



**CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
FEBRUARY 17, 2022
LIST OF EXHIBITS**

| | |
|----------------------|--|
| Draft Minutes | Summary of Board Action January 20, 2022 |
| Exhibit 1 | Rezoning Petition No. 22-002-R |



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
JANUARY 20, 2022
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, January 20, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Board Member Baughman to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Board Member Jonassaint, seconded by Board Member Brass to dispense with the reading and approve the November 18, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:04 P.M.

- A. 22-001-CPA, consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule.
 - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval.
 - 2. No public comments were offered.
 - 3. No Ex-Parte disclosures were offered.
 - 4. Motion by Board Member Jonassaint, seconded by Vice Chairperson McCoy to recommend approval to the City Council for 22-001-CPA to update the Five-Year Schedule of Capital Improvements in the Capital Improvements Element, finding it to be consistent with the Comprehensive Plan as presented in [Exhibit 1, which includes the Planning Consultant's analysis and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for February 15, 2022, and March 15, 2022. **Motion Carried Unanimously.**
- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-001-SSA, to reclassify from Commercial to Multi-Family Residential (MFR) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues.
 - 1. City Planning Consultant LaRue briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval. In addition, City Administrator Gary Ritter, briefly explained why the Board was hearing this application again.
 - 2. Mr. Steven Dobbs and Mr. Frank M. Stephens, Registered Agent of Glenwood Park LLC, were present. Mr. Stephens distributed a proposed site plan to Board Members and explained why he was resubmitting his application. He further commented that he felt his intentions were not clearly presented the first time around and wanted the Board to know he was very committed to this project.
 - 3. No public comments were offered.

V. PUBLIC HEARING ITEM B CONTINUED

4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 22-001-SSA, as presented in [Exhibit 2, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for February 15, 2022. **Motion Carried Unanimously.**

QUASI-JUDICIAL ITEM

- C.** Rezoning Petition No. 22-001-R from Heavy Commercial (CHV) to Residential Multiple Family (RMF) 3.995± acres, located in the two blocks between Northeast 3rd to 5th Streets and Northeast 2nd to 3rd Avenues for the proposed construction of multi-family apartments.
1. No oath for testimony was administered.
 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from CHV to RMF reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval.
 3. Mr. Dobbs and Mr. Stephens, Registered Agent of Glenwood Park LLC, were present. There were no questions from the Board.
 4. No public comments were offered.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Chartier, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-001-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for February 15, 2022, and March 15, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:37 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:37 P.M.

Submitted by:

Patty M. Burnette, Secretary

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



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Blue Spring Holdings, LLC*

Address: *NE 9th Avenue*

Petition No.: *22-002-R*

Request: *Change from Holding and Residential
Mobile Home to Heavy Commercial and
to Residential Multiple Family*

General Information

| | |
|--|---|
| Applicant /Owner | Blue Spring Holdings, LLC |
| Applicant Address | 10860 SW 25 th Street Davie, FL 33324 |
| Applicant Email Address | gad4545@gmail.com |
| Site Address | NE 9 th Avenue |
| Parcel Identification | 2-15-37-35-0A00-00003-0000 |
| Contact Person | Steven L. Dobbs - Consultant |
| Contact Phone Number | 863.824.7644 |
| Contact Email Address | sdobbs@stevedobbsengineering.com |
| For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofkeechobee.com/agendas.html | |

Request

The matter before the Local Planning Agency and City Council is a request to rezone a 54.793 acre parcel. The parcel is currently zoned Holding (53.101 acres) and Residential Mobile Home (1.692 acres). The applicant's request is to change 16.8 acres to Heavy Commercial (CHV) and to change the remaining 38 acres to Residential Multiple Family (RMF). The applicant has stated plans to construct a storage facility on the commercial portion and multifamily residential on the remaining area.

The City Council, in November 2021, approved a Future Land Use Map amendment to change 16.8 acres to Commercial and the remaining 38 acres to Multifamily Residential.

Future Land Use, Zoning and Existing Use

| | Existing | Proposed |
|-----------------|---|--|
| Future Land Use | Commercial and Multi-Family Residential | Commercial and Multi-Family Residential |
| Zoning | Holding and Residential Mobile Home | Heavy Commercial and Residential Multiple Family |
| Use of Property | Vacant | Multifamily Housing and Storage Facility |
| Acreage | 54.8 acres | 54.8 acres |

Future Land Use, Zoning, and Existing Use on Surrounding Properties

| | | |
|-------|-----------------|---|
| North | Future Land Use | Industrial |
| | Zoning | Industrial |
| | Existing Use | Vacant |
| East | Future Land Use | Okeechobee County Urban Residential Mixed Use |
| | Zoning | Okeechobee County Residential Mixed |
| | Existing Use | Residential, Commercial and Vacant |
| South | Future Land Use | Single Family Residential and Commercial |
| | Zoning | Residential Mobile Home and Heavy Commercial |
| | Existing Use | Mobile Homes and Vacant |
| West | Future Land Use | Industrial and Single Family Residential |
| | Zoning | Industrial and Residential Single Family |
| | Existing Use | Residential and Vacant |

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: "The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and Residential Mobile Home, the surrounding properties are zoned Residential Mobile Home, Residential Single Family, Heavy Commercial and Industrial."

Staff Comment: The City Council found the concurrent Plan Amendment, to change 16.8 acres from Single Family Residential to Commercial and the remaining 38 acres from Single Family Residential to Multi Family Residential, to be consistent with the City's Comprehensive Plan. Through the site plan approval process, it will be necessary to ensure that if more intensive uses than the contemplated warehouse uses are initiated then progressive traffic improvements must be required. Such measures would prevent the exceeding of the current adopted level of service for State Road 70.

2. *The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations."*

Applicant Response: "The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple

Family is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: City LDC Section 90-192 specifically lists multiple-family dwellings as a permitted use in the RMF district. City LDC Section 90-283 specifically lists enclosed warehouse and storage as a special exception use in the CHV district. If this rezoning is approved, the applicant will also need to request and be approved for a special use exception in order to move forward with stated plans.

3. *The proposed use will not have an adverse effect on the public interest.*

Applicant Response: “The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.”

Staff Comment: Staff agrees that multifamily housing is needed within the City and that providing it in this location creates a good transition between disparate surrounding land uses (industrial, commercial, residential). The storage use is also an appropriate use for the proposed location

4. *The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.*

Applicant Response: “The proposed rezoning to Heavy Commercial and Residential Multiple Family will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.”

Staff Comment: The compatibility concern for potential traffic generation that could cause negative impact to the surrounding neighborhood must be addressed at the site plan approval stage.

5. *The proposed use will not adversely affect property values or living conditions, or be a deterrent to the improvement or development of adjacent property.*

Applicant Response: “The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.”

Staff Comment: If the intensity of the commercial use is limited and if a new roadway is constructed on the unimproved public right-of-way of NE 13th Ave from SR-70 to the subject property, there should not be any adverse effect on property values, living conditions, or development potential of adjacent property.

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

Applicant Response: “The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.”

Staff Comment: The main concern for buffering will be to protect the existing residential manufactured home subdivision which is surrounded by the subject property, and there is no reason to doubt that suitable buffering can be provided at time of site plan review.

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

Applicant Response: “The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.”

Staff Comment: The applicant has provided letters from the appropriate service providers of water, wastewater disposal, and public schools which state that there is adequate capacity to accommodate the potential development that could be built if the requested map changes are approved.

8. *The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Applicant Response: “The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.”

Staff Comment: The applicant should not expect to route traffic through River Run Resort via NE 8th Ave. The traffic analysis report submitted by the applicant finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. However, this will be determined at time of site plan approval. Drainage of the site will also be addressed at time of site plan review. The close proximity to Taylor Creek provides ample opportunity to improve the stormwater management at the site.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*

Applicant Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.”

Staff Comment: The proposed use does not appear to be burdened by unnecessary restrictions.

Recommendation

Based on the City Council approval of the corresponding Future Land Use Map amendment and based on the foregoing analysis, we find the requested rezoning to be consistent with the City's Comprehensive Plan. Implementation of traffic improvements at the site plan approval phase will hopefully mitigate potential negative impacts if intensive commercial uses are developed. Therefore, we recommend **approval** of the Applicant's rezoning request.

Submitted by:



James G LaRue, AICP
President

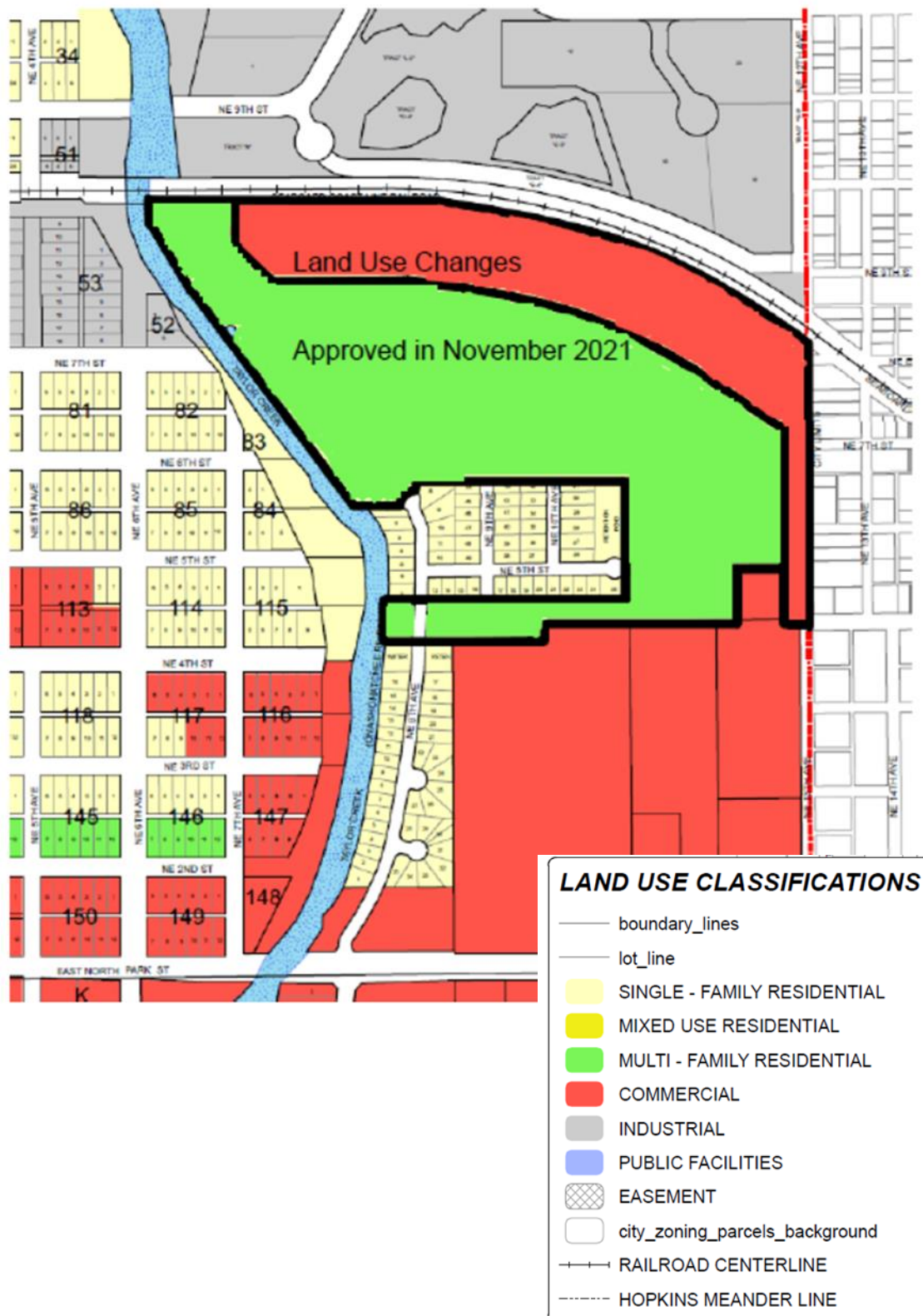
February 7, 2022

Planning Board Public Hearing: February 17, 2022

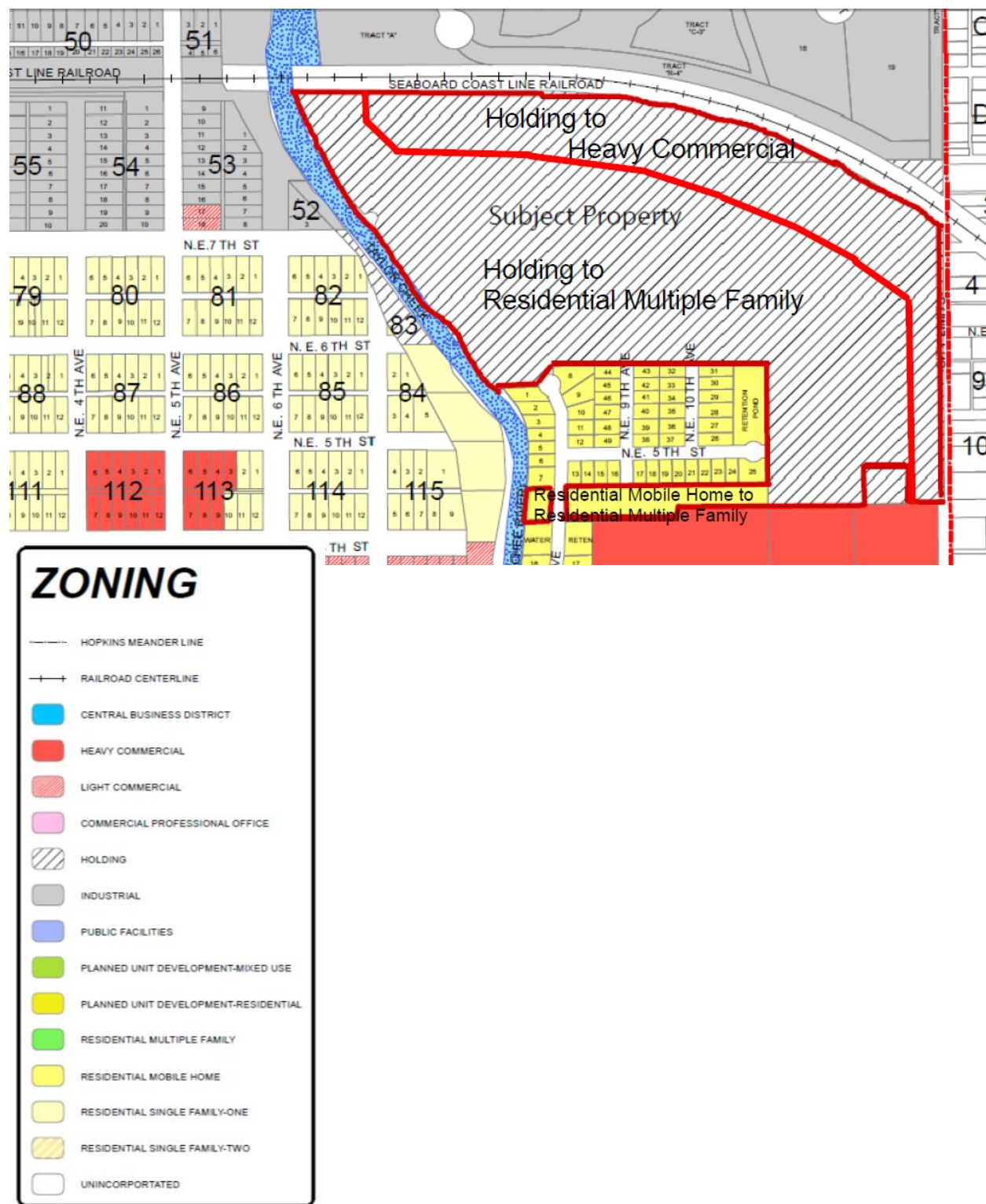
City Council Public Hearing: (tentative) March 15, 2022 and April 5, 2022

Attachments: Future Land Use, Subject Site & Environs
 Zoning, Subject Site & Environs
 Proposed Zoning Change
 Aerial, Subject Site & Environs

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



PROPOSED ZONING CHANGE



AERIAL SUBJECT SITE AND ENVIRONS



| | | | |
|---|---|--|--|
| City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 | | Date: <u>1-3-2022</u> | Petition No. <u>22-002-R</u> |
| | | Fee Paid: | Jurisdiction: <u>PB+CC</u> |
| | | 1 st Hearing: <u>2-17-22</u> | 2 nd Hearing: <u>3-15-22 & 4-5-22</u> |
| | | Publication Dates: <u>PB 2/2 & 2/9</u> | <u>FPH 3/23</u> |
| | | Notices Mailed: <u>2-2-22</u> | |
| Rezone, Special Exception and Variance | | | |
| APPLICANT INFORMATION | | | |
| 1 | Name of property owner(s): <u>Blue Spring Holdings, LLC</u> | | |
| 2 | Owner mailing address: <u>10860 SW 25th Street, Davie, FL 33324</u> | | |
| 3 | Name of applicant(s) if other than owner | | |
| 4 | Applicant mailing address: | | |
| | E-mail address: <u>gad4545@gmail.com</u> | | |
| 5 | Name of contact person (state relationship): <u>Steven L. Dobbs - Consultant</u> <u>sdobbs@skvedobbsengineering.com</u> | | |
| 6 | Contact person daytime phone(s): <u>863-824-7644</u> | | |
| PROPERTY INFORMATION | | | |
| 7 | Property address/directions to property: <u>500 block of NE 9th Avenue, Okeechobee FL 34972:</u> from the intersection of SR70 and NE 8th Avenue, headed north, proceed to the end of the cul de sac and the property is north of that cul de sac. | | |
| 8 | Describe current use of property: <u>Agricultural</u> | | |
| 9 | Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: <u>OUA</u> Method of sewage disposal: <u>OUA</u> | | |
| 10 | Approx. acreage: <u>54.793</u> Is property in a platted subdivision? <u>No</u> | | |
| 11 | Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <u>There was a code violation for cleared vegetation, but that has been resolved.</u> | | |
| 12 | Is a pending sale of the property subject to this application being granted? <u>No</u> | | |
| 13 | Describe uses on adjoining property to the North: North: <u>Industrial</u> East: <u>Single Family Residential</u> South: <u>Commercial/Trailer Park</u> West: <u>Single Family</u> | | |
| 14 | Existing zoning: <u>53.101 ac Holding/ 1.692 ac Residential</u> Future Land Use classification: <u>16.777 ac Commercial/ 38.016 ac Multi-Family Residential</u> | | |
| 15 | Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? () No (X) Yes. If yes provide date, petition number and nature of approval. <u>2021-001-R - 10/21/2021 - Planning Board</u> | | |
| 16 | Request is for: (X) Rezone () Special Exception () Variance | | |
| 17 | Parcel Identification Number: <u>2-15-37-35-0A00-00003-0000</u> | | |

Revised

| REQUIRED ATTACHMENTS | |
|----------------------|---|
| 18 | Applicant's statement of interest in property: Owner |
| 19 | Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs. |
| 20 | Last recorded warranty deed: 10/29/2019 - Blue Spring & 10/2/2020 - Small Triangle 8-31-20 |
| 21 | Notarized letter of consent from property owner (if applicant is different from property owner) |
| 22 | Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius |
| 23 | List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached) |
| 24 | Affidavit attesting to completeness and correctness of the list (attached) |
| 25 | Completed specific application and checklist sheet for each request checked in line 15 |

Confirmation of Information Accuracy

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

Signature

Printed Name

Date

Gad Reggev

1-3-2022

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 9820

a revised copy
was sent in.

Using this page
because of
signature.

| REQUIRED ATTACHMENTS | |
|----------------------|---|
| ✓ 18 | Applicant's statement of interest in property: Owner |
| 19 | Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special E Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs. |
| ✓ 20 | Last recorded warranty deed: 10/29/2019 + 8-31-20 |
| inb12 ✓ 21 | Notarized letter of consent from property owner (if applicant is different from property owner) |
| 22 | Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius |
| ✓ 23 | List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached) |
| ✓ 24 | Affidavit attesting to completeness and correctness of the list (attached) |
| 25 | Completed specific application and checklist sheet for each request checked in line 15 |

Confirmation of Information Accuracy

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

Signature



Printed Name

Gad Reggev

Date

1-3-2022

For questions relating to this application packet, call General Services Dept. at (863)-763-3372, Ext. 9820



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

Detail by Entity Name

Florida Limited Liability Company
BLUE SPRING HOLDINGS LLC

Filing Information

| | |
|-----------------|--------------|
| Document Number | L16000070519 |
| FEI/EIN Number | N/A |
| Date Filed | 04/08/2016 |
| Effective Date | 04/08/2016 |
| State | FL |
| Status | ACTIVE |

Principal Address

10860 SW 25 ST
DAVIE, FL 33324

Mailing Address

10860 SW 25 ST
DAVIE, FL 33324

Registered Agent Name & Address

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CAPETOWN LLC
10860 SW 25 ST
DAVIE, FL 33324

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2019 | 04/02/2019 |
| 2020 | 02/26/2020 |
| 2021 | 02/11/2021 |

Document Images



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

Detail by Entity Name

Florida Limited Liability Company
CAPE TOWN LLC

Filing Information

| | |
|----------------------|--------------|
| Document Number | L12000020182 |
| FEI/EIN Number | 45-4674655 |
| Date Filed | 02/10/2012 |
| Effective Date | 02/09/2012 |
| State | FL |
| Status | ACTIVE |
| Last Event | LC AMENDMENT |
| Event Date Filed | 02/20/2012 |
| Event Effective Date | NONE |

Principal Address

10860 SW 25 STREET
DAVIE, FL 33324

Mailing Address

10860 SW 25 STREET
DAVIE, FL 33324

Registered Agent Name & Address

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324

Name Changed: 04/21/2013

Address Changed: 04/21/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

REGGEV, ROY
10860 SW 25 STREET
DAVIE, FL 33324

Title mgr

| ADDITIONAL INFORMATION REQUIRED FOR A REZONING | |
|--|---|
| A | Current zoning classification: Holding/Residential Mobile Home Requested zoning classification Residential Multiple Family/ Heavy Commercial |
| B | Describe the desired permitted use and intended nature of activities and development of the property? Residential Multiple Family development with a commercial mini-storage unit to act as a buffer to the railroad and transition from the southeast from commercial to residential. |
| C | Is a Special Exception necessary for your intended use? () No (X) Yes If yes, briefly describe: The Mini-Storage units will require a special exception. |
| D | Is a Variance necessary for your intended use? (X) No () Yes If yes, briefly describe: |
| E | Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project. |
| F | Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary. |

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

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

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
3. The proposed use will not have an adverse effect on the public interest.
4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.
5. The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.

Blue Spring Holdings, LLC

Responses to Standards for Considering Changes in Zoning

1. The proposed change is not contrary to the Comprehensive Plan Requirements;

The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and Residential Mobile Home, the surrounding properties are zoned Residential Mobile Home, Residential Single Family, Heavy Commercial and Industrial.

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations;

The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple Family is specifically authorized under the proposed zoning district in the Land Development Regulations.

3. The proposed use will not have an adverse effect on the public interest;

The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.

4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses and is not contrary or detrimental to urbanizing land use patterns;

The proposed rezoning to Heavy Commercial and Residential Multiple Family will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.

5. The proposed use will not adversely affect property values or living conditions, or be a detriment to the improvement or development of adjacent property;

The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood;**

The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.

- 7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services;**

The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.

- 8. The proposed use will create traffic congestion, flooding, or drainage problems, or otherwise affect public safety;**

The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.

- 9. The proposed use has not been inordinately burdened by unnecessary restrictions;**

The proposed use has not been inordinately burdened by unnecessary restrictions.

Blue Spring Holdings, LLC

(Description of requested land use change and reason for request)

Blue Spring Holdings, LLC, has purchase this parcel that is approximately 54.793 acres located in Section 15, Township 37S, and Range 35E. The property's parcel ID is 2-15-37-35-0A00-00003-0000. It is currently located in the City of Okeechobee with a current zoning of Holding and Residential Mobile Home.

The primary intent of rezoning this parcel is to change the existing zoning of 53.101 acres of Holding and 1.692 Acres of Residential Mobile Home to 16.777 acres to Heavy Commercial and 38.016 acres to Residential Multiple Family. The proposed zoning is generally consistent with adjacent lands at this location surrounded by a Residential Mobile Home subdivision to the southwest, single-family homes to the east and west and heavy commercial to the southeast and industrial to the north. This dual use zoning will allow a multi-family residential community and household storage facility to complement the existing pattern of uses.

This application is for the city to grant a zoning on this parcel from the existing zoning of Holding/Residential Mobile Home to 16.777 acres of Heavy Commercial and 38.016 acres of Residential Multiple Family. There is currently once access off NE 8th Avenue through River Run Resort and a proposed second access off NE 13th Avenue, a currently undeveloped City ROW or to the east off undeveloped ROWs on NE 5th or 6th Streets.

Blue Spring Holdings, LLC requests that the Planning Board recommend to the City Council to grant the request to rezone this parcel of land to Heavy Commercial and Residential Multiple Family.



Record and Return to:

Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

This instrument prepared by:

Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel

Identification (Folio) Number(s):

No. 2-15-37-35-0A00-00002-A000

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 31 day of August, 2020, **BETWEEN, Robert Lee Dennis, Individually, a single man and Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise, Daniel L. Brumley, a married man, Angela Jewett, a married woman, and Rebecca Brumley Hampton, a married woman**, whose post office address is 1590 SW 28 ST., OKEECHOBEE, FL 34974 (collectively party of the first part and/or Grantor), to **BLUE SPRING HOLDINGS LLC, a Florida limited liability company**, whose post office address is 10860 SW 25 ST., DAVIE, FL 33324 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4, lying South of the railroad, Section 15, Township 37 South, Range 35 West, Okeechobee County, Florida, Less that portion thereof previously sold to Fred and Carol Walker.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

**** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address are:**

Robert Lee Dennis: 1590 SW 28th Street, Okeechobee, Florida 34974

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Scott
Print Name: Julia Scott
Witness #1

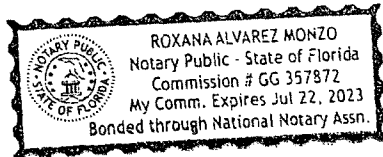
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise**.



[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Roxana Alvarez
My Commission Expires: July 22 2023

____ Personally Known OR X Produced Identification

Type of Identification Produced: FL Driver License
D520-772-41-015-0

Signed, sealed and delivered
in the presence of:

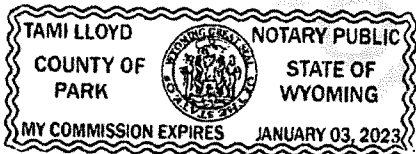
Natalie Giacometto
Print Name: Natalie Giacometto
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

Daniel L. Brumley
By: DANIEL L. BRUMLEY
Print Name: Daniel L. Brumley

STATE OF WY
COUNTY OF Park

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of Aug, 2020 by Daniel L. Brumley.



Tami Lloyd
NOTARY PUBLIC, State of WY
Print Name: Tami Lloyd
My Commission Expires: 1/3/23

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: WY DL 109348-144

Signed, sealed and delivered
in the presence of:

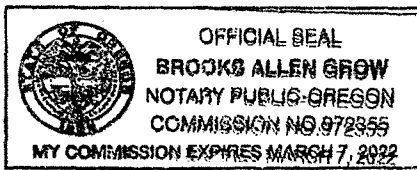
[Signature]
Print Name: Crystal Eide
Witness #1

[Signature]
Print Name: Susan D. Cory
Witness #2

By: [Signature]
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 02 day of September, 2020 by Angela Jewett.



[Signature]
NOTARY PUBLIC, State of Oregon
Print Name: Brooks Allen Grow
My Commission Expires: March 7, 2022

Personally Known OR ☒ Produced Identification
Type of Identification Produced: Oregon Driver's License

Signed, sealed and delivered
in the presence of:

Print Name: Barbara R. Abernethy Jr.
Witness #1

Print Name: Jane L. Brock
Witness #2

By: Rebecca B. Hampton
Print Name: Rebecca Brumley Hampton

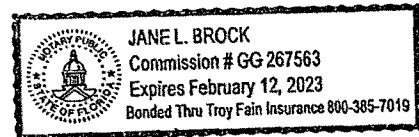
STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of August, 2020 by **Rebecca Brumley Hampton**.

Jane L. Brock
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

____ Personally Known OR ☒ Produced Identification
Type of Identification Produced: driver's license





This Instrument Prepared By:
TOM W. CONELY, III
CONELY & CONELY, P.A.
Post Office Drawer 1367
Okeechobee, FL 34973-1367

Property Appraiser's Parcel ID#:
2-15-37-35-0A00-00003-0000

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of October, 2019, between CONSUELO PATRICIA ORDONEZ TURRIAGO, as the duly qualified and acting Personal Representative of the Estate of JAVIER E. ORDONEZ, deceased, First Party, and BLUE SPRINGS HOLDING, LLC, a Florida limited liability company, whose address is 10860 SW 25th Street, Davie, FL 33324, Second Party.

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby grant, convey, bargain, and sell to the said Second Party and its successors and assigns forever, all right, title and interest of the First Party in that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Okeechobee County, Florida, to-wit:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2

AC

OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD, the premises herein granted unto Second Party, the heirs or successors and assigns of Second Party forever

First Party warrants and covenants that:

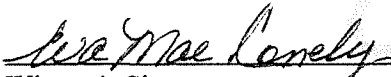
1. First Party has not done or suffered anything whereby the premises have been incumbered in any way whatsoever, except as aforesaid, and

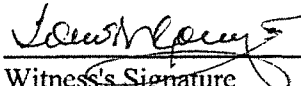
2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-0110) when he died.


THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, and being Probate No. 2016-CP-51 in the files of said Court.

IN WITNESS WHEREOF, the said First Party as personal representative of the estate of the decedent, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:


Witness's Signature
EVA MAE CONELY
Witness's name printed

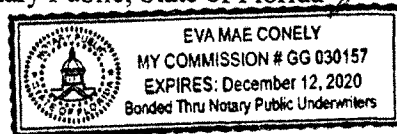

Witness's Signature
TOM W. CONELY, III
Witness's name printed


CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.


Notary Public, State of Florida





This Instrument Prepared By:
Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

Property Appraiser's Property ID#
2-15-37-35-0A00-00003-0000

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

In re:
Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ,
Deceased.

**PERSONAL REPRESENTATIVE'S RELEASE
OF REAL PROPERTY**

The undersigned, CONSUELO PATRICIA ORDONEZ TURRIAGO, whose address is Calle 41 #21-34, Bogata, Columbia, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, hereby acknowledges that title to the real property located in Okeechobee County, Florida, owned by the decedent at the time of death, described as follows:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N ½ OF THE S ½ OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

Property Appraiser's Parcel Identification Number 2-15-37-35-0A00-00003-0000 (the "Property"), has been sold, transferred and conveyed by the Personal Representative to Blue Springs Holdings, LLC, a Florida limited liability company, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Blue Springs Holdings, LLC, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent has executed this instrument on October 28, 2019.

Executed in the presence of:

Eva Mae Conely
Witness's Signature
EVA MAE CONELY
Witness's Printed Name
Tom W. Conely, III
Witness's Signature
TOM W. CONELY, III
Witness's Printed Name

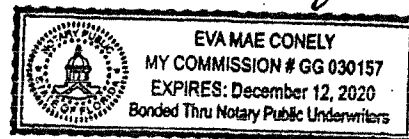
Consuelo Patricia Ordonez
CONSUELO PATRICIA ORDONEZ
TURRIAGO
Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogota Columbia

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.

Eva Mae Conely
Notary Public, State of Florida



#82

PROPOSED ZONING LEGAL DESCRIPTION EXHIBIT

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

(SCALE: 1 INCH = 500 FEET)

PROPOSED ZONING LEGAL DESCRIPTIONS:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

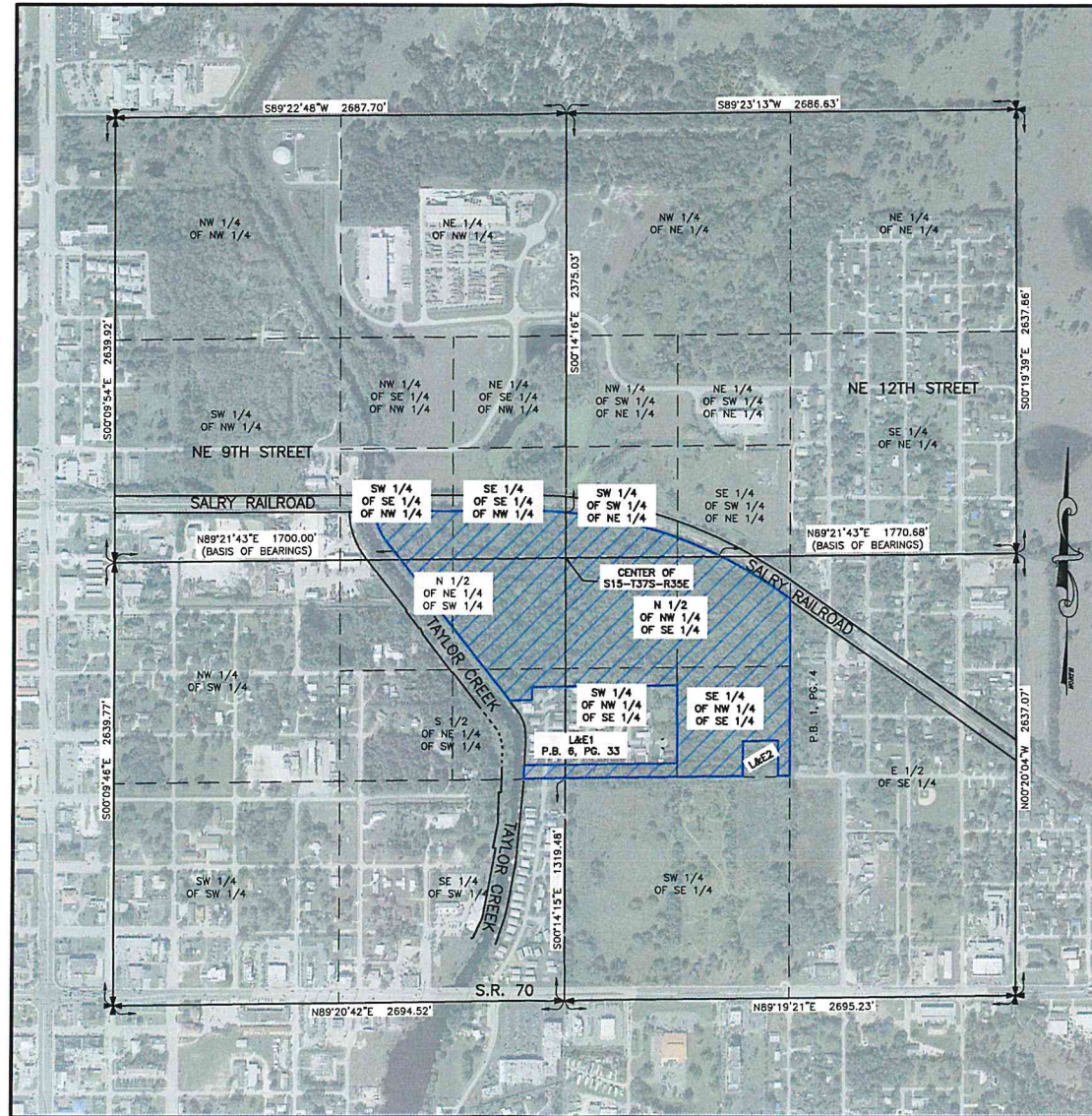
PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.



LEGEND:

| | |
|--------|-----------------------|
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.G. | PAGE |
| O.R.F. | OFFICIAL RECORD FILE |
| P.B. | PLAT BOOK |
| S.R. | STATE ROAD |
| W/ | WITH |
| (C) | CALCULATED |
| (F) | FIELD |
| (P) | PLAT |
| (D) | DEED |
| L&E1 | LESS & EXCEPT 1 |
| L&E2 | LESS & EXCEPT 2 |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P1 | PARCEL 1 |
| R | RADIUS |
| Δ | DELTA |
| L | LENGTH |
| S | SECTION |
| T | TOWNSHIP |
| R | RANGE |
| P.P.1 | PROPOSED PARCEL 1 |
| P.P.2 | PROPOSED PARCEL 2 |

PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

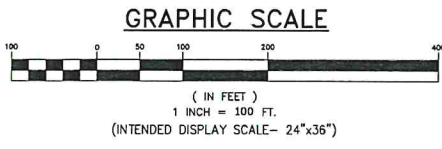
COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



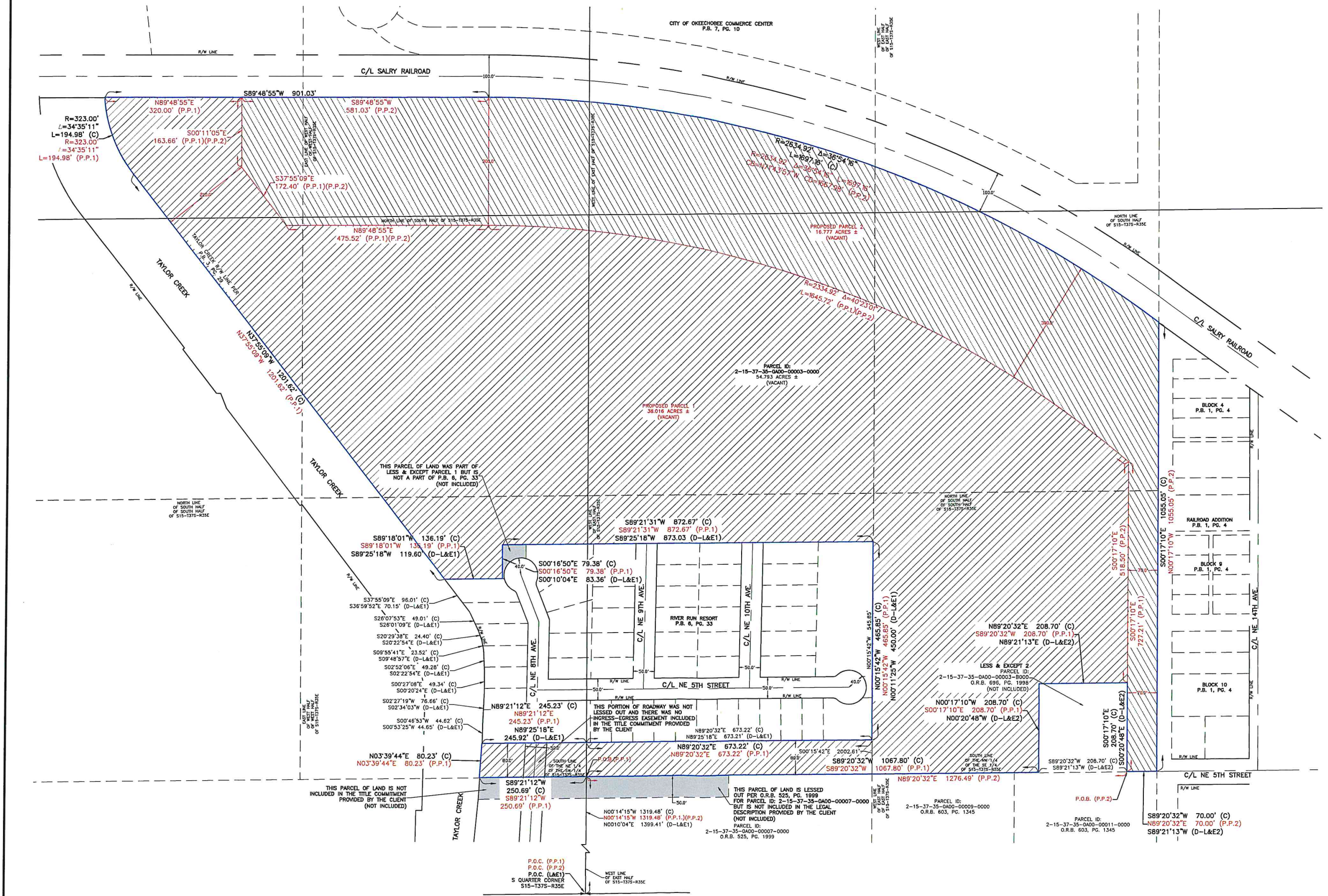
LEGAL DESCRIPTION EXHIBIT
NE 9TH AVENUE
OKEECHOBEE, FLORIDA 34972



PROPOSED ZONING LEGAL DESCRIPTION EXHIBIT

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324



| | | | | | |
|---------------------------|---|---------------|---|--|----------|
| LEGAL DESCRIPTION EXHIBIT | | NE 9TH AVENUE | | OKEECHOBEE, FLORIDA 34972 | |
| CAD | IN/OUT DATA/BSM & ASSOCIATES, INC./2020/20-097 NE 9TH AVE, (51 ACRES TAYLOR CREEK)/DRAWING/20-097 LEGAL-ZONING.dwg 24X36 SHEET Jan 11, 2022 | REF | IN/OUT DATA/BSM & ASSOCIATES, INC./2020/20-097 NE 9TH AVE, (51 ACRES TAYLOR CREEK)/DRAWING/20-097 LEGAL-ZONING.dwg 24X36 SHEET Jan 11, 2022 | DATE | 04/14/20 |
| F.L.D. | HW, DF | OFF | BHM | DATE | 08/16/21 |
| CKD | REB | REB | BHM | DATE | 08/04/21 |
| SHEET 2 OF 2 | | ZONING | | BY: | |
| | | | | REVISIONS: | |
| | | | | UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID | |
| | | | | UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL | |

EXISTING ZONING LEGAL DESCRIPTION EXHIBIT

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

EXISTING MOBILE HOME ZONING LEGAL DESCRIPTION

(ZONING— MOBILE HOME, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;
THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;
THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;
THENCE NORTH 89°21'12" EAST ALONG THE SOUTH LINE OF SAID RIVER RUN RESORT PLAT, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
THENCE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 673.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF SAID RIVER RUN RESORT PLAT;
THENCE SOUTH 00°15'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15;
THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 673.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 1.692 ACRES MORE OR LESS.

EXISTING HOLDING ZONING LEGAL DESCRIPTION

(ZONING— HOLDING, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

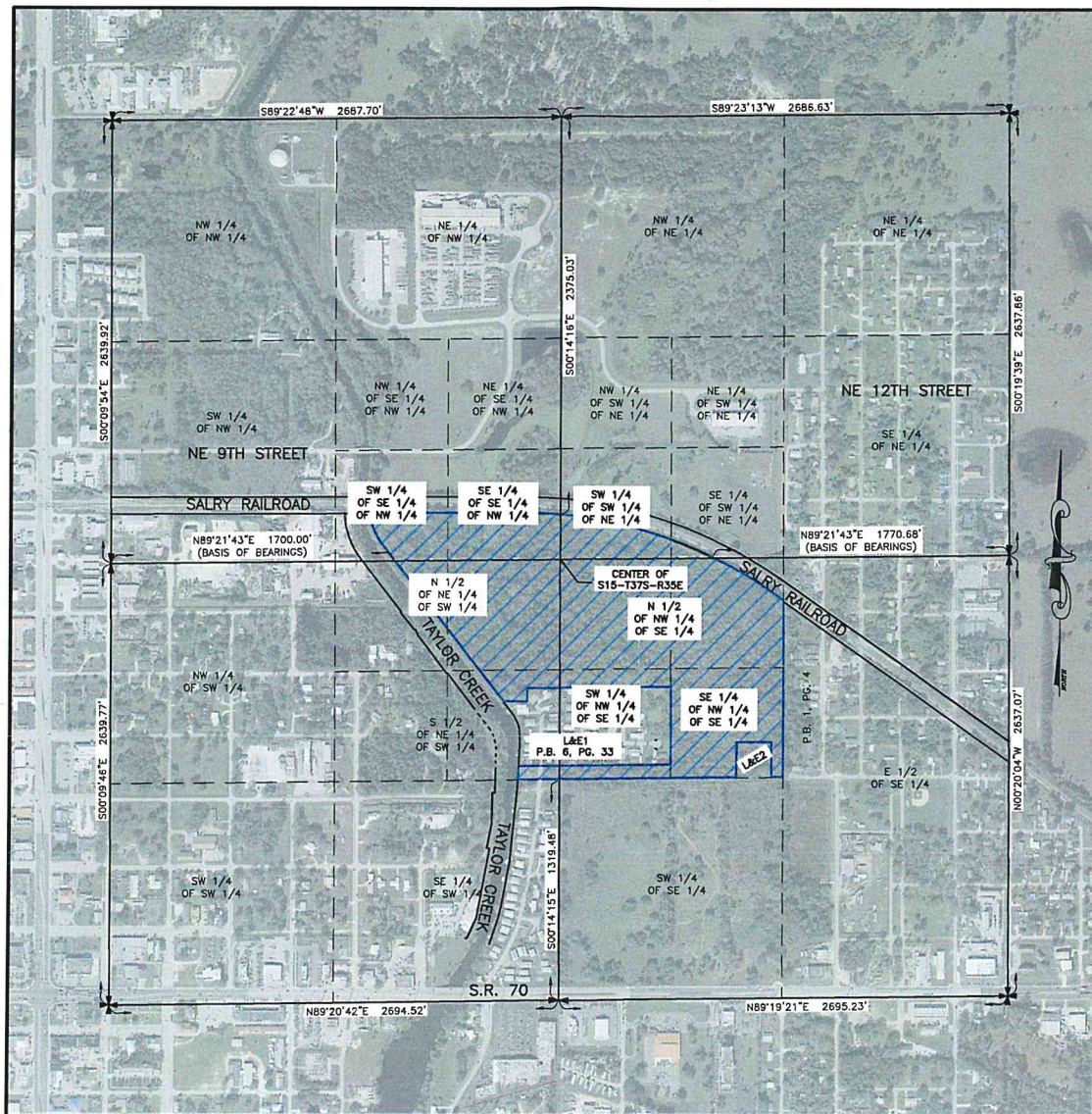
A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15;
THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 673.25 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE POINT OF BEGINNING;
THENCE NORTH 00°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 545.85 FEET TO THE NORTHEAST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;
THE FOLLOWING THREE (3) COURSES ARE ALONG SAID RIVER RUN RESORT PLAT BOUNDARY:
1) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
2) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
3) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF TAYLOR CREEK'S IMPROVED CHANNEL;
THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11";
THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD;
THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 901.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2634.92 FEET AND A DEGREE OF CURVATURE OF 36°54'16";
THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 1697.17 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15;
THENCE SOUTH 00°17'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 1055.05 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15;
THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;
THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHEAST OF SAID LANDS;
THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS;
THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15;
THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 394.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 53.101 ACRES MORE OR LESS.

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

(SCALE: 1 INCH = 500 FEET)



LEGEND:

| | |
|--------|-----------------------|
| C/L | CENTERLINE |
| R/W | RIGHT-OF-WAY |
| O.R.B. | OFFICIAL RECORD BOOK |
| P.G. | PAGE |
| O.R.F. | OFFICIAL RECORD FILE |
| P.B. | PLAT BOOK |
| S.R. | STATE ROAD |
| W/ | WITH |
| (C) | CALCULATED |
| (F) | FIELD |
| (P) | PLAT |
| (D) | DEED |
| L&E1 | LESS & EXCEPT 1 |
| L&E2 | LESS & EXCEPT 2 |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| P1 | PARCEL 1 |
| R | RADIUS |
| Δ | DELTA |
| L | LENGTH |
| S | SECTION |
| T | TOWNSHIP |
| R | RANGE |
| P.P.1 | PROPOSED PARCEL 1 |
| P.P.2 | PROPOSED PARCEL 2 |
| M.H. | MOBILE HOME |

PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

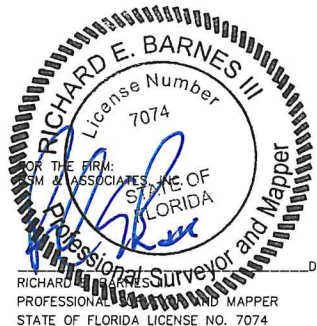
AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

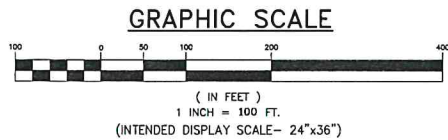
COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.



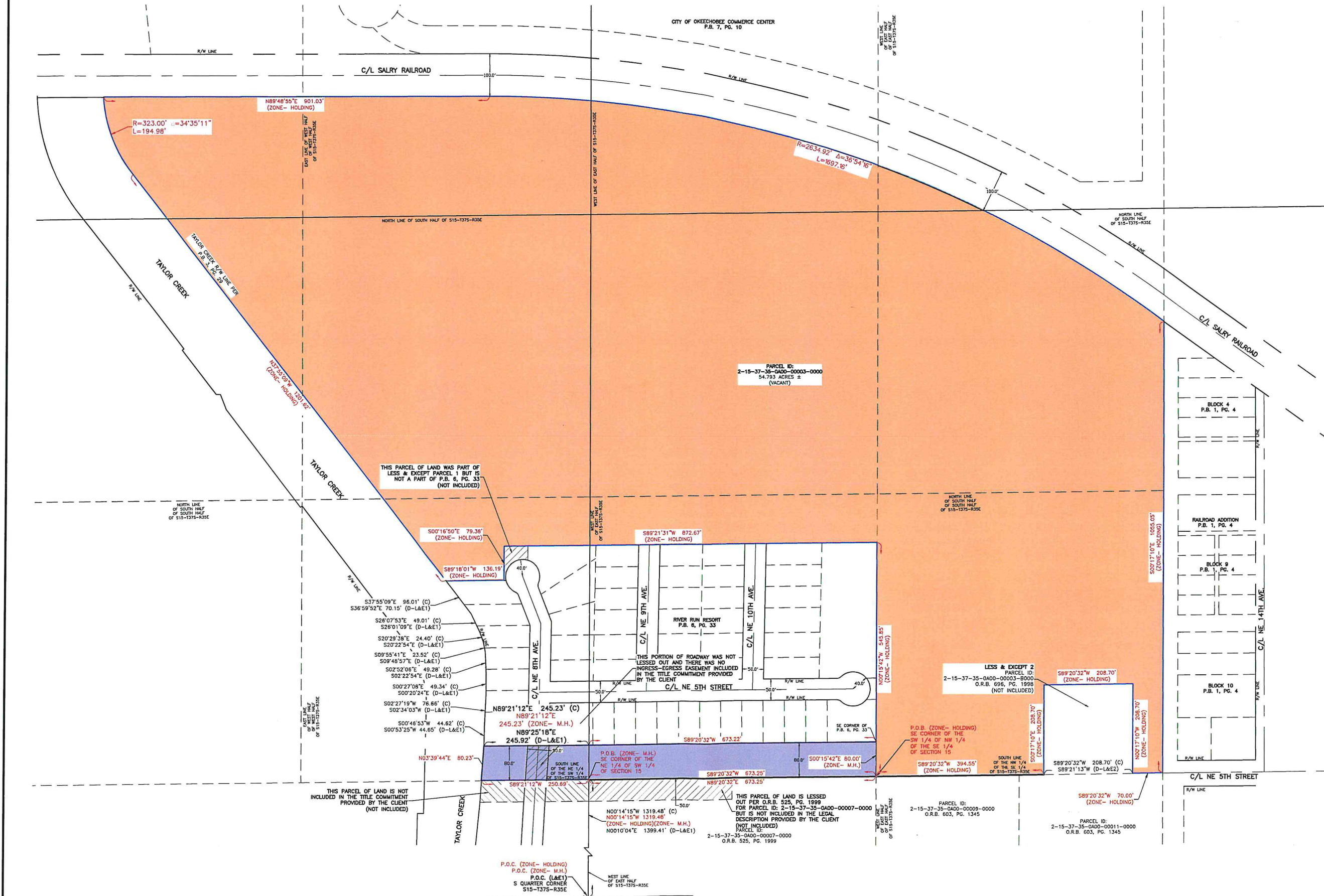
| | | | | | |
|----------------------------------|---|--------|----------|----------------------------------|-----|
| CAD | 1\NW DWA\BSM & ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL- ZONING HOLDING.dwg | DATE | 04/20/20 | DWG 20-097 LEGAL- ZONING HOLDING | BY: |
| REF | 1\NW DWA\BSM & ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL- ZONING HOLDING.dwg | FW, DF | | | |
| OFF | | BHM | | | |
| CKD | | REB | | | |
| ZONING LEGAL DESCRIPTION EXHIBIT | | | | | |
| NE 9TH AVENUE | | | | | |
| OKEECHOBEE, FLORIDA 34972 | | | | | |



EXISTING ZONING LEGAL DESCRIPTION EXHIBIT

LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

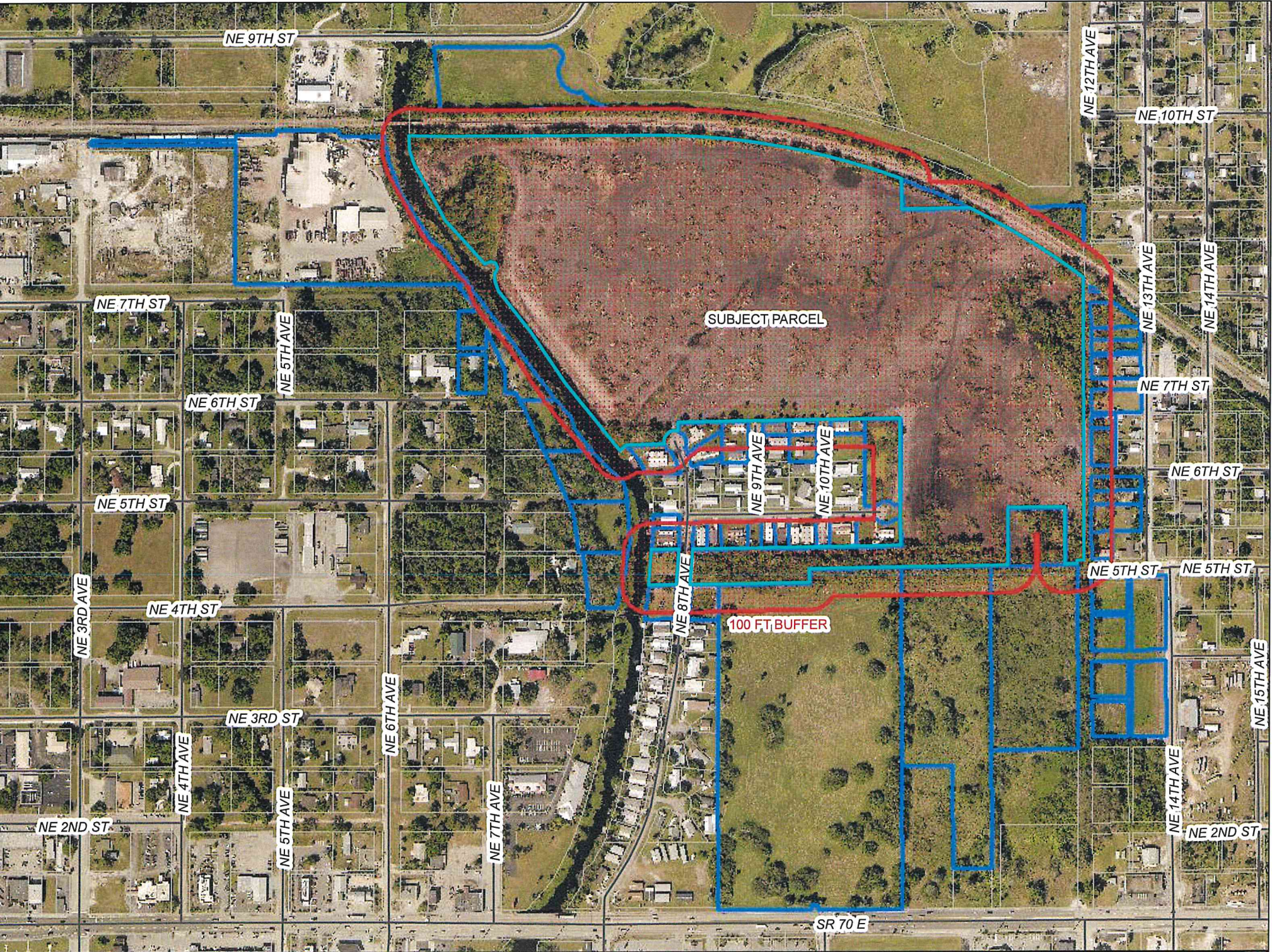
BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
963.484.8324
LB 8155



| PARCEL NUMBER | OWNER | ADDRESS 1 | ADDRESS 2 | CITY | STATE | ZIP |
|----------------------------|--------------------------|-------------------------------|-----------|------------------|-------|------------|
| 1-15-37-35-0030-00040-0010 | OKEECHOBEE COUNTY | 304 NW 2ND STREET | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00020-0010 | NEAL VINELLE J | PO BOX 921 | | OKEECHOBEE | FL | 34973-0921 |
| 1-15-37-35-0040-00020-0060 | BRADY LASHONDA DINSE | 29060 SW 160TH AVE | | HOMESTEAD | FL | 33033-2330 |
| 1-15-37-35-0040-00020-0090 | SINGH RITA | 133-43 128TH STREET | | SOUTH OZONE PARK | NY | 11420 |
| 1-15-37-35-0040-00020-0110 | GARLAND JAMES | 14997 BRAHMA RD | | POLK CITY | FL | 33868 |
| 1-15-37-35-0040-00020-0120 | GARLAND JAMES | 14997 BRAHMA RD | | POLK CITY | FL | 33868 |
| 1-15-37-35-0040-00030-0010 | BYRD DEMOND | 609 NW 15TH ST | | OKEECHOBEE | FL | 34972-4358 |
| 1-15-37-35-0040-00030-0050 | LOUIS TODD M | 2002 SHERMAN AVE | | PALATKA | FL | 32177-5839 |
| 1-15-37-35-0040-00030-0060 | GIVENS ARNETTA | 1996 NICKLAUS DRIVE | | TALLAHASSEE | FL | 32301 |
| 1-15-37-35-0040-00030-0070 | COPE WILLIE FRED | 1178 GREAT GLEN WAY | | LAWRENCEVILLE | GA | 30045-9103 |
| 1-15-37-35-0040-00030-0080 | OKEECHOBEE COUNTY | VACANT NE 13TH AVE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00040-0010 | ARROYO-SANCHEZ PEDRO L | 511 NW 20TH LN | | OKEECHOBEE | FL | 34972-4300 |
| 1-15-37-35-0040-00040-0030 | KEARNEY THOMAS | 2111 NW 28TH AVE | | FT. LAUDERDALE | FL | 33311 |
| 1-15-37-35-0040-00040-0040 | NEAL EDDIE JAMES JR | 1224 NE 16TH AVENUE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00040-0050 | NEAL EDDIE JAMES JR | 1224 NE 16TH AVENUE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00050-0020 | CESG LLC | 636 NE 101ST ST | | MIAMI SHORES | FL | 33138-2427 |
| 1-15-37-35-0040-00050-0040 | OKEECHOBEE COUNTY | 304 NW SECOND STREET ROOM 106 | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00050-0050 | WHITE TODDRICK J | 2002 SHERMAN AVE | | PALATKA | FL | 32177-5839 |
| 1-15-37-35-0040-00050-0060 | WHITE TODDRICK J | 2002 SHERMAN AVE | | PALATKA | FL | 32177-5839 |
| 1-15-37-35-0040-00080-0020 | NEAL EDDIE JAMES JR | 1224 NE 16TH AVENUE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00080-0090 | LOUIS TODD M | 2002 SHERMAN AVE | | PALATKA | FL | 32177-5839 |
| 1-15-37-35-0040-00080-0120 | THOMAS JOAN COLTON | PO BOX 3338 | | LAKELAND | FL | 33802-3338 |
| 1-15-37-35-0040-00090-0060 | AITKEN BYRON S | 3706 GREENWOOD AVE | | WEST PALM BEACH | FL | 33407 |
| 1-15-37-35-0040-00090-0070 | JMTL ENTERPRISES LLC | 3775 US 1 SOUTH | | ST AUGUSTINE | FL | 32086-7100 |
| 1-15-37-35-0040-00090-0080 | MCQUEEN MABLE (ESTATE) | PO BOX 3048 | | OKEECHOBEE | FL | 34973 |
| 1-15-37-35-0040-00090-0100 | WELLS ANGELO R | 954 SE 38TH AVE | | OKEECHOBEE | FL | 34974 |
| 1-15-37-35-0040-00100-0010 | JOHNSON JOHNNY | 10345 SW 149TH TERR | | MIAMI | FL | 33716 |
| 1-15-37-35-0040-00100-0020 | ALLEN LYNNELL (ESTATE) | 531 NE 13TH AVENUE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00100-0030 | WHITE JOHN JR | 519 NE 13TH AVE | | OKEECHOBEE | FL | 34972-3171 |
| 1-15-37-35-0040-00100-0050 | HOWARD ELLIS GROUP LLC | 5181 NW 81ST AVE | | LAUDERHILL | FL | 33351 |
| 1-15-37-35-0040-00100-0060 | BARRETT ELVIS ALONSO | 208 NE 17TH AVE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00110-0020 | JOHNSON CANDACE | 480 NE 13TH AVE | | OKEECHOBEE | FL | 34972 |
| 1-15-37-35-0040-00110-0060 | RILEY JULIUS LAROSE JR | 6559 BROOKSHIRE ST | | FAYETTEVILLE | NC | 28314-5115 |
| 1-15-37-35-0040-00110-0090 | HOUZE VANESSA | 1290 NE 11TH ST | | OKEECHOBEE | FL | 34972-3035 |
| 1-15-37-35-0070-0000D-0200 | ARDLEY LAMAR | 1641 BLUE JAY CIR | | WESTON | FL | 33327-2009 |
| 1-15-37-35-0070-0000D-0230 | BE A MAN BUY LAND LLC | 4260 SE FEDERAL HWY | | STUART | FL | 34997-4937 |
| 1-15-37-35-0070-0000D-0240 | ARDLEY LAMAR | 1641 BLUE JAY CIR | | WESTON | FL | 33327-2009 |
| 2-15-37-35-0A00-00003-0000 | BLUE SPRING HOLDINGS LLC | 10860 SW 25TH ST | | DAVIE | FL | 33324-5606 |
| 2-15-37-35-0A00-00003-A000 | BE A MAN BUY LAND LLC | 4260 SE FEDERAL HWY | | STUART | FL | 34997-4937 |
| 2-15-37-35-0A00-00003-B000 | BUTLER SYLVESTER | 1873 NE 3RD STREET | | OKEECHOBEE | FL | 34972 |
| 2-15-37-35-0A00-00007-0000 | RACETRAC PETROLEUM INC | 200 GALLERIA PKWY SE STE 900 | | ATLANTA | GA | 30339-5945 |

| | | | | | |
|----------------------------|-------------------------------|----------------------|--------------|----|------------|
| 2-15-37-35-0A00-00009-0000 | GRIGSBY WILLIAM R JR | 10282 PAYNE RD | SEBRING | FL | 33875-9457 |
| 2-15-37-35-0A00-00011-0000 | GRIGSBY WILLIAM R JR | 10282 PAYNE RD | SEBRING | FL | 33875-9457 |
| 3-15-37-35-0010-00010-001A | ANITA'S RENTAL PROPERTIES INC | 701 NE 3RD ST | OKEECHOBEE | FL | 34972-4576 |
| 3-15-37-35-0010-00010-001D | LIGHTSEY RICK A | 502 NE 6TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00010-001F | GRIFFIS CHARLES J | 701 NE 4TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00010-001I | ANITA'S RENTAL PROPERTIES INC | 701 NE 3RD ST | OKEECHOBEE | FL | 34972-4576 |
| 3-15-37-35-0010-00010-001J | ANITA'S RENTAL PROPERTIES INC | 701 NE 3RD ST | OKEECHOBEE | FL | 34972-4576 |
| 3-15-37-35-0010-00010-001L | MASON WILLIAM H | 1032 SW 20TH AVE | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-0010-00510-0010 | IVANS PROPERTIES LLC | 542 NW 36TH TER | OKEECHOBEE | FL | 34972-2202 |
| 3-15-37-35-0010-00530-0010 | DIAMOND R FERTILIZER CO INC | 4100 GLADES ROAD | FT PIERCE | FL | 34981 |
| 3-15-37-35-0010-00820-0030 | WATFORD DOWLING R REV TRUST | 2706 NE 6TH CT | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-00820-0070 | LAROSE JACQUES S | 605 NE 6TH ST | OKEECHOBEE | FL | 34972-2671 |
| 3-15-37-35-0010-00820-0110 | ROBINSON DAWN | 649 NE 6TH ST | OKEECHOBEE | FL | 34972-2671 |
| 3-15-37-35-0010-00840-0010 | WATFORD MARTHA B | 2706 NE 6TH CT | OKEECHOBEE | FL | 34972-3354 |
| 3-15-37-35-0010-00840-0030 | WATFORD MARTHA B | 2706 NE 6TH CT | OKEECHOBEE | FL | 34972-3354 |
| 3-15-37-35-0010-01150-0010 | WATFORD MARTHA B | 2706 NE 6TH CT | OKEECHOBEE | FL | 34972-3354 |
| 3-15-37-35-0010-01150-0080 | GRIFFIS CHARLES J | 701 NE 4TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0010-01160-0010 | LIGHTSEY RICK A | 502 NE 6TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0020-00000-00A0 | CITY OF OKEECHOBEE | 55 SE 3RD AVENUE | OKEECHOBEE | FL | 34974-2903 |
| 3-15-37-35-0020-00000-0180 | TRC INVESTMENTS LLC | 1132 NE 12TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0020-00000-0190 | TRC INVESTMENTS LLC | 1132 NE 12TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-0020-00000-0C30 | CITY OF OKEECHOBEE | 55 SE 3RD AVENUE | OKEECHOBEE | FL | 34974-2903 |
| 3-15-37-35-0020-00000-0C40 | CITY OF OKEECHOBEE | 55 SE 3RD AVENUE | OKEECHOBEE | FL | 34974-2903 |
| 3-15-37-35-0020-00000-0L20 | CITY OF OKEECHOBEE | 55 SE 3RD AVENUE | OKEECHOBEE | FL | 34974-2903 |
| 3-15-37-35-021A-00000-00E0 | RIVER RUN RESORT HOA | UNKNOWN | | | |
| 3-15-37-35-021A-00000-00W0 | RIVER RUN RESORT HOA | UNKNOWN | | | |
| 3-15-37-35-021A-00000-0130 | VENTIMIGLIA SALVATORE | 222 SE PARADISE PL | STUART | FL | 34997-7320 |
| 3-15-37-35-021A-00000-0140 | BARRETT ELVIS A | 208 NE 17TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021A-00000-0150 | WALDRON BETTY M | 301 NE 8TH AVE | OKEECHOBEE | FL | 34972-4513 |
| 3-15-37-35-021A-00000-0160 | BRANDENBURG ROBERT A | 303 NE 8TH AVE | OKEECHOBEE | FL | 34972-4513 |
| 3-15-37-35-021A-00000-0170 | MINTON FREDDIE L | 302 NE 8TH AVENUE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021A-00000-0180 | ARRIAGA FERMIN | 2302 SW 3RD AVE | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-021A-00000-0190 | DICKERHOOF PEDIE DUKE | 212 NE 8TH AVE | OKEECHOBEE | FL | 34972-4504 |
| 3-15-37-35-021B-00000-0010 | OLMSTED NEIL I | 501 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0030 | FORLIFER RICHARD G | 407 NE 8TH AVENUE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0040 | FORLIFER RICHARD G | 407 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0050 | HELMS ROSEMARY A | BOX 54 | SAINT GEORGE | KS | 66535 |
| 3-15-37-35-021B-00000-0060 | MASTALER TERRELL | 401 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0070 | MOSHIER ROBERT R | 309 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0080 | LALLY MICHAEL D | 6650 3RD PL SW | VERO BEACH | FL | 32968-3179 |
| 3-15-37-35-021B-00000-0090 | SAMS BILLY JOE | 17435 BRINKERHOFF LN | OKEECHOBEE | FL | 34974-8525 |
| 3-15-37-35-021B-00000-00A0 | RIVER RUN RESORT HOA | UNKNOWN | | | |

| | | | | | |
|----------------------------|-----------------------------|---|-------------|----|------------|
| 3-15-37-35-021B-00000-0100 | CANCINO MARIA D | 408 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0110 | MURPHY ANTHONY | 406 NE 8TH AVE | OKEECHOBEE | FL | 34972-4509 |
| 3-15-37-35-021B-00000-0120 | MERRY CHARLIE T JR | 404 NE 8TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0130 | CANCINO MARIA ELENA | 310 NE 8TH AVE | OKEECHOBEE | FL | 34972-4514 |
| 3-15-37-35-021B-00000-0140 | PHILLIPS RACHELLE D | 112 WINDING HOLLOW CV | GEORGETOWN | TX | 78628 |
| 3-15-37-35-021B-00000-0150 | THOMAS TIMOTHY LEE | 809 NE 5TH STREET | OKEECHOBEE | FL | 34974 |
| 3-15-37-35-021B-00000-0170 | BOOTH JUDY ANN | 903 NE 5TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0180 | LAKESIDE FARMS LLC | 19537 LAKE RD | ROCKY RIVER | OH | 44116-1858 |
| 3-15-37-35-021B-00000-0190 | NAVE MICHAEL | 2304 NORTHGATE BLVD | AUBURN | IN | 46706-1015 |
| 3-15-37-35-021B-00000-0210 | NEAL LAVON BOWMAN | 1001 NE 5TH STREET | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0220 | HOUSER LARRY D | 2190 SE 25TH DR | OKEECHOBEE | FL | 34974-6475 |
| 3-15-37-35-021B-00000-0240 | GORBY JAMES L | 1009 NE 5TH STREET | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0260 | SCHOONMAKER DENNIS D | P O BOX 2141 | OKEECHOBEE | FL | 34973 |
| 3-15-37-35-021B-00000-0280 | MURRAY KENNETH | 502 NE 10TH AVENUE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0290 | VERANO TAMMY L | PO BOX 2056 | OKEECHOBEE | FL | 34973-2056 |
| 3-15-37-35-021B-00000-0300 | VERANO TAMMY L | PO BOX 2056 | OKEECHOBEE | FL | 34973-2056 |
| 3-15-37-35-021B-00000-0310 | HARRIS DOROTHY | 508 NE 10TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0320 | BAULDIE PRISCILLA T | 507 NE 10TH AVE | OKEECHOBEE | FL | 34972-4516 |
| 3-15-37-35-021B-00000-0330 | SEGARRA JEFFREY D | 503 NE 10TH AVE | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0350 | VIEYRA-ROSALES REBECA ARANA | 501 NE 10TH AVE | OKEECHOBEE | FL | 34972-4516 |
| 3-15-37-35-021B-00000-0360 | MILLER PATRICIA A | 509 NE 10TH AVE | OKEECHOBEE | FL | 34972-4523 |
| 3-15-37-35-021B-00000-0380 | JOHNSON TONY R | 486 TEAYS LN | HURRICANE | WV | 25526 |
| 3-15-37-35-021B-00000-0400 | WATSON ALEXIS, MINOR | C/O VICKI DOLCE, CUSTODIAN 2761 NW 63RD TER | OKEECHOBEE | FL | 34972-9741 |
| 3-15-37-35-021B-00000-0410 | GARCIA OFELIA | 500 NW 17TH ST | OKEECHOBEE | FL | 34972 |
| 3-15-37-35-021B-00000-0420 | GRINAGE MARY CHELIA | 1437 CHOBEE ST | OKEECHOBEE | FL | 34974-0239 |
| 3-15-37-35-021B-00000-0430 | LYNCH PAUL F III | 506 NE 9TH AVE | OKEECHOBEE | FL | 34972-4511 |
| 3-15-37-35-021B-00000-0440 | CARTER MICHAEL | 507 NE 9TH AVE | OKEECHOBEE | FL | 34972-4511 |
| 3-15-37-35-021B-00000-0460 | WHITE BRANDI ANN | 503 NE 9TH AVE | OKEECHOBEE | FL | 34972-4511 |
| 3-15-37-35-021B-00000-0470 | WHITE TROY D | 7866 US HIGHWAY 441 SE | OKEECHOBEE | FL | 34974-9537 |
| 3-15-37-35-021B-00000-0480 | JOHNSON RICKIE G | 33137 CERCELIA RD | DADE CITY | FL | 33523 |
| 3-15-37-35-021B-00000-0490 | MURDORF MABEL SILLS | 891 NE 5TH ST | OKEECHOBEE | FL | 34972-4519 |



THIS MAP HAS BEEN COMPILED FROM THE
BEST AVAILABLE INFORMATION AND
OKEECHOBEE COUNTY PROPERTY APPRAISER'S
OFFICE DOES NOT ASSUME RESPONSIBILITY
FOR ERRORS OR OMISSIONS CONTAINED HEREON



Petition No. 22-002-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of December 8, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 3rd day of January, 2022.

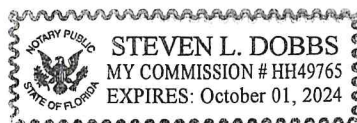

Signature of Applicant

1-3-2022
Date

Gad Reggev
Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of January, 2022, by Gad Reggev, who is personally known to me or produced _____ as identification.




Notary Public Signature

[illegible]