



**CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
NOVEMBER 18, 2021
LIST OF EXHIBITS**

Draft Minutes	Summary of Board Action October 21, 2021
Staff Report/Exhibit 1	Rezoning Petition No. 21-006-R



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD AND WORKSHOP MEETING
OCTOBER 21, 2021
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:11 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

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

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.

- A. Comprehensive Plan Large Scale Future Land Use Map (FLUM) Amendment Application No. 21-001-LSA from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the Northeast section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending **denial**. He commented originally this application was being considered as a Large Scale FLUM Amendment but recently legislation was changed and the maximum acreage for a Small Scale FLUM Amendment within a Rural Area of Opportunity changed from 20 acres to 100 acres. Therefore, this Application will be handled as a Small Scale FLUM Amendment and processed accordingly.
 - 2. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC, was present. Regarding traffic concerns raised by the Board, Mr. Dobbs commented he doesn't believe State Road 70 will stay as a four-laned road and this proposed project can be phased so they can meet the requirements needed. He has not started any design planning yet although, there are possible other access points that may be able to be used instead of solely Northeast 8th Avenue. He further commented there is someone who owns this property, and they have the right to develop it. The proposed site plan when designed, will still need approval from the Technical Review Committee before any construction can take place.
 - 3. Two emails and one phone call were received and read into the record by Board Secretary Burnette from Ms. Dorothy Harris, 508 Northeast 10th Avenue, Ms. Connie Raynor, 203 Northeast 8th Avenue and Mr. and Mrs. Sal Ventimiglia, 211 Northeast 8th Avenue in which all expressed their concerns against the proposed project. Public comments were offered against the proposed project by Mr. Neil Olmsted, 501 Northeast 8th Avenue, Ms. Marian Brewer, 201 Northeast 8th Avenue, Ms. Jennifer Lynch, 506 Northeast 9th Avenue, Ms. Pedie Dickerhoof, 212 Northeast 8th Avenue, Ms. Amanda Carter, 507 Northeast 9th Avenue, Mr. Bob Brandenburg, 303 Northeast 8th Avenue, and Ms. Dorothy Harris, 508 Northeast 10th Avenue.

V. PUBLIC HEARING ITEM A CONTINUED

87 surrounding property owner notices were mailed, signage was posted on the subject parcel and the application was advertised in the local newspaper.

4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:49 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING at 7:49 P.M. AND CONVENED THE WORKSHOP AT 7:52 P.M.

- B. City Planning Consultant Smith commented given the length of Workshop Item A he would discuss Item B first. He reviewed the Planning Staff Report regarding changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundation for all Zoning Districts. Staff has been made aware of drainage and flooding issues at several properties within the City which seem to have resulted from lot filling and earthmoving practices performed on neighboring parcels. He is wishing to examine potential code changes to prevent these situations from continuing to occur. He proposed the City may wish to remove text in Section 90-79 of the Land Development Regulations which requires a minimum foundation elevation and adopt standards to prevent owners from adding so much fill that it creates flooding for neighbors. In addition, maybe adopting some generalized standards to regulate lot filling and earthmoving.

Discussion ensued among the Board regarding water not draining on another person's property and ways to get rid of the water on one's property. Definity agree that there needs to be some sort of enforcement mechanism so that one cannot simply bring in dirt and build up areas of their property or fill in swales, but they are not sure if the City should require permits for this or not.

VI. WORKSHOP ITEM B CONTINUED

After a lengthy discussion among the Board, the consensus was to have the Planner do more research and bring the item back in another workshop.

- A.** Due to the lateness of the hour, the consensus of the Board was to continue this item to another meeting.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:42 P.M.

- VII.** Chairperson Hoover adjourned the meeting at 8:42 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



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Nassa Management Group LLC*

Address: *204 NW 13th Street*

Petition No.: *21-006-R*

Request: *Change from RMF to CHV*

General Information

Owner/Applicant	Nassa Management Group LLC 7993 Steeplechase Ct Port St Lucie, FL 34986
Contact Person	Muhammad Nooruddin Nooruddin64@gmail.com 863.801.1925
Site Address	204 NW 13 th Street
Parcel Identification	3-15-37-35-0010-00030-0230

For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <https://www.cityofkeechobee.com/agendas.html>

Request

The matter before the Local Planning Agency and City Council is an application to rezone 0.402 acres of land located on NW 13th Street. The property is designated Commercial on the Future Land Use Map and currently zoned Residential Multiple Family. The applicant is requesting a zoning change to Heavy Commercial.

The Applicant has also submitted a concurrent request for a Special Exception for a storage facility at this property.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Residential Multiple Family	Heavy Commercial
Use of Property	Vacant lot	Storage Facility
Acreage	0.402 acres	0.402 acres

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

North	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Water Retention
East	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Storage Facility
South	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Automotive Shop
West	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Home

Analysis

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

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

Applicant Response: Part of the Future Land Use Heavy Commercial Proposal by the City map.

Staff Comment: This parcel is already designated Commercial on the City's Future Land Use Map, which is a component of the City's Comprehensive Plan. The current zoning of RMF is inconsistent with the Commercial Future Land Use. Rezoning to a commercial zoning district will increase the consistency with the Comprehensive Plan.

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

Applicant Response: Yes

Staff Comment: The Applicant has a concurrent pending request for a special use exception to allow construction of a storage facility. Storage is listed as a special exception use in the CHV district.

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

Applicant Response: No effect to the public.

Staff Comment: Facilitating commercial development of this vacant property will slightly increase the tax base for the City, which is a public benefit. Commercial development (likely a storage facility) at this location is unlikely to result in any adverse effects on the public interest.

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

Applicant Response: Consistent w/ neighboring storage facility.

Staff Comment: The subject property is about 240 feet from the US-441 right-of-way with an adjacent storage facility to the east, automotive repair to the south, and a water retention site to the north. Due to those factors, this is an appropriate location for storage and for commercial in general; and is consistent with the prevailing land use patterns. The main compatibility concern is the single family residential to the west. Fortunately, the code requires landscape buffering and increased setbacks for commercial structures adjacent to residential districts.

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

Applicant Response: Will not affect property value.

Staff Comment: Except for the water retention parcel to the north, the adjacent properties are already developed. It is unlikely that development of this property will affect property values or living conditions.

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

Applicant Response: Properly fenced and locked.

Staff Comment: If the site is secure, maintained, and not open during all hours, there are not many nuisances typically associated with storage facilities. Nevertheless, buffering will be required at time of site plan approval.

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

Applicant Response: No impact on public facilities.

Staff Comment: Commercial development has no impact on school capacity. Storage has very little impact on utilities. A facility of this size should not generate enough vehicle trips to significantly impact roadway capacity.

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

Applicant Response: No

Staff Comment: Any existing flooding or drainage issues should be improved through the site development process.

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

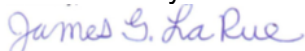
Applicant Response: No impact on restrictions

Staff Comment: The proposed has not been inordinately burdened.

Recommendation

Based on the foregoing analysis, we find the rezoning from Residential Multiple Family to Heavy Commercial reasonably compatible with adjacent uses and consistent with the urbanizing pattern of the area. We find this rezoning to be consistent with the City's Comprehensive Plan; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP
President

November 5, 2021

Planning Board Public Hearing: November 18, 2021

City Council Public Hearing: (tentative) December 21, 2021 and January 18, 2022

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



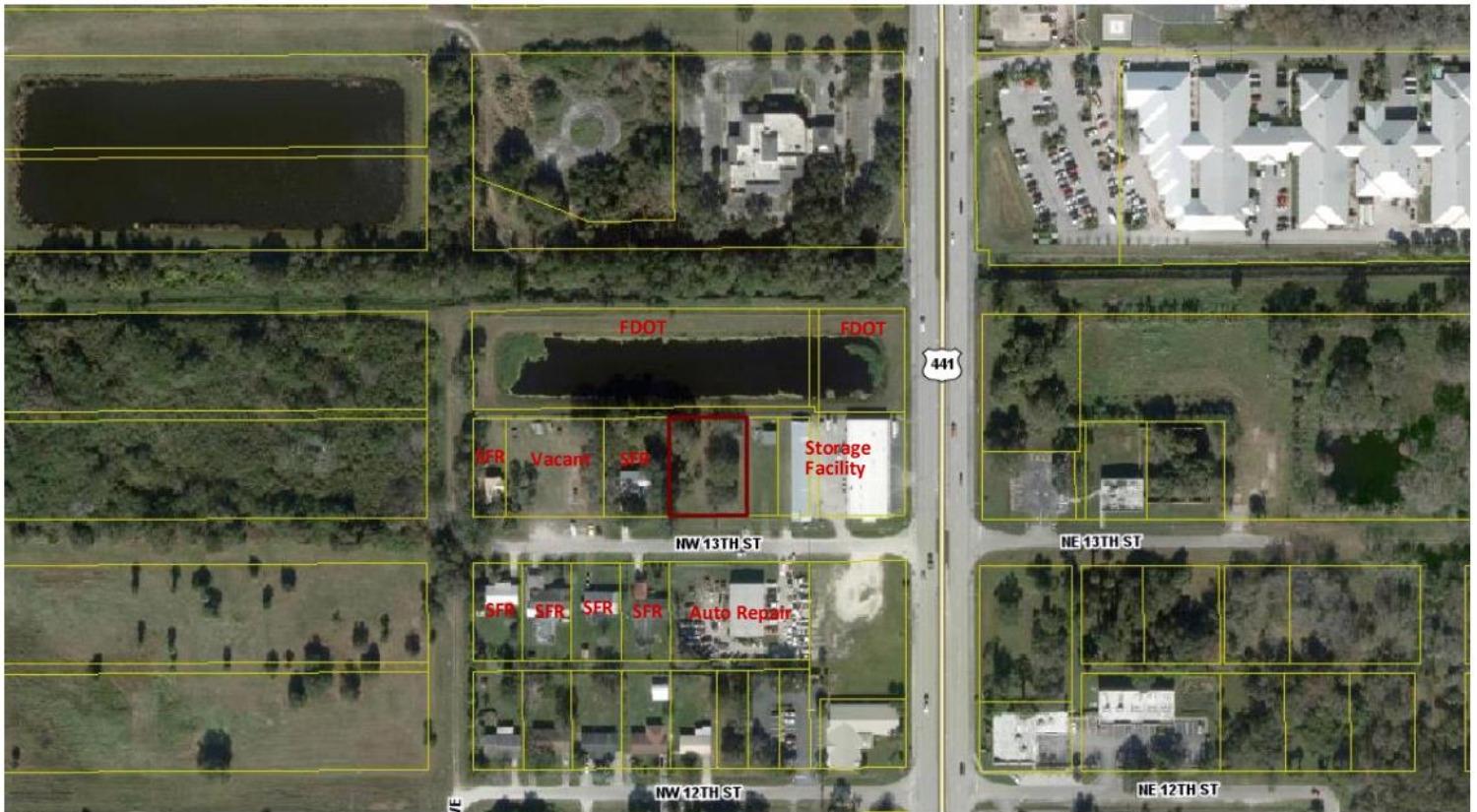
LAND USE CLASSIFICATIONS

- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS

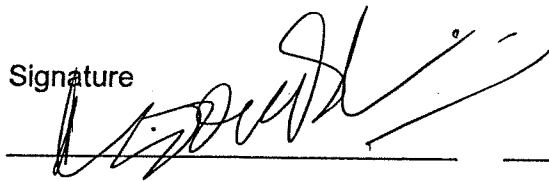


City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 9.30-21	Petition No. 21-006-R
		Fee Paid: 850.00	Jurisdiction: PB & CC
		1 st Hearing: 11/18-21	2 nd Hearing: 12-21-21 & 1-18-22
		Publication Dates:	
		Notices Mailed: 11.3.21	
Rezone, Special Exception and Variance APPLICANT INFORMATION			
1	Name of property owner(s): NASSA MANAGEMENT GROUP LLC		
2	Owner mailing address: 7993 Steeplechase ct, Port Saint Lucie, FL 34986.		
3	Name of applicant(s) if other than owner NA.		
4	Applicant mailing address:		
	E-mail address: Nooruddin64@gmail.com.		
5	Name of contact person (state relationship): Muhammad Nooruddin		
6	Contact person daytime phone(s): 863-801-1925		
PROPERTY INFORMATION			
7	Property address/directions to property: 441 N. to NW 13 Street make a left, property on left 204 NW 13th Street, okeechbee, FL 34972..		
8	Describe current use of property: Vacant lot r -		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) No dwelling on the property is planned. Will utilize for the storage purposes Source of potable water: City. Method of sewage disposal: NA		
10	Approx. acreage: .402 Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: NO..		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: County's water retention East: Storage facility.. South: Heavy commercial automotive shop West: Single-family home		
14	Existing zoning: RMF r Future Land Use classification: heavy commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (<input type="checkbox"/>) Rezone (<input checked="" type="checkbox"/>) Special Exception (<input type="checkbox"/>) Variance		
17	Parcel Identification Number: 34-15-37-35-0010-00030-0230		

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

Confirmation of Information Accuracy

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

Signature 

Printed Name
Muhammad Nooruddin

Date
October 6, 2021

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



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

Detail by Entity Name

Florida Limited Liability Company

NASSA MANAGEMENT GROUP, LLC

Filing Information

Document Number	L06000026019
FEI/EIN Number	APPLIED FOR
Date Filed	03/10/2006
Effective Date	03/13/2006
State	FL
Status	INACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	11/18/2010
Event Effective Date	NONE

Principal Address

1204 NE 12 STREET
OKEECHOBEE, FL 34972

Changed: 03/30/2010

Mailing Address

7993 STEEPLECHASE CT
PORT ST. LUCIE, FL 34986

Registered Agent Name & Address

NOORUDDIN, MUHAMMAD S
7993 STEEPLECHASE CT
PORT ST. LUCIE, FL 34986

Name Changed: 03/09/2008

Authorized Person(s) Detail

Name & Address

Title MGRM

NOORUDDIN, MOHAMMAD S
7993 STEEPLECHASE CT
PORT ST. LUCIE, FL 34986

Title MGRM

NOORUDDIN, SHAHNAZ
7993 STEEPLECHASE CT
PORT ST. LUCIE, FL 34986

Annual Reports

Report Year	Filed Date
2008	03/09/2008
2009	04/29/2009
2010	03/30/2010

Document Images

<u>03/30/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/29/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/09/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/24/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2006 -- Florida Limited Liability</u>	View image in PDF format

[View Document Images \(Annual Reports & Filings\)](#)

Residential Multiple Family

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: <u>Multi family</u> Requested zoning classification <u>Heavy Commercial</u>
B	Describe the desired permitted use and intended nature of activities and development of the property? <u>Storage Facility</u>
C	Is a Special Exception necessary for your intended use? () No (✓) Yes If yes, briefly describe: <u>Current use is zoned as multifamily Residence. Future use is zoned Heavy Commercial.</u>
D	Is a Variance necessary for your intended use? (✓) No () Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project. <u>N/A</u>
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

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

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

- The proposed rezoning is not contrary to Comprehensive Plan requirements.
Part of the Future Land use Heavy Commercial Proposal by the City Map.
- The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations. Yes
- The proposed use will not have an adverse effect on the public interest.
No Effect to the Public.
- The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns. Consistent w/ Neighboring Storage facility.
- The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.
Will Not affect Property Value.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood *Properly fenced and locked.*
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services *No Impact on public Facilities.*
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
No
9. The proposed use has not been inordinately burdened by unnecessary restrictions.
No Impact on Restrictions

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



FILE NUM 2006008655
OR BK 00599 PG 1232
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 05/12/2006 11:36:14 AM
RECORDING FEES 10.00
DEED DOC 350.00
RECORDED BY L Rucks
Pg 1232 (1pg)

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Shannon Mulholland
Elite Title, Inc.
311 NE 2nd Street
Okeechobee, Florida 34972
Property Appraisers Parcel Identification (Folio) Numbers: 3-15-37-35-0010-00030-0230

____ Space Above This Line For Recording Data ____

THIS WARRANTY DEED, made the 11th day of May, 2006 by Nolar Ann Suggs , whose post office address is P O Box 1176, Moore Haven, Fl 33471 herein called the grantor, to Nassa Management Group, LLC, a Florida Limited Liability Co. , whose post office address is 7993 Steeplechase Ct, Port St. Lucie, Fl 34986, hereinafter called the Grantee:
(Wherever used herein the terms "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 AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

LOTS 23 AND 24, BLOCK 3, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter. Grantor herein states that the above referenced property is not now nor has it ever been her homestead. The above referenced property is vacant land.

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, and hereby 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, 2005.

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

Signed, sealed and delivered in the presence of:

[Signature]
Witness #1 Signature

Shannon Mulholland
Witness #1 Printed Name

[Signature]
Witness #2 Signature

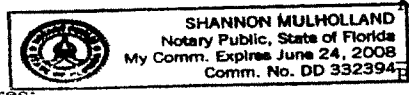
Patsy Mobley
Witness #2 Printed Name

Nolar Ann Suggs
Nolar Ann Suggs

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me this 11th day of May, 2006 by Nolar Ann Suggs who is personally known to me or has produced [Signature] as identification.

SEAL



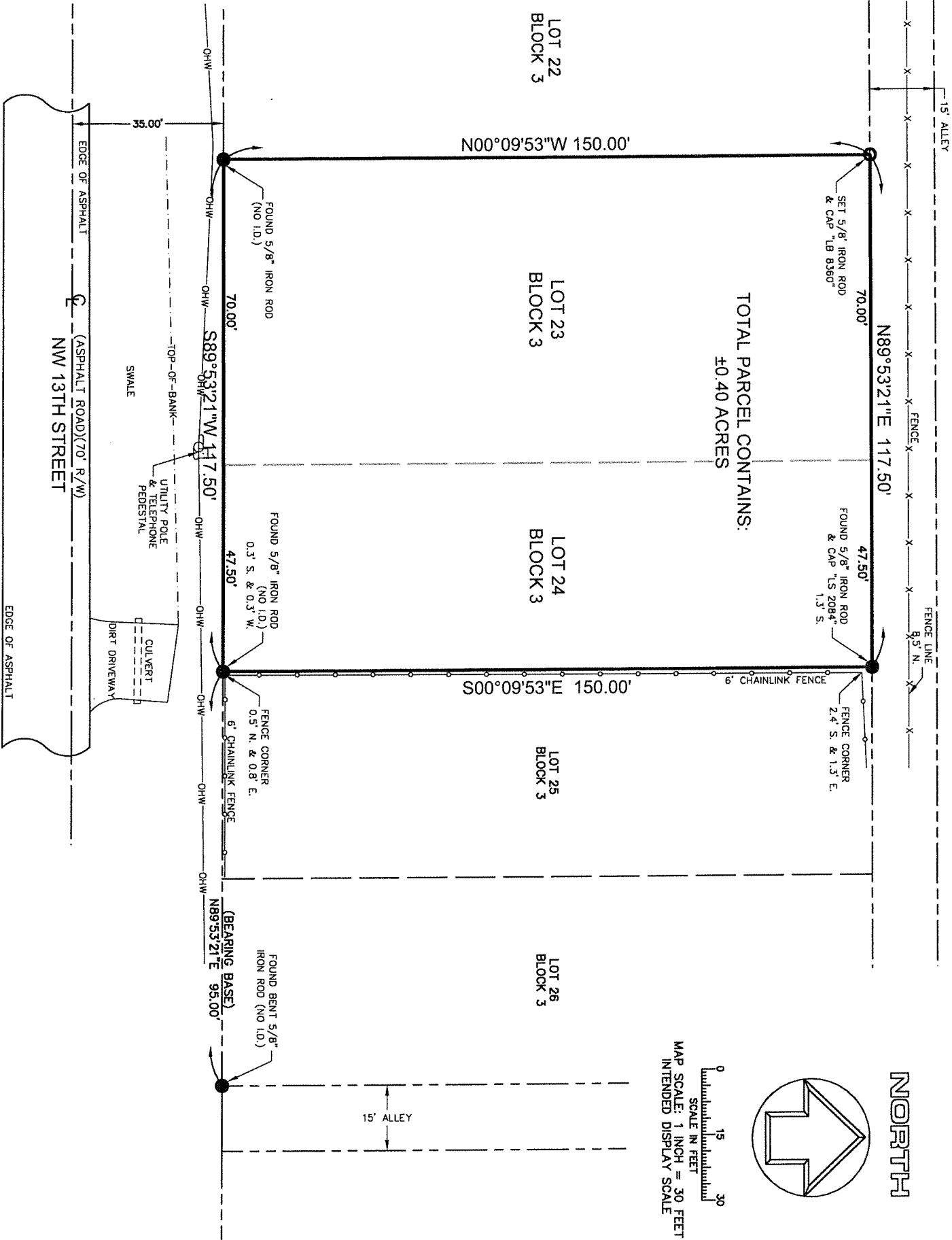
[Signature]
Notary Public

My Commission Expires:

Printed Notary Name

BOUNDARY SURVEY PREPARED FOR
NASSA MANAGEMENT GROUP, LLC

DESCRIPTION:
LOTS 23 AND 24, BLOCK 3, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 204 NW 13TH ST
- 3) PARCEL ID: 3-15-37-35-0010-00030-0230
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPIC JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) DATE OF LAST FIELD SURVEY: 08/03/20.

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

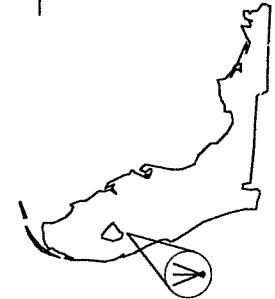
PREPARED FOR THE EXCLUSIVE USE OF:
NASSA MANAGEMENT GROUP, LLC
MOHAMMED NOORUDDIN

DESCRIPTION	DATE	BY	CK
BOUNDARY SURVEY	09/22/20	AL	JJR
DESCRIPTION REFERENCE: O. R. BOOK 599, PG. 1232	360/49	SCALE: 1" = 30'	
BEARING REFERENCE: NORTH R/W LINE NW 13TH STREET TAKEN TO BEAR S89°3'21"W	FILE: 20-341	JOB NO: 20-341	

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

John J. Rice, P.S.M. (LS 4506) LB 8360



LEGEND
●-Set Iron Rod and Cap "LB 8360" ■-Found CM
●-Found Iron Rod (and Cap) ●-Found Pipe (and Cap)
ABBREVIATIONS
B=Benchmark; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Eastery; E/P=Edge of Pavement; ESMI=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Monument; N=North; NLY=Northerly; NGVD=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Plot; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PUKD=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies); x=Spot Elevation based on indicated Datum.

PARCEL NUMBER	OWNER	ADDRESS
1-09-37-35-0020-00740-0010	OKEECHOBEE HOSPITAL INC	ONE PARK PLAZA
3-15-37-35-0010-00030-0010	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-0040	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00030-0070	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-007A	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-0170	HERNANDEZ RICARDO	201 NW 13TH STREET
3-15-37-35-0010-00030-0180	HERNANDEZ RICARDO	201 NW 13TH ST
3-15-37-35-0010-00030-0210	ROBERTSON HERBERT L	PO BOX 1382
3-15-37-35-0010-00030-0250	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00030-0260	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00140-0010	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0070	NEWSUM IVOR L	3100 NW 4TH TERRACE #1
3-15-37-35-0010-00140-0110	HERNANDEZ RICARDO	201 NW 13TH STREET
3-15-37-35-0010-00140-0130	GUSTAFSON FRANK M	207 NW 13TH STREET
3-15-37-35-0010-00140-0140	MILLS CRYSTAL A	209 NW 13TH ST
3-15-37-35-0010-00140-0160	REYNOSO-LOPEZ MOISES G	5853 NW 30TH ST
3-15-37-35-0010-00140-0190	WIGGINS WAYNE J	210 NW 12TH ST
3-15-37-35-0010-00140-0200	NUNEZ ANITA	PO BOX 461
3-15-37-35-0010-00140-0220	CHAVEZ TERESA L	202 NW 12TH ST
3-15-37-35-0010-00140-0230	CHAVEZ ELBIA	112 NW 12TH STREET
3-15-37-35-0010-00140-0240	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0250	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0260	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2

- 600ft

Okeechobee County

CITY	STATE	ZIP
NASHVILLE	TN	37203-6527
BARTOW	FL	33831
OKEECHOBEE	FL	34974-6446
BARTOW	FL	33831
BARTOW	FL	33831
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34973
OKEECHOBEE	FL	34974-6446
OKEECHOBEE	FL	34974
BROOKLYN	NY	11219-1353
POMPANO BEACH	FL	33064
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34972-1902
OKEECHOBEE	FL	34972-1902
OKEECHOBEE	FL	34972-8865
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34973-0461
OKEECHOBEE	FL	34972-2172
OKEECHOBEE	FL	34972
BROOKLYN	NY	11219-1353
BROOKLYN	NY	11219-1353
BROOKLYN	NY	11219-1353

100 FT BUFFER

SUBJECT PARCEL

NW 13TH ST

Petition No. 21-006-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of September 11, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 14 day of September, 2021.

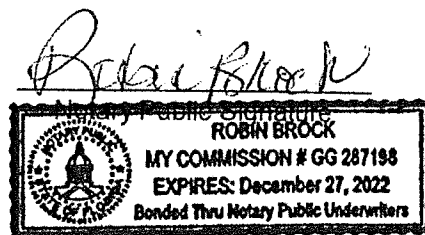
[Signature]
Signature of Applicant

9/14/21
Date

MUHAMMAD NURUDDIN
Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14 day of September, 2021, by Muhammad Nuruddin, who is personally known to me or produced _____ as identification.



Reason for rezoning and special exception applications

Parcel ID 3-15 -37-30 5-0 010-0 0030-0230

The prospective land use of this property is heavy commercial, and the current zoning is residential multifamily (RMF). This property is directly across the street from Auto car shop and next to an existing storage facility. As a result, it will blend in with the surrounding companies and properly.

We intend to have open storage for RVs, boats, and vehicles, as well as maybe under the covered shed. We intend to install an electric outlet for boats and RVs. Okeechobee is in desperate need of a low-cost facility with an outlet to keep boats and RVs in working order. The facility will be surrounded by a protective fence with code entry to get in and out for security reasons. For security, the facility will be encircled by protective fence with code entry to get in and out. For monitoring, a surveillance camera will be installed.

The operation will be carried out remotely or via the internet. At the location, there will be no employee.

I feel the planned project will be a positive addition to Okeechobee and a decent use of the vacant land.

Muhammad Nooruddin

Owner

Site Address: 204 NW 13th Street, Okeechobee, FL 34972

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Preliminary Certified

updated: 9/16/2021

Parcel: << **3-15-37-35-0010-00030-0230 (33203)** >>

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales**Owner & Property Info**

Result: 1 of 1

Owner	NASSA MANAGEMENT GROUP LLC 7993 STEEPLECHASE COURT PORT ST LUCIE, FL 34986		
Site	204 NW 13TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 23 & 24 BLOCK 3		
Area	0.402 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. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$18,824	Mkt Land	\$18,824
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$18,824	Just	\$18,824
Class	\$0	Class	\$0
Appraised	\$18,824	Appraised	\$18,824
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$18,824	Assessed	\$18,824
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$18,824 city:\$18,824 other:\$18,824 school:\$18,824	Total Taxable	county:\$18,824 city:\$18,824 other:\$18,824 school:\$18,824

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.

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/11/2006	\$50,000	0599/1232	WD	V	U	03
9/1/1984	\$14,000	0299/0205	AG	I	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
067NPE	NO SIDE N RR (MKT)	117.500 FF (0.402 AC)	1.0000/.8900 1.0000/ /	\$160 /FF	\$18,824

Search Result: 1 of 1

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

by: GrizzlyLogic.com



AA

Not Secure — okeechobee.com



www Cannot Ope... Okeechobee... Tenant Evalu... Tenant Evalu... The Great Fa... Getting Star... ing ant...

HOME

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA
updated: 9/2/2021

Record Search Search Results Parcel Details GIS Map

1"=200' SCALE PAN BOX FULL INFO HOVER DIST SAVE PRINT

Parcel Details (click for more...)
3-15-37-35-0010-00030-0230 (33203)
NASSA MANAGEMENT GROUP LLC
204 NW 13TH ST
Use: VACANT | 0.402 AC | Exmpt:
Txbl: \$18,824.00 | Sale: 5/11/2006 - \$50,000 - V/U

NE 13TH ST
NW 12TH ST
NE 12TH ST

Feet 200 400 600