in the same manner in which the planned development was initially approved.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-431. Status of an approved PUD-M or PUD-R development.

When approved pursuant to the provisions of the land development regulations, the ~~conceptual development plan and other materials and documents as are PUD rezoning~~ adopted by ordinance shall constitute an amendment to ~~these regulations and~~ the official zoning map. Development within a PUD-M or PUD-R district may occur only in conformity with the approved ~~conceptual development plan ordinance~~ unless amended as provided under section 90-433.

(Ord. No. 989, § 1, 7-3-2007)

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

Sec. 90-432. Review and approval process for rezoning PUD-M and PUD-R zoning districts.

- (a) The petition including the conceptual site master concept plan, is reviewed by the ~~building official~~/zoning administrator or their designee for completeness in accordance with section 70-334. When the petition is deemed complete, the formal substantive staff review process begins. City reviewers shall provide the applicant a written list of documents and information necessary to deem the application sufficient to proceed to public hearing.
- (b) The technical review committee (TRC) reviews the conceptual master concept plan, property development regulations, and forwards its report and recommendations to the planning board in accordance with section 70-102.
- (c) The planning board reviews the petition for rezoning, including the ~~conceptual site master concept~~ plan in accordance with section 70-152(3). This review is conducted at a public hearing [per section 70-335(3)] and the planning board's recommendation is forwarded to the city council for consideration.
- (d) The city council considers and decides the petition for rezoning. ~~If the rezoning is approved, the site plan review process is initiated.~~
- ~~(e) The applicant submits the final site plan, accompanied by the more detailed information and drawings required for this review. TRC reviews the final site plan and approves, approves with changes or conditions, or denies the petition for site plan approval. If there are additional aspects of the site plan requiring approval by another body, such as variances or requests for exception to the parking regulations, the site plan is forwarded to the board of adjustment and/or city council, as appropriate, for final disposition.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-433. Amending an approved planned development.

A planned development approved as part of a rezoning to the PUD-M or PUD-R zoning districts, may be amended in the same manner in which it was initially approved; provided, however, that a minor amendment may be approved administratively by the city administrator, or their designee after review and approval by the TRC. The city administrator, at ~~his~~ their discretion, may direct that a minor amendment shall be considered in the same manner as the ~~development plan~~ PUD rezoning was initially approved. A minor amendment is defined as follows:

- (1) Any decrease in the total square footage, density or intensity in the approved development plan
Internal reconfiguring of parcels, other than relocation of access points to the planned unit
development, where there is no net reduction in the size of conservation, preservation or required
open space areas or easements;
- (2) Internal realignment of rights-of-way, other than a relocation of access points to the planned development itself, where there is no net reduction in the size of conservation, preservation or required open space areas or easements;
- (3) Relocation of building envelopes, structures, infrastructure, or other facilities where there is no encroachment upon required conservation, preservation or required open space areas or required easements and no reduction in the setbacks between buildings or from perimeter boundary lines;
- ~~(4) Relocation of swimming pools, clubhouses, or other recreation or other common facilities when such relocation will have no net impact on adjacent properties or land uses, and do not encroach upon required conservation or preservation areas or required easements; and,~~
- ~~(5) Relocation, reduction, or reconfiguration of lakes, ponds, or other water facilities subject to the submittal and approval of revised water management plans.~~

(Ord. No. 989, § 1, 7-3-2007)

Legend

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Underlined in Red = Proposed new text.

Sec. 90-434. Deviations.

The purpose of this section is to provide a mechanism by which deviations may be approved for PUDs from otherwise applicable zoning regulations. Such flexibility is intended to promote innovation, achieve better design outcomes, and accommodate unique site constraints while protecting the public interest.

1. Deviations may be requested for applicable PUD zoning regulations including but not limited to lot size, setbacks, height, parking, landscaping, screening, signage, and open space. Deviations from procedures, definitions, density, intensity, the actual use of land or structures, or any regulations not established in the zoning regulations, are prohibited.
2. A schedule of deviations and a written justification for each deviation requested as part of the Master Concept Plan accompanied by documentation including sample detail drawings illustrating how each deviation would enhance the achievement of the objectives of the planned unit development and will not cause a detriment to public interests. The location of each requested deviation must be indicated on the Master Concept Plan.
3. Justification shall be provided for each deviation requested. Justifications may be based on the following:
 - a. Why strict compliance with the standard is impractical or undesirable in this context.
 - b. How the deviation allows for improved site planning, better accommodation of site constraints, or more efficient use of land within the project.
 - c. How the proposed deviation is consistent with the intent and purpose of the PUD district.
 - d. If there are unique site constraints that warrant consideration of a deviation.
 - e. The request is based on sound engineering practices as applicable .
4. Approval of a deviation requires that the City Council make the following findings at time of PUD approval or PUD amendment approval:
 - a. The deviation is necessary to achieve a public benefit, design improvement, or community amenity that outweighs the departure from the standard.
 - b. The granting of the deviation is not inconsistent with the City of Okeechobee Comprehensive Plan
 - c. There will be no adverse impact on surrounding properties or on the public health, safety and welfare.

(Ord. No. 989, § 1, 7-3-2007)

Legend

~~Stricken in Red~~ = Deleted.

Underlined in Red = Proposed new text.

2L2R, LLC
PO BOX 19605
ATLANTA, GA 30325

Date: 1-14-2026

City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 39974-2903

Subject: Property Owner/Applicant Authorization

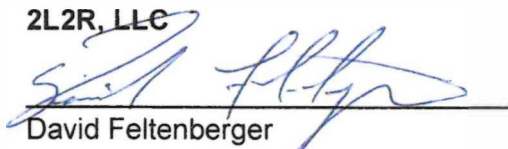
Project/Application Name: Text Amendment to Sec. 66-1. - Definitions.,
Division 13. - Residential Planned Unit Development (PUD-R) District, and
Division 14. - Regulations Applicable To All PUD-M And PUD-R Districts

To whom it may concern:

This letter shall serve as permission for Edison Real Estate Partners, LLC to act as
Applicant on behalf of the Property Owner, 2L2R, LLC, for work associated with the
preparation and processing of the Applications for Text Amendment to the Land Development
Regulations for the above referenced project.

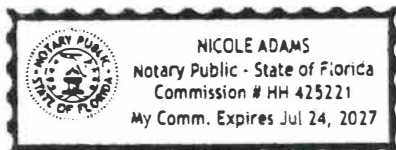
Sincerely,

2L2R, LLC


David Feltenberger

STATE OF Florida
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization this 14th day of January, 2026 by David
Feltenberger who is ☒ personally known to me OR produced Drivers License as
identification.



Signature: Nicole Adams

Print Name: Nicole Adams
Notary Public – State of Florida
My Commission Expires:



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Detail by Entity Name

Foreign Limited Liability Company

2L2R, LLC

Filing Information

Document Number M21000013140

FEI/EIN Number 84-4756327

Date Filed 09/28/2021

State GA

Status ACTIVE

Principal Address

208 Millstone Parkway
woodstock, GA 30188

Changed: 03/12/2025

Mailing Address

PO Box 19605
Atlanta, GA 30325

Changed: 03/12/2025

Registered Agent Name & Address

CORPORATION SERVICE COMPANY

1201 HAYS STREET
TALLAHASSEE, FL 32301

Authorized Person(s) Detail

Name & Address

Title MGR

LUSBY, TIM B
PO Box 19605
Atlanta, GA 30325

Title MGR

FELTENBERGER, DAVID
PO Box 19605
Atlanta, GA 30325

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	02/18/2024
2025	03/12/2025

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Detail by Entity Name

Florida Profit Corporation

WGI, INC.

Filing Information

Document Number S66593
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Principal Address

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Changed: 01/09/2017

Mailing Address

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Changed: 01/09/2017

Registered Agent Name & Address

FONTAINE, KATE

2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Name Changed: 11/09/2018

Address Changed: 11/09/2018

Officer/Director Detail

Name & Address

Title CHAIRMAN EMERITUS

WANTMAN, JOEL
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title VP - Civil

LIBES, LINDSAY
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title DIRECTOR - ARCHITECTURE

Luttmann, Eric
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title PRESIDENT

SAUTER, GREGORY
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title CEO

WANTMAN, DAVID
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title SURVEY MANAGER

SLAYMAKER, JEREMIAH
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

Title SECRETARY

Fontaine, Kate
2035 VISTA PKWY
WEST PALM BEACH, FL 33411

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2025	01/03/2025
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2026	01/05/2026

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ORDINANCE NO. 1328

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida (the City), has adopted Ordinance Number 716, as amended, known as the Land Development Regulations (LDRs); and

WHEREAS, the City has a legitimate interest in periodic review of its Ordinances and LDRs in order to address certain inconsistencies or outdated regulations contained in the Code of Ordinances (the Code); to make amendments to meet changing community standards, or to accommodate new development; and to create new ordinance or regulation to better serve the public and to make the Code a more consistent and easier to understand document; and

WHEREAS, the City's Planning Board, acting as the Local Planning Agency, reviewed and discussed the proposed amendments, also known as LDR Text Amendment Application No. 26-001-TA, at a duly advertised Public Hearing held on June 17, 2026, and based on findings of fact by the Planning Staff, hereby recommends certain changes, amendments, or modifications to the Code, to present to the City Council for ordinance adoption and codification; and

WHEREAS, the City Council for the City considered the recommendations by the Planning Board and concludes that enacting such amendments to be in the best interest of its citizens of the City, that said amendments are necessary and appropriate to make the LDRs more consistent and responsive to the needs of the City and its citizens; and

WHEREAS, the City Council for the City finds and determines that these changes, amendments, or modifications to the Code are consistent with all applicable policies including the LDRs and the City's adopted Comprehensive Plan, and not in conflict with the public interest.

NOW, THEREFORE, be it ordained before the City Council of the City; 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; that:

SECTION 1: RECITALS.

Each of the above stated recitals is true and correct and incorporated herein by this reference:

SECTION 2: AMENDMENT TO CHAPTER 90-ZONING.

That Part II of the Code, Subpart B - LDRs, Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 12. - Mixed-Use Planned Unit Development (PUD-M) District is hereby amended to read as follows:

Sec. 90-401. - Generally.

- (a) Defined. Provision is made for PUD-M zoning districts in which diverse residential, commercial, institutional, or recreation uses may be brought together ~~within a residential setting~~ under a unified plan of development which is in the interest and general welfare of the public.
- (b) Purpose and intent. The PUD-M district is established to:
 - (1) Encourage innovative creative designs;
 - (2) Encourage ~~Ensure~~ enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;

- (6) Provide for well located, clean, safe and pleasant developments of multiple uses ~~within a residential setting include clustering of uses~~ to maximize open space and minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) Location. PUD-M zoning districts shall be permitted only on land designated as Mixed Use ~~residential~~ in the Comprehensive Plan.
- ~~(d) Petition submittal requirements and other requirements and conditions for rezoning to the PUD-M zoning district, and amendments to an approved PUD-M, shall be governed by the provisions of sections 90-428 through 90-433.~~
- (de) In addition to the requirements and limitations of sections 90-401 through 90-404~~5~~, a PUD-M shall comply with all limitations and standards set forth in Policy 2.1 of the Future Land Use Element of the Comprehensive Plan.

Sec. 90-402. - Permitted uses.

The following principal uses and structures are permitted in the PUD-M district:

- (1) Attached and detached single-family dwellings.
- (2) Zero lot line single-family dwellings.
- (3) Two-family dwellings.
- (4) Town homes.
- (5) Multiple-family dwellings.
- (6) Adult family care homes or assisted living facilities.
- (7) Day care center, nursing home.
- (8) Professional office, business office, medical office.
- (9) Retail store, retail service.
- (10) Restaurant, take-out restaurant, cafe.
- (11) Personal service, dry cleaner.
- (12) Mechanical and repair services.
- (13) Auto service station.
- (14) Private club, nightclub, bar.
- (15) Hotel, motel.
- (16) Craft studio.
- (17) Business school.
- (18) Commercial indoor recreation.
- (19) Outdoor recreation, commercial outdoor recreation, golf course.
- (20) Marina.
- (21) Community center.
- (22) School.
- (23) House of worship.
- (24) Public facility or use.
- (25) Open space.
- (26) Public utility.
- (27) Pawnshop.
- (28) Accessory uses and structures that are customary and incidental to the primary permitted uses. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
- (29) Existing agricultural activities in operation at time of the rezoning submittal shall be permissible as an interim use until such time as development is undertaken in accordance with an approved planned development.

~~Sec. 90-403. - Customary accessory uses.~~

~~Each permitted principal use in the PUD-M district is also permitted to have accessory uses and structures that are customary and incidental to that use. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.~~

Sec. 90-4034. - Dimensional requirements Development standards.

The dimensional Development standards for the PUD-M zoning district shall be as follows:

- ~~(1) Minimum area. Minimum size of PUD-M zoning district shall be 30 contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than five acres in area.~~
- ~~(12) Maximum overall density and intensity. Maximum overall density and intensity in a PUD-M district shall be consistent with the City of Okeechobee Comprehensive Plan not exceed 7.5 dwelling units per gross acre.~~
- ~~(3) Aggregate land use mix and density/intensity standards. All development within a PUD-M district shall comply with the mix of land uses; and density and intensity standards set forth in the following table:~~

Land Use Mix	Minimum % of total acreage	Maximum % of total acreage	Maximum Density/Intensity
Residential	45%	50%	7.5 gross du/ac
Commercial/ Non-residential	10%	15%	0.35 FAR ⁽⁴⁾
Open Space	40%	53%	0.25 FAR ⁽⁴⁾

⁽⁴⁾ Floor Area Ratio

- ~~(24) Maximum height of structures. Allowable height in a PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45-feet.~~
- ~~(3) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160-feet for anyone building face.~~
- ~~(45) Minimum PUD-M perimeter setback. No building or structure shall be located closer than 20-feet to any perimeter boundary of the PUD-M district.~~
- ~~(56) Minimum lot requirements (all widths and setbacks are in feet)~~

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multi-family</u>	<u>Principal Nonresidential Uses</u>
<u>Lot Area</u>	<u>6,000 s.f.</u>	<u>2,500 sf per d.u.</u>	<u>6,000 s.f.</u>	<u>6,000 s.f.</u>	<u>4,000 s.f. per d.u.</u>	<u>6,250 s.f.</u>
<u>Lot Width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>20</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>8</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

- ~~(6) Minimum separation between structures and/or buildings.~~
 - ~~a. Residential buildings shall be separated from each other by a distance equal to not less than 12-feet.~~
 - ~~b. Detached nNonresidential structures shall be separated from residential buildings or other nonresidential structures by not less than 20-feet or the height of the nonresidential structure, whichever is greater.~~
- ~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-M district.~~
- ~~(8) Maximum height of structures. Allowable height in a mixed-use PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet, except as approved by special exception.~~
- ~~(79) Open space requirement. A minimum of 40 percent of the PUD-M district area shall be reserved for landscaping and open space. The following uses may contribute to the open space requirements provided the areas meet minimum dimensions of at least 10-feet (length and width) and comprise an area of not less that 200 square feet each are met:~~
 - ~~a. Buffers and lLandscaped areas in off-street parking areas;~~

If applicable, language to be added is underlined.
 If applicable, language to be deleted is ~~struck through~~.

- b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- ~~c. Golf course fairways may account for no more than 50 percent of the required open space.~~
- ~~d.~~ c. Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~e. Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

(810) Improved recreation areas required.

- ~~a. Except as set forth in subsection b, multi family areas of five acres or more or multi family developments containing 50 or more dwelling units; or, single family, zero lot line single family, or two family~~

Planned unit developments containing 50 or more dwelling units ~~and built on lots smaller than 6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre,~~ shall provide an active improved recreation/play area or areas that meet(s) the following standards:

- ~~a1. Said recreation area shall have at least 25 45 square feet of land area for each dwelling unit with two or more bedrooms; and~~
- ~~b2. The minimum size for said recreation area shall be 1,500 750 square feet, and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~
- ~~3. The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~
- ~~b. This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

Sec. 90-4045. - Additional regulations.

Additional regulations which shall apply to all uses in the PUD-M district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-434~~3~~.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

Secs. 90-4056— 90-415. - Reserved.

SECTION 3: CONFLICT.

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

SECTION 4: INCLUSION IN THE CODE.

It is the intention of the City Council, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of the City of Okeechobee.

SECTION 5: 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 6: EFFECTIVE DATE.

As provided in FS 166.041(4), this Ordinance shall become effective 10 days after passage.

INTRODUCED at a duly Noticed Public Hearing for First Reading as provided by Florida Statute (FS) 166.041(3)(c)2., a., and b. and set for Final Public Hearing on this 21st day of July 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:	X			
Council Member/Vice Mayor Clark:	X			
Council Member Jarriel:	X			
Council Member McAuley:	X			
Mayor Watford:	X			

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second at a duly Noticed Final Public Hearing as provided by FS 166.041(3)(c)2., a., and b. on this 18th day of August 2026. Roll Call Vote:

	Yes	No	Abstained	Absent
Council Member Chandler:				
Council Member/Vice Mayor Clark:				
Council Member Jarriel:				
Council Member McAuley:				
Mayor Watford:				

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney
Nason Yeager Gerson Harris & Fumero, P.A.

City of Okeechobee, Florida
Business Impact Estimate
Pursuant to §166.041, Florida Statutes

Proposed ordinance's reference and title: **Ordinance No. 1328**

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LAND DEVELOPMENT REGULATIONS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LAND DEVELOPMENT REGULATION TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law¹ for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
 - c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
 - d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals and welfare):
The ordinance revises the Land Development Regulations to expand the use of Planned Unit Development in Mixed Use zoning categories.
2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:
 - (a) An estimate of direct compliance costs that businesses may reasonably incur;
 - (b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; and
 - (c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs.**None.**
3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:
None.
4. Additional information the governing body deems useful (if any):
None.

¹ See Section 166.041(4)(c), Florida Statutes.

26-001-TA
Text Amendment
Staff Report



Prepared for The City of Okeechobee

Description and Reason for Proposed Text Amendment

City Council held a Land Use Workshop with City staff in October 2025. The discussion topics included options for updates to the City's existing regulations related to Planned Unit Developments. Subsequently, staff were directed to prepare draft amendments to the existing policies/regulations for Planned Unit Developments to allow for additional flexibility for the potential location of PUDs and the petition requirements for the processing and review of PUDs.

Since the workshop, a privately initiated text amendment (25-001-TA) was submitted by an applicant to revise the regulations for the Planned Unit Development-Residential (PUD-R) zoning district and the regulations that pertain to both the PUD-R and Planned Unit Development-Mixed Use (PUD-M) developments. Staff worked closely with the applicant to ensure that the privately initiated amendment does not conflict with the City initiated amendment shown below. The proposed City initiated text amendment is limited to Chapter 90 - Zoning, Article III. - Districts and District Regulations, Division 12. Mixed-Use Planned Unit Development (PUD-M) District of the City's Land Development Code. To date, there have been no planned development rezonings have been approved within the City, so these revisions do not directly affect any particular property within the City.

This land development code amendment together with the companion proposed text amendment to the Comprehensive Plan FLU Policy 2.1(c) is intended to streamline, clarify, and modernize the City's policies and codes for planned unit developments to create a regulatory framework that is usable for property owners and developers while maintaining oversight for City policy makers.

One change to the amendments as they were presented to the Planning Board is now proposed in the draft Ordinance. The following use was previously proposed to be added in LDC 90-402 as a permitted use to the PUD-M zoning district:

(29) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

However, upon further consideration of the permitted uses within the other zoning districts within the City, we are proposing a slightly different version of this proposed use for consideration by the City Council:

(29) Existing agricultural activities in operation at time of the rezoning submittal shall be permissible as an interim use until such time as development is undertaken in accordance with an approved planned development.

Planning Board Recommendation

The City of Okeechobee Planning Board reviewed the amendments proposed by this application and recommended approval to the City Council on June 17, 2026.

Submitted by:



Ben Smith, AICP

Director of Planning

July 13, 2026

Okeechobee Council First Reading: July 21, 2026

VI. PUBLIC HEARING FOR LDR AMENDMENTS CONTINUED

- A. Continued. Planner Smith added, the Florida Statutes were recently amended, preempting what local governments can do/require in the name of compatibility. Planner Smith also confirmed Mr. Irby was correct in his understanding that under the PUD zoning, there cannot be deviations in density.

Vice Mayor Clark made a motion, seconded by Council Member Jarriel to amend proposed Ordinance No. 1329, Section 3, Code Section 90-418, to insert the appropriate language that will require any single family or multi-family dwelling unit to be at least 1,000 sq. ft. in size.
Motion to Amend Carried Unanimously.

Roll Call Vote: Chandler – Yea, Clark – Yea, Jarriel – Yea, McAuley – Yea, Watford – Yea.
Motion Carried as Amended.

- B. Motion by Council Member Chandler, seconded by Vice Mayor Clark to read by title only, proposed Ordinance No. 1328, providing Text Amendments to the LDRs Mixed Use PUDs and the Permitted Uses, Code Sections to be amended are 90-401 through 90-415, as requested in City initiated Application No. 26-001-TA [as presented in **Exhibit 4**].
Motion Carried Unanimously.

City Clerk Gamiotea read into the record the title of proposed Ordinance No. 1328 as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FL; PROVIDING FOR AMENDMENT TO PART II OF THE CITY OF OKEECHOBEE CODE OF ORDINANCES, SUBPART - B LDRS, WITHIN CHAPTER 90 - ZONING, ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS, DIVISION 12. - MIXED-USE PUD DISTRICT BY SPECIFICALLY AMENDING SECTIONS 90-401. - GENERALLY AND 90-402. - PERMITTED USES, DELETE SECTION 90-403. - CUSTOMARY ACCESSORY USES, RENUMBER AND RENAME SECTION 90-404 FROM DIMENSIONAL REQUIREMENTS TO 90-403. - DEVELOPMENT STANDARDS, RENUMBER SECTION 90-405 TO 90-404. - ADDITIONAL REGULATIONS, AND RENUMBER SECTION 90-406 THROUGH 90-415 TO 90-405 THROUGH 90-415. - RESERVED, AS SUBMITTED IN LDR TEXT AMENDMENT APPLICATION NO. 26-001-TA; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion by Council Member McAuley, seconded by Council Member Chandler to approve the first reading, and set August 18, 2026, as the final Public Hearing adoption date for proposed Ordinance No. 1328.

City Planner Smith reviewed the highlights of the Planning Staff Report. There were no comments from the Public.

Roll Call Vote: Chandler – Yea, Clark – Yea, Jarriel – Yea, McAuley – Yea, Watford – Yea.
Motion Carried Unanimously.

MAYOR WATFORD CLOSED THE PUBLIC HEARING FOR LDR AMENDMENTS AT 7:26 P.M.

VII. NEW BUSINESS

- A. Mrs. Kaylee King, President of the Okeechobee County Economic Development Corporation (OCEDC), presented a quarterly update which included a brief overview of their mission, purpose, and membership. Activity in the second quarter of this year included attending 35 business meetings, 27 active projects, 11 speaking engagements and events, one site visit, and obtaining a new grant matrix. Ongoing projects include Business Retention and Expansion Program, the Okeechobee Junior Leadership Program, the annual Okeechobee Touch-a-Truck event, as well as continuing its membership with the Culture of Collaboration and Christmas in Okeechobee. The OCEDC is currently updating their website by enabling interactive elements and will also be updating their Strategic Plan this Fall. Lastly, the OCEDC has two Requests for Information pending with corporations looking to expand into FL. A copy of the PowerPoint slides was provided in **Exhibit 5**.
No action taken, this item was for informational purposes only.

MAYOR WATFORD RECESSED THE MEETING AT 7:50 P.M. AND RECONVENED AT 7:58 P.M.

- B. Motion by Council Member Jarriel, seconded by Council Member McAuley to approve the Budget Calendar for the Fiscal Year (FY) 2026-27 setting the maximum millage rate at a City Council Special Meeting on July 29, 2026, at [commencing at] 5:01 P.M. [or as soon thereafter]; [hold] a Budget Workshop on August 4, 2026, following the City Council Regular Meeting commencing at 5:00 P.M. [or as soon thereafter]; (IF NECESSARY hold) a Budget Workshop on August 18, 2026, following the City Council Regular Meeting commencing at 6:00 P.M. [or as soon thereafter]; [hold] the First Budget Public Hearing on September 1, 2026, [commencing] at 6:00 P.M. [or as soon thereafter] during the City Council Regular Meeting; reschedule the September 15, 2026, City Council Regular Meeting;

V. PUBLIC HEARING ITEM A CONTINUED

Heron Golf and Country Club properties. This project is pending recommendation for approval by the Planning Board and approval by City Council of the PUD changes. PowerPoint added to the record.

3. Discussion among the Board Members included the effects on the existing Blue Heron Golf Course property owners and residents and the existing Blue Heron Homeowners Association. Concerns discussed were potential drainage issues for the Blue Heron property owners, whether the homeowner's association was active, and changes in the types of development potentially allowed if the PUD changes were approved and the effects on the existing residents. City Administrator Gary Ritter addressed the Board clarifying the application before the Board was for a modification to the flexibility of PUDs as a whole as described in the City's Code of Ordinances, Zoning Chapter 90, Division 13 PUD-R and Division 14 PUD-M and PUD-R. He stated that while the request included the area of the Blue Heron Golf and Country Club, the application was a request for any areas city-wide with a current zoning designation as PUD-M and PUD-R.
4. Board member Phil Baughman stated he agreed flexibility is needed within PUD's but addressed specific concerns regarding the effect of these changes on the existing residents within the Blue Heron properties such as whether the Blue Heron Homeowners Association remained active, current road infrastructure and potential stormwater drainage issues. Other potential issues discussed amongst the Board included changes to lot sizes, buffer requirements and who would be responsible for maintenance of the stormwater system.
5. Board Member Jonassaint expressed concerns regarding who would benefit from the changes by questioning whether the proposed changes specifically benefit the applicant or if they would be beneficial to the community as a whole.
6. Planner Smith reiterated this is the first step to potential changes being presented to the City Council. He reminded the Board that prior to any development affecting the Blue Heron properties, an application and site plan must be presented to the Technical Review Committee which would require, a master concept, traffic studies, and stormwater management system among other things. Depending on the specifics of the proposed project in the area, it could potentially be before the Planning Board where any regulatory requirements or conditions could be addressed.
7. No Ex-Parte disclosures were offered.
8. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed Land Development Regulations Text Amendment Application No. 25-001-TA, as presented in Exhibit 2, which includes the Planning Consultants findings and recommendation for approval to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. PUD-R District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all PUD-M and PUD-R. The **Motion Carried with a vote of 6 votes in the affirmative and 1 vote against by Alternate Board Member Dora Roberts**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

B. Proposed Land Development Regulations Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's Land Development Code. (Exhibit 3)

V. PUBLIC HEARING ITEM B CONTINUED

1. Planner Smith reviewed the Planning Staff Report and noted the application was being presented on behalf of the City of Okeechobee and proposed to amend Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District concurrently with the proposed amendment to PUD Divisions 13 and 14 brought forth by a private applicant to ensure that all PUD developments were consistent.

He further explained the changes requested by the City Council and would allow more oversight and flexibility by the City for Mixed-Use developments such as additional accessory uses, recreational facilities, open spaces or agricultural activities with more streamlined development standards.
2. Vice Chairperson Karyne Brass questioned the reason for the removal of pollutant regulations within the Comprehensive Plan. Planner Smith explained the language was somewhat burdensome since other agencies such as the Environmental Protection Agency, South Florida Water Management District (SFWMD) and others regulated pollutants. It was additionally noted that the City adopted it's own stormwater regulations that parallel those of SFWMD.
3. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed LDR Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's LDRs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

C. **Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the Planned Unit Developments (PUDs) zoning districts and the Commercial Future Land Use (FLU) is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. (Exhibit 4)**

1. Planner Smith reviewed the Planning Staff Report explaining the necessity of the text amendment to the Comprehensive Plan and update to the FLU Map due to the text amendment changes to the LDRs in conjunction with the previously discussed applications 25-001-TA and 26-001-TA.

Planner Smith referenced the Land Use Workshop held by the City Council in October 2025 where Staff was directed to prepare amendments to the policies and regulations for PUDs and the Commercial FLU category. He further explained that the proposed changes were limited to FLU Policy 2.1 which describes the City's FLU categories were intended to streamline, clarify, and modernize the City's policies and codes for PUDs by providing for more flexibility as originally intended.
2. Board members and City staff individually discussed the major changes listed in bullet form on page 1 of the Staff Report related to FLU Policy 2.1(c). The removal of the table showing aggregate acreage requirements within the Mixed-Use FLU Map Category was discussed in detail. Vice Chairperson Brass expressed concern with removing the table and potential risks of reducing the City's desired commercial land use acreage. City Planner Smith explained the table was not needed since FLU Policy 2.1(c)5 was straight forward and specifically stated the Commercial future land use and Mixed - Use FLU 'shall not be reduced to less than 395 acres' and Mixed-Use, and the current total is 397.94 acres.

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686	Date: <u>5-4-26</u>	Petition No. <u>26-001-TA</u>
	Fee Paid: <u>N/A</u>	Jurisdiction: <u>PB</u>
	1 st Hearing: <u>6-17-26</u>	2 nd Hearing: <u>7-21-26 + 8-18-26</u>
	Publication Dates: <u>5-27-26 + 6-10-26</u>	
	Notices Mailed: <u>N/A</u>	

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee

2 Mailing address: 55 SE 3rd Ave

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? ☐ Yes ☐ No
 If yes, provide address(es)
N/A

6 Do you own nonresidential property within the City? ☐ Yes ☐ No
 If yes, provide address(es)
N/A

REQUEST INFORMATION

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

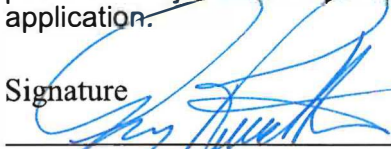
8 Provide a detailed description of text changes to existing section(s) showing deletions in ~~strikeout~~ and additions in underline format. (This description may be provided on separate sheets if necessary.)

9	Provide a detailed listing of use(s) to be added or deleted and the zoning district(s) and section(s) to be changed. (This description may be provided on separate sheets if necessary.) See proposed Attached.
REQUIRED ATTACHMENTS	
10	Non-refundable application fee of \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges - When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.

Confirmation of Information Accuracy

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

Signature



Printed Name

GARY RITTER

Date

5-4-2024

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

**FINDINGS REQUIRED FOR GRANTING A
CHANGE IN LAND DEVELOPMENT REGULATIONS
(Sec. 70-340, LDR page CD70:16 as modified for a text amendment)**

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

1. Are not contrary to Comprehensive Plan requirements.
2. Are compatible with the intent of the LDRs and specifically the intent of the zoning district(s) affected.
3. Will not have an adverse effect on the public interest.
4. Are appropriate for the locations proposed and reasonably compatible with other land uses allowed in the zoning districts affected, and is not contrary or detrimental to urbanizing land use patterns.
5. Will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of other properties in the zoning district(s) affected or nearby thereto.
6. Can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.
7. Will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.
8. Will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. Will not inordinately burden properties in the affected zoning districts by unnecessary restrictions.

Your responses to these findings should be as descriptive as possible. Attach additional pages as may be necessary to adequately make your case. The City will, in the Staff Report, address the request and evaluate it and the Applicant's submission in light of the above criteria and offer a recommendation for approval or denial.

PART II - CODE OF ORDINANCES
Chapter 90 - ZONING
ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS
DIVISION 12. MIXED-USE PLANNED UNIT DEVELOPMENT (PUD-M) DISTRICT

DIVISION 12. MIXED-USE PLANNED UNIT DEVELOPMENT (PUD-M) DISTRICT¹

Sec. 90-401. Generally.

- (a) *Defined.* Provision is made for mixed-use planned unit development (PUD-M) zoning districts in which diverse residential, commercial, institutional or recreation uses may be brought together ~~within a residential setting~~ under a unified plan of development which is in the interest and general welfare of the public.
- (b) *Purpose and intent.* The PUD-M district is established to:
- (1) Encourage innovative creative designs;
 - (2) ~~Encourage~~Ensure enhanced open space and/or amenities and an improved living environment;
 - (3) Encourage the use of land in accordance with its character and adaptability and to protect environmentally sensitive areas;
 - (4) Promote and ensure high standards in layout, design and construction and greater compatibility in design and use between neighboring properties;
 - (5) Ensure development of the site in a manner harmonious with surrounding areas and community facilities;
 - (6) Provide for well located, clean, safe and pleasant developments of multiple uses ~~within a residential setting include clustering of uses~~ to maximize opens space and minimize strain upon transportation facilities; and
 - (7) Provide for safe and efficient internal and external vehicular and non-vehicular traffic circulation.
- (c) *Location.* PUD-M zoning districts shall be permitted only on land designated as mixed-use ~~residential~~ in the comprehensive plan.
- ~~(d) — Petition submittal requirements and other requirements and conditions for rezoning to the PUD-M zoning district, and amendments to an approved PUD-M, shall be governed by the provisions of sections 90-428 through 90-433.~~
- ~~(d)~~ In addition to the requirements and limitations of sections 90-401 through 90-404~~5~~, a PUD-M shall comply with all limitations and standards set forth in Policy 2.1 of the future land use element of the comprehensive plan.

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-402. Permitted uses.

The following principal uses and structures are permitted in the PUD-M district:

¹Editor's note(s)—Ord. No. 989, § 1, adopted July 3, 2007, amended Art. III, Div. 12, in its entirety to read as herein set out. Former Div. 12, §§ 90-401—90-406, pertained to planned unit development (PUD) district, and derived from LDR 1998 §§ 430—435.

-
- (1) Attached and detached single-family dwellings.
 - (2) Zero lot line single-family dwellings.
 - (3) Two-family dwellings.
 - (4) Town homes.
 - (5) Multiple-family dwellings.
 - (6) Adult family care homes or assisted living facilities.
 - (7) Day care center, nursing home.
 - (8) Professional office, business office, medical office.
 - (9) Retail store, retail service.
 - (10) Restaurant, take-out restaurant, cafe.
 - (11) Personal service, dry cleaner.
 - (12) Mechanical and repair services.
 - (13) Auto service station.
 - (14) Private club, nightclub, bar.
 - (15) Hotel, motel.
 - (16) Craft studio.
 - (17) Business school.
 - (18) Commercial indoor recreation.
 - (19) Outdoor recreation, commercial outdoor recreation, golf course.
 - (20) Marina.
 - (21) Community center.
 - (22) School.
 - (23) House of worship.
 - (24) Public facility or use.
 - (25) Open space.
 - (26) Public utility.
 - (27) Pawnshop.
 - (28) Accessory uses and structures that are customary and incidental to the primary permitted uses. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.
 - (29) Limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.

(Ord. No. 989, § 1, 7-3-2007; Ord. No. 1185, § 7, 8-6-2019)

Sec. 90-403. Customary accessory uses.

Each permitted principal use in the PUD-M district is also permitted to have accessory uses and structures that are customary and incidental to that use. Accessory uses and structures that are customary and incidental to residential development areas include, but are not limited to clubhouses, common meeting areas, recreation areas or recreation structures that may be provided as an amenity by the developer or owners.

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-403.4. Dimensional requirements Development standards.

The dimensional Development standards for the PUD-M zoning district shall be as follows:

- (1) ~~Minimum area.~~ Minimum size of PUD-M zoning district shall be 30 contiguous acres under single ownership with a minimum frontage of 100 feet on a public street. Properties will be considered contiguous if they are separated only by public rights-of-way and no individual parcel is less than five acres in area.
- (12) ~~Maximum overall density and intensity.~~ Maximum overall density and intensity in a PUD-M district shall be consistent with the City of Okeechobee Comprehensive Plan not exceed 7.5 dwelling units per gross acre.
- (3) ~~Aggregate land use mix and density/intensity standards.~~ All development within a PUD-M district shall comply with the mix of land uses, and density and intensity standards set forth in the following table:

Land Use Mix	Minimum % of total acreage	Maximum % of total acreage	Maximum Density/Intensity
Residential	45%	50%	7.5 gross du/ae
Commercial/ Non-residential	10%	15%	0.35 FAR ⁽⁴⁾
Open Space	40%	53%	0.25 FAR ⁽⁴⁾

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⁽⁴⁾ Floor-Area Ratio

- (24) Maximum height of structures. Allowable height in a PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet.
- (3) Maximum building dimension. The maximum dimension of any structure or group of attached structures shall not exceed 160 feet for any one building face.
- (45) Minimum PUD-M perimeter setback. No building or structure shall be located closer than 20 feet to any perimeter boundary of the PUD-M district.
- (56) Minimum lot requirements (all widths and setbacks are in feet)

<u>Minimum Lot Requirement</u>	<u>Detached Single-family</u>	<u>Attached Single-family</u>	<u>Zero Lot Line Single Family</u>	<u>Two-family</u>	<u>Multi-family</u>	<u>Principal Nonresidential Uses</u>
<u>Lot Area</u>	<u>6,000 s.f.</u>	<u>2,500 sf per d.u.</u>	<u>6,000 s.f.</u>	<u>6,000 s.f.</u>	<u>4,000 s.f. per d.u.</u>	<u>6,250 s.f.</u>
<u>Lot width</u>	<u>50</u>	<u>30</u>	<u>50</u>	<u>75</u>	<u>-</u>	<u>50</u>
<u>Front Setback</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>25</u>	<u>20</u>
<u>Side Setback</u>	<u>10</u>	<u>10</u>	<u>15 and 0</u>	<u>10</u>	<u>20</u>	<u>8</u>
<u>Rear Setback</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>20</u>	<u>10</u>

(6) Minimum separation between structures and/or buildings.

- a. Residential buildings shall be separated from each other by a distance equal to not less than 12 feet.
- b. ~~Detached n~~Nonresidential structures shall be separated from residential buildings or other nonresidential structures by not less than 20 feet or the height of the nonresidential structure, whichever is greater.

~~(7) Maximum lot coverage and impervious surface coverage. Maximum allowable lot coverage is 40 percent and the aggregate of lot coverage and impervious surface area is 60 percent of the gross land area of the PUD-M district.~~

~~(8) Maximum height of structures. Allowable height in a mixed-use PUD-M district shall be determined after review of surrounding land uses to ensure that the proposed development will not create any external impacts that would adversely affect surrounding development, existing or proposed. No building, structure, or part thereof shall exceed a total height of 45 feet, except as approved by special exception.~~

(79) Open space requirement. A minimum of 40 percent of the PUD-M district area shall be reserved for ~~landscaping and~~ open space. The following ~~uses~~ may contribute to the open space requirements provided the areas meet minimum dimensions of at least ten feet (length and width) and comprise an area of not less than 200 square feet each ~~are met:~~

- a. ~~Buffers and~~ Landscaped areas in off-street parking areas;
- b. Dry detention areas and existing or proposed bodies of water, including wet stormwater management areas, may count up to a maximum of 50 percent of the open space requirement;
- ~~c. Golf course fairways may account for no more than 50 percent of the required open space.~~
- ~~d.~~ Active and passive recreation areas and public use areas such as playgrounds, golf courses, lake-beach frontage, nature trails, bike paths, pedestrian ways, tennis courts, swimming pools, plazas, atriums, courtyards and other similar areas count as open space as long as not more than 20 percent of the recreational or public area counted as open space consists of impervious surface;
- ~~e. Areas must have a minimum dimension of at least ten feet (length and width) and comprise an area of not less than 200 square feet to count towards meeting the minimum open space requirement.~~

(810) Improved recreation areas required.

- ~~a. Except as set forth in subsection b, multi-family areas of five acres or more or multi-family developments containing 50 or more dwelling units; or, single-family, zero-lot-line single-family, or two-family Planned unit developments containing 50 or more dwelling units and built on lots smaller than~~

~~6,250 square feet (12,500 square feet for duplexes) or developed at a density greater than five units per gross acre,~~ shall provide an ~~active~~improved recreation/~~play~~ area or areas that meet(s) the following standards:

~~a1.~~ Said recreation area shall have at least ~~2545~~ square feet of land area for each dwelling unit ~~with two or more bedrooms;~~ ~~and~~

~~b2.~~ The minimum size for said recreation area shall be ~~1,500750~~ square feet, ~~and the improved recreation area shall be located away from streets, lakes or canals or shall be fenced; and~~

~~3.—The improved recreation area shall be constructed in accordance with the U.S. Consumer Products Safety Commission guidelines.~~

~~b.—This requirement shall not apply to developments, or portions thereof, that are restricted by deed, notation on the face of the plat, or other recorded instrument which, in the opinion of the city attorney, limits occupancy within the development, or portion thereof, to adults.~~

(Ord. No. 989, § 1, 7-3-2007)

Sec. 90-40~~4~~5. Additional regulations.

Additional regulations which shall apply to all uses in the PUD-M district include, but are not limited to:

- (1) Conditions, requirements, and standards contained in sections 90-428 through 90-43~~4~~3.
- (2) Utilities shall be placed underground in accordance with section 78-72.
- (3) All development shall be connected to central water and sewer.
- (4) Concurrency regulations.
- (5) Parking and loading regulations.
- (6) Landscaping regulations.
- (7) Sign regulations.
- (8) Accessory use regulations.
- (9) Supplementary use regulations.
- (10) Environmental and stormwater regulations.
- (11) Utilities regulations.

(Ord. No. 989, § 1, 7-3-2007)

Secs. 90-40~~5~~6—90-415. Reserved.



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City Council Regular Meeting Agenda Item

Subject: Quarterly report to the City by Fire Services

Date: August 18, 2026

From: Denise Whitehead, City Administrator

Presented By: Justin Hazellief, Public Safety Director/Fire Chief

Background:

The purpose of this item is to provide the City Council with a quarterly update setting forth statistical information concerning the provision by the County of fire services in the City that includes the following information:

- Calls for service based on units responding
- Response Time reports, trends and other relevant performance data
- Citizen complaints and the status/disposition
- Encumbered times for units by day of week
- Fire prevention activities (past month and planned current month)
- Annual inspections and re-inspections including progress toward all required annual inspections.

Public Safety Director/Fire Chief Justin Hazellief will be present to provide the update.



MEMORANDUM

TO: Mayor Watford & City Council

DATE: August 10, 2026

FROM: HR Generalist Prince

SUBJECT: Drug Free Workplace Policy

On April 23, 2026, the Attorney General issued an order reclassifying marijuana regulated by a state medical marijuana license from Schedule I to Schedule III of the Controlled Substance Act. The practical application of this is medical marijuana, where permitted and used in accordance with state laws, is no longer illegal under federal law.

This requires an update to the City's Drug Free Workplace Policy as we are no longer able to enforce a zero-tolerance policy regarding the use of medical marijuana. The City can still prohibit the use of medical marijuana, even off-duty use, and require an employee to make a request for a reasonable accommodation under the Americans with Disabilities Act. Factors including the reason for the use of medical marijuana and the job duties of the employee making the request would be considered when deciding to grant or deny the request.

The proposed policy also includes updated language clarifying the definition of a mandatory testing position for requiring a new hire drug screen.



City of Okeechobee

Administrative Policy

AP Number: 2.300	Department: Human Resources
Subject: Drug-Free Workplace and Alcohol Policy	Date Approved: 1/29/2007
Approved By: City Council	Date Revised: pending approval on 08/18/2027

I. Purpose:

The purpose of this policy is to ensure zero tolerance to illegal drugs at all times and its alcohol-free policy to zero tolerance under circumstances that affect or might affect the safety and well-being of employees, citizens and others, or that adversely affect or might affect the effective operation of City operations. This policy has been implemented in accordance with sections 440.101 and 440.102 of the Florida Statutes.

II. Prohibitions:

- A. Illegal Controlled Substances. The City prohibits the use, distribution, possession, manufacture, cultivation, sale or attempt to manufacture, sell or distribute illegal controlled substances at any time whether on or off duty and whether on or off City property. Illegal controlled substances, which include recreational marijuana use, are defined by applicable state and federal laws.
- B. Alcohol Abuse. Employees of the City are prohibited from using or possessing alcohol while on duty; while on City premises; while driving a City vehicle; while operating a piece of City equipment; or while being transported in City vehicles at any time. In addition, employees are prohibited from reporting to work under the influence of alcohol and from otherwise using alcohol in a manner at any time which adversely affects or might adversely affect the interests or operations of the City.

III. Definitions:

- A. Mandatory Testing Position. Mandatory testing position shall mean a job assignment that requires the employee to:
 - 1. Carry a firearm;
 - 2. Work closely with an employee who carries a firearm;

3. Perform life-threatening procedures;
 4. Work with heavy or dangerous machinery;
 5. Work as a safety inspector;
 6. Work with children;
 7. Work with detainees in the correctional system;
 8. Work with confidential information or documents pertaining to criminal investigations;
 9. Work with controlled substances;
 10. Undergo an employee security background check (Level 2 screening) pursuant to section 110.1127 of the Florida Statutes;
 11. Perform job assignments in which a momentary lapse in attention could result in injury or death to another person; or,
 12. Perform safety-sensitive job duties and responsibilities.
- B. Special Risk Position. Special risk position shall mean a position that is required to be filled by a person who is certified under:
1. Chapter 943 of the Florida Statutes (Law Enforcement).

IV. Legal Use of prescription and non-prescription Drugs:

- A. The legal use of prescription and non-prescription drugs is often necessary. Unless used in accordance with a valid prescription from a medical professional, lawful medical authorization, or in accordance with accepted over the counter uses, the City prohibits the use, distribution, possession, manufacture, cultivation, sale or attempt to sell or distribute prescription drugs. Employees are required to advise his or her supervisor if he or she is taking prescription or non-prescription drugs, including medical marijuana, whether on duty or off duty, which have the potential to adversely impact the employee's job performance, judgment, alertness, reaction time, ability to safely operate vehicles or equipment, ability to possess or use firearms (if required by the employee's job), or ability to perform the essential functions of the employee's position in a safe and efficient manner. Disclosure allows the City to determine whether the employee can safely perform the essential functions of the position, whether temporary work restrictions are necessary, whether any reasonable accommodation is available and appropriate, and whether any safeguards need to be implemented. Employees may be required to provide medical

documentation or submit to a fitness-for-duty evaluation concerning their ability to safely and effectively perform the essential job functions of their position.

- B. It should be emphasized that this policy generally prohibits the use of marijuana, both on and off duty. However, as a qualified physician may issue a physician certification permitting the use of medical marijuana for a qualifying medical condition under Florida law, the City will consider granting exceptions to the general prohibition on off duty use of marijuana as a reasonable medical accommodation. Exceptions will be reviewed and decided on a case-by-case basis dependent on all relevant facts and circumstances. In all cases, exceptions must be requested *in advance* of an employee's use of medical marijuana so that the City can engage in the analysis referenced in Section IV(A) above. If an employee tests positive for marijuana and has not previously been granted a reasonable accommodation exception for medical marijuana use, it will be considered a violation of this policy and grounds for disciplinary action.

V. Drug and alcohol testing:

- A. Job Candidate Testing and Testing for Assignment to Special Risk/Mandatory Testing Position. Candidates for employment in special-risk and/or mandatory testing positions are subject to pre-employment drug and alcohol test as a prerequisite to employment with the City. A job candidate is defined as an individual who has been offered employment conditional to successfully passing a drug and alcohol test. Current employees who are assigned to a special-risk and/or mandatory testing position from a non-special-risk or non-mandatory testing position are subject to being tested at the time of the assignment.
- B. Routine Fitness-for-Duty Testing. Employees may be required to submit to drug and alcohol testing as part of any routinely scheduled employee fitness-for-duty medical examinations.
- C. Follow-up Testing. Employees who enter into an employee assistance program or any similar rehabilitation program will be subject to drug and alcohol testing as a follow-up to such program. Follow-up testing will be conducted without advanced notice and at least once per year for a period of no less than two years.
- D. Reasonable Suspicion Testing. An employee will be subject to drug and alcohol testing whenever reasonable suspicion exists to believe the employee is using drugs or alcohol in violation of this policy or otherwise engaging in conduct in violation of this policy. Reasonable suspicion shall be based on specific, objective and articulable facts and reasonable inferences drawn from those facts in light of experience. In making this determination, relevant factors may include, but are not limited to:

1. Observable phenomena, such as direct observation of drug use or of physical symptoms or manifestation of being under the influence of a drug or alcohol;
2. Abnormal conduct, erratic behavior or a significant unexplained deterioration in work performance;
3. A report of drug use, provided by a reliable source;
4. Evidence that an individual has tampered with a drug test during his or her employment with the City;
5. Information that an employee has caused or contributed to an accident or injury while at work;
6. Evidence that an employee has negligently or recklessly operated a vehicle, equipment or machinery while at work;
7. Evidence that an employee has used, possessed, manufactured, cultivated, sold, solicited, or transferred drugs.

Supervisors who determine that reasonable suspicion exists to require an employee to submit to a drug and/or alcohol test are required to promptly document in writing the circumstances which formed the basis of the determination that reasonable suspicion existed to warrant the testing.

- E. Random and/or Suspicionless Testing. Employees who hold special risk or mandatory testing positions are subject to drug and alcohol testing on either a random or a suspicion less basis.
- F. Post Injury Testing. Employees who are injured on the job and require medical attention beyond first aid are required to submit to drug and alcohol testing.
- G. Post Accident Testing. Employees who are involved in a motor vehicle accident, or other type of accident, causing total property damage or requiring medical assistance must submit to drug and alcohol testing.
- H. Other Lawful Testing. The City reserves the right to conduct any other type of lawful drug or alcohol testing. Employees who are subject to the drug and alcohol testing requirements imposed by the Department of Transportation on operators of commercial motor vehicles must fully comply with this policy as well as the DOT-mandated Substance Abuse Policy for Commercial Motor Vehicle Operators. When safety-sensitive CDL employees are being tested pursuant to this policy (i.e., the non-DOT policy), the testing procedures set forth below shall

apply. When safety-sensitive CDL employees are being tested pursuant to the DOT-mandated policy, the procedures set forth in that policy shall apply.

- I. Cost of Testing. The City shall pay the cost of initial and confirmation testing required of employees. An employee shall pay the cost of any additional testing not required by the City.

VI. Drugs tested for and common medications that may affect results:

- A. Drugs Tested For. Employees will be subject to drug testing for the detection of the following illegal drugs/drug groups, as well as others that may from time to time be declared illegal by state or federal law:
 - Alcohol (including a distilled spirit, wine, malt beverage or other intoxicating liquor)
 - Amphetamines
 - Barbiturates
 - Benzodiazepines
 - Cannabinoids (marijuana)
 - Cocaine
 - Methadone
 - Methaqualone
 - Opiates (heroin, morphine, codeine)
 - Phencyclidine (PCP)
 - Propoxyphene
 - Any other hallucinogen, synthetic narcotic, designer drug or a metabolite of any of the substances listed above
- B. Common Medications Which Could Alter or Affect Test Results. Certain prescription and non-prescription medications may alter or affect a drug or alcohol test. Employees and candidates that are subject to testing are obligated to report any prescription or non-prescription medication which could alter or affect test results to the independent Medical Review Officer ("MRO"). The MRO is Dr. Neil J. Dash, who can be reached at 546 Franklin Avenue, Massapequa, NY 11758 or (800) 526-9341. Employees and applicants subject to testing have the right to confidentially consult with the MRO for additional or technical information regarding medications which may alter or affect test results. The most common medications which may alter or affect a test include, but are not limited to:

Drug	Medication Which May Alter or Affect Test
Alcohol	Liquid medications containing ethyl alcohol (ethanol). For example, many cough syrups, Vicks Nyquil, Comtrex, Listerine contain alcohol
Cannabinoids	Marinol (Dronabinol, Tetrahydrocannabinol (THC))
Amphetamines	Obetrol, Biphedamine, Desoxyn, Dexedrine, Didrex, Ionamine, Fastine
Cocaine	Cocaine HCl topical solution (Roxanne)
Phencyclidine	Not legal by prescription
Methaqualone	Not legal by prescription
Opiates	Paregoric, Parepectolin, Donnagel PG, Morphine, Pectoral Syrup, Tylenol with Codeine, Empirin with Codeine, APAP with Codeine, Aspirin with Codeine, Robitussin AC, Guaiatuss AC, Novahistine DH, Novahistine Expectorant, Dilaudid (hydromorphone), M-S Contin and Roxanol (morphine sulfate), Percodan, Vicodin, Tussi-organidin, etc.
Barbituates	Phenobarbital, Tuinal, Amytal, Nembutal, Seconal, Lotusate, Fiorinal, Fioricet, Esgic, Butisol, Mebaral, Butabarbital, Butalbital, Phenrinin, Triad, etc.
Benzodiazepines	Activan, Azene, Clonopin, Dalmane, Diazepam, Halcion, Librium, Xanax, Serax, Tranxene, Valium, Verstran, Paxipam, Restoril, Centrax
Methadone	Dolphine, Metadose
Propoxyphene	Davocet, Darvon N, Dolene, etc.

VII. Test Results:

The following procedures will be followed if an employee or job applicant has a confirmed positive test result:

- A. An employee or applicant who receives a positive confirmed test result may contest or explain the result to the MRO identified above within five working days. If the MRO determines that the employee's explanation is unsatisfactory, the MRO will report the positive test to the City. The employee or applicant may contest a positive confirmed test result pursuant to this policy, section 440.102 of the Florida Statutes, or other applicable law. If an employee or applicant seeks to contest the laboratory result, it is his or her responsibility to contact the laboratory to advise of any administrative or civil proceeding challenging the results and to request that the test sample be preserved.
- B. Within 180 days of receiving written notification of a positive test result, an employee or applicant may, at his or her expense, have the positive sample retested at a different laboratory licensed and approved by the Agency for Health Care Administration.
- C. Within five working days after receipt of a positive confirmed test result from the MRO, the City will inform the employee or applicant in writing of the test result, the consequences of the test result and any options that the City may elect to afford the employee or applicant in accordance with this policy. Within five working days after receiving notice of a positive confirmed test result from the City, the employee or job applicant may submit information to the employer explaining or contesting the test result and explaining why the test result does not constitute a violation of this policy. If the City determines that the explanation is unsatisfactory, the City will provide a copy of the test result to the employee or applicant along with a written reason as to why the explanation was deemed unsatisfactory.

VIII. Consequences of a Positive Confirmed Test, a Refusal to Submit to Testing or Tampering With a Test:

An employee who has a positive confirmed test, who refuses to submit to a test or who tampers with a test is subject to disciplinary action up to and including termination, may forfeit eligibility for workers' compensation medical and indemnity benefits and may forfeit entitlement to unemployment compensation. A candidate who has a positive confirmed test, who refuses to submit to a test or who tampers with a test will be ineligible for employment.

IX. Confidentiality:

Absent written consent, all information, interviews, reports, statements, memoranda, and drug test results, written or otherwise, received or produced as a result of the City's drug testing program are confidential and exempt from the provisions of Chapter 119 of the Florida Statutes (Public Records Law) and may not be used or disclosed except as otherwise provided by section 440.102 of the Florida Statutes or other applicable law.

X. Employee Assistance Programs:

Employee Assistance Programs (EAP) are available to assist employees who voluntarily self-report, prior to being requested to test, drug or alcohol related problems which have not yet adversely affected their job or City operations. Employees who voluntarily seek help, who have not had a positive drug test and who are not participating in EAP at the time or at any previous time, will not be subject to discipline. Employees with drug or alcohol related problems who wish to seek voluntary assistance through the EAP may contact Human Resources for EAP provider information.

Additional Support

Drug-Free Workplace Helpline 1-800-Workplace (967-5752)

Substance Abuse & Mental Health Svcs Admin Helpline: 1-800-662-HELP(4357)

Employees and applicants who violate this Policy will ordinarily not be eligible to elect participation in EAP in lieu of disciplinary action. The City may permit exceptions to this provision where the City Administrator determines, in his or her exclusive discretion, that the specific circumstances warrant. In such circumstances, the City may require that an employee in violation of this policy participate and successfully complete the EAP as a condition of continued employment.

Employees employed in a mandatory testing or special-risk position who enter into EAP, whether voluntarily or involuntarily, will be removed from their mandatory testing or special-risk position and transferred to another position or placed on leave until the successful completion of the EAP. An employee placed on leave may utilize his or her available accrued leave, otherwise the leave shall be considered unpaid administrative leave.

XI. Reporting Violation of the Policy:

It is the obligation of every employee to report violations of this Policy. Failure to report may subject employees to discipline up to and including termination of employment.

XII. Coordination with the Human Resources Department:

All action taken by supervisors under this policy must be coordinated through the Human Resources Department to ensure compliance with all applicable laws.

XIII. Reporting of Convictions, Arrests, and/or Alleged Crimes Involving Drugs or Alcohol:

- A. All employees must report to their supervisor any arrest, indictment, conviction, plea or pretrial interventions of any type, of a drug or alcohol-related violation or any alleged violation of law involving drugs or alcohol. Such report must be made not later than the next workday after the employee becomes aware of the arrest, indictment, conviction, plea, pretrial intervention, or criminal allegation. Failure to do so report may result in immediate termination.
- B. Upon conviction of a crime involving illegal drugs, the employee will be immediately terminated.
- C. Without regard to prosecution or conviction by appropriate governmental entities, the City may, at its option, conduct its own independent investigation to determine whether this policy has been violated. If, in the opinion of the City, it believes a violation has occurred, it will take whatever disciplinary action it deems appropriate regardless of the ultimate outcome of any criminal case that may be brought against the employee. The City shall not be obligated to await the outcome of any pending criminal or legal action prior to taking disciplinary action.



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Subject: Fiscal Year 2026-2027 Second Budget Workshop

Date: August 18, 2026

From: Taylor Connell, Finance Director

Staff will present the suggested changes to the Proposed Budget for Fiscal Year 2026-2027 during the second Budget Workshop.

These adjustments reflect the Council's direction which included decreasing the millage rate, increasing select revenues and decreasing or removing specific expenditures for the Fiscal Year 2026-2027 Proposed Budget. The changes are all reflected as highlighted amounts in the attached proposed budget.

The purpose of this Budget Workshop is to review these updates; address any questions and ensure the budget aligns with the City's priorities ahead of the final budget adoption.



Fiscal Year 27 Proposed Budget General Fund Summary

General Fund Revenues & Expenditures	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
F/Y Beginning Fund Balance	\$ 4,342,501	\$ 4,342,502	\$ 4,342,502	\$ 4,342,502	0.00%
Revenues					
Ad Valorem Tax	\$ 2,861,063	\$ 3,036,958	\$ 3,178,258	\$ 3,185,005	0.21%
Other Fees	\$ 978,275	\$ 1,121,498	\$ 895,672	\$ 1,035,000	13.46%
Intergovernmental	\$ 2,376,980	\$ 2,310,581	\$ 2,172,072	\$ 2,227,250	2.48%
Charges for Services	\$ 1,781,867	\$ 1,985,957	\$ 1,741,818	\$ 1,846,580	5.67%
Fines, Forfeitures & Penalties	\$ 30,639	\$ 23,164	\$ 31,000	\$ 25,300	-22.53%
Uses of Money & Property	\$ 570,657	\$ 490,330	\$ 350,000	\$ 350,000	0.00%
Other Revenues	\$ 111,395	\$ 88,878	\$ 71,900	\$ 79,750	9.84%
Gen Fund Rev. Less Transfer In	\$ 8,710,876	\$ 9,057,366	\$ 8,440,720	\$ 8,748,885	3.52%

Transfers In					
Public Facilities Fund	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	0.00%
Capital Proj/Improvement Fund	\$ -	\$ -	\$ 41,558	\$ 54,400	23.61%
Total General Fund Revenues	\$ 9,060,876	\$ 9,407,366	\$ 8,832,278	\$ 9,153,285	3.51%

Expenditures					
Legislative	\$ 175,253	\$ 157,201	\$ 179,545	\$ 176,000	-2.01%
Executive	\$ 240,411	\$ 236,379	\$ 294,575	\$ 308,450	4.50%
Human Resources	\$ 59,389	\$ 79,821	\$ 92,801	\$ 112,150	17.25%
City Clerk	\$ 283,498	\$ 299,721	\$ 329,617	\$ 387,250	14.88%
Financial Services	\$ 343,778	\$ 326,086	\$ 403,048	\$ 388,900	-3.64%
Legal Council	\$ 119,089	\$ 119,076	\$ 141,400	\$ 140,950	-0.32%
General Services	\$ 525,072	\$ 575,796	\$ 723,015	\$ 713,700	-1.31%
Law Enforcement	\$ 3,182,203	\$ 3,385,073	\$ 3,806,284	\$ 4,013,630	5.17%
Fire & Public Safety	\$ 864,458	\$ 928,347	\$ 1,011,124	\$ 1,037,705	2.56%
Road & Street Facilities	\$ 1,605,826	\$ 1,615,767	\$ 1,850,869	\$ 1,874,550	1.26%
Total General Fund Expenditures	\$ 7,398,977	\$ 7,723,267	\$ 8,832,278	\$ 9,153,285	3.51%

Transfers Out					
Capital Fund	\$ 109,094	\$ 940,791	\$ -	\$ -	0.00%
F/Y Ending Fund Balance	\$ 5,376,119	\$ 4,342,502	\$ 4,342,502	\$ 4,342,502	0.00%

Notes					
Using current 5.8962 Millage Rate					
CPI - Cost of Living: 3.5% as of June 2026 YOY					
Employee Payouts: Around \$53,550					



Fiscal Year 27 Proposed Budget General Fund Summary

Account	General Fund Revenues	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
Taxes	Est. using 5.8962 Millage Rate					
311-1000	Ad Valorem Tax	\$ 2,861,063	\$ 3,036,958	\$ 3,178,258	\$ 3,185,005	0.21%
Total		\$ 2,861,063	\$ 3,036,958	\$ 3,178,258	\$ 3,185,005	0.21%
Other Fees & Revenues						
312-5100	Fire Insurance Premium	\$ -	\$ 68,427	\$ -	\$ -	
312-5200	Casualty Ins. Prem. Tax	\$ 115,793	\$ 137,232	\$ 103,000	\$ 120,000	14.17%
314-1000	Utility Tax-Electric	\$ 720,716	\$ 761,553	\$ 657,372	\$ 775,000	15.18%
314-4000	Utility Tax/Natural Gas	\$ 27,365	\$ 23,375	\$ 27,000	\$ 25,000	-8.00%
314-8000	Utility Tax/Propane	\$ 33,660	\$ 32,493	\$ 30,300	\$ 32,000	5.31%
316-0000	Business Tax Receipt	\$ 75,834	\$ 73,209	\$ 74,000	\$ 73,000	-1.37%
319-0000	Public Service Fee	\$ 4,907	\$ 25,209	\$ 4,000	\$ 10,000	60.00%
Total		\$ 978,275	\$ 1,121,498	\$ 895,672	\$ 1,035,000	13.46%
Intergovernmental Revenues						
335-1210	SRS Cigarette Tax	\$ 242,499	\$ 244,097	\$ 235,615	\$ 240,000	1.83%
335-1400	Mobile Home Licenses	\$ 10,323	\$ 10,666	\$ 9,500	\$ 9,500	0.00%
335-1500	Alcoholic Beverage License	\$ 12,013	\$ 8,444	\$ 6,000	\$ 7,000	14.29%
335-1800	1/2 Cent Sales Tax	\$ 531,372	\$ 512,882	\$ 490,932	\$ 500,000	1.81%
312-6000	1 Cent Sales Surtax	\$ 1,144,951	\$ 1,181,056	\$ 1,142,425	\$ 1,150,000	0.66%
315.0000	Communications Serv. Tax	\$ 319,514	\$ 328,841	\$ 282,700	\$ 315,000	10.25%
337-2000	Public Safety - SRO Prog.	\$ 108,764	\$ 17,100	\$ -	\$ -	-
338-2000	County Business Licenses	\$ 7,544	\$ 7,495	\$ 4,900	\$ 5,750	14.78%
Total		\$ 2,376,980	\$ 2,310,581	\$ 2,172,072	\$ 2,227,250	2.48%
Charges for Current Services						
322-0000	Building/Inspections Fees	\$ 178,123	\$ 317,748	\$ 187,500	\$ 175,000	-7.14%
322-1000	Exception & Zoning Fees	\$ 11,318	\$ 38,479	\$ 10,000	\$ 12,500	20.00%
323-1000	Franchise-Electric	\$ 543,237	\$ 571,321	\$ 507,000	\$ 575,000	11.83%
323-4000	Franchise-Natural Gas	\$ 21,199	\$ 22,024	\$ 18,700	\$ 22,500	16.89%
323-7000	Franchise-Solid Waste	\$ 224,778	\$ 230,938	\$ 204,500	\$ 235,000	12.98%
329-0000	Plan Review Fees	\$ 51,598	\$ 20,715	\$ 5,000	\$ 20,000	75.00%
329-1000	Lien Search Fees	\$ 1,425	\$ 1,440	\$ 800	\$ 1,000	20.00%
329-2000	Special Event Fees	\$ 350	\$ 1,600	\$ 175	\$ 500	65.00%
341-4000	Photocopies	\$ -	\$ -	\$ 100	\$ -	-
329-3000	Building Plan Review Fees	\$ 624	\$ -	\$ 20,000	\$ -	-
341-2000	Alley/Street Closing Fees	\$ -	\$ -	\$ 600	\$ -	-
342-1000	Public Safety - SRO OCA	\$ 85,154	\$ 88,112	\$ 96,983	\$ 100,080	3.09%
342-2000	Special Details	\$ 26,990	\$ 24,175	\$ 25,000	\$ 20,000	-25.00%
343-4010	Solid Waste Collect. Fees	\$ 637,071	\$ 669,405	\$ 665,460	\$ 685,000	2.85%
Total		\$ 1,781,867	\$ 1,985,957	\$ 1,741,818	\$ 1,846,580	5.67%



Fiscal Year 27 Proposed Budget General Fund Summary

Account	General Fund Revenues	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
Fines, Forfeitures & Penalties						
351-1000	Court Fines	\$ 19,345	\$ 12,889	\$ 19,000	\$ 15,000	-26.67%
351-2000	Radio Comm. Fee	\$ 8,310	\$ 6,734	\$ 8,800	\$ 7,500	-17.33%
351-3000	Law Enforcement Education	\$ 2,079	\$ 1,836	\$ 2,000	\$ 1,800	-11.11%
351-4000	Investigation Cost Reimburse.	\$ 905	\$ 1,705	\$ 1,200	\$ 1,000	-20.00%
Total		\$ 30,639	\$ 23,164	\$ 31,000	\$ 25,300	-22.53%

Uses of Money & Property						
361-1000	Interest Earnings	\$ 570,657	\$ 490,330	\$ 350,000	\$ 350,000	0.00%
Total		\$ 570,657	\$ 490,330	\$ 350,000	\$ 350,000	0.00%

Other Revenues						
341-5000	Admin Fees - BOCC Impact Fee	\$ -	\$ -	\$ -	\$ 5,000	100.00%
343-9000	DOT Hwy Maint.Landscape	\$ 8,304	\$ 8,304	\$ 8,600	\$ 8,800	2.27%
343-9100	DOT Master Traffic Signal Maint.	\$ 27,153	\$ 27,947	\$ 28,500	\$ 28,700	0.70%
369-1000	Miscellaneous	\$ 33,976	\$ 11,937	\$ 17,200	\$ 10,000	-72.00%
369-4000	Code Enforcement Fine	\$ 19,515	\$ 38,055	\$ 15,500	\$ 25,000	38.00%
369-5000	Police Accident Reports	\$ 2,447	\$ 2,635	\$ 2,100	\$ 2,250	6.67%
Total		\$ 111,395	\$ 88,878	\$ 71,900	\$ 79,750	9.84%

Other Revenues & Transfers In						
	Capital Project Improvements	\$ -	\$ -	\$ 41,558	\$ 54,400	130.90%
	Public Facilities Improvement	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	100.00%
Total		\$ 350,000	\$ 350,000	\$ 391,558	\$ 295,600	75.49%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0511	Legislative Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 52,365	\$ 54,146	\$ 55,771	\$ 58,000	3.84%
2100	FICA	\$ 3,961	\$ 4,087	\$ 4,267	\$ 4,500	5.18%
2200	Retirement	\$ -	\$ 159	\$ 1,200	\$ 1,500	20.00%
2300	Life & Health Insurance	\$ 21,304	\$ 13,554	\$ 28,600	\$ 17,500	-63.43%
2400	Workers Compensation	\$ 330	\$ 354	\$ 497	\$ 400	-24.25%
Total		\$ 77,960	\$ 72,300	\$ 90,335	\$ 81,900	-10.30%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0511	Legislative Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 30,000	100.00%
3400	Other Contractual Services	\$ 25,000	\$ 25,640	\$ 28,360	\$ 4,500	-530.22%
4000	Travel & Per Diem	\$ 597	\$ 1,271	\$ 2,500	\$ 2,500	0.00%
4100	Communications	\$ 600	\$ 600	\$ 1,800	\$ 1,800	0.00%
4500	Insurance	\$ 4,532	\$ 4,990	\$ 4,950	\$ 4,900	-1.02%
4609	R&M Equipment	\$ 1,380	\$ 3,500	\$ 2,700	\$ 1,500	-80.00%
4901	Education	\$ 900	\$ 1,500	\$ 1,500	\$ -	-
4909	Miscellaneous	\$ 84	\$ 2,000	\$ 2,000	\$ 2,000	0.00%
5400	Books, Publications, Etc.	\$ 200	\$ 1,400	\$ 1,400	\$ 1,400	0.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 1,500	100.00%
8100	Shared Ser/Education Foun.	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	0.00%
8202	Local Community Request	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	0.00%
559-8300	Partnership Grant	\$ 20,000	\$ -	\$ -	\$ -	-
Total		\$ 97,293	\$ 84,901	\$ 89,210	\$ 94,100	5.20%

Department Total	\$ 175,253	\$ 157,201	\$ 179,545	\$ 176,000	-2.01%
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General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0512	Executive Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 105,841	\$ 106,648	\$ 117,406	\$ 125,000	6.08%
1200	Regular Salaries	\$ 41,398	\$ 48,741	\$ 51,200	\$ 53,250	3.85%
2100	FICA	\$ 11,187	\$ 11,854	\$ 12,200	\$ 14,000	12.86%
2200	Retirement	\$ 140	\$ 4,379	\$ 7,200	\$ 10,500	31.43%
2300	Life & Health Insurance	\$ 48,269	\$ 46,548	\$ 48,400	\$ 30,000	-61.33%
2400	Workers Compensation	\$ 1,251	\$ 1,197	\$ 1,578	\$ 1,500	-5.20%
Total		\$ 208,086	\$ 219,367	\$ 237,984	\$ 234,250	-1.59%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0512	Executive Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 17,500	100.00%
3400	Other Contractual Services	\$ 15,938	\$ 1,783	\$ 28,800	\$ 5,000	-476.00%
4000	Travel & Per Diem	\$ -	\$ 75	\$ 1,500	\$ 2,000	25.00%
4100	Communications	\$ 3,698	\$ 3,467	\$ 4,100	\$ 4,000	-2.50%
4400	Rentals & Leases	\$ 3,011	\$ 3,192	\$ 3,900	\$ 3,500	-11.43%
4500	Insurance	\$ 4,348	\$ 4,492	\$ 7,401	\$ 7,200	-2.79%
4600	R&M Vehicles	\$ 84	\$ 80	\$ 1,500	\$ 500	-200.00%
4609	R&M Equipment	\$ 1,332	\$ 984	\$ 3,300	\$ 1,500	-120.00%
4901	Education	\$ 86	\$ 50	\$ 500	\$ -	-
4909	Miscellaneous	\$ 556	\$ 265	\$ 500	\$ 500	0.00%
5100	Office Supplies	\$ 270	\$ 167	\$ 800	\$ 500	-60.00%
5200	Operating Supplies	\$ 777	\$ 289	\$ 1,400	\$ 25,750	94.56%
5201	Fuel & Oil	\$ 1,251	\$ 1,095	\$ 1,890	\$ 2,250	16.00%
5400	Books, Publications, Etc.	\$ 974	\$ 1,073	\$ 1,000	\$ 2,000	50.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 2,000	100.00%
Total		\$ 32,325	\$ 17,012	\$ 56,591	\$ 74,200	23.73%
Department Total		\$ 240,411	\$ 236,379	\$ 294,575	\$ 308,450	4.50%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 1512	Human Resources Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1200	Regular Salaries	\$ 35,181	\$ 53,982	\$ 56,700	\$ 59,500	4.71%
2100	FICA	\$ 2,671	\$ 4,096	\$ 4,328	\$ 5,000	13.44%
2200	Retirement	\$ -	\$ 233	\$ 1,400	\$ 4,000	65.00%
2300	Life & Health Insurance	\$ 10,088	\$ 13,308	\$ 14,200	\$ 15,000	5.33%
2400	Workers Compensation	\$ 354	\$ 305	\$ 795	\$ 650	-22.31%
Total		\$ 48,294	\$ 71,924	\$ 77,423	\$ 84,150	7.99%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 1512	Human Resources Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 3,000	100.00%
3400	Other Contractual Services	\$ 5,000	\$ 357	\$ 550	\$ 550	0.00%
4000	Travel & Per Diem	\$ 550	\$ 834	\$ 1,500	\$ 1,500	0.00%
4100	Communications	\$ -	\$ 674	\$ 1,800	\$ 2,000	10.00%
4500	Insurance	\$ -	\$ 1,603	\$ 2,428	\$ 2,200	-10.36%
4609	R&M Equipment	\$ 853	\$ 636	\$ 3,000	\$ 12,750	76.47%
4901	Education	\$ 1,442	\$ 880	\$ 1,500	\$ -	-
4909	Miscellaneous	\$ 177	\$ 482	\$ 500	\$ 1,000	50.00%
5100	Office Supplies	\$ 1,291	\$ 493	\$ 1,000	\$ 500	-100.00%
5200	Operating Supplies	\$ 344	\$ 353	\$ 1,500	\$ 1,000	-50.00%
5400	Books, Publications, Etc.	\$ 1,438	\$ 1,585	\$ 1,600	\$ 2,000	20.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 1,500	100.00%
Total		\$ 11,095	\$ 7,897	\$ 15,378	\$ 28,000	45.08%

Department Total	\$ 59,389	\$ 79,821	\$ 92,801	\$ 112,150	17.25%
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General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 2512	City Clerk Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 84,439	\$ 85,361	\$ 89,200	\$ 128,000	30.31%
1200	Regular Salaries	\$ 75,001	\$ 87,922	\$ 90,000	\$ 94,000	4.26%
1400	Overtime	\$ 631	\$ 832	\$ 1,500	\$ 1,000	-50.00%
1510	Longevity Incentive	\$ 4,950	\$ -	\$ -	\$ -	-
2100	FICA	\$ 12,518	\$ 12,583	\$ 13,810	\$ 17,500	21.09%
2200	Retirement	\$ (103)	\$ 583	\$ 4,370	\$ 13,000	66.38%
2300	Life & Health Insurance	\$ 41,151	\$ 41,262	\$ 45,900	\$ 47,500	3.37%
2400	Workers Compensation	\$ 1,107	\$ 1,163	\$ 1,955	\$ 1,900	-2.89%
Total		\$ 219,694	\$ 229,706	\$ 246,735	\$ 302,900	18.54%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 2512	City Clerk Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 1,250	100.00%
3103	Code Books	\$ 7,578	\$ 6,633	\$ 4,200	\$ 4,500	6.67%
3400	Other Contractual Services	\$ 12,755	\$ 11,789	\$ 33,200	\$ 30,000	-10.67%
4000	Travel & Per Diem	\$ 1,217	\$ 3,159	\$ 4,050	\$ 4,000	-1.25%
4100	Communications	\$ 4,627	\$ 4,382	\$ 5,850	\$ 4,750	-23.16%
4500	Insurance	\$ 9,820	\$ 8,436	\$ 8,732	\$ 7,750	-12.67%
4609	R&M Equipment	\$ 10,443	\$ 7,095	\$ 2,800	\$ 2,000	-40.00%
4900	Advertising/Other Charges	\$ 11,293	\$ 20,137	\$ 16,200	\$ 16,200	0.00%
4901	Education	\$ 1,953	\$ 975	\$ 2,350	\$ -	-
4909	Miscellaneous/Election	\$ 1,824	\$ 4,161	\$ 2,000	\$ 6,000	66.67%
5100	Office Supplies	\$ 654	\$ 1,792	\$ 2,000	\$ 2,000	0.00%
5200	Operating Supplies	\$ 71	\$ 72	\$ -	\$ 1,700	100.00%
5400	Books, Publications, Etc.	\$ 1,569	\$ 1,384	\$ 1,500	\$ 1,700	11.76%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 2,500	100.00%
Total		\$ 63,804	\$ 70,015	\$ 82,882	\$ 84,350	1.74%
Department Total		\$ 283,498	\$ 299,721	\$ 329,617	\$ 387,250	14.88%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0513	Finance Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 80,166	\$ 84,754	\$ 107,200	\$ 80,000	-25.37%
1200	Regular Salaries	\$ 87,723	\$ 96,605	\$ 99,100	\$ 115,000	16.04%
1510	Longevity Incentive	\$ -	\$ 506	\$ 2,755	\$ -	-100.00%
2100	FICA	\$ 12,814	\$ 13,853	\$ 14,900	\$ 14,750	-1.01%
2200	Retirement	\$ (58)	\$ 441	\$ 4,050	\$ 11,500	183.95%
2300	Life & Health Insurance	\$ 42,880	\$ 40,077	\$ 42,500	\$ 45,000	5.88%
2400	Workers Compensation	\$ 1,348	\$ 1,409	\$ 2,190	\$ 2,100	-4.11%
Total		\$ 224,873	\$ 237,645	\$ 272,695	\$ 268,350	-1.59%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0513	Finance Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 1,250	100.00%
3200	Accounting & Audit	\$ 39,000	\$ 34,700	\$ 46,500	\$ 46,750	0.53%
3400	Other Contractual Services	\$ 32,319	\$ 7,251	\$ 6,200	\$ 5,750	-7.83%
4000	Travel & Per Diem	\$ 1,713	\$ 2,298	\$ 3,800	\$ 3,500	-8.57%
4100	Communications	\$ 4,027	\$ 4,082	\$ 4,200	\$ 4,250	1.18%
4500	Insurance	\$ 9,309	\$ 9,617	\$ 10,203	\$ 9,050	-12.74%
4609	R&M Equipment	\$ 18,973	\$ 17,054	\$ 41,100	\$ 30,000	-37.00%
4901	Education	\$ 575	\$ 652	\$ 3,200	\$ -	-
4909	Miscellaneous	\$ 1,072	\$ 313	\$ 300	\$ 250	-20.00%
5100	Office Supplies	\$ 1,441	\$ 1,707	\$ 1,800	\$ 1,750	-2.86%
5200	Operating Supplies	\$ 10,084	\$ 10,437	\$ 12,550	\$ 12,500	-0.40%
5400	Books, Publications, Etc.	\$ 392	\$ 330	\$ 500	\$ 500	0.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 5,000	100.00%
Total		\$ 118,905	\$ 88,441	\$ 130,353	\$ 120,550	-8.13%
Department Total		\$ 343,778	\$ 326,086	\$ 403,048	\$ 388,900	-3.64%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0514	Legal Personnel & Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ 118,800	\$ 118,800	\$ 118,800	\$ 118,800	0.00%
3101	Professional Services (Code, Etc.)	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%
3300	Legal Cost	\$ -	\$ -	\$ 10,000	\$ 10,000	0.00%
4000	Travel & Per Diem	\$ -	\$ -	\$ 1,000	\$ 750	-33.33%
4609	R&M Equipment	\$ 289	\$ 276	\$ 800	\$ 750	-6.67%
4901	Education	\$ -	\$ -	\$ 500	\$ -	-
5100	Office Supplies	\$ -	\$ -	\$ 300	\$ 150	-100.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 500	100.00%
Total		\$ 119,089	\$ 119,076	\$ 141,400	\$ 140,950	-0.32%
Department Total		\$ 119,089	\$ 119,076	\$ 141,400	\$ 140,950	-0.32%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0519	General Services Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ -	\$ 61,964	\$ 82,028	\$ 70,000	-17.18%
1200	Regular Salaries	\$ 136,954	\$ 85,993	\$ 88,000	\$ 90,000	2.22%
1300	Other Salaries	\$ -	\$ -	\$ 900	\$ -	-
1400	Overtime	\$ -	\$ -	\$ 3,000	\$ -	-
2100	FICA	\$ 10,394	\$ 11,254	\$ 11,970	\$ 12,000	0.25%
2200	Retirement	\$ (76)	\$ 681	\$ 3,700	\$ 9,500	61.05%
2300	Life & Health Insurance	\$ 43,813	\$ 39,891	\$ 42,300	\$ 45,000	6.00%
2400	Workers Compensation	\$ 968	\$ 1,020	\$ 1,097	\$ 1,100	0.27%
2500	Unemployment	\$ -	\$ -	\$ -	\$ 4,500	100.00%
Total		\$ 192,053	\$ 200,803	\$ 232,995	\$ 232,100	-0.39%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0519	General Services Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ 142,050	\$ 174,793	\$ 224,900	\$ 240,000	6.29%
3400	Other Contractual Services	\$ 108,006	\$ 120,182	\$ 154,700	\$ 145,000	-6.69%
3401	Public Meeting Contract Cost	\$ 3,851	\$ 3,701	\$ 4,200	\$ -	-
4000	Travel & Per Diem	\$ 2,430	\$ 2,500	\$ 4,960	\$ 4,000	-24.00%
4100	Communications	\$ 4,077	\$ 3,782	\$ 6,100	\$ 5,000	-22.00%
4200	Freight & Postage Services	\$ -	\$ -	\$ -	\$ 5,500	100.00%
4300	Utilities	\$ 6,541	\$ 6,992	\$ 8,500	\$ 7,500	-13.33%
4400	Rentals & Leases	\$ 3,953	\$ 4,127	\$ 4,470	\$ 4,400	-1.59%
4500	Insurance	\$ 27,581	\$ 28,493	\$ 23,490	\$ 22,000	-6.77%
4600	R&M Vehicles	\$ 655	\$ -	\$ -	\$ -	-
4609	R&M Building & Equipment	\$ 20,393	\$ 14,790	\$ 27,900	\$ 30,000	7.00%
4901	Education	\$ 153	\$ 779	\$ 1,300	\$ -	-
4909	Miscellaneous	\$ 529	\$ 376	\$ 1,000	\$ 1,000	0.00%
5100	Office Supplies	\$ 2,655	\$ 2,395	\$ 3,800	\$ 3,000	-26.67%
5200	Operating Supplies	\$ 1,992	\$ 2,651	\$ 4,500	\$ 6,500	30.77%
5203	Surcharges remitted for permits	\$ 4,040	\$ 5,211	\$ 13,000	\$ 5,000	-160.00%
5204	Postage & Supplies	\$ 4,017	\$ 4,122	\$ 7,000	\$ -	-
5400	Books, Publications, Etc.	\$ 96	\$ 99	\$ 200	\$ 700	71.43%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 2,000	100%
Total		\$ 333,019	\$ 374,993	\$ 490,020	\$ 481,600	-1.75%
Department Total		\$ 525,072	\$ 575,796	\$ 723,015	\$ 713,700	-1.31%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0521	Police Department Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 95,669	\$ 96,099	\$ 100,500	\$ 104,000	3.37%
1200	Regular Salaries	\$ 1,628,761	\$ 1,734,256	\$ 1,883,800	\$ 1,855,480	-1.53%
1201	Holiday Pay	\$ 9,311	\$ 10,223	\$ 10,800	\$ 11,500	6.09%
1202	Officers Holiday Pay	\$ 28,244	\$ 26,497	\$ 31,900	\$ 33,000	3.33%
1203	Code Enf. Regular Salaries	\$ -	\$ -	\$ -	\$ 104,000	100.00%
1300	Other Salary	\$ 18,529	\$ 19,086	\$ 30,000	\$ 30,000	0.00%
1400	Overtime Pay	\$ 514	\$ 1,353	\$ 3,400	\$ 3,300	-3.03%
1402	Dispatch Overtime Pay	\$ 8,467	\$ 21,628	\$ 11,500	\$ 12,000	4.17%
1403	Officers Overtime Pay	\$ 114,979	\$ 122,035	\$ 108,900	\$ 112,500	3.20%
1404	Officer OT Special Detail	\$ 22,044	\$ 13,944	\$ 40,000	\$ 40,000	0.00%
1501	Auxiliary Pay	\$ 1,200	\$ 1,200	\$ 1,200	\$ 1,200	0.00%
1510	Longevity Incentive	\$ -	\$ 3,050	\$ -	\$ 5,100	100.00%
1520	Officers Longevity Incentive	\$ 2,169	\$ -	\$ 4,200	\$ -	-
1540	Career Education	\$ 16,072	\$ 13,912	\$ 16,900	\$ 16,900	0.00%
2100	FICA	\$ 146,734	\$ 154,020	\$ 166,173	\$ 180,000	7.68%
2200	Retirement	\$ 130,879	\$ 189,376	\$ 220,325	\$ 307,500	28.35%
2300	Life & Health Insurance	\$ 435,273	\$ 397,369	\$ 451,800	\$ 465,000	2.84%
2400	Workers Compensation	\$ 101,956	\$ 109,467	\$ 118,016	\$ 113,500	-3.98%
2500	Unemployment	\$ -	\$ -	\$ 3,500	\$ 4,000	12.50%
Total		\$ 2,760,801	\$ 2,913,515	\$ 3,202,914	\$ 3,398,980	5.77%

Fiscal Year 27 Proposed Budget

General Fund Summary

Account 0521	Police Department Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ 59,402	\$ 63,772	\$ 56,500	\$ 41,000	-37.80%
3101	Code Enf. Professional Services	\$ -	\$ -	\$ -	\$ 6,000	100.00%
3400	Other Contractual Services	\$ 15,382	\$ 38,492	\$ 55,100	\$ 30,000	-83.67%
3401	Code Enf. Contractual Services	\$ -	\$ -	\$ -	\$ 3,000	100.00%
3500	Investigation Fees	\$ -	\$ -	\$ -	\$ 5,000	100.00%
4000	Travel & Per Diem	\$ 2,777	\$ 2,819	\$ 11,000	\$ 8,000	-37.50%
4001	Code Enf. Travel & Per Diem	\$ -	\$ -	\$ -	\$ 500	100.00%
4100	Communications	\$ 47,898	\$ 54,346	\$ 71,000	\$ 65,000	-9.23%
4200	Freight & Postage Services	\$ -	\$ -	\$ -	\$ 350	100.00%
4300	Utilities	\$ 17,654	\$ 16,741	\$ 22,400	\$ 20,000	-12.00%
4400	Rentals & Leases	\$ 2,991	\$ 3,192	\$ 4,000	\$ 4,000	0.00%
4500	Insurance	\$ 77,986	\$ 80,564	\$ 101,150	\$ 99,750	-1.40%
4600	R&M Vehicles	\$ 28,115	\$ 30,350	\$ 40,000	\$ 40,000	0.00%
4601	Code Enf. R&M Vehicles	\$ -	\$ -	\$ -	\$ 750	100.00%
4609	R&M Equipment	\$ 26,850	\$ 34,870	\$ 46,900	\$ 87,000	46.09%
4700	Printing	\$ 963	\$ 454	\$ 2,000	\$ 1,000	-100.00%
4901	Education - Restricted	\$ 4,504	\$ 1,623	\$ 12,000	\$ 12,000	0.00%
4902	Education - Non-Restricted	\$ 425	\$ 2,356	\$ 4,900	\$ 4,900	0.00%
4903	Code Enf. Miscellaneous	\$ 7,703	\$ 8,841	\$ 7,500	\$ 500	-1400.00%
4909	Miscellaneous	\$ 1,741	\$ 623	\$ 2,000	\$ 2,000	0.00%
5100	Office Supplies	\$ 2,529	\$ 1,424	\$ 5,000	\$ 4,000	-25.00%
5101	Detective Supplies	\$ 2,859	\$ 1,630	\$ 3,100	\$ 3,000	-3.33%
5102	Investigation Fees	\$ 645	\$ 1,357	\$ 2,700	\$ -	-
5200	Operating Supplies	\$ 11,417	\$ 22,114	\$ 18,000	\$ 21,500	16.28%
5201	Fuel & Oil	\$ 77,054	\$ 75,363	\$ 102,370	\$ 106,500	3.88%
5202	Operating Supplies (Tires)	\$ 9,604	\$ 5,523	\$ 7,500	\$ 7,500	0.00%
5203	Uniforms/Patches	\$ 21,130	\$ 22,866	\$ 24,550	\$ 25,500	3.73%
5204	Code Enf. Uniforms	\$ -	\$ -	\$ -	\$ 1,200	100.00%
5205	Code Enf. Operating Supplies	\$ -	\$ -	\$ -	\$ 9,500	100.00%
5400	Books, Publications, Etc.	\$ 1,773	\$ 2,238	\$ 3,700	\$ 3,700	0.00%
5501	Code Enf. Training & Education	\$ -	\$ -	\$ -	\$ 1,500	100.00%
Total		\$ 421,402	\$ 471,558	\$ 603,370	\$ 614,650	1.84%
Department Total		\$3,182,203	\$3,385,073	\$3,806,284	\$4,013,630	5.17%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0522 / 0529	Fire & Public Safety Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
2200	Retirement	\$ 49,500	\$ 68,427	\$ 51,000	\$ 55,000	7.27%
2300	Life & Health Insurance	\$ 200	\$ -	\$ -	\$ -	-
Total		\$ 49,700	\$ 68,427	\$ 51,000	\$ 55,000	7.27%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0522 / 0529	Fire & Public Safety Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ -	\$ 2,000	-
3400	Fire Contractual Services	\$ 767,836	\$ 814,113	\$ 895,620	\$ 928,205	3.51%
3401	Other Contractual Services	\$ -	\$ 7,973	\$ 9,013	\$ 7,500	-20.17%
4100	Communications	\$ -	\$ 1,597	\$ 4,200	\$ 3,500	-20.00%
4300	Utilities	\$ 6,873	\$ 7,707	\$ 8,700	\$ 8,000	-8.75%
4500	Insurance	\$ 22,600	\$ 23,347	\$ 25,801	\$ 22,000	-17.28%
4609	R&M Building & Equipment	\$ 16,919	\$ 4,547	\$ 15,190	\$ 10,000	-51.90%
4909	Miscellaneous	\$ 475	\$ -	\$ -	\$ -	-
5200	Operating Supplies	\$ 55	\$ 636	\$ 1,600	\$ 1,500	-6.67%
Total		\$ 814,758	\$ 859,920	\$ 960,124	\$ 982,705	2.30%
Department Total		\$ 864,458	\$ 928,347	\$1,011,124	\$1,037,705	2.56%

General Fund - 001

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0541	Public Works Personnel Services	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
1100	Executive Salaries	\$ 59,892	\$ 5,204	\$ 66,300	\$ 68,750	3.56%
1200	Regular Salaries	\$ 463,525	\$ 512,736	\$ 468,452	\$ 475,000	1.38%
1300	Other Salaries	\$ -	\$ -	\$ 2,500	\$ -	-
1400	Overtime	\$ 11,215	\$ 9,297	\$ 15,000	\$ 12,500	-20.00%
1510	Longevity Incentive	\$ -	\$ 3,074	\$ -	\$ -	-
2100	FICA	\$ 38,538	\$ 40,003	\$ 37,760	\$ 42,000	10.10%
2200	Retirement	\$ (207)	\$ 2,200	\$ 11,236	\$ 32,000	64.89%
2300	Life & Health Insurance	\$ 152,047	\$ 139,275	\$ 158,100	\$ 160,000	1.19%
2400	Workers Compensation	\$ 31,921	\$ 34,714	\$ 35,497	\$ 34,750	-2.15%
2500	Unemployment	\$ -	\$ -	\$ 4,500	\$ 4,500	0.00%
Total		\$ 756,931	\$ 746,503	\$ 799,345	\$ 829,500	3.64%

Fiscal Year 27 Proposed Budget General Fund Summary

Account 0541	Public Works Operating Expenses	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
3100	Professional Services	\$ -	\$ -	\$ 5,000	\$ 5,000	0.00%
3400	Other Contractual Services	\$ 11,482	\$ 3,577	\$ 62,990	\$ 57,500	-9.55%
3401	Garbage Collection Fee	\$ 643,273	\$ 613,755	\$ 665,460	\$ 685,000	2.85%
4000	Travel & Per Diem	\$ 504	\$ 114	\$ 2,000	\$ 1,250	-60.00%
4100	Communications	\$ 9,313	\$ 13,264	\$ 15,500	\$ 15,500	0.00%
4300	Utilities	\$ 27,235	\$ 49,360	\$ 40,700	\$ 35,000	-16.29%
4400	Rentals & Leases	\$ 3,624	\$ 3,321	\$ 4,000	\$ 4,000	0.00%
4500	Insurance	\$ 50,228	\$ 48,651	\$ 49,337	\$ 46,500	-6.10%
4600	R&M Vehicles	\$ 2,916	\$ 7,331	\$ 7,500	\$ 5,000	-50.00%
4605	R&M Parks	\$ 17,724	\$ 11,238	\$ 29,400	\$ 30,000	2.00%
4608	Demolition & Cleanup Cost	\$ -	\$ 25,000	\$ 10,000	\$ 10,000	0.00%
4609	R&M Building & Equipment	\$ 39,100	\$ 45,392	\$ 60,000	\$ 55,000	-9.09%
4901	Education	\$ 279	\$ 2,156	\$ 7,762	\$ -	-
4909	Miscellaneous	\$ -	\$ -	\$ 350	\$ 500	30.00%
5100	Office Supplies	\$ 264	\$ 471	\$ 800	\$ 800	0.00%
5200	Operating Supplies	\$ 7,250	\$ 6,247	\$ 14,000	\$ 12,500	-12.00%
5201	Fuel & Oil	\$ 28,937	\$ 31,036	\$ 58,725	\$ 60,000	2.13%
5202	Operating Supplies (Tires)	\$ -	\$ 778	\$ 5,000	\$ 5,000	0.00%
5203	Uniforms	\$ 6,766	\$ 6,901	\$ 7,000	\$ 7,000	0.00%
5204	Dumping Fees	\$ -	\$ 172	\$ 1,500	\$ 1,000	-50.00%
5205	Mosquito Control	\$ -	\$ -	\$ 3,500	\$ -	-
5400	Books, Publications, Etc.	\$ -	\$ 500	\$ 1,000	\$ 1,000	0.00%
5500	Training & Education	\$ -	\$ -	\$ -	\$ 7,500	100.00%
Total		\$ 848,895	\$ 869,264	\$ 1,051,524	\$ 1,045,050	-0.62%
Department Total		\$1,605,826	\$1,615,767	\$1,850,869	\$1,874,550	1.26%

Fiscal Year 27 Proposed Budget General Fund Summary

Account 301	Public Facility Fund Revenues & Expenditures	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
F/Y Beginning Fund Balance		\$ 864,400	\$ 526,192	\$ 537,452	\$ 419,982	-27.97%

Revenues						
313-4100	Local Option Gas Tax	\$ 425,662	\$ 426,756	\$ 412,000	\$ 410,000	-0.49%
313-4200	Local Alter, Fuel User Fee	\$ 256,799	\$ 259,320	\$ 236,000	\$ 235,000	-0.43%
335-1220	SRS Eight Cent Motor Fuel	\$ 52,698	\$ 53,062	\$ 49,630	\$ 50,000	0.74%
312-3000	Ninth Cent Fuel Tax	\$ 73,171	\$ 73,785	\$ 69,000	\$ 68,000	-1.47%
335-4100	Motor Fuel Tax Rebate	\$ 2,451	\$ 2,348	\$ 1,400	\$ 2,000	30.00%
334-4900	SCOP Funding	\$ 270,506	\$ 64,445	\$ -	\$ -	-
361-1000	Interest Earnings	\$ 31,891	\$ 19,757	\$ 26,700	\$ 22,500	-18.67%
369-1000	Miscellaneous	\$ 31,815	\$ 1,000	\$ -	\$ -	-
Total Revenues		\$1,144,993	\$ 900,473	\$ 794,730	\$ 787,500	-0.92%

Expenditures						
549-3100	Public Fac.-Professional Ser.	\$ 17,767	\$ 1,500	\$ 58,000	\$ 20,000	-190.00%
549-3400	Public Fac. Contractual Services	\$ 100,000	\$ 100,000	\$ 133,000	\$ 125,000	-6.40%
549-4300	Public Fac. Utilities	\$ 66,726	\$ 69,061	\$ 80,000	\$ 80,000	0.00%
549-4609	Repair & Maintenance	\$ 3,986	\$ 5,094	\$ 41,200	\$ 30,000	-37.33%
549-4909	Misc. Park Holiday Lights	\$ 7,500	\$ 3,823	\$ 5,000	\$ 7,500	33.33%
549-5300	Public Fac. Road & Materials	\$ 101,960	\$ 55,812	\$ 130,000	\$ 120,000	-8.33%
549-6300	Public Fac. Improvements	\$ 258,484	\$ 326,995	\$ 460,000	\$ 425,000	-8.24%
549-6301	SCOP Improvements	\$ 301,456	\$ -	\$ -	\$ -	-
549.6302	Public Fac. Beautification	\$ -	\$ -	\$ 5,000	\$ 5,000	0.00%
549-6400	Public Fac. Machinery & Equip	\$ 215,484	\$ -	\$ -	\$ -	-
Total Expenditures		\$1,073,363	\$ 562,285	\$ 912,200	\$ 812,500	-12.27%

Transfer to General Fund		\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	0.00%
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F/Y Ending Fund Balance		\$ 586,030	\$ 514,380	\$ 69,982	\$ 44,982	-35.72%
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Fiscal Year 27 Proposed Budget General Fund Summary

Account 304	Capital Projects Revenues & Expenditures	Fiscal Year 2024 Actual	Fiscal Year 2025 Actual	Fiscal Year 2026 Amended	Fiscal Year 2027 Proposed	% Change vs. FY26 Amended
F/Y Beginning Fund Balance		\$3,400,500	\$4,123,849	\$3,981,612	\$2,508,367	-58.73%

Revenues						
364-1000	Disposition of Fixed Assets	\$ 703,510	\$ 605,092	\$ -	\$ 40,000	-
361-1000	Interest Earnings	\$ (20)	\$ 50	\$ -	\$ -	-
369-1000	Miscellaneous	\$ -	\$ -	\$ -	\$ -	-
369-1000	Grant Reimbursement	\$ 250,000	\$ -	\$ -	\$ -	-
Total Revenues		\$ 953,490	\$ 605,142	\$ -	\$ 40,000	-

Expenditures						
511-6400	Council Capital	\$ 579	\$ -	\$ -	\$ -	-
512-6400	Administration Capital	\$ 4,406	\$ -	\$ 1,000	\$ -	-
513-6400	Finance Capital	\$ 870	\$ 1,376	\$ 1,000	\$ 20,000	95.00%
519-6400	General Services Capital	\$ -	\$ -	\$ 68,900	\$ 50,000	-37.80%
521-6400	Law Enforcement Capital	\$ 263,218	\$ 212,602	\$ 405,050	\$ 235,000	-72.36%
529-6400	Public Safety Capital	\$ -	\$ 5,476	\$ 274,500	\$ -	-
541-6400	Public Works Capital	\$ 11,394	\$ 65,924	\$ 59,500	\$ 25,000	-138.00%
541-6401	Parks Capital Improvement	\$ 44,165	\$ -	\$ -	\$ -	-
549-6400	Other Capital (Pub Safety, Transp	\$ -	\$ (11,523)	\$ -	\$ -	-
549-6401	Parks Capital Improvement	\$ 15,767	\$ 14,764	\$ 15,600	\$ 15,000	-4.00%
549-6402	Median Replacement & Row	\$ -	\$ -	\$ 5,000	\$ -	-
549-6403	Tree Program	\$ 1,060	\$ -	\$ 10,000	\$ 10,000	0.00%
549-6404	Infrastructure	\$ 539,579	\$ 11,523	\$ 1,079,500	\$ 1,000,000	-7.95%
1512-6400	Human Resources Capital	\$ 4,345	\$ -	\$ -	\$ -	-
2512-6400	Clerks Capital	\$ -	\$ 42,374	\$ 2,200	\$ -	-
Total Expenditures		\$ 885,383	\$ 342,516	\$ 1,922,250	\$ 1,355,000	-41.86%

Other Revenues And Transfers In						
Other Transfer In		\$ 1,177,272	\$ -	\$ -	\$ -	-
Total Tansfers In		\$ 1,177,272	\$ -	\$ -	\$ -	-

Transfer Out To Other Funds		\$ 3,400	\$ -	\$ -	\$ -	
Transfer Out/In To General Fund		\$ -	\$ -	\$ 41,558	\$ 54,400	
Total Transfers Out		\$ 3,400	\$ -	\$ 41,558	\$ 54,400	

F/Y Ending Fund Balance		\$4,642,479	\$4,386,475	\$2,017,804	\$1,138,967	-77.16%
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