



CITY OF OKEECHOBEE
BOARD OF ADJUSTMENT MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
JANUARY 18, 2024
LIST OF EXHIBITS

- Draft Minutes/Exhibit 1** Summary of Board Action November 16, 2023
- Exhibit 2** Form 8B Memorandum of Voting Conflict for
Municipal Public Officers
- Staff Report/Exhibit 3** Special Exception Petition No. 24-001-SE



CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
NOVEMBER 16, 2023
DRAFT SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, November 16, 2023, at 6:04 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida (FL), followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Carl Berlin, Jr., Karyne Brass, Mac Jonassaint, Jim Shaw, and Alternate Board Member J. Dean Murray were present. Alternate Board Member Jon Folbrecht was absent without consent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Member Brass, seconded by Member McCoy to dispense with the reading and approve the September 21, 2023, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:06 P.M.

- A. Deferred from the September 21, 2023, Meeting, Special Exception Petition No. 23-001-SE requests to allow a drive-through service in a Heavy Commercial (CHV) Zoning District, (Ref. Code Sec. 90-283(1)), located within the 1200 block along the North (N) side of N Park Street/State Road 70 East (E), just West of the eastern City Limits/Northeast 13th Avenue. The Applicant would like to develop a restaurant with drive-through service.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, FL, Ms. Blair Knighting, Kimley-Horn, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL, Mr. Chris McGuire, McCon Building Corp., 1209 Joseph Street, Dodgeville, WI, who responded affirmatively.
 - 2. City Planning Consultant Mr. Ben Smith briefly reviewed the Planning Staff Report recommending approval.
 - 3. Ms. Blair Knighting and Mr. Chris McGuire were present on behalf of the Applicant and available for questions.
 - 4. No public comments were offered.
 - 5. Member Baughman disclosed for the record he would be abstaining from discussion and voting due to a conflict that would inure to his special private gain or loss as he is involved in the construction of the overall Park Street Commerce Center Plat project.
 - 6. Motion by Member Jonassaint, seconded by Member Berlin, to approve Special Exception Petition No. 23-001-SE as presented in [Exhibit 1, which includes the standards and findings for granting Petitions per Code Section 70-373; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried** with Member Baughman abstaining.
- B. Special Exception Petition No. 23-002-SE requests to allow a car wash within a CHV Zoning District, (Ref. Code Sec. 90-283(2)), located within the 1200 block along the N side of N Park Street/State Road 70 E, just West of the eastern City Limits/Northeast 13th Avenue. The Applicant would like to develop an automated car wash.

V. QUASI-JUDICIAL PUBLIC HEARING ITEM B CONTINUED

1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, FL, Mr. Johnny Herbert, American Civil Engineering Co., 207 N. Moss Road #211, Winter Springs, FL, who responded affirmatively.
2. City Planning Consultant Smith briefly reviewed the Planning Staff Report recommending approval.
3. Ms. Blair Knighting, and Mr. Chris McGuire, were present on behalf of the Applicant and available for questions.
4. No public comments were offered.
5. Member Baughman disclosed for the record he would be abstaining from discussion and voting due to a conflict that would inure to his special private gain or loss as he is involved in the construction of the overall Park Street Commerce Center Plat project.
6. Motion by Member Brass, seconded by Member Jonassaint, to approve Special Exception Petition No. 23-002-SE as presented in [Exhibit 2, which includes the standards and findings for granting Petitions per Code Section 70-373; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried** with Member Baughman abstaining.

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:24 P.M.

VI. CITY ADMINISTRATOR UPDATE

- Add to your calendars: Holiday Tree Lighting Ceremony, November 28, 2023, 5:30 P.M. and Lighted Christmas Parade, December 9, 2023, 6:00 P.M.
- He thanked the Members and Staff for their duty to the City of Okeechobee.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:25 P.M.

Submitted by:

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.

NOV 21 2023

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Baughman, Philip J		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE Planning and Adjustments	
MAILING ADDRESS 1505 S. Parrott Ave		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY Okeechobee	COUNTY Okeechobee	<input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED 11/16/2023		NAME OF POLITICAL SUBDIVISION: Voting board member	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Philip Baughman, hereby disclose that on 11/16, 20 23 :

(a) A measure came or will come before my agency which (check one or more)

- ☒ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☐ inured to the special gain or loss of _____, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

A petitioner came before the board for a special exception. I am involved in the construction of the overall project that needed the special exception. I did not vote or comment on either petition.

Regarding:
Special Exception Petition No. 23-001-SE
Special Exception Petition No. 23-002-SE

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

11/21/2023

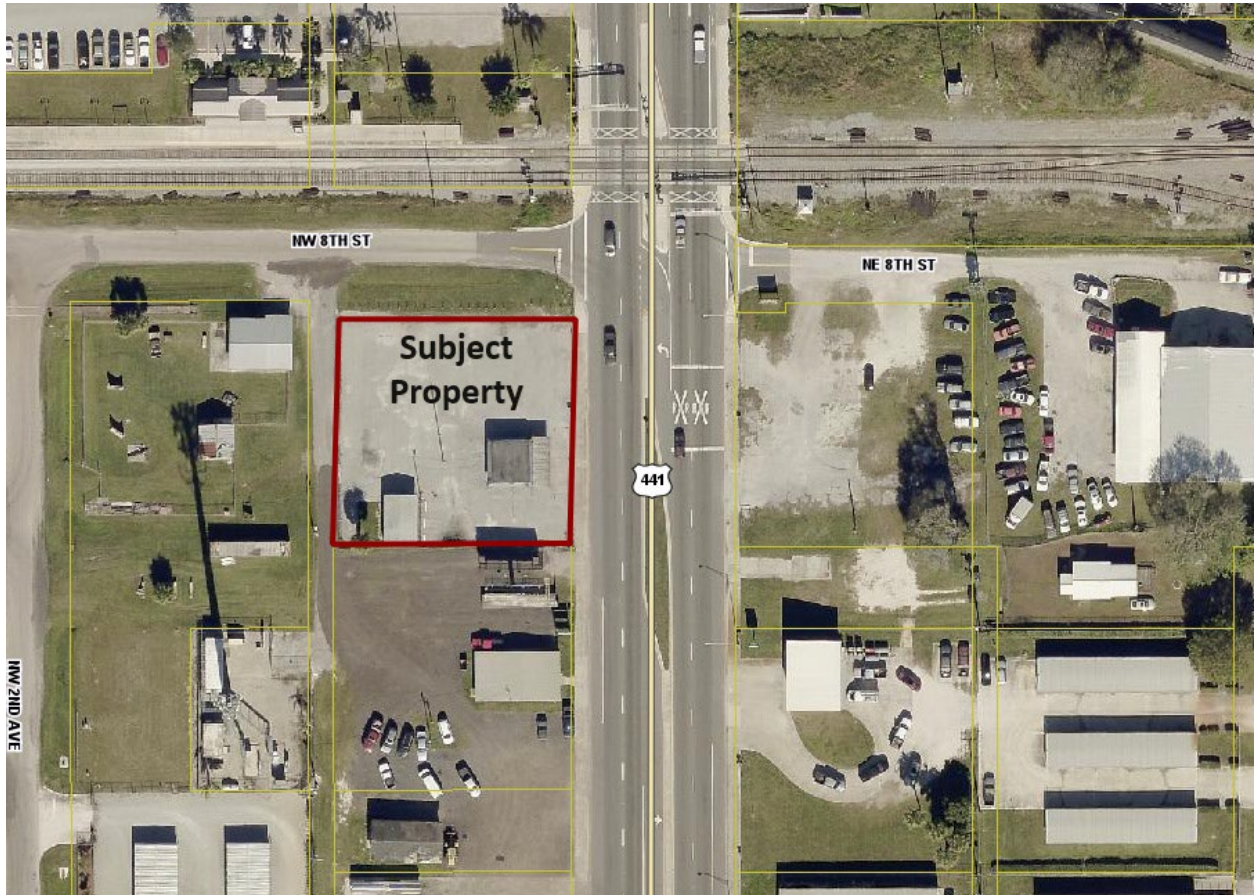
Date Filed

Philip Baughman
Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.

24-001-SE

Special Exception Staff Report



Applicant | **Terry Brink**
Parcel Identification | **3-15-37-35-0010-00580-0010 (33565)**



Prepared for The City of Okeechobee

General Information

Owner: Alejandro Estremera and Janet Estremera

Applicant: Terry Brink

Primary Contact: Terry Brink, actionsalesauto@gmail.com, (772) 233-5544

Parcel Identification: 3-15-37-35-0010-00580-0010

Note: For the legal description of the project or other information relating 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>

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

Parcel Identification: 3-15-37-35-0010-00580-0010	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant (outdoor vehicle sales lot)	Outdoor vehicle sales lot
Acreage	0.481 Acres	0.481 Acres

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

	Future Land Use	Zoning	Existing Use
North	Industrial	Industrial (IND)	CSX Railroad, Amtrak Station, Auto Service
East	Commercial	Heavy Commercial (CHV)	Parrott Ave (US 441), Auto Service
South	Commercial	Heavy Commercial (CHV)	Trucking/Distribution
West	Industrial	Industrial (IND)	Distribution

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for an outdoor vehicle sales lot. The proposed use will occupy a 0.481-acre parcel, which is located at 711 N Parrott Ave. The subject property was previously approved for the special exception use of an outdoor vehicle sales lot, via Petition 05-006-SE. However, the operations ceased for period of at least 180 days. Due to that lapse, a new special exception approval is required to allow the vehicle sales use. The site contains two existing structures, an office building (440 SF) and a shed (160 SF), each with attached unenclosed covered areas. Metal bollards are spaced regularly along the west, north and east property lines except for openings for two curb cuts on US-441 and another opening on the west side to the alley. Nearly the entire site is paved with no landscaping that is apparent based on the materials submitted for this request. The site meets the definition of a nonconforming structure at the very least due to lack of landscaping, likely an exceedance of impervious surface area above the maximum permitted, and setback encroachment. LDC 66-1 provides the following definition:

Nonconforming structure means a lawful building or structure existing on the date of enactment or amendment of these regulations, but which does not conform to the yard, setback, coverage, height, parking, landscaping or supplementary regulations of the district in which it is located.

Additionally, LDC 90-37(2) provides the following regarding nonconforming structures:

When a nonconforming structure is discontinued or abandoned for a period for a year, any future use of the property shall comply with the following:

- (1) Use. Future use shall be either a permitted use within the district or, after approval, a special exception use permitted in the district.*
- (2) Nonconformity. Future use shall not increase the extent of nonconformity by reason of insufficient yards, setbacks, landscaping or parking, or excessive floor area, coverage or height.*

The applicant is not proposing any site improvements at this time, so there is currently no proposed increase in the nonconformity. However, in consideration of the special exception request, the board may consider requiring any site improvement that is deemed necessary to ensure compatibility and to ensure the use will meet the criteria for approval of a special exception request, as provided below.

LDC 90-703 provides the following standards for Outdoor vehicle sales lots:

- Minimum lot area: 10,000 square feet; 100 feet wide.
- Display area: Vehicle display areas may be grass or other surface but must be maintained in a sightly and dust free condition.
- Grass display areas are permitted only to the extent that they are identified on an approved site plan and such areas are in addition to the minimum 15 percent of the site that is required to be pervious.
- Vehicles on display must be located at least three feet from any sidewalk or property line.
- Lighting: Artificial lighting used to illuminate the premises must be directed away from adjacent properties and streets, shining only on the subject site.

LDC 90-512(2) states that automobile sales lots require 1 off street parking space per 400 sf of floor area and 1 per 1,500 sf of outdoor area used for sales or display.

The site plan provided by the applicant indicates the location of a number of parking spaces, though it does not indicate which spaces are intended to meet the minimum parking requirements (for employees and customers) and which areas are intended for display of merchandise.

Consistency with LDC Section 70-373

City LDC Section 70-373(b) requires that applicants for special exception requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

(1) Demonstrate that the proposed location and site is appropriate for the use.

Applicant Response: Location was a previously established, long running auto sales business.

Staff Comments: The subject property is located with direct frontage on US 441, a major commercial corridor within the City. The property is zoned Heavy Commercial (CHV) and designated Commercial on the Future Land Use Map. The surrounding existing uses, zoning, and future land use designations are all commercial or industrial. The Property has previously operated as an outdoor vehicle sales lot, though with at least one interruption in use. An outdoor vehicle sales lot has operated at this location for many years previously and this location continues to be appropriate for that use.

(2) Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood.

Applicant Response: No specific design efforts are needed, this building was established in 1958 and was a previously established long running auto sales business.

Staff Comments: The applicant is not proposing any redesign of the buildings, which have been used previously for this use. Staff is not aware of any previous compatibility issues.

(3) Demonstrate any landscaping techniques to visually screen the use from adjacent uses.

Applicant Response: Corner lot, no visual screening is necessary on west and south boundaries as they are existing commercial/industrial properties.

Staff Comments: The subject property has no existing landscaping and the adjacent uses are intensive heavy commercial and industrial uses that should not require any significant screening from the proposed auto sales use. However, the Board may consider requiring screening/plantings along the frontage of US-441.

- (4) *Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use.*

Applicant Response: There will be no hazards, problems or public nuisance created by operating a vehicle sales business.

Staff Comments: The subject property has previously operated as an outdoor vehicle sales lot. Staff does not have any knowledge that the previous operations generated any hazards, problems, or nuisances.

- (5) *Demonstrate how the utilities and other service requirements of the use can be met.*

Applicant Response: the utilities at the location are existing city utilities

Staff Comments: The subject property is served by existing utilities and services, and no additional demands beyond those of the previous auto sales uses are expected.

- (6) *Demonstrate how the impact of traffic generated will be handled, off site and on site.*

Applicant Response: There will not be an impact to traffic.

Staff Comments: A Traffic Impact Statement has not been included in the application package. However, there is no reason to believe that allowing the previous operations to resume will result in greater traffic than was contemplated when the use was originally approved. However, the site plan provided indicates that vehicle ingress is proposed from the existing access point on US-441 and vehicles will egress onto the alley at the rear, which leads to NW 8th Street. While this may have been the historical vehicle access route, it is not ideal. The alley is only 15 ft wide and is not intended for regular egress for a business.

City LDC Section 70-373(c) provides a list of findings that the Board of Adjustment must address in its determination to approve the request, deny the request, or approve the request with conditions. The applicant has submitted responses to each finding, which are provided un-edited below. Staff comments are also provided in response to the findings and the applicant's responses.

- (1) *The use is not contrary to comprehensive plan requirements.*

Applicant Response: No

Staff Comments: The Okeechobee Comprehensive Plan does not contain any policies which prohibit the requested use. The proposed use is consistent with the Commercial Future Land Use Category, as described within the Comprehensive Plan.

- (2) *The use is specifically authorized as a special exception use in the zoning district.*

Applicant Response: Yes

Staff Comments: The use is authorized as a special exception use in the CHV district, as stated in LDC Section 90-283(18).

- (3) *The use will not have an adverse effect on the public interest.*

Applicant Response: No, it will not

Staff Comments: The property has operated as an outdoor vehicle sales lot previously and it is not expected that re-establishment of the use will create any new disturbance or adverse effects on the public interest.

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

Applicant Response: Yes it is. It was a previous car lot

Staff Comments: As stated previously, the subject site and location are appropriate for the proposed use.

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

Applicant Response: No it will not. Pre-existing lot/building

Staff Comments: Re-establishment of the outdoor vehicle sales lot use should not adversely affect property values in this area of the City which contains heavy commercial and industrial uses. It is also not likely to be a deterrent to the improvement or development of adjacent properties. In fact, the continued vacancy of the property may be more likely to lead to blight than the resumption of operations.

- (6) *The use may be required to be screened from surrounding uses, to reduce the impact of any nuisance or hazard to adjacent uses.*

Applicant Response: It shouldn't but if so, we can screen it.

Staff Comments: The proposed use should not cause any impacts or nuisances to adjacent uses that would be remedied by screening.

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

Applicant Response: It will not.

Staff Comments: The proposed use is not residential and will not create any additional demands on public-school facilities. No additional demands on other services should be expected, other than what was already contemplated when the auto sales use was originally approved.

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

Applicant Response: It will not

Staff Comments: The site has direct access to US 441, a Principal Arterial Roadway. The site plan provided by the applicant demonstrates the main means of ingress will be from US-441 and the main means of egress will be through a back alley that connects to NW 8th Street. The use should not generate a significantly greater number of trips than were generated by the previous auto sales use. The site appears to be nearly entirely impervious and there is no evidence of any storm water management facilities based on the applicant's submittal. However, approval of the applicant's request will not increase that existing nonconformity. The site has high visibility from the public rights-of-way and is not likely to cause any concerns related to public safety.

Recommendation

Based on the materials and statements provided by the applicant and the foregoing analysis, we recommend approval of this special exception subject to following condition:

Applicant shall submit a site plan which provides:

- location, dimensions, area and property line setbacks for areas used for sales/display
- location and dimensions of employee/customer parking spaces
- internal vehicle access aisle dimensions

Submitted by:



Ben Smith, AICP
Director of Planning

January 10, 2024

Okeechobee Board of Adjustment Hearing: January 18, 2024

Supplemental Exhibits

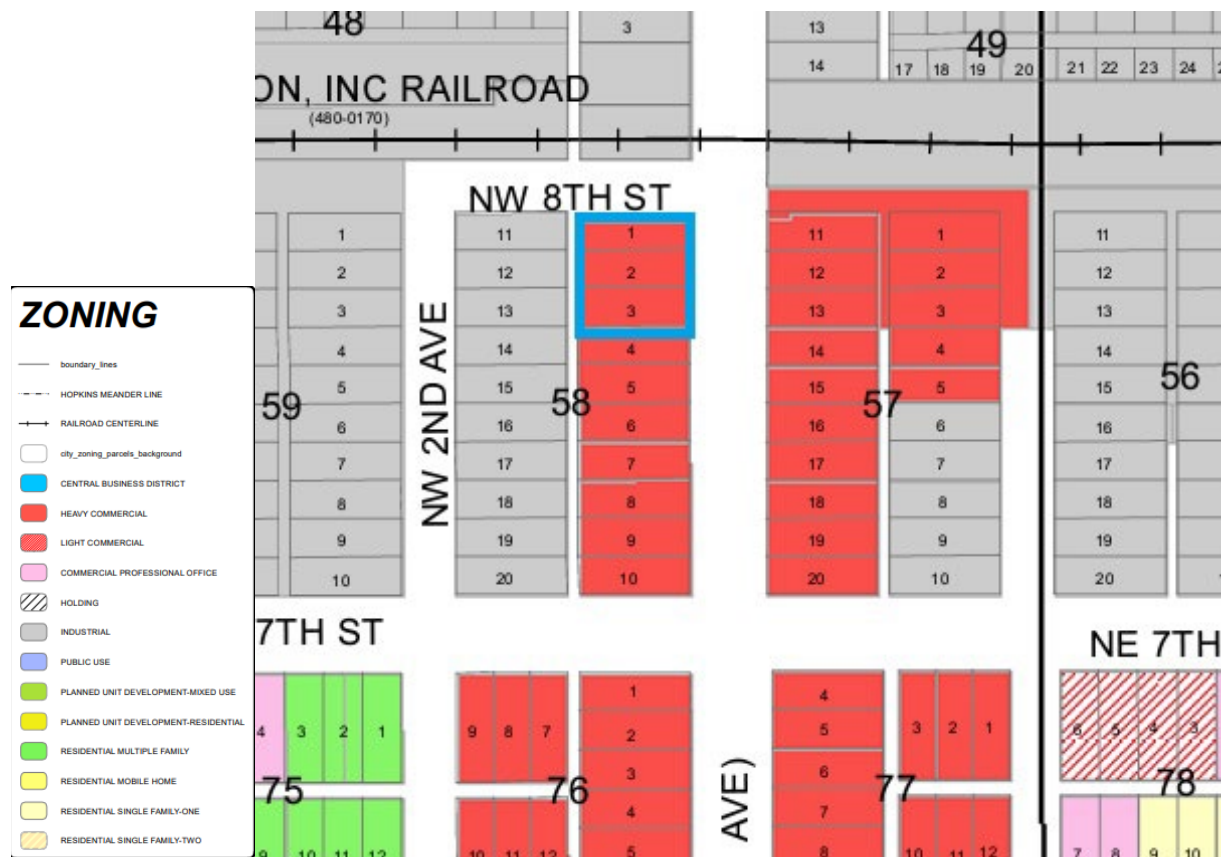


Exhibit A: Zoning Map

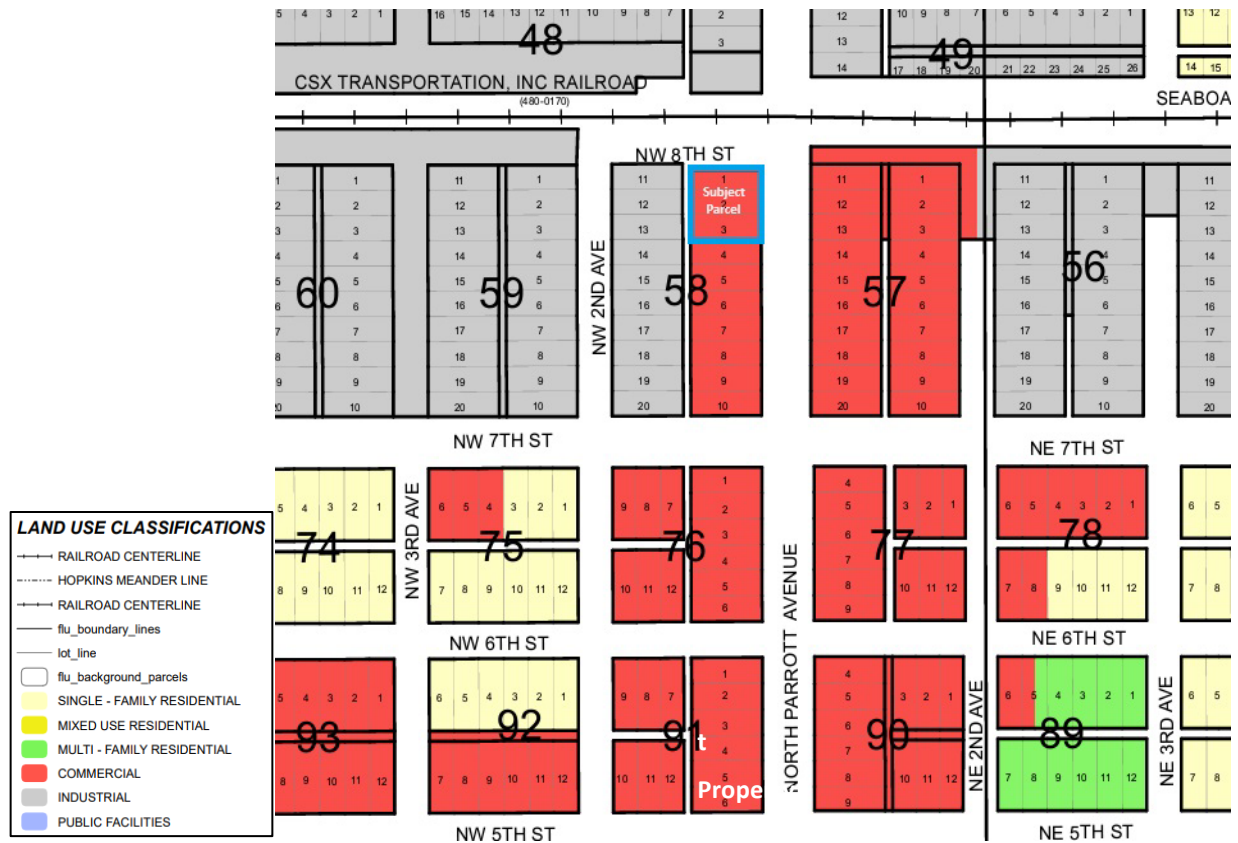


Exhibit B: Future Land Use Map



Exhibit C: Existing Land Use

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: <u>12-4-23</u>	Petition No. <u>24-001-SE</u>
		Fee Paid: <u>500.00</u>	Jurisdiction: <u>BoA</u>
		1 st Hearing: <u>1-18-24</u>	2 nd Hearing: <u>N/A</u>
		Publication Dates:	
		Notices Mailed: <u>1-3-24</u>	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): <u>ALEJANDRO ESTREMER, JANET ESTREMER</u>		
2	Owner mailing address: <u>PO BOX 337 OKEECHOBEE, FL 34973</u>		
3	Name of applicant(s) if other than owner <u>TERRY BRINK</u>		
4	Applicant mailing address: <u>2266 NW 42ND AVENUE OKEECHOBEE, FL 34972</u>		
	E-mail address: <u>ACTIONSALSAUTO@GMAIL.COM</u>		
5	Name of contact person (state relationship): <u>TERRY BRINK, SELF</u>		
6	Contact person daytime phone(s): <u>772-233-5544</u>		
PROPERTY INFORMATION			
7	Property address/directions to property: <u>711 N PARROTT AVENUE</u> <u>OKEECHOBEE, FL 34972</u>		
8	Describe current use of property: <u>VACANT/FORMER CAR LOT</u>		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) <u>OFFICE BUILDING (1) (VACANT), STORAGE SHED (VACANT)</u> Source of potable water: <u>OUA</u> CITY Method of sewage disposal: <u>OUA</u> CITY		
10	Approx. acreage: <u>.481</u> Is property in a platted subdivision? <u>NO</u> <u>YES</u>		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <u>NO</u>		
12	Is a pending sale of the property subject to this application being granted? <u>NO</u>		
13	Describe uses on adjoining property to the North: North: <u>CSX RAILROAD</u> East: <u>ROADWAY (PARROTT AVE)</u> South: <u>TRUCKING COMPANY</u> West: <u>TRUCKING COMPANY</u>		
14	Existing zoning: <u>INDUSTRIAL</u> Future Land Use classification: <u>INDUSTRIAL</u> <u>Commercial</u>		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes. If yes provide date, petition number and nature of approval. <u>Special Exception No. 05-006-SE</u>		
16	Request is for: (<input type="checkbox"/>) Rezone (<input checked="" type="checkbox"/>) Special Exception (<input type="checkbox"/>) Variance <u>approved.</u>		
17	Parcel Identification Number: <u>3-15-37-35-0010-00580-0010 (33565)</u> <u>12-20-05</u>		

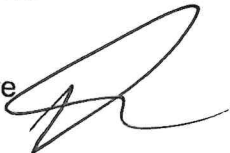
REQUIRED ATTACHMENTS

✓ 18	Applicant's statement of interest in property: Leasing for VEHICLE SALES
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: 6/2/2004 (copy attached)
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: ✓ a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
✓ 25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature



Printed Name

TERRY BRINK

Date

11/29/23

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

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: VEHICLE SALES <i>Ref. Sec 90-283(18) Sec. 90-703</i>
B	Are there similar uses in the area? No <input type="checkbox"/> (✓) Yes If yes, briefly describe them: THERE ARE SEVERAL BUSINESSES WITHIN 300' UNDER THE DEPT OF REVENUE CODE OF VEHICLE SALES/REPAIR. NOTED ON ATTACHED LIST OF BUSINESSES.
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building: USED AUTO SALES, 3 EMPLOYEES, 9-5 PM (M-SAT)
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception 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. N/A
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

STANDARDS FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(b), LDR page CD70:19]

Applicants are required by Sec. 70-373(b) to address the following issues in his/her presentation before the Board of Adjustment. Staff strongly recommends that the Applicant include, in his/her application, materials that address each of these issues in order to allow Staff and the Board of Adjustment sufficient time to adequately consider the Applicant's request.

1. Demonstrate that the proposed location and site are appropriate for the use.

LOCATION WAS A PREVIOUS ESTABLISHED, LONG RUNNING AUTO SALES BUSINESS

2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.

NO SPECIFIC DESIGN EFFORTS ARE NEEDED. THIS BUILDING WAS ESTABLISHED IN 1958 AND WAS A PREVIOUSLY ESTABLISHED, LONG RUNNING AUTO SALES BUSINESS

3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.

CORNER LOT, NO VISUAL SCREENING IS NECESSARY ON WEST AND SOUTH BOUNDARIES AS THEY ARE EXISTING COMMERCIAL/INDUSTRIAL PROPERTIES.

4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.

THERE WILL BE NO HAZARDS, PROBLEMS OR PUBLIC NUISANCE CREATED BY OPERATING A VEHICLE SALES BUSINESS.

5. Demonstrate how the utilities and other service requirements of the use can be met.

THE UTILITIES AT THE LOCATION ARE EXISTING CITY UTILITIES.

6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

THERE WILL NOT BE AN IMPACT TO TRAFFIC

FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

It is the Applicant's responsibility to convince the Board of Adjustment that approval of the proposed special exception is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the Board of Adjustment to find that:

1. The use is not contrary to the Comprehensive Plan requirements.
No
2. The use is specifically authorized as a special exception use in the zoning district.
Yes
3. The use will not have an adverse effect on the public interest.
No, it will not
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.
Yes it is. It was a previous car lot
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.
No it will not. Pre-existing lot/building
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.
It shouldn't but if so, we can screen it.
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.
It will not.
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
It will not

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

NOTE: AN APPROVAL OF A SPECIAL EXCEPTION EXPIRES IF A BUILDING PERMIT APPLICATION HAS NOT BEEN SUBMITTED WITHIN TWO YEARS OF THE APPROVAL [Sec. 70-348(4)]

Prepared by; Record and Return to:
 Renee Ellerbee
 Big Lake Title Company, Inc
 2106 South Parrott Avenue
 Okeechobee, Florida 34974

File Number: 1488



FILE NUM 2004010575
 OR BK 00533 PG 1885
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT
 OKEECHOBEE COUNTY, FL
 RECORDED 06/07/2004 02:16:02 PM
 RECORDING FEES 6.00
 DEED DOC 1,680.00
 RECORDED BY M Anuez

Warranty Deed

Made this June 2, 2004 A.D., By

Henry M. O'Neill and Beverly C. O'Neill, husband and wife,

whose address is: 712 Highway 441 North, Okeechobee, FL 34972, hereinafter called the grantor, to

Alejandro Estremera and Janet Estremera, husband and wife,

whose address is: P.O. Box 337, Okeechobee, FL 34973, hereinafter called the grantee;

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

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

Lots 1, 2 and 3, Block 58, OKEECHOBEE, according to the Plat thereof recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida.

Parcel ID Number: 3-15-37-35-0010-00580-0010

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2003.

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

Signed, sealed and delivered in our presence:

[Signature of Renee Ellerbee]
 Witness Printed Name Renee Ellerbee
[Signature of Glenda Bellamy]
 Witness Printed Name Glenda Bellamy

[Signature of Henry M. O'Neill] (Seal)
 Henry M. O'Neill
 Address: 712 Highway 441 North, Okeechobee, FL 34972
[Signature of Beverly C. O'Neill] (Seal)
 Beverly C. O'Neill
 Address: 712 Highway 441 North, Okeechobee, FL 34972

State of Florida
 County of Okeechobee

The foregoing instrument was acknowledged before me this 2nd day of June, 2004, by Henry M. O'Neill and Beverly C. O'Neill, husband and wife, who is/are personally known to me or who has produced Florida Drivers Licenses as identification.



Renee Lee Ellerbee
 MY COMMISSION # DD00355 - Notary Public
 December 1, 2005
 BONDED THRU TROY FARM INSURANCE, INC

My Commission Expires: _____

(SEAL)

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

Name of Property Owners:

ALEJANDRO ESTREMER, JANET ESTREMER

Mailing Address:

PO BOX 337 OKEECHOBEE, FL 34973

Home Telephone:

Work:

Cell:

863-634-5837

Property Address:

711 N PARROTT AVE

Parcel ID Number:

3-15-37-35-0010-00580-0010 (33565)

Name of Applicant:

TERRY BRINK

Home Telephone:

Work:

Cell:

772-233-5544

The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 5th
DAY OF December 2023.

Alejandro Estremer
OWNER

Brooke Bink
WITNESS

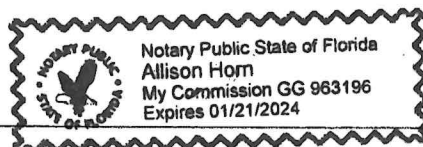
Janet Estremer
OWNER

Brooke Bink
WITNESS

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 5th day of December, 2023, by Janet & Alejandro Estremer
(Name of Person)
who is personally known to me or produced _____ as identification.



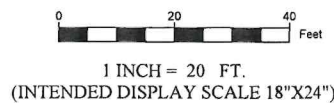
Allison Horn

NOTARY PUBLIC SIGNATURE

PROPERTY ADDRESS:

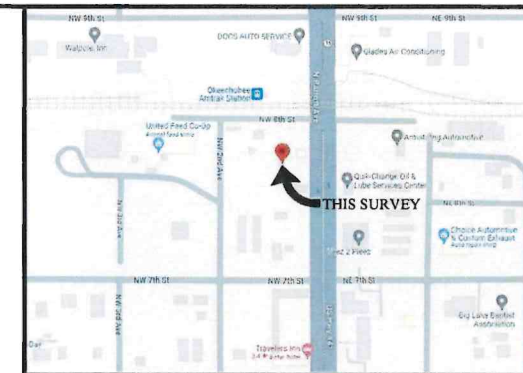
711 N PARROT AVENUE
OKEECHOBEE, FLORIDA 34972

GRAPHIC SCALE



BOUNDARY SURVEY

LOCATED IN SECTION 15
TOWNSHIP 37 SOUTH
RANGE 35 EAST



LOCATION MAP:
NOT TO SCALE

LEGEND:

(C)	CALCULATED
C.A.	COVERED AREA
C/L	CENTERLINE
(F)	FIELD
FND	FOUND
ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK
OHU	OVERHEAD UTILITY LINE
(P)	PLAT
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT OF WAY
W/	WITH
⊙	BOLLARD
+	SINGLE SUPPORT SIGN
⊗	UTILITY POLE
⊕	WATER METER
—	PROPERTY LINE

LEGAL DESCRIPTION:

(O.R.B. 533, PG. 1885)

LOTS 1, 2, AND 3, BLOCK 58, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA

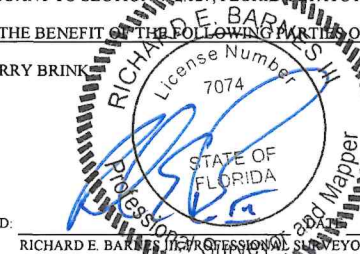
CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 120, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) TERRY BRINK

SIGNED:



RICHARD E. BARNES, PROFESSIONAL SURVEYOR AND MAPPER # 7074

SURVEYOR'S NOTES:

- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- UNLESS IT BEARS THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
- THIS SURVEY WAS PERFORMED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES LISTED HEREIN AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. LIKEWISE, ANY REUSE OF THIS SURVEY FOR ANY PURPOSE OTHER THAN WHICH WAS ORIGINALLY INTENDED, WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED SURVEYOR & MAPPER, WILL BE DONE SO AT THE RISK OF THE REUSING PARTY AND WITHOUT ANY LIABILITY TO THE UNDERSIGNED SURVEYOR & MAPPER.
- LEGAL DESCRIPTIONS HAVE BEEN FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE. PUBLIC RECORDS HAVE NOT BEEN RESEARCHED BY THE SURVEYOR TO DETERMINE THE ACCURACY OF THESE DESCRIPTIONS NOR HAVE ADJOINING PROPERTIES BEEN RESEARCHED TO DETERMINE OVERLAPS OR HIATUS.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION DATED 2021 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

- 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.
- 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 NORTH RIGHT-OF-WAY LINE OF NORTHWEST 7TH STREET, SAID LINE BEARS SOUTH 89°51'13" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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.
- ADJOINING PROPERTY INFORMATION IS SHOWN PER PLAT.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0415C, WITH AN EFFECTIVE DATE OF 07/16/15.

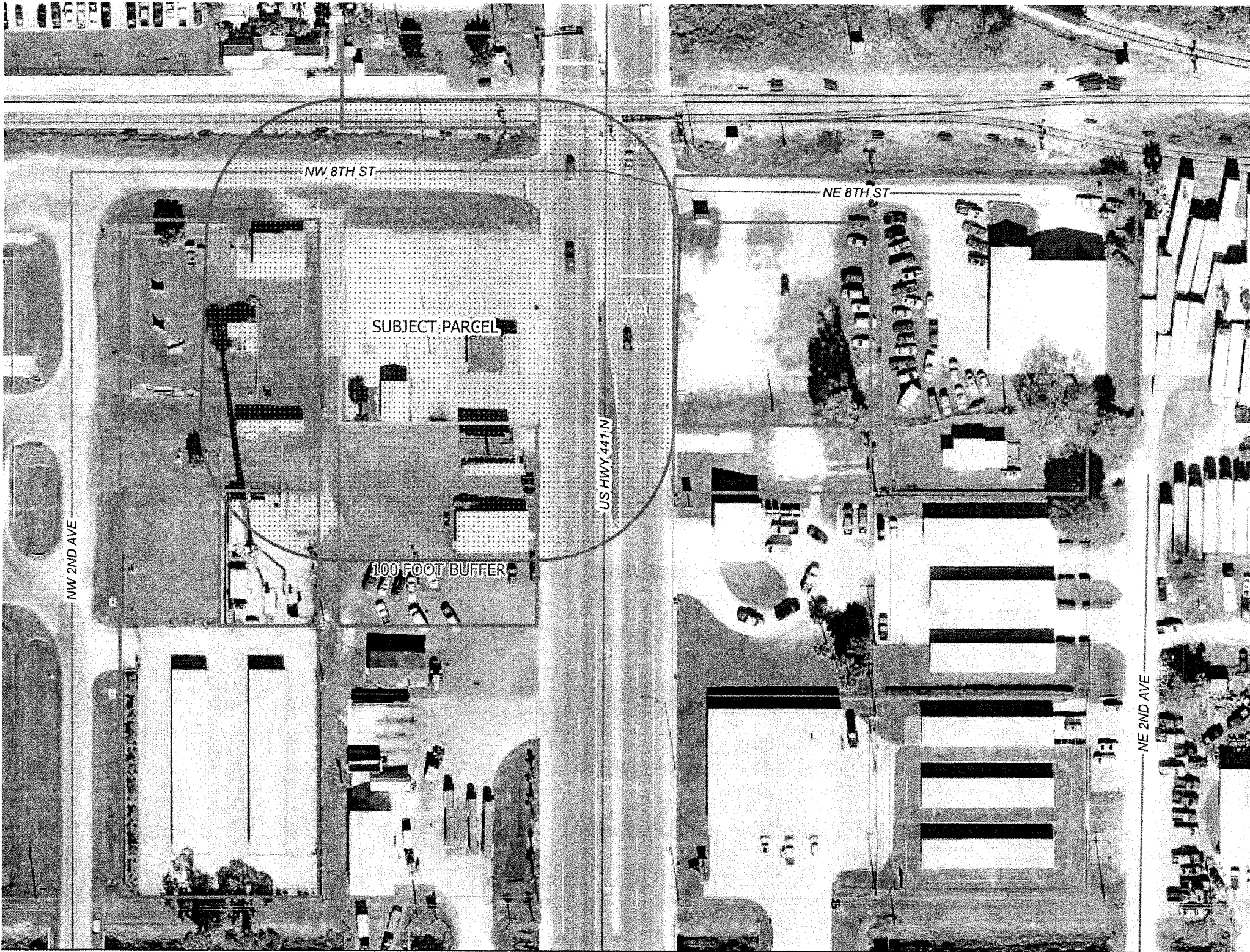
FIELD WORK DATE	12/5/23
REVISION DATE	
SHEET	1 OF 1
DRAWN BY:	EGB
CHECKED BY:	REB
JOB #	23-578

BSM & ASSOCIATES
LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
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	PO BOX 1177		OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-00480-0010	DOC'S AUTO SERVICE INC	C/O ANGELA WALDRON	8125 HAMPSHIRE DR	SEBRING	FL	33876
3-15-37-35-0010-00480-0040	FORT DRUM CORPORATION	PO BOX 1177		OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-00490-0110	GLADES GAS COMPANY OF	804 N PARROTT AVE		OKEECHOBEE	FL	34972-2103
3-15-37-35-0010-00570-0010	ARMSTRONG MICHAEL	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0050	TRENT RONALD L	2322 SE 33RD ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0110	ARMSTRONG ANGELA	902 SE 10TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0140	TRENT RONALD L	2322 SE 33RD STREET		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0150	TRENT RONALD L	2322 SE 33RD ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00570-0180	IDGAF HOLDINGS LLC	C/O JONATHAN SCHOPP	704 N PARROTT AVE	OKEECHOBEE	FL	34972-2670
3-15-37-35-0010-00580-0040	GAGBEE INC	709 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00580-0070	G-4 LAND & CATTLE COMPANY	709 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00580-0080	SOUTHERN CONSTRUCTION &	709 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00580-0110	BMK LLC	709 N PARROTT AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00590-0010	UNITED FEED CO-OP INC	BOX 485		OKEECHOBEE	FL	34973-0485
3-15-37-35-0010-00580-0150	REEVES VICTORIA GAIL	140 TENNESSEE WALKER RD		CRAWFORDVILLE	FL	32327
2-16-37-35-0A00-00005-0000	SALRY RR	C/O CSX CORP	500 WATER STREET J910	JACKSONVILLE	FL	33202

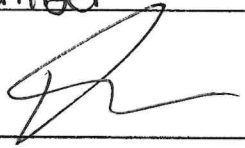
#15



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 NOVEMBER 29, 2023 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 29th day of

November, 2023.



Signature of Applicant

11/29/23

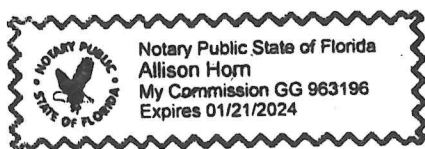
Date

TERRY BRINK

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 29th day of November, 2023, by Terry Brink, who is personally known to me or produced ✓ as identification.




Notary Public Signature



SIGN PLAN

20' x 18"

Business Name

BOUNDARY SURVEY LOCATED IN
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
TALLAHASSEE MERIDIAN
OKEECHOBEE COUNTY, FLORIDA

DESCRIPTION

Lots 1, 2, and 3, Block 58, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

SURVEYORS NOTES

Subject to easements and restrictions of record.

Lands described hereon not abstracted by this office.

Underground utilities and foundations are not shown.

The description shown hereon was provided by the client and/or his/her agent.

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

The surveyor did not interview adjoining land owners for unrecorded deeds or easements.

Elevations, if any, are based upon assumed datum.

Lands shown hereon are in Flood Zone C, as scaled from FEMA FIRM panel no. 120177 0200B, dated 2-4-81.

Address: 711 N. PARROTT AVENUE, OKEECHOBEE, FL

SURVEYORS CERTIFICATE

I hereby certify that the attached sketch of survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direct supervision. Subject to the qualifications noted hereon.

James R. Almond, PSM
Professional Surveyor-Mapper
Florida Registration No. LS5081

JAMES R. ALMOND, PSM
PROFESSIONAL LAND SURVEYOR - MAPPER - CONSULTANT

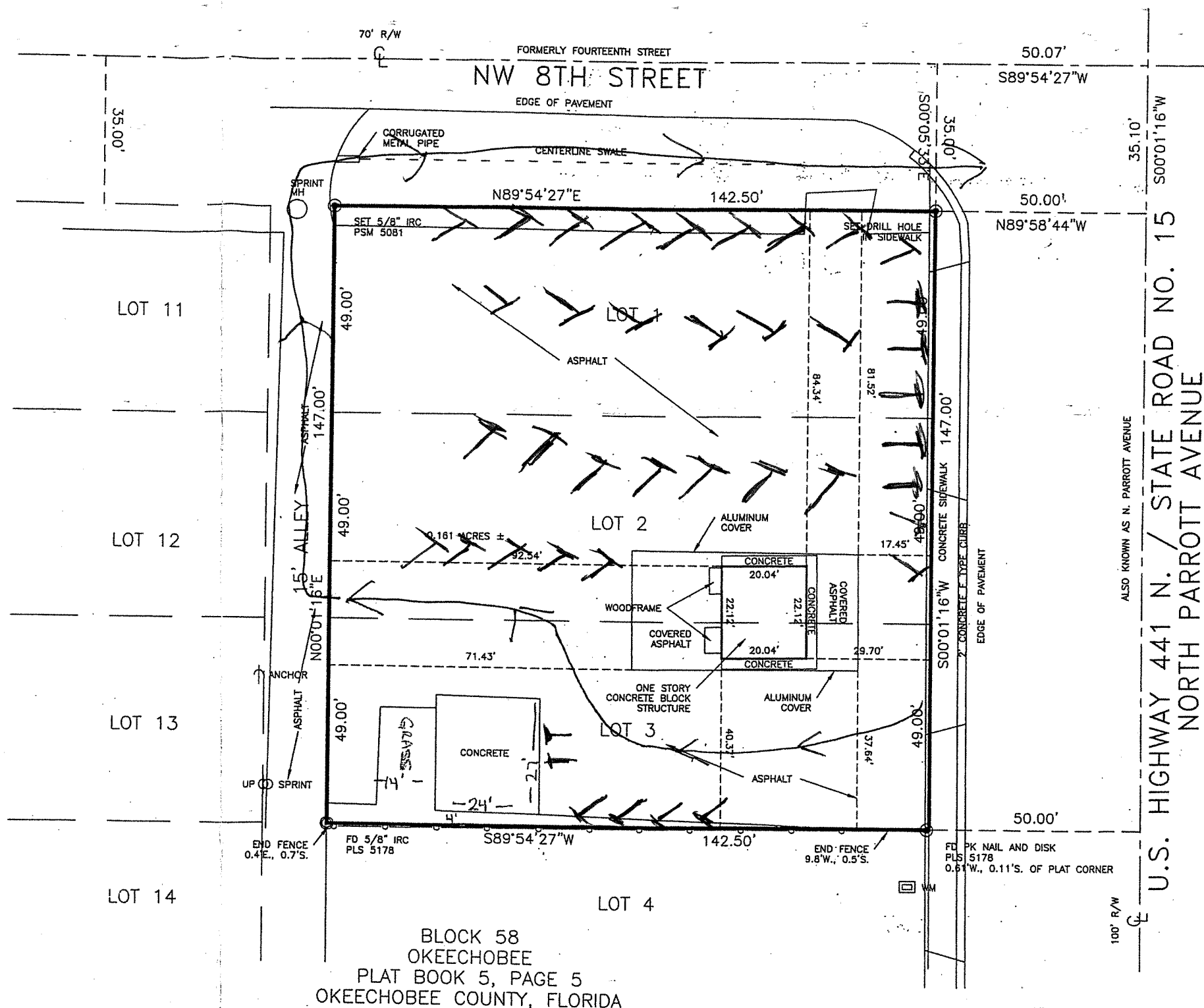
2973 SW 3RD TERRACE
OKEECHOBEE, FLORIDA 34974-2684
TEL: (863) 467-5700 FAX: (863) 467-6121
EMAIL: almond@okeechobee.com

SCALE:	FLDBK/PAGE	REVISIONS
1" = 30'	106/03	
PROJECT No.	3547	
SHEET 1 OF 1		MAP OF BOUNDARY SURVEY

SURVEY DATE: JULY 11, 2003

1 INCH
THIS BAR IS INTENDED TO MEASURE 1 INCH LONG
AT THE SCALE SHOWN. IF BAR MEASURES DIFFERENTLY
ENLARGE OR REDUCE ACCORDINGLY.

PREPARED FOR: HENRY M. O'NEILL AND BEVERLY C. O'NEILL



LEGEND
M = MEASURED DIMENSION
D = DEED DIMENSION
P = PLAT DIMENSION
CM = CONCRETE MONUMENT
IR = IRON ROD
IRC = IRON ROD WITH CAP
WM = WATER METER
WV = WATER VALVE
UP = UTILITY POLE
SPRINT = SPRINT
L = ARC LENGTH
A = CENTRAL ANGLE
R = RADIUS DISTANCE
CH = CHORD
SF = SQUARE FEET
GAL = GALLON
FD = FOUND
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
RAD = RADIAL
NR = NOT RADIAL

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2023 Certified Values

updated: 11/30/2023

Parcel: << 3-15-37-35-0010-00580-0010 (33565) >>

Owner & Property Info

Result: 1 of 47

Owner	ESTREMER ALEJANDRO ESTREMER JANET PO BOX 337 OKEECHOBEE, FL 34973-0337		
Site	711 N PARROTT AVE OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 2 3 BLOCK 58		
Area	0.479 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

2022 Certified Values		2023 Certified Values	
Mkt Land	\$140,679	Mkt Land	\$166,992
Ag Land	\$0	Ag Land	\$0
Building	\$24,925	Building	\$26,827
XFOB	\$32,756	XFOB	\$36,407
Just	\$198,360	Just	\$230,226
Class	\$0	Class	\$0
Appraised	\$198,360	Appraised	\$230,226
SOH/10% Cap [?]	\$16,500	SOH/10% Cap [?]	\$30,180
Assessed	\$198,360	Assessed	\$230,226
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$181,860 city:\$181,860 other:\$181,860 school:\$198,360	Total Taxable	county:\$200,046 city:\$200,046 other:\$200,046 school:\$230,226

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

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/2/2004	\$240,000	0533/1885	WD	I	Q	
1/10/2003	\$175,000	0493/0607	WD	I	Q	
8/20/1999	\$80,100	0426/1621	CT	I	U	03
10/1/1989	\$70,000	0308/0425	WD	I	Q	
10/1/1982	\$42,500	0251/0598	WD	I	Q	
10/1/1981	\$2,800	0246/0156	QC	I	Q	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE (4900)	1958	440	1168	\$20,149
Sketch	MISC BLDGS (9600)	2006	160	560	\$6,678

*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)
ASPH 2	COM SLB WLK	1994	\$33,579	18200.00	0 x 0	PD (75%)
OFA	OPN FLR MTL	1994	\$2,764	280.00	28 x 10	PD (75%)
CONC I	BUMPERS	2007	\$64	3.00	0 x 0	PD (85%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP3	NO PARROTT (MKT)	20,874.000 SF (0.479 AC)	1.0000/1.0000 1.0000/ /	\$8 /SF	\$166,992

Search Result: 1 of 47

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

by: GrizzlyLogic.com