

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>6-7-22</u>	Petition No. <u>22-005-SSA</u>
	Fee Paid: <u>\$ 850.00</u>	Jurisdiction: <u>PB+CC</u>
	1 st Hearing: <u>7-21-22</u>	2 nd Hearing: <u>8-16-22</u>
	Publication Dates: <u>7/6 + 7/13</u>	
	Notices Mailed: <u>7-6-22</u>	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF

Verified Zoning Designation: RSF1

Plan Amendment Type: ☐ Large Scale (LSA) involving over 100 acres or a Text Amendment

☒ Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. ***Please print or type responses.*** If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____.

Submit 1 (one) copy of the complete application and amendment support documentation, including maps, to the General Services Department. Fifteen (15) copies of any documents over 11 X 17 are required to be submitted by the applicant.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

6/1/22
Date

[Signature]
Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

I. APPLICANT/AGENT/OWNER INFORMATION

608 Okeechobee, LLC

Applicant

608 NE 2nd Avenue

Address

Okeechobee,

FL

34972

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

Agent*

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

608 Okeechobee, LLC

Owner(s) of Record

608 NE 2nd Avenue

Address

Okeechobee,

FL

3497

City

561-617-3399

State

Zip

info@omitrader.com

Telephone Number

Fax Number

E-Mail

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

*This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Section V. Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment ☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

The owner is requesting to change the future land use of this parcel from Single - Family Residential to
Commercial Future Land Use

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. PROPERTY LOCATION:

1. Site Address: 205 NE 6th Street, Okeechobee, FL 34972

2. Property ID #(s): 3-15-37-35-0010-00780-0090

B. PROPERTY INFORMATION (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)

1. Total Area of Property: 0.322 Acres

2. Total Area included in Request: 0.322Acres

a. In each Future Land Use (FLU) Category: Commercial - 0.322 Acres

(1) _____

(2) _____

(3) _____

(4) _____

b. Total Uplands: 0.322 Acres

c. Total Wetlands: 0.00 Acres

Application for Comprehensive Plan Amendment

3. Current Zoning: Residential Single Family - one
4. Current FLU Category: ~~Multi~~ Single Family Residential
5. Existing Land Use: Residence
6. Requested FLU Category: Commercial

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	4 DU/AC	
Number of Units	1	
Commercial (sq. ft.)		21.039.48 SF
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on the submittal requirements of the State of Florida, Department of Community Affairs for a comprehensive plan amendment, and policies contained in the City of Okeechobee Comprehensive Plan. Staff will evaluate this request based on the support documentation provided by the applicant.

A. GENERAL INFORMATION AND MAPS

Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.

1. Wording of any proposed text changes.
2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.
5. Map showing existing zoning of the subject property and surrounding properties.
6. **Three (3) CERTIFIED BOUNDARY** surveys of the subject property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor's name, address, and phone number; legal description of subject property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

- ✓ 7. ✓ A copy of the deed(s) for the property subject to the requested change.
- ✓ 8. ✓ An aerial map showing the subject property and surrounding properties.
- N/A 9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. PUBLIC FACILITIES IMPACTS

Note: The applicant must calculate public facilities impacts based on a maximum development scenario.

- 1. ✓ Traffic Analysis
 - a. For Small Scale Amendments (SSA)
 - (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.
 - (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use designation, the Applicant shall attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer
 - b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.
 - c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
 - d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;
- 2. ✓ Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
 - a. Potable Water and Sanitary Sewer demand based on:
 - (1) 114 gallons per person per day (gppd) for residential uses
 - (2) 0.15 gallons per day per square foot of floor area for nonresidential uses
 - b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.

3. ✓ Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:

- ✓ a. Solid Waste;
- ✓ b. Water and Sewer;
- ✓ c. ✓ Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation, as well as estimates of maximum population and nonresidential square footage developable under the existing and proposed Future Land Use categories. The application should include the applicant's correspondence to the responding agency.

C. ENVIRONMENTAL IMPACTS

Proposed plan amendments shall be accompanied by evidence that the following studies either have been completed for another permitting agency or are not relevant to the property. There shall be inventories of:

- ✓ 1. Wetlands and aquifer recharge areas.
- ✓ 2. Soils posing severe limitations to development.
- 3. Unique habitat.
- 4. Endangered species of wildlife and plants.
- ✓ 5. Floodprone areas.

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

- 1. Discuss how the proposal affects established City of Okeechobee population projections.
- 2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
- 3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.
- 4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

E. JUSTIFICATION OF PROPOSED AMENDMENT

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

V. FEE SCHEDULE

Large Scale Amendment (LSA)	\$4,000.00 plus \$30.00 per acre
Small Scale Amendment (SSA)	\$850.00 plus \$30.00 per acre
Text Amendment Flat Fee	\$2,000.00 each

VI. AFFIDAVIT

I, JAMES CAPRIO, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Okeechobee to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

[Signature]
Signature of Owner or Authorized Agent

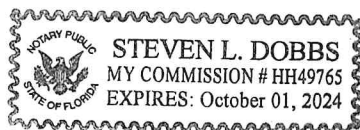
6/1/22
Date

James Caprio
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of 1st June, 2022, by James Caprio, who
(Name of Person)
is personally known to me or produced _____ as identification.



[Signature]
Notary Public Signature



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

Detail by Entity Name

Florida Limited Liability Company

608 OKEECHOBEE, LLC

Filing Information

Document Number L21000524521

FEI/EIN Number 87-4000290

Date Filed 12/14/2021

State FL

Status ACTIVE

Principal Address

2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Mailing Address

2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Registered Agent Name & Address

ASSOCIATED CORPORATE SERVICES, LLC
6111 BROKEN SOUND PARKWAY NW, SUITE 200
BOCA RATON, FL 33487

Authorized Person(s) Detail

Name & Address

Title MGR

JAMES CAPRIO
2300 WESTON ROAD, SUITE 202
WESTON, FL 33326

Annual Reports

Report Year	Filed Date
2022	01/25/2022

Document Images

[01/25/2022 -- ANNUAL REPORT](#) [View image in PDF format](#)

[12/14/2021 -- Florida Limited Liability](#) [View image in PDF format](#)

608 Okeechobee, LLC

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.

1. Wording of any proposed text changes.

None proposed.

2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.

Attached

3. A map showing existing land uses (not designations) of the subject property and surrounding properties.

Attached

4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.

This parcel has a FLU of Single-Family Residential, the parcel to the east is also Single-Family Residential. The remainder of the block is Commercial. The parcels directly south of this parcel is Multi-Family Residential.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, Multi-Family Residential, which is a transitional land use from commercial to single family or Single-Family Residential (FLU). This change would be in compliance with the City's Commercial Corridor plan where they currently have designated the first two blocks along Highway 441 and SR 70 to be commercial.

5. Map showing existing zoning of the subject property and surrounding properties.

Attached

6. **Certified property boundary survey; date of survey; surveyor's name, address and phone number; and legal description(s) for the property subject to the requested change.**

Attached

7. **A copy of the deed(s) for the property subject to the requested change.**

Attached.

8. **An aerial map showing the subject property and surrounding properties.**

Attached.

9. **If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.**

Applicant is owner

B. Public Facilities Impacts

Note: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

- (1) **The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.**

Please see attached traffic Statement

- (2) **If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.**

Please see the attached traffic statement.

b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.

N/A

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.**

Acknowledged.

- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change.**

Acknowledged.

- 2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision of potable water, sanitary sewer, and recreation/open space as follows:**

- a. Potable water and Sanitary Sewer demand based on:**

- (1) 114 gallons per person per day (gppd) for residential uses**

Assume 2.5 residents per household

Current $1 * 285 = 285$ gpd

Future $= 0 * 285 = 0$ gpd

- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses**

Current $0 * 0.15 = 0$ gpd

Future $21,039.5 * 0.15 = 3,156$ gpd

Current total = 285 gpd

Future total = 3,156 gpd

- b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.**

The project is proposed commercial and does not have an open space demand.

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:

a. Solid Waste;

Please see attached letter from Waste Management.

b. Water and Sewer:

I have attached a letter where the water and sewer demand will increase with this project.

c. Schools.

This is a commercial request, so no school demand is required.

C. Environmental Impacts

Proposed plan amendments shall be accompanied by evidence that the following studies have been completed for another permitting agency or are not relevant to the property.

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

Please see the attached wetland map from the US Fish and Wildlife Service. From this map, there appear to be no wetlands on the subject parcel.

2. Soils posing severe limitations to development

The soil present onsite from the attached NRCS Websoil Survey, there is only one soil type Immokalee Fine Sand, 0 to 2 percent slopes. The soils present should cause no development limitations.

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

Since everything around this parcel has been partially developed for many years and with all the development around it, it does not provide the conducive habitat for endangered species.

5. Floodprone areas.

According to the attached FEMA map 12093C0480C, the subject parcels are within Zone X and shown as an area of minimal flooding.

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

- 1. Discuss how the proposal affects established City of Okeechobee population projections.**

This proposal is change the Future Land Use Designation from Single-Family Residential to Commercial and will have no impact on the population projections.

- 2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.**

There is no effect to the Comprehensive Plan Amendment's Policies and Objectives from this request. The minimal increase in density will not change the ability of the city or any other utilities to provide available water, sewer, or roads.

- 3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.**

This project is a redeveloped a developed parcel but will have very limited impact to the County's Comprehensive plan.

- 4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.**

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is a single family house inside the City Limits to be repurposed for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Proposed Conditions

For the proposed commercial Land Use designation, the maximum development is 0.322 acres times 43,560 sf per acre per Sec 90-285(3) max coverage 0.5 times per Sec 90-285(4) maximum height 45', floors 3 approximately 21,039.5 sf.
L 1.2.d.

Use	Measure	Rate	Gallons per Day
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Single Family (Existing)	1 Units @ 2.5 people per unit	114 gppd	285 gpd – water/sewer
Commercial (Proposed)	21,039.5 SF @ 0.15 gallons per day per sf	3,156 gppd	3,156 gpd – water/sewer
Net Impact			2,871 gpd – water/sewer

Water and Wastewater Treatment Plants

Based on the information obtained from Okeechobee Utility Authority, the permitted capacity of the surface water treatment plant is 5.0 mgd with the ground water treatment plant rated at 1.0 mgd. The wastewater treatment plant permitted capacity is currently 3.0 mgd.

There is ample capacity to serve this project since the proposed flow is Increasing.

Police

The nearest City Police station is located at 50 SE 2nd Avenue. No additional Police stations are scheduled. The existing Police station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Police Department will be determined by the local government review.

Fire

The nearest fire station is located at 501 NW 5th Street. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

Solid Waste

Waste Management operates the regional solid waste landfill. Waste Management has previously indicated they have a 100 year capacity left in their facility.

Stormwater Management

The project is located in the City of Okeechobee and according to the attached FIRM panel 12093C0480C, this parcel is in Flood Zone X.

There are no wellfields within 1,000 feet of the parcel.

Potential adverse impacts to ground and surface waters will be minimized by implementation of appropriate erosion control measures during construction in accordance with the NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities. Erosion control measures that may be implemented include stabilization practices such as temporary seeding, permanent seeding, mulching, geotextiles, or sod stabilization; structural practices such as silt fences, earth dikes, diversions, swales, sediment traps, check dams, or storm drain inlet protection; and sediment basins.

Stormwater runoff quantity and quality are strictly regulated by the City and the SFWMD to ensure that pre-development drainage conditions are maintained. The proposed rate of discharge from the site will be less than or equal to the existing discharge rate from the site. The discharges off-site will be minimized by on-site detention within the stormwater management system. The drainage system will be owned, operated and maintained by the owner, who's past record of compliance has been shown to be a responsible property owner and should be acceptable to the City and the SFWMD. The Stormwater Management System will employ, wherever practical, a variety of Best Management Practices (BMP). The following are a list of potential BMP that could be integrated into the Water Management System during the final design and permitting stage:

- Oil and grease skimmers;
- Environmental swales;
- Minimize “short-circuiting” of pond flow patterns;
- Raised storm inlets in grassed swales;
- Utilize stormwater retention where feasible; and
- Street cleaning and general site maintenance.

Parks and Recreation

This is a commercial request with no park requirement.

Hurricane Preparedness

This project is located outside any project storm surge areas within the City of Okeechobee. The current Florida Building Code requires impact windows and doors, if the residents desire to remain in the units, but management will encourage them to leave.

Miscellaneous Data**Parcel Control Numbers Subject to this Application**

3-15-37-35-0010-00780-0090

Legal Description

Please refer to the attached legal and sketches that comprise this application for future land use amendment.

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 6/2/2022

Retrieve Tax Record

2021 TRIM (pdf)

2021 Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 3-15-37-35-0010-00780-0090 (33634) >>

Aerial Viewer

Pictometry

Google Maps

Owner & Property Info

Result: 1 of 1

Owner	HERNANDEZ MARIA ESPINOZA ESPINOZA NOE GARCIA 6675 NE 2ND ST OKEECHOBEE, FL 34974-8006		
Site	205 NE 6TH ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 9 & 10 BLOCK 78		
Area	0.321 AC	S/T/R	15-37-35
Use Code**	MULTI-FAM <10 (0800)	Tax District	50

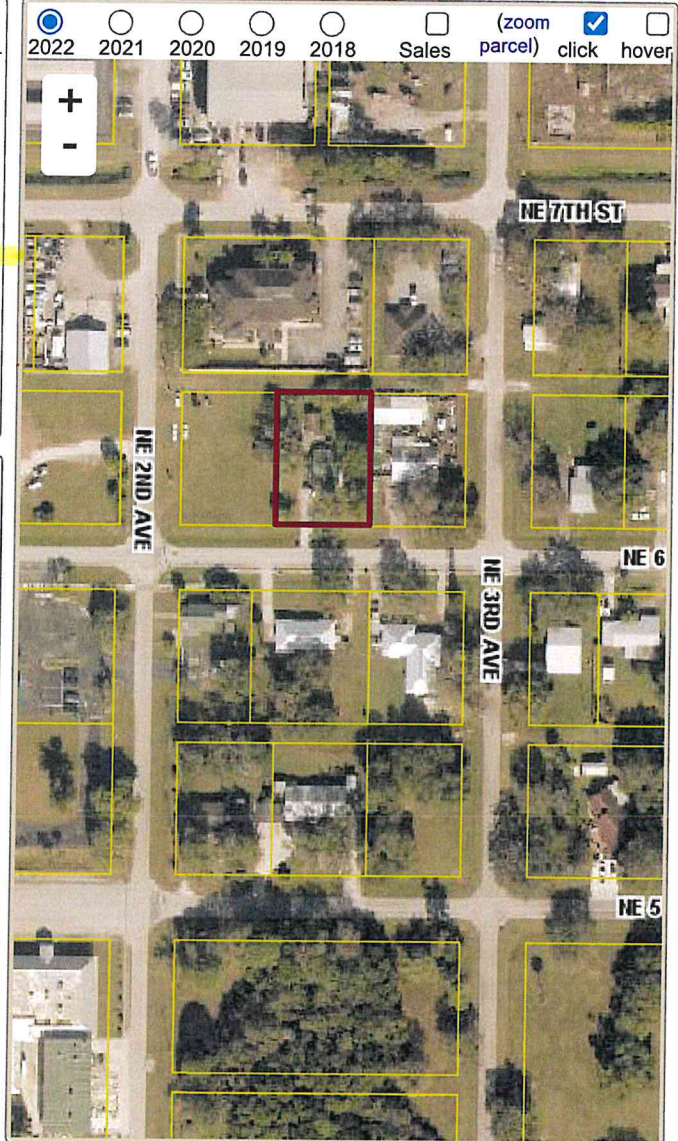
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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 Certified Values	
Mkt Land	\$10,500	Mkt Land	\$14,000
Ag Land	\$0	Ag Land	\$0
Building	\$26,717	Building	\$38,211
XFOB	\$1,131	XFOB	\$1,131
Just	\$38,348	Just	\$53,342
Class	\$0	Class	\$0
Appraised	\$38,348	Appraised	\$53,342
SOH/10% Cap [?]	\$1,927	SOH/10% Cap [?]	\$0
Assessed	\$38,348	Assessed	\$53,342
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$36,421 city:\$36,421 other:\$36,421 school:\$38,348	Total Taxable	county:\$53,342 city:\$53,342 other:\$53,342 school:\$53,342

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

Show Similar Sales within 1/2 mile

Fill out Sales Questionnaire

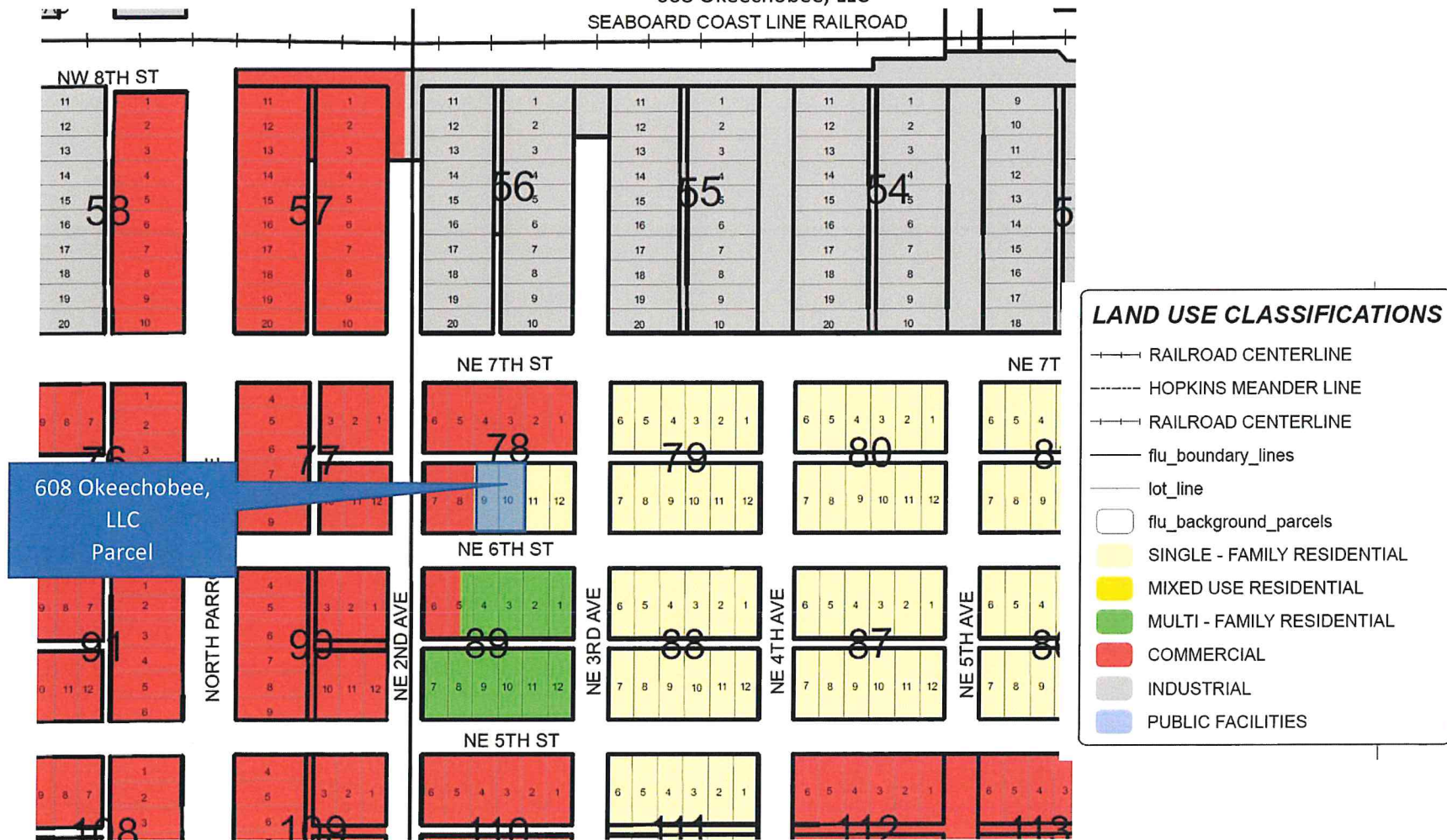
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/22/2021	\$100	2021000785	WD	I	U	11
11/17/2020	\$0	2020011418	SA	I	U	11
8/25/2009	\$100	0675/0207	QC	I	U	11
11/13/2006	\$58,000	0615/1799	QC	I	Q	
9/1/1990	\$13,600	0316/1949	QC	I	U	03

Building Characteristics

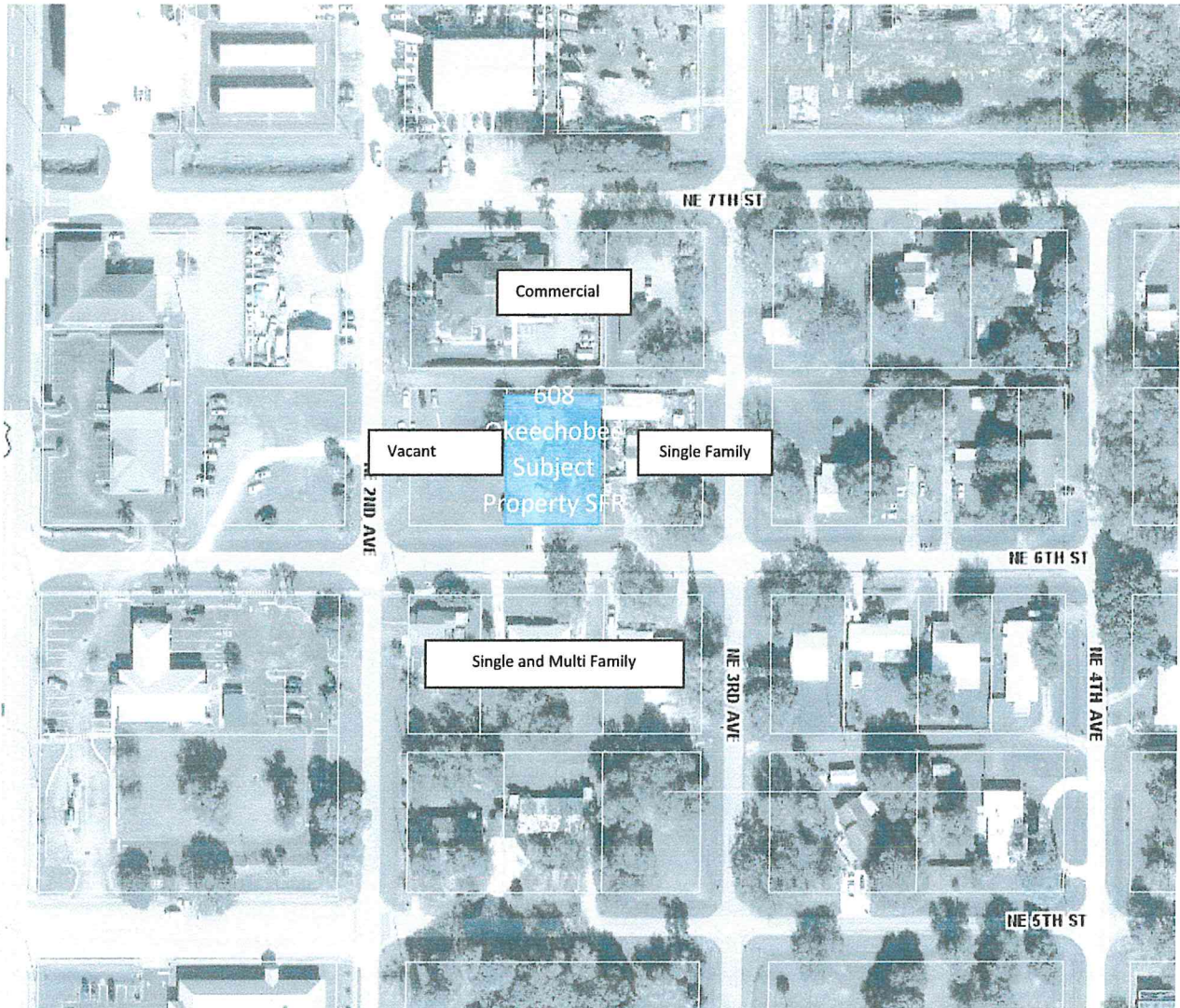
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	SF SNGLFAM (0100)	1958	832	832	\$28,168
Sketch	SF HABITA (0170)	1986	352	352	\$10,043

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad

City of Okeechobee
 Future Land Use Amendment Application
 Future Land Use Exhibit
 608 Okeechobee, LLC



City of Okeechobee
 Future Land Use Amendment Surrounding Property Owners
 Land Use Exhibit
 608 Okeechobee, LLC



City of Okeechobee
 Future Land Use Amendment Application
 Zoning Exhibit
 608 Okeechobee, LLC



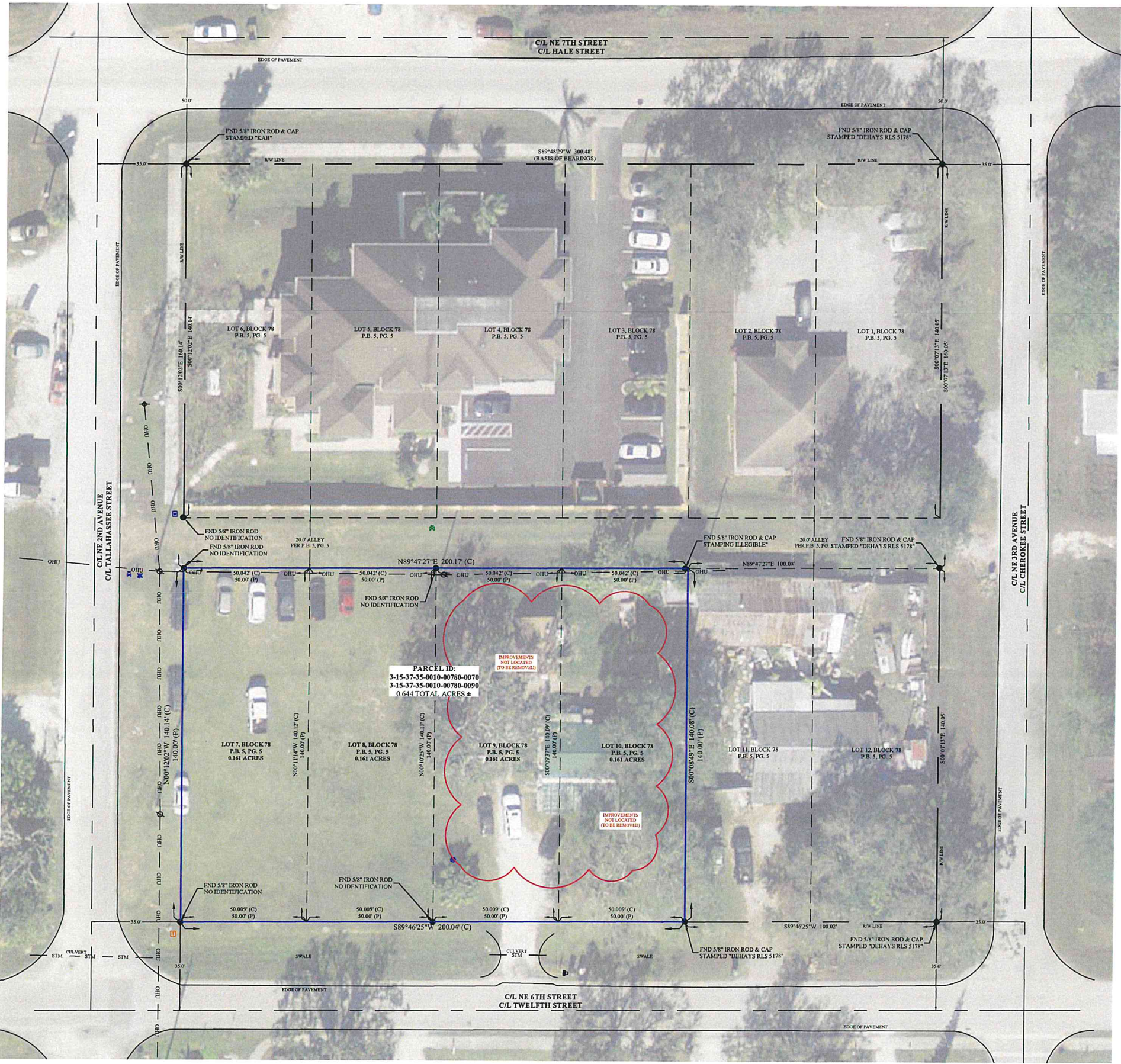
ZONING

- 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

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



BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324
LB 8155



LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.B.	PLAT BOOK
(C)	CALCULATED
(P)	PLAT
FND	FOUND
OHU	OVERHEAD UTILITY LINE
U	UTILITY POLE
TP	TELEPHONE PEDESTAL
W	WELL
M	MAILBOX
SV	SEWER VALVE
WV	WATER VALVE
WM	WATER METER
FH	FIRE HYDRANT

GRAPHIC SCALE



LEGAL DESCRIPTION:

LOTS 7 THROUGH 10, BLOCK 78, OKEECHOBEE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE SURVEY DATE IS MARCH 16, 2022.
- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE SOUTH RIGHT-OF-WAY LINE OF NORTHEAST 7TH STREET, SAID LINE BEARS S 89°48'29" W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- THE COORDINATE SYSTEM UTILIZED HEREON IS REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- DOUG GREEN
- STEVE DOBBS ENGINEERING

FOR THE FIRM:
Richard Barnes

RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074

Digitally signed by
Richard Barnes
Date: 2022.06.08
08:38:54 -04'00'

BOUNDARY SURVEY
205 NE 6TH STREET
OKEECHOBEE, FLORIDA 34974

CAD	0:\My Drive\BSM & ASSOCIATES, INC.\2022\22-110 BND TOTO 6675 NE 2ND ST CHEROKEE DRAWING.DWG
REF	0:\My Drive\BSM & ASSOCIATES, INC.\2022\22-110 BND TOTO 6675 NE 2ND ST CHEROKEE DRAWING.DWG
FLD	HW, DF
OFF	HIM
CKD	REB

DATE:	DWG 22-110 SURVEY
REVISIONS:	
BY:	



Prepared by and return to:

Daniel A. Kaskel, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW, Suite 200
Boca Raton, Florida 33487
(561) 994-4499

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of June, 2022, by and between **MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA**, a single woman, **NOE GARCIA ESPINOZA**, a married man, and **MIGUEL GARCIA ESPINOZA**, a single man, whose post office address is 6675 NE 2nd Street, Okeechobee, Florida 34972 (the "Grantor"), and **608 OKEECHOBEE, LLC, a Florida limited liability company**, whose post office address is 2300 Weston Road, Suite 202, Weston, Florida 33326 (the "Grantee").

(Whenever 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, trusts and trustees)

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns forever, the following described property located in **Okeechobee County, Florida** (the "Property"), to-wit:

Lots 9 and 10, Block 78, City of Okeechobee, according to the map or plat thereof, as recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

Parcel Identification Number: 3-15-37-35-0010-00780-0090

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining;

SUBJECT TO covenants, conditions and restrictions' and reservations of record, if any, without any intent of reimposing same. Subject to taxes subsequent to December 31, 2021.

The property described herein is not now the primary residence/homestead of Noe Garcia Espinoza or his spouse or dependent child, if any. Further, the property is not contiguous to such person's homestead which is located at 5884 NE 3rd Lane, Okeechobee, Florida 34974.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey said Property; that it hereby specially warrants the title to said land subject to the Permitted Exceptions and will defend the same against the lawful claims of all persons claiming by, through and under Grantor subject to the Permitted Exceptions, but against none other.

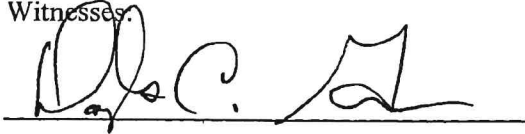
[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, Grantor has executed under seal this Special Warranty Deed on the day and year first written above.

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:



Print Name: Douglas Green



Print Name: Steven L. Dobbs



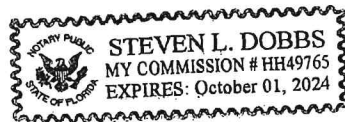
Maria Espinoza Hernandez a/k/a Maria Espinoza


COUNTY OF OKEECHOBEE
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2022, by MARIA ESPINOZA HERNANDEZ a/k/a MARIA ESPINOZA. She:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Mexico ID as identification.

Seal




Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024

[CONTINUED ON THE FOLLOWING PAGE]

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:

[Signature]

Print Name: Douglas Green

[Signature]

Print Name: Steven L. Dobbs

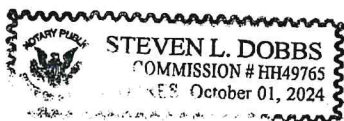
Noe Garcia Espinoza
Noe Garcia Espinoza

COUNTY OF OKEECHOBEE
STATE OF FLORIDA

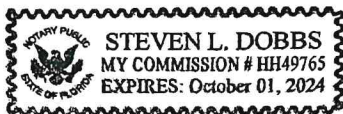
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of June, 2022, by NOE GARCIA ESPINOZA. He:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Mexico ID as identification.

Seal



[Signature]
Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024



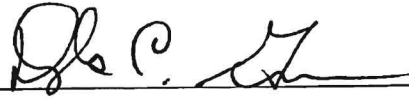
[CONTINUED ON THE FOLLOWING PAGE]


SPECIAL WARRANTY DEED

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:


Print Name: Douglas Green


Print Name: Steven L. Dobbs

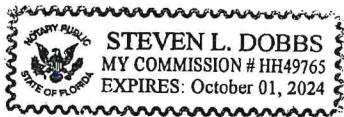

Miguel Garcia Espinoza

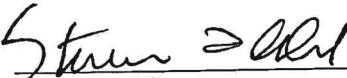
COUNTY OF OKEECHOBEE
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by
means of ☒ physical presence or ☐ online notarization, this 3rd day of June, 2022, by
MIGUEL GARCIA ESPINOZA. He:

- ☐ is personally known to me OR
☐ produced a Florida driver's license as identification OR
☒ produced Mexico ID as identification.

Seal




Notary Public
Print Name: Steven L. Dobbs
My commission expires: 10/1/2024

City of Okeechobee
Future Land Use Amendment
Aerial Exhibit
608 Okeechobee, LLC





June 6, 2022

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: 608 Okeechobee, LLC Comp Plan Application Traffic Statement

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Single – Family Residential to Commercial.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trips PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 902 total daily trips with 71 peak hour trips PM with 35 being in and 36 being out. For a change in Peak PM traffic of 892 total trips with 70 in and 36 being out.

Should you have any questions or comments, please do not hesitate to call.

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: James Caprio
File

Instructions:

Enter Numbers into the "Expected Units"
in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%	1.0	10	1	1	0	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%		0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

Instructions:

Enter Numbers into the "Expected Units"
in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available

KSF²: Units of 1,000 square feet

DU: Dwelling Unit

Fuel Position: # of vehicles that could be fueled simultaneously

Occ.Room: Occupied Room

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%	21.0	902	71	35	36	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	

B3a



JEFF SABIN
GOVERNMENT AFFAIRS

WASTE MANAGEMENT INC. OF FLORIDA
7700 SE BRIDGE RD
HOBE SOUND, FL 33455
PH: (772) 545-1327
MOBILE: (772) 263-0017

April 04, 2022

Steven Dobbs, PE
Steven L. Dobbs Engineering, LLC
209 NE 2nd Street
Okeechobee, FL 34972

Re: 608 Okeechobee - 205 NE 6th Street, Okeechobee, FL 34972

Mr. Dobbs:

Please find this letter in response to your request for confirmation of service availability for the above location. Waste Management of Okeechobee County can adequately accommodate the prescribed services at this location as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with City of Okeechobee.

We appreciate the opportunity to service this location and look forward to working with the developers and builders in making it an environmentally friendly project.

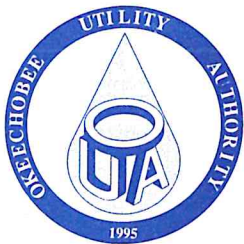
If you have any questions or concerns, please contact Sales Manager Robert Holden at 561-662-9988, or me at 772-263-0017.

Sincerely,

A handwritten signature in black ink, appearing to be 'JS', with a long horizontal line extending from the end.

JEFF SABIN
Government Affairs

Cc: Robert Holden

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

April 4, 2022

Mr. Steven L. Dobbs, P.E.
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:
205 NE 6th Street
Okeechobee, FL 34972

Dear Mr. Dobbs:

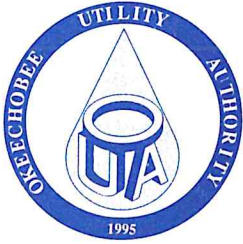
In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from January 2021 to December 2021, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the alley-way behind the subject property. Any upgrade requirements to the water main infrastructure due to the demands of the proposed project will be at the property owners' expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,

John F. Hayford
Executive Director
Okeechobee Utility Authority

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

April 4, 2022

Mr. Steven L. Dobbs P.E.
Steven L. Dobbs Engineering, LLC
1062 Jakes Way
Okeechobee, Florida 34974

Ref: Wastewater Capacity Request

Parcel ID: 3-15-37-35-0010-00780-0090

Site Address:
205 NE 6th Street
Okeechobee, FL 34972

Dear Mr. Dobbs:

In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from December 2020 to November 2021, the annual average daily demand was 0.948 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does have a wastewater force main in the right-of-way in front of the subject property. Any line extensions or upgrades required due to the demands of the proposed project, will be at the project owner's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,

John F. Hayford, P.E.
Executive Director



U.S. Fish and Wildlife Service









National Wetlands Inventory

608 Okeechobee



March 24, 2022

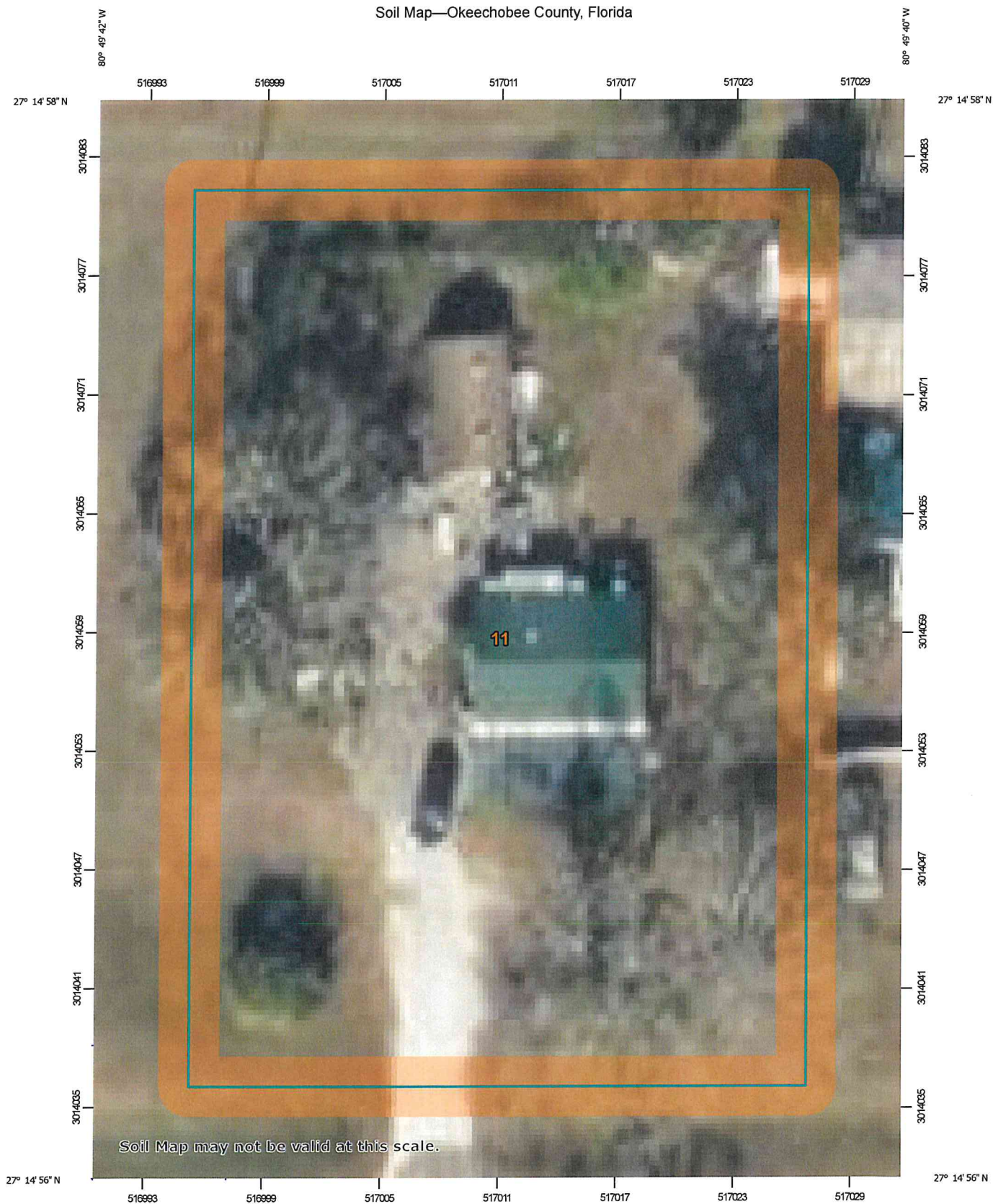
Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

C2

Soil Map—Okeechobee County, Florida



Soil Map may not be valid at this scale.

Map Scale: 1:266 if printed on A portrait (8.5" x 11") sheet.

0 3 7 14 21 Meters

0 10 20 40 60 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/24/2022
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 19, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.4	100.0%
Totals for Area of Interest		0.4	100.0%

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 April 1, 2022 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 1st day of

June, 2022.



Signature of Applicant

6/1/22
Date

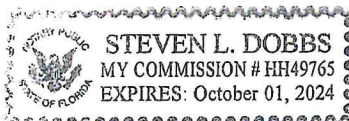
James Caprio

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 1st day of June, 2022, by James Caprio, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-00560-0060	LOWE JOHN MARCUS	3279 NW 59TH TER		OKEECHOBEE	FL	34972-8877
3-15-37-35-0010-00560-0160	LOWE JOHN MARCUS	3279 NW 59TH TERR		OKEECHOBEE	FL	34972
3-15-37-35-0010-00570-0080	TRENT RONALD L	708 N PARROTT AVE		OKEECHOBEE	FL	34972-2670
3-15-37-35-0010-00770-0010	ADVANCED WATER TECHNOLOGIES	609 NE 2ND AVE		OKEECHOBEE	FL	34972-2617
3-15-37-35-0010-00770-0030	4 GIRLS PROPERTIES INC	701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00770-0060	BIG LAKE EYE CARE LLC	1540 SE 40TH AVENUE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00770-0100	BIG LAKE EYE CARE LLC	606 NORTH PARROTT AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00780-0010	BIG LAKE BAPTIST ASSOCIATION I	PO BOX 1203		OKEECHOBEE	FL	34973-1203
3-15-37-35-0010-00780-0050	608 OKEECHOBEE LLC	C/O JAMES CAPRIO	2300 WESTON RD STE 202	WESTON	FL	33326
3-15-37-35-0010-00780-0110	KINNEY JOANNA ERMA	209 NE 6TH ST		OKEECHOBEE	FL	34972-2662
3-15-37-35-0010-00790-0030	COYLE WILLIAM D	306 NE 7TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00790-0050	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0070	COVARRUBIAS-SANTOYO ACENCION	2201 BARBARA AVE		FORT PIERCE	FL	34982-6443
3-15-37-35-0010-00790-0090	BISHOP DONETTE T	3785 SW 40TH AVE		OKEECHOBEE	FL	34974-1606
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1306 SW 2ND AVE		OKEECHOBEE	FL	34974-5224
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR		OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST		OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293		OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	BUDGET HOMES LLC	7416-A SW 48TH ST		MIAMI	FL	33155-4415
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	13516 MACHIAVELLI WAY		PALM BEACH GARDENS	FL	33418

