



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD MEETING  
NOVEMBER 20, 2025  
OFFICIAL MINUTES**

**Exhibit 1**

**I. CALL TO ORDER**

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, November 20, 2025, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) Third Avenue (AVE), Room 200, Okeechobee, Florida (FL), followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Karyne Brass, Board Members Mac Jonassaint, Jim Shaw and Alternate Board Member Dora Roberts were present. Board Members Phil Baughman, Carl Berlin, Jr., Doug McCoy and Alternate Board Member Jackie Dunnam were absent. Chairperson Hoover moved Alternate Board Member Roberts to voting position.

**III. AGENDA**

- A. Modifications were made to the published agenda, add under New Business item V.B., Number 1 to be reflected as Administer of Oath and then renumber the remaining.
- B. Motion by Member Jonassaint, seconded by Vice Chairperson Brass 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. MINUTES**

- A. Motion by Vice Chairperson Brass, seconded by Member Jonassaint to dispense with the reading and approve the October 16, 2025, Regular Meeting minutes as presented in Exhibit 1. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:03 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 25-008-SSA, to reclassify from Single-Family Residential (SFR) to Multi-Family Residential (MFR) on 0.711± acres located at 1004 Northwest (NW) 4<sup>th</sup> Street and the lot West of 1004 NW 4<sup>th</sup> Street, Lots 15 to 18, of Block 21, NORTHWEST ADDITION TO OKEECHOBEE, Plat Book 1, Page 25, Okeechobee County Public Records.
  - 1. City Planning Consultant Marissa Fewell, Morris-Depew Associates, Inc., attended electronically via Microsoft Teams, briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation for the subject property consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the surrounding pattern of land use, therefore recommending approval.
  - 2. Mr. Jeffrey Sumner, PE on behalf of the property owner, Marmelemy Villas, LLC, as well as Mr. Osiel Luviano, son of managing member, Mr. Pascual Torres-Luviano, were present and available for questions. Mr. Luviano provided some background information on himself and his construction business. He explained that these proposed units would be rental units for hopefully teachers, nurses and law enforcement folks as housing is very much needed here in Okeechobee. Some of the income from these units will be reinvested back into the community.
  - 3. Secretary Burnette read into the record two emails received from Jack and Deborah Hennessee, 405 NW 10<sup>th</sup> AVE, voicing their objections to the requested FLUM Amendment and Rezoning, copies have been made part of the Official Minute packet. In addition, their daughter, Ms. Stephanie McGrath, 18706 Mach One Drive, Port Saint Lucie, FL, was present and further explained her parents' concerns. Secretary Burnette also stated for the record, 22 Surrounding Property Owner notices were mailed, (with one being returned unable to forward), advertisements and two signs were posted on the subject parcel, with only the noted objections above received to date.
  - 4. No Ex-Parte disclosures were offered.

**V. PUBLIC HEARING ITEM A CONTINUED**

5. Motion by Vice Chairperson Brass, seconded by Member Jonassaint to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 25-008-SSA, as presented in Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for December 16, 2025.

**QUASI-JUDICIAL ITEM**

- A. Rezoning Petition No. 25-005-R, requests to rezone 0.711 acres from Residential Single Family-One (RSF-1) to Residential Multiple Family (RMF), located at 1004 NW 4<sup>th</sup> Street and the lot West of 1004 NW 4<sup>th</sup> Street. The proposed use is to construct a seven-unit apartment building.
  1. Notary Public Patty Burnette administered an oath to Mr. Jeffrey Sumner, 410 NW 2<sup>nd</sup> Street, Okeechobee, FL, Mr. Osiel Luviano, and Ms. Marissa Fewell, Morris-Depew Associates, Inc., 2914 Cleveland Avenue, Fort Myers, FL, who responded affirmatively.
  2. City Planning Consultant Fewell briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to RMF for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the pattern of land use, therefore recommending approval.
  3. Mr. Sumner and Mr. Luviano were present and available for questions. Member Jonassaint inquired as to how the design of the proposed building would not negatively impact the surrounding neighbors. Mr. Luviano commented the proposed architectural design would be built according to the City's LDRs and would include landscaping.
  4. Secretary Burnette read into the record two emails received from Jack and Deborah Hennessee, 405 NW 10<sup>th</sup> AVE, voicing their objections to the requested FLUM Amendment and Rezoning. Copies have been made part of the Official Minute packet. In addition, Secretary Burnette stated for the record, 22 Surrounding Property Owner notices were mailed, advertisements and two signs were posted on the subject parcel with only the noted objections above received to date.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Member Jonassaint, seconded by Vice Chairperson Brass to recommend approval to the City Council for Rezoning Petition No. 25-005-R as presented in Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for December 16, 2025, and January 20, 2026.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:41 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

No updates provided at the time.

**VII. ADJOURNMENT**

Chairperson Hoover adjourned the meeting at 6:42 P.M.

Submitted by:

---

Tammy Parker, Secretary

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

# Exhibit 2

## 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.

### 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  
June 1, 2026  
Okeechobee Planning Board Hearing: June 17, 2026

**26-001-TA**  
**Text Amendment**  
**Staff Report**

**Exhibit 3**



*Prepared for The City of Okeechobee*

## Description of 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.

### PART II - CODE OF ORDINANCES

#### Chapter 90 - ZONING

#### ARTICLE III. - DISTRICTS AND DISTRICT REGULATIONS

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

\* \* \* \* \*

#### **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.~~
- (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) 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. 90-403. 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. 90-403~~4. Dimensional requirementsDevelopment 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.~~
- ~~(2) *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:~~

<del>Land Use Mix</del>	<del>Minimum % of total acreage</del>	<del>Maximum % of total acreage</del>	<del>Maximum Density/Intensity</del>
<del>Residential</del>	<del>45%</del>	<del>50%</del>	<del>7.5 gross du/ac</del>

Commercial/ Non- residential	10%	15%	0.35 FAR <sup>(4)</sup>
Open Space	40%	53%	0.25 FAR <sup>(4)</sup>

<sup>(4)</sup> 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.
- Residential buildings shall be separated from each other by a distance equal to not less than 12 feet.
  - 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.~~

~~(7) *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.~~

~~(8) *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 2515 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 90-4343.
- (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.**

Submitted by:



Ben Smith, AICP  
Director of Planning  
June 2, 2026

Okeechobee Planning Board Hearing: June 17, 2026

# Exhibit 4

## 26-001-CPA

### Comprehensive Plan Amendment - Text Amendment Staff Report



*Prepared for The City of Okeechobee*

## Description of Proposed Comprehensive Plan 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 and potential strategies to preserve the City's commercial corridors. Subsequently, staff were directed to prepare draft amendments to the existing policies/regulations for Planned Unit Developments and the Commercial Future Land Use (FLU) category. The draft amendments below are limited to FLU Policy 2.1 which provides descriptions of the City's FLU categories.

### FLU Policy 2.1(c):

Subsection (c) of FLU Policy 2.1 provides the description of the Mixed Use Residential FLU category. This category was originally created through an amendment adopted by City Ordinance No. 965 on February 20, 2007, and was intended to provide a FLU category which would allow for flexible mixed use development in conjunction with planned development zoning. One property within the City was designated Mixed Use Residential in the same amendment cycle that adopted the Mixed Use Residential FLU category. However, to date there have been no planned development rezonings that have occurred within the City and no development has occurred within the land designated Mixed Use Residential FLU. This indicates that the new FLU category and the associated land development codes did not provide the flexibility that was originally intended to encourage innovative development. In addition, based on the state's current statutory requirements for comprehensive planning, much of the current language of Policy 2.1(c) is unnecessarily specific for Comprehensive Plan policy.

This proposed text amendment to the Comprehensive Plan FLU Policy 2.1(c), in conjunction with the companion text amendments to the Planned Unit Development zoning district land development regulations, is intended to streamline, clarify, and modernize the City's policies and codes for planned unit developments. The proposed language is significantly more concise and is expected to provide the flexibility that was originally intended for this land use category. To summarize:

- Residential land uses are permitted but not required.
- Commercial land uses are permitted but not required.
- Mixed Use is now encouraged and incentivized, though not required. The Commercial FLU category allows a much higher FAR of 3.0 than the Mixed Use FLU category and the Multi-family FLU category allows a higher standard density of 10 du/ac 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 land development code.
- 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 land development code as well as applicable state and federal requirements.

One major consideration for discussion with the Planning Board and Council is whether any or all of the requirements of the Land Use Mix Table in subsection 2.1(c)(4)(c) should be retained.

FLU Policy 2.1 (d):

Subsection (d) of Policy 2.1 provides the description of the Commercial FLU category. An amendment is proposed to this subsection, as well as subsection (c) to address a concern that was expressed at the October Land Use Workshop, which is the potential loss of commercial land uses within the City.

Both the Commercial FLU category and the Mixed Use FLU category allow for commercial development. Based on GIS data available through the latest mapping updates currently in progress for the City, it is calculated that 358.06 acres within the City are designated Commercial FLU and 39.88 acres are designated Mixed Use FLU, for a total area of 397.94 acres. The proposed text amendment introduces a minimum land area of 395 acres for the total combined area designated Commercial FLU or Mixed Use FLU.

The effect of this amendment is that Future Land Use Map amendments could not be approved in violation of this policy and the City will retain most of its current acreage of Commercial and/or Mixed Use FLU.

The reasoning that Mixed Use FLU is included in this policy is to allow for FLUM amendments from Commercial FLU to Mixed Use FLU to allow for commercial and mixed use planned developments. However, this is a major consideration for discussion, and should be coordinated with the ultimate intent and requirements of the Mixed Use FLU category.

CITY OF OKEECHOBEE COMPREHENSIVE PLAN  
FUTURE LAND USE ELEMENT

\* \* \* \* \*

Policy 2.1: The following land use designations are established for the purpose of managing future growth:

\* \* \* \* \*

c) **Mixed Use Residential.** Intended to accommodate and provide flexibility for development of multiple uses including single family dwellings, two-family dwellings, zero lot line dwellings, multiple-family dwellings, commercial, institutional, recreational, and open spaces. ~~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.~~

1. All new development within the Residential Mixed Use Category shall be required to be zoned Mixed Use Planned Unit Development PUD-M.
2. Maximum density is seven and one-half (7.5) dwelling units per gross acre. The City may adopt land development codes that provide for approval of bonus density to increase the maximum density above 7.5 dwelling units per gross acre. ~~Development within this Residential Mixed Use Category will be required to cluster in order to maximize open space and natural areas. Development within the Residential Mixed Use Category is permitted to be clustered at higher than gross density as long as the gross density is not exceeded for the total acreage within the Residential Mixed Use Category.~~
3. Areas designated for non-residential development shall not exceed a floor area ratio of 0.35. ~~Development within the Residential Mixed Use Category is encouraged to provide a mix of uses, including a mix of residential types, recreational amenities, civic spaces and convenience and commercial uses intended to serve residents and their guests in order to minimize trips outside the Residential Mixed Use Category.~~
4. Development is encouraged to provide creative site designs, and clustering is ~~required~~ encouraged to provide for greater common open space, amenities, preservation and flexibility in design ~~and mixed-use development~~. The planning flexibility provided through the planned development process shall encourage and facilitate creative design techniques.
  - 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.~~
  - b. ~~Non-residential Development. These areas will include vehicular and pedestrian ways, commercial and institutional areas, club houses and associated facilities, utility buildings, maintenance areas, tennis courts and associated non-residential uses.~~
  - c. ~~Residential and Non-residential Development acreage may account for no more than 60 percent of the gross area within the Residential Mixed Use~~

~~Category. Intensity and density standards for all uses within this category are set forth in the Intensity/Density Table below:~~

**Percent Aggregate Land Use Mix Within the Mixed Use  
Future Land Use Map Category**

<b>Land Uses in Mixed Use</b>	<b>Minimum % Land Use Mix</b>	<b>Maximum % Land Use Mix</b>	<b>Maximum Density/Intensity</b>
Residential	45%	50%	7.5 gross du/ac
Commercial/Non-residential	10%	15%	.35 FAR <sup>(1)</sup>
Open Space	40%	53%	.25 FAR <sup>(1)</sup>
<sup>(1)</sup> Floor Area Ratio			

- ~~d. Limited Agriculture. The foregoing use limitations notwithstanding, limited agriculture shall be permissible as an interim use until such time as urban development is undertaken in accordance with an approved planned development.~~
- ~~e. Open Spaces. These areas will include preserved natural areas, buffers, lakes, parks, golf courses, nature trails, retention areas, conservation areas, scenic resources, green belts, wetlands and associated areas and must account for a minimum of 40 percent of the property within the Residential Mixed Use Category. Golf course fairways will account for no more than fifty percent 50 percent of the open space of the subject Residential Mixed Use Category. No development (residential/commercial) structures are intended, but only recreation oriented buildings and/or structures.~~
- ~~f. The owners will employ management strategies in and around any golf course to address the potential for pesticide/chemical pollution of the groundwater and surface water receiving areas. The management practices will include:
 
  - ~~i. The use of slow release fertilizers and/or carefully managed fertilizer applications which are timed to ensure maximum root uptake and minimal surface water runoff or leaching to the groundwater;~~
  - ~~ii. The practice of integrated pest management when seeking to control various pests, such as weeds, insects, and nematodes. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is not acceptable. The management program will minimize, to the extent possible, the use of pesticides, and will include the use of the United States Department of Agriculture Soil Conservation Services Soil Pesticide Interaction Guide to select pesticides that have a minimum potential for leaching or loss to due runoff depending on the site specific soil conditions;~~~~

- ~~iii.—The coordination of the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any pesticides and nutrients;~~
  - ~~iv.—The utilization of a golf course manager who is licensed by the State to use restricted pesticides and who will perform the required management functions. The golf course manager will be responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater; and~~
  - ~~v.—The storage, mixing and loading of fertilizer and pesticides will be designed to prevent/minimize the pollution of the natural environment.~~
  - ~~g.—The shorelines of any stormwater management lakes must be sinuous in configuration, and must be sloped or bermed. The littoral zones around the ponds must be planted with native wetland herbaceous plants, and trees or shrubs can be included within the herbaceous plants. At least four species must be planted. The minimum required number of plants will be one plant per linear foot of lake shoreline as measured at the control elevation water level. The littoral shelf should provide a feeding area for water dependent avian species.~~
5. The combined total area within the City of Okeechobee designated Commercial future land use and Mixed Use future land use shall not be reduced to less than 395 acres. ~~As individual zonings to PUD are submitted to the City, they shall include as a minimum the following information:~~
- ~~a.—A showing of the amount of units as a part of the maximum approved for the parent parcel.~~
  - ~~b.—A Traffic Analysis submitted verifying that adequate capacity currently exists or will exist prior to the issuance of any Certificates of Occupancy.~~
6. ~~Any lands included or amended into the Residential Mixed Use Category must demonstrate the non-existence of urban sprawl by:~~
- ~~a.—Submitting a fiscal impact study demonstrating a net fiscal benefit to the City.~~
  - ~~b.—Directing new growth to areas 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.~~
  - ~~c.—Requiring all development to be connected to central water and sewer.~~
- d) **Commercial.** Permitted uses include the full range of offices, retail, personal and business services, automotive, wholesale, warehousing, related commercial activities, and accessory uses customary to permissible uses. Other uses related to and consistent with commercial development such as houses of worship, public facilities, public utilities, communications facilities, hospitals, group homes, adult family care homes, assisted living facilities, and limited residential use associated with a commercial building, may be permissible under certain circumstances.

1. Commercial development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
2. Zoning districts considered appropriate within this future land use category include Commercial Professional Office (CPO), Light Commercial (CLT), Heavy Commercial (CHV), and Central Business District (CBD).
3. The combined total area within the City of Okeechobee designated Commercial future land use and Mixed Use future land use shall not be reduced to less than 395 acres.

\* \* \* \* \*

Submitted by:



Ben Smith, AICP  
Director of Planning  
June 2, 2026  
Okeechobee Planning Board Hearing: June 17, 2026