



# City of Okeechobee, Florida

## Comprehensive Plan

Adoption Date: March 19, 1991

Amended: January 5, 2021

LaRue Planning & Management Services, Inc.

### History of Amendments to the Comprehensive Plan

Date	Ordinance / Resolution No.	Description
January 5, 2021	1221	CIE Update
June 16, 2020	1212	Petition # 20-002-SSA
May 5, 2020	1209	Petition # 20-003-SSA
April 7, 2020	1202	CIE Update
March 17, 2020	1207	Petition # 20-001-SSA
January 21, 2020	1200	Petition # 19-005-SSA
October 15, 2019	1195	Petition # 19-002-SSA
October 15, 2019	1196	Petition # 19-003-SSA
September 24, 2019	1193	Petition # 19-001-SSA
February 5, 2019	1177	Petition # 18-002-SSA
December 18, 2018	1176	CIE Update
May 15, 2018	1167	Petition # 18-001-SSA
December 19, 2017	1162	CIE Update
December 19, 2017	1164	Petition # 17-004-SSA
November 14, 2017	1161	Petition # 17-003-SSA
June 20, 2017	1154	Petition # 17-002-SSA
October 4, 2016	1144	Petition # 16-003-SSA
August 16, 2016	1139	Petition # 16-004-SSA
July 19, 2016	1137	Petition # 16-002-SSA
June 21, 2016	1134	Petition # 16-001-SSA
May 5, 2015	1121	Petition # 15-001-SSA
January 20, 2015	1117	Petition # 14-002-SSA
June 17, 2014	1107	14-1 ESR (Ltd, Ag, etc)
April 1, 2014	1109	Petition # 14-001-SSA
November 19, 2013	1099	Comp Plan Text Amendment
September 3, 2013	1103	CIE Update
June 18, 2013	1098	Petition # 13-001-SSA
January 15, 2013	1092	13-1ESR (Modifying FLU designations)
December 6, 2011	1077	Petition # 11-001-SSA
October 18, 2011	1076	10-RWSP1 (Water Supply Work Plan)
March 15, 2011	1056	Comp Plan Text Amendment
January 4, 2011	Res. 2011-01	EAR
September 14, 2010	1065	Petition # 10-003-SSA
April 6, 2010	1059	Petition # 10-002-SSA
March 16, 2010	1057	Petition # 10-001-SSA

<b>Date</b>	<b>Ordinance / Resolution No.</b>	<b>Description</b>
March 3, 2009	1041	CIE Update
March 2, 2009	1042	Rescind Ord 1038
January 6, 2009	1038	Petition # 08-007-SSA
November 18, 2008	1031	Petition # 08-006-SSA
October 21, 2008	1029	Petition # 08-005-SSA
August 20, 2008	1022	08-PEFE1 (Public School Facilities)
May 6, 2008	1020	Petition # 08-004-SSA
April 15, 2008	1016	Petition # 08-003-SSA
March 18, 2008	1012	Petition # 08-001-SSA
March 18, 2008	1013	Petition # 08-002-SSA
December 4, 2007	1005	Petition # 07-014-SSA
November 6, 2007	1000	Petition # 07-012-SSA
August 7, 2007	987	Petition # 07-011-SSA
June 5, 2007	981	Petition # 07-005-SSA
June 5, 2007	982	Petition # 07-006-SSA
March 6, 2007	979	Petition # 07-003-SSA
February 20, 2007	965	Cycle 1, 2007 Amendments
February 6, 2007	973	Petition # 07-002-SSA
November 7, 2006	961	Petition # 06-012-SSA
October 3, 2006	959	Petition # 06-015-SSA
May 2, 2006	934	Petition # 06-004-SSA
April 4, 2006	939	Petition # 06-008-SSA
April 4, 2006	940	Petition # 06-009-SSA
April 4, 2006	941	Petition # 06-010-SSA
April 4, 2006	942	Petition # 06-011-SSA
March 7, 2006	933	Petition # 06-003-SSA
March 7, 2006	935	Petition # 06-005-SSA
February 7, 2006	930	Petition # 06-002-SSA
February 7, 2006	929	Petition # 06-001-SSA
January 17, 2006	924	Petition # 05-013-SSA
January 17, 2006	925	Petition # 05-014-SSA
December 6, 2005	919	Petition # 05-012-SSA
September 7, 2005	909	Petition # 05-010-SSA
September 7, 2005	910	Petition # 05-011-SSA
August 2, 2005	902	Petition # 05-009-SSA
July 19, 2005	899	Petition # 05-008-SSA
May 3, 2005	894	Petition # 05-005-SSA

<b>Date</b>	<b>Ordinance / Resolution No.</b>	<b>Description</b>
May 3, 2005	895	Petition # 05-006-SSA
May 3, 2005	896	Petition # 05-007-SSA
April 5, 2005	890	Petition # 05-003-SSA
April 5, 2005	891	Petition # 05-004-SSA
March 1, 2005	882	Petition # 05-002-SSA
September 7, 2004	869	Petition # 04-006-SSA
June 1, 2004	859	Petition # 04-004-SSA
May 4, 2004	854	Petition # 04-002-SSA
May 4, 2004	855	Petition # 04-003-SSA
March 2, 2004	851	Petition # 04-001-SSA
November 4, 2003	843	Petition # 03-009-SSA
November 4, 2003	844	Petition # 03-010-SSA
October 7, 2003	839	Petition # 03-008-SSA
July 15, 2003	829	Petition # 03-005-SSA
July 15, 2003	830	Petition # 03-006-SSA
July 15, 2003	831	Petition # 03-007-SSA
June 3, 2003	825	Petition # 03-004-SSA
March 4, 2003	818	Petition # 03-002-SSA
March 4, 2003	819	Petition # 03-003-SSA
February 4, 2003	813	Petition # 03-001-SSA
October 15, 2002	805	Petition # 02-005-SSA
July 2, 2002	798	Petition # 02-004-SSA
June 6, 2002	794	Petition # 02-003-SSA
June 4, 2002	793	Petition # 02-002-SSA
May 7, 2002	791	Petition # 02-001-SSA
March 12, 2002	810	Petition # 02-006-SSA
December 4, 2001	785	Petition # 01-005-SSA
September 4, 2001	776	Petition # 01-004-SSA
May 15, 2001	769	Petition # 01-003-SSA
March 6, 2001	767	Petition # 01-002-SSA
February 6, 2001	765	Petition # 01-001-SSA
September 19, 2000	754	Petition # 00-001-SSA
September 19, 2000	753	EAR
April 4, 2000	735	New Changes in growth management law update
March 2, 1999	727	Petition # 99-001-SSA
July 14, 1998	712	98-CI-001
December 2, 1997	709	97-CII-001, 97-CII-002

Date	Ordinance / Resolution No.	Description
August 19, 1997	693	Cycle I 1996 Amendment approvals
July 1, 1997	701	97-CI-001, 97-CI-002, 97-CI-003, 97-CI-004
December 17, 1996	700	96-CII-001, 96-CII-002
August 20, 1996	692	96-CI-001, 96-CI-002, 96-CI-003, 96-CI-004, 96-CI-005, 96-CI-006, 96-CI-007
February 20, 1996	688	95-CII-002 (Cycle II 1995 Amendments)
November 21, 1995	687	95-CII-001 (Cycle II 1995 Amendments)
August 15, 1995	681	95-CI-001 (Cycle I 1995 Amendments)
December 6, 1994	677	Revisions to FLU Map (multiple properties)
May 17, 1994	668	Adoption of Water and Wastewater Design and Improvement Standards
April 5, 1994	667	Amend Ord. 666
February 21, 1994	666	Revisions to FLU Map (multiple properties)
July 6, 1993	661	Revisions to FLU Map (multiple properties)
May 19, 1992	645	Amendment to FLU Element, Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Recharge Element and the Intergovernmental Coordination Element
March 5, 1991	635	Adoption of replacement Comp Plan

---

Prepared by:

James G. LaRue, AICP  
LaRue Planning & Management Services, Inc.  
1375 Jackson Street, Suite 206  
Fort Myers, Florida 33901  
239-334-3366  
[www.larueplanning.com](http://www.larueplanning.com)

In Conjunction With:

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

---

---

# TABLE OF CONTENTS

Population Projections .....	1
1. Future Land Use Element .....	1-1
Map 1.1, Future Land Use .....	1-18
2. Traffic Circulation Element .....	2-1
Map 2.1, Existing Traffic Circulation .....	2-6
Map 2.2, Future Traffic Circulation (to be revised).....	2-7
3. Housing Element.....	3-1
4. Sanitary Sewer, Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element .....	4-1
5. Conservation Element.....	5-1
6. Recreation and Open Space Element.....	6-1
7. Intergovernmental Coordination Element.....	7-1
8. Public School Facilities Element .....	8-1
Appendix A: Map Series .....	8-7
Figure 1, Existing Elementary School Location and Attendance Boundary Map .....	8-8
Figure 2, Existing Middle School Location and Attendance Boundary Map.....	8-9
Figure 3, Existing High School Location and Attendance Boundary Map .....	8-10
Figure 4, Existing and Future Ancillary Facility Location Map.....	8-11
Figure 5, Future School Locations.....	8-12
9. Capital Improvements Element.....	9-1
Capital Improvements Implementation.....	9-6
Five-Year Schedule of Capital Improvements.....	9-7
10. Comprehensive Plan Monitoring .....	10-1
11. Concurrency Management System .....	11-1
Overview of the Concurrency Management System .....	11-1
Requirements for Concurrency .....	11-1
Issuance of Development Orders or Permits .....	11-4
Applicable Goal, Objective and Policy Statements Supporting Concurrency.....	11-4
Public Facility Capacity and Level of Service Inventory .....	11-8
Concurrency Monitoring System.....	11-10
Concurrency Assessment .....	11-11

---

---

12. Comprehensive Plan Public Participation Procedures .....	12-1
Legal Requirements .....	12-1
Agencies and Their Roles .....	12-1
Local Planning Agency.....	12-1
Public Participation Procedure.....	12-2
13. Consistency with the State Comprehensive Plan.....	13-1
14. List of Definitions .....	14-1

---



---

# **POPULATION PROJECTIONS**

---

## POPULATION PROJECTIONS

The University of Florida's Bureau of Business and Economic Research (BEBR) estimates that the City's resident population as of April 1, 2008 was 5,496. Because Okeechobee is a center for freshwater fishing and other outdoor-related activities, the additional seasonal population and visitors staying overnight in the community is estimated to be equal to about 40% of the resident population. The peak seasonal population in 2008 is estimated at 7,694.

Following is a list of residential developments having been approved but not yet constructed since early 2007. While immediate development of the larger of these developments is unlikely given the current economic situation, these 1,254 dwelling units approved for these projects can be expected to be completed within at least the next ten years.

### Approved Developments

<i>Project Name</i>	<i>Number and Type of Units</i>	<i>Location/ Type of Development</i>	<i>Approval Date</i>	<i>Anticipated Population</i>
Central Park Oaks	4 single family units	SE quadrant of the City between SR 70 and SE 5 <sup>th</sup> Street.	4/2007	11 persons
O-Town Apts.	40 multi-family units	SW quadrant of the city south of SR 70 on SE 10 <sup>th</sup> Avenue between SE 4 <sup>th</sup> and SE 5 <sup>th</sup> Street	5/2007	108 persons
Southern Trace	217 multi-family units	NW quadrant of the city and west of US 441, between NW 11 <sup>th</sup> and NW 14 <sup>th</sup> Streets	9/2007	578 persons
The Lakehouse	136 multi-family units	SW quadrant of the city on SW 15 <sup>th</sup> Street between SW 10 <sup>th</sup> and SW 7 <sup>th</sup> Avenue	10/2007	367 persons
Casa Bella	37 multi-family units	NW quadrant of the City west of NW 5 <sup>th</sup> Avenue and between NW 10 <sup>th</sup> and NW 11 <sup>th</sup> Street	12/2007	99 persons
Visiting Nurses Association	31 units (assisted living facility)	SE quadrant of the City east of US 441, on SE 2 <sup>nd</sup> Street	10/2008	37 persons
Bevis	6 multi-family units	NE quadrant of the City, at the northeast corner of NE 10 <sup>th</sup> Street and NE 3 <sup>rd</sup> Avenue	11/2008	16 persons
Asmussen	14 units (assisted living facility)	NE quadrant of the City NE 2 <sup>nd</sup> Avenue, between NE 6 <sup>th</sup> and NE 7 <sup>th</sup> Streets	12/2008	38 persons
<b>Total Persons</b>				<b>1,254</b>

*Source: LaRue Planning & Management Services, Inc. and the City of Okeechobee, 2/09.*

Using the 2.70 average household size recorded in the 2000 Census, these 1,254 units can be expected to increase the City's resident population by 3,386 persons by the year 2019. It is also reasonable to expect that some additional, although limited, growth beyond that associated with already approved projects will take place over the next ten years. Allowing for an average of another 40 persons per year would result an overall annual growth rate of about 2.5% per year. The projected resident and peak seasonal populations of the City through the year 2019 are provided in the following table.

## Peak Population Forecast

<i>Year</i>	<i>Resident Population</i>	<i>Seasonal Population</i>	<i>Peak Population</i>
<b>2008</b>	5,496	2,198	7,694
<b>2009</b>	5,633	2,253	7,886
<b>2014</b>	6,373	2,549	8,922
<b>2019</b>	7,210	2,884	10,094

*Source: LaRue Planning & Management Services, Inc., 2009.*

## LAND NEEDED TO ACCOMMODATE GROWTH

To date, there have been no insurmountable problems with the allocation of land to meet the demonstrated needs of the City. Based on the latest information available (EAR, 1999), approximately 430 acres, or 18%, of the land within the City was vacant with most of this land in areas currently designated for residential uses. Since that time, it is estimated that less than 20% of the vacant residential areas have been developed. The current inventory of developable vacant land is adequate to accommodate the modest population growth expected in the City through the long-range planning horizon of 2019.

---

# **FUTURE LAND USE ELEMENT**

---

# Future Land Use Element

## Goals, Objectives and Policies

**Goal:** Through a well-planned mix of compatible land uses, the City of Okeechobee shall continue to maintain a high quality living environment, preserve its distinctive natural and historic resources, and provide public services to its residents at a minimum cost.

**Objective 1:** The location of future development in the City of Okeechobee shall continue to be guided by the availability and efficient use of public facilities and services as well as site characteristics such as soil conditions and topography.

**Policy 1.1:** Approval of development proposals shall continue to be conditioned on the availability of facilities and services necessary to serve the proposed development and that the facilities meet adopted level of service standards. These adopted level of service standards shall be as follows:

<b>Public Facility</b>	<b>LOS Standard</b>
Potable Water Supply	114 gallons/capita/day
Wastewater Disposal	130 gallons/capita/day
Solid Waste Disposal	13 lbs./capita/day 3 years available landfill capacity
Stormwater Drainage	Design storm: 25 year/24 hour duration
Recreation and Open Space	3 acres/1,000 persons
Roads and Traffic Circulation	Principal Arterial: LOS C All Other Roads: LOS D

**Policy 1.2:** The City of Okeechobee shall continue to ensure that needed public facilities will be in place prior to or concurrent with new development through implementation of the Concurrency Management System.

**Policy 1.3:** Where minimum levels of service for parks, roads, and solid waste disposal are met, new residential development and commercial developments receiving approval from the Florida Department of Health may make temporary use of private wells and septic tanks subject to the requirement that it will connect to public potable water and sanitary sewer service once such service becomes available.

**Policy 1.4:** The land development regulations applicable in the City of Okeechobee will be amended to implement appropriate best management practices described in *A Guide to Sound Land & Water Management* (published by the Florida

Department of Environmental Protection) or limit development densities and intensities in areas where soil types or topography are not conducive to development. Permitted densities and intensities in environmentally sensitive areas shall be as established under Objective 2 and the Future Land Use Map.

**Objective 2:** The City of Okeechobee shall continue to ensure that all new development is consistent with the Future Land Use Element.

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

- 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. Other uses related to and consistent with low density residential development such as boarding houses, bed and breakfasts, adult family care homes, assisted living facilities, community centers, indoor and outdoor recreation and public utilities may be permissible under certain circumstances.
  - 1. Maximum density is four units per acre for residential units on individual lots, and six units per acre for mobile home parks. Where affordable housing is provided in accordance with Housing Policy 1.6, the maximum density for single family development shall be five units per acre.
  - 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).
  
- 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.
  - 1. Maximum density shall not exceed 10 units per acre. Where affordable housing is provided in accordance with Housing Policy 1.6, the maximum density for multi-family development shall be 11 units per acre.
  - 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.
  
- 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.

1. All new development within the Residential Mixed Use Category shall be required to be zoned Mixed Use Planned Unit Development PUD-M.
2. 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. 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 to provide for greater common open space 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. 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).
  
- e) **Industrial.** Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.
  1. Industrial 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 only RH and Industrial (IND).

- f) **Public Facility.** Permitted uses include public facilities and uses such as parks, schools, government buildings, fire stations, other recreational and non-recreational public properties, and accessory uses customary to permissible uses.
  - 1. The maximum impervious surface for development within this category shall not exceed 85 percent of the site.
  - 2. Only the Public Use (PUB) Zoning district is considered appropriate within this future land use category.

Policy 2.2: In accordance with property rights policies adopted by the Central Florida Regional Planning Council in the Central Florida Regional Policy Plan, the City of Okeechobee recognizes and shall continue to protect private property rights. In implementing the Comprehensive Plan, the City shall continue to ensure that its land development regulations protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards. Planning for land use and public facilities in the City shall consider private property rights, and ensure citizen input into government land use decisions affecting property rights.

Policy 2.3: The City shall continue to require that all development proposals be accompanied by an inventory of wetlands, soils posing severe limitation to construction, unique habitat, endangered species of wildlife and plants, and areas prone to periodic flooding. The City shall further require that the extent to which any development or redevelopment is proposed to be placed in/on, to disturb, or to alter the natural functions of any of these resources, be identified. Such identification shall occur at a phase in the development review process that provides the opportunity for the City to review the proposed project to ensure that direct and irreversible impacts on the identified resources are minimized, or in the extreme, mitigated. Where development is determined to encroach upon a resource, the City shall require a specific management plan to be prepared by the developer, which results in no net loss of wetlands and which includes necessary modifications to the proposed development, specific setback and buffers, and clustering of development away from site resources, to ensure the protection, preservation or natural functions of the resource. The minimum buffer for wetlands shall be 25 feet and the average of all setbacks from the wetland resource shall be 40 feet. Areas designated as buffers shall preserve all natural vegetative cover, except where drainage ways and access paths are approved to cross the buffer. Buffers may be supplemented only with native trees, shrubs and ground covers.

Policy 2.4: The City, through revision of appropriate land development regulations, shall continue to establish compatibility criteria for adjacent land uses.

Policy 2.5: The City shall amend its Future Land Use Map, as necessary, to address inconsistent land use areas.

Policy 2.6: Development in conjunction with Comprehensive Plan Amendment #06-C1-001 shall be limited to a maximum of 200,000 square feet of commercial development. This amendment is more specifically described as:

**Parcel 1:** The West ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida, lying North of the North right-of-way line of State Road No. 70; Except the North 50 feet of the West ½ of the Southwest ¼ of the Southeast ¼ for road purposes; also except the following described property conveyed to the State of Florida: A parcel of land in the West ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East, being more particularly described as follows: Commence at the South ¼ corner of said Section 15; thence run Northerly on the ¼ section line a distance of 36.95 feet to the centerline of State Road 70; thence North 80°54'49" East, on said centerline a distance of 347.10 feet; thence Northerly at 90° to said centerline a distance of 40 feet to the Point of Beginning; thence continue Northerly a distance of 17 feet; thence Easterly at 90° a distance of 20 feet; thence Southerly at 90 degrees a distance of 17 feet; thence Westerly at 90° a distance of 20 feet to the point of beginning.

**Parcel 2:** Beginning at the Southwest corner of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 15, Township 37 South, Range 35 East and run North along the West boundary a distance of 594 feet; then run East a distance of 186.3 feet; then run South a distance of 594 feet to the South boundary of Section 15; then run West a distance of 186.3 feet to the Point of Beginning. Less and except the right-of-way for State Road 70.

OR Book 525 Page 1999, Public Records of Okeechobee County, Florida and is approximately 21.14 acre(s).

**Objective 3:** The City of Okeechobee shall continue to work toward the elimination or reduction in size or intensity of existing land uses and zoning designations which are not consistent with the Future Land Use Element.

Policy 3.1: The City shall, by 2001, identify all existing land uses inconsistent with the Future Land Use Element.

Policy 3.2: The City of Okeechobee shall amend its land development regulations, by 2002, to prevent expansion of existing land uses which are inconsistent with the Future Land Use Element. These regulations shall be enforced to ensure that when such land uses are discontinued, they shall not be reestablished.

Policy 3.3: The City of Okeechobee shall continue to coordinate with Okeechobee County in amending the City-County zoning maps to ensure that, all property in the City is zoned in accordance with the Future Land Use Element.

**Objective 4:** The City shall continue to ensure the availability of suitable land for public facilities to support proposed development.

Policy 4.1: Future land use shall continue to include appropriate public facilities to support proposed development.

Policy 4.2: The City shall continue to amend and enforce the land development regulations as necessary to ensure that adequate land and/or facilities are available, at the minimum required level of service standards, to meet the needs of new development, including but not limited to the following:

- a) drainage
- b) stormwater management
- c) parking
- d) open space
- e) road right-of-way
- f) sewer/water plant sites
- g) schools

Policy 4.3: Where new facilities providing a utility service are needed to support a proposed development, such facilities shall be approved prior to or simultaneously with approval of the development.

**Objective 5:** At a minimum, the threshold acreage for new schools shall be as follows:

- a) *Elementary Schools:* A minimum of four (4) acres for the first two hundred (200) students, plus one (1) acre for each additional one hundred (100) students.
- b) *Middle Schools/Junior High Schools:* A minimum of six (6) acres for the first three hundred (300) students, plus one (1) acre for each additional one hundred (100) students.
- c) *Senior High Schools:* A minimum-of seven (7) acres for the first three hundred (300) students. plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students, plus one (1) acre for each additional one hundred (100) students thereafter.

- d) *Area Vocational/Technical School:* A minimum of twenty (20) acres for the first five hundred (500) students, plus one (1) acre for each additional fifty (50) students up to one thousand (1,000) students.
- e) *Community College:* A main campus site shall be a minimum of one hundred (100) acres. Each separate center site shall contain a minimum of forty (40) acres for the first five hundred (500) students, plus two (2) acres for each additional one hundred (100) students. Special-purpose center site acreage shall be appropriate to contain the functions identified in the program.

**Policy 5.1:** Upon issuance of a development order for a new school, the necessary public facilities such as, but not limited to sanitary sewer, solid waste, potable water, drainage, and roads are to be in place to serve the proposed use. Furthermore, the School Board shall obtain a written agreement from the service provider assuring adequate capacity is available.

Policy 5.2: Public facilities should be in close proximity, and operating at the adopted level of service, before a development order can be issued for a new school.

Policy 5.3: Access to the site must be from a collector road (minor Collector or local road for elementary schools) and avoid the need for slow down zones.

Policy 5.4: Ingress and egress should not create detrimental impacts on roads adjacent to the site and the site must provide for adequate on-site parking and circulation of user vehicles.

Policy 5.5: Approaches to the site should be safe for pedestrians, bicycles, cars and buses.

Policy 5.6: The City of Okeechobee shall advise the School Board of all Plan amendments that may affect the location of new schools and proposed improvements.

**Objective 6:** The City shall identify suitable locations for the siting of future schools.

Policy 6.1: Proposed school sites should be located away from industrial uses, major arterial roadways, railroads, airports, and similar land uses to avoid noise, odors, dust, and traffic impacts and hazards.

Policy 6.2: Disrupting influences caused by school yard noises and traffic shall be buffered to ensure sufficient distances from hospitals, adult communities, and nursing homes.

Policy 6.3: New schools shall be located within urban growth areas or be compatible with compact urban growth patterns.

Policy 6.4: School sites shall be located outside flood plains, flood prone areas, or floodways. New school sites should, whenever possible, avoid wetlands, and other environmentally sensitive areas, and will not interfere with historic or archaeological resources.

Policy 6.5: The City of Okeechobee shall facilitate the adequate and efficient provision of public schools through:

- a) Allowing new public elementary, middle, and high schools by right in the Single Family Residential, Multi-Family Residential, and Public Land Use categories, and by Special Exception in the Commercial Future Land Use category subject to locational criteria in the Comprehensive Plan and development standards in the Land Development Regulations,
- b) Not permitting new public schools for any site prohibited for a public school in Chapter 235, F.S., and Rule 6A-2, F.A.C.
- c) Addressing public school facilities pursuant to the provisions of Sections 163.3161(3), 163.3164(24) and 163.3177(10) (h), Florida Statutes.
- d) Initiating a coordination process with the School Board in its efforts on school planning, site selection and construction; and pursuant to Chapter 235, Florida Statutes.
- e) Maintaining for public review, a listing of capacity-deficient public schools and the School Board's Educational Plan Survey and Capital Improvement Program when such information is provided to the City.

**Objective 7:** The City of Okeechobee shall continue to protect significant natural and historic resources.

Policy 7.1 The City shall continue to amend and enforce land development regulations consistent with the Florida Department of Environmental Protection's (FDEP) best management practices referenced in Policy 1.4, which will minimize the flow into Taylor Creek of organic nutrients, pesticides, sediment, and other substances having the potential to degrade water quality.

Policy 7.2: The City shall continue to protect environmentally sensitive areas from development of a type and intensity which would disrupt their natural functions.

Policy 7.3: The City shall continue to establish development standards to be applied to any wellfield protection zones which the City may designate to protect any future public potable water wellfields from contamination, and implement

them through land development regulations. These standards will, at a minimum:

- a) regulate the use, handling, production and storage of regulated substances;
- b) prohibit new underground fuel and other hazardous chemicals within these areas;
- c) require existing facilities to demonstrate that adequate technology is being employed on-site to isolate the facility from the water supply; and
- d) require that future wellfield protection zones which are relatively undeveloped will be planned for low density and intensity land uses.

Policy 7.4: The South Florida Water Management District has established limits and boundaries of public potable water wellfields, cones of influence, and groundwater aquifer recharge areas.

Any land use proposed for development within one-half mile of any well designated as a potable water well is to be reviewed as a Special Exception in order to determine impact on groundwater resources from the proposed use and specific development. Such review shall address, but is not limited to, restrictions on land uses which involve pollutants and/or restrictions on handling and storage of hazardous/toxic materials in order to minimize the opportunity for contamination. The City of Okeechobee shall continue to monitor and implement programs to protect groundwater quality and eliminate potential sources of contamination. This shall be made measurable by implementing and enforcing the following policies:

Policy 7.5a: The City's land development regulations shall designate a protection area of 1,000 feet in radius from each public potable water well as the wellfield protection zone. The first 300 foot radius closest to the well shall be a zone of exclusion, where no development activities shall be permitted except that relate with water supply provision. Within the remainder of the zone of protection, land uses shall be regulated to prohibit the following:

- a) Landfills;
- b) Activities that require the storage, use or transportation of restricted substances the Resource Conservation and Recovery Act's or the Environmental Protection Agency's hazardous wastes lists (including, but not limited to, landfills, gasoline stationed, petroleum storage, and pesticide storage and handling;
- c) Feedlots or other commercial animal facilities;



- d) Wastewater treatment plants and their ancillary facilities;
- e) Mines; and,
- f) Excavation of borrow pits, waterways or drainage facilities which intersect the water table.

Policy 7.5b: The City shall amend its Wellhead Protection Program in the Unified Land Development Code which, at a minimum, shall establish the following:

- a) The zone of contribution for all public potable water supply wells delineated on the United States Geological Survey (USGS) topographic quad sheets;
- b) Regulations which prohibit potentially high risk land uses from the established zones of influence such as, but not limited to, manufacturing and storage of hazardous waste and industrial land uses;
- c) Monitoring programs and procedures to mitigate adverse impacts, if detected, for existing high risk land uses;
- d) Land use and development regulations, including open space and impervious surface requirements, which protect the function of natural drainage features and natural groundwater aquifer recharge areas; and
- e) The location of drainage wells, delineated on USGS topographic quad sheets, maintained by the OUA that could have adverse impacts on groundwater.

Policy 7.5c: The City shall work with the SFWMD, OUA and COE to ensure that adequate water is available to meet projected agriculture and population needs.

Policy 7.5d: The City shall work with the SFWMD and the OUA to identify new water sources in the City.

Policy 7.5e: Adopt measures that efficiently use the existing water supply by:

- a) Increasing agricultural and urban water conservation;
- b) Eliminating inefficient water use practices; and,
- c) Working with the SFWMD and OUA to identify specific projects and cost-sharing partnerships with other local governments.

Policy 7.6: The City shall amend its Future Land Use Map from Industrial to Public for lands used as wellfields.

Policy 7.7: The City of Okeechobee shall, by 2002, complete a survey of all historically significant properties and, based on available resources, implement programs and procedures to preserve and protect them. This will include, but not be limited to, cooperation and coordination with recognized historic preservation organizations. Upon completion of the City's historic survey, the City shall:

- a) adopt a local historic preservation ordinance addressing all areas of historic significance;
- b) create an historic overlay district;
- c) amend the Future Land Use Map to reflect historically significant areas; and
- d) prepare a Historic District Map of all historic sites in the City.

**Objective 8:** The City of Okeechobee shall continue to encourage the redevelopment and renewal of blighted areas.

Policy 8.1: The City shall continue to identify and prioritize areas in need of redevelopment or renewal.

Policy 8.2: The City shall, by 2002, formulate a program of specific activities to be conducted in renewal of blighted areas, including but not limited to the following:

- a) Establish criteria for identifying structures in need of repair, rehabilitation or, if there is no feasible alternative, demolition;
- b) Seek all available state and federal funds to support renewal activities;
- c) Identify any available alternative housing units for persons displaced by renewal activities; and
- d) Review zoning, building, housing, and other codes for weaknesses which allow the formation of blighted areas, and make necessary revisions.

**Objective 9:** The City of Okeechobee shall continue to ensure that proposed land use activities in the Taylor Creek area are not inconsistent with the stated goal of the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins*, prepared pursuant to Chapter 380, Florida Statutes.

- Policy 9.1: The City of Okeechobee will review the *Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins*, and coordinate its activities with those of other local governments addressed in the Resource Management Plan.
- Policy 9.2: The City shall adopt a protection ordinance for the Taylor Creek Drainage Basin area to eliminate inconsistent land use activities, while maintaining consistency with the Resource Management Plan.
- Policy 9.3: The City shall amend the Future Land Use Map to include a Conservation land use category for which to designate the Taylor Creek Drainage Basin and Lower Kissimmee River areas.
- Objective10:** The City of Okeechobee shall continue to promote the various and innovative land development techniques.
- Policy 10.1: The City shall continue to amend and enforce its land development regulations to encourage development techniques which mix and distribute land uses to accomplish the following:
- a) make the most efficient possible use of existing facilities;
  - b) recognize and preserve distinctive natural features of the development site;
  - c) protect environmentally sensitive areas within the site;
  - d) preserve open space;
  - e) meet specific needs of the City, such as affordable housing; and
  - f) promote a sense of pride and community for its residents.
- Policy 10.2: The City shall continue to amend and enforce its land development regulations to protect the public safety along its streets and highways by limiting size and placement of signs and visual obstructions, which can restrict visibility and pose a distraction to the motorists.
- Policy 10.3: The City shall continue to enforce land development regulations addressing the subdivision of land.
- Objective 11:** The City of Okeechobee shall integrate the objectives of the Okeechobee Local Mitigation Strategy into its Comprehensive Plan.
- Policy 11.1: As is practicable, applicable provisions of the Local Mitigation Strategy shall be integrated into the City's land development regulations and review

procedures to prevent inconsistency between future uses and any hazard mitigation report recommendations.

**Objective 12:** By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

Policy 12.1: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

- a) Regulate the subdivision and platting of land.
- b) Regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.
- c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.
- d) Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.
- e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.
- f) Ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.
- g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.

The purpose of such regulations shall be to eliminate or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses.

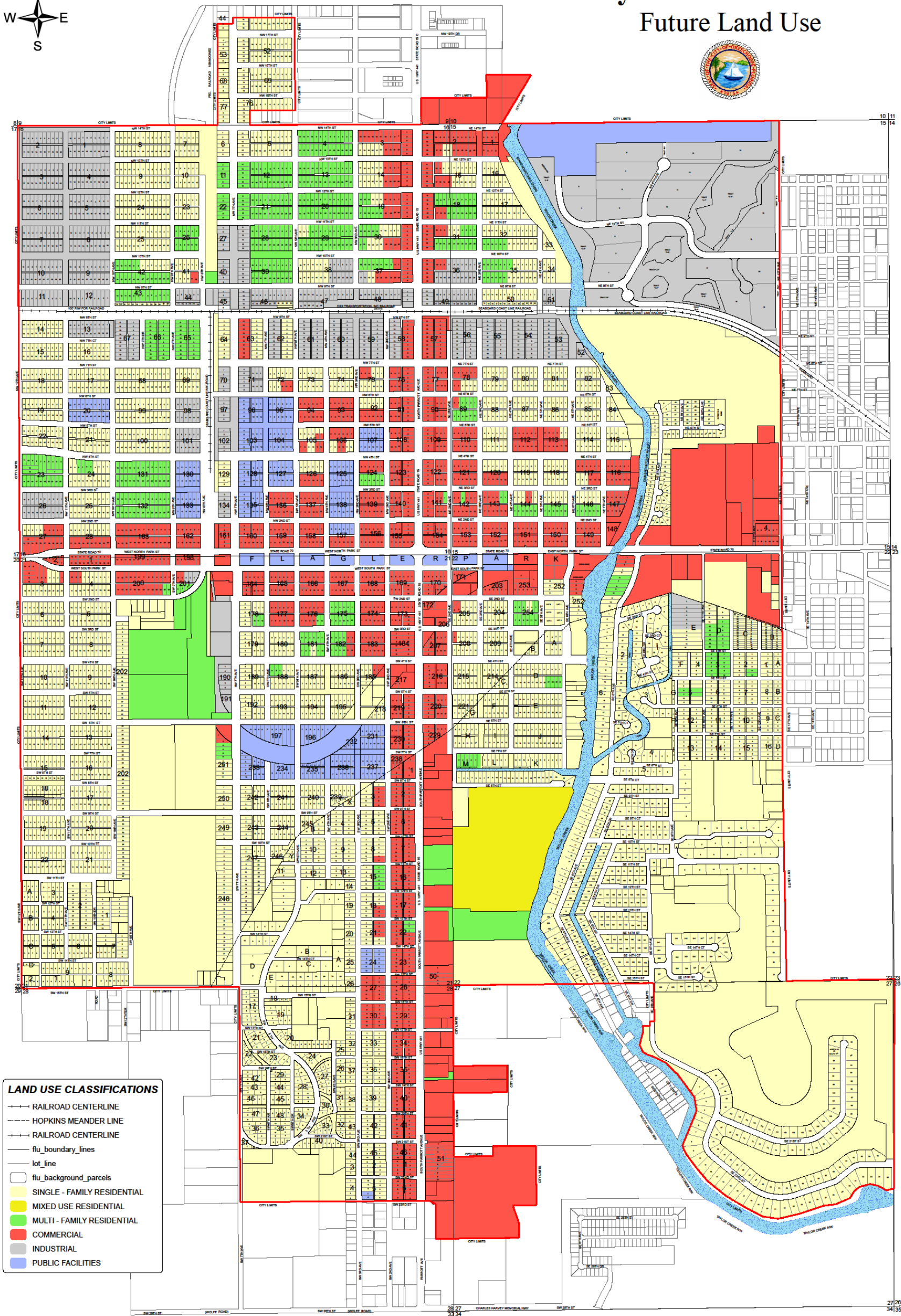
**Objective 13:** The City of Okeechobee recognizes that under certain conditions some uses of land are not compatible in proximity to public use airports and must be regulated to reduce or eliminate potential hazards to health or safety.

Policy 13.1 The City of Okeechobee shall adopt airport zoning regulations that:

- a) prohibit residential construction and educational facilities in the City to be located within 2,500 feet of a runway at the Okeechobee County Airport.
- b) are consistent with the requirements of Sec. 333.03(1)(c) F.S.
- c) prohibit the location of any sanitary landfill that is;
  - 1. within 10,000 feet from the nearest point of any runway used or planned to be used by turbojet or turboprop aircraft;
  - 2. within 5,000 feet from the nearest point of any runway used only by piston-type aircraft;
  - 3. outside the perimeters defined in subparagraphs 1. and 2., but still within the lateral limits of the civil airport imaginary surfaces defined in 14 C.F.R. part 77.25.
- d) require notification of the FAA when a structure located within three statute miles of the Airport Reference Point and will be higher than the distance from the end of the runway divided by 100 feet.
- e) prohibit, in the interest of air safety and commerce, temporary or permanent structures that do not comply with Federal Aviation Administration rules or regulations.

# MAP 1.1

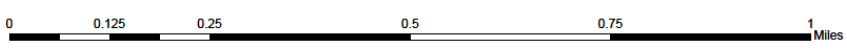
## City of Okeechobee Future Land Use



- LAND USE CLASSIFICATIONS**
- +— RAILROAD CENTERLINE
  - HOPKINS MEANDER LINE
  - +— RAILROAD CENTERLINE
  - flu\_boundary\_lines
  - lot\_line
  - flu\_background\_parcels
  - SINGLE - FAMILY RESIDENTIAL
  - MIXED USE RESIDENTIAL
  - MULTI - FAMILY RESIDENTIAL
  - COMMERCIAL
  - INDUSTRIAL
  - PUBLIC FACILITIES

On December 31, 2020 changes were made to the Official Comprehensive Plan Future Land Use Map. Land Use Changes, Alley/Crest Closings thru Petition #20-002-SC, Ord #1220 are reflected herein.  
City of Okeechobee, FL  
City Clerk: Lane Gamble

**General Notes:**  
Alleys shown hereon are 15 or 20 feet in width. See appropriate subdivision plat for specific alley widths. This map has been compiled from the most current data available. The City of Okeechobee is not responsible for any errors or omissions contained herein.



Date Saved: 2/26/2021 12:06:22 PM

---

# **TRAFFIC CIRCULATION ELEMENT**

---

# Traffic Circulation Element

## Goals, Objectives and Policies

**Goal:** To develop a traffic circulation system which safely and efficiently meets existing and future transportation needs, promotes accepted design standards, and achieves desired levels of service.

**Objective 1:** The City of Okeechobee, as part of its five-year capital improvements program, shall continue to identify needed improvements and time frames for correction of existing roadway deficiencies.

Policy 1.1: The City shall, by 2002, rank proposed roadway projects in order of priority according to the following guidelines:

**Priority 1:** The project is needed to protect public health and safety, to fulfill the City's legal commitment to provide facilities and services, or to achieve full use of existing facilities.

**Priority 2:** The project increases efficiency or reduces maintenance costs of existing facilities, prevents or reduces future improvement costs, provides service to developed areas lacking full service, or promotes infill development.

**Priority 3:** The project represents a logical extension of facilities and services within a designated urban service area.

Policy 1.2: The City shall, by 2002, complete a survey of striping, signalization, signage and other road conditions to identify areas in need of improvement.

Policy 1.3: The City shall, by 2002, develop and maintain a data file on traffic accidents and identify any roadway deficiencies contributing to such accidents.

Policy 1.4: The City shall, by 2002, identify all roadways within the City in need of resurfacing or widening and include those improvements in the Five-Year Schedule of Capital Improvements.

**Objective 2:** The City of Okeechobee shall continue to protect existing and future right-of-way from building encroachment.

Policy 2.1: The City hereby adopts standard minimum right-of-way requirements for new roadways as follows:



<b>TYPE OF FACILITY</b>	<b>RIGHT-OF-WAY</b>
Arterial Roadway	150'
Collector Roadway	100'
Local Road	70' (swale drainage) 50' (curb and gutter)

Policy 2.2: The City shall enforce provisions in its land development regulations to require mandatory dedications or fees, as a condition of plat approval, for the purpose of acquiring adequate right-of-way to serve proposed developments.

Policy 2.3: The City shall identify the right-of-way needs of existing development as soon as possible, and enforce provisions in its land development regulations to establish measures for acquisition or reservation.

Policy 2.4: In cases where width requirements established in Policy 2.1, are inadequate for a proposed road improvement project, the City shall, after consulting with FDOT or other appropriate agencies, establish special setbacks or dedication requirements to meet the need for additional right-of-way.

**Objective 3:** The City of Okeechobee shall continue to support and encourage FDOT in the implementation of projects listed in the FDOT 5-Year Work Program which are under the City's jurisdiction and are consistent with and further the Comprehensive Plan.

Policy 3.1: The City shall continue to provide necessary coordination and assistance to FDOT in its work efforts toward widening US 441 between CSX Railroad and Cemetery Rd., expanding SR 70 from 8<sup>th</sup> Avenue west and all other projects included in the 5-Year Work Program covering the period 2000-2010.

Policy 3.2: The City shall continue to promptly report to FDOT any observed deficiencies and needed improvements in state roads so that these may be added to the current work program or included in upcoming work programs covering the period 2000-2010.

**Objective 4:** The City of Okeechobee shall continue to coordinate the planning and programming of local transportation improvements with the Future Land Use Element of this plan, Okeechobee County and FDOT.

Policy 4.1: The City shall, by 2002, implement a program to monitor and evaluate the impacts of existing and proposed development on the transportation system in order to ensure consideration of transportation issues in local land use decisions.

- Policy 4.2: In order to improve coordination with FDOT, the City shall continually review applicable FDOT plans and programs for consistency with its own project planning.
- Policy 4.3: As part of its Concurrency Management System, the City shall continue to notify FDOT when any proposed development would reduce levels of service on US 441 and SR 70 below adopted minimums.
- Policy 4.4: When transportation facilities become backlogged, the City shall continue cooperation with FDOT in adopting strategies, timetables, and commitments to bring operating conditions back to acceptable levels of service over a reasonable period of time.
- Policy 4.5: The City shall identify all roadway projects in its Capital Improvements Plan.
- Objective 5:** The City of Okeechobee shall continue to coordinate activity with state, regional, and local jurisdictions to promote a proper mix of funding for transportation improvements.
- Policy 5.1: The City shall continue to aggressively seek funds from FDOT, DCA, the County and other appropriate agencies, public and private, to meet the funding necessary for needed transportation improvements.
- Objective 6:** The City of Okeechobee shall continue to implement a program for providing roadway needs that integrates acceptable design standards.
- Policy 6.1: The City shall continue to consider and adopt criteria published at the federal, state, and local level relating to the design of transportation facilities including the FDOT Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways; and the American Association of State Highways and Transportation Engineers Policy on Geometric Design of Highways and Streets.
- Policy 6.2: The City shall enforce provisions in its land development regulations to establish roadway requirements, including appropriate development setbacks and right-of-way dedications, addressing the need to acquire and preserve existing and future rights-of-way.
- Policy 6.3: The City shall enforce provisions in its land development regulations, which meet or exceed FDOT standards, to control access to arterial and collector roads by limiting new curb cuts and driveway permits, or other appropriate means.
- Objective 7:** The City of Okeechobee shall establish a level of service standards that are acceptable for existing and future conditions.

Policy 7.1: Minimum peak hour operating levels of service for the City of Okeechobee shall continue to be consistent with those set forth in the *Florida Highway System Plan, Level of Service Standards and Guidelines Manual* as outlined below:

Facility Type	Rural/Urban with population less than 50,000
Principal Arterials	C
Minor Arterials	D
All Other Roadways	D

Policy 7.2: The City’s Concurrency Management System shall continue to use minimum level of service standards adopted in Policy 7.1 in assessing whether the transportation impacts of proposed new developments are acceptable.

**Objective 8:** The City of Okeechobee shall continue to coordinate development with the provision of adequate motorized and non-motorized transportation facilities.

Policy 8.1: The City shall continue to monitor land use development trends and traffic levels of service to ensure that needed transportation facilities are provided by developers or appropriate government agencies prior to or concurrent with development.

Policy 8.2: The City shall not permit new development to occur in locations where the existing traffic circulation network is insufficient to accommodate the impacts of the development, unless definite provisions are made to provide the necessary capacity prior to or concurrent with the development.

Policy 8.3: As new development is permitted, the City shall continue to reserve and protect needed right-of-way and/or easements for bicycles and pedestrian facilities.

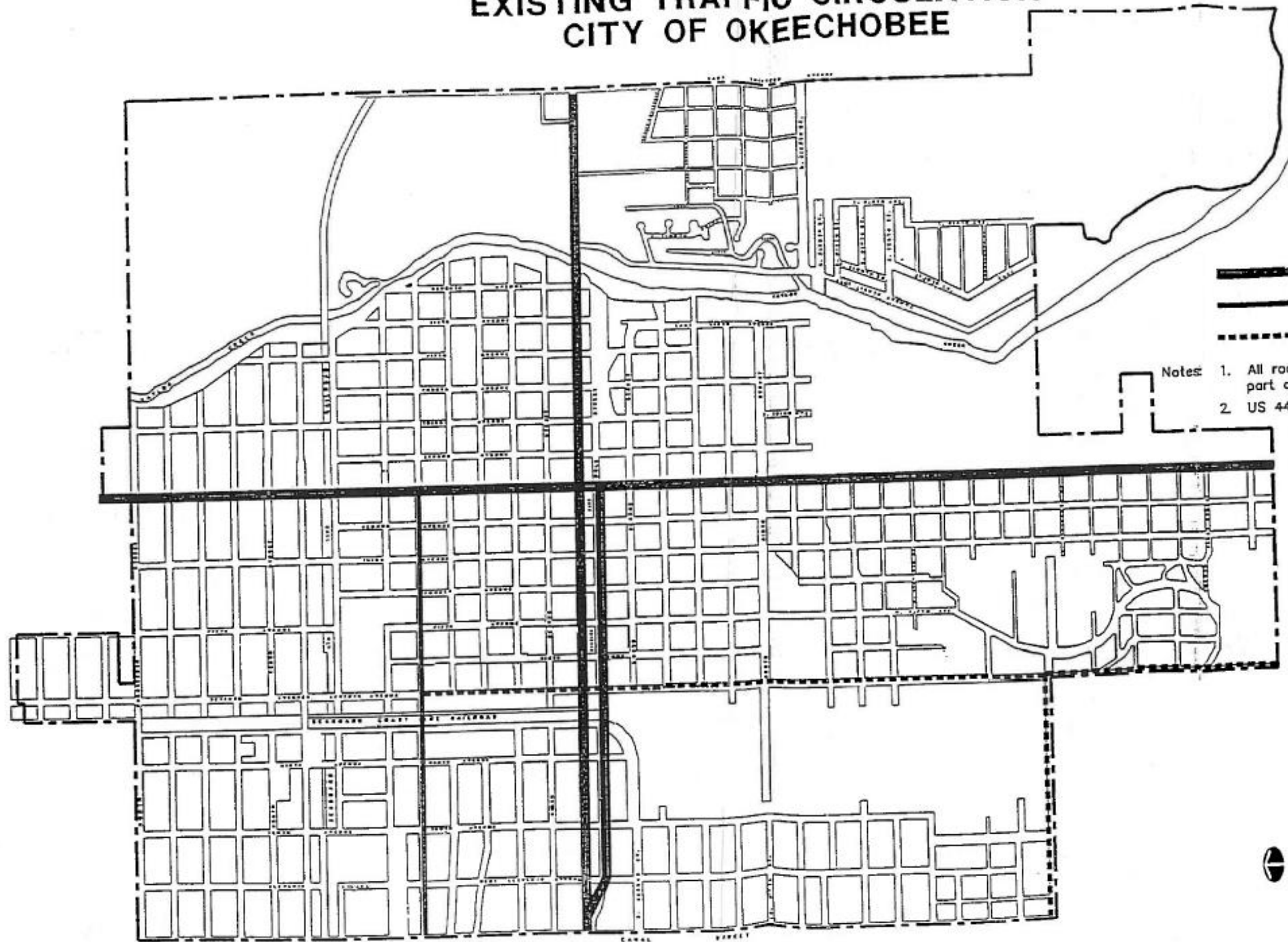
Policy 8.4: The City shall enforce provisions in its land development regulations to require sidewalks in new commercial and residential developments which are subject to plat or site plan approval, to be linked where possible to the existing sidewalk system.

Policy 8.5: Areas of the City not currently served by bicycle or pedestrian facilities shall receive top priority when such facilities are built in the future.




**Objective 9:** The City of Okeechobee shall encourage efforts to curtail future level of service standard deterioration, particularly along US Highway 441 and SR 70.

- Policy 9.1: To assist in improving level of service standards, commercial redevelopment efforts shall be prioritized to mitigate existing “strip” commercial sites.
- Policy 9.2: Access points to commercial centers shall be limited, where feasible, to decrease traffic congestion along City arterials and other roadways.
- Policy 9.3: Efforts shall be made, where appropriate, to separate local traffic from through traffic in commercial areas.

# EXISTING TRAFFIC CIRCULATION CITY OF OKEECHOBEE



## LEGEND

-  Principal Arterials
-  Major Collectors
-  Minor Collectors

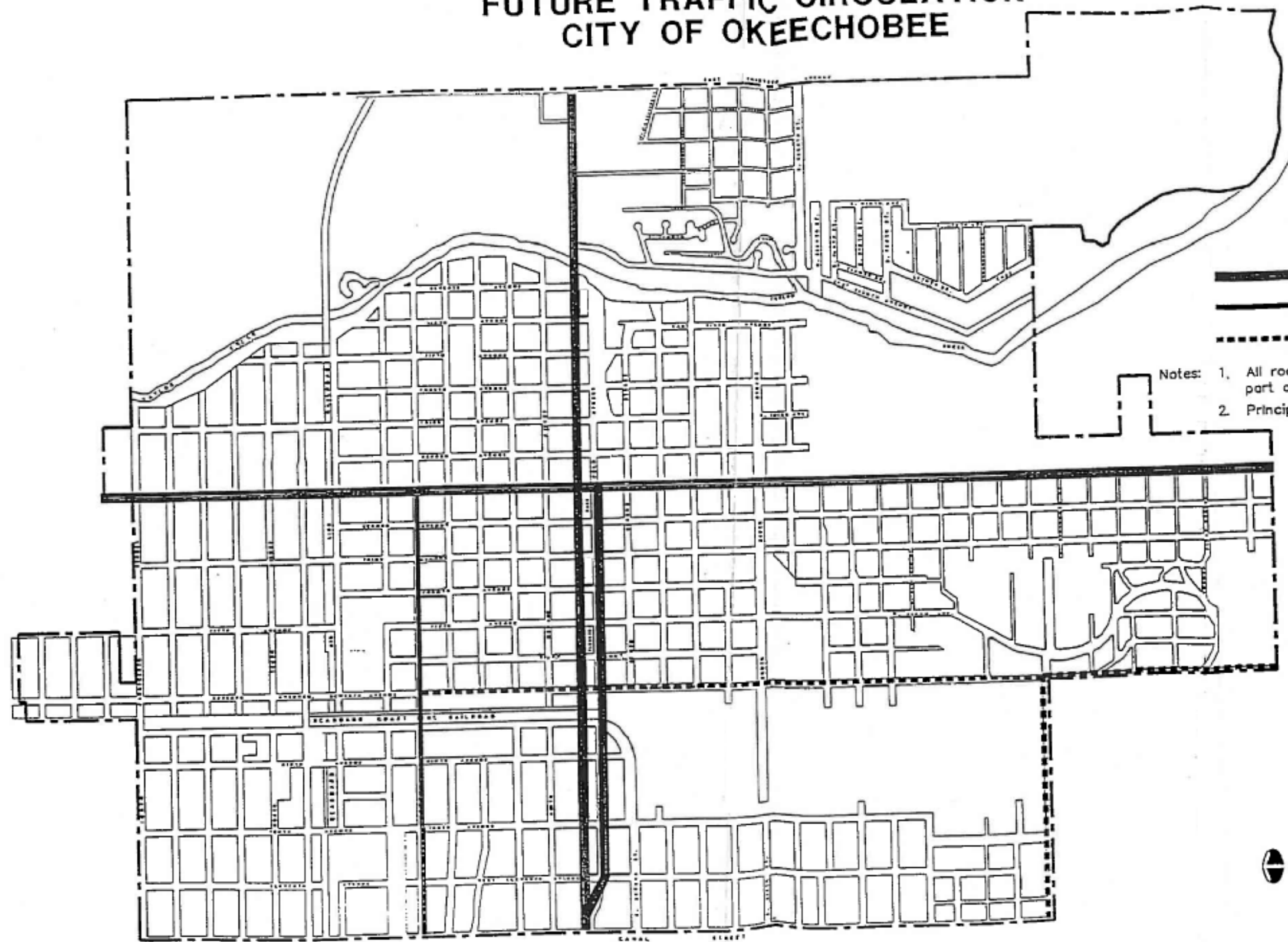
- Notes:
1. All roads not otherwise identified are part of the local collector/feeder system.
  2. US 441 is a 2-lane road from railroad crossing to north city limits. Otherwise, all Principal Arterials are 4-lane roads.






Prepared by: Central Florida Regional Planning Council  
Source: Florida Department of Transportation

### MAP 2.1

# FUTURE TRAFFIC CIRCULATION CITY OF OKEECHOBEE



## LEGEND

-  Principal Arterials
-  Major Collectors
-  Minor Collectors

- Notes:
1. All roads not otherwise identified are part of the local collector/feeder system.
  2. Principal Arterials are 4-lane roads, all others are 2-lane roads.



Prepared by: Central Florida Regional Planning Council

### MAP 2.2

---

# **HOUSING ELEMENT**

---

# Housing Element

## Goals, Objectives and Policies

**Goal:** The City of Okeechobee will plan for the provision of decent, safe and sanitary housing of appropriate type, size, location and cost, and with adequate supporting public facilities to meet the current and future needs of all residents of the City.

**Objective 1:** On an ongoing basis, the City of Okeechobee shall continue to assist the private sector and other public agencies in providing adequate and affordable housing, supported by adequate public facilities, for existing and future populations. This will include regulatory improvements, coordination with the private sector, applications for funding assistance, and other activities aimed at ensuring adequate supply of standard condition housing which meets documented current and projected ranges of household size, income, tenure, and special need (e.g., elderly and farmworker housing).

**Policy 1.1:** New residential development shall continue to be permitted only where facilities and services such as roads, sanitary sewer, and potable water are available and adequate, or where such facilities and services are programmed to be provided during the planning period, based on a fair-share distribution of costs.

**Policy 1.2:** The City Administrator and other appropriate officials shall continue to meet on a periodic basis, either formally or informally, with City residents, developers, builders, non-profit providers of housing, and any other interested persons to assess and improve the production of housing for all City residents.

**Policy 1.3:** The City Administrator shall continue to assess and recommend improvements as necessary, to housing-related regulatory and permitting processes in effect within the City. This will be done in conjunction with scheduled evaluations and appraisals of the comprehensive plan, or as otherwise required. Possible improvements may include, but shall not be limited to:

- elimination or modification of conflicting or excessive regulations;
- establishment of a time limit for the review of development proposals;
- consolidation of multiple public hearings; and
- waiving of processing fees for affordable housing projects.



Policy 1.4: The City Administrator shall continue to coordinate with the joint City-County Building and Zoning Department to establish a site review process to guide the location of and assess the need for and availability of infrastructure to support the following:

housing for low and moderate income families;  
mobile homes;  
group homes;  
foster care facilities;  
farmworker housing; and  
housing for other households with special needs.

Policy 1.5: In order to be eligible to receive state and federal housing funds, the City of Okeechobee shall, by 2002, implement a fair housing ordinance to permit opportunity in housing selection and prohibit discrimination in the sale or rental of a dwelling.

Policy 1.6: The City shall enforce provisions in its land development regulations allowing the following density bonus for residential developments in providing units which qualify as affordable housing:

10% of total units +1 unit/acre

Policy 1.7: The City shall explore incentives to offer developers for the provision of affordable housing units, and adopt an incentive program by 2002.

Policy 1.8: The City, through the State Housing Initiative Program (SHIP) funding, shall more actively participate in providing affordable housing to meet community needs by rehabilitating deteriorating structures and by providing down payment assistance for new homes.

Policy 1.9: For purposes of defining housing for very-low, low and moderate income households the following will apply:

Very low income households = < 30% of median income  
Low income households = 30 to 50% of median income  
Moderate income households = 50 to 80% of median income

Policy 1.10: By 2002, the City shall amend its Unified Land Development Code to provide design standards, suitable sites, and technical assistance to the public in the construction of affordable housing.

Policy 1.11: The City shall, by 2002, permit an adequate amount of residential land near the cities where most facilities and services are available, and that will provide more sanitary and decent housing with public centralized sewer and potable water systems where feasible.

Policy 1.12: The Unified Land Development Code shall be revised by 2002 to permit and encourage greater flexibility and affordability in housing site designs.

**Objective 2:** The City of Okeechobee shall, by 2002, formulate and begin to implement a program to identify, reduce, and/or eliminate substandard housing conditions by ten percent. This will include amendment of housing and building codes and other applicable regulations to establish minimum standards for safety and for aesthetic, structural and/or sanitary conditions in the existing housing stock.

Policy 2.1: The City shall enforce standards for rehabilitation of substandard housing units incorporating housing quality standards which meet or exceed those of the Federal Section 8 Existing Housing Program. Building, housing, and zoning codes in effect within the City shall be amended as necessary to maintain consistency with these standards.

Policy 2.2: As permitted by funding and personnel constraints, the City shall continue to bring substandard housing units into compliance with applicable regulations at an average rate of 10 units per year. This may include rehabilitation as well as demolition and replacement.

Policy 2.3: The City of Okeechobee shall, by 2002, establish criteria to identify blighted areas and historically significant housing in need of improvement.

Policy 2.4: The City of Okeechobee shall, by 2001, conduct a review of applicable land development regulations for weaknesses which allow the formation of blighted areas, and coordinate with Okeechobee County to make necessary revisions as part of the required amendment process.

**Objective 3:** The City of Okeechobee shall continue to conserve its standard-condition housing stock, and improve, as necessary, the structure and aesthetics of existing housing. In this process, historically significant units will be identified and given special consideration.

Policy 3.1: Owners/landlords of housing units shall continue to maintain their property in standard condition. Through a program of code enforcement based, at a minimum, on response to citizen complaints, substandard conditions shall be brought to the attention of owners/landlords of housing units, and they shall be required to make necessary repairs.

Substandard housing shall be defined, based on the U.S. Department of Housing and Urban Development (HUD) Section 8 Existing Housing Program as a housing unit having a deteriorated or dilapidated appearance and one or more of the following conditions:

1. The only possible access to the unit is through another unit.

2. There is no alternative means of exit in case of fire which meets state or local regulations.
3. There is evidence of infestation by mice or vermin.
4. There is an accumulation of garbage or debris.
5. Inadequate covered facilities for refuse disposal are provided.
6. Neighboring conditions are present which would seriously and continuously endanger the health or safety of residents (e.g., evidence of flooding, proximity to open sewage, fire hazards).
7. Evidence exists of an unsound or hazardous foundations.
8. There are unsound or hazardous stairs, porches, balconies, or decks.
9. Roof bucks or sags, has holes or decayed soffits.
10. Exterior surfaces are decayed or otherwise defective.
11. Chimney is leaning or disintegrating.
12. Mobile homes are placed on the site in an unstable manner.

Policy 3.2: Work efforts on the part of the City toward conservation, rehabilitation and demolition of housing units will be carried out in support of the following principles:

to encourage property owners to make repairs before serious problems develop within the housing stock;  
to reduce blight and decay of neighborhoods;  
to maintain the value of housing and the quality of life in the City;  
and  
to encourage investment in residential areas.

Policy 3.3: The conservation, rehabilitation, or demolition of any documented historic housing units shall continue to be carried out in cooperation with recognized historic preservation organizations.

Policy 3.4: Upon completion of the City’s historic survey, all historically significant housing structures shall be formally identified by the City.

Policy 3.5: The City shall, through Code Enforcement assistance, maintain records to identify all housing units that are demolished and all housing units that are brought into Code compliance.

Policy 3.6: The City shall coordinate with both citizen groups and the Department of State to identify and prepare a Historic Overlay District.

**Objective 4:** The City of Okeechobee shall enforce zoning, subdivision, housing and other applicable regulations to ensure adequate sites for housing for low- and moderate-income families and for mobile homes.

Policy 4.1: The principles and criteria for siting low and moderate income housing shall be as follows:

to ensure that low/moderate income families have adequate public facilities and services based on a fair-share distribution of costs;

to reduce concentrations of low/moderate income housing in the City;

to provide adequate sites for low/moderate income housing based on projections and demand for such housing; and

to allow additional density for developments providing affordable housing (see Policy 1.6).

Policy 4.2: The principles and criteria for siting mobile homes shall be as follows:

to ensure mobile home residents of the availability of adequate public facilities and services based on a fair-share distribution of costs;

to require developers of future mobile home parks to provide adequate hurricane shelter space for hurricane season residents of such parks;

to provide adequate sites for mobile homes based on projections and demand for such housing;

to ensure an affordable housing type to residents of the City; and new mobile homes shall be placed only in mobile home parks or subdivisions at least 10 acres in size.

**Objective 5:** The City of Okeechobee shall, on a continuing basis, ensure adequate sites for group homes and foster care facilities that are licensed or funded by the Florida Department of Health (DOH).

Policy 5.1: The principles and criteria for siting DOH-licensed or -funded group homes and foster care facilities shall be as follows:

to ensure that group homes and foster care facilities of a residential scale will be located in areas of residential character;

zoning shall not be used to prohibit such facilities of a residential scale in areas of residential character so long as proposed facilities are compatible with surrounding residential densities; and

to provide clients of such facilities adequate public facilities and services on the basis of a fair-share distribution of costs.

**Objective 6:** Reserved.

**Objective 7:** The City of Okeechobee shall, by 2002, establish a technical advisory committee to evaluate the City's housing efforts and advise the City on adequate and affordable housing issues and programs.

Policy 7.1: City Officials shall continue to seek and/or otherwise develop appropriate federal, state, local, and private funding or assistance to offset the costs of City housing efforts, return tax revenue to the community, provide local employment, and/or leverage private-sector investment in residential areas.

Policy 7.2: The City shall continue to apply for Small Cities Community Development Block Grant funds and participate in housing-related activities funded by block grants and the Farmers Home Administration. The City shall consider participating in other federal or state-assisted programs that rehabilitate and/or replace housing for low- and moderate-income families, and households with special housing needs.

Policy 7.3: The City shall continue to participate in the City's SHIP to find affordable housing for low- and moderate-income households.

Policy 7.4: Through the assistance of a technical advisory committee, the City shall become more actively involved in the SHIP program, to acquire funds for a greater percentage of affordable housing units.

---

**SANITARY SEWER, SOLID WASTE,  
DRAINAGE, POTABLE WATER  
AND NATURAL GROUNDWATER  
AQUIFER RECHARGE ELEMENT**

---

# Sanitary Sewer, Solid Waste, Drainage Potable Water and Natural Groundwater Recharge Element Goals, Objectives and Policies

**Goal:** The City of Okeechobee shall continue to conserve and protect its water sources and provide, or coordinate with other entities that provide, needed public facilities in a manner which protects investments in existing facilities and promotes orderly growth.

**Objective 1:** The City of Okeechobee shall, through revision of land development regulations, continue to implement procedures to ensure that needed facilities are available or will be available, concurrent with development.

**Policy 1.1:** The City of Okeechobee shall adopt the following minimum level of service standards to be used to determine the availability of facility capacity and the demand generated by development:

Facility	Level of Service
Sanitary Sewer	Average Sewer Demand of User Population 130 gallons per capita per day
Potable Water	Average Daily Water Demand 114 gallons per capita per day
Solid Waste Disposal	Average Solid Waste Generation 13 lbs. per capita per day at least 3 years available capacity in Okeechobee County landfill (see Policy 1.4)
Drainage/Stormwater Management	Interim Standard (see Policy 1.5) Design Storm 25-year frequency 24-hour duration Facility design standards as required by Florida Administrative Code (see Policy 1.5)

**Policy 1.2:** The City of Okeechobee shall continue to ensure that all improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for that facility.

**Policy 1.3:** The City Administrator or his designee shall continue to annually report to the City Council the best available information on demand and unused capacity for each facility, providing the most recent available population estimates for the City and unincorporated areas served by City facilities.

Policy 1.4: As a component of its adopted level of service for solid waste generation, the City shall continue to require that no less than three years' capacity remain available in the Okeechobee County landfill to accommodate existing and approved development. The most recent available public facilities report of the City Administrator, as referenced in Policy 1.3, shall be consulted to determine whether this capacity exists.

Policy 1.5: The following drainage level of service standards are established on an interim basis pending completion of a drainage study to produce relevant data and analysis to support permanent standards. Stormwater treatment and disposal facilities shall be designed for a 25-year storm event of 24-hour duration. Such facilities shall meet the design and performance standards established in Section 17-25.025, F.A.C. The first inch of stormwater runoff shall be treated on-site, pursuant to Section 17-3.051, F.A.C. Stormwater discharge facilities shall be designed such that the receiving water body shall not be degraded below minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-3, F.A.C. These standards shall apply to all development and redevelopment.

Policy 1.6: The City of Okeechobee shall issue no development orders or development permits for new construction without first consulting with the Okeechobee Utility Authority (OUA), the City's potable water service provider, to determine whether adequate water supplies to serve the development will be available no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent. This determination will require the demonstration by the Okeechobee Utility Authority (OUA) at the building permit stage that a consumptive use permit has been issued to OUA with sufficient allocation available to serve the new development, given all other existing commitments for that allocation within the entire OUA service area.

Policy 1.7: Utility connections mandatory for new development:

All new development and redevelopment within the City of Okeechobee shall be required to connect to the public potable water and sanitary sewer systems in the following manner:

- (1) Where water and/or sanitary sewer service lines are in place immediately adjoining the property and service is available, the property shall be required to connect to the system(s) and no development permit shall be approved until such time as financial arrangements with OUA for the payment of connection fees and



capital outlay fees associated with required connection to the system(s) have been completed.

- (2) Where reuse water service lines are in place immediately adjoining the property and service is available, the property shall be required to connect to the system(s) and no development permit shall be approved until such time as financial arrangements with OUA for the payment of connection fees and capital outlay fees associated with required connection to the system(s) have been completed.
- (3) Where reuse water service lines are not in place adjoining the property and reuse service is not available, the developer shall work to install a water reuse distribution system as feasible, and in coordination with, OUA.

Policy 1.8 Utility connections mandatory for existing development upon a change in ownership:

- (1) Where potable water and sanitary sewer service lines are in place and service is available immediately adjoining the property, any use not connected to the potable water and/or sanitary sewer system shall be required, at the time of a change in ownership, to connect to the system(s).
- (2) No development permit shall be issued, or other required approval granted, until such time as financial arrangements with OUA for the payment of connection fees and capital outlay fees associated with required connection to the system(s) have been completed.

**Objective 2:** The City of Okeechobee shall continue to maintain a five-year schedule of capital improvement needs for public facilities, to be updated annually, in conformance with the comprehensive plan review process for the Capital Improvements Element.

Policy 2.1: The City Administrator shall continue to evaluate and rank capital improvements projects proposed for inclusion in the five-year capital improvements program for which the City has financial responsibility.

Policy 2.2: Capital improvement projects for which the City has financial responsibility shall be ranked according to the following priority level guidelines:

**Priority One:** The project is needed to protect the public health and safety, or to fulfill the City’s legal obligation to provide facilities and services.

**Priority Two:** The project increases efficiency of existing facilities, reduces improvement costs, provides service to developed areas lacking full service, or promotes infill development.

**Priority Three:** The project represents a logical extension of facilities or services within a designated service Area.

Policy 2.3: The City shall revise its Capital Improvements Plan to show itemized capital improvements.

Policy 2.4: The City of Okeechobee recognizes that the Okeechobee Utility Authority (OUA) provides potable water to the City, its businesses and residents. Although no capital improvement projects are necessary within the City for which the City of Okeechobee has financial responsibility in connection with supply of potable water to the City, its businesses and residents, the City of Okeechobee will support and coordinate with the Okeechobee Utility Authority (OUA), as necessary, to assist in the implementation of Okeechobee Utility Authority (OUA) Capital Improvements projects for the years 2011-2021.

**Objective 3:** The City of Okeechobee shall continue to ensure that existing facilities will be utilized in an efficient manner and that infrastructure improvements will not encourage urban sprawl.

Policy 3.1: Land development regulations shall be utilized to require the use of appropriate public facilities in new developments. These requirements shall specify which facility or facilities shall be used in each of the various land use categories established in the Future Land Use Element. Facility usage shall also be consistent with the wellfield protection ordinance.

Policy 3.2: Reserved.

**Objective 4:** The City of Okeechobee shall continue coordination with Okeechobee County and the Okeechobee Utility Authority (OUA) in the extension of water and sewer service into unincorporated areas.

Policy 4.1: The City will encourage OUA to not expand water and sewer service beyond the boundaries of the Urban Residential land use designation as shown on Okeechobee County’s adopted Future Land Use Map.

Policy 4.2: The City shall continue to coordinate with the County and OUA in targeting locations for future potable water and sanitary sewer connections.

Policy 4.3: The City will monitor and participate in Okeechobee Utility Authority's (OUA) water supply planning process, including updates to water supply facility work plans and consumptive use permits, regarding the City's population and demand projections to ensure that Okeechobee Utility Authority (OUA) accounts for and meets the City's current and future waters needs.

**Objective 5:** The City of Okeechobee shall continue to provide for efficient collection, environmentally sound disposal, and reduction in volume of solid waste material which it generates.

Policy 5.1: The City shall continue coordination and assistance with Okeechobee County in meeting the solid waste management requirements of the Solid Waste Management Act of 1988.

Policy 5.2: The City shall continue to maintain any and all interlocal agreements necessary to ensure continuing access to Okeechobee County's landfill facilities.

Policy 5.3: If necessary, to maintain its adopted level of service (LOS) for solid waste generation, the City shall continue to fully utilize any and all of Okeechobee County's waste processing facilities and recycling programs for the reduction of solid waste volume. Even if not necessary to maintain its adopted LOS, the City shall still consider the feasibility of using such facilities and programs in its efforts to meet the volume of reduction goals of the Solid Waste Management Act of 1988.

Policy 5.4: The City shall, by 2002, reduce its level of service standard for solid waste disposal from 12,000 tons per year to 11,250 tons per year.

**Objective 6:** The City shall continue to include, as part of its land development regulations revision, stormwater drainage regulations providing for the protection of natural drainage features and provisions for ensuring that all future development utilizes appropriate stormwater management techniques.

Policy 6.1: The City of Okeechobee's land development regulations shall enforce stormwater drainage provisions which ensure that:

- (a) new developments are required to manage runoff from the 25-year frequency, 24-hour duration design storm event on-site so that post-development runoff rates, volumes and pollutant loads do not exceed pre-development conditions;
- (b) stormwater engineering, design and construction standards for on-site systems are provided; and

(c) erosion and sediment controls are used during development.

Policy 6.2: The City shall, by 2001, adopt and enforce a stormwater management plan to establish techniques for the protection of drainage facilities. This Plan shall include protection measures for the Taylor Creek Drainage Basin area.

**Objective 7:** The City of Okeechobee shall continue to obtain data needed for correction of existing deficiencies in man-made drainage facilities or altered natural drainage features.

Policy 7.1: The City shall complete all four phases of its inventory study of the function and capacity of the City's existing stormwater drainage facilities and system by 2001.

Policy 7.2: The City shall amend the Comprehensive Plan to include the recommendations of the stormwater drainage study, upon its completion.

Policy 7.3: Drainage facility improvements shall continue to be provided according to the following priorities:

- (1) to fulfill the City's legal obligations;
- (2) to prevent further degradation of Taylor Creek;
- (3) to provide adequate drainage for existing development in the City;
- (4) to provide adequate drainage for new development in the City; and
- (5) to extend municipal drainage facilities to areas outside the City.

Policy 7.4: The City shall maintain complete records on any drainage problems so that facility deficiencies may be better addressed and corrected.

**Objective 8:** The City of Okeechobee shall strive to maintain its water consumption at a rate not to exceed 1.82 million gallons per day (MGD) and to save up to 0.29 MGD by year-end 2021 through water conservation efforts.

Policy 8.1: The City shall continue to encourage conservation through special rate structures to reward customers who minimize their water consumption.

Policy 8.2: The City shall adopt an Ordinance which requires the use of water-efficient landscaping in all new development and redevelopment, and require functioning rain-sensor devices on all automatic irrigation systems.

- Policy 8.3: The City will promote water conservation through the enforcement of the adopted Florida Building Code which requires such items as low-volume commodes, water flow restrictions for showers and spigots and similar devices in all new construction and renovations, and will comply with the appropriate water management district water use restrictions.
- Policy 8.4: The City will continue to cooperate with the South Florida Water Management District (SFWMD) in its efforts to restrict the unnecessary consumption of potable water, particularly as it relates to irrigation, lawn watering, and car washing during periods of drought, supply reduction, and other emergencies.
- Policy 8.5: The City shall inform residents and businesses of, and shall encourage their participation in, conservation programs of the SFWMD, Okeechobee County or OUA. These information and educational efforts shall include the following types of efforts:
- a. brochures and signage to be made available at City Hall;
  - b. pursuing funding through SFWMD Community Education Grant and cooperative funding programs for educational efforts such as demonstration gardens and prototype landscaping on public properties; and,
  - c. inviting speakers for forums or workshops at City Hall.
- Policy 8.6: The City shall coordinate local water conservation education efforts with the SFWMD, the Okeechobee Utility Authority (OUA), and the Okeechobee County School Board.
- Policy 8.7: The City will promote and encourage homeowner and landlord participation in the County's initiatives and programs for water conservation through retrofitting indoor plumbing with low flow fixtures, and the use of low impact development techniques (such as the Florida Water Star<sup>SM</sup> program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).
- Policy 8.8: The City will assist in enforcement of the SFWMD's lawn and landscape irrigation rule, which limits irrigation to two days per week between the hours of 4 p.m. and 10 a.m., with some exceptions, as may be revised.
- Policy 8.9: The City shall develop a water audit program for all City facilities, including irrigation by the end of 2014. The City shall also consider developing a water audit program, including irrigation systems, for the public.

- Objective 9:** The City shall continue to protect water quality and preserve the function of recharge areas and natural drainage features.
- Policy 9.1: As part of its land development regulations, the City shall enforce provisions to limit impervious surfaces in new development to protect the function of natural drainage features and natural groundwater recharge areas.
- Policy 9.2: The City's land development regulations shall be utilized to provide special requirements, consistent with the wellfield protection ordinance, relating to permitted land uses and land development techniques which will protect groundwater supplies from contamination.
- Policy 9.3: The City shall continue to provide public information and seek public involvement in water supply issues.

---

# **CONSERVATION ELEMENT**

---

# Conservation Element

## Goals, Objectives and Policies

- Goal:** The City of Okeechobee shall continue to conserve, protect, and appropriately manage the natural resources to promote the highest environmental quality possible.
- Objective 1:** The City of Okeechobee shall continue to ensure that levels of air pollutants shall not exceed applicable standards set by the Department of Environmental Protection (DEP).
- Policy 1.1: Prior to City approval of a Development of Regional Impact (DRI), the developer shall conduct a study of transportation-related air quality impacts which may be reasonably expected to result from the project, and provide measures for mitigating those impacts.
- Policy 1.2: New commercial or industrial development which will release toxic or hazardous substances into the air will be buffered from existing residential, public, conservation or preservation land uses, as well as areas designated for these land uses on the Future Land Use Map.
- Objective 2:** The City of Okeechobee shall continue to implement programs and policies to conserve the supply and maintain the quality of current and projected potable water sources, as well as protect the quality of surface water.
- Policy 2.1: In water shortage emergencies, the City of Okeechobee shall continue to follow the conservation plans, guidelines and recommendations of the South Florida Water Management District (SFWMD).
- Policy 2.2: Through Policy 2.3 of the Future Land Use Element and land development regulations based on that policy, the City of Okeechobee shall continue to restrict the location and/or intensity of land uses which have the potential to adversely affect the quality or quantity of groundwater. Should municipal wells be established as a public drinking water source, the City shall fully cooperate with the SFWMD to identify cones of influence for all public supply wellfields. In order to finance its support of these activities, the City shall seek funding assistance from SFWMD and all other appropriate sources. Land uses within the identified cones of influence shall be regulated in accordance with Future Land Use Policy 7.3 and associated land development regulations.
- Policy 2.3: As its resources permit, the City of Okeechobee shall continue to cooperate with and support the SFWMD's ongoing surface water monitoring program as it pertains to Taylor Creek. In contributing to these efforts, the City shall



continue to place particular emphasis on documenting its own impact on water quality in the creek.

Policy 2.4: As its resources permit, the City of Okeechobee shall continue to cooperate with and support the SFWMD and the DEP and other relevant agencies to improve water quality in Lake Okeechobee through reduction of pollutant loading in Taylor Creek.

Policy 2.5: The City will ensure that any new regulation to protect water resources is consistent with SFWMD's environmental resource permitting and consumptive use permitting rules.

Policy 2.6: The City will promote and encourage the use of low impact development techniques (such as the Florida Water Star<sup>SM</sup> program, which is a point based, new home certification program for water-efficient developments, similar to the federal Energy Star program).

**Objective 3:** The City of Okeechobee shall continue to conserve and protect its soils and native vegetative communities from adverse impacts of development.

Policy 3.1: The City of Okeechobee shall continue to protect any natural reservations identified in the Recreation and Open Space Element from adverse impacts of development.

Policy 3.2: The City of Okeechobee shall continue coordination and cooperation with Okeechobee County to conserve and protect rare or unique vegetative communities that cross jurisdictional boundaries.

Policy 3.3: Through Future Land Use Policy 2.3 and implementing land development regulations, the City shall continue to protect native vegetative communities from adverse impacts of development.

**Objective 4:** The City of Okeechobee shall continue to conserve and protect existing wetlands, fisheries and wildlife habitat from adverse impacts of development.

Policy 4.1: Through Future Land Use Policy 2.3 and implementing land development regulations, the City shall continue to conserve wetlands and protect water quality in Taylor Creek from adverse impacts of development.

Policy 4.2: In implementing Future Land Use Policy 2.3, the City shall continue to request assistance from the Florida Fish and Wildlife Conservation Commission in identifying possible adverse impacts of proposed development on habitat for endangered and threatened wildlife species.

Policy 4.3: The City shall, by 2002, identify the total acreage of wetlands and other sensitive habitats within the City.

Policy 4.4: The City of Okeechobee shall, through the implementation of Policy 9.3 of the Future Land Use Element, designate all wetlands and other environmentally sensitive lands as Conservation on the Future Land Use Map by 2003.

**Objective 5:** The City of Okeechobee shall continue to manage hazardous wastes, establish criteria for identification of environmentally sensitive areas, and regulate land uses so as to preserve natural resources.

Policy 5.1: The City shall enforce provisions in its land development regulations to ensure that new development, regardless of its location in the City, meets the following conditions:

- (a) does not degrade water quality in Taylor Creek;
- (b) does not threaten groundwater quality, particularly in the vicinity of municipal wells;
- (c) preserves existing wetland areas;
- (d) avoids the disturbance of natural drainage features; and
- (e) preserves habitat for endangered and/or threatened wildlife species.

Policy 5.2: The City of Okeechobee shall continue to cooperate with Okeechobee County in the development and implementation of a joint hazardous waste management program for the proper storage, collection, and disposal of hazardous wastes in order to protect its natural resources. The Comprehensive Plan will be amended as necessary to support this program.

Policy 5.3: On an ongoing basis, the City shall continue to participate in the DEP's "Amnesty Days" program and any similar program undertaken by Okeechobee County to collect and safely dispose of hazardous wastes. The City shall also continue coordination with the County in the establishment of a joint collection center for household hazardous wastes.

**Objective 6:** To improve the water quality of Taylor Creek by 2010, the City shall develop a program to set limits as to the amount of nitrogen and phosphorus that can be discharged into the Creek.

Policy 6.1: By 2012, the City shall adopt land development regulations to help maintain a high standard for water quality in Taylor Creek by requiring stormwater treatment systems for new developments adjacent to Taylor Creek to be designed using a treatment train approach, using Best Management Practices in a series, to ensure maximum potential treatment of stormwater.

- Policy 6.2: The City shall cooperate and coordinate with the South Florida Water Management District process for purposes of suggesting improvements to the water quality of Taylor Creek.
- Policy 6.3: The City shall re-evaluate the transfer of development rights to allow for broader use of this function as an effective planning tool.
- Policy 6.4: The City, in order to protect surface water quality within its corporate limits and beyond, shall adopt a numerical standard for nutrients and pollutants of concern by 2012.
- Policy 6.5: The City shall evaluate opportunities to implement Okeechobee Utility Authority water quality treatment systems within the Taylor Creek area to improve the quality of surface water discharges.
- Policy 6.6: The quality of water to be discharged from new surface water management systems shall be subject to Federal, State, Regional and Local permitting programs and regulations that determine compliance with Federal, State and Local water quality standards. Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in Rules 62-4, 62-40, 62-302, 40E-4, F.A.C. and by local ordinance.
- Policy 6.7: The City shall require all new developments to meet the provisions of the SFWMD Volume IV, Basis of Review for Surface Water Management and local provisions pursuant to this Comprehensive Plan to protect surface water quality within the City.
- Policy 6.8: Grants and incentives should be sought for the development of surface water quality treatment system retrofitting projects for old and/or new surface water management systems that are not effectively managing water volume or flow, or removing nutrients and other pollutants.
- Policy 6.9: The City shall periodically review the Land Development Code to ensure all codes are conducive to the implementation of such water quality Best Management Practices.
- Policy 6.10: By 2012, the City shall adopt a program which shall require future developments to employ the provisions of the Florida Yards and Neighborhoods program.
- Policy 6.11: The City shall require periodic updates of the current Wellfield Protection Ordinance.

---

**RECREATION AND OPEN SPACE  
ELEMENT**

---

# Recreation and Open Space Element

## Goals, Objectives and Policies

- Goal:** To provide a system of public recreation lands and facilities to serve all residents and visitors of the City of Okeechobee, while making the most efficient possible use of public resources.
- Objective 1:** Land designated for recreational use shall continue to be protected on an ongoing basis from the establishment of land uses on adjoining properties which would interfere with its recreational function.
- Policy 1.1: The City shall, by 2002, adopt specific definitions and standards for the designation and protection of open space or recreational lands within proposed developments. These standards shall include provisions for improving public access to Taylor Creek.
- Policy 1.2: The City shall enforce land use compatibility standards for the protection of existing and future recreation and open space lands.
- Objective 2:** The City of Okeechobee shall continue coordination with and seek assistance from Okeechobee County, relevant state agencies, and the private sector to enhance recreational opportunities within its boundaries.
- Policy 2.1: As recreational needs arise, the City shall continue to identify properties within its boundaries having the potential to meet those needs, and make reasonable efforts to secure those properties for recreational use through financial incentives, direct purchase, or other appropriate means.
- Policy 2.2: For types of recreational lands and facilities which cannot be provided within its corporate limits, the City shall continue to encourage public/private collaboration to create needed recreational opportunities, and contribute such staff and funding as may be available toward efforts involving the city, county, the State of Florida, and the private sector.
- Policy 2.3: The City shall continue to provide incentives such as in-lieu-of fees and direct site transfers to encourage the provision of recreation facilities in proposed developments.
- Policy 2.4: The City shall continue its efforts to solicit funding from the Florida Recreation Development Assistance Program (FRDAP) for improvements to Flagler Park.
- Policy 2.5: The City shall continue to coordinate with the County on maintenance of recreational facilities.

- Objective 3:** The City of Okeechobee shall continue to provide an adequate supply and variety of recreation opportunities to meet public need.
- Policy 3.1: The minimum level of service for recreational lands in the City of Okeechobee shall be 3 acres per 1,000 residents.
- Policy 3.2: The City, in an effort to address its shortfall of open space/recreational facilities, shall prepare a list and map of all current facilities by 2002. Upon completion of this identification, the City shall then consider additional sites throughout the City for recreational opportunities, to meet the minimum level of service requirement.
- Objective 4:** The City of Okeechobee shall continue to ensure that identified recreation sites are accessible to the public, including persons with special needs.
- Policy 4.1: The City shall continue to provide parking spaces and bicycle racks as needed at city-owned recreation sites which have been opened to public use.
- Policy 4.2: The City shall continue to provide handicapped and pedestrian access as needed at the city-owned recreation sites which have been opened to the public use.
- Objective 5:** The City of Okeechobee shall continue to seek and utilize all available recreation-related funding from local, state, federal and private sector sources in providing recreational opportunities.
- Policy 5.1: The City shall continue to inventory and monitor appropriate local, state, federal, and private funding sources for recreational facilities to ensure that applications for assistance are made in a timely fashion.
- Policy 5.2: The City shall continue to schedule identified recreation facility needs in the Capital Improvements Element of this plan.
- Policy 5.3: The City shall continue to provide for a fair-share costs mechanism for open space and recreation facilities.
- Objective 6:** The City of Okeechobee and the School Board will seek to coordinate and cooperate to ensure efficient and joint use of existing and future park/school sites.
- Policy 6.1: The City of Okeechobee and the School Board will seek to utilize existing school facilities for park and other recreational needs so as to enhance City resident access to parks and recreation.
- Policy 6.2: Whenever possible, future park sites should be adjacent to and designed in an integrated manner with school sites so as to maximize City resident access to parks and open spaces.

- Policy 6.3: The City of Okeechobee shall request that the School Board submit for review, specific information on renovations, additions, and proposed expansions on property owned by the School Board to assure the availability of public facilities and infrastructure when they are future planned improvements.
- Policy 6.4: The City of Okeechobee shall advise the School Board of all Plan amendments that may affect school sites through designated liaisons with regularly scheduled informal or formal staff meetings.
- Policy 6.5: The City of Okeechobee shall coordinate with the School Board through a Memorandum of Understanding or Interlocal Agreement for the joint use of parks/school sites.

---

**INTERGOVERNMENTAL  
COORDINATION ELEMENT**

---



# Intergovernmental Coordination Element

## Goals, Objectives and Policies

- Goal:** To achieve greater governmental efficiency and resolve conflicts by coordinating development activities between the City of Okeechobee and Okeechobee County, and relevant regional, state, and federal entities.
- Objective 1:** The City of Okeechobee shall continue to coordinate its Comprehensive Plan with Okeechobee County, the Okeechobee County School Board, and other relevant state or local agencies through the sharing of information and by seeking intergovernmental agreements.
- Policy 1.1: The City of Okeechobee shall continue to ensure coordination of activities in its Comprehensive Plan with plans of the Okeechobee County School Board, Okeechobee County, and other state or regional entities through regular exchange of information. This information shall include, but not be limited to, building permits, zoning cases, planned land use amendments, engineering plans, demographics, proposed annexation areas, socio-economic information, and utility service areas and capacity.
- Policy 1.2: The City of Okeechobee shall, at the least, annually provide text and future land use map updates of its Comprehensive Plan to adjacent local governments.
- Policy 1.3: The City of Okeechobee shall continue to request information and assistance as is feasible from local governments and Okeechobee County, including the County Comprehensive Plan and any Plan updates.
- Policy 1.4: The City of Okeechobee shall continue to notify the Okeechobee County Manager in writing of all proposed annexations. The City Administrator, or his designee, will meet with the Okeechobee County Manager, or his designee, to resolve any potential annexation conflicts or issues.
- Policy 1.5: The City of Okeechobee shall maintain a database of interlocal agreements which provides a listing of active formal agreements. This data/ database shall be updated at least every five years for the evaluation and appraisal report on the Comprehensive Plan.
- Policy 1.6: The City of Okeechobee shall, where practical, formalize all intergovernmental agreements within one year of the adoption of these amendments.
- Objective 2:** The City of Okeechobee shall maintain mechanisms to address development issues proposed in its Comprehensive Plan, affecting unincorporated Okeechobee County and other governmental jurisdictions.

- Policy 2.1: The City of Okeechobee shall continue to utilize the informal mediation process established by the Central Florida Regional Planning Council (CFRPC) to attempt to resolve land use conflicts with adjacent local governments.
- Policy 2.2: The City of Okeechobee shall continue to request that each of the entities analyzed in this element designate a representative to act as liaison to the City for the purpose of providing relevant information to be used in the planning and development review process.
- Policy 2.3: On request, the City Administrator and Planning Director, as liaisons, shall continue to provide and exchange information pertaining to significant proposed development among the appropriate local and regional agencies.
- Policy 2.4: For proposed development in the City which may have extra-jurisdictional impacts due to its size, character or location, the City shall establish procedures for the review of comprehensive plans and comprehensive plan amendments which shall include:
1. Identifying intergovernmental issues and conflicts;
  2. Identifying the impacts of capital projects listed in the Capital Improvements Element of the City of Okeechobee Comprehensive Plan upon the provision of basic services; and
  3. Determining the relationship of development proposed within the City of Okeechobee Comprehensive Plan to the development proposed in the Comprehensive Plan or Comprehensive Plan Amendments of Okeechobee County and/or adjacent municipalities. This shall include distributing a copy of relevant proposed plan amendments to adjacent local governments.
- Policy 2.5: The City of Okeechobee shall, at least annually, implement the procedures established in Policy 2.4. If any issues or negative impacts are identified, the City shall implement Policy 2.1.
- Policy 2.6: The City shall periodically review applications to Okeechobee County for zoning changes, major development orders, or proposed County Future Land Use Map Amendments falling within the City of Okeechobee Planning Area, to ensure consistency with the City of Okeechobee's Comprehensive Plan.
- Objective 3:** The City of Okeechobee shall continue to coordinate with FDOT and the Okeechobee Utility Authority, where appropriate, any change in established level of service standards for public facilities including, at a minimum, all 10-year updates of the Okeechobee County Comprehensive Plan, and 5-year updates to the Okeechobee County Long-Range Transportation Plan.

- Policy 3.1: The City of Okeechobee shall coordinate establishing and changing roadway level of service standards with FDOT and shall inform Okeechobee County and any other appropriate governmental entities within the Okeechobee Planning Area of proposed changes in any level of service standards.
- Policy 3.2: The City of Okeechobee shall, when notified by other governmental entities of changes in their level of service standards, review and comment on these changes.
- Policy 3.3: The City of Okeechobee in conjunction with the Okeechobee Utility Authority (OUA) will participate in the development of updates to SFWMD's Water Supply assessment and district Water Supply Plan and in other water supply development related initiatives facilitated by the SFWMD that affects the City.
- Policy 3.4: The City of Okeechobee will maintain a water supply facilities work plan that is coordinated with SFWMD's District Water Supply Plan and the Okeechobee Utility Authority (OUA) by updating its own work plan within 18 months of an update to SFWMD's District Water Supply Plan that affect the City.
- Policy 3.5: The City will monitor and participate in Okeechobee Utility Authority's (OUA) water supply planning process, including updates to water supply facility work plans and consumptive use permits, regarding the City's population and demand projections to ensure that Okeechobee Utility Authority (OUA) accounts for and meets the City's current and future water needs.
- Objective 4:** The City shall continue to coordinate its Comprehensive Plan with the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins. Coordination shall take place annually and as new development is proposed in areas where the two Plans overlap.
- Policy 4.1: Comprehensive Plans and Resource Management Plan coordination shall take place to the extent that coordination is consistent with the principle that local governments and landowners alone should not be forced to bear public burdens which, in all fairness and justice, should be borne by the public as a whole, and would not result in inverse condemnation.
- Policy 4.2: The City shall continue to coordinate with the Resource Management Plan for the Lower Kissimmee River and Taylor Creek Drainage Basins through the adoption of other objectives and policies contained in this element and the mutual exchange of information pertaining to development review so that the City may ensure that direct and irreversible impacts on environmental sensitive areas are minimized.

- Policy 4.3: The City shall continue to coordinate its Comprehensive Plan with the Resource Management Plan to address drainage problems in the Lower Kissimmee River and Taylor Creek Drainage Basin regions.
- Objective 5:** The City of Okeechobee shall cooperate in an effort with the School Board to ensure that the planning activities, services and facilities of the School Board are consistent with the City’s Comprehensive Plan.
- Policy 5.1: The City of Okeechobee shall exchange data with the School Board regarding population projections and the School Board (5-year) facility plans as such data or plans are updated.
- Policy 5.2: The City of Okeechobee shall coordinate major residential project reviews (pursuant to Chapters 163 and 235, Florida Statutes) to consider joint park/schools dedications to meet future demands.
- Policy 5.3: The City of Okeechobee and the School Board shall coordinate in their joint efforts to study and implement innovative methods, including park/school site dedications and contributions, as a means to address infrastructure needs associated with the City’s growth.
- Policy 5.4: The City of Okeechobee shall notify the School Board of all new residential development projects or modifications to existing residential developments which increase density as a part of the review process for school concurrency.
- Policy 5.5: The City of Okeechobee shall include a representative of the Okeechobee County School District, appointed by the School Board, as a nonvoting member of the Local Planning Agency (LPA) to attend those meetings at which the LPA considers amendments to the City’s Comprehensive Plan and/or Zoning Map that would, if approved, increase residential density on the property that is the subject of the proposed amendment(s).
- Policy 5.6: The City of Okeechobee shall maintain a joint interlocal agreements with the School Board and the County for Public School Facility Planning which includes the provisions for the implementation of school concurrency and a coordination process for locating new schools, expanding or redeveloping existing school facilities. The School Board shall be encouraged to locate new educational facilities near urban residential areas where public infrastructure and services exist to support the new facilities.
- Policy 5.7: The City of Okeechobee shall advise and meet with the School Board as necessary, regarding all Plan amendments and proposed annexations that may affect school sites.

- Policy 5.8: The City of Okeechobee shall coordinate with the School Board regarding shared use of recreational facilities owned by either entity. In addition, the City shall consider all reasonable opportunities to collocate new parks, libraries, and other facilities with public schools.
- Policy 5.9: The City of Okeechobee, although not currently impacted, shall enter into any appropriate agreement with the State of Florida University System or the School Board implementing the requirements of Section 240.155 (11-15), F.S., regarding campus master plans. A consistency review of the campus master plans for non-state post-secondary institutions shall also be considered where a “campus” exists or is planned.
- Objective 6:** The City of Okeechobee shall establish, maintain, and improve intergovernmental coordination for collaborative planning efforts including joint or extra-territorial services, changes to service or corporate limits, any joint committees for review of locally unwanted land uses, and regulatory concerns to ensure consistency with the Comprehensive Plan.
- Policy 6.1: The City shall encourage annexation of land where service delivery systems are available, where the formation of enclaves may be prevented, and where the land is adjacent to and consistent with the incorporated land’s Comprehensive Plan.
- Policy 6.2: The City shall require infrastructure services to be available to proposed annexation areas at the adopted level of service consistent with the City’s Comprehensive Plan.
- Policy 6.3: The City of Okeechobee shall coordinate with other jurisdictions, as appropriate, to establish a joint planning process and delineate the direction and extent of annexation for the planning period.
- Policy 6.4: The City of Okeechobee shall notify the appropriate enforcement agencies of any regulatory violations of which it becomes aware, and shall cooperate with those agencies in enforcing regulations.
- Policy 6.5: The City shall inform the County in a timely manner of proposed annexations. The City shall notify jurisdictions other than the County of proposed annexations when the affected area is within approximately one mile of the other jurisdictions’ limits.
- Policy 6.6: The City shall draft a map of potential annexation areas, showing those areas first being considered for annexation, and the land uses envisioned to be assigned to these areas. The City shall distribute this map to the School Board, the County, and any other governmental entities to be impacted by these annexations.

Policy 6.7: The City shall continue to review interlocal agreements with the Okeechobee Utility Authority (OUA) for central potable water and sanitary sewer facilities and services in terms of extending that agreement for 10-year periods, as needed.

Policy 6.8: The City shall coordinate with neighboring municipalities, if applicable, to ensure that each one has a copy of a map delineating the utility service planning area for their community for the planning period. Each municipality shall, annually thereafter, discuss the potential need for reassessing utility service area lines, if relevant, and share any official service area map updates. Each municipality shall also provide any official utility service planning area map updates to the County in order to ensure coordination for County utility and land planning.

Policy 6.9: The City shall coordinate with the County regarding the use of the Okeechobee County Landfill relative to recycling and reduction of total wastes by weight.

Policy 6.10: The City shall issue no development orders or development permits for new construction without having first received certification by the Okeechobee Utility Authority (OUA), the City's potable water service provider, that adequate water supplies will be available to serve the development no later than the anticipated date of issuance by the City of a certificate of occupancy or its functional equivalent. The City will also ensure that adequate water supplies and facilities are available and in place prior to issuing a certificate of occupancy or its functional equivalent. This determination will require the demonstration by the Okeechobee Utility Authority (OUA) at the building permit stage that a consumptive use permit has been issued to OUA with sufficient allocation available to serve the new development, given all other existing commitments for that allocation within the entire OUA service area.

**Objective 7:** The City shall, upon adoption of this objective, coordinate the Comprehensive Plan with the School Board Five-Year Facilities Plan.

Policy 7.1: In accordance with Section 5 of the Interlocal Agreement for Public School Facility Planning, the following procedure shall be used to ensure intergovernmental coordination with the School Board for the location of educational facilities within the City:

- (a) At least sixty (60) days prior to acquiring or leasing property that may be used for a new public educational facility within the City, the School Board shall provide written notice to the City.
- (b) Upon receipt of a written notice from the School Board informing the City of the acquisition or leasing of property to be used for new public educational facilities, the City shall notify the School Board

within forty-five (45) days a preliminary consistency determination of the site with the Comprehensive Plan; and

- (c) In conjunction with the preliminary consistency determination, the School Board and the City will jointly determine the need for and timing of on-site and off-site improvements necessary to support each new school or the proposed significant renovation of an existing school, and will enter into a written agreement as to the timing, location and the party or parties responsible for constructing, operating and maintaining the required improvements.

Policy 7.2: In accordance Section 2 of the Interlocal Agreement for Public School Facility Planning, the City shall coordinate with the County and the School Board and base plans upon consistent projections for population growth and student enrollment.

Policy 7.3: In order to coordinate the effective provision and siting of educational facilities with associated infrastructure and services within the City, representatives of the City, the County and the School Board shall meet annually to review the mechanisms and progress made toward educational facilities planning.

Policy 7.4: The City of Okeechobee shall use the Central Florida Regional Planning Council's dispute resolution process when necessary to mediate the resolution of conflicts with other local governments and regional agencies. The City may use alternative procedures whenever appropriate for the matter of imminent dispute, including agreements authorized by Section 163.3177, F.S., or other non-judicial approaches.

Policy 7.5: The City of Okeechobee shall maintain, as a particular area of attention in its planning program, a systematic review of the aesthetics and physical conditions between its boundary and those between unincorporated areas and other cities in an effort to improve the appearance of these areas and the compatibility and transition between the adjoining communities. Joint planning area agreements will be implemented if appropriate.

---

**PUBLIC SCHOOL FACILITIES  
ELEMENT**

---



# Public School Facilities Element

## Goal, Objectives and Policies

**GOAL:** To provide a public school system that offers a high quality educational environment, provides accessibility for all of its students, and ensures adequate school capacity to accommodate enrollment demand within a financially feasible School District Capital Plan. [9J-5.025(3)(a)]

**Objective 1:** Provide adequate school facilities in Okeechobee County Schools by adopting a concurrency management system to achieve and maintain the adopted level of service for the short and long term planning periods. [9J.-5.025(3)(b)(1)]

Policy 1.1: The City hereby adopts the following Level of Service for schools for existing and new schools: [9J-5.025 (3)(c)(7)]

School Type	School Level of Service
Elementary	100% of permanent FISH capacity
Middle	100% of permanent FISH capacity
K-8	100% of permanent FISH capacity
High	100% of Permanent FISH capacity

Source: Okeechobee County Interlocal Agreement for Public School Facility Planning.

Policy 1.2: The City hereby adopts a district-wide School Concurrency Service Area (SCSA).

Policy 1.3: By school year 2011-12, school concurrency will be applied on a less-than district-wide basis, using school attendance zones as the SCSAs. [9J-5.025(3)(c)(1)]

Policy 1.4: The City, the County, and the School District shall utilize the following procedures for modifying SCSAs: [9J-5.025(3)(c)(1)]

- a. Modification shall be made at the same time as the establishment of modified attendance zones with data and analysis to support the change. Any proposed change to the SCSAs shall require a demonstration by the School District that the change complies with the public school LOS standard and that utilization of school capacity is maximized to the greatest extent possible.

- b. All parties subject to school concurrency will review the proposed modification and send their comments to the School District within 60 days of receipt of the proposed change.
- c. The modification of the SCSAs shall be effective upon adoption by the School Board.

**Objective 2:** **A school concurrency evaluation will be performed by the Okeechobee County School District to review projected residential development in order to accommodate new students at the adopted level of service for adequate school facility capacity. [9J-5.025(3)(b)(2)]**

Policy 2.1: The City shall not approve any non-exempt residential development application for preliminary plat, site plan or functional equivalent until the School District School has verified that available capacity exists to serve the development.

Policy 2.2: The City shall consider the following residential uses exempt from the requirements of school concurrency:

- a. Single family lots of record, existing at the time the school concurrency implementing ordinance becomes effective.
- b. Any new residential development that has a preliminary plat or site plan approval or the functional equivalent for a site specific development order prior to the commencement date of the School Concurrency Program.
- c. Any amendment to any previously approved residential development that does not increase the number of dwelling units or change the type of dwelling units such as single-family to multi-family.
- d. Age restricted communities with no permanent residents under the age of 18. Exemption of an age restricted community will be subject to a restrictive covenant limiting the age of permanent residents to 18 years and older.

Policy 2.3: The City, through its land development regulations, shall establish a school concurrency review process for all residential projects that are not exempt under Policy 2.2. The minimum process requirements are described below:

- a. A residential development application is submitted to the City, which includes a School Impact Analysis (SIA).

- b. The City determines application is sufficient for processing and transmits the SIA to the School District for review.
- c. The School District reviews the application for available capacity and issues a School Capacity Availability Letter (SCAL) to the City:
  - 1. If capacity is available within the SCSA, the School District shall issue a SCAL verifying available capacity.
  - 2. If capacity is not available within in the SCSA, the School District shall issue a SCAL indicating the development is not in compliance with the adopted LOS and may offer the developer a negotiation period to present mitigation options.
  - 3. The City shall not issue approval any preliminary plat, site plan or functional equivalent for a residential development until receiving confirmation of available school capacity in the form of a SCAL from the School District.

Policy 2.4: If adequate school capacity is not available to support a proposed residential development, the City, in conjunction with the School District, shall review proportionate share mitigation options which will add the school capacity necessary to satisfy the impacts of the proposed development. [9J-5.025 (3)(c)(9)]

- a. Acceptable forms of mitigation shall include, but are not limited to:
  - 1. School construction
  - 2. Contribution of land
  - 3. Expansion of existing permanent school facilities subject to the expansion being less than or equal to the student capacity needed for a new school of the same category.
  - 4. Payment for construction and/or land acquisition
  - 5. Cost of financing
- b. If mitigation is approved, the City and the School District shall enter into a legally binding commitment with the residential developer, and the School District shall issue a SCAL.
- c. If mitigation is denied, the City shall deny the application based on a deficiency in available school capacity to support the residential development.

- Policy 2.5: The City shall, upon acceptance of a mitigation option identified in Policy 2.4, enter into a legally binding commitment with the School District and the developer. [9J-5.025 (3)(c)(9)]
- Policy 2.6: The City shall be responsible for notifying the School District when a residential development has received approval, when the development order for the residential development expires or is revoked, and when school impact fees have been paid.
- Policy 2.7: No later than December 31, 2008, the City shall adopt school concurrency provisions into its Land Development Regulations (LDR).
- Objective 3: Beginning with an effective date in 2008, all new public schools built within the City will be coordinated to be consistent with the City's future land use map designation, will be co-located with other appropriate public facilities when possible, and will have the on-site and off-site infrastructure necessary to support the new school. [9J-5.025(3)(b)(4), 9J-5.025(3)(b)(5), 9J-5.025(3)(b)(6)]**
- Policy 3.1: The City, in conjunction with the School District, shall jointly determine the need for and timing of on-site and off-site improvements necessary to support a new school. [9J-5.025 (3)(c)(5)]
- Policy 3.2: The City shall enter into an agreement with the School Board identifying the timing, location, and the party or parties responsible for constructing, operating, and maintaining off-site improvements necessary to support a new school. [9J-5.025 (3)(c)(5)]
- Policy 3.3: The City shall encourage the location of schools near residential areas by: [9J-5.025 (3)(c)(4), 9J-5.025 (3)(c)(5), 9J-5.025 (3)(c)(10)]
- a. Assisting the School District in the identification of funding and/or construction opportunities (including developer participation or City capital budget expenditures) for sidewalks, traffic signalization, access, water, sewer, drainage and other infrastructure improvements.
  - b. Reviewing and providing comments on all new school sites.
  - c. Allowing public schools, meeting the minimum land size criteria established by the State, within all residential land use categories.
- Policy 3.4: The City, in conjunction with the School District, shall seek opportunities to co-locate public facilities with schools, such as parks,

libraries, and community centers, as the need for these facilities is identified. [9J-5.025 (3)(c)(4)]

Policy 3.5: The City, in conjunction with the School District and Okeechobee County, shall identify issues relating to public school emergency preparedness, such as: [9J-5.025 (3)(c)(9)]

- a. The determination of evacuation zones, evacuation routes, and shelter locations.
- b. The design and use of public schools as emergency shelters.
- c. The designation of sites other than public schools as long-term shelters, to allow schools to resume normal operations following emergency events.

Policy 3.6: The City, the School District and Okeechobee County hereby establish an oversight committee to monitor the Interlocal Agreement for Public School Facility Planning (ILA) which includes provisions for school concurrency in Okeechobee County. [9J-5.025 (3)(c)(3)]

- a. The oversight committee shall include three citizen members with the School Board, County Commission and the City Commission each appointing one citizen member. The committee shall also include at a minimum, the Assistant Superintendent for Support Services, the Director of Operations for the School Board, the City Administrator and the County Planning Director.
- b. The oversight committee shall appoint a chairperson, and meet at least annually in a publicly advertised meeting with citizen participation to discuss and share information on the ILA and its effectiveness. Discussion topics may include but are not limited to population and student projections, development trends, school needs, co-location and joint use opportunities, student safety, and infrastructure improvements needed to support each school.
- c. Upon conclusion of the oversight committee's annual meeting, the committee shall report to the County, the City and the School Board on the effectiveness with which the Interlocal agreement is being implemented.

**Objective 4: Beginning with an effective date in 2008, the City's annually updated five-year schedule of capital improvements will include school capacity projects adopted by the School Board. [9J-5.025(3)(b)(1), 9J-5.025(3)(b)(3)]**

- Policy 4.1: No later than December 1<sup>st</sup> of each year, the City shall adopt by reference the School District's financially feasible and annually updated five-year capital plan, in accordance with Policy 4.4 of the Capital Improvements Element. [9J-5.025 (3)(c)(2)]
- Policy 4.2: The City, in conjunction with the School District and the County, shall annually review the Public School Facilities Element and the updated data necessary to maintain a long-range public school facilities map series, including the planned general location of schools and ancillary facilities for the five-year planning period and the long-range planning period. The map series shall be adopted as Appendix A of the Public School Facilities Element and include at a minimum, maps showing: [9J-5.025 (3)(c)(3)]
- a. Existing public school facilities by type and location of ancillary plants [9J-5.025 (4)(a)]
  - b. Public school facilities and ancillary plants generally planned for the five-year and long-range planning periods [9J-5.025 (4)(b)]
- Policy 4.3: The City, in conjunction with the School District, shall coordinate the long-range public school facilities map with the City's comprehensive plan and its future land use map. [9J-5.025 (3)(c)(6)]
- Policy 4.4: The City shall include schools as a part of the Annual Concurrency Report.

APPENDIX A

MAP SERIES

Figure 1 – Existing Elementary School Location and Attendance Boundary Map

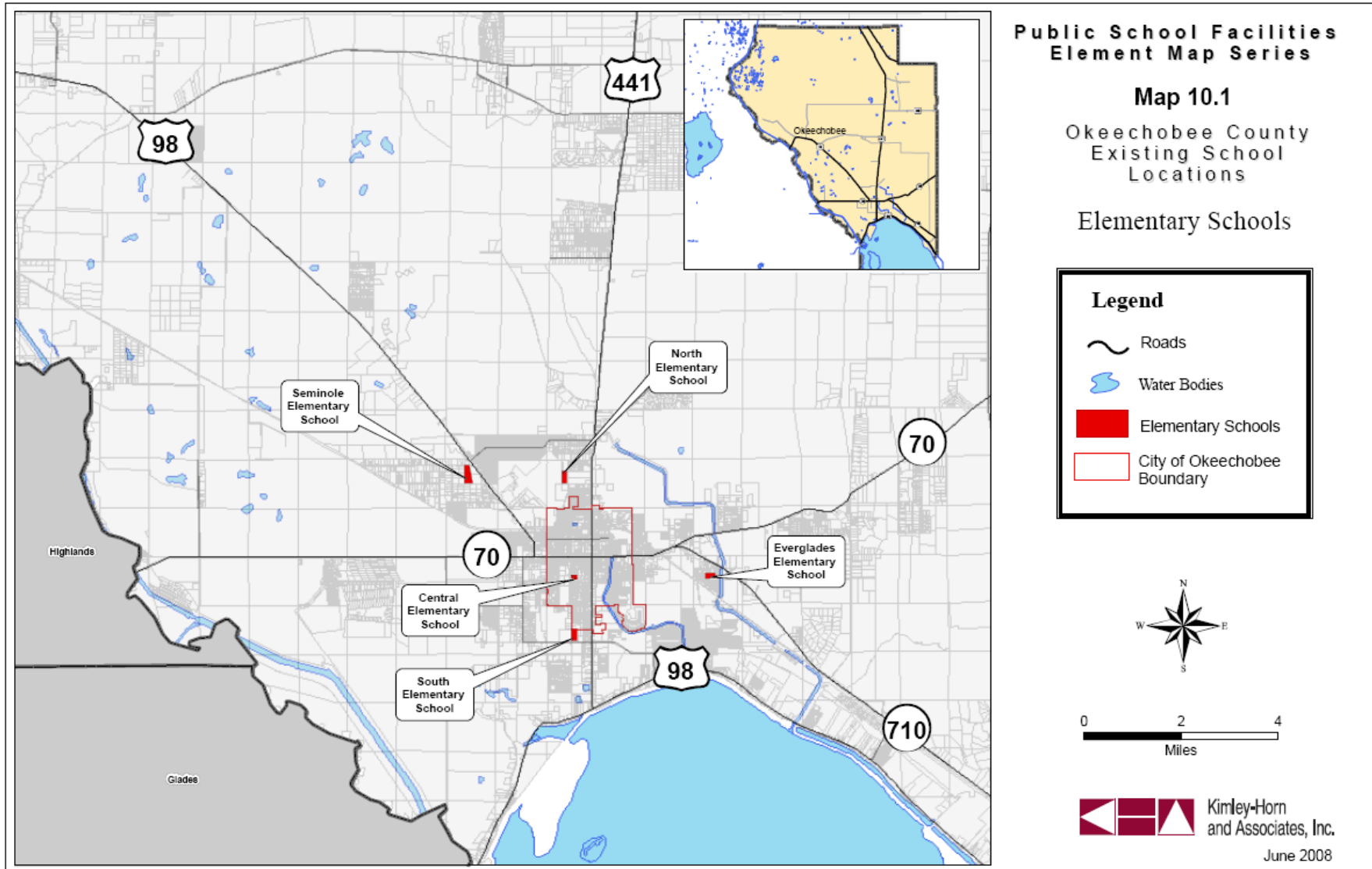




Figure 2 – Existing Middle School Location and Attendance Boundary Map

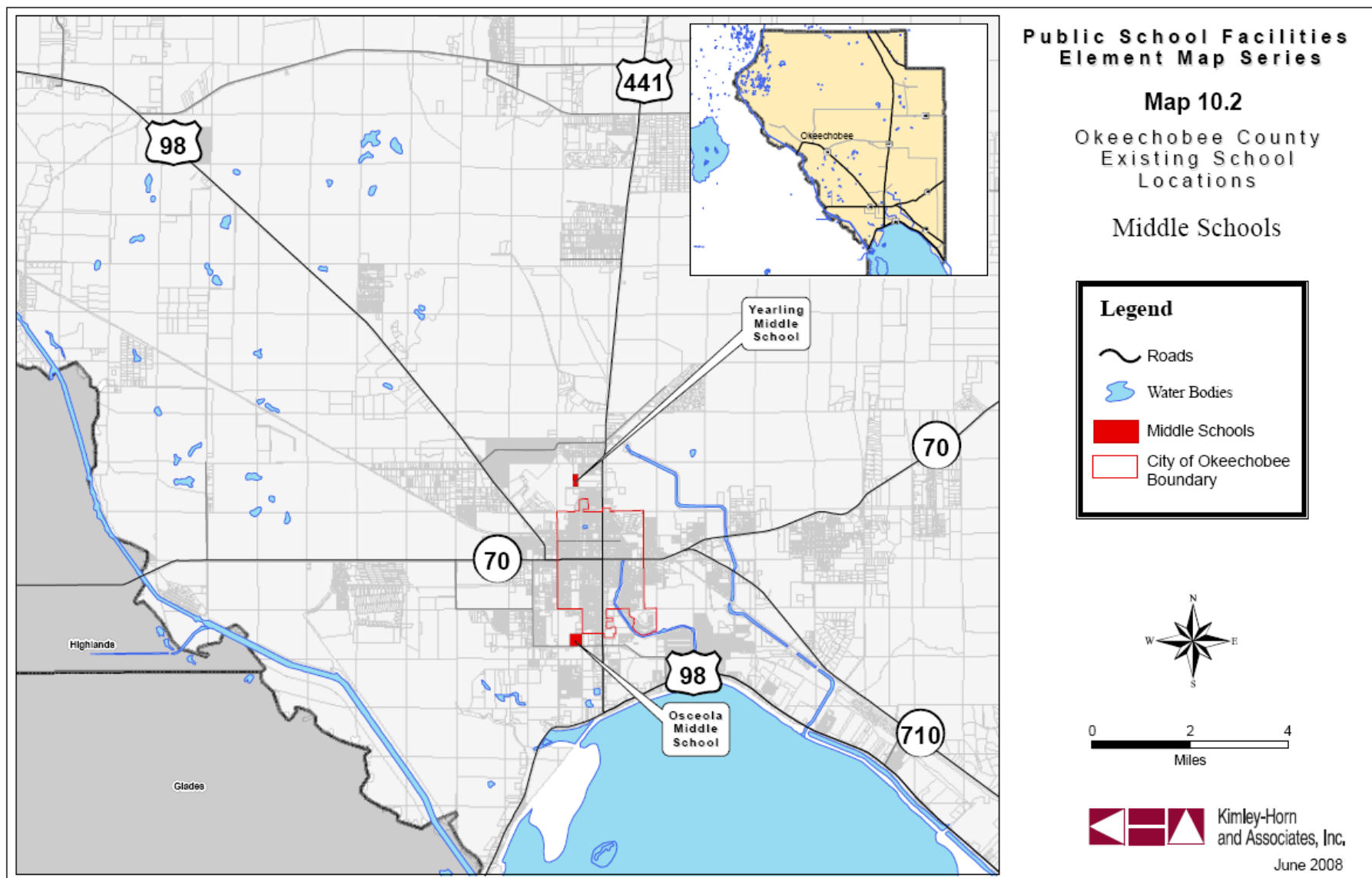


Figure 3 – Existing High School Location and Attendance Boundary Map

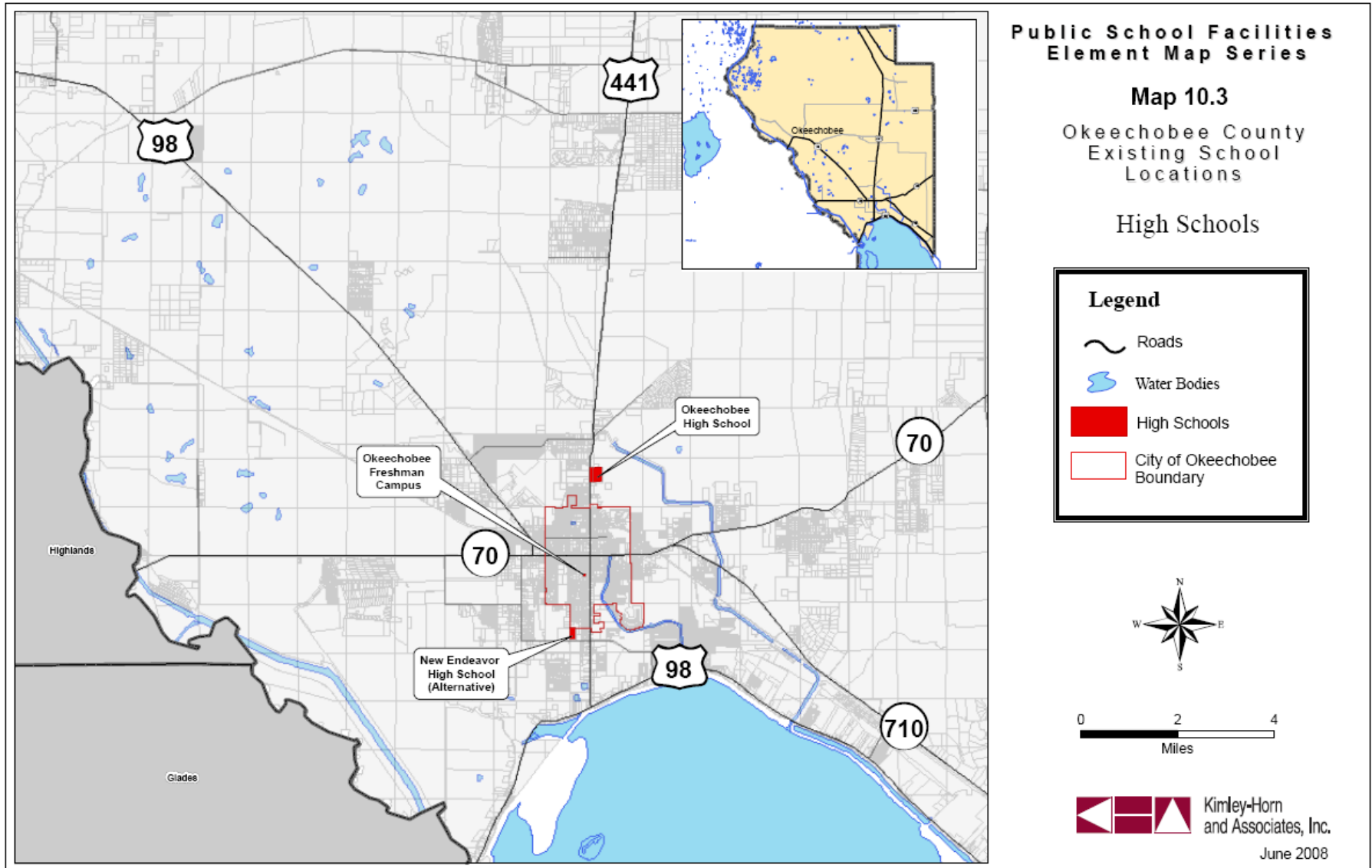


Figure 4: Existing and Future Ancillary Facility Location Map

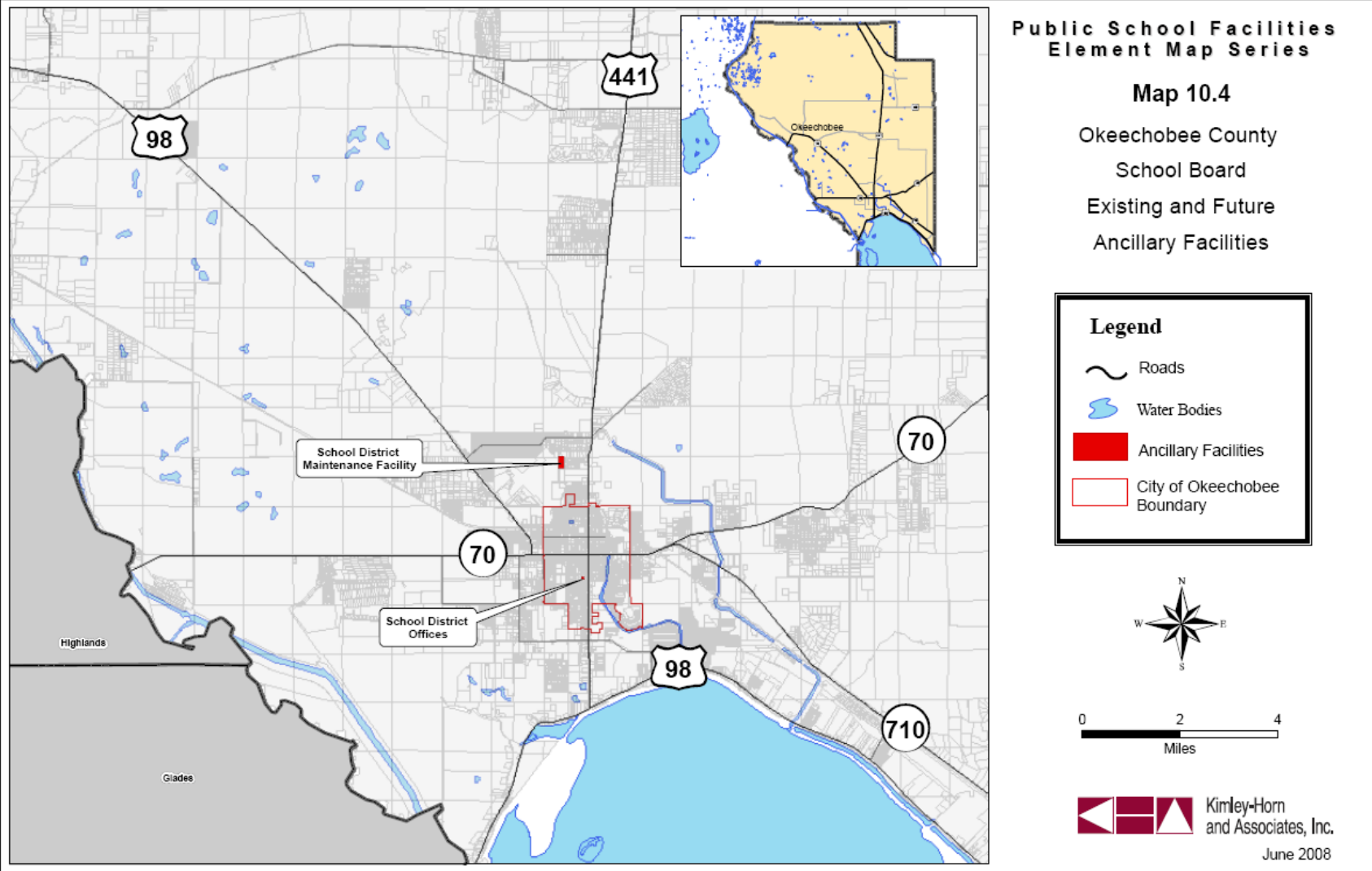
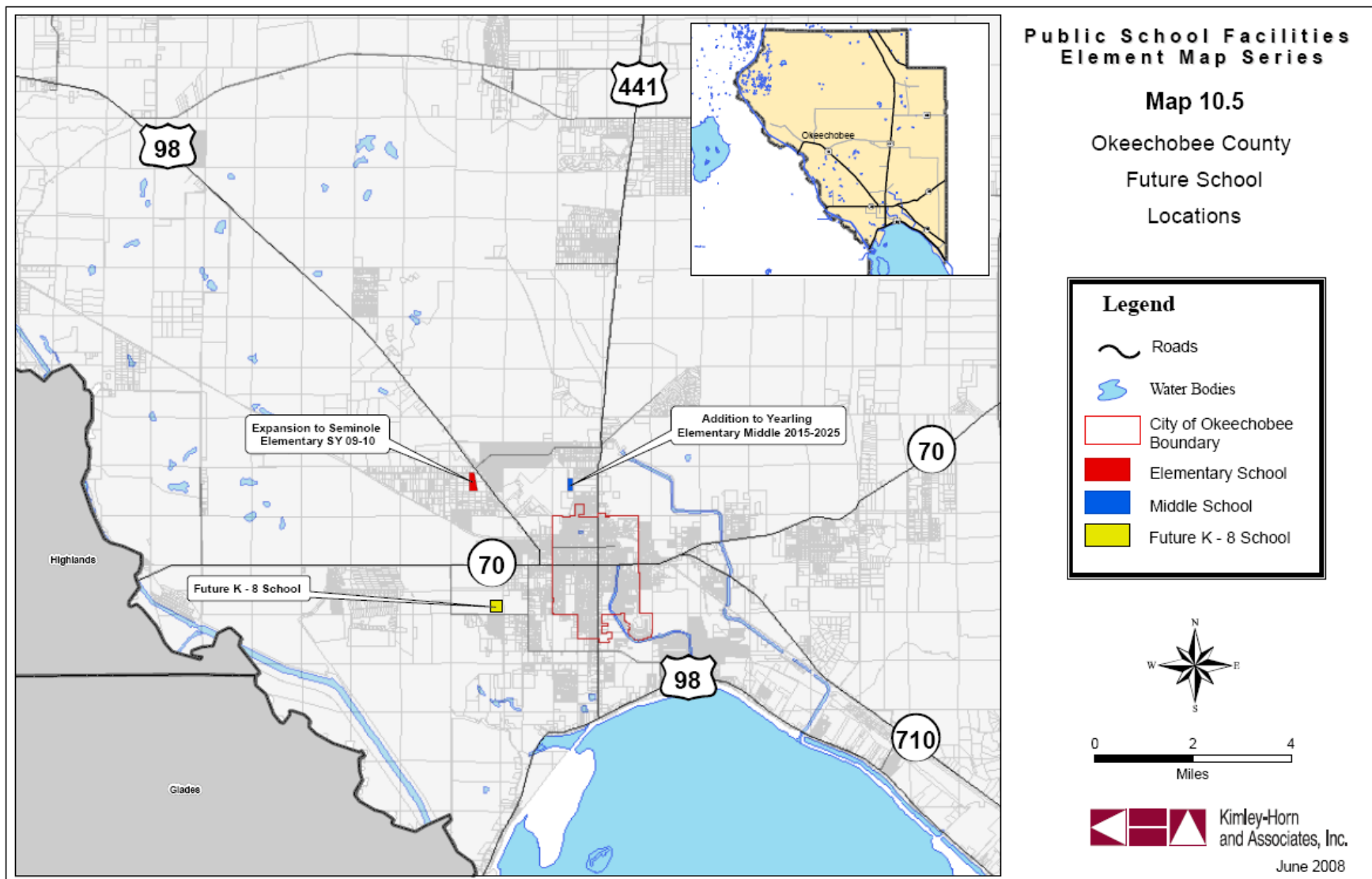


Figure 5 : Future School Locations



---

**CAPITAL IMPROVEMENTS  
ELEMENT**

---

# Capital Improvements Element

## Goals, Objectives and Policies

- Goal:** The City of Okeechobee shall continue to ensure that public facilities and services are provided, on a fair-share costs basis, in a manner which maximizes the use of existing facilities and promotes orderly growth.
- Objective 1:** The City of Okeechobee shall continue to use the Capital Improvements Element to schedule construction and identify funding sources for the City's capital facility needs in order to accommodate existing and future development, and to replace obsolete or worn-out facilities.
- Policy 1.1:** Proposed capital improvements projects shall continue to be ranked and evaluated according to appropriate policies adopted in other elements of the Comprehensive Plan. The following criteria will also be considered:
- (1) whether the proposed project will eliminate a public hazard;
  - (2) whether the proposed project will eliminate capacity deficits;
  - (3) local budget impacts;
  - (4) locational needs based on projected growth patterns;
  - (5) accommodation of new development or redevelopment;
  - (6) financial feasibility; and
  - (7) plans of state agencies or water management districts that provide facilities in Okeechobee.
- Policy 1.2:** The City of Okeechobee shall continue to integrate its planning and budgeting processes such that expenditures which are budgeted for capital improvements recognize policies related to public facilities and services set forth in the Comprehensive Plan.
- Policy 1.3:** In accordance with Policy 7.1 of the Sanitary Sewer... Element, the City shall complete a stormwater management study to identify drainage deficiencies, and allocate any available funds for that purpose in its Administrative Operating Budget for fiscal year 2013. The 5-Year Schedule of Capital Improvements will be amended as soon as possible to include the study, its projected cost, and the identified revenue source(s).
- Policy 1.4:** The City of Okeechobee shall identify its needs for public facility improvements, the revenues required for project funding, and shall itemize the costs for such projects in its 5-Year Schedule of Capital Improvements.
- Objective 2:** The City of Okeechobee shall continue to coordinate land use decisions with the schedule of capital improvements in a manner that maintains the adopted level of service standards and meets existing and future needs.

Policy 2.1:

The City of Okeechobee shall continue to use the following level of service standards in reviewing the impacts of new development and redevelopment:

Facility	Level of Service
Sanitary Sewer	130 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Potable Water	114 gallons/capita/day (see Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Solid Waste	Average Solid Waste Generation X 13 lbs./person/day X at least 13 years available capacity in Okeechobee County landfill (see Policy 1.4 of Sanitary Sewer...Element)
Principal Arterials	C
Minor Arterials & All Others	D
Recreation and Open Space	3 acres/1,000 persons
Drainage	<i>Interim Standard (see Policy 1.5 of Sanitary Sewer... Element)</i> Design Storm X 25-year storm X 24-hour duration  Facility Design Standards X as required by Florida Administrative Code (see Policy 1.5 of Sanitary Sewer... Element)
Public Schools	
Existing School	Permanent FISH Capacity Considering Utilization Rate
New Elementary	750
New Middle	1000
New K-8	1200
New High School	1500

Policy 2.2: Development orders and permits shall be granted only when required public facilities and services are operating at the established levels of service, or shall be available concurrent with the impacts of the development. Such facilities and services may be provided in phases if development correspondingly occurs in phases; however, required service levels must be maintained at all times during the development process.

Policy 2.3: The City of Okeechobee will maintain a water supply facilities work plan that is coordinated with SFWMD's District Water Supply Plan and the Okeechobee Utility Authority (OUA) by updating its own work plan within 18 months of an update to SFWMD's District Water Supply Plan that affects the City.

Policy 2.4: The City of Okeechobee recognizes that it relies upon the Okeechobee Utility Authority (OUA) facilities for the provision of potable water for its residents, businesses and visitors, and as such the City is part of the greater SFWMD, and that the continued supply of potable water will be dependent upon all local governments striving to maintain demand for potable water at sustainable levels. As such, the City will:

- (1) Continue to maintain relationships with the SFWMD and the Okeechobee Utility Authority (OUA) to maintain or reduce potable water consumption through education, conservation, and participation in ongoing programs of the region, county and city including coordinating local conservation education efforts with the SFWMD and the Okeechobee Utility Authority (OUA) programs.
- (2) Require landscaping in all new development or redevelopment on public water systems to use water-efficient landscaping and require functioning rain-sensor devices on all new automatic irrigation systems.
- (3) The City of Okeechobee shall inform residents and businesses of, and shall encourage their participation in, the Okeechobee Utility Authority (OUA) water conservation programs if they become available.

Policy 2.5: The City of Okeechobee recognizes that the Okeechobee Utility Authority (OUA) provides potable water to the City, its businesses and residents. Although no capital improvement projects are necessary within the City for which the City of Okeechobee has financial responsibility in connection with supply of potable water to the City, its businesses and residents, the City of Okeechobee will support and coordinate with the Okeechobee Utility Authority (OUA), as necessary, to assist in the implementation of Okeechobee Utility Authority (OUA) Capital Improvements projects for the years 2011-2021.



- Objective 3:** In order to maintain adopted level of service standards, future development shall bear a proportionate cost of necessary public facility improvements equivalent to the benefits it receives from the improvements.
- Policy 3.1: The City of Okeechobee shall continue to evaluate potential revenue available for public facility expenditures through alternative sources such as user fees, special benefit units, or special assessments.
- Policy 3.2: The City of Okeechobee shall continue to maintain adopted levels of service by using revenue sources considered under Policy 3.1 to ensure that new development pays a pro rata share of the costs of public facility needs which it generates.
- Policy 3.3: The City of Okeechobee shall continue to continue to apply for and secure grants or private funds when available to finance the provision of capital improvements.
- Objective 4:** The City of Okeechobee shall continue to ensure the provision of needed public facilities within the City limits, based on adopted levels of service as set forth in the Comprehensive Plan. Public facilities needs shall be determined on the basis of previously issued development orders as well as the City's budgeting process and its joint activities with Okeechobee County and the Okeechobee County School District for planning, zoning, and concurrency management.
- Policy 4.1: Existing and future public facilities shall operate at the levels of service established in this plan.
- Policy 4.2: Debt service shall not exceed 20% of annually budgeted revenues.
- Policy 4.3: A five-year capital improvements program and annual capital budget shall be adopted as part of the City of Okeechobee's annual budgeting process. This program shall include the annual review, and revision as needed, of the Five-Year Schedule of Capital Improvements.
- Policy 4.4: The financially feasible School District Five-Year Capital Improvement Plan (Tentative Facilities Work Program) which achieves and maintains the adopted level of service standards for public schools, as approved by the Okeechobee County School Board shall be included and adopted each year as part of the City of Okeechobee's annual budgeting process.
- Objective 5:** The City of Okeechobee shall furnish meaningful opportunities for the School Board to have input and coordination in the City's development review process in order to assist the School Board in their provision of adequate and efficient schools.

Policy 5.1:

The City of Okeechobee and the School Board shall coordinate to ensure that schools are adequately and efficiently provided commensurate with growth. Key coordinating mechanisms shall include:

- (a) promotion of joint infrastructure park/school facilities when feasible;
- (b) consideration of the adequacy and availability of educational infrastructure during appropriate review of development order applications;
- (c) ensuring the provision of adequate infrastructure, on and off site, normally associated with new or expanded schools where consistent with state law restrictions on expenditures by the School Board;
- (d) evaluation of the School District's annually updated Capital Improvement Plan to ensure that it is financially feasible and that the adopted level-of-service standard for public schools is achieved and maintained;
- (e) seeking that any new major residential development or redevelopment applicant submit information regarding projected school enrollments from the project; and
- (f) request that the School Board submit site plan information for all timely new schools.

## **Capital Improvements Implementation**

### **City of Okeechobee Comprehensive Plan**

Capital improvement needs identified in the Comprehensive Plan will be met through implementation of a 5-Year Schedule of Capital Improvements. This schedule is adopted by the City Council along with Goals, Objectives and Policies, and must be consistent with the Capital Improvements Element. The purpose of the Schedule is to ensure that the City has adequate revenues to implement the Comprehensive Plan.

The 5-Year Schedule of Capital Improvements focuses on the capital outlay required to meet existing deficiencies and to maintain adopted level of service standards planned for public facilities in the Plan. The City shall advise the OUA on these standards.

FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS

Capital Projects	Funding Source	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	Five Year Total
<b>Transportation Projects</b>							
Median Replacement & Right of Way	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
Install Baffle Box & Raise Road Elevation	DEP Grant	\$ 177,537	\$ 0	\$ 0	\$ 0	\$ 0	\$ 177,537
SW 5th Avenue Project	SCOP	\$ 334,951	\$ 0	\$ 0	\$ 0	\$ 0	\$ 334,951
Asphalt Program	Gas Tax	\$ 120,000	\$120,000	\$100,000	\$100,000	\$100,000	\$ 540,000
Sidewalk Program	Gas Tax	\$ 15,000	\$ 15,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 135,000
Sign Repair/replacement	Gas Tax	\$ 20,000	\$ 20,000	\$ 15,000	\$ 10,000	\$ 10,000	\$ 75,000
Traffic Signal Upgrades	Gas Tax	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 37,500
Street Improvements-SE 8th Ave	DEP Grant	\$ 209,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 209,000
Street Improvements-SE 8th Ave	SCOP	\$ 0	\$ 75,000	\$ 75,000	\$ 0	\$ 0	\$ 150,000
<b>Sub Total</b>		<b>\$ 893,988</b>	<b>\$247,500</b>	<b>\$242,500</b>	<b>\$162,500</b>	<b>\$162,500</b>	<b>\$1,708,988</b>
<b>Stormwater Projects</b>							
ROW Drainage	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
R&M Roads and Culverts	Gas Tax	\$ 10,000	\$ 10,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 65,000
Storm Water Infiltration Repair	Gas Tax	\$ 10,000	\$ 20,000	\$ 20,000	\$ 30,000	\$ 30,000	\$ 110,000
Storm Water Ditch Adjustments	Gas Tax	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 50,000
<b>Sub Total</b>		<b>\$ 40,000</b>	<b>\$ 50,000</b>	<b>\$ 55,000</b>	<b>\$ 65,000</b>	<b>\$ 65,000</b>	<b>\$ 275,000</b>
<b>Parks &amp; Recreation Projects</b>							
Tree Program	General	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 75,000
Centennial Park - Solar Area Lights	General	\$ 6,000	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 12,000
Centennial Park - Landscaping	General	\$ 10,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 30,000
Centennial Park - 20x40 Pavilion	General	\$ 60,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 60,000
Centennial Park -Tables/trash cans	General	\$ 6,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 6,000
Centennial Park - Fencing	General	\$ 5,000	\$ 0	\$ 0	\$ 0	\$ 0	\$ 5,000
Flagler Parks Irrigation/Landscaping	General	\$ 0	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 20,000
Centennial Park Boat Ramp	General	\$ 0	\$175,000	\$ 0	\$ 0	\$ 0	\$ 175,000
Centennial Park Gazebo	General	\$ 0	\$ 0	\$ 0	\$ 75,000	\$ 0	\$ 75,000
Boat Ramp New Dock	General	\$ 0	\$ 0	\$110,000	\$ 0	\$ 0	\$ 110,000
<b>Sub Total</b>		<b>\$ 102,000</b>	<b>\$206,000</b>	<b>\$135,000</b>	<b>\$100,000</b>	<b>\$ 25,000</b>	<b>\$ 568,000</b>
<b>TOTAL</b>		<b>\$1,035,988</b>	<b>\$503,500</b>	<b>\$432,500</b>	<b>\$327,500</b>	<b>\$252,500</b>	<b>\$2,551,988</b>

Okeechobee County School District Summary of Revenue/Expenditures Available for New Construction and Remodeling Projects Only						
	2019-20	2020-21	2021-22	2022-23	2023-24	Five Year Total
Total Revenues	\$3,382,016	\$168,506	\$387,220	\$659,199	\$906,531	\$5,503,472
Total Project Costs	\$3,382,016	\$1,043,506	\$962,220	\$909,199	\$906,531	\$7,203,472
Difference (Remaining Funds)	\$0	(\$875,000)	(\$575,000)	\$250,000	\$0	(\$1,700,000)

Source: Okeechobee County School District 2019-20 Work Plan

Okeechobee County School District Capacity Project Schedules									
Project Description	Location		2016-17	2017-18	2018-19	2019-20	2020-21	Total	Funded
Project description not specified	Location not specified	Planned Cost:	\$0	\$0	\$0	\$0	\$0	\$0	No
		Student Stations	0	0	0	0	0	0	
		Total Classrooms	0	0	0	0	0	0	
		Gross Sq Ft	0	0	0	0	0	0	
District Totals		Planned Cost	\$0	\$0	\$0	\$0	\$0	\$0	
		Student Stations	0	0	0	0	0	0	
		Total Classrooms	0	0	0	0	0	0	
		Gross Sq Ft	0	0	0	0	0	0	

Source: Okeechobee County School District 2019-20 Work Plan

---

# **COMPREHENSIVE PLAN MONITORING**

---

# Comprehensive Plan Monitoring

## City of Okeechobee Comprehensive Plan

The City of Okeechobee will monitor and evaluate its Comprehensive Plan through an Evaluation and Appraisal Report. The preparation of the report shall be consistent with the procedures outlined in Rule 9J-5.005(7), Florida Administrative Code, and Chapter 163.3191, Florida Statutes.

Once the Comprehensive Plan is adopted, the Evaluation and Appraisal Report shall be prepared every five years. The City Council as the designated Local Planning Agency shall orchestrate Comprehensive Plan monitoring. The first report shall be completed in 2005, and shall achieve the following functions:

A. *Citizen Participation*

Before the Evaluation and Appraisal Report is submitted to the Department of Community Affairs, a public hearing shall be held to present the document to the citizens of the City of Okeechobee. The public hearing shall be held by the designated or contracted Planning Agency and the City Council. The public hearing shall be advertised and copies of the report shall be on display at City Hall at least one week prior to the public hearing.

B. *Updating Data and Analysis and Measurable Objectives*

Appropriate baseline data, such as the decennial United States Census, shall be updated in the Evaluation and Appraisal Report. Major changes in the magnitude and distribution of land use information shall be presented and analyzed.

C. *Review of Planning Effectiveness*

The Evaluation and Appraisal Report shall review the effectiveness of the Comprehensive Plan, describing the degree to which the goals, objectives and policies have successfully been attained. Obstacles or problems with implementation shall be identified.

D. *Identification of Future Planning Concerns*

The Evaluation and Appraisal Report shall contain new or modified goals, objectives and policies that correct deficiencies identified in the evaluation process.

---

# **CONCURRENCY MANAGEMENT SYSTEM**

---



# Concurrency Management System

## City of Okeechobee Comprehensive Plan

### Overview of the Concurrency Management System

Section 9J-5.0055, F.A.C., requires local governments to prepare and adopt a Concurrency Management System (CMS) as a mechanism to assist in the implementation of the goals, objectives, and policies of the Comprehensive Plan. The purpose of the CMS is to ensure that facilities and services needed to support development will be available concurrent with the impacts of such development. Prior to the issuance of a development order and development permits, the CMS must ensure that the adopted level of service standards required for the following facilities will be maintained:

1. **Roads**
2. **Potable Water**
3. **Sanitary Sewer**
4. **Solid Waste**
5. **Drainage**
6. **Parks and Recreation**

The CMS maintains a record of the existing levels of service and the expected impacts resulting from proposed development, facility expansions, and other factors affecting the level of service for a public facility.

### Requirements for Concurrency

Upon adoption of this Comprehensive Plan, the City of Okeechobee requires that all development meet the requirements of concurrency, except for those developments that have been issued a development order or development permit by the City prior to this plan's adoption. The following standards meet the requirements for concurrency, as established in Section 9J-5.0055(2), F.A.C.:

*Minimum Requirements.* The City's concurrency management system will ensure that public facilities and services needed to support development are available concurrent with the impacts of such development, and will address the following items:

7. For potable water, sewer, solid waste, and drainage, at a minimum, provisions in this Comprehensive Plan ensure that the following standards will satisfy the concurrency requirement:
  1. *The necessary facilities and services are in place at the time a development permit is issued; or*
  2. *A development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or*

3. *The necessary facilities are under construction at the time a permit is issued; or*
  4. *The necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Section 9J-5.0055(2)(a)1 - (2)(a)3, F.A.C. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee that the necessary facilities and services will be in place when the impacts of the development occur.*
8. For parks and recreation, the City of Okeechobee may satisfy the concurrency requirements by complying with the standards in Sections 9J-5.0055(2)(a)1 - (2)(a)4, F.A.C., or by complying with comprehensive plan provisions that ensure that the following standards will be met:
1. *At the time a development permit is issued, the necessary facilities and services are the subject of a binding executed contract which provides for the commencement of the actual construction of the required facilities or the provision of services within one year of the issuance of the development permit; or*
  2. *The necessary facilities and services are guaranteed in an enforceable development agreement which required the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the applicable development permit. An enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.*
9. For roads designated in the adopted plan, the City of Okeechobee may satisfy the concurrency requirement by complying with the standards in Sections 9J-5.0055(2)(a)1 - (2)(a)4 and Sections 9J-5.0055(2)(b)a and (2)(b)2, F.A.C. In addition, in areas in which the City of Okeechobee has committed to provide the necessary public facilities and services in accordance with its five-year schedule of capital improvements, the City may satisfy the concurrency requirement for roads by the adoption and implementation of a concurrency management system based upon and adequate capital improvements program and schedule and adequate implementing regulations which, at a minimum, include the following provisions:
1. A capital improvements element and a five-year schedule of, capital improvements which, in addition to meeting all of the other statutory and rule requirements, must be financially feasible. The capital improvements element and schedule of capital improvements may recognize and include transportation projects included in the first three years of the applicable, adopted Florida Department of Transportation five-year work program.
  2. A five-year schedule of capital improvements which must include both

necessary facilities to maintain the adopted level of service standards to serve the new development proposed to be permitted and the necessary facilities required to eliminate those portions of existing deficiencies which are a priority to be eliminated during the five-year period under the local government plan's schedule of capital improvements, pursuant to Section 9J-5.016(4)(a)1, F.A.C.

3. A realistic, financially feasible- funding system based an currently available revenue sources which must be adequate to fund the public facilities required to serve the development authorized by the development order and development permit, and which public facilities are included in the five-year schedule of capital improvements.
4. A five-year schedule of capital improvements which must include the estimated date of commencement of actual construction and the estimated date of project completion.
5. A five-year schedule of capital improvements which must demonstrate that the actual construction of the road and the provision of services are scheduled to commence in or before the third year of the five-year schedule of capital improvements.
6. A provision that a plan amendment would be required to eliminate, defer or delay construction of any road which is needed to maintain the adopted level of service standard and which is listed in the five-year schedule of improvements.
7. A requirement that, in conjunction with the Capital Improvements Element, the city ensures that development orders and permits arc issued in a manner that will assure that the accessory public facilities and services will be available to accommodate the impact of that development
8. A provision that a monitoring system will be adopted which enables the city to determine whether it is adhering to the adopted level of service standards and its schedule of capital improvements and that the city has a demonstrated capability of monitoring the availability of public facilities and services.
9. A clear designation within the City of Okeechobee Comprehensive Plan of those areas within which facilities and services will be provided by the city with public funds in accordance with the five-year capital improvements schedule.

- (d) In determining the availability of public facilities or services, a developer may propose, and the City of Okeechobee may approve, developments in stages or phases so that public facilities and services needed for each phase will be available in accordance with the standards required by Sections 9J-5.0055(2)(a), (2)(b) and (2)(c), F.A.C.

- (e) For the requirements of Sections 9J-5.0055(2)(a), (2)(b) and (2)(c), F.A.C., the City of Okeechobee must develop guidelines for interpreting and applying level of service standards to applications for development orders and permits and determining when the test for concurrency must be met. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit which contains a specific plan for development, including the densities and intensities of the development.

## **Issuance of Development Orders or Permits**

The CMS will ensure that all development can meet the requirements for concurrency prior to the issuance of a local development Order or Permit. All applicants for development orders or permits will be required to provide all information deemed necessary by the city so that the impacts of the proposed development may be assessed accurately. Once the city has determined that a proposed development meets the requirements for concurrency, and has issued a city development order or permit, the city will not revoke that development order or permit because of a subsequent facility capacity deficiency unless the proposed development would cause unhealthy or unsafe conditions, or unless the proposed development was issued a development Order or permit under erroneous information supplied by the proposed developer, or unless the proposed developer fails to meet the conditions of approval of the development order or permit once construction has begun. In this latter situation, certificates of occupancy may also be denied.

The City will establish expiration dates for development orders, development permits, and for the reserved capacity of public facilities allocated to specific development orders or permits as required by concurrency.

The City of Okeechobee will annually determine the available capacity for public facilities for which the city has operational or maintenance responsibility, and for state and federal roads. Owners or operators of public facilities not operated, maintained or owned by the city will supply the city with available capacity information annually, or as otherwise reasonable depending on development activity that requires the use of such facility.

## **Applicable Goal, Objective and Policy Statements Supporting Concurrency**

The following are policy statements of the City of Okeechobee Comprehensive Plan which establish the basis for the CMS. These policies address the requirements for concurrency and the establishment of levels of service. Other policies address mechanisms by which capital improvements necessary to maintain concurrency may be funded.

*Future Land Use Element*

- Policy 1.1: Approval of development proposals will be conditioned on tile availability of facilities and services necessary to serve the proposed development and that the facilities meet adopted level of service standards [93-5.006(3)(c)3].
- Policy 1.2: The City of Okeechobee will ensure that needed public facilities will be in place prior to or concurrent with new development through implementation of a Concurrency Management System [9J-5.006(3)(c)3].

*Traffic Circulation Element*

- Policy 4.3: As part of its Concurrency Management System, the city will notify FDOT when any proposed development would reduce levels of service on US 441 and SR 70 below adopted minimums (9J-5.007(3)(c)1].
- Policy 7.1: Minimum peak hour operating levels of service for the City of Okeechobee shall be consistent with those set forth in the Florida Highway System Plan, Level of Service Standards and Guidelines Manual as outlined below [9J-5.007(3)(c)1]:

<b>Facility Type</b>	<b>Rural/Urban with population less than 50,000</b>
Principal Arterials	C
Minor Arterials	D
All Other Roadways	D

- Policy 7.2: The city's Concurrency Management System will use minimum level of service standards adopted in Policy 7.1 in assessing whether the transportation impacts of proposed new developments are acceptable [9J-5,007(3)(c)1].

*Sanitary Sewer Solid Waste, Drainage, Potable Water and Natural Groundwater Aquifer Recharge Element*

- Policy 1.1: The City of Okeechobee shall adopt the following minimum level of service standards to be used to determine the availability of facility capacity and the demand generated by development (91-5.011(2)(c)2]:

FACILITY	LEVEL OF SERVICE
Sanitary Sewer	Average Sewer Demand of User Population 130 gallons per capita per day
Potable Water	Average Daily Water Demand 114 gallons per capita per day
Solid Waste Disposal	Average Solid Waste Generation 13 lbs. per capita per day at least 3 years' capacity available in Okeechobee County landfill
Drainage/Stormwater Management	<i>Interim Standard (See Policy 1.5)</i> Design Storm 25-year frequency 24-hour duration Facility Design Standards as required in F.A.C.

Policy 1.2: The City of Okeechobee shall ensure that all improvements for replacement, expansion, or increase in capacity of facilities shall be compatible with the adopted level of service standards for that facility (9J-5.011(2)(c)1].

*Recreation and Open Space Element*

Policy 3.1: The minimum level of service for recreational lands in the City of Okeechobee shall be 3 acres per 1,000 residents (9J-5.014(3)(c)4].

*Intergovernmental Coordination Element*

Policy 3.1: The City of Okeechobee will encourage and participate in the development of county-wide level of service standards with Okeechobee County and any other municipalities which may be established within the county so as ensure the provision of required public facilities in a uniform manner [9J-5.015(3)(c)5].

*Capital Improvements Element*

Policy 2.1: The City of Okeechobee will use the following level of service standard reviewing the impacts of new development and redevelopment:

Facility	Level of Service
Sanitary Sewer	130 gallons/capita/day (see Policy 1.6 of Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Potable Water	114 gallons/capita/day (see Policy 1.6 of Sanitary Sewer, Solid Waste, Drainage, Potable Water, and Natural Groundwater Aquifer Recharge Element)
Solid Waste	Average Solid Waste Generation X 13 lbs./person/day X at least 13 years available capacity in Okeechobee County landfill (see Policy 1.4 of Sanitary Sewer. Element)
Principal Arterials	C
Minor Arterials & All Others	D
Recreation and Open Space	3 acres/1,000 persons
Drainage	<i>Interim Standard (see Policy 1.5 of Sanitary Sewer... Element)</i> Design Storm X 25-year storm X 24-hour duration  Facility Design Standards X as required by Florida Administrative Code (see Policy 1.5 of Sanitary Sewer... Element)
Public Schools	
Existing School	Permanent FISH Capacity Considering Utilization Rate
New Elementary	750
New Middle	1000
New K-8	1200
New High School	1500

Policy 2.2: Development orders and permits will be granted only when required public facilities and services are operating at the established levels of service, or will be available concurrent with the impacts of the development. Such facilities and services may be provided in phases if development correspondingly occurs in phases; however, required service levels must be maintained at all times during the development process [9J-5.016(3)(c)6].

## **Public Facility Capacity and Level of Service Inventory**

As part of its CMS, the City of Okeechobee will be responsible for the collection and maintenance of an inventory of all public facilities and services subject to the concurrency requirements of Section 9J-5.0055, F.A.C. The inventory will be based on the most recently available information, and will be used to monitor the adopted level of service standards and to determine public facility capacity. This information will be made available to the public and updated annually by October 1 of each year.

The following inventories shall be maintained by the City of Okeechobee in order to evaluate the concurrency requirements of proposed development and expansions to an existing development and to assess existing and future capacity of public facilities and services:

### *Traffic Circulation*

The City of Okeechobee shall maintain an inventory of the level of service on road segments within its jurisdiction for which level of service information is available. The existing level of service for these segments will be based on the most recent available traffic count information from the Florida Department of Transportation, Okeechobee County, or other reliable source for each segment. Traffic count data and level of service standards shall be updated yearly or as new information becomes available. The inventory shall, at a minimum, include the following:

1. Adopted level of service standards for roadway facilities.
2. Existing capacities and deficiencies on roads for which level of service information is available.
3. Capacity reserved for approved but unbuilt development.
4. The projected reductions in level of service attributable to approved but unbuilt development.
5. Any increase in capacity due to scheduled or recently completed road improvements within the City's jurisdiction which are not reflected in the latest traffic count or level of service information or improvements to be



made by other public agencies or in conjunction with approved development.

### *Potable Water*

An inventory of the City's potable water system shall, at a minimum, include the following:

- 1. The adopted level of service standard for potable water capacity.**
- 2. Existing design capacity and system deficiencies.**
- 3. Capacity reserved for approved but unbuilt development.**
- 4. The projected reductions in level of service attributable to approved but unbuilt development.**
- 5. Any improvements or expansions made in the current fiscal year to the system by the City or by a developer under conditions set forth in an approved development order, and the impact on existing capacities or deficiencies.**

### *Sanitary Sewer*

An inventory of the City's sanitary sewer system shall, at a minimum, include the following:

- 1. The adopted level of service standard for sanitary sewer capacity.**
- 2. Existing design capacity and system deficiencies.**
- 3. Department of Environmental Regulation permitted capacity.**
- 4. Capacity reserved for approved but unbuilt development.**
- 5. The projected reductions in level of service attributable to approved but unbuilt development.**
- 6. Any design improvements or increases in permitted capacity made in the current fiscal year, and the impact on existing capacities or deficiencies.**

### *Solid Waste Disposal*

An inventory of the City's solid waste disposal system shall, at a minimum, include the following:

- 1. The adopted level of service standard for solid waste disposal.**
- 2. Existing and projected design capacities of all applicable solid waste disposal facilities.**
- 3. The projected life of all applicable solid waste disposal facilities.**
- 4. Capacity reserved for approved but unbuilt development.**
- 5. The projected reductions in level of service attributable to approved but unbuilt development.**
- 6. Any increases in the design capacities of solid waste disposal facilities, and the impact on existing capacities or deficiencies.**

## *Drainage*

An inventory of the City's drainage facilities shall, at a minimum, include the following:

- 1. The adopted level of service standard for drainage.**
- 2. The existing level of service measured by storm event, if available.**
- 3. Any existing or proposed drainage improvement that will affect the capacity of the City's drainage facilities.**

## *Recreation and Open Space*

An inventory of the City's recreational sites and facilities shall, at a minimum, include the following:

- 1. The existing number of acres of recreational land.**
- 2. The adopted level of service standard for recreation.**
- 3. Existing recreation surpluses or deficiencies based on the adopted level of service standard.**
- 4. Capacity reserved for approved but unbuilt development.**
- 5. The projected reductions in level of service attributable to approved but unbuilt development.**
- 6. Any increases in recreational land open to public use in the current fiscal year, and the impact on existing capacities or deficiencies.**

## **Concurrency Monitoring System**

In addition to maintaining an inventory of public facilities and services, the City of Okeechobee will also be responsible for maintaining a record of public facility and service capacities or volumes which are committed for approved developments as a result of development orders issued by the City. If service is provided by an entity other than the City, this will require coordination between the service provider and the City in order to maintain an accounting system which accurately tracks approved developments.

Accountability will be established by reserving capacity from the total available capacity for all approved development orders. Once capacity has been reserved for a specific development project, it cannot be reassigned prior to the expiration of that project's development order or permit. Capacity reservations will be renewed yearly in order to be accounted for in the annual budgetary process. Upon the expiration of an approved development order with concurrency standing where development has not taken place, or which the City has determined to have been abandoned by the applicant, the capacity reservation allocated to the proposed development will become void. The previously reserved capacity will then become available to other proposed developments. A priority waiting list will be established for the purpose of allocating this capacity. When determining how much capacity is available for proposed developments, the City will take into account all capacity that has been reserved for approved development orders.

## **Concurrency Assessment**

The Okeechobee City Council will be responsible for determining whether concurrency will be met when it considers applications for development orders for final site plans and/or final subdivision plans. When reviewing applications for development orders, the Commission or its designee will perform an assessment to determine whether public facilities will be available concurrent with the impacts of the proposed development. A facility inventory, as outlined above, will be used as the basis for establishing existing conditions. The ability of existing public facilities to service new development will be determined based on the following criteria:

- 1. The ability of existing facilities to accommodate the proposed development at the adopted level of service.**
- 2. Existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.**
- 3. Facility improvements or additions needed to accommodate the impacts of proposed development at the adopted level of service standard.**
- 4. The date facility improvements or additions need to be completed in order to maintain the adopted level of service for the public facilities affected by the proposed development.**

---

**COMPREHENSIVE PLAN PUBLIC  
PARTICIPATION PROCEDURES**

---

# Comprehensive Plan Public Participation Procedures

## City of Okeechobee Comprehensive Plan

### LEGAL REQUIREMENTS

Chapter 163.3181, Florida Statutes, as amended, and Chapter 9J-5, Florida Administrative Code, require the local governing body and designated or contracted local planning agency to adopt procedures to provide for and encourage public participation in the comprehensive planning process. These procedures must include:

1. **Provisions to notify real property owners of official actions that will affect the use of their property.**
2. **Provisions to keep the general public informed throughout the planning process.**
3. **Provisions to assure that the public has opportunities to provide written comments.**
4. **Provisions to assure that required public hearings are held.**
5. **Provisions to assure the consideration of and response to public comments.**

### AGENCIES AND THEIR ROLES

In most jurisdictions, two separate entities are involved in providing the Comprehensive Plan. Their respective roles can be summarized as follows:

#### Local Planning Agency

The Local Planning Agency (LPA) is established by ordinance or contracted by the local governing body. It has the responsibility to propose changes or review proposed changes to ordinances and plans related to land use and comprehensive planning, and make recommendations to the City Council. The general duties and responsibilities of the LPA are:

1. **To prepare the Comprehensive Plan and make recommendations to the local governing body regarding the adoption of the amendment to the Plan;**
2. **To conduct a public hearing prior to the recommendation of the local governing body for the adoption or amendment of the Comprehensive Plan or any element of the Plan;**
3. **To monitor and oversee the effectiveness and status of the Comprehensive Plan and make recommendations to the local governing body for any changes to the Plan which may be required;**
4. **To evaluate and appraise the Comprehensive Plan and prepare reports as required by Chapter 163.3191, Florida Statutes;**

5. To review amendments to the land development regulations, which implement the Comprehensive Plan and make recommendations to the local governing body as to the consistency of the proposal with the adopted Comprehensive Plan; and
6. To perform any other functions, duties and responsibilities assigned by the local governing body.

#### Local Governing Body

The Okeechobee City Council has the legislative responsibility for the adoption of the Comprehensive Plan. The general duties and responsibilities of the local governing body as they relate to the comprehensive planning program are:

1. To adopt and amend the Comprehensive Plan;
2. To conduct a minimum of two (2) public hearings prior to the adoption or amendment of the Comprehensive Plan or any element of the plan;
3. To appropriate funds for salaries, fees, and expenses necessary to produce the Comprehensive Plan;
4. To approve and submit the approved Evaluation and Appraisal Report to the Florida Department of Community Affairs as required by Chapter 163.3191, Florida Statutes; and
5. To adopt land development regulations, land development codes, and amendments thereto that are consistent with the adopted Comprehensive Plan.

#### **PUBLIC PARTICIPATION PROCEDURE**

To ensure that the public has adequate opportunities to participate in the comprehensive planning process, the following procedures have been adopted:

1. The Local Planning Agency will hold public workshops or meetings to solicit the views, opinions, ideas, and concerns of the public in relation to the Comprehensive Plan.
2. The Local Planning Agency will hold a minimum of one (1) public hearing for the purpose of receiving public comments prior to recommending the adoption of the Comprehensive plan or any element or portion thereof.
3. The Local Governing Body will hold a minimum of two (2) public hearings prior to the adoption of the Comprehensive Plan or element or portion thereof.
4. As they are scheduled, public workshops, meetings, and hearings will be advertised in a local newspaper of general circulation, and by posting of a notice at City Hall. Notices will include the date, time, place, and purpose of the meeting, workshop or hearing.

5. **The public may submit written comments about the comprehensive plan or element or portion thereof to the chairman of the Local Planning Agency c/o City Hall. All verbal and written comments will be recorded and duly considered prior to the adoption of the Comprehensive Plan or element or portion thereof.**
6. **As they become available, summaries of Comprehensive Plan documents will be available for public inspection at the office of the City Clerk during normal business hours.**

These procedures shall be forwarded during consideration of all amendments to the Comprehensive Plan and preparation of evaluation and appraisal reports.

---

**CONSISTENCY WITH THE STATE  
COMPREHENSIVE PLAN**

---



# Consistency with the State Comprehensive Plan

## City of Okeechobee Comprehensive Plan

The City of Okeechobee’s Comprehensive Plan is consistent with and furthers the goals and policies of the State of Florida Comprehensive Plan, Chapter 187, Florida Statutes.

The following table illustrates those State Comprehensive Plan goals and policies that are addressed in the Comprehensive Plan.

**Comprehensive Plan Consistency with State Comprehensive Plan**

	State Comprehensive Plan Policies	City of Okeechobee Comprehensive Plan Policies
Housing	<b>5(b)1:</b> Estimates of housing discrimination	HO 1.4, 1.5
	<b>5(b)2:</b> Promoting deinstitutionalization	HO 5.1
	<b>5(b)3:</b> Increasing supply of low/moderate income housing	HO 1.2, 1.4, 4.1, 4.2
	<b>5(b)4:</b> Eliminate unnecessary regulation	HO 1.2, 1.3
Water Resources	<b>8(b)1:</b> Ensure quality of drinking water supplies	LU 2.2, 5.3 CO 2.2 SS 9.1, 9.2
	<b>8(b)2:</b> Protect functions of recharge areas	SS 9.1
	<b>8(b)5:</b> Ensure compatibility of development with water supplies	CO 2.2 SS 1.1, 1.2, 1.5, 4.1
	<b>8(b)8:</b> Encourage floodplain management	LU 1.4, 2.2 SS 6.1
	<b>8(b)9:</b> Protect aquifers from depletion or contamination	LU 2.2, 5.3 CO 2.1, 2.2 SS 9.1
	<b>8(b)10:</b> Protect surface & groundwater quality/quantity	CO 2.3, 2.4 SS 9.1
	<b>8(b)11:</b> Promote water conservation	SS 8.1, 8.2, 8.3
Natural Systems & Recreational Lands	<b>10(b)1:</b> Conserve natural resources	CO 3.1, 3.2, 4.2, 5.1
	<b>10(b)2:</b> Provide public lands for recreation/conservation	RO 2.1, 2.2
	<b>10(b)3:</b> Protection of endangered species	CO 3.2, 4.2, 5.1
	<b>10(b)7:</b> Protect/restore wetlands	CO 5.1
	<b>10(b)11:</b> Provide recreation opportunities in urban areas	RO 1.1, 1.2, 2.1

	<b>10(b)13:</b> Encourage use of public/private funding for recreation	RO 2.2, 5.1
Air Quality	<b>11(b)2:</b> Ensure optimum air quality in new developments	CO 1.1
Hazardous & Non-hazardous Materials	<b>13(b)10:</b> Encourage coordination of intergovernmental waste management efforts	CO 5.2
Land Use	<b>16(b)1:</b> Promote efficient urban development patterns	LU 1.1, 1.2
	<b>16(b)3:</b> Encourage mixed use development	LU 8.1
Public Facilities	<b>18(b)3:</b> Allocate facility costs on a fair-share basis	CI 3.2
	<b>18(b)6:</b> Use innovative financing techniques	CI 3.1
	<b>18(b)7:</b> Encourage use of capital improvement plans	CI 4.3
	<b>18(b)9:</b> Identify & use stable revenue sources	CI 3.1, 3.3
Transportation	<b>20(b)6:</b> Promote timely resurfacing/repair of roads	TC 1.1
	<b>20(b)13:</b> Coordinate transportation improvements with state, local and regional plans	TC 3.1, 3.2, 4.2, 4.3
Governmental Efficiency	<b>21(b)1:</b> Encourage cooperation between & among all levels of government	IG 1.1, 1.3, 2.2, 2.3

LU = Future Land Use  
HO = Housing  
CO = Conservation  
IG = Intergovernmental Coordination

TC = Traffic Circulation  
SS = Sanitary Sewer, Potable Water, etc.  
RO = Recreation & Open Space  
CI = Capital Improvements

---

# **LIST OF DEFINITIONS**

---

# List of Definitions

## City of Okeechobee Comprehensive Plan

**Affordable Housing:** Housing costs that, on a monthly basis, require rent or mortgage payments of no more than 30% of the monthly gross income of a low- to moderate-income family as defined below.

**Aquifer:** A water-bearing stratum of permeable rock, sand, or gravel.

**Arterial Road:** A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. (§9J-5.003 F.A.C.)

**Availability or Available:** With regard to the provision of facilities and services concurrent with the impacts of development, means that at a minimum, the facilities and services will be provided in accordance with the standards set forth in Rule 9J-5.0055(2), Florida Administrative Code. (§9J-5.003 F.A.C.)

**Available Capacity of Public Facilities:** Unused or unallocated portion of the total capacity of a public facility (i.e., potable water, sanitary sewer or road system) based on current levels of demand, to be considered through the Concurrency Management System for the permitting of new development.

**Bicycle and Pedestrian Facilities:** Any road, path or way which is open to bicycle or foot travel and from which motor vehicles are excluded.

**Blighted Areas:** Developed areas which have deteriorated through neglect or abandonment and which could benefit the community if redeveloped.

**Building:** A structure created to shelter any form of human activity. This may refer to a house, barn, garage, church, hotel, packing house, or similar structure. Buildings may refer to a historically or architecturally-related complex, such as a house, jail, or barn.

**Capital Budget:** The portion of each local government's budget which reflects capital improvements scheduled for a fiscal year. (§9J-5.003 F.A.C.)

**Capital Improvements:** Physical assets constructed or purchased to provide, improve or replace public facilities and which are large-scale and high in costs. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purpose of this rule, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements. (§9J-5.003 F.A.C.)

**Collector Road:** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. (§9J-5.003 F.A.C.)

**Comprehensive Plan:** Any or all local comprehensive plans or elements or portions thereof prepared, adopted, or amended pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, as amended. (§380.031, F.S.)

**Concurrency:** The necessary public facilities and services to maintain the adopted level of service standards are available when the impacts of development occur. (§9J-5.003 F.A.C.)

**Concurrency Management System:** The procedures and/or process that the local government will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development. (§9J-5.003 F.A.C.)

**Concurrent with the Impacts of Development:** Pursuant to §9J-5.0055(2), concurrent with the impacts of development shall be satisfied when: the necessary facilities and services are in place at the time a development permit is issued; or a development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or that the necessary facilities are under construction at the time a permit is issued; or that the necessary facilities and services are guaranteed in an enforceable development agreement that includes the provisions of concurrency as defined. For recreation facilities, concurrency may also be met by adherence to §9J-5.0055(2)(b). For roads, concurrency may also be met by adherence to §9J-5.0055(2)(c).

**Conservation, Rehabilitation and Demolition of Housing Units:** Work efforts undertaken by the City to keep existing dwelling units in a standard condition, repair/renovate units which are in substandard condition, and remove those which cannot be returned to standard condition.

**Consistency:** Comprehensive plans are considered to be consistent with each other when land uses, proposed land uses, and impacts from proposed development are compatible with, or not in conflict with, land uses, proposed land uses or impacts from proposed development in an adjacent city or county.

**Currently Available Revenue Sources:** An existing source and amount of revenue presently available to the local government. It does not include a local government's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum. (§9J-5.003 F.A.C.)

**Density:** The average number of families, persons or dwelling units per unit of land, usually expressed "per acre." "Density Control" is a limitation on the occupancy of land, and is generally implemented through zoning. Specific methods include use restrictions, such as single or multiple family dwellings, minimum lot-size requirements, floor area ratio, setback or yard requirements, minimum house size requirements, lot area requirements,

or other means. “Density Transfer” permits unused allowable densities in one area to be used in another area. The average density over an area or parcel remains constant, but internal variations are allowed.

“Net density” refers to number of units per buildable acre of land, excluding supporting facilities such as subdivision road right-of-way, water and wastewater treatment plants, and property owned or used in common by the residents of all development (e.g., clubhouse or golf course). “Gross density” refers to the overall number of units per acre in a development including all supporting facilities.

**Developer:** Any person, including a governmental agency, undertaking any development. (§380.031 F.S.)

**Development:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities or uses shall be taken to involve “development:”

A reconstruction, alteration of the size, or material change in the external appearance of structure on land; a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land; alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any “coastal construction”; commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land; demolition of a structure; clearing of land as an adjunct of construction; deposit of refuse, solid or liquid waste, or fill on a parcel of land.

The following operations or uses shall not be taken to involve “development”;

Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way; work by any utility and other persons engaged in the distribution or transmission of gas or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like; work for the maintenance, renewal, improvement, or alteration of any structure if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure; the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling; the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes; a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class; a change in the ownership or form of ownership of any parcel or structure; the creation or termination of rights of

access, riparian rights, easements, covenants concerning development of land, or other rights in land.

“Development” as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, “development” refers to the act of development or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. (§380.04 F.S.)

**Development Capacity:** An element of Concurrency Management System, addressing the ability of public facilities to absorb development that has not been built, or that has not been completely built out, and that therefore has not impacted, or fully impacted, existing public facilities. The availability of public facilities to accommodate future development, in order to maintain an established level of service, will take into account this vested but currently unused or underutilized capacity.

**Development Order:** Any order granting, denying, or granting with conditions an application for a development permit. (§380.031 F.S.)

**Development Permit:** Includes any building permit, zoning permit, plat approval, or rezoning, certification, variance, or other action having the effect of permitting development. §380.031 F.S.)

**Development of Regional Impact (DRI):** The term “development or regional impact,” means any development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety, or welfare of citizens of more than one county.

**Development Site:** One or more parcels of land unified under common ownership which constitute the entire area of development shown on a site plan or subdivision plat. Development site must include all land needed for parking, retention areas, internal access roads or driveways, landscaping, and other physical design features needed to serve the proposed development.

**Direct Site Transfer:** Donation of land and/or facilities by a developer to local government for the purpose of providing additional services needed as a result of a proposed development.

**Drainage Facilities:** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers, canals, detention structures, and retention structures. (§9J-5.0033 F.A.C.)

**Dwelling Unit:** A structure or mobile home in which occupants live and eat separately from anyone else, and have direct access to the outside (e.g. to a hallway or street) of the unit.

**Easement:** A right given by the owner of land to another party for specific limited use of that land. For example, a property owner may give or sell an easement on his property to

allow utility facilities like power lines or pipelines, or to allow access to another property. A property owner may also sell or dedicate to the government the development rights for all or part of a parcel, thereby taking the land open for conservation, recreation, scenic or open space purposes.

**Endangered and Threatened Wildlife:** Animal species listed by the Florida Department of Agriculture and Consumer Services, the Florida Game and Fresh Water Fish Commission, or the United States Fish and Wildlife Service as endangered, threatened, or of special concern.

**Environmentally Sensitive Areas:** Wetlands, floodplains or critical habitat for plant or animal species listed by the Florida Department of Agriculture and Consumer Services, the Florida Game and Fresh Water Fish Commission, or the United States Fish and Wildlife Service as endangered, threatened, or species of special concern. A Critical Habitat means the specific area within a geographic area occupied by plant or animal species listed by these agencies as endangered, threatened, or species of special concern on which are found those physical or biological features essential to the conservation of the species and which may require management considerations or protection.

**F.A.C.:** Florida Administrative Code.

**Fair-Share Cost Basis:** Refers to the provision of public facilities using financing mechanisms which ensure that new development pays a proportionate share of the costs to the city which it generates.

**Federal Uniform Relocation Act:** A Federal statute and regulations which applies to all Federal or federally-assisted activities that involve the acquisition of real property or the displacement of persons, including displacements caused by rehabilitation and demolition activities. The purpose of the Uniform Act is to ensure that owners of real property to be acquired for Federal and federally-assisted projects that are treated fairly and consistently... and to ensure that persons displaced as a direct result of Federal or federally-assisted projects are treated fairly, consistently, and equitably so that such persons will not suffer disproportionate injuries as a result of projects designed for the benefit of the public as a whole... (49 CFR Part 24)

**Foster Care Facility:** A facility which houses foster residents and provides a family living environment for the 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 adult foster residents. (§9J-5.0033 F.A.C.)

**Florida Master File:** The State's clearinghouse for information on archaeological sites, historical structures, and field surveys for such sites. A combination of both paper and computer files, it is administered by the Bureau of Archaeological Research, Division of Historical Resources, Florida Department of State.

**F.S.:** Florida Statutes.



**Goal:** The long-term end toward which programs or activities are ultimately directed. (§9J-5.0033 F.A.C.)

**Group Home:** A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult Congregate Living Facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters. (§9J-5.0033 F.A.C.)

**Growth Management Act:** Chapter 163, Part II, Florida Statutes, known and cited as the “Local Government Comprehensive Planning and Land Development Regulation Act”.

**Hazardous Waste:** Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infection characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed. (§9J-5.0033 F.A.C.)

**Historic Resources:** Historically significant structures or archeological sites.

**Historically Significant Housing:** See Historically significant structures.

**Historically Significant Structures:** Structures listed on the National Register of Historic Places, the Florida Master Site File, or otherwise designated by official action as historic and worthy of recognition or protection.

**In-Lieu-of Fees:** Fees paid to local governments by a developer to fund the provision of certain facilities or services (i.e., parks, schools) needed as a result of a proposed development.

**Incompatible Land Uses:** Land uses which, if occurring adjacent to one another, have a detrimental effect on one or both of the uses.

**Infrastructure:** Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways. (§9J-5.0033 F.A.C.)

**Intensity:** A measure of the concentration of activity on land. Frequently confused with density, intensity has a broader though somewhat inexact meaning, referring to levels or degrees of activity in uses such as residential, commercial, industrial, recreation, or parking. For example, a shopping center is a far more intensive use than a convenience store.

**Land Development Regulations:** Includes local zoning, subdivision, building, and other regulations controlling the development of land. (§380.031 F.S.)

**Land Use Compatibility Standards:** Criteria to be provided in the Land Development Regulations for determining the compatibility of adjoining land uses or proposed development types.

**Level of Service (LOS):** An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility. (§9J-5.0033 F.A.C.)

**Limited Agriculture:** Commercial or noncommercial boarding, raising and grazing of horses and cattle; noncommercial raising or keeping of hogs, sheep, and goats; noncommercial plant and vegetable gardens; and cultivation of hay for use or sale.

**Local Road:** A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.(§9J-5.0033 F.A.C.)

**Low and Moderate Income Families:** “Lower income families” as defined under the Section 8 Assisted Housing Program, or families whose annual income does not exceed 80 percent of the median income for the area. The term “families” includes “households”. (§9J-5.0033 F.A.C.)

**Maximum Efficiency of Use:** Relative to potable water and sanitary sewer facilities, the degree or quantity of user demand which maximizes utility revenues collected without creating the need for public investment in additional capacity.

**Minerals:** All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soil or waters of the state. (§9J-5.0033 F.A.C.)

**Mitigation:** A process designed to prevent adverse impact of an activity on natural resources. Mitigation may include the recreation on-site or off-site of natural resources that have been altered or destroyed by development or agricultural activity.

**Mobile Home:** A preconstructed dwelling unit, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, and which is built on a metal frame and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein. If manufactured after June 15, 1976, each section must bear a U.S. Department of Housing and Urban Development label certifying that it is built in compliance with the federal Manufactured Home Construction and Safety Standards. Mobile homes shall be used for single-family residential purposes only and shall be licensed pursuant to Chapter 320, F.S. In the event

a mobile home becomes ineligible for a title certificate under Chapter 319, F.S., it shall no longer be considered a mobile home.

**National Register of Historic Places:** Established by Congress in 1935, the National Register of Historic Places is a listing of culturally significant buildings, structures, objects, sites, and districts in the United States. The listing is maintained by the U.S. Department of Interior.

**Natural Drainage Features:** The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands. (§9J-5.0033 F.A.C.)

**Natural Groundwater Aquifer Recharge Areas:** Geographic areas where the aquifer system is replenished through rainfall. Areas of high aquifer recharge are important for the continuation of potable ground water supplies.

**Natural Resources:** Land, air, surface water, drinking water supplies, fish and their habitats, wildlife and their habitats, biota, and other such resources.

**Natural Vegetation:** Vegetative communities that are native to, and therefore tolerant of, a particular geographic location.

**Non-Attainment Area:** A geographical area in which ambient air quality falls below Federal standards, per the Clean Air Act, as amended, and implementing regulations.

**Nonconforming Structure:** Structure which does not comply with current land use regulations relating to size, setbacks, or building design, but does not meet those standards in effect at the time of construction. A nonconforming structure cannot be rebuilt, replaced or enlarged, except as provided in the land development regulations. The presence of a nonconforming structure on a parcel of land does not allow the reestablishment of a nonconforming use which has been abandoned or eliminated.

**Nonconforming Use:** Land use or activity which is prohibited under the current provisions of the Comprehensive Plan or land development regulations, but complied with those requirements in effect at the time it was established. Such uses may continue indefinitely, except where land development regulations require their elimination. In order to qualify as nonconforming, a use must have been continuous or have followed a regular seasonal pattern of activity without ceasing for a continuous period of longer than six months. Nonconforming uses shall not be expanded, enlarged or increased in any manner, except as provided in the land development regulations. Once a nonconforming use is abandoned or eliminated, associated land or structures shall be used only in accordance with the adopted Comprehensive Plan and current requirements of the land development regulations.

**Objective:** A specific, measurable, intermediate end that is achievable and marks progress toward a goal. (§9J-5.0033 F.A.C.)

**100-Year Flood Elevation:** Maximum elevation of floodwaters generated by a 100-year storm event.

**100-Year Floodplain:** Area inundated by a 100-year storm event.

**100-Year Storm Event:** Storm of greatest magnitude expected to occur within a 100-year period.

**Open Space:** Undeveloped lands suitable for passive recreation or conservation uses. (§9J-5.0033 F.A.C.)

**Parcel of Land:** Any quantity of land capable of being described with such definiteness that its location and boundaries may be established, which is designated by its owner or developer as land to be used or developed as a unit or which has been used or developed as a unit. (§380.031 F.S.)

**Policy:** The way in which programs and activities are conducted to achieve an identified goal. (§9J-5.0033 F.A.C.)

**Pollution:** The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property. (§9J-5.0033 F.A.C.)

**Potable Water:** Water suitable for human consumption and which meets water quality standards determined by the Department of Health and Rehabilitative Services, provided through a public system or by private well.

**Potable Water Facilities:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains. (§9J-5.0033 F.A.C.)

**Pro Rata Share of Public Facility Costs:** In order to maintain minimum Levels of Service adopted by the City, a developer may be required to pay the portion of public facility improvement costs generated by a proposed development.

**Public Access:** The ability of the public to physically reach, enter or use recreation sites including beaches and shores. (§9J-5.0033 F.A.C.)

**Public Facilities:** Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities. Individual private potable water wells or septic systems are not public facilities.

**Public Facilities and Services which must be available concurrent with the impacts of development** means those covered by comprehensive plan elements required by Section 163.3177, Florida Statutes, and for which level of service standards must be adopted under Chapter 9J-5, Florida Administrative Code. The public facilities and services are: roads, Rule 9J-5.007(3)(c)1.; sanitary sewer, Rule 9J-5.011(2)(c)2a.; solid waste, Rule 9J-5.011(2)(c) 2.b.; drainage, Rule 9J-5.011(2)(c)2.a.; potable water, Rule 9J-5.011(2)(c)2.d.; parks and recreation, Rule 9J-5.014(3)(c)4.; and mass transit, Rule 9J-5.008(3)(c)1., if applicable. (§9J-5.0033 F.A.C.)

**Public Sanitary Sewer Facilities:** Sanitary sewer facilities, either publicly or privately owned, which serve at least 15 service connections, or regularly serve at least 25 residents. Generally, a multi-user septic tank is not a public sanitary sewer facility.

**Public Supply Water System:** A potable water facility which serves at least 15 service connections, or regularly serves at least 25 residents.

**Rare or Unique Native Vegetative Communities:** Ecological communities whose occurrence is rare or is of special social, economic, educational, aesthetic or scientific value, such as oak hammocks and cypress swamps.

**Recreation:** The pursuit of leisure time activities occurring in an indoor or outdoor setting. (§9J-5.0033 F.A.C.)

**Redevelopment:** Undertakings, activities, or projects of a county, municipality, or community redevelopment agency for the elimination and prevention of the development or spread of slums and blight or for the provision of affordable housing, whether for rent or for sale, to residents of low or moderate income, including the elderly, and may include slum clearance and redevelopment, or rehabilitation or conservation, or any combination or part thereof. (from §163.340 F.S.)

**Relocation Housing:** Those dwellings which are made available to families displaced by public programs, provided that such dwellings are decent, safe and sanitary and within the financial means of the families or individuals displaced. (§9J-5.0033 F.A.C.)

**Resident Population:** Inhabitants counted in the same manner utilized by the United States Bureau of the Census, in the category of total population. Resident population does not include seasonal population. (§9J-5.0033 F.A.C.)

**Residential Uses:** Activities within land areas used predominantly for housing. (§9J-5.0033 F.A.C.)

**Right-of-Way:** Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use. (§9J-5.0033 F.A.C.)

**Roadway:** A road, which includes streets, sidewalks, alleys, highways, and other ways open to travel by the public, including the roadbed, right-of-way, and all culverts, drains, sluices,

ditches, water storage areas, waterways, embankments, slopes, retaining walls, bridges, tunnels, and viaducts necessary for the maintenance of travel and all ferries used in connection therewith. (§334.03(18) F.S.)

**Roadway Functional Classification:** The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories. (§9J-5.0033 F.A.C.)

**Sanitary Landfill:** a) “Class I solid waste disposal area” means a disposal facility which receives an average of 20 tons or more per day, if scales are available, or 50 cubic yards or more per day of solid waste, as measured in place after covering, and which receives an initial cover daily;

b) “Class II solid waste disposal area” means a disposal facility which receives an average of less than 50 cubic yards per day of solid waste, as measured in place after covering, and which receives an initial cover at least once every 4 days. (§171.031 F.S.)

**Sanitary Sewer Facilities:** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems. (§9J-5.0033 F.A.C.)

**Seasonal Population:** Part-time inhabitants who utilize, or may be expected to utilize, public facilities or services, but are not residents. Seasonal population shall include tourists, migrant farmworkers, and other short-term and long-term visitors. (§9J-5.0033 F.A.C.)

**Section 8 Existing Housing Program:** A Federal housing program authorized under Section 8 of the U.S. Housing Act, as amended. The Section 8 program provides rental subsidies to encourage new construction and substantial rehabilitation of existing housing. As part of its rehabilitation component, the Section 8 program establishes “housing quality standards” which are minimum standards for the safe and healthful occupancy of a dwelling unit.

**Septic Tank:** A watertight receptacle constructed to promote separation of solid and liquid components of wastewater, to provide limited digestion of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system. (§10D-6 F.A.C.)

**Services:** The programs and employees determined necessary by local government to provide adequate operation and maintenance of public facilities and infrastructure as well as those educational, health care, social and other programs necessary to support the programs, public facilities, and infrastructure set out in the local plan or required by local, state, or federal law. (§9J-5.0033 F.A.C.)

**Site Plan:** A plan, drawn to scale by a licensed professional engineer, showing uses, structures, and all other physical features proposed for a development site as required by

the regulations involved. It includes lot lines, streets, building sites, parking spaces, walkways, reserved open spaces, easements, buildings, and major natural and man-made landscape features.

**Solid Waste:** Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility, or garbage, rubbish refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations. (§9J-5.0033 F.A.C.)

**Solid Waste Facilities:** Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes ranger stations, processing plants, recycling plants, and disposal systems. (§9J-5.0033 F.A.C.)

**Standard Housing:** Dwelling units that meet the federal Minimum Housing Quality Standards as established for the HUD Section 8 Program.

**Stormwater:** The flow of water which results from a rainfall event. (§9J-5.0033 F.A.C.)

**Structure:** Anything constructed or installed which is rigidly and permanently attached to the ground or to another object which is rigidly and permanently attached to the ground. This shall include, but not be limited to, supporting walls, signs, screened or unscreened enclosures covered by a permanent roof, swimming pools, poles, and pipelines.

**Subdivision:** Any tract or plot of land divided into two or more lots or parcels less than one acre in size for sale, lease or rent for residential, industrial or commercial use, regardless of whether the lots or parcels are described by reference to recorded plats, metes and bounds description, or by any other legal method. (§10D-6 F.A.C.)

**Substandard Housing Unit:** A housing unit having a deteriorated or dilapidated appearance and which is unsafe or unhealthful for occupancy.

**Support Documents:** Any surveys, studies, inventory maps, data, inventories, listings or analyses used as a basis for or in developing the local comprehensive plan. (§9J-5.0033 F.A.C.)

**Toxic or Hazardous Substances:** Chemicals, gases or other materials which, when released into the air or water in heavy concentrations, may cause illnesses or disease or otherwise degrade public health.

**25-Year Frequency 24-Hour Duration Storm Event:** A storm event associated with rainfall during a continuous 24-hour period that may be expected to occur once every 25 years. Its associated floodplain is that land which may be expected to be flooded during the storm event.

**Urban Sprawl:** Scattered, untimely, poorly planned urban development that occurs in urban fringe and rural areas and frequently invades lands important for environmental and

natural resource protection. Urban sprawl typically manifests itself in one or more of the following ways: (1) leapfrog development; (2) ribbon or strip development; and (3) large expanses of low-density, single-dimensional development. (DCA “Special Issue” Technical Memo, Volume 4, Number 4).

**Very-low Income Household:** One or more natural persons or a family, not including students, the total annual adjusted gross household income of which does not exceed 30% of the median annual adjusted gross income for households within the state, or 30% of the median annual adjusted gross income for households within the metropolitan statistical area, or, if not within a metropolitan statistical area, within the county in which the person or family resides, or whichever is greater.