



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
OCTOBER 19, 2023
LIST OF EXHIBITS

Draft Minutes

Summary of Board Action September 21, 2023

Staff Report/Exhibit 1

Abandonment of Right-of-Way Petition No. 23-002-AC

23-002-AC

Right-of-Way Abandonment Staff Report



Applicant | Steven M. Guelff

Parcel Identification | 3-28-37-35-0050-00340-0030, 3-28-37-35-0050-00340-0050, 3-28-37-35-0050-00340-0110, 3-28-37-35-0050-00340-0070



Prepared for The City of Okeechobee

General Information

Owner: Guelff Family Limited Partnership,

Applicants: Steven M. Guelff and Stephen G Porter

Primary Contact: Steven M. Guelff, (863) 441-2850, drguelff@yahoo.com

Parcel Identification: 3-28-37-35-0050-00340-0030, 3-28-37-35-0050-00340-0050, 3-28-37-35-0050-00340-0110

Legal Description

Parcel 3-28-37-35-0050-00340-0110:

LOTS 11 AND 12, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel 3-28-37-35-0050-00340-0050:

LOTS 5 AND 6, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel 3-28-37-35-0050-00340-0030:

LOTS 3 AND 4, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel 3-28-37-35-0050-00340-0070:

FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 7, 8, 9 & 10 BLOCK 34 & THE WEST 1/2 OF THAT PORTION OF VACATED ALLEY ADJOINING LOTS 7 & 8 AS VACATED IN ORB 499 PAGE 506.

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

	Existing Right-of-Way
Future Land Use	Commercial
Zoning	Heavy Commercial
Use of Property	Vacant Right-of-Way
Acreage	0.07

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

	Future Land Use	Zoning	Existing Use
North	Commercial	Heavy Commercial	Retail, Professional Office
South	Commercial	Heavy Commercial	SW 18 th ST, Professional Office, Single-Family Dwelling
East	Commercial	Heavy Commercial	US 441, Retail, Residential Access Driveway
West	Single-Family Residential	Residential Single Family-One	SW 2 nd Ave, Single-Family Dwelling Units

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Technical Review Committee is an application to abandon for the portion of the 15 ft wide alleyway lying South to North between Lots 3 to 6 and 9 to 12 of Block 34. The alley is 15 feet wide by 199.58 feet long, totaling 2,994 square feet (0.07 acres). The northern portion of the right-of-way was previously vacated in official record book 499, page 506, and the remaining alley is currently designated as public right-of-way. The Applicant has identified that the two (2) parcels bounding the alleyway to the east will absorb the acreage from the abandonment, enlarging both parcels from 0.325 acres to 0.36 acres respectively. The adjacent property owner has provided a signed letter of no objection to the request. Staff analysis of the submitted application and supplemental documentation is provided below. Areas of deficiency or concern are highlighted in yellow.



Exhibit A: Subject Right-of-Way

Consistency with LDC Section 78-33

City LDC Section 78-33 requires that applicants for right-of-way vacation requests must address the following standards. The applicant has not provided responses to the standards however, a staff analysis is provided below.

- 1) *Proposed vacation is consistent with the comprehensive plan.*

Applicant Response: Yes.

Staff Response: The City of Okeechobee Comprehensive Plan does not provide any standards or regulations regarding abandonment or vacation of rights-of-way.

- 2) *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement.*

Applicant Response: Not it is not.

Staff Response: Access to the subject property is provided via SW 17th St to the north, SW 18th St to the south, S.R 441 to the east, and SW 2nd Ave to the west. Staff find that the right-of-way is not the sole access to any property on Block 34, and the remaining access is not an easement.

- 3) *Proposed vacation is in the public interest and provides a benefit to the city.*

Applicant Response: Yes.

Staff Response: The northern portion of the subject right-of-way has been previously vacated, and the remaining alley has not been improved to facilitate vehicle traffic. Vacating the right-of-way will transfer maintenance responsibilities to the current property owner, which benefits the City, allowing for public resources to be allocated elsewhere; and incrementally increasing the tax base.

- 4) *Proposed vacation would not jeopardize the location of any utility.*

Applicant Response: No.

Staff Response: The provided survey indicates that no utilities or utility easements are located within the subject right-of-way. Furthermore, the applicant has obtained a signed petition including Florida Public Utilities, Okeechobee Utility Authority, Comcast Cable, Embarq d/b/a Century Link, and Florida Power & Light authorizing the vacation of the alley.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that the request to vacate the subject right-of-way is consistent with the City's Comprehensive Plan, the requirements of Sec. 78-33, and is not injurious to the adjacent property owner. Staff recommend **approval** of this request.

Submitted by:



Ben Smith, AICP
Director of Planning
October 11, 2023

City of Okeechobee Planning Board: October 19, 2023

Supplemental Exhibits

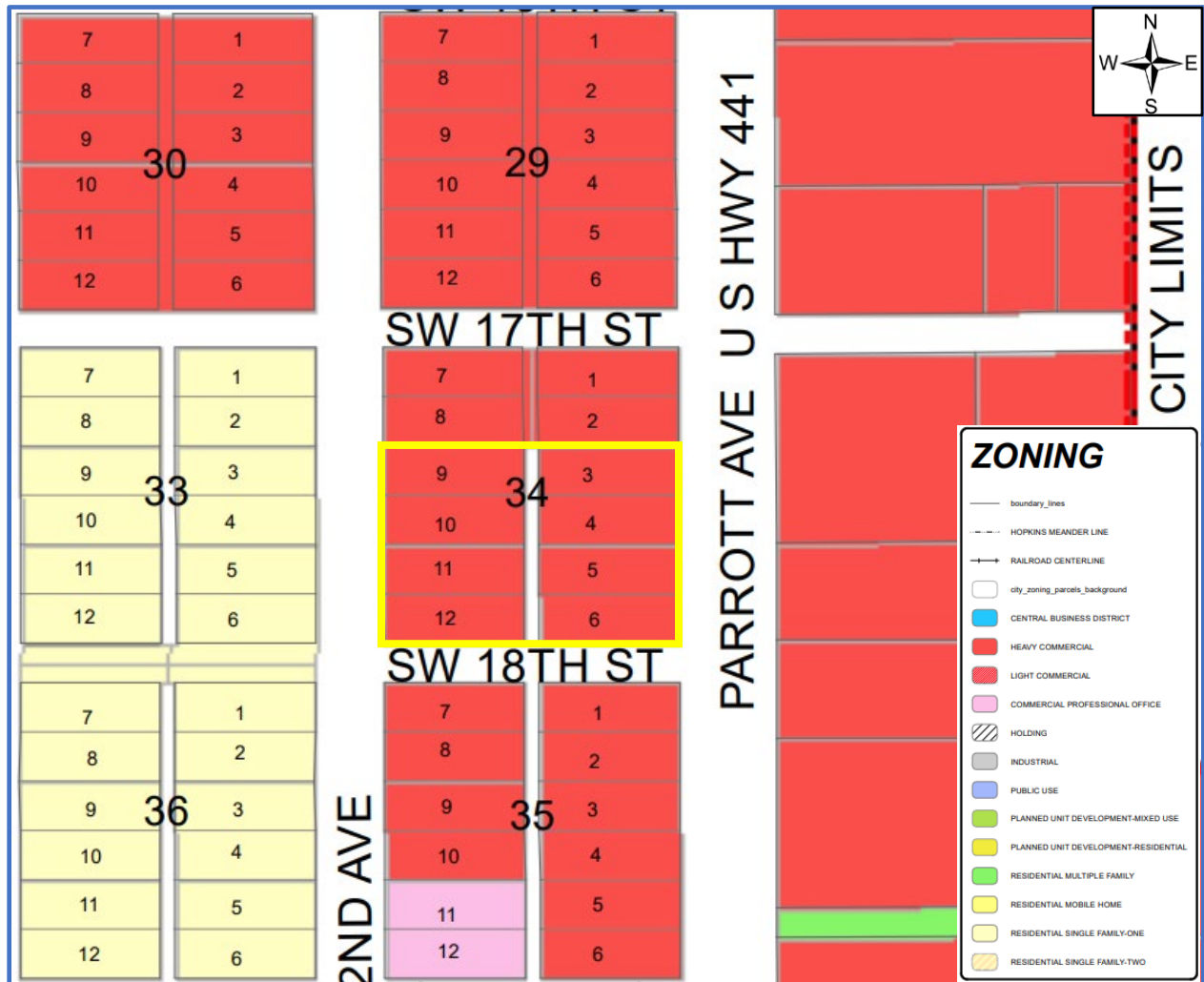


Exhibit B: Existing Zoning Map

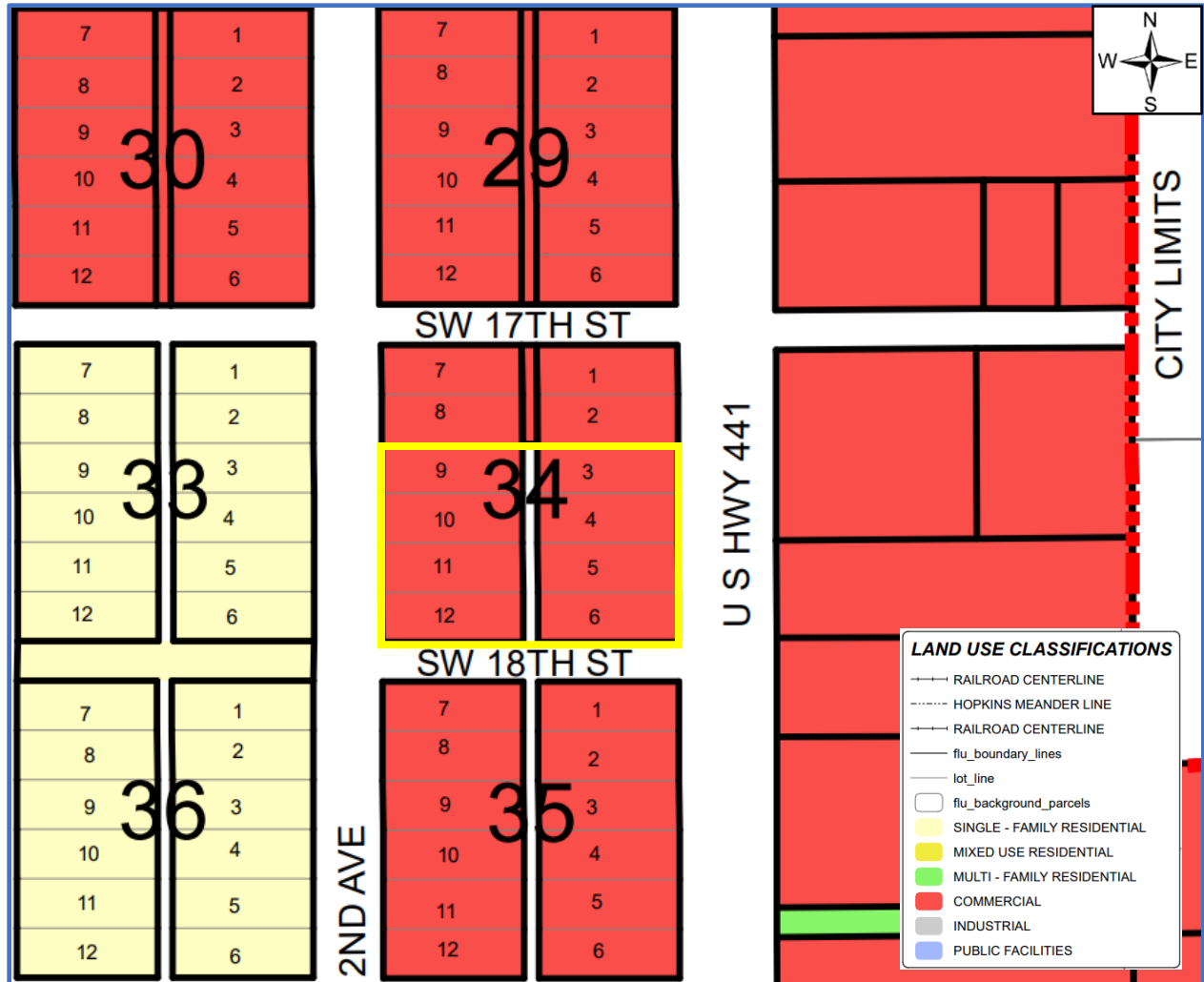


Exhibit C: Existing Future Land Use Map



Exhibit D: Existing Land Uses

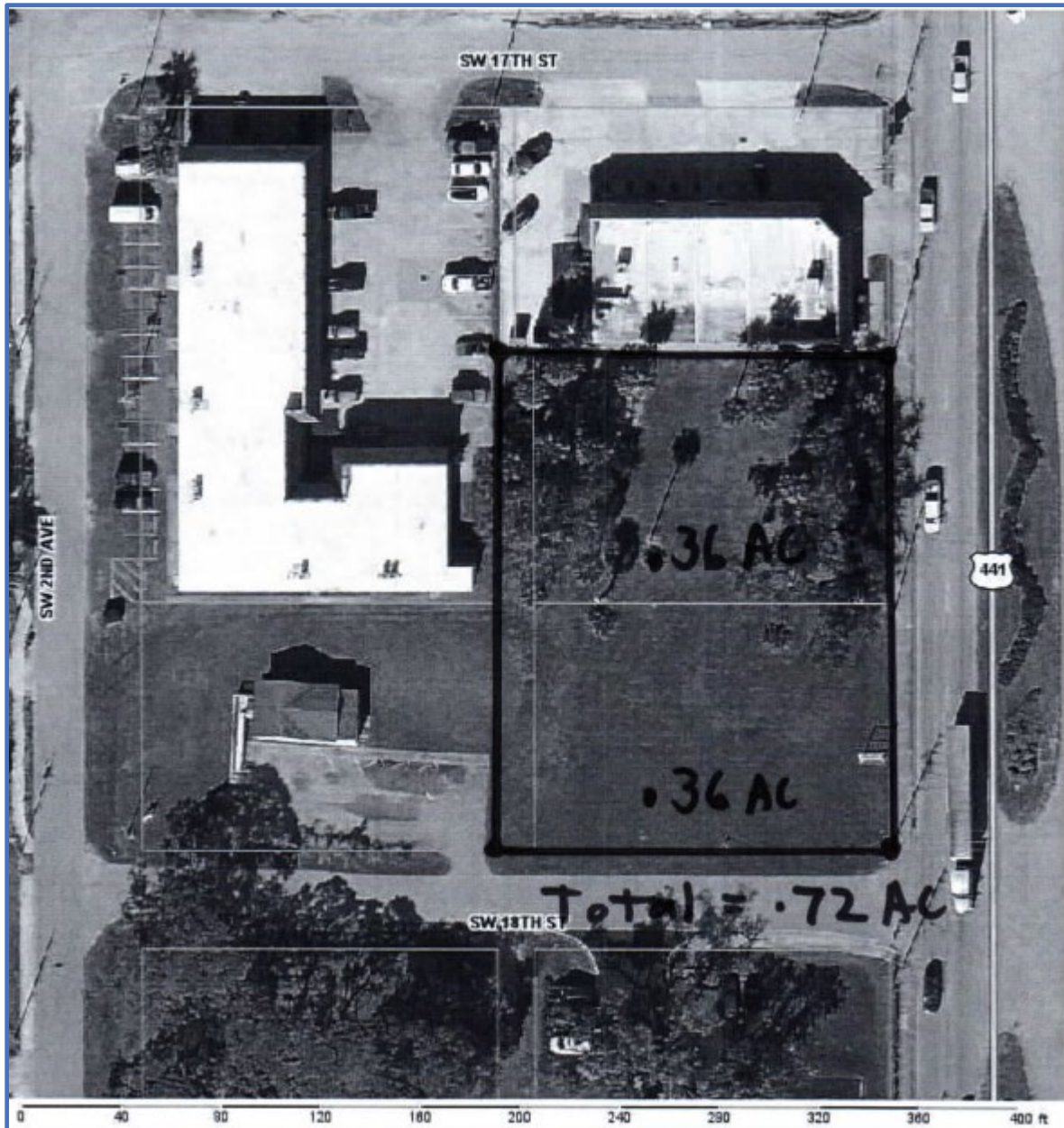


Exhibit E: Proposed Lot Line



#2

CITY OF OKEECHOBEE
General Services Department
55 Southeast 3rd Street
Okeechobee, Florida 34974
863-763-3372 X 9824
Fax: 863-763-1686

ABANDONMENT OF RIGHT-OF-WAY PETITION

PETITION NO. 23-002-AC

Application fee (non-refundable) \$600.00 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.	Date Fee Paid: <u>6-28-23</u>	Receipt No: <u>59405</u>
	TRC Meeting: <u>9-21-23</u>	Publication Date: <u>—</u> Letters Mailed: <u>—</u>
	PB/BOA Meeting: <u>10-19-23</u>	Publication Dates: <u>—</u> Letters Mailed: <u>10-4-23</u>
	City Council 1 st Reading: <u>11-7-23</u>	CMR Letter E-mailed: <u>—</u>
	City Council Public Hearing: <u>12-5-23</u>	Publication Date: <u>—</u>

Right-of-way Definition: Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

Legal Description of the Right-of-Way to be Abandoned: <u>The portion of the 15.0 foot wide alley in Block 34, lying between lots 3 through 6 and lots 9 through 12, Block 34, First Addition to South Okeechobee, according to the plat thereof as recorded in Plat Book 1, Page 17 Okeechobee County, FL</u> Note: Upon abandonment of a right-of-way in the City of Okeechobee or First Addition of City of Okeechobee Subdivision's, there may be a Fee Simple Interest from the Hamrick Trust. For more information contact Gil Culbreth, 3550 US Hwy 441 South, Okeechobee, Florida 34974, 863-763-3154.
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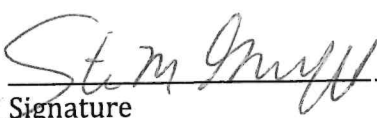
Purpose of the Right-of-Way Abandonment: <u>to close the 15 ft alley running through my parcels</u>

* Contact Info: Jerri Hill
863-634-6796
jerri.lynn.920@gmail.com

PETITION NO. 23-002AC

✓	Name of property owner(s):	Guelff Family Limited Partnership
	Owner(s) mailing address:	205 Sea Biscuit Lane, Lake Park, FL 33851
	Owner(s) e-mail address:	*drquelffe@yahoo.com
	Owner(s) daytime phone(s):	863-441-2850
	Fax:	863-382-3909

✓	Required Attachments
	<p>Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.</p> <p>Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition). SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS</p> <p>Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.</p> <p>List of all property owners within 300' of subject property (See Information Request Form attached)</p> <p>Site Plan of property after abandonment. (No larger than 11x 17)</p> <p>Utility Companies Authorization Form. (See attached)</p> <p>Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)</p> <p>PLEASE NOTE: <i>If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)</i></p>

✓	Confirmation of Information Accuracy	
<p>I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 summary denial of this petition.</p>		
	Steven M. Guelff	4/25/23
Signature	Printed Name	Date

23 002Ac

PLEASE COMPLETE THE FOLLOWING

FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS
(Sec. 78-33, page CD78:4 in the LDR's)

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

1. Proposed vacation is consistent with the Comprehensive Plan.
Yes

2. Proposed vacation does not cut off the sole access to any property, and the remaining access meets the requirements.
No its not

3. Proposed vacation is in the public interest and provides a benefit to the City.
Yes

4. Proposed vacation would not jeopardize the location of any utility.
No

The City Staff will, in the Staff Report, address the request and evaluate it and the Petitioner's submission in light of the above criteria and offer a recommendation for *approval* or *denial*.



Parcel ID Number: 3-28-37-35-0050-00340-0110 et

Prepared by and return to:
MELANIE ANDERSON
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 39177

Warranty Deed

This Indenture, Executed this November 30, 2021 A.D. Between

JKST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

whose address is P.O.BOX 873, Port Salerno, Florida 34992, hereinafter called the grantor, to

GUELFF FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP,

whose post office address is: 601 US 27 S, Sebring, Florida 33870, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-28-37-35-0050-00340-0110 et

Subject to covenants, restrictions, easements of record and taxes for the current year.


Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

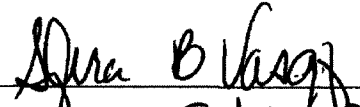
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



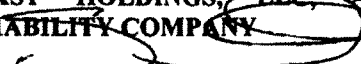
Witness Printed Name Melanie F. Anderson

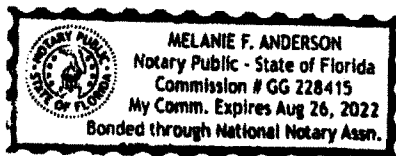



Witness Printed Name Sybil B. Vasquez

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [N/A] online notarization, this November 30, 2021, by SHAUN M. KOGUT, AUTHORIZED MEMBER OF JKST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, who produced a drivers license as identification.

JKST HOLDINGS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY  AMBR (Seal)
BY: SHAUN M. KOGUT, AMBR
Address: P.O.BOX 873, Port Salerno, Florida 34992





Notary Public
Print Name: Melanie F. Anderson
My Commission Expires Aug. 26, 2022

Exhibit "A"

Lots 3, 4, 5, 6, 11 and 12, Block 34, First Addition to South Okeechobee, according to the Plat thereof, recorded in Plat Book 1, Page 17, of the Public Records of Okeechobee County, Florida.

COPY

File Number: 39177

Legal Description with Non Homestead
Closer's Choice

Porter Holdings of Okeechobee
818 Hwy 441 SE
Okeechobee, FL 34974

RE: Alley closing

To whom it may concern:

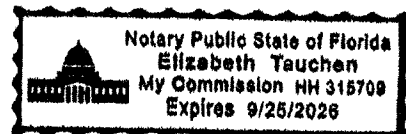
I am writing this letter to let all those involved know, that Porter Properties Management and Porter Holdings of Okeechobee, have absolutely no objection to the closing of the remaining portion of the alley located between SW 17th and SW 18th Streets, Okeechobee.

Thank you,

Stephen G. Porter

Stephen G. Porter
Property Owner

Elizabeth Tauchen
10/11/23



Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0030 (35916) >>

Owner & Property Info

Owner	GUELF F FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	1702 S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 3 & 4 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
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	\$89,540	Mkt Land	\$107,300
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$89,540	Just	\$107,300
Class	\$0	Class	\$0
Appraised	\$89,540	Appraised	\$107,300
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$89,540	Assessed	\$107,300
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$89,540 city:\$89,540 other:\$89,540 school:\$89,540	Total Taxable	county:\$107,300 city:\$107,300 other:\$107,300 school:\$107,300

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

2023 2022 2021 2020 2019 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2021	\$330,000	2021015259	WD	I	Q	05 (Multi-Parcel Sale) - show
11/9/2016	\$100	0782/0789	WD	V	U	11
11/9/2016	\$110,000	0782/0788	WD	V	Q	01
11/13/2006	\$0	0618/0161	WD	I	U	03
10/23/2000	\$110,000	0445/1398	WD	I	U	03
8/23/2000	\$100	0444/1069	PR	I	U	01
10/2/1997	\$0	0398/0944	WD	I	U	03
11/1/1992	\$0	0339/1092	WD	I	U	03

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
067SP4	SO PARROTT (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/.8500000 /	\$1,073 /FF	\$107,300

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0050 (35917) >>

Owner & Property Info

Owner	GUELFY FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOT 5 & 6 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$89,540	Mkt Land	\$107,300
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$89,540	Just	\$107,300
Class	\$0	Class	\$0
Appraised	\$89,540	Appraised	\$107,300
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$89,540	Assessed	\$107,300
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$89,540 city:\$89,540 other:\$89,540 school:\$89,540	Total Taxable	county:\$107,300 city:\$107,300 other:\$107,300 school:\$107,300

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

2023 2022 2021 2020 2019 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2021	\$330,000	2021015259	WD	I	Q	05 (Multi-Parcel Sale) - show
11/3/2016	\$140,000	0782/0791	WD	V	Q	05 (Multi-Parcel Sale) - show
5/25/2004	\$399,900	0534/0047	WD	I	U	02 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0044	QC	V	U	03
7/30/2003	\$0	0509/0181	QC	V	U	03
3/1/1971	\$5,300	0000/0000	03	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
067SP4	SO PARROTT (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/.8500000 /	\$1,073 /FF	\$107,300

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0110 (35919) >>

Owner & Property Info

Owner	GUELF F FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	1703 SW 2ND AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 11 & 12 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	OFFICE BLD 1STY (1700)	Tax District	50

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Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$35,670	Mkt Land	\$41,325
Ag Land	\$0	Ag Land	\$0
Building	\$32,611	Building	\$34,326
XFOB	\$9,003	XFOB	\$10,871
Just	\$77,284	Just	\$86,522
Class	\$0	Class	\$0
Appraised	\$77,284	Appraised	\$86,522
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$77,284	Assessed	\$86,522
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$77,284 city:\$77,284 other:\$77,284 school:\$77,284	Total Taxable	county:\$86,522 city:\$86,522 other:\$86,522 school:\$86,522

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

2023 2022 2021 2020 2019 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
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11/3/2016	\$140,000	0782/0791	WD	I	Q	05 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0047	WD	I	U	02 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0044	QC	I	U	03
7/2/2003	\$0	0509/0183	QC	I	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE SFR (4700)	1955	819	835	\$34,326

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dirms	Condition (% Good)
ASPH 2	COM SLB WLK	2006	\$9,351	3744.00	0 x 0	PD (75%)
CONC B	COM SLB WLK	2006	\$1,444	534.00	0 x 0	PD (80%)
CONC I	BUMPERS	2006	\$76	5.00	0 x 0	PD (75%)

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP8	SO SIDE ST (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/ /	\$413 /FF	\$41,325

Porter Holdings of Okeechobee
818 Hwy 441 SE
Okeechobee, FL 34974

RE: Alley closing

To whom it may concern:

I am writing this letter to let all those involved know, that Porter Properties Management and Porter Holdings of Okeechobee, have absolutely no objection to the closing of the remaining portion of the alley located between SW 17th and SW 18th Streets, Okeechobee.

Thank you,

Stephen G. Porter

Stephen G. Porter
Property Owner

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0010 (35915) >>

Owner & Property Info

Owner	PORTER HOLDINGS OF OKEECHOBEE 818 US HIGHWAY 441 SE OKEECHOBEE, FL 34974-7422		
Site	1700 S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 1 & 2 BLOCK 34 & THE EAST 1/2 OF THAT PORTION OF VACATED ALLEY ADJOINING LOTS 1 & 2 AS VACATED IN ORB 499, PAGE 506		
Area	0.344 AC	S/T/R	28-37-35
Use Code**	MXD RES/OFF/STO (1200)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

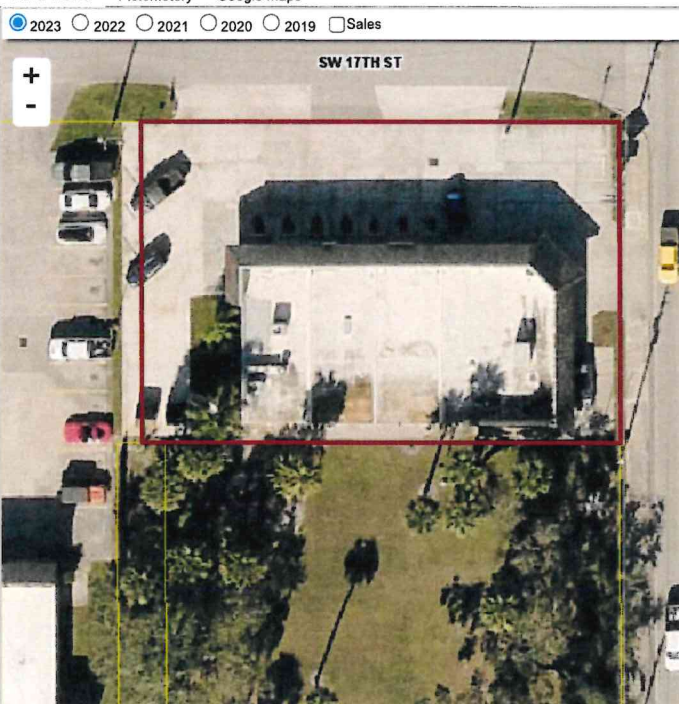
**The Use Code is a Dept. of Revenue code and is used solely for Property Appraisal purposes. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$91,960	Mkt Land	\$110,200
Ag Land	\$0	Ag Land	\$0
Building	\$131,524	Building	\$144,660
XFOB	\$20,810	XFOB	\$27,012
Just	\$244,294	Just	\$281,872
Class	\$0	Class	\$0
Appraised	\$244,294	Appraised	\$281,872
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$13,149
Assessed	\$244,294	Assessed	\$281,872
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$244,294 city:\$244,294 other:\$244,294 school:\$244,294	Total Taxable	county:\$268,723 city:\$268,723 other:\$268,723 school:\$281,872

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/31/2016	\$100	0775/1514	QC	I	U	11
5/13/2016	\$100	0775/0230	QC	I	U	11
6/1/1984	\$61,500	0262/0962	WD	V	U	03
12/1/1980	\$0	0239/0315	WD	I	U	03
9/1/1978	\$0	0221/0971	WD	I	U	03
11/1/1973	\$0	0153/0437	WD	V	U	03
2/1/1970	\$0	0124/0483	WD	V	U	03
12/1/1966	\$0	0101/0231	WD	V	U	03
6/1/1965	\$0	0092/0435	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	NBHD CENTR (3800)	1984	4918	5933	\$144,660

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC E	CURB	1983	\$186	31.00	0 x 0	PD (75%)
CONC F	PRK STRM/D	1983	\$25,760	8807.00	0 x 0	PD (75%)
CONC I	BUMPERS	2002	\$151	10.00	0 x 0	PD (75%)
FENC Q	6'1/2 CYPR	2002	\$229	32.00	0 x 0	PD (50%)
CONC B	COM SLB WLK	2006	\$565	209.00	0 x 0	PD (80%)
CONC I	BUMPERS	2017	\$121	6.00	0 x 0	PD (100%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP4	SO PARROTT (MKT)	100.000 FF (0.344 AC)	1.0000/.8900 1.0000/.8500000 /	\$1,102 /FF	\$110,200

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973
File No. 16-9020
Parcel No: 3-28-37-35-0050-00340-0010

FILE NUM 2016005081
OR BK 775 PG 1514
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/02/2016 03:56:36 PM
AMT \$10.00
RECORDING FEES \$18.50
DEED DOC \$0.70
RECORDED BY M Pinon
Pgs 1514 - 1515; (2 pgs)

Corrective
QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 31 day of May, 2016, by **STEPHEN G. PORTER and MARY A. PORTER, his wife**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, FL 34974, first party, to **PORTER HOLDINGS OF OKEECHOBEE, LLC**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, Florida 34974, second party.

(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, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **OKEECHOBEE**, State of Florida, to wit:

LOTS 1 AND 2, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THE EAST ½ OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 1 AND 2 AS VACATED IN OFFICIAL RECORD BOOK 499 AT PAGE 506, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE FIRST PARTY AND IS BEING GIVEN TO CORRECT THE SPELLING OF THE NAME OF THE SECOND PARTY.

SUBJECT TO restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Melody L Wright
WITNESS

Melody L Wright
Printed Name of Witness

Zoe Zalta
WITNESS

Zoe Zalta
Printed Name of Witness

Stephen G. Porter
STEPHEN G. PORTER

Mary A. Porter
MARY A. PORTER

STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me this 31 day of May, 2016, by Stephen G. Porter and Mary A. Porter ☐ who are personally known to me, or ☐ who has produced FLA as identification.

Rachael V. Winder
NOTARY PUBLIC

(Seal)

Rachael V. Winder
Printed Name of Notary Public - State of Maine
My Commission Expires August 30, 2018

IT IS HEREBY CERTIFIED THAT WE HAVE PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO US BY THE PARTIES HERETO. WE DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION OR QUANTITY OF LAND AS WE DID NOT EXAMINE THE TITLE TO THE PROPERTY INVOLVED.



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

Detail by Entity Name

Florida Limited Liability Company

PORTER HOLDINGS OF OKEECHOBEE, LLC

Filing Information

Document Number	L06000043660
FEI/EIN Number	20-4767988
Date Filed	04/26/2006
Effective Date	04/26/2006
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/01/2016
Event Effective Date	NONE

Principal Address

1700 SOUTH PARROTT AVENUE
OKEECHOBEE, FL 34974

Mailing Address

818 HWY 441 SE
OKEECHOBEE, FL 34974

Registered Agent Name & Address

PORTER, STEPHEN G
818 HWY 441
OKEECHOBEE, FL 34974

Authorized Person(s) Detail

Name & Address

Title MGRM

MARY PORTER TRUST
818 HWY 441 SE
OKEECHOBEE, FL 34974

Title MGR

SCHOPPMAYER, MINDY

2675 NE 54TH TRAIL
OKEECHOBEE, FL 34972

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	02/15/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/11/2018 -- ANNUAL REPORT	View image in PDF format
01/29/2017 -- ANNUAL REPORT	View image in PDF format
06/01/2016 -- CORLCAUTH	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
01/18/2014 -- ANNUAL REPORT	View image in PDF format
02/16/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/05/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
10/23/2006 -- LC Amendment	View image in PDF format
04/26/2006 -- Florida Limited Liability	View image in PDF format

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0070 (35918) >>

Owner & Property Info

Owner	PORTER PROPERTIES MANAGEMENT 818 US HIGHWAY 441 SE OKEECHOBEE, FL 34974-7422		
Site	107 SW 17TH ST OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 7, 8, 9 & 10 BLOCK 34 & THE WEST 1/2 OF THAT PORTION OF VACATED ALLEY ADJOINING LOTS 7 & 8 AS VACATED IN ORB 499 PAGE 506		
Area	0.688 AC	S/T/R	28-37-35
Use Code**	STORES/1 STORY (1100)	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	\$72,980	Mkt Land	\$84,550
Ag Land	\$0	Ag Land	\$0
Building	\$283,047	Building	\$311,285
XFOB	\$39,238	XFOB	\$49,857
Just	\$395,265	Just	\$445,692
Class	\$0	Class	\$0
Appraised	\$395,265	Appraised	\$445,692
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$10,901
Assessed	\$395,265	Assessed	\$445,692
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$395,265 city:\$395,265 other:\$395,265 school:\$395,265	Total Taxable	county:\$434,791 city:\$434,791 other:\$434,791 school:\$445,692

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

2023 2022 2021 2020 2019 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/13/2016	\$100	0775/0228	QC	I	U	11
4/13/2016	\$195,500	0773/1029	WD	I	U	16
1/31/2006	\$0	0592/1005	QC	I	U	03
6/1/1985	\$60,000	0269/1929	WD	I	U	03
10/1/1980	\$25,000	0237/1004	WD	V	Q	
9/1/1978	\$0	0221/0971	WD	V	U	03
11/1/1973	\$0	0153/0437	WD	V	U	03
2/1/1970	\$0	0124/0433	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	NBHD CENTR (3800)	1985	11269	12734	\$311,285

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.


Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC F	PRK STRM/D	1984	\$35,243	12049.00	0 x 0	PD (75%)
CONC I	BUMPERS	1984	\$725	48.00	0 x 0	PD (75%)
ASPH 2	COM SLB WLK	1984	\$9,900	6144.00	0 x 0	PD (65%)
FENC P	6'1/2 PINE	1990	\$272	54.00	0 x 0	PD (50%)
CONC B	COM SLB WLK	2006	\$1,354	534.00	0 x 0	PD (75%)
LNQ1	LGHT QURZ	2000	\$1,323	4.00	0 x 0	PD (75%)
LPQ2	LGHT P QRZ	2002	\$1,040	1.00	0 x 0	PD (75%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP8	SO SIDE ST (MKT)	200.000 FF (0.688 AC)	1.0000/.8900 1.0000/ /	\$423 /FF	\$84,550

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973
File No. 16-9020
Parcel No: 3-28-37-35-0050-00340-0070


FILE NUM 2016004616
OR BK 775 PG 228
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 05/17/2016 01:43:17 PM
AMT \$10.00
RECORDING FEES \$18.50
DEED DOC \$0.70
RECORDED BY M Pinon
Pgs 228 - 229; (2 pgs)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 13 day of May, 2016, by **STEPHEN G. PORTER and MARY A. PORTER, his wife**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, FL 34974, first party, to **PORTER PROPERTIES MANAGEMENT, LLC.**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, Florida 34974, second party.

(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, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **OKEECHOBEE**, State of Florida, to wit:

LOTS 7, 8, 9 AND 10, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THE WEST ½ OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 7 AND 8 AS VACATED IN OFFICIAL RECORD BOOK 499 AT PAGE 506, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE FIRST PARTY.

SUBJECT TO restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

9020-261834.WPD

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Zoe Zalta
WITNESS
Zoe Zalta
Printed Name of Witness

Ashley Senterre
WITNESS
Ashley Senterre
Printed Name of Witness

Stephen G. Porter
STEPHEN G. PORTER

Mary A. Porter
MARY A. PORTER

STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me this 13 day of May, 2016, by Stephen G. Porter and Mary A. Porter 9 who are personally known to me, or 9 who has produced FLD as identification.

Rachael V. Winder
NOTARY PUBLIC

Rachael V. Winder
Printed Name of Notary Public
Notary Public, State Of Maine
My Commission Expires: 2018

(Seal)

IT IS HEREBY CERTIFIED THAT WE HAVE PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO US BY THE PARTIES HERETO. WE DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION OR QUANTITY OF LAND AS WE DID NOT EXAMINE THE TITLE TO THE PROPERTY INVOLVED.



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

Detail by Entity Name

Florida Limited Liability Company

PORTER PROPERTIES MANAGEMENT, LLC

Filing Information

Document Number	L16000074843
FEI/EIN Number	81-2411211
Date Filed	04/15/2016
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/01/2016
Event Effective Date	NONE

Principal Address

818 HWY 441 SE
OKEECHOBEE, FL 34974

Mailing Address

2675 NE 54th Trail
OKEECHOBEE, FL 34972

Changed: 02/01/2023

Registered Agent Name & Address

PORTER, STEPHEN G
818 HWY 441 SE
OKEECHOBEE, FL 34974

Authorized Person(s) Detail

Name & Address

Title President

PORTER, STEPHEN G
818 HWY 441 SE
OKEECHOBEE, FL 34974

Title Manager

Schoppmeyer, Mindy L
2675 NE 54th Trail
Okeechobee, FL 34972

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	02/15/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/11/2018 -- ANNUAL REPORT	View image in PDF format
01/29/2017 -- ANNUAL REPORT	View image in PDF format
06/01/2016 -- CORLCAUTH	View image in PDF format
04/15/2016 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Partnership

GUELFF FAMILY LIMITED PARTNERSHIP

Filing Information

Document Number A03000001525
FEI/EIN Number 20-1461126
Date Filed 10/27/2003
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/13/2017

Principal Address

205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Changed: 03/14/2020

Mailing Address

205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Changed: 03/14/2020

Registered Agent Name & Address

GUELFF, STEVEN M
205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Name Changed: 01/13/2017

Address Changed: 03/14/2020

General Partner Detail

Name & Address

GUELFF, STEVEN M
205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Annual Reports

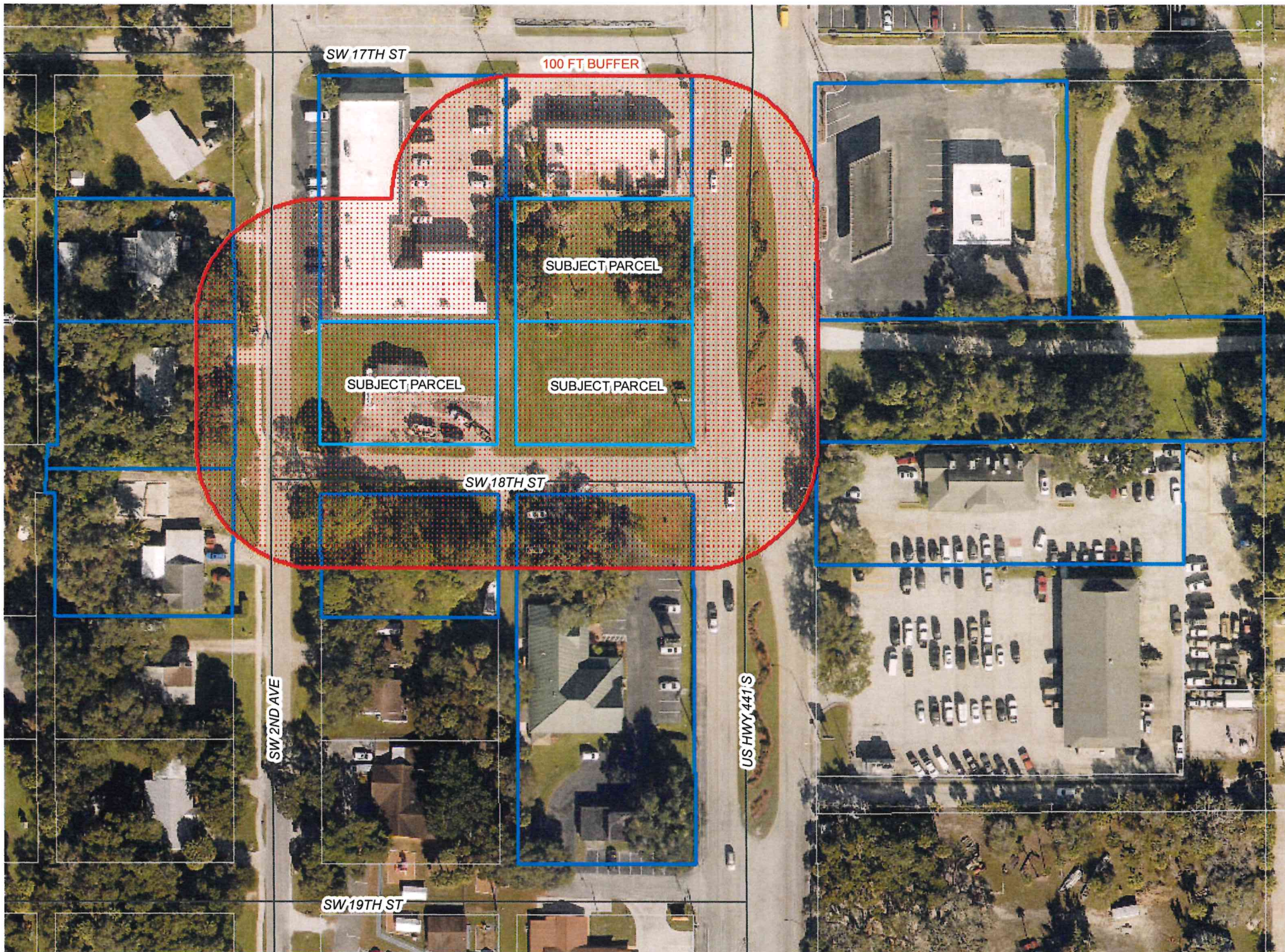
Report Year	Filed Date
2021	01/28/2021
2022	04/11/2022
2023	03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
03/14/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- REINSTATEMENT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
01/29/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
06/13/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
01/21/2005 -- REINSTATEMENT	View image in PDF format
10/27/2003 -- Domestic LP	View image in PDF format

#5
#6

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-28-37-35-0A00-00023-0000	MINDFUL OKEECHOBEE LLC	C/O JEFFREY S PECHTER	280 NE 2ND AVE	OKEECHOBEE	FL	33444
2-28-37-35-0A00-00024-A000	POGEY'S PLAZA INC	1759 S PARROTT AVE		OKEECHOBEE	FL	34974
2-28-37-35-0A00-00025-0000	POGEY'S INC	1759 S PARROTT AVENUE		OKEECHOBEE	FL	34974-1586
2-28-37-35-0A00-00026-0000	HENDRY WILLIAM L REV TRUST	P O DRAWER 1337		OKEECHOBEE	FL	34973-1337
2-28-37-35-0A00-00028-A000	AZTECA #3 INVESTMENTS LLC	8890 NE 12TH LN		OKEECHOBEE	FL	34974-8148
2-28-37-35-0A00-00030-0000	SOUTH PARROTT EYE CARE LLC	606 N PARROTT AVE		OKEECHOBEE	FL	34972-2646
2-28-37-35-0A00-00033-0000	AUTOZONE INC #1249	P O BOX 2198	DEPT 8088	MEMPHIS	TN	38101-2198
3-28-37-35-0050-00290-0040	WILLIAMSON CATTLE COMPANY	9050 NE 12TH DR		OKEECHOBEE	FL	34972-0517
3-28-37-35-0050-00300-0040	NEW HORIZONS OF TREASURE COAST	ATTN: ACCOUNTS PAYABLE	4500 W MIDWAY ROAD	FT PIERCE	FL	34981-4823
3-28-37-35-0050-00330-0010	MITCHELL GIANINNA A	1700 SW 2ND AVE		OKEECHOBEE	FL	34974-6186
3-28-37-35-0050-00330-0030	HARRELL IDA (DEC)	1706 SW 2ND AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00330-0050	KENNEDY KAREN L	6121 LANSHIRE DR		TAMPA	FL	33634-3042
3-28-37-35-0050-00330-0070	SILVAS CELESTINA G	1703 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0090	VARGAS PATRICIA GRAJEDA	1705 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0110	MURPHY CASSIE NICOLE	1709 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00340-0010	PORTER HOLDINGS OF OKEECHOBEE	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
3-28-37-35-0050-00340-0070	PORTER PROPERTIES MANAGEMENT	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
3-28-37-35-0050-00350-0050	PRITCHARD LOWELL	1802 S PARROTT AVENUE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00350-0070	CASO BART F JR	PO BOX 583		OKEECHOBEE	FL	34973
3-28-37-35-0050-00350-0090	CASO BART F JR	PO BOX 583		OKEECHOBEE	FL	34973
3-28-37-35-0050-00350-0110	CHILDREN'S ACADEMIES OF	1811 SW 2ND AVE		OKEECHOBEE	FL	34974-6146
3-28-37-35-0050-00360-0010	HOWARD DELBERT	1804 SW 2ND AVE		OKEECHOBEE	FL	34974-6168
3-28-37-35-0050-00360-0030	GOMEZ JOSE T	PO BOX 3049		OKEECHOBEE	FL	34973
3-28-37-35-0050-00360-0050	DECOURSEY KIARA S	608 AMELIA CIR APT 2		BELLE GLADE	FL	33430
3-28-37-35-0050-00360-0070	COVARRUBIAS ARACELLY	1801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00360-0090	JESUS ES MI REDENTOR	1651 SW 32ND AVE		OKEECHOBEE	FL	34974-5433
3-28-37-35-0050-00290-0010	ARRANTS LLC	399 SW 18TH ST		OKEECHOBEE	FL	34974
3-28-37-35-0050-00290-0060	CITY OF OKEECHOBEE	55 SE 3RD AVE		OKEECHOBEE	FL	34974



THIS MAP HAS BEEN COMPILED FROM THE
3RD AUTHENTIC INFORMATION AVAILABLE AND
OKFEECHOREE COUNTY PROPERTY APPRAISER'S
OFFICE OF RECORDS, LANCE A. HENRY, CLU, PRAISER, 1997

OKFEECHOREE COUNTY PROPERTY APPRAISER'S OFFICE

JUL 27 2023

Petition No. 23-002-AC

**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 June 27, 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 25th day of

July, 2023.

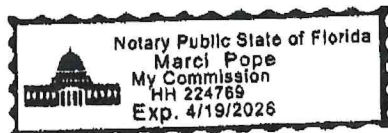
Steven M. Gueiff
Signature of Applicant

7/25/23
Date

Steven M. Gueiff
Name of Applicant (printed or typed)

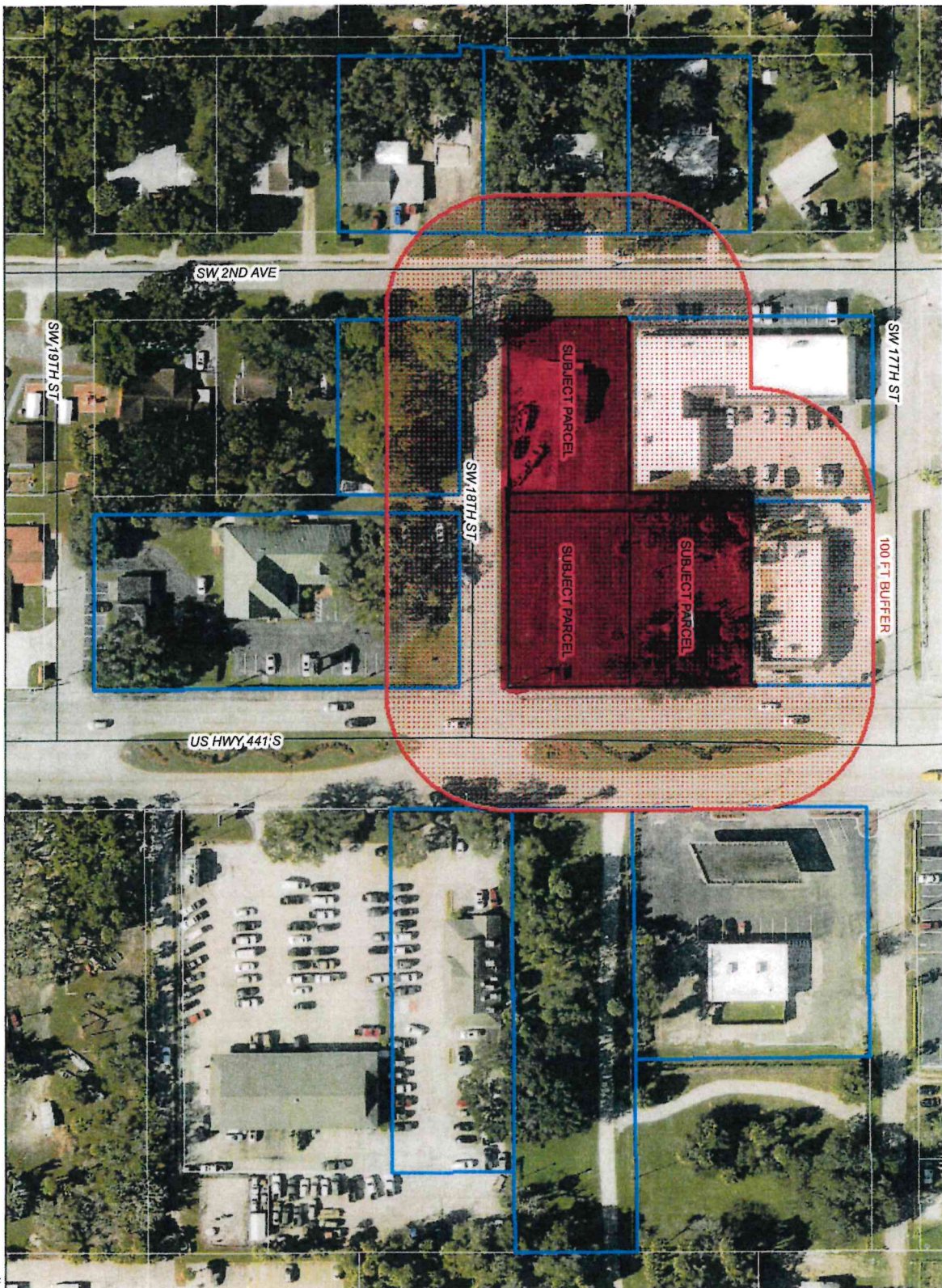
STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of July, 2023, by Steven M. Gueiff, who is personally known to me or produced as identification.
(Name of Person)



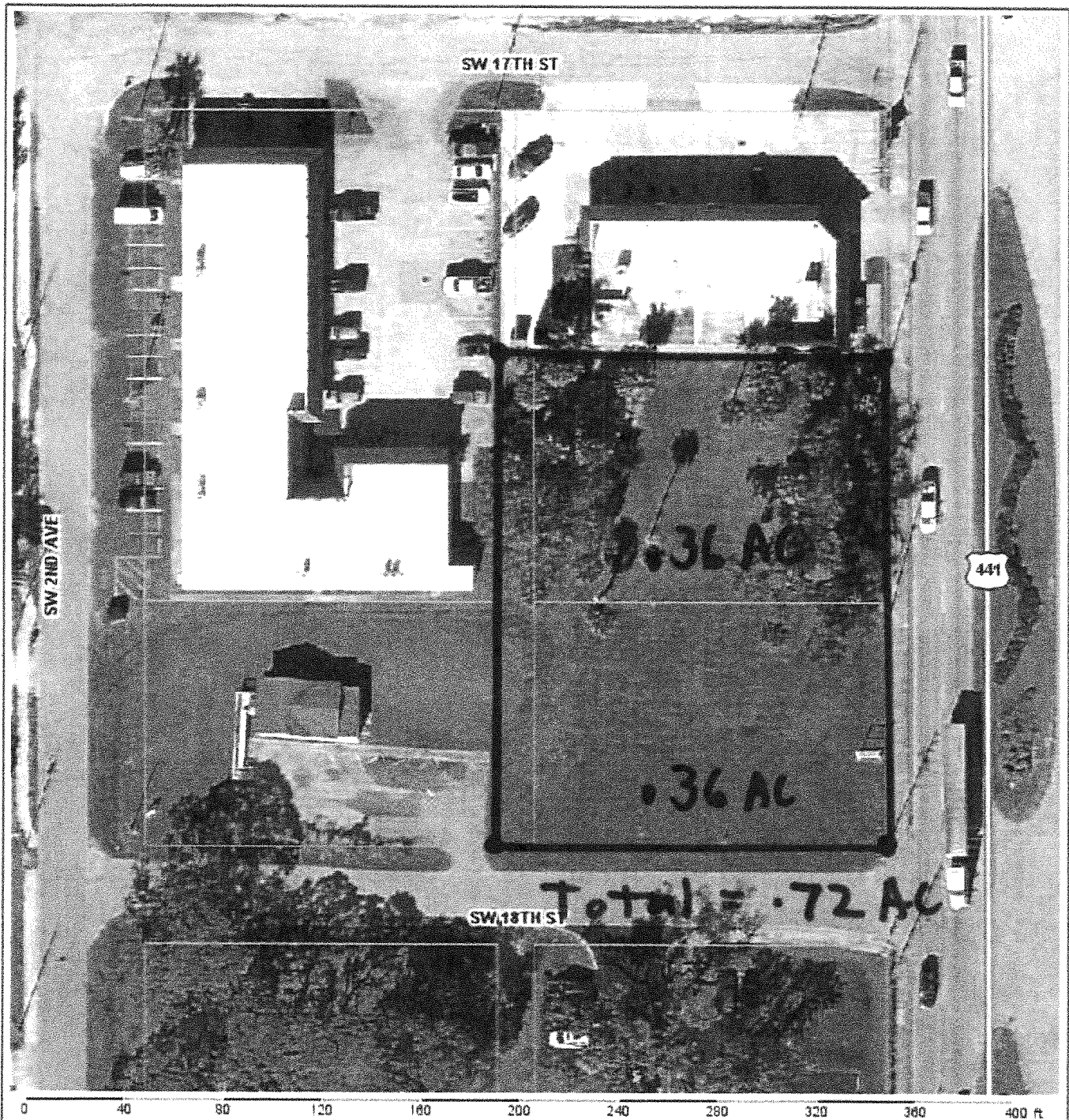
Marci Pope
NOTARY PUBLIC SIGNATURE

OKLAHOMA COUNTY PROPERTY APPRAISER'S OFFICE



How property
will look
after.

Property will all be combined
to make one parcel.
One parcel is outlined in
red.



Okeechobee County Property Appraiser Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

PARCEL: | |

Owner:

Site:

Sales

Info

NONE

2022 Certified Values

Mkt Lnd

Ag Lnd

Bldg

XFOB

Just

Appraised

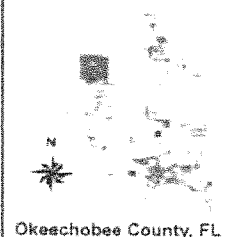
Assessed

Exempt

Total

Taxable

NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
 Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

Utility Companies: If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	FPL HAS NO objection
863-467-3708	NO power lines in said
Donna Padgett	Right OF WAY

Donna Padgett Donna PADGETT 467-3708 5-17-23
 Authorized Signature Typed Name & Title Phone No. Date

Embarq d/b/a Century Link	
941-421-0205	
Camille Knotts	
camille.knotts@lumen.com	
Nre.easement@centurylink.com	

 Authorized Signature Typed Name & Title Phone No. Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

 Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

 Authorized Signature Typed Name & Title Phone No. Date

Florida Public Utilities	
Ivan Gibbs	
561-723-3459	
igibbs@chpk.com	

 Authorized Signature Typed Name & Title Phone No. Date

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

 Authorized Signature Typed Name & Title Phone No. Date

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

23. 002-AC

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Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
<i>Embarq d/b/a Century Link</i>	<i>Lumen/Centurylink has no objection</i>		
941-421-0205	<i>with this easement location</i>		
Camille Knotts	<i>Camille Knotts</i>		
<u>camille.knotts@lumen.com</u>			
<u>me.easement@centurylink.com</u>			
<i>Camille Knotts</i>	<i>Camille Knotts</i>	<i>941-421-0205</i>	<i>5/15/2023</i>
Authorized Signature	Typed Name & Title <i>propt</i>	Phone No.	Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
<u>daniel_tiburcio2@comcast.com</u>	

Authorized Signature	Typed Name & Title	Phone No.	Date
<i>Okeechobee Utility Authority</i>			
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
<i>Florida Public Utilities</i>			
Ivan Gibbs			
561-723-3459			
<u>igibbs@chpk.com</u>			

Authorized Signature	Typed Name & Title	Phone No.	Date
*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS			
<i>Hamrick Estate</i>			
Gil Culbreth, Co-Trustee			
863-763-3154			
Authorized Signature	Typed Name & Title	Phone No.	Date

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

Utility Companies Authorization Form

23002-AC

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863-467-3708	
Donna Padgett	

Authorized Signature

Typed Name & Title

Phone No.

Date

Embarq d/b/a Century Link	
941-421-0205	
Camille Knotts	
camille.knotts@lumen.com	
Nre.easement@centurylink.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

Daniel Tiburcio

Daniel Tiburcio Construction Spec'l 2

772-321-1566

05/16/2023

Authorized Signature

Typed Name & Title

Phone No.

Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

Authorized Signature

Typed Name & Title

Phone No.

Date

Florida Public Utilities	
Ivan Gibbs	
561-723-3459	
igibbs@chpk.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

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Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature

Typed Name & Title

Phone No.

Date

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<u>camille.knotts@lumen.com</u>	
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Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

 _____
Authorized Signature John Hayford, Executive Director 863-763-9460 May 10, 2023
Typed Name & Title Phone No. Date

Florida Public Utilities	
Ivan Gibbs	
561-723-3459	
igibbs@chpk.com	

Authorized Signature Typed Name & Title Phone No. Date

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature Typed Name & Title Phone No. Date

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Nre.easement@centurylink.com			

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772-321-1566			
daniel_tiburcio2@comcast.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Gibbs			
561-723-3459			
igibbs@chpk.com			

<u>IVAN GIBBS</u>	Ivan Gibbs/Engineering Technician	561-723-3459	6-9-2023
Authorized Signature	Typed Name & Title	Phone No.	Date

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature	Typed Name & Title	Phone No.	Date
----------------------	--------------------	-----------	------

FIRST ADDITION

SOUTH OKEECHOBEE

A SUBDIVISION OF A PART OF SECTIONS 21 & 28, T. 37 S - R. 35 E

CITY of OKEECHOBEE, OKEECHOBEE COUNTY.
STATE of FLORIDA

October 1924

300

[illegible]

R. Willie

State of Florida
County of Orange

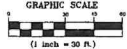
This plat was first for record in the office of the Clerk of Circuit Court on the 9th day of October A.D. 1928 and it is recorded in Plat Book 1 at page 17. Public records of Orange County, State of Florida.

CE Simmons
Clock of Court Court

"ROYAL OAK ADDITION"

1-1

ALTA/NSPS LAND TITLE SURVEY



Vicinity Map
(N.T.S.)

- LEGEND:**
- (P) = Plat Data
 - (F) = Field Data
 - = 3/4" Iron Rod & Cap Set (L.B. 7827)
 - = 3/4" Iron Pipe Found (No Cap, Bent)
 - = 1" Iron Pipe Found (No Cap)
 - = 1/2" Iron Rod & Cap Found (Blightable)
 - = "MAC" Nail & Disc Set (7827)
 - = Temporary Benchmark (TBM)
 - = Wood Power Pole
 - = Clay Anchor
 - = Overhead Wire(s)
 - = Water Meter
 - = Water Valve
 - = Gas Lid Label
 - = Backflow Preventer
 - = Fire Hydrant
 - = Wall
 - = Curb Inlet
 - = Fiber Optic Cable Marker
 - = Gas Line Marker
 - = Pipe Culvert Inlet
 - = Sign
 - = Fiber Optic Vault
 - = Telephone Junction Box
 - = Electric Vault
 - = Asphalt Pavement
 - = Concrete Area
 - = Wood Privacy Fence
 - = Handicapped Parking

THE FOLLOWING SCHEDULE 8-11 ITEMS WERE OBTAINED FROM TITLE COMMITMENT POLICY PROVIDED BY CLIENT (COMMITMENT NUMBER 126-20), AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 7, 2023 @ 5:00 PM.

ITEMS 1 THROUGH 9 ARE NON SURVEY RELATED MATTER OR OTHERWISE NOT PLOTTABLE.

TABLE A: ITEM 11(b) THERE WAS NO EVIDENCE OF UNDERGROUND UTILITIES FLAGGED IN THIS FIELD. HOWEVER THERE IS ABOVE GROUND EVIDENCE OF FIBER OPTIC, NATURAL GAS AND WATER SYSTEM.

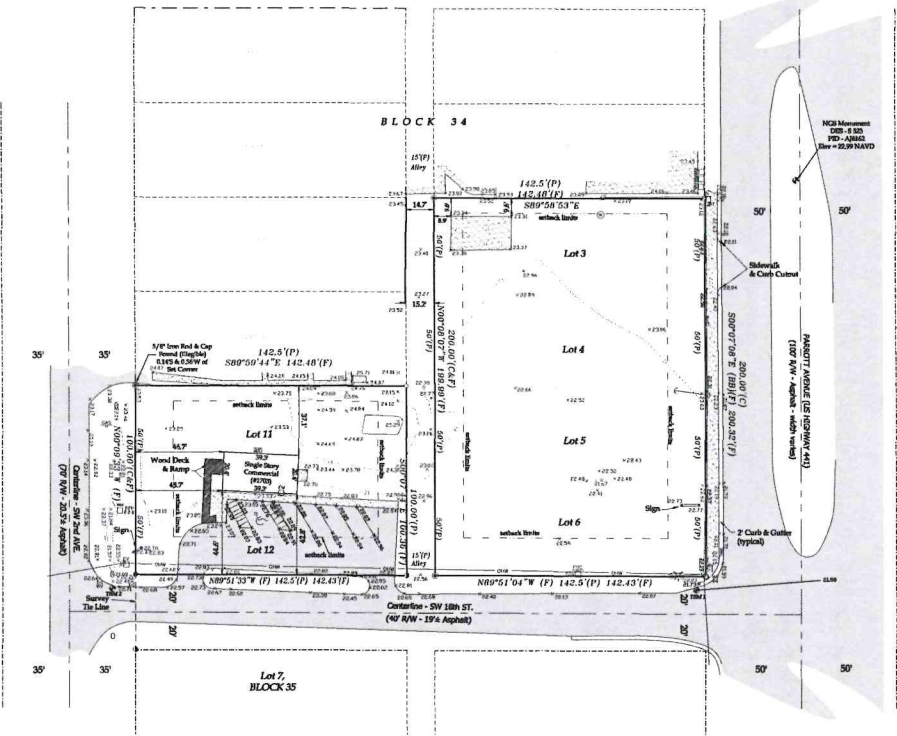
LEGAL DESCRIPTION:

(GRB 782, PG 789)
Lots 3 and 4, Block 34, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof as recorded in Plat Book 1, Page 17, public records of Okeechobee County, Florida.
AND
(GRB 782, PG 791)
Lots 5, 6, 11 and 12, Block 34, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof as recorded in Plat Book 1, Page 17, Okeechobee County, Florida.

Total square footage of all Lots is 42,788 of or 0.962 ac. Does NOT include alley.

Parking Spaces 1 Handicap, 4 regular

Setback Limits: Front 20', Rear 10', Side 8' When on a corner lot the setback limit on one side may vary.



HORIZONTAL CONTROL DATA:
Florida State Plane Coordinate System, Best Zone,
North American Datum of 1983 (2011) adjustment
Established Control using
Designation: S 923
PID: A6162
Elevation: 22.99' NAVD 1988

TBM #1:
"MAC" Nail & Disc Set (L.B. 7827)
Elevation = 21.92'
TBM #2:
"MAC" Nail & Disc Set (L.B. 7827)
Elevation = 22.83'
NAVD 1988

PROPERTY ADDRESS:
1700 S PARROT AVE & 1700 S 2ND AVENUE
OKEECHOBEE, FL 34974

SURVEYOR'S NOTES:

- 1) Electric Service is underground and was not located or shown.
- 2) The legal description shown herein was provided by client.
- 3) The parcel shown herein lies in ZONE "R", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community No. 12800C, Panel 040C, effective July 18, 2013.
- 4) Underground Improvements, if any, were not located unless shown herein.
- 5) Field bearings are based on the West right of way of Parrot Ave, as being S80°0'0"R (88).

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION:
To THE SAID COMPANY, INC., A FLORIDA CORPORATION, KARLSON LAW GROUP, P.A., AND
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY/ATTS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17 and 18 of Table A thereof. The fieldwork was complete on 4/23/2023.
Date of Plat or Map: 5/4/2023.

Robert Phillip Scholer, P.L.S.
Florida Registration # LS 2920
Certificate of Authorization # LB 7827

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EMBOSSSED
SEAL

INDEX DEVELOPMENT
MANAGEMENT
ALTA/NSPS LAND
TITLE SURVEY

No.	Date	Revision

PROJECT NO.:
OK00191701A
Field Survey Completed:
4-25-2023
Drawn: RDM
Checked: RPS
P.B.: S-115, PG-01

Sherco, Inc.
SURVEYING SERVICES
10 North Lake Avenue
Aventura, Florida 33150
Tel: (305) 433-4122
Fax: (305) 433-4122



Checklist for Abandonment of Right-of-Way
Petition No. 23-002-AC

	Required Information and Attachments	Date Rcv'd	Ck'd
1	Application fee (non-refundable) \$600.00 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.	2d 6/28	
2	Completed and signed petition		✓
3	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.		✓
4	Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition).		✓
5	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.		✓
6	List of all property owners within 300' of subject property (See Information Request Form attached)		✓
7	Site Plan of property after abandonment. (No larger than 11x 17)		
8	Utility Companies Authorization Form. (See attached) <u>FPL () Century link () Comcast () Duca () FDU ()</u>		✓
9	Copy of recorded Plat of the Subdivision where right-of-way exists no Larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)		✓