

# Board of County Commissioners

## Okeechobee County



304 N.W. 2nd Street, Room 123  
Okeechobee, Florida 34972  
863-763-6441

### **ADDENDUM NO. 2**

**Project Name: Acquisition and Redvelopment of  
Okee-Tantie Campground and Marina RFP 2017-01**

**Date: February 3, 2017**

This addendum forms part of the submittal documents for the subject project as prepared by Okeechobee County. Please acknowledge receipt of the addendum in the Proposal Package.

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### **ADDITIONS, DELETIONS, MODIFICATIONS AND/OR CLARIFICATIONS TO SPECIFICATIONS**

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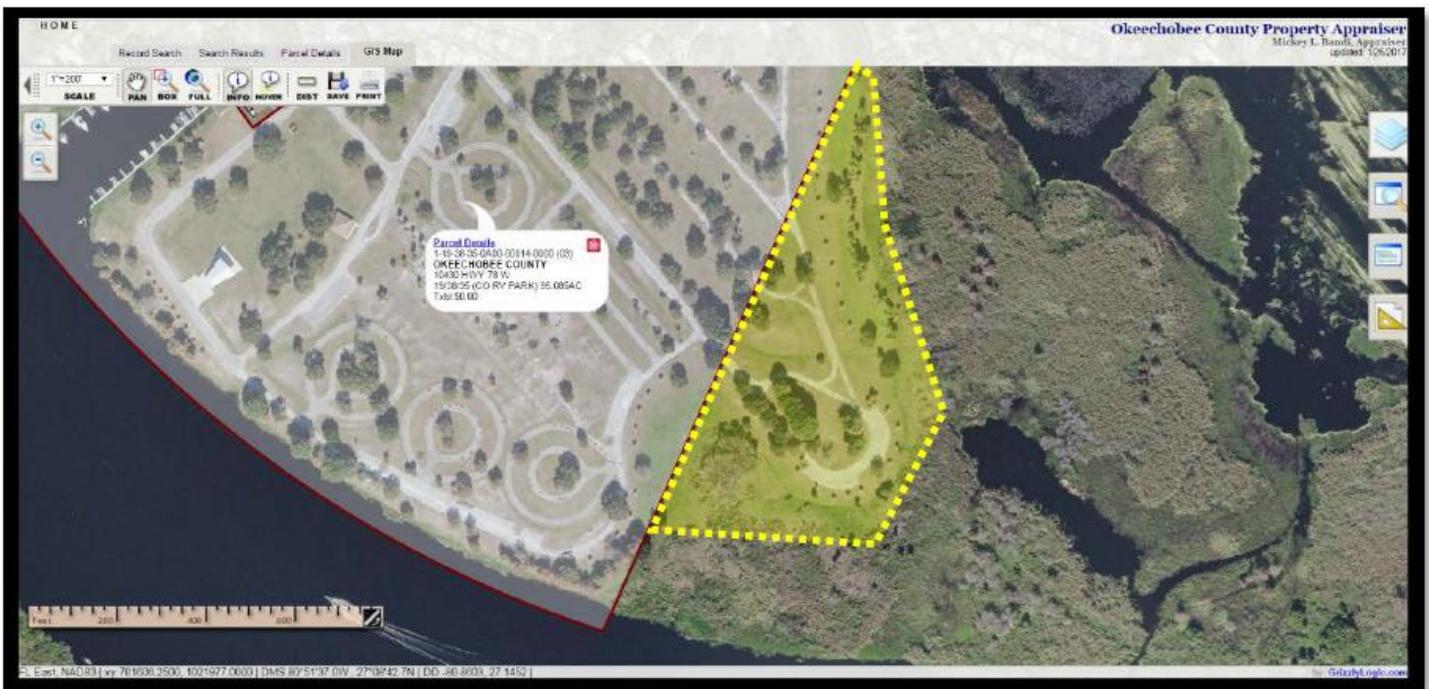
#### **I. INSTRUCTIONS:**

1. This Addendum shall be included as part of the original proposal submittal.
2. All project submittals under this addendum shall be subject to the additions/deletions, modifications and/or clarifications to of the Specifications for this Project.
3. Submit written acknowledgement of receipt, understanding, and incorporation of all items of this addendum into the bid price along with the bid. ***Bids submitted without this written acknowledgement statement will be considered incomplete and could result in disqualification.***

**II: ATTACHMENTS, AMENDMENTS AND/OR CLARIFICATIONS:**

**1. The following are answers to questions posed by others on the Request for Proposal:**

**Q1: Who controls and how should Respondents address the portion of the site that encroaches southeast of the property line? Please refer to County GIS screenshot below.**



**A1:** The GIS map is incorrect. SFWMD deed that was provided to the County when the County received the property is correct. In establishing the property lines the County had the surveyor use the legal description from that deed. The Property Appraiser has been notified that the GIS Map does not correspond with the legal description provided by SFWMD and will be addressed in GIS mapping in the future.

**Q2: The RFP describes the property as having dual zoning (Agriculture and Commercial) and multiple designations under the County's Comprehensive Plan. Would the county please clarify the densities by use, setbacks, FARs, and height restrictions allowed by right under the site's current planning and zoning designations?**

**A2:** Okee-Tantie is one of two sites in the county designated as Recreation by the Okeechobee County Comprehensive Plan. As such, development criteria for this property is governed by Policy L1.7 of the Comprehensive Plan. Any use considered recreation is potentially permissible. This can include RV parks and subdivisions and transient rental accommodations along with amenities and accessory uses. In accordance with Policy L1.7, the maximum impervious surface ratio is 60%. Development of RV parks or subdivisions is

subject to Section 7.07 of the county's land development regulations, including the maximum density of 15 units per acre. Other development criteria as established in Article VII and other articles of the county's land development regulations apply. For Okee-Tantie as one of the two designated Recreation sites, no specific setbacks, floor area ratios or height limits are established. A proposed development plan for Okee-Tantie is subject to approval by the Board of County Commissioners through the surplus property disposition process established by Ordinance 2016-0004.

Policy L1.7 of the Okeechobee County Comprehensive Plan states the following: This classification includes properties or facilities under public, semi-public or private ownership, which provide a needed public service to the residents of Okeechobee County and the State of Florida. Permissible uses include, but are not limited to, existing active and passive recreational facilities. Also permissible are structures to serve a recreational intent, including visitor centers, administrative, maintenance or research facilities, or housing for on-site personnel or for visitors, such as primitive camping or bunk houses for a camp or retreat. Recreational facility development shall not exceed impervious lot coverage of 60 percent, not including lakes, streams or rivers that provide recreational opportunities. The Recreation designations on the Future Land Use Map are not intended to represent the only possible locations of future facilities. Bona fide public or private recreation facilities or uses may be located in any future land use classification, subject to compatibility criteria established by local land development regulations.

**END OF ADDENDUM NO. 2**

This document must be signed by the bidder's authorized representative and permanently attached to the Bidder's Proposal (i.e. stapled) in its entirety. Proposal submitted without Addendum and unsigned will be incomplete and will not be accepted.

Name of Bidder: \_\_\_\_\_ Date: \_\_\_\_\_

By \_\_\_\_\_ Title: \_\_\_\_\_