

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: 7-28-21 Fee Paid: 7-29-21 1 st Hearing: 9-16-21 Publication Dates: Notices Mailed: 9/1/21	Petition No. 21-004-R Jurisdiction: PB+CC 2 nd Hearing: 10-19-21 & 11-16-21
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Glades Gas Company of Okeechobee, INC		
2	Owner mailing address: 804 N. Parrott Ave, Okeechobee, FL 34972		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: monica@gladesac.com		
5	Name of contact person (state relationship): owner		
6	Contact person daytime phone(s): 863-763-2114, 863-634-1033		
PROPERTY INFORMATION			
7	Property address/directions to property: 804 N. PARROTT AVENUE		
8	Describe current use of property: Commercial/Industrial Rentals, Office space, warehouse space		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. 802-occupied office FPU, 806-warehouse 804-occupied office Glades AC 808-unoccupied showroom Authorized Appliance 810-812 Source of potable water: DUA Method of sewage disposal: Septic Ballet Studio		
10	Approx. acreage: .651 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: EMPTY BLDG (OLD JETSON'S) East: -Florida Public Utilities-tank farm South: CSX RR 902 N. PARROTT West: UNOCCUPIED - DOGS AUTO 805 N PARROTT ARMSTRONG AUTO 712 N PARROTT		
14	Existing zoning: Industrial Future Land Use classification: Industrial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (✓) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (✓) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-00490-0110		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: <i>owner since selling gas company front parcel is strictly commercial not industrial.</i>
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: <i>3/2/95</i>
N/A 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 - <i>Tradewinds,</i> b. Legal description of property pertaining to the application - <i>City of Okeechobee</i> c. Computation of total acreage to nearest tenth of an acre - <i>.651 Lots 11-14 INC BIK 49</i> d. Location sketch of subject property, and surrounding area within one-half mile radius -
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
✓ 25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature

Printed Name

Date

Monica M Clark *Monica M Clark* *7/15/21*

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 Profit Corporation

GLADES GAS COMPANY OF OKEECHOBEE, INC.

Filing Information

Document Number 354951
FEI/EIN Number 59-1282707
Date Filed 11/05/1969
State FL
Status ACTIVE

Principal Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Mailing Address

804 NORTH PARROTT AVE
OKEECHOBEE, FL 34972

Changed: 04/07/2010

Registered Agent Name & Address

CLARK, MONICA MP
1900 SW 5TH AVE
OKEECHOBEE, FL 34974

Name Changed: 04/07/2010

Address Changed: 04/07/2010

Officer/Director Detail

Name & Address

Title PD

CLARK, MONICA MCCARTHY
1900 S. W. 5TH AVE.
OKEECHOBEE, FL 34974

Title VP

MCCARTHY, Kevin S

Glades Gas Company of Okeechobee, Inc.

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

Glades Gas Company of Okeechobee, Inc owns this parcel and in the past has developed it into a multi-unit building, however, with the FLU and zoning of industrial it limits who can rent the units. They have decided to change the zoning from Industrial to Heavy Commercial to be able to attract the permitted uses under the heavy commercial zoning. The parcel is in Block 49 of the City of Okeechobee, it is 0.65 acres of land between NE 9th Street to the north and the CSX railroad to the south and fronts on Parrott Avenue to the west. This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-00490-0110. It is currently located in the City of Okeechobee with a current zoning of Industrial.

The primary intent of rezoning this parcel is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial and Industrial zoned lands.

This application requests the City to grant a change in zoning on this parcel from the existing Industrial to Heavy Commercial. The property can be accessed from the north and west.

Glades Gas Company of Okeechobee, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel of land to Heavy Commercial.

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: <u>Industrial</u> Requested zoning classification: <u>Heavy Commercial (CHV)</u>
B	Describe the desired permitted use and intended nature of activities and development of the property? <u>no development, rental of commercial property</u>
C	Is a Special Exception necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? <input checked="" type="checkbox"/> No <input type="checkbox"/> 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>use not changing</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:

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
yes & no - the property was zoned industrial because of the propane tanks previously owned by Glades Gas Co. → filing for future use amendment change
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations. yes,
3. The proposed use will not have an adverse effect on the public interest.
will not change
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. us 441 adjacent to other commercial uses
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. no

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 *use is not changing*
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services *no*
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*

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.

Glades Gas Company of Okeechobee, Inc.

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements. The 0.65 acres site is currently zoned Industrial, and the surrounding properties are zoned Commercial and Industrial making the zoning change compatible by having Heavy Commercial adjacent to highway 441N and enhancing the Commercial Corridor.

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

The proposed change of zoning is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed zoning change should have a positive impact on the public interest by enhancing the City's Commercial Corridor and changing the existing Industrial zoning to Heavy Commercial.

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

The proposed use is appropriate for the location and will complement the City's initiative to solidify their Commercial Corridor along the major arterial corridors through the City.

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

The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property.

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

There are no changes to the existing property since it was developed in 2005 and accepted under the City's current land development regulations. As previously mentioned, this is to allow more uses in the existing building.

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

The use will not create density patterns that would overburden any public facilities. It may increase traffic, but not to a point where any changes will be required to accommodate this minor increase. Utilities and schools will not be impacted at all.

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. The existing building was previously developed within the current City land development regulation, which require all of these items to be considered in the design.

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

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

500 Rec
50 Doc

QUIT-CLAIM DEED

RAMCO FORM 8

CP. 281 PAGE 417
BLOCK

This Quit-Claim Deed, Executed this 2nd day of March, A. D. 19 85, by
VERNON L. DEXTER

first party, to **GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED**

whose postoffice address is **804 North Parrott Avenue, Okeechobee, Florida, 33472**

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 \$ 1.00 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, to-wit: lying and being in the County of **Okeechobee** State of **Florida**

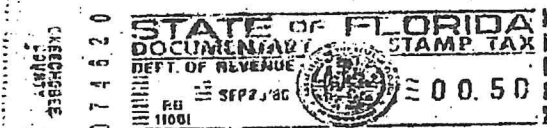
Lots 10, 11, 12 and the North 40 feet of Lots 17, 18 and 19 of Block 49, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FL.

183259

1986 SEP 24 PM 2:17

GLORIA J. FORD
CLERK OF CIRCUIT COURT



To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise 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 behoof 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 presence of:

[Signature]
[Signature]

[Signature]
Vernon L. Dexter

STATE OF FLORIDA,
COUNTY OF OKEECHOBEE.

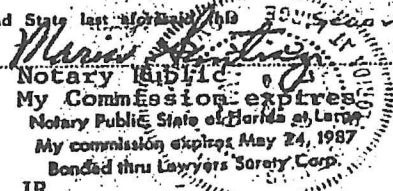
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

VERNON L. DEXTER

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 2nd day of March, A. D. 19 85.

(NOTARY SEAL)



This Instrument prepared by:
Address

JOHN D. CASSELS, JR.
Attorney at Law
P. O. Box 968
Okeechobee, Florida

Rec 4.15
DC 4.15

WARRANTY DEED
FROM INDIVIDUAL TO CORPORATION

RAMCO FORM 34

D. B. 245 PAGE 054

This Warranty Deed Made the 16th day of October A. D. 1981 by
DAN M. MCCARTHY - as to a 4/9 interest, VERNON L. DEXTER - as to 3/9 interest
J. D. CASSELS - as to a 1/9 interest, KATHLEEN M. DEXTER - as to a 1/9 interest
hereinafter called the grantor, to

GLADES GAS COMPANY, OF OKEECHOBEE, INCORPORATED
a corporation existing under the laws of the State of Florida, with its permanent postoffice
address at 804 North Parrott Avenue, Okeechobee, Florida 33472
hereinafter called the grantees:

(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 \$ 10.00 and other
valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-
leases, conveys and confirms unto the grantees, all that certain land situate in OKEECHOBEE
County, Florida, viz:

Lots 13 and 14 of Block 49, in the TOWN OF OKEECHOBEE, according
to the plat thereof recorded in Plat Book 2, Page 17, Public Records
of St. Lucie County, Florida.

FILED FOR RECORD
OKEECHOBEE COUNTY, FLA.

143439

1981 OCT 19 PM 3:21

CLIF BETTS, JR.
CLERK OF CIRCUIT COURT

OKEECHOBEE
COUNTY
055248



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-
wise appertaining.

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

And the grantor hereby covenants with said grantees 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, 19 80

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year
first above written.

Signed, sealed and delivered in our presence:

Martha J. Clay
WITNESS TO ALL FOUR
J. D. Cassels
WITNESS TO ALL FOUR
STATE OF FLORIDA,
COUNTY OF OKEECHOBEE

Dan M. McCarthy
DAN M. MCCARTHY
Vernon L. Dexter
VERNON L. DEXTER
J. D. Cassels
J. D. CASSELS
Kathleen M. Dexter
KATHLEEN M. DEXTER
I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared
DAN M. MCCARTHY, VERNON L. DEXTER, J. D. CASSELS, KATHLEEN M. DEXTER

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged
before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of
October, A. D. 1981.



Martha J. Clay
NOTARY PUBLIC
My Commission Expires:

This instrument prepared by: JOHN D. CASSELS, JR.
Post Office Box 968
Okeechobee, Florida 33472

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES OCT 27 1985
BONDED THRU GENERAL INS. UNDERWRITERS

245 PAGE 054

BOUNDARY SURVEY PREPARED FOR
GLADES GAS OF OKEECHOBEE, INC.

NORTH



MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE

DESCRIPTION:

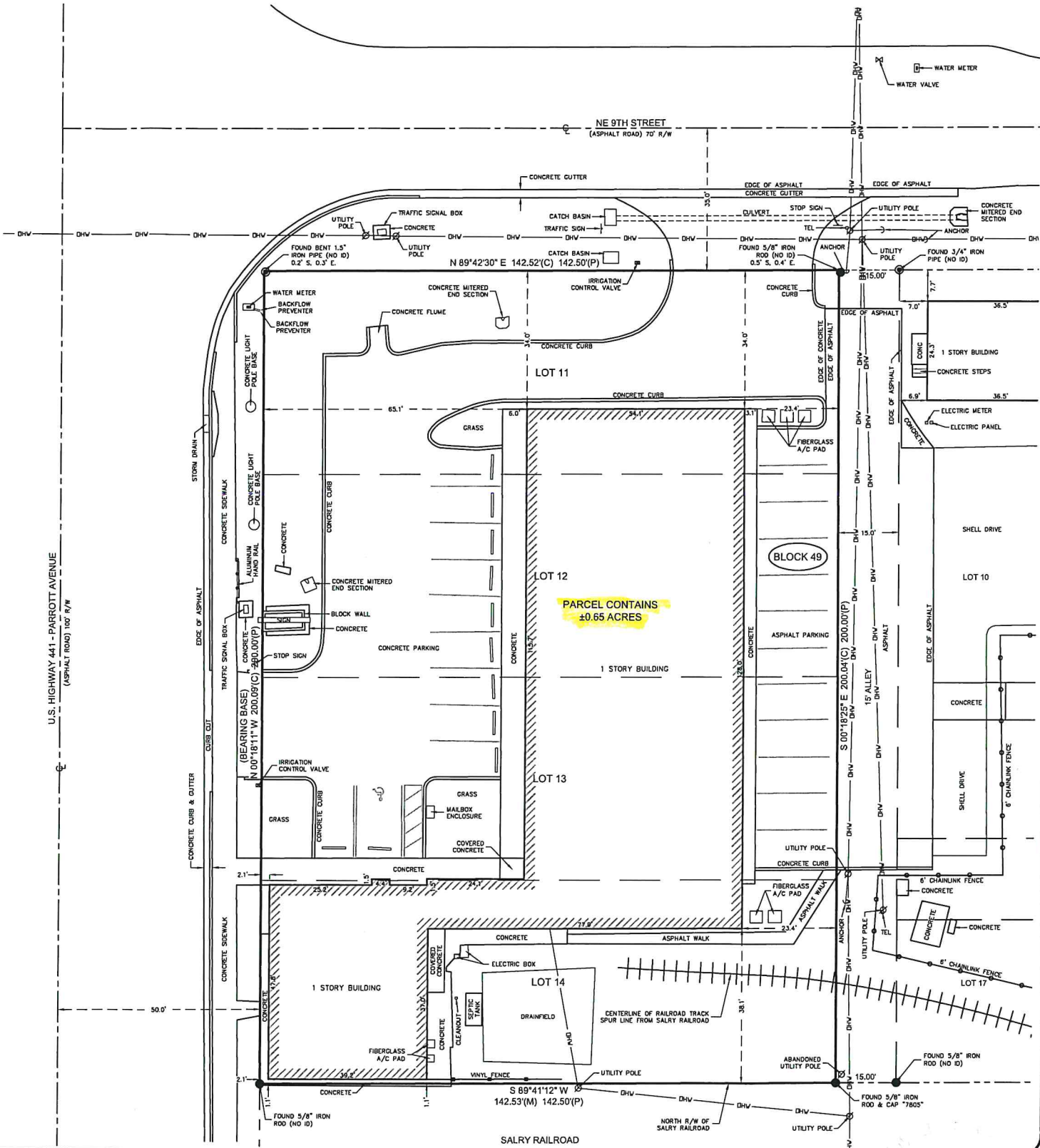
LOTS 11, 12, 13 AND 14, BLOCK 49, OKEECHOBEE, ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF
THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 804 N. PARROTT AVENUE.
- 3) PARCEL ID: 3-15-37-35-0010-00490-0110.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT 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) BEARING REFERENCE: THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR NORTH 00°18'11" WEST.
- 11) DATE OF LAST FIELD SURVEY: 04/26/21.

PREPARED FOR THE EXCLUSIVE USE OF:

GLADES GAS OF OKEECHOBEE, INC.
CENTERSTATE BANK, ISAOA
FEE & FEE, PLLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



BOUNDARY SURVEY	05/10/21	368/17-19	WC	JJR
DESCRIPTION	DWG. DATE	FB/PG	BY	CK
SCALE 1" = 20'	DRAWING NUMBER:			
SHEET 1 OF 1	21-175			

LEGEND
● - Set Iron Rod and Cap "LB 8360" ■ - Found CM
● - Found Iron Rod (and Cap) ● - Found Pipe (and Cap)
ABBREVIATIONS
B=Baseline; BM=Benchmark; C=Centerline; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Eastern; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Point; PC=Point of Curvature; PCC=Point of Compound Curvature; POP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PUB=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); ⚡=Spot Elevation based on indicated Datum.

- STANDARD NOTES:
1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
 2. The survey depicted here is prepared exclusively for those parties noted.
 3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
 4. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506.
 5. There are no visible above ground encroachments except as shown.
 6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
 7. 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.

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

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

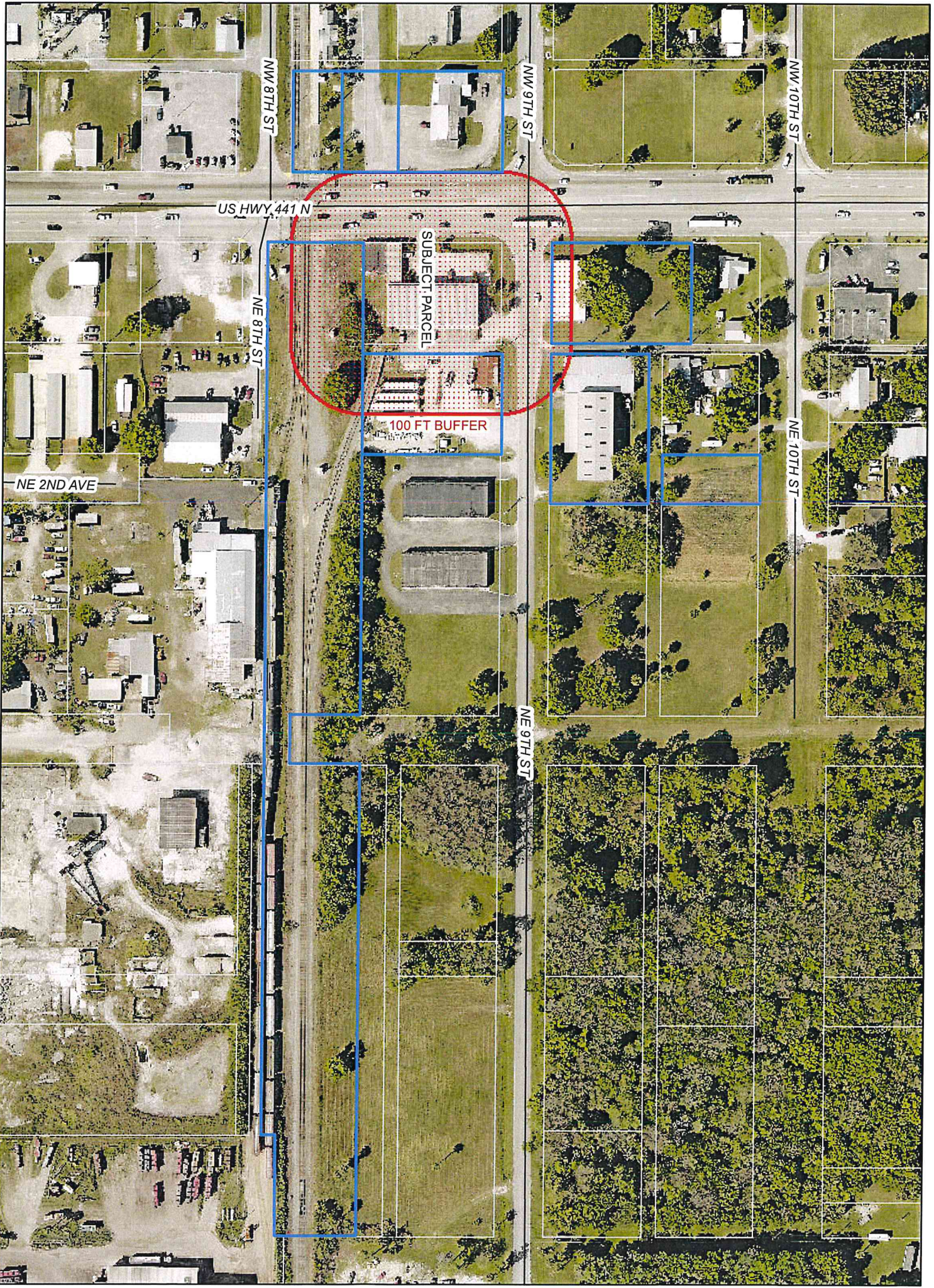
REDUCED
SCALE NOT VALID

CP#

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-16-37-35-0A00-00005-0000	SALRY RR	ASSESSED BY DOR	C/O CSX CORP	JACKSONVILLE	FL	33202
3-15-37-35-0010-00360-0010	JOHNSON LINDA P	PO BOX 266		OKEECHOBEE	FL	34973-0266
3-15-37-35-0010-00360-0070	JOHNSON LINDA P	PO BOX 266		OKEECHOBEE	FL	34973-0266
3-15-37-35-0010-00360-0080	RAULERSON DANIEL E	110 NE 10TH ST		OKEECHOBEE	FL	34972-2105
3-15-37-35-0010-00360-0110	STACY JUDITH RHYMES	910 N PARROTT AVE		OKEECHOBEE	FL	34972-2108
3-15-37-35-0010-00360-0160	WYMER RICHARD D	6675 NE 224TH STREET		OKEECHOBEE	FL	34972
3-15-37-35-0010-00370-0010	MARTIN URBAN PROPERTIES LLC	195 SW 28TH ST		OKEECHOBEE	FL	34974-5903
3-15-37-35-0010-00370-0030	MARTIN URBAN PROPERTIES LLC	C/O COSTOPOULOS & HELTON PA	195 SW 28TH STREET	OKEECHOBEE	FL	34974
3-15-37-35-0010-00370-0050	MARTIN URBAN PROPERTIES LLC	C/O COSTOPOULOS & HELTON PA	195 SW 28TH STREET	OKEECHOBEE	FL	34974
3-15-37-35-0010-00370-0230	MARTIN URBAN PROPERTIES LLC	18469 NW 302ND ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00470-0010	WALPOLE KEITH A	2850 SW 16TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00470-0200	FORT DRUM CORPORATION	269 NW 9TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00480-0010	DOC'S AUTO SERVICE INC	8125 HAMPSHIRE DR		SEBRING	FL	33876
3-15-37-35-0010-00480-0040	FORT DRUM CORPORATION	269 NW 9TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00490-0010	POP RENTALS LLC	PO BOX 759		OKEECHOBEE	FL	34973
3-15-37-35-0010-00490-0080	FLO-GAS CORPORATION	909 SILVER LAKE BLVD		DOVER	DE	19904
3-15-37-35-0010-00490-0110	GLADES GAS COMPANY OF	804 N PARROTT AVE		OKEECHOBEE	FL	34972-2103
3-15-37-35-0010-00560-0010	EIGHT 12 TWENTY NINE LLC	511 NE 9TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0010	ARMSTRONG MICHAEL	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0110	ARMSTRONG ANGELA	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00580-0010	ESTREMER ALEJANDRO	PO BOX 337		OKEECHOBEE	FL	34973-0337

THIS MAP WAS CREATED FROM THE
MOST RECENT AERIAL PHOTOGRAPHY
AND THE OKEECHOBEE COUNTY PROPERTY APPRAISERS
OFFICE. IT IS NOT A LEGAL DOCUMENT
AND DOES NOT CONSTITUTE A WARRANTY
FOR ERRORS OR OMISSIONS CONTAINED THEREIN.

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



Petition No. 21-004-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 July 14, 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 15 day of July, 2021.

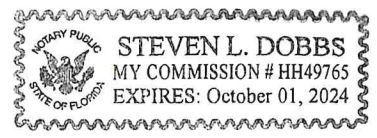
Monica M. Clark
Signature of Applicant

7/15/21
Date

Monica M Clark
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 15th day of July, 2021, by Monica Clark, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 7/29/2021

Parcel: << 3-15-37-35-0010-00490-0110 (33529) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

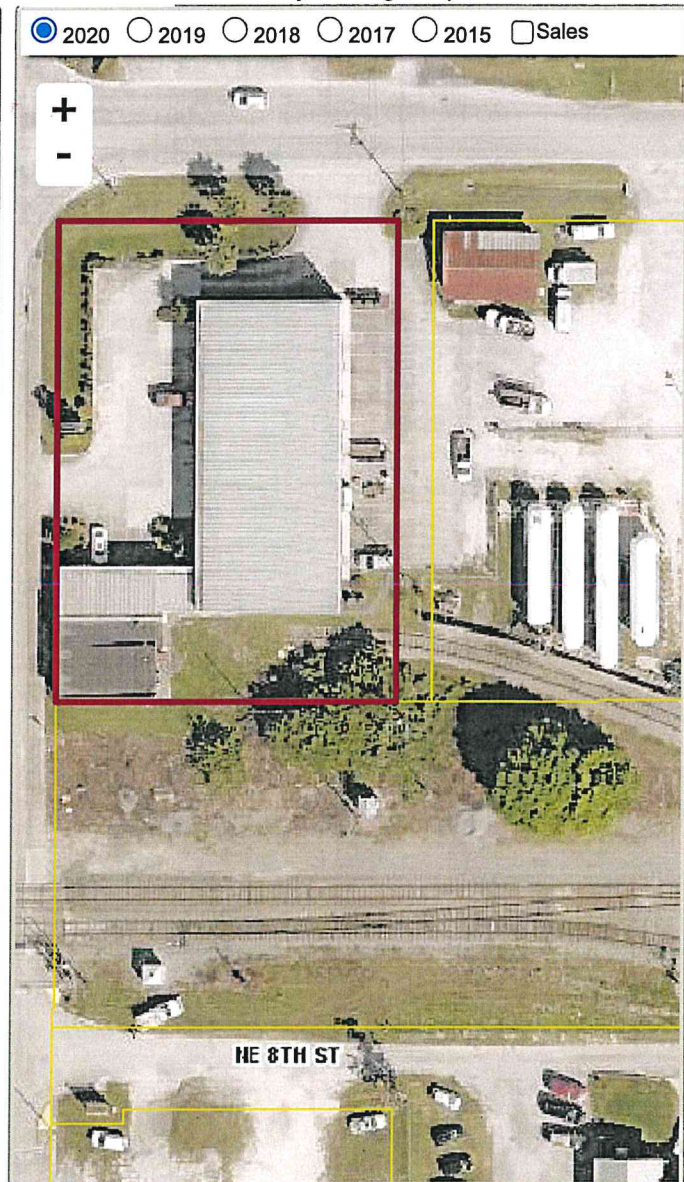
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$117,450	Mkt Land	\$126,150
Ag Land	\$0	Ag Land	\$0
Building	\$212,844	Building	\$219,592
XFOB	\$30,874	XFOB	\$33,882
Just	\$361,168	Just	\$379,624
Class	\$0	Class	\$0
Appraised	\$361,168	Appraised	\$379,624
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$361,168	Assessed	\$379,624
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$361,168 city:\$361,168 other:\$361,168 school:\$361,168	Total Taxable	county:\$379,624 city:\$379,624 other:\$379,624 school:\$379,624

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
3/2/1985	\$0	0281/0417	QC	I	U	
3/1/1985	\$0	0281/0418	QC	I	U	
10/16/1981	\$0	0245/0054	WD	I	U	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE (4900)	1961	1830	2196	\$42,202
Sketch	NBHD CENTR (3800)	2005	7200	7875	\$177,390

*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 B	COM SLB WLK	2006	\$10,342	4972.00	0 x 0	PD (80%)



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Glades Gas Company of Okeechobee*

Address: *804 N. Parrott Avenue*

Petition No.: *21-004-R*

Request: *Change from Industrial to
Heavy Commercial*

General Information

Owner/Applicant	Glades Gas Company of Okeechobee 804 N Parrott Ave Okeechobee, FL 34972
Site Address	804 N. Parrott Avenue
Parcel Identification	3-15-37-35-0010-00490-0110
Contact Person	Monica M. Clark
Contact Phone Number	863.763.2114 863.634.1033
Contact Email Address	monica@gladesac.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application to rezone a 0.651 acre parcel located at 804 N. Parrott Avenue from Industrial to Heavy Commercial. The site contains an existing structure currently used for office rentals.

The subject property is designated Industrial on the Future Land Use Map The Applicant has submitted a concurrent request to change the FLUM designation from Industrial to Commercial.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Industrial	Commercial
Zoning	Industrial	Heavy Commercial
Use of Property	Commercial Office Rentals, Office Space, Warehouse Space	No development proposed. Commercial rental space to continue
Acreage	0.651 acres	0.651 acres

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

North	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Unoccupied Commercial Building
East	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Gas Tank Storage
South	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	CSX RR and Automobile Repair
West	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Unoccupied Automobile Repair Building

Analysis

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

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

Applicant Response: "Yes & No – the property was zoned industrial because of the propane tanks previously owned by Glades Gas Co. Filing for future use amendment change." "The proposed request is not contrary to the Comprehensive plan requirements. The 0.65 acres site is currently zoned Industrial, and the surrounding properties are zoned Commercial and Industrial making the zoning change compatible by having Heavy Commercial adjacent to highway 441N and enhancing the Commercial Corridor."

Staff Comment: If the applicant's request to change the future land use of this parcel from Industrial to Commercial is approved, then a rezoning to Heavy Commercial will be consistent with the City's Comprehensive Plan.

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

Applicant Response: "Yes" "The proposed change of zoning is specifically authorized under the proposed zoning district in the Land Development Regulations."

Staff Comment: Section 90-282 specifically lists professional office as a permitted use within the CHV zoning district.

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

Applicant Response: “Will not change.” “The proposed zoning change should have a positive impact on the public interest by enhancing the City’s Commercial Corridor and changing the existing Industrial zoning to Heavy Commercial.”

Staff Comment: Allowing the Applicant to continue to provide commercial rental spaces along the US-441 corridor will not adversely affect 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: “US 441 adjacent to other commercial uses.” “The proposed use is appropriate for the location and will complement the City’s initiative to solidify their Commercial Corridor along the major arterial corridors through the City.”

Staff Comment: While there is a significant amount of industrially designated property in the area, there is also commercially designated property directly to the north and south. Additionally, the overwhelmingly predominant land use designation of properties along US-441 is Commercial. Allowing commercial land use designations at this property is consistent with the pattern of land use along the corridor and will not have a negative effect on the industrially designated properties in the vicinity.

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: “No” “The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property.”

Staff Comment: The proposed use is the existing use, and to staff’s knowledge, it has not negatively affected property values or living conditions, or deterred development.

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: “Use is not changing.” “There are no changes to the existing property since it was developed in 2005 and accepted under the City’s current land development regulations. As previously mentioned, this is to allow more uses in the existing building.”

Staff Comment: Though the property is legally nonconforming to the landscape buffer requirements, the use should not create any negative impacts or nuisances on the surrounding uses that would require buffering.

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” “The use will not create density patterns that would overburden any public facilities. It may increase traffic, but not to a point where any changes will be required to accommodate this minor increase. Utilities and schools will not be impacted at all.”

Staff Comment: If redevelopment should occur, there is a potential for an increase in demand on the water, sewer and traffic facilities. However, the potential increases are moderate and should not overburden those facilities.

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

Applicant Response: “No” “The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. The existing building was previously developed within the current City land development regulation, which require all of these items to be considered in the design.”

Staff Comment: Based on the change in the maximum development potential of this parcel if this request is approved, the applicant submitted a traffic analysis which indicates that the Institute of Transportation Engineers estimates that build out of 42,500 square feet of light commercial will generate 296 daily vehicle trips with 41 of those trips occurring during the peak hour; and that 42,500 square feet of shopping center will generate 1,825 daily vehicle trips with 143 of those trips occurring during the peak pm period. We agree with the engineer’s statement that this potential increase in vehicle trips on a four lane arterial roadway does not represent a significant increase and should not create traffic congestion.

No drainage issues at the current site are known to staff and redevelopment of the site would be in accordance with current stormwater management regulations.

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

Applicant Response: “No” “The proposed use has not been inordinately burdened by unnecessary restrictions.”

Staff Comment: We agree.

Recommendation

Based on the foregoing analysis, we find the requested rezoning from Industrial to Heavy Commercial is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. If the Applicant's concurrent request to change the future land use designation of this property from Industrial to Commercial is approved, then we also find this rezoning request to be consistent with the City's Comprehensive Plan; and therefore, recommend **Approval** of the Applicant's rezoning request.

Submitted by:



Ben Smith, AICP
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

City Council Public Hearing: (tentative) October 19, 2021 and November 16, 2021

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



ZONING

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

**AERIAL
SUBJECT SITE AND ENVIRONS**

