



CITY OF OKEECHOBEE
PLANNING BOARD
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
APRIL 20, 2023
LIST OF EXHIBITS

Draft Minutes	Summary of Board Action February 16, 2023, and Summary of Board Discussion March 16, 2023
Staff Report/Exhibit 1	Land Development Regulation Text Amendment Application No. 23-001-TA
Staff Report/Exhibit 2	Rezoning Petition No. 23-001-R



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
FEBRUARY 16, 2023
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, February 16, 2023, 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, Carl Berlin, Jr., Rick Chartier, Mac Jonassaint and Alternate Board Members Jon Folbrecht and Jim Shaw. were present. Board Member Karyne Brass entered the Chambers at 6:03 P.M., after Chairperson Hoover moved Alternate Board Member Shaw to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Vice Chairperson McCoy, seconded by Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

- A. Motion by Member Chartier, seconded by Vice Chairperson McCoy to re-appoint Dawn Hoover to serve a two-year term as Chairperson for the Planning Board, the Board of Adjustment and the Design Review Board beginning February 16, 2023. **Motion Carried Unanimously.**
- B. Motion by Member Jonassaint, seconded by Member Chartier to re-appoint Doug McCoy to serve a two-year term as Vice Chairperson for the Planning Board, the Board of Adjustment and the Design Review Board beginning February 16, 2023. **Motion Carried Unanimously.**

V. MINUTES

- A. Motion by Vice Chairperson McCoy, seconded by Member Jonassaint to dispense with the reading and approve the September 15, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

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

- A. Consider and receive input on the proposed update to the Five-Year Schedule of Capital Improvements within the Comprehensive Plan, No. 23-001-CPA.
 - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. (via Zoom), reminded the board why this update was done every year and briefly explained the information contained within the proposed Schedule.
 - 2. No public comments were offered.
 - 3. No Ex-Parte disclosures were offered.
 - 4. Motion by Member Chartier, seconded by Member Jonassaint to recommend approval to the City Council for the proposed update to the Five-Year Schedule of Capital Improvements within the Comprehensive Plan, No. 23-001-CPA, 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 [revised dates] March 7, 2023, and April 4, 2023. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:09 P.M.

VII. CITY ADMINISTRATOR UPDATE

- Mentioned Town Hall Meeting coming up on March 21st.
- Landscaping of the endcaps along South Park Street should be completed the first week of March.

VIII. Chairperson Hoover adjourned the meeting at 6:11 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.

DRAFT



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD WORKSHOP
MARCH 16, 2023
SUMMARY OF BOARD DISCUSSION**

I. CALL TO ORDER

Vice Chairperson McCoy called the Workshop of the Planning Board for the City of Okeechobee to order on Thursday, March 16, 2023, at 6:02 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. Vice Chairperson Doug McCoy, Board Members Phil Baughman, Carl Berlin, Jr., Karyne Brass, Rick Chartier, Mac Jonassaint and Alternate Board Member Jim Shaw were present. Chairperson Dawn Hoover was absent without consent and Alternate Board Member Jon Folbrecht was absent with consent.

III. ITEMS OF DISCUSSION

- A.** Mr. Ben Smith of Morris-Depew Associates, Inc. was present via Zoom as the City's Planner and briefly reviewed the Planning Staff Report regarding the use and regulations for Mobile Food Dispensing Vehicles (MFDVs). This is a term meant to encompass several types of mobile food vendors including food trucks, mobile kitchens, canteen trucks, ice cream trucks and food carts. In 2019, the City Council and the Planning Board conducted a Joint Workshop on the issue of mobile food vendors and determined the City's current Land Development Regulations (LDRs) effectively prohibited MFDVs within the City Limits and did not pursue any changes. In 2020, Governor DeSantis signed into law Senate Bill 474/House Bill 1171, which enacted Florida Statute 509.102. This law preempts local governments from entirely prohibiting MFDVs within their jurisdiction and prohibits local governments from requiring a separate license, registration, permit, or fee, other than what is required through the Florida Department of Business and Professional Regulation. It is necessary to amend the City's LDRs in order to comply with State law. He reviewed the various regulatory options for the Board to consider, as well as Ordinances from several other governmental organizations.

Discussion among the Board Members included usage of the City's rights-of-way, hours of operation, parking on unimproved surfaces, which zoning districts to allow this use, required parking, restroom facilities, and whether a special event permit should be required.

Consensus from the Board Members was to have Planner Smith prepare a draft ordinance to include definitions for the different classifications of MVDs; identify specific zoning districts such as Heavy Commercial and Industrial, where this use would be permitted on private property and establish operational requirements in those districts; allow for certain classes of MFDVs to operate in public rights-of-way with operational standards; allow for special exception approval and temporary use approval to allow MFDVs in other zoning districts; create supplemental use standards for MFDVs when operating according to special exception approval; and create guidelines for allowance of MFDVs when allowed through a temporary use.

IV. CITY ADMINISTRATOR UPDATE

- Invited everyone to attend the Town Hall Meeting on March 21, 2023, 6:00 P.M., that will include a Police Department pinning ceremony and the State of the City Address.

V. ADJOURNMENT

Vice Chairperson McCoy adjourned the workshop meeting at 7:32 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.

ORDINANCE NO. 2023-

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA, AMENDING CHAPTER 14 - BUSINESSES BY ADDING ARTICLE VI REGULATING THE OPERATION OF MOBILE FOOD DISPENSING VEHICLES WITHIN CITY LIMITS, AND AMENDING CHAPTER 90 - ZONING, ALLOWING FOR MOBILE FOOD DISPENSING VEHICLES AS A SPECIAL EXCEPTION USE IN THE CPO, CLT, CHV, CBD, IND, PUB, AND RH ZONING DISTRICTS AND ALLOWING FOR TEMPORARY SIGNAGE ASSOCIATED WITH MOBILE FOOD DISPENSING VEHICLES; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Governor of the State of Florida signed into law the Occupational Freedom and Opportunity Act (SB474/HB1171) (“Act”), which became effective on July 1, 2020; and

WHEREAS, the Act created Florida Statutes Section 509.102, “Mobile food dispensing vehicles; preemption,” in which a municipality, county, or other local governmental entity may not require a separate license, registration, permit or fee from Mobile food dispensing vehicles (“MFDV”) and may not prohibit MFDVs from operating within the entirety of the jurisdiction; and

WHEREAS, the City of Okeechobee (“City”) allows MFDV’s licensed by the Florida Department of Business & Professional Regulation (“DBPR”), which includes mobile hot dog carts and food trucks, to operate according to certain standards; and

WHEREAS the City Commission finds it is in the best interest of the health, safety, and welfare of the public to adopt standards for the location and operation of MFDVs within the City; and

WHEREAS, the City finds and determines that these amendments to the City’s Code are consistent with all applicable policies including the Land Development Regulations and the City’s adopted Comprehensive Plan and not in conflict with the public interest.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF OKEECHOBEE, FLORIDA:

SECTION 1. The foregoing “whereas” clauses are incorporated herein as legislative findings by this reference and made a part hereof for all intents and purposes.

SECTION 2. Underlining denotes additions and ~~strike through~~ denotes deletions.

SECTION 3. Chapter 14 - Businesses, is hereby amended by adding Article VI “Mobile Food Dispensing Vehicles” as follows:

ARTICLE VI. MOBILE FOOD DISPENSING VEHICLES

Sec. 14-300. Title.

This article shall be known and may be cited as the "Food Truck Ordinance."

Sec. 14-301. Authority.

This article is enacted under the home rule power of the city in the interest of the health, safety, peace, and general welfare of the people of the city.

Sec. 14-302. Applicability.

This section applies to vendors operating mobile food dispensing vehicles (“MFDV”) as defined in Florida Statute.

Secs. 14-303—14-340. Reserved.

Sec. 14-341. Mobile Food Dispensing Vehicle Classifications.

- (1) Classifications. Mobile food establishments involving the use of a mobile food dispensing vehicle shall be classified as follows:
- (a) Class I - Mobile kitchens. In addition to the vending of products allowed for Class II and Class III, these vehicles may cook, prepare and assemble food items in the unit and serve a full menu. This also includes vending carts.
 - (b) Class II - Canteen trucks. These vehicles vend fruits, vegetables, precooked foods, pre-packaged foods and pre-packaged drinks. No preparation or assembly of foods or beverages may take place on or in the vehicle, however, the heating of pre-cooked foods is allowed.
 - (c) Class III - Ice cream trucks. These vehicles vend only pre-packaged frozen dairy or frozen water-based food products, soft serve or hand-dipped frozen dairy products or frozen water-based products and pre-packaged beverages.
 - (d) Exclusions. As used in this section, the term "mobile food dispensing vehicle" does not include minor children operating lemonade or soft drink stands, owners or operators of fresh fruit and/or vegetable stands or other raw, uncooked, unprepared

or nonedible perishable goods, or owners or operators of food or beverage self-service vending machines.

Secs. 14-342—14-360. Reserved.

Sec. 14-361. Operating without special exception approval or temporary use permit.

- (1) All classes of MFDV may operate on private property in the Industrial (IND) zoning district or on any property where a permanent house of worship use is located according to the following standards:
 - (a) Written, signed consent of the owner of the property on which the vehicle is operating shall be available upon request by a representative of the City or any regulating agency. The written consent shall specify the address and/or parcel ID, and the approved operating days and times authorized by the owner.
 - (b) No more than two (2) MFDVs shall operate on one parcel at the same time.
 - (c) MFDV operations, including customer queuing/waiting area and any associated seating area, may not occupy more than 5% of the parking spaces required for the other active permitted use(s).
 - (d) Existing internal and external vehicle circulation patterns and shall not be affected by MFDV operations. The MFDV operations shall not cause or increase vehicle queuing, congestion, or hazardous conditions.
 - (e) Freestanding signage for each MFDV is limited to one (1) non-affixed, A-frame ground sign to be no larger than twenty (20) square feet in area (including both sides), to be removed once the MFDV is no longer operational.
 - (f) Temporary placement of tables, seating, and canopies associated with the MFDV are permitted only during the time periods when an MFDV is actively operating and are not permitted on-site when the MFDV is not open for business.
 - (g) All standards of Section 14-364 shall apply.
- (2) Class III vehicles may operate in the public right-of-way in any zoning district according to the following standards:
 - (a) The MFDV may not be stationary for periods exceeding 20 minutes and must not constitute a hazard to vehicular or pedestrian traffic at any time.
 - (b) No accessory or appurtenant structures or fixtures shall be erected, installed, or constructed, and no temporary awning or canopy may be employed.
 - (c) No tables, seating, or canopies may be provided.

- (d) No sale of goods shall occur outside of any vehicle operating on public rights of way.
- (e) Operation is limited to the hours between 9:00 a.m. and sundown, whatever time that may occur.
- (f) No sale or distribution of alcoholic beverages is permitted.
- (g) Short, pre-recorded amplified songs or tunes may be broadcast so long as they comply with the City of Okeechobee Noise and Vibration Standards. Amplified music lyrics may not be broadcast at any time.
- (h) All standards of Section 14-364 shall apply.

Sec. 14-362. Operating with a special exception approval.

All classes of MFDVs may operate as a special exception use in those zoning districts where MFDVs are listed as a special exception use and only as approved through the special exception process in accordance with any conditions and site design standards required as part of the special exception approval. Application considerations are as follows:

- (a) A pre-application meeting with City staff is strongly recommended.
- (b) Upon determination of the City Administrator, a traffic impact study may be required.
- (c) A site plan shall be submitted demonstrating adequacy of parking, internal/external vehicular circulation, pedestrian safety, customer service area, compatibility with existing onsite and offsite uses.
- (d) Adequate sanitary facilities, utility, drainage, refuse management, emergency services and access, and similar necessary facilities and services will be available to serve employees and patrons.
- (e) All standards of Section 14-364.
- (f) Standards for granting a special exception use provided in 70-373(b) and the findings for approval provided in 70-373(c).
- (g) The ultimate decision to approve, deny, or approve with conditions any special exception application shall be the responsibility of the City of Okeechobee Board of Adjustment, which may impose any condition necessary to ensure compatibility of the proposed use and ensure public health, safety and welfare. As part of their decision, the Board may also consider whether the proposed MFDV operations will unreasonably compete with existing restaurants in the surrounding area.

Sec. 14-363. Operating with a temporary use permit.

MFDVs may operate on private property, public property and on rights-of-way as authorized by a temporary use permit and in accordance with any conditions of that permit. Guidelines for MFDV temporary use permit conditions are as follows:

- (1) The MFDV operator shall produce a copy of the temporary use permit for inspection upon request by a representative of the City or any regulating agency.
- (2) Mobile food establishments conducting business in conjunction with a City-sanctioned event or activity, or events held on City owned public property shall comply with all standards and requirements as established by the event coordinator and/or Planning and Development Department, in addition to any applicable regulatory agency's regulations.
- (3) Adequate sanitary facilities, utility, drainage, refuse management, emergency services and access, and similar necessary facilities and services will be available to serve employees, patrons, or participants.
- (4) Where a tent or similar structure is to be used, such structure shall:
 - (a) Comply with the requirements of the fire marshal.
 - (b) Provide the city with a certificate of insurance to cover the liability of the applicant or sponsor.
 - (c) Demonstrate that the tent is flame resistant by providing a certificate of flame resistance or other assurance that the structure has been properly treated with flame retarder and has been maintained as such.
- (5) Freestanding signage for each MFDV is limited to one (1) non-affixed, A-frame ground sign to be no larger than twenty (20) square feet in area (including both sides), to be removed once the MFDV is no longer operational.
- (6) All standards of Section 14-364 shall apply.

Sec. 14-364. General Operating Standards.

The following standards shall apply to all MFDVs operating in the City unless otherwise stated in the conditions of a special exception approval or temporary use approval or otherwise stated elsewhere in this chapter.

- (a) Any person engaged in selling, preparing, or dispensing food from a mobile food dispensing vehicle (MFDV) shall obtain the appropriate approvals and licenses from the State of Florida Department of Business and Professional Regulations, (DBPR). Florida Department of Health, and/or the Florida Department of Agriculture and

Consumer Services before operating, and shall provide copies of all approvals and licenses upon request.

- (b) The operator of a MFDV shall provide the City, or other regulatory agencies, their Florida State sales tax number upon request and shall maintain display a current vehicle registration tag.
- (c) The mobile food establishment shall make the dispensing vehicle available for routine inspections by the City of Okeechobee Fire Marshal, Building Inspector, or Code Enforcement Officer at any time requested and at any frequency deemed appropriate, while at location or in operation, to ensure compliance with all applicable federal, state, and local fire safety statutes, regulations and codes, and local regulations of this section.
- (d) Mobile food establishments shall comply with all requirements of the most current edition of the Florida Fire Prevention Code (FFPC) and the National Fire Protection Association (NFPA). Upon inspection, if the fire marshal or an authorized designee determines any violations of the FFPC or NFPA exist, the mobile food establishment can be required to cease operations immediately.
- (e) Mobile food establishments shall have hand sanitizer, or similar, visible and readily available for customer use at all times during hours of operation.
- (f) MFDVs that wish to remain operational on the same site for longer than two (2) consecutive hours must provide restrooms, or written consent from the property owner allowing public access to existing restrooms within 150 feet of the stationary vehicle.
- (g) MFDV operations shall not interfere with vehicular and pedestrian movement or visibility, block access to loading/service areas, emergency access and fire lanes, driveways, sidewalks, emergency exits, or damage landscaped areas on adjacent sites.
- (h) Except for Class III MFDVs operating in the right of way according to the provisions of 14-361(2), waste receptacles, not less than 32 gallons, shall be provided adjacent to the MFDV, for litter associated with the sales activity. The MFDV operator shall remove all litter, debris and other waste attributable to the vendor and/or customers on a daily basis and ensure that waste disposal receptacle is not overfilled at any time.
- (i) Waste, fat, oil, grease, greywater or similar substances shall not be discharged into any stormwater system, landscape area, sidewalks, or rights of way. MFDV operators are responsible for proper disposal of any waste material in accordance with federal, state, county, or municipal laws, rules, regulations, orders, or permits.
- (j) Mobile Food Dispensing Vehicles shall not sell alcohol unless specifically licensed to do so and must provide copies of all alcohol-related licensing upon request.

- (k) Except for Class III vehicles operating in the rights of way according to the provisions of 14-361(2), a MFDV shall not make sounds, announcements, or amplify music to call attention to its vending or products either while traveling on public or private right-of-way or when stationary.
- (l) Using balloons, banners, snipe signs, large flashing lights, flags, or other similar devices to attract customers is prohibited, except in accordance with City sign regulations.
- (m) MFDVs shall not park within any required landscape buffers or stormwater retention/detention area.
- (n) MFDVs shall not obstruct the usage of American with Disabilities Act (ADA) accessible parking spaces or associated ADA access aisles.
- (o) Serving from a free-standing grill is prohibited.
- (p) It is prohibited to solicit sales of food or beverages by:
 - i. Stopping passersby;
 - ii. Yelling or making loud noise to attract customers;
 - iii. Using sound amplification in such a manner as to unreasonably disturb peace, quiet and comfort; or
 - iv. Having an attraction which will blockade a street, sidewalk or other public place.

Sec. 14-365. Enforcement.

- (1) Owners and operators of mobile food dispensing vehicles and property owners on which such vehicles operate, shall be jointly and severally liable for any violations of this section, subject to the penalty provisions set forth in this section.
- (2) City Code compliance shall be responsible for the enforcement of the provisions within section 14-300. MFDVs operating in non-compliance of any of the provisions of this section will have the option to immediately cease all operations and leave the location. If there is refusal leave the site, a citation in the amount of no less than \$200.00 per infraction/per day will be issued to the landowner and the City will bring forward a code compliance case against the underlying landowner with the intent of collecting the fine in accordance with City code compliance enforcement procedure.

Secs. 14-366—14-380. Reserved.

SECTION 4. Chapter 90 - Zoning, is hereby amended by adding “Mobile Food Dispensing Vehicles” to the list of special exception uses in the CPO, CLT, CHV, CBD, IND, PUB, and RH zoning districts, and allowing for temporary signage associated with MFDVs as follows:

CHAPTER 90 – ZONING

* * * * *

ARTICLE III. DISTRICTS AND DISTRICT REGULATIONS

* * * * *

DIVISION 6. - COMMERCIAL PROFESSIONAL AND OFFICE (CPO) DISTRICT

* * * * *

Sec. 90-223. - Special exception uses.

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(14) Mobile Food Dispensing Vehicles

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DIVISION 7. - LIGHT COMMERCIAL (CLT) DISTRICT

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Sec. 90-253. - Special exception uses.

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(24) Mobile Food Dispensing Vehicles

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DIVISION 8.- HEAVY COMMERCIAL (CHV) DISTRICT

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Sec. 90-283. - Special exception uses.

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(29) Mobile Food Dispensing Vehicles

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DIVISION 9. - CENTRAL BUSINESS (CBD) DISTRICT

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Sec. 90-313. - Special exception uses.

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(14) Mobile Food Dispensing Vehicles

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DIVISION 10. – INDUSTRIAL (IND) DISTRICT

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Sec. 90-343. - Special exception uses.

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(13) Mobile Food Dispensing Vehicles

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DIVISION 11. - PUBLIC USE (PUB) DISTRICT

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Sec. 90-373. - Special exception uses.

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(4) Mobile Food Dispensing Vehicles

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DIVISION 15. – RURAL HERITAGE (RH) DISTRICT

* * * * *

Sec. 90-436. - Special exception uses.

* * * * *

(2) ~~Reserved.~~ Mobile Food Dispensing Vehicles.

(3)Reserved.

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ARTICLE IV. SUPPLEMENTARY DISTRICT REGULATIONS

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DIVISION 5. - SIGNS

* * * * *

Sec. 90-570. – Allowable temporary signs (no permit required).

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- (b) The following temporary signs are permitted without a sign permit, provided that the sign conforms to the requirements associated therewith. Further, these signs shall not be counted as part of the allowable number or area of freestanding or building signs.

* * * * *

(5) Except for Class III MFDVs operating in the right of way according to the provisions of 14-361(2), and unless otherwise permitted according to an approved special exception or temporary use permit, Mobile Food Dispensing Vehicles (MFDV) are allowed one (1) non-affixed, A-frame ground sign to be no larger than twenty (20) square feet in area (including both sides), to be removed once the business is no longer operational.

* * * * *

SECTION 5. That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6. That this Ordinance shall take effect immediately upon its final adoption by the City Commission of the City of Okeechobee, Florida.

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE
CITY OF OKEECHOBEE, FLORIDA, THIS [REDACTED] DAY OF [REDACTED],
2023.**

FIRST READING: _____

ADVERTISED: _____

SECOND READING: _____

BY: _____

ATTEST:

Lane Earnest Gamiotea, CMC, CITY CLERK

CITY ATTORNEY

Approved as to form and legality for use
and reliance of the City of Okeechobee, Florida

**PASSED AND ADOPTED BY THE CITY COMMISSION OF THE
CITY OF OKEECHOBEE, FLORIDA, THIS [REDACTED] DAY OF [REDACTED],
2023.**

FIRST READING: _____

ADVERTISED: _____

SECOND READING: _____

BY: _____

ATTEST:

Lane Earnest Gamiotea, CMC, CITY CLERK

CITY ATTORNEY

Approved as to form and legality for use
and reliance of the City of Okeechobee, Florida

City of Okeechobee
 General Services Department
 55 S.E. 3rd Avenue, Room 101
 Okeechobee, Florida 39974-2903
 Phone: (863) 763-3372, ext. 218
 Fax: (863) 763-1686

Date: 3-21-23

Petition No. 23-001-TA

Fee Paid: N/A

Jurisdiction: PB+CC

1st Hearing: 4-20-232nd Hearing: 5-16 & 6-20-23

Publication Dates:

Notices Mailed: N/A

APPLICATION FOR TEXT AMENDMENT TO THE LAND DEVELOPMENT REGULATIONS

APPLICANT INFORMATION

1 Name of Applicant: City of Okeechobee

2 Mailing address: 55 SE 3rd Avenue

3 E-mail address:

4 Daytime phone(s):

5 Do you own residential property within the City? () Yes () No

If yes, provide address(es)

N/A

6 Do you own nonresidential property within the City? () Yes () No

If yes, provide address(es)

N/A

REQUEST INFORMATION

7 Request is for: (✓) Text change to an existing section of the LDRs

() Addition of a permitted use () Deletion of a permitted use

(✓) Addition of a special exception use () Deletion of a special exception use

() Addition of an accessory use () Deletion of an accessory use

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

See proposed ordinance

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

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 _____

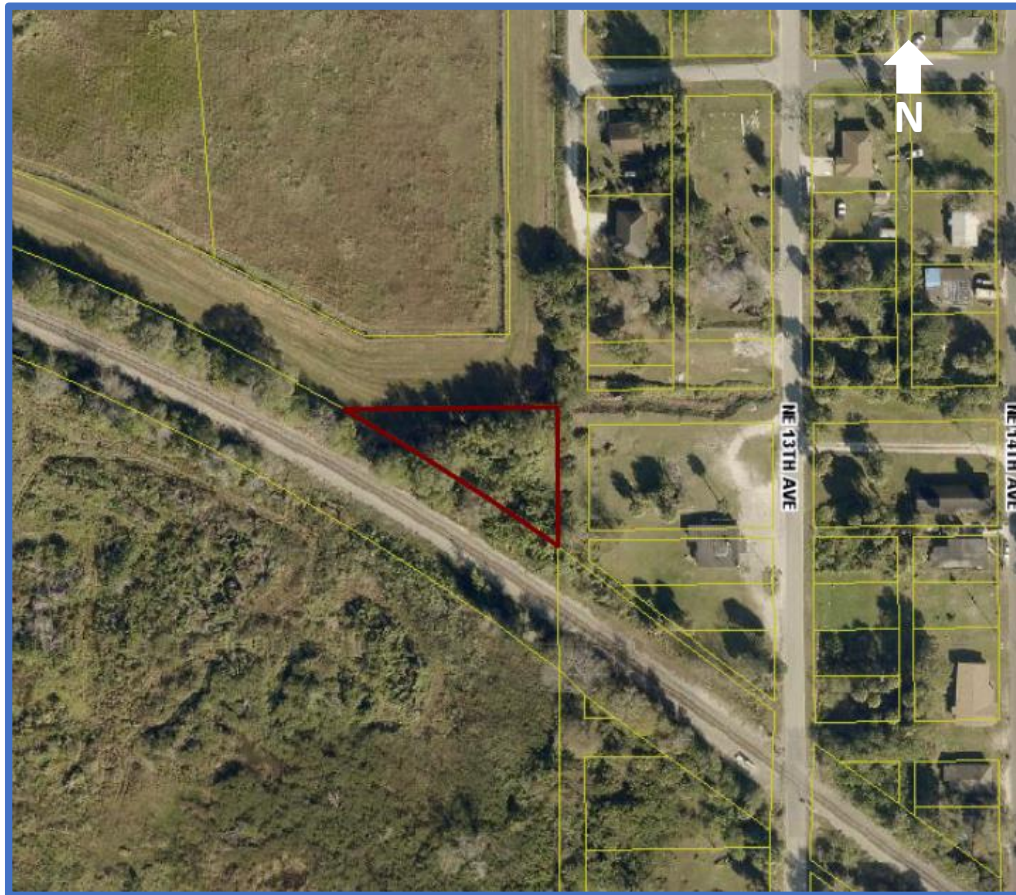
Date

3-21-23

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

23-001-R

Rezoning Staff Report



Applicant | Be A Man Buy Land, LLC
Parcel Identification | 2-15-37-35-0A00-00003-A000



Prepared for The City of Okeechobee

General Information

Owner: Be A Man Buy Land, LLC
Applicant: Be A Man Buy Land, LLC
Primary Contact/Agent: Rene Griffith, (772) 546-4101
Parcel Identification: 2-15-37-35-0A00-00003-A000

Legal Description

UNPLATTED LANDS OF THE CITY N1/2 OF NW 1/4 OF SE 1/4 LYING NORTH OF SAL RR 15 37S 35E.

Future Land Use, Zoning, and Existing Use of Subject Property

	Existing	Proposed
Future Land Use	Industrial	Industrial
Zoning	Holding	Industrial
Use of Property	Vacant	Open storage
Acreage	.36	.36

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

	Future Land Use	Zoning	Existing Use
North	Industrial	Industrial	Vacant
East	Urban Residential Mixed Use (Okeechobee County)	Residential Mixed (Okeechobee County)	Retail
South	Commercial	Heavy Commercial	Railroad; Vacant
West	Commercial	Heavy Commercial	Vacant

Description of Request and Existing Conditions

The request for consideration by the Okeechobee County Planning Board is a Rezoning Application, to change the zoning designation of a vacant 0.36-acre parcel from Holding to Industrial. The applicant is availing themselves of the Holding Rezoning program, which encourages property owners to rezone land which is zoned Holding and provides for reduced application fees and application submittal requirements as an incentive to do so.

Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards.

1) The request is not contrary to comprehensive plan requirements

Applicant Response: No, the proposed request is not contrary to the comprehensive plan requirements. The current zoning for the property is Holding and the Future Land Use for the property is Industrial. The applicant is requesting a rezoning to Industrial. The City Council has encouraged property owners in the past located in the Holding zoning district to rezone to other zoning districts which are supported by the Future Land Use Map.

Staff Response: The subject property is designated Industrial on the City of Okeechobee Future Land Use Map. The City of Okeechobee Comprehensive Plan does not mention the Holding zoning district or contemplate it as appropriate in any FLU category though it does identify the Industrial (IND) zoning district as an appropriate district within the Industrial FLU category. This rezoning request is consistent with the comprehensive plan.

2) The use is specifically authorized under the zoning district regulations applied for.

Applicant Response: Yes, the Future Land Use for the subject property is Industrial.

Staff Response: The Applicant has identified open storage as the proposed use of the property. "Outdoor sales and storage, building trades contractor" is listed as an permitted use within the Industrial (IND) zoning district.

3) Approval of the request will not have an adverse effect on the public interest.

Applicant Response: The proposed use will not have an adverse effect on the public interest as the Future Land Use is Industrial.

Staff Response: The subject property is triangularly shaped and is designated Industrial FLU. The Okeechobee Commerce Center, the City's designated industrial park, is adjacent to the north. The railway is adjacent to the south and west, with vacant property beyond designated heavy commercial zoning. The eastern border of the property is also the City's eastern border. The area of unincorporated Okeechobee County that lies to the east is mixed use residential and commercial, though the property immediately adjacent to the east contains an existing retail use. Industrial uses at this location will not have an adverse effect on the public interest.

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

Applicant Response: The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses and is not contrary to or detrimental to urbanizing land use patterns as the Future Land Use for the subject property is Industrial and the adjacent properties in the City surrounding the subject property are either zoned Industrial or Holding.

Staff Response: As a point of clarification (the applicant may not be aware), the property to the immediate south and west was recently rezoned from Holding to Heavy Commercial. Based on the pattern of land uses as described in the staff response above, staff find that the proposed use is reasonably appropriate for the location proposed, is compatible with adjacent uses, and is consistent with prevailing land use patterns.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.*

Applicant Response: The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property as the properties in the City surrounding the subject property are either zoned Industrial or Holding.

Staff Response: The proposed use should not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.

- 6) *The 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 Future Land Use for the subject property is Industrial and the properties surrounding the subject property are either Holding, Industrial or Residential Mixed and, therefore, the change in zoning is consistent with the area and there shouldn't be any nuisance or hazard to the neighborhood.

Staff Response: The property is not large enough to accommodate many types of industrial uses, large structures, or significant buffering. However, there is adequate area to provide the minimum landscape buffering and to provide a 5-foot-tall fence on the east side in accordance with LDC 90-454. The property will be subject to all standards and regulations set forth by the Land Development Code, including all required setbacks, buffers, and screening.

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

Applicant Response: No, the proposed use is for outdoor storage and therefore would not overburden public facilities such as schools, streets and utility services.

Staff Response: No residential density is proposed.

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

Applicant Response: No, the proposed use is for outdoor storage and therefore would not create traffic congestion, flooding, drainage problems, or affect public safety.

Staff Response: Industrial use of this property is unlikely to create any traffic congestion, flooding or drainage problems, or otherwise affect public safety.

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

Applicant Response: As of date, the proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Response: There are no active uses associated with this property that staff is aware of and the proposed use has not been inordinately burdened by unnecessary restrictions.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that this request to rezone the subject parcel from Holding to Industrial (IND) is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the pattern of land use. Staff recommend approval of this request.

Submitted by:



Ben Smith, AICP

Director of Planning

April 10, 2023

Okeechobee Planning Board Hearing April 20, 2023

City Council Public Hearing: (tentative) May 16, 2023, and June 20, 2023.

ZONING

- boundary_lines
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- city_zoning_parcels_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO



MORRIS
DEPEW

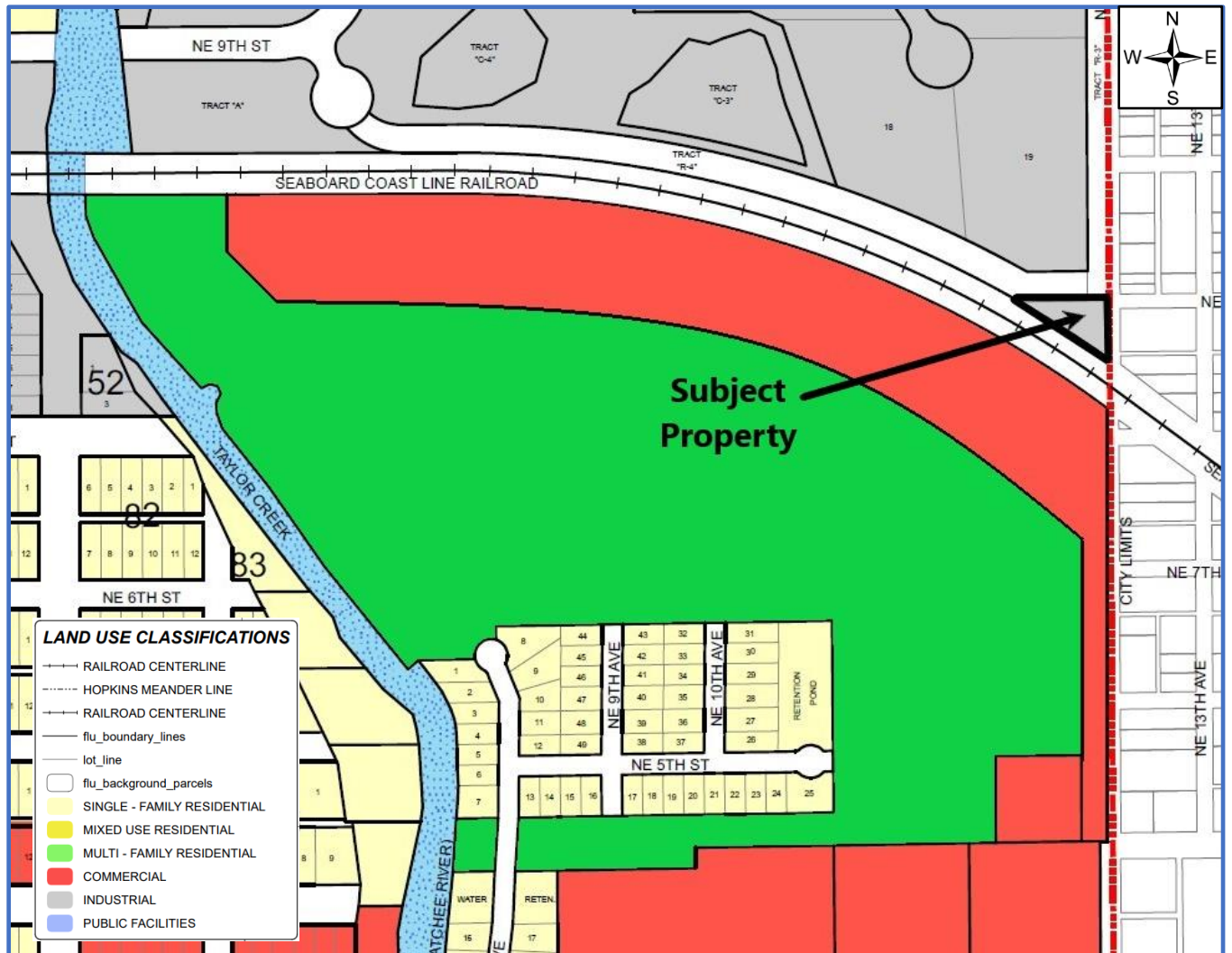


Exhibit B: Existing Future Land Use Map

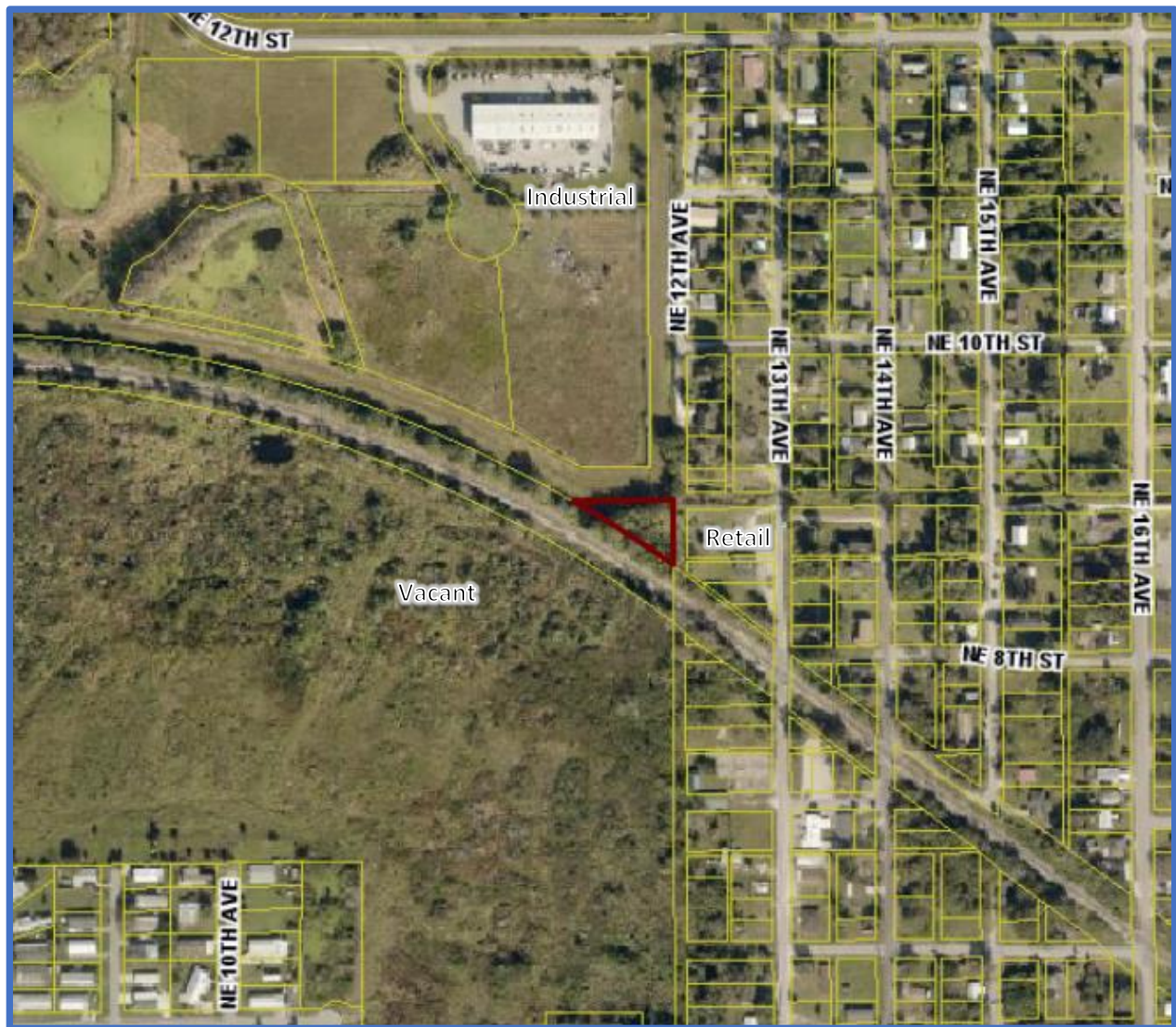


Exhibit C: Existing Land Uses

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>3-9-23</u>	Petition No. <u>23-001-R</u>
	Fee Paid: <u>600.00</u>	Jurisdiction: PB & CC
	1 st Hearing: <u>4-20-23</u>	2 nd Hearing: <u>5-16 & 6-20-23</u>
	Publication Dates:	
	Notices Mailed: <u>4/5</u>	

Per City of Okeechobee Ordinance No. 1258, property owners of land zoned Holding in the City of Okeechobee may submit requests to rezone their property with reduced application fees and reduced application submittal requirements until July 5, 2023, by filling out this application, paying the application fee and providing the required submittals on the attached checklist.

Holding Property Rezoning Petition APPLICANT INFORMATION	
1	Name of property owner(s): <u>Be A Man Buy Land, LLC</u>
2	Property owner(s) mailing address: <u>4260 SE Federal Highway, Stuart, Florida 34997</u>
3	Property owner(s) phone number: <u>772-546-4101</u>
4	Property owner(s) e-mail address: <u>reneg@beamanbuyland.com</u>
5	Name of petitioner (person signing petition): <u>Rene Griffith, Authorized Agent</u>
6	Petitioner(s) mailing address: <u>4260 SE Federal Highway, Stuart, Florida 34997</u>
7	Petitioner(s) phone number: <u>772-546-4101; 7721-341-1918 (cell)</u>
8	Petitioner(s) e-mail address: <u>reneg@beamanbuyland.com</u>
9	Name of contact person (state relationship if other than petitioner): <u>Rene Griffith, Authorized Agent</u>
10	Contact person phone number: <u>same as above</u>
11	Contact person e-mail address: <u>same as above</u>
PROPERTY INFORMATION	
12	Subject property address: <u>NE 9th Ave., Okeechobee, Florida</u> Legal description (Subdivision, Lot, Block or indicate Unplatted): Subject parcel identification number(s): <u>2-15-37-35-0A00-00003-A000</u> ✓ Directions to subject property if no address: Approx. acreage: <u>.36</u> ✓
13	Is there a current code violation on the subject property: Yes _____ No <u>X</u> _____ Case No. _____
14	Is there a pending sale of the property subject to this being granted:
15	Current Zoning Designation: <u>Holding</u> ✓ Requested Zoning Designation: <u>Industrial</u> _____ Current Future Land Use Designation: <u>Industrial</u> ✓ Describe current use and proposed use of subject property: <u>The property is currently vacant land and the proposed use is for outdoor storage.</u> Source of potable water: _____ Method of sewage disposal: _____

L120000097439

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐

PICK-UP

☐

WAIT

☐

MAIL

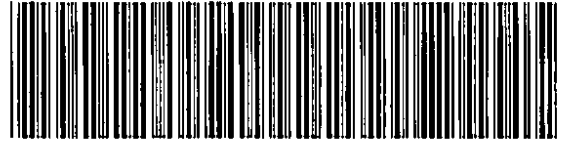
(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only



800327610018

04/19/19--01016--011 **35.00

R WHITE
K127 L1

FILED
2019 APR 19 PM 3:52

COVER LETTER

TO: Registration Section
Division of Corporations

SUBJECT: Be A Man Buy Land, LLC

Name of Limited Liability Company

Dear Sir or Madam:

The enclosed Amendment or Cancellation of Statement of Authority and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Joseph Zachary Gazza

Name of Person

Be A Man Buy Land, LLC

Firm/Company

4260 SE Federal Highway

Address

Stuart, Florida 34997

City/State and Zip Code

zach@beamanbuyland.com

E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Joseph Zachary Gazza

Name of Person

772

at (_____) _____
Area Code

546-4101

Daytime Telephone Number

STREET/COURIER ADDRESS:

Registration Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, Florida 32301

MAILING ADDRESS:

Registration Section
Division of Corporations
P.O. Box 6327
Tallahassee, Florida 32314

AMENDMENT OR CANCELLATION OF STATEMENT OF AUTHORITY

Pursuant to section 605.0302(2), Florida Statutes, this limited liability company submits the following:

FIRST: The name of the limited liability company is: Be A Man Buy Land, LLC

SECOND: The Florida Document number of the limited liability company is: L12000097439

THIRD: The street address of the limited liability company's principal office is:

4260 SE Federal Highway, Stuart, Florida 34997

The mailing address of the limited liability company's principal office is:

4260 SE Federal Highway, Stuart, Florida 34997

FOURTH: The date the statement of authority became effective is: May 9, 2017

FIFTH: The statement of authority is cancelled.

OR

The amendment to the statement of authority is

Rene S, Griffith f/k/a Rene S. losco may also enter into other

transactions and execute all documents on behalf of, or otherwise

act for or bind, the company, in addition to executing an instrument





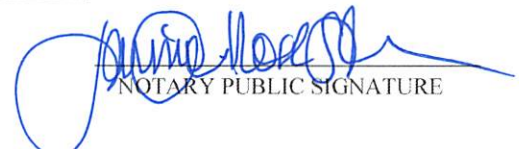






transferring real property held in the name of the
Joseph Zachary Gazza Company

Signature of authorized representative

Typed or printed name of signature

Filing Fee: \$25.00
Certified Copy: \$30.00 (optional)

CITY OF OKEECHOBEE
55 SE 3RD AVENUE
OKEECHOBEE, FL 34974
TELE: 863-763-3372 FAX: 863-763-1686
LAND USE POWER OF ATTORNEY

Name of Property Owners: Be A Man Buy Land, LLC						
Mailing Address: 4260 SE Federal Highway, Stuart, Florida 34997						
Home Telephone:	Work: 772-546-4101	Cell: 772-341-1918				
Property Address: NE 13th Ave., Okeechobee, Florida						
Parcel ID Number: 2-15-37-35-0A00-00003-A000						
Name of Applicant: Rene Griffith, Authorized Agent						
Home Telephone:	Work: 772-546-4101	Cell: 772-341-1918				
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>						
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS</p> <p>2nd DAY OF March 20 23.</p> <table style="width: 100%;"><tr><td style="text-align: center;"> OWNER <i>Authorized Agent</i></td><td style="text-align: center;"> WITNESS</td></tr><tr><td style="text-align: center;">_____ OWNER</td><td style="text-align: center;"> WITNESS</td></tr></table> <p>STATE OF FLORIDA COUNTY OF <u>Martin</u></p> <p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this 2nd day of March, 20 23, by <u>Rene Griffith</u>, (Name of Person) who is personally known to me or produced _____ as identification.</p> <div style="display: flex; justify-content: space-between; align-items: center;"><div style="border: 1px solid black; padding: 5px; text-align: center;"><p>JENNIFER ROSE SCHEE Notary Public - State of Florida Commission # HH 308224 My Comm. Expires Sep 5, 2026 Bonded through National Notary Assn.</p></div><div style="text-align: center;"> NOTARY PUBLIC SIGNATURE</div></div>			 OWNER <i>Authorized Agent</i>	 WITNESS	_____ OWNER	 WITNESS
 OWNER <i>Authorized Agent</i>	 WITNESS					
_____ OWNER	 WITNESS					



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

Detail by Entity Name

Florida Limited Liability Company

BE A MAN BUY LAND, LLC

Filing Information

Document Number L12000097439
FEI/EIN Number 46-0687668
Date Filed 07/30/2012
State FL
Status ACTIVE
Last Event LC AMND STMNT OF AUTHORITY
Event Date Filed 04/19/2019
Event Effective Date NONE

Principal Address

4260 SE Federal Hwy
Stuart, FL 34997

Changed: 01/12/2017

Mailing Address

4260 SE Federal Hwy
Stuart, FL 34997

Changed: 01/12/2017

Registered Agent Name & Address

GAZZA, JOSEPH Z
4260 SE Federal Hwy
Stuart, FL 34997

Address Changed: 01/12/2017

Authorized Person(s) Detail

Name & Address

Title MGRM

GAZZA, JOSEPH Z
4260 SE Federal Hwy
Stuart, FL 34997

16	Describe current uses on adjoining properties to the: North: Property to the North is Industrial South: Property to the South is zoned Holding	Properties to the East are in the County and zoned Residential Mix East: West: Properties to the West are zoned Industrial or Holding.
-----------	--	--

FINDINGS FOR GRANTING A REZONING (City LDC Sec. 70-340)

The Planning Board and Council will consider the following criteria, where applicable, in determining whether to approve or deny rezoning petitions. As the Applicant, please provide your response to each criterion to the best of your knowledge:

1. The request is not contrary to comprehensive plan requirements.
2. The use is specifically authorized under the zoning district regulations applied for.
3. Approval of the request will not have an adverse effect on the public interest.
4. The use is appropriate for the location proposed, is reasonably compatible with adjacent uses, and is not contrary or detrimental to urbanizing land use patterns.
5. Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent property.
6. The use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.
7. Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.
8. Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. The use has not been inordinately burdened by unnecessary restrictions.

FINDINGS FOR GRANTING A REZONING

1. The proposed request is not contrary to the comprehensive plan requirements.

No, the proposed request is not contrary to the comprehensive plan requirements. The current zoning for the property is Holding and the Future Land Use for the property is Industrial. The applicant is requesting a rezoning to Industrial. The City Council has encouraged property owners in the past located in the Holding zoning district to rezone to other zoning districts which are supports by the Future Land Use Map.

2. The use is specifically authorized under the zoning district regulations applied for.

Yes, the Future Land Use for the subject property is Industrial.

3. Approval of the request will not have an adverse effect on the public interest.

The proposed use will not have an adverse effect on the public interest as the Future Land Use is Industrial.

4. The 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 use is appropriate for the location proposed, is reasonably compatible with adjacent land uses and is not contrary to or detrimental to urbanizing land use patterns as the Future Land Use for the subject property is Industrial and the adjacent properties in the City surrounding the subject property are either zoned Industrial or Holding.

5. Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent property.

The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property as the properties in the City surrounding the subject property are either zoned Industrial or Holding.

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

The Future Land Use for the subject property is Industrial and the properties surrounding the subject property are either Holding, Industrial or Residential Mixed and, therefore, the change in zoning is consistent with the area and there should not be any nuisance or hazard to the neighborhood.

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

No, the proposed use is for outdoor storage and therefore would not overburden public facilities such as schools, streets and utility services.

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

No, the proposed use is for outdoor storage and therefore would not create traffic congestion, flooding, drainage problems, or affect the public safety.

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

As of date, the proposed use has not been inordinately burdened by unnecessary restrictions.

Submittal Checklist

<u>No.</u>	<u>Checklist Items</u>	<u>Check</u>
✓ 1.	Copy of last recorded warranty deed (required)	✓
✓ 2.	Legal description (required, but may be included with survey or warranty deed)	Deed
✓ 3.	List of Surrounding Property Owners with addresses and location sketch of the subject property (required).	✓
✓ 4.	Affidavit attesting to the completeness and accuracy of the list (required)	✓
✓ 5.	Non-refundable application fee of \$600 plus \$20/acre (required)	✓

Additional Attachments

6.	Notarized letter of consent (required if applicant is different from property owner)	N/A
7.	Property survey (if available and no larger than 11x17, not required)	N/A
8.	Supplemental supporting information (optional)	N/A

Instrument Prepared By and Return To:

Rene S. Griffith, Esq.
4260 SE Federal Highway
Stuart, Florida 34997

Parcel ID: 2-15-37-35-0A00-00003-A000

FILE NUM 2018005095
OR BK 805 PG 1661
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 04/16/2018 02:06:18 PM
AMT \$3,265.00
RECORDING FEES \$10.00
DEED DOC \$23.10
RECORDED BY H Pinon
Pg 1661f (1 pg)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, made this 10th day of April, 2018, by and between JOSEPH EDWARD GAZZA, 4260 SE Federal Highway, Stuart, Florida 34997, Grantor and BE A MAN BUY LAND, LLC, a Florida limited liability company, 4260 SE Federal Highway, Stuart, Florida 34997, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument, and the heirs, legal representatives, successors and/or assigns)

WITNESSETH, that said Grantor, for and in consideration of the sum of Three Thousand Two Hundred Sixty Four and 60/100ths Dollars (\$3,264.60), and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby remise, release and quitclaim unto the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following described land, situate, lying and being in Okeechobee County, Florida (the "property"), to wit:

Unplatted Lands of the City N ½ of NW ¼ of SE ¼ lying North of Sal RR Section 15, Township 37 S, Range 35 E, Okeechobee County, Florida, .36 Acres.

Subject to taxes accruing after December 31, 2016; covenants, conditions, restrictions, easements, reservations and limitations of records, if any.

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, its successors and assigns forever.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's 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.

"Grantor" and "Grantee" are used for singular or plural, as the context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence

Rene Griffith
Signature of Witness

Print Name of Witness Below:

Rene Griffith

Signature of Witness

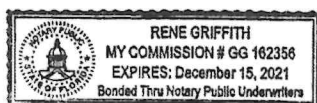
Print Name of Witness Below:

Angelique Barr

By: Joseph Zachary Gazza as Father/Guardian
of JOSEPH EDWARD GAZZA

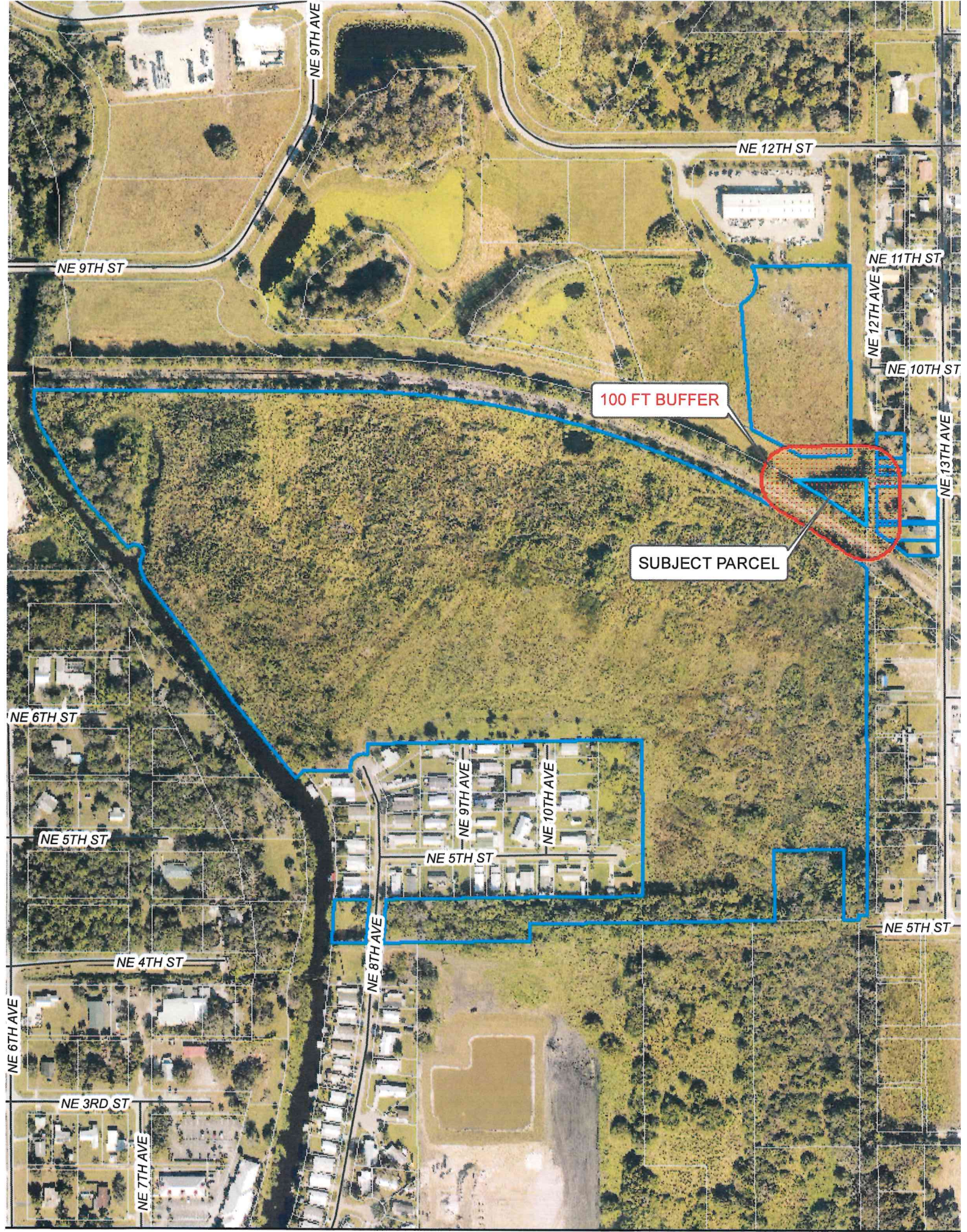
STATE OF FLORIDA
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 10th day of April, 2018 by Joseph Zachary Gazza as Father/Guardian of JOSEPH EDWARD GAZZA who [☒] is personally known or [☐] has produced a driver's license as identification.



Rene Griffith
Notary

PARCEL NUMBER	OWNER	ADDRESS 1	CITY	STATE	ZIP
1-13-38-36-0A00-00002-0000	SALRY RR	C/O CSX CORP 500 WATER STREET J910	JACKSONVILLE	FL	33202
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	NEAL EDDIE JAMES JR	1224 NE 16TH AVE	OKEECHOBEE	FL	34972-3067
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	199 NW 110TH ST	OKEECHOBEE	FL	34972
1-15-37-35-0070-0000D-0010	ARDLEY LAMAR	1641 BLUE JAY CIR	WESTON	FL	33327-2009
1-15-37-35-0070-0000D-0030	JOHNSON JAVARIS SR	1495 N TUCKER RIDGE RD	OKEECHOBEE	FL	34974-2842
1-15-37-35-0070-0000D-0130	FLEETON MATTIE P	PO BOX 1526	OKEECHOBEE	FL	34972
1-15-37-35-0070-0000D-0170	PEPPERS JOHNNIE MAE	908 NE 12TH AVE	OKEECHOBEE	FL	34972
1-15-37-35-0070-0000D-0200	ARDLEY LAMAR	1641 BLUE JAY CIR	WESTON	FL	33327-2009
1-15-37-35-0070-0000D-0230	STEINMETZ TOBIAH PAUL	14575 SW SANDY OAKS LOOP	INDIANTOWN	FL	34956-3205
1-15-37-35-0070-0000D-0240	ARDLEY LAMAR	1641 BLUE JAY CIR	WESTON	FL	33327-2009
1-15-37-35-0070-0000E-0190	GANT JUANITA LIVING TRUST	1661 NE 13TH ST	OKEECHOBEE	FL	34972-3011
1-15-37-35-0070-0000E-0210	SAUTERNES V LLC	18305 BISCAYNE BLVD STE 400	AVENTURA	FL	33160
1-15-37-35-0070-0000E-0230	MCNEIL JOHN B	896 NE 13TH AVE	OKEECHOBEE	FL	34972-3123
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
2-16-37-35-0A00-00005-0000	SALRY RR	C/O CSX CORP 500 WATER STREET J910	JACKSONVILLE	FL	33202
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



100 FT BUFFER

SUBJECT PARCEL

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 January 30th, 2023 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 27th day of Feb, 2023.

Rene Griffith

Signature of Applicant

2/27/2023

Date

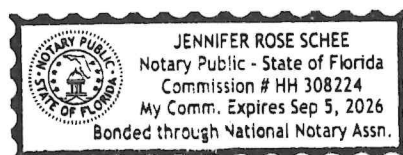
Rene Griffith, Authorized Agent

Name of Applicant (printed or typed)

STATE OF FLORIDA

COUNTY OF Martin

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 27th day of February, 2023, by Rene Griffith, who is personally known to me or produced _____ as identification.



[Signature]
Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 3/2/2023

Parcel: << **2-15-37-35-0A00-00003-A000 (32894)** >>**Owner & Property Info**

Result: 1 of 1

Owner	BE A MAN BUY LAND LLC 4260 SE FEDERAL HWY STUART, FL 34997-4937		
Site	NE 13TH AVE OKEECHOBEE		
Description*	UNPLATTED LANDS OF THE CITY N1/2 OF NW 1/4 OF SE 1/4 LYING NORTH OF SAL RR 15 37S 35E .36 ACRES		
Area	0.36 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a Dept. of Revenue code and is used solely for Property Appraisal purposes. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$9,017	Mkt Land	\$9,801
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$9,017	Just	\$9,801
Class	\$0	Class	\$0
Appraised	\$9,017	Appraised	\$9,801
SOH/10% Cap [?]	\$290	SOH/10% Cap [?]	\$201
Assessed	\$9,017	Assessed	\$9,801
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$8,727 city:\$8,727 other:\$8,727 school:\$9,017	Total Taxable	county:\$9,600 city:\$9,600 other:\$9,600 school:\$9,801

Note: Property ownership changes can cause the Assessed value of the property to reset to full Market value, which could result in higher property taxes.

Aerial Viewer Pictometry Google Maps

☒ 2022 ☐ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/10/2018	\$3,300	0805/1661	QC	V	U	11
2/22/2018	\$3,300	0803/1053	TD	V	U	11
10/14/2004	\$4,500	0546/0258	WD	V	U	02 (Multi-Parcel Sale) - show
1/19/2000	\$0	0433/0794	TD	V	U	01
1/1/1993	\$0	0921/0072	TC	V	U	03
11/1/1963	\$0	0121/0405	WD	V	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

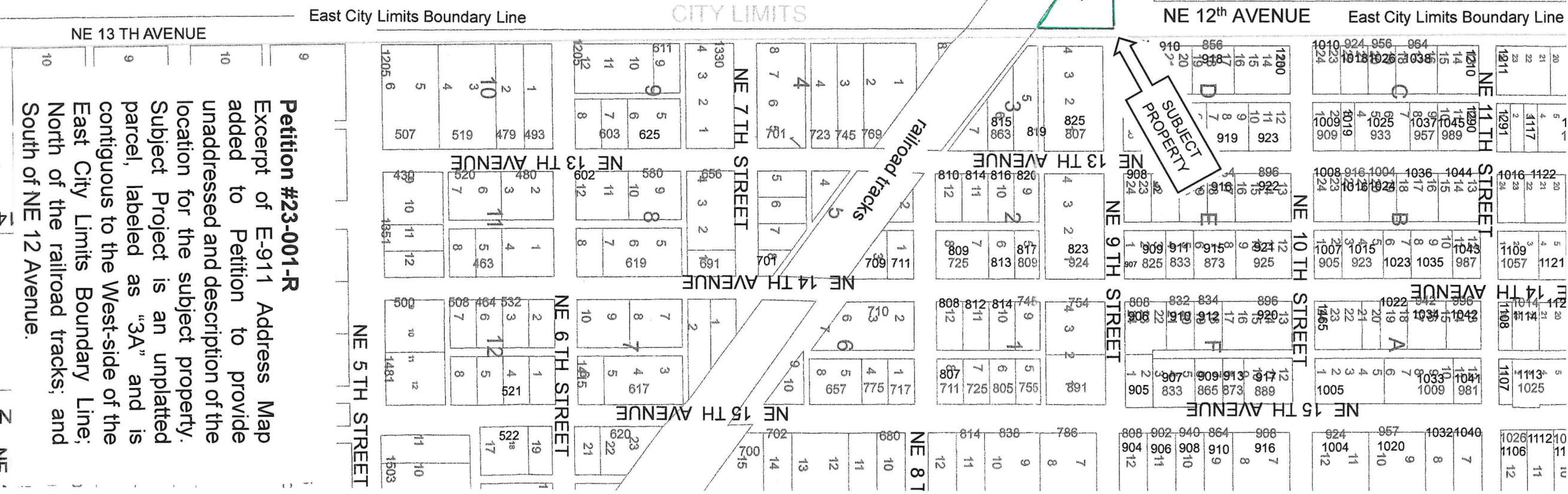
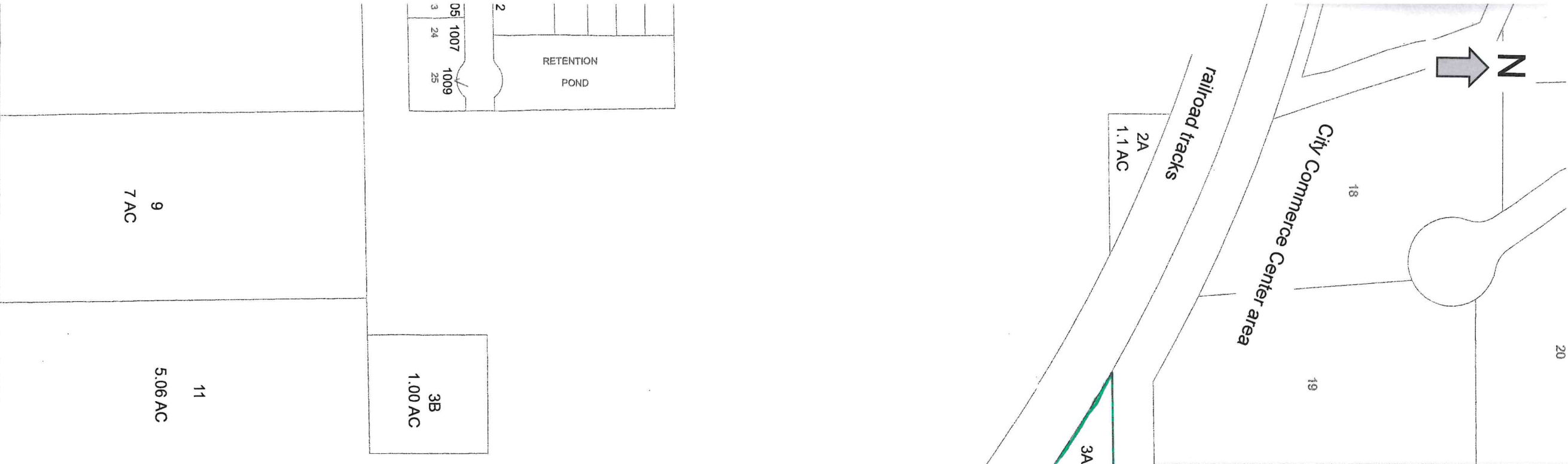
▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
061D1	RR VICINITY (MKT)	15,682.000 SF (0.360 AC)	1.0000/1.0000 1.0000/.50000000 /	\$1 /SF	\$9,801

Search Result: 1 of 1

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by: GrizzlyLogic.com



Petition #23-001-R

Excerpt of E-911 Address Map added to Petition to provide unaddressed and description of the location for the subject property. Subject Project is an unplatted parcel, labeled as "3A" and is contiguous to the West-side of the East City Limits Boundary Line; North of the railroad tracks; and South of NE 12 Avenue.