



CITY OF OKEECHOBEE
BOARD OF ADJUSTMENT MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
SEPTEMBER 15, 2022
LIST OF EXHIBITS

Draft Minutes

Summary of Board Action May 19, 2022

Staff Report/Exhibit 1

Special Exception Petition No. 22-002-SE



CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
MAY 19, 2022
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, May 19, 2022, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, 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 Karyne Brass, Mac Jonassaint and Alternate Board Members Jim Shaw and David McAuley were present. Board Members Phil Baughman and Rick Chartier were absent with consent. Chairperson Hoover moved Alternate Board Members Shaw and McAuley to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the November 18, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:05 P.M.

- A. Special Exception Petition No. 22-001-SE requests to allow outdoor sales and storage, building trades contractor, in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(5)) located at 800 Northwest (NW) Park Street and in the 100 block along NW 9th Avenue for the proposed use of outdoor display and sales of carports, sheds, and farm equipment.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Jason Ferrell, 1952 SW 53rd Street, Okeechobee, FL, and Mr. Ben Smith 2914 Cleveland Avenue, Ft. Myers FL who responded affirmatively.
 - 2. City Planning Consultant Smith with Morris-Depew Associates reviewed the Planning Staff Report recommending approval with conditions.
 - 3. Mr. Ferrell was present and responded to questions from the Board. He voiced concerns with losing "curb appeal" should it be required to screen the Northernmost parcel. He indicated posts were installed as an insurance requirement. Customer parking will be located on the Southernmost parcel. Regarding deliveries, drivers will be able to unload on the property and then drive straight through as opposed to unloading or backing out onto NW 8th Avenue. The smaller structure located on the Southernmost parcel will be demolished within the next few months. Sheds and carports will be displayed on the parcel to the North and a few lawn trailers will be displayed on the South parcel.
 - 4. No public comments were offered.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve Special Exception Petition No. 22-001-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] with the following special conditions: goods and materials shall not be stored in required yards; [setbacks from the property lines for the Northern parcel are 20 feet from the West, 15 feet from the North, 15 feet from the East, and 10 feet from the South; setbacks from the property lines for the Southern parcel are 20 feet from the South, 15 feet from the East, 10 feet from the North, and 8 feet from the West];

QUASI-JUDICIAL PUBLIC HEARING ITEM A CONTINUED

deliveries shall be conducted during non-business hours and delivery vehicles shall park in the loading area identified in Exhibit A, contained within the Planning Staff Report, which has been incorporated into the official minute file; structures on display shall be installed to meet all requirements of the Florida Building Code and shall be permitted by the City of Okeechobee Building Department. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:33 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:33 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.

DRAFT

22-002-SE

Special Exception Staff Report



Applicant | 608 Okeechobee, LLC
Address | 205 NE 6th Street



Prepared for The City of Okeechobee

General Information

Owner: 608 Okeechobee, LLC

Applicant: 608 Okeechobee, LLC

Primary Contact: Steven L. Dobbs (863)-634-0194

Site Address: 205 NE 6TH Street

Parcel Identification: 3-15-37-35-0010-00780-0070 and 3-15-37 -35-0010-00780-0090

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: 3-15-37-35-0010-00780-0070	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	CPO	CLT
Use of Property	Vacant	Special Exception; Treatment Center Expansion
Acreage	0.321	0.321

Parcel #1: 3-15-37-35-0010-00780-0090	Existing	Proposed
Future Land Use	Single-Family Residential	Commercial
Zoning	RSF-1	CLT
Use of Property	Single Family Residence	Special Exception; Treatment Center Expansion
Acreage	0.321	0.321

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

	Future Land Use	Zoning	Existing Use
North	Commercial	CLT	Treatment Services
East	Single Family Residential	RSF-1	Residential
South	Multi-Family Residential & Commercial	CLT; RMF	Retail and Duplex
West	Commercial	CHV	Vacant

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for the expansion of a Drug and Alcohol Treatment Center. The request involves two abutting parcels. The request is for two parcels, totaling 0.644 acres, with frontage on NE 2nd Avenue to the west and NE 6th Street to the south. The Applicant is proposing a special exception to allow for expansion of an existing alcohol and drug rehabilitation center/detox center that abuts the subject property to the north. The rehab facility will have 36 beds and a maximum of 15 employees per shift working on a rotating basis seven days a week. If the special exception application is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CLT district.

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: The site is one block from 441 N, north of NE 6th Street. The site has good access from the south and west, this site is appropriate for the proposed use. However, since the use is going to be the south half of the lot and the access is planned off of NE 6th Street this project will have very little impact to adjoining property owners to the west, east and north.

Staff Comments: The proposed treatment center is an expansion of an existing treatment center to the north of the subject property. Commercial uses exist to the west and residential dwellings

exist to the south and east of the subject property. The site is within the area that is generally recognized as the US-441 commercial corridor which is intended for uses consistent with the Commercial future land use category.

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

Applicant Response: The proposed building show on the site plan on the proposed lot works within the criteria for this zoning district, so no special design effort is required.

Staff Comments: The proposed site plan demonstrates compliance with the required setbacks and minimum landscape standards. Through this request, the applicant is proposing to expand the existing use of the property to the north, which has not experienced any compatibility issues that staff is aware of. The Applicant is also proposing a perimeter fence around the existing facility as well as the subject property, which staff is recommending as a condition of approval. Additional design considerations will be contemplated when the full site plan is reviewed by the City's Technical Review Committee.

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

Applicant Response: Visual screening will not be required for this facility as most of the activities are inside the facility and anything outside is monitored and supervised to alleviate any potential problems from adjacent landowners.

Staff Comments: Landscape perimeter buffering is proposed on the site plan and will be required per City Code at the time of site plan review. As an additionally assurance of compatibility, staff is recommending that an enhanced landscape buffer width be required as a condition of approval of this special exception request on the east side of the property to allow for both the landscaping and required fencing to be successfully implemented in order to provide addition buffering.

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

Applicant Response: As mentioned previously, most activities are inside the facility and any other outdoor activities will occur during daylight hours so as to limit exposure from hazards or public nuisance.

Staff Comments: The Okeechobee Police department informed staff that there have been no formal complaints from area residents regarding the existing facility to the north of this site. If deemed necessary, additional screening, or conditions on the operations may be required by the Board as a condition of approval of this request. Several such conditions are proposed by staff below.

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

Applicant Response: There are existing water and sewer service to the site as well as power, so there are no utility or service requirements that cannot be met currently.

Staff Comments: As part of the Applicant's previous request to amend the future land use of the subject property, letters of availability from OUA were provided which indicate that service is available in the area and there is adequate capacity to serve the project. It has also been demonstrated the traffic generation of this site will not have a significant impact on the local roadways or US-441.

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

Applicant Response: Traffic will enter and leave from the south off NE 6th Street. There is a parking lot onsite sufficient for the proposed parking requirements of the facility, so no backup onto the street is anticipated.

Staff Comments: The Applicant provided a traffic analysis that estimates 85 total daily trips generated with 8 PM peak hour trips with 3 being in and 5 being out, which is not expected to create a burden on surrounding roadways. Additionally, the submitted description of the proposed operations of the site state that patients of the facility will not be permitted to drive to the facility or store vehicles on the premises, which staff is recommending as a condition of approval. Staff is also recommending that the total number of parking spaces should provide for the maximum number of employees per shift (15), and an additional two spots shall be provided for visitors/drop offs, for total of 17 spaces.

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: This parcel is zoned Light Commercial and has a Future Land Use of Commercial and this special exception request is in the Light Commercial Zoning, Section 90-253. This facility is not contrary to the Comprehensive Plan.

Staff Comments: The Okeechobee Comprehensive Plan does not contain any policies which would prohibit the requested use. Group homes and related commercial activities are listed as permissible uses within the Commercial Future Land Use Category, in which the project is located. Staff finds that the proposed use is consistent with the Commercial Future Land Use Category, as defined within the Comprehensive Plan.

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

Applicant Response: In Section 90-253 – Special Exception Uses under Light Commercial #21 specifically allows Alcohol and Drug Rehabilitation/Detox Center. The use is authorized.

Staff Comments: Staff agrees with the Applicant that *Alcohol and Drug Rehabilitation/Detox Center* is an allowed special exception use within the Light Commercial zoning district.

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

Applicant Response: With the existing facility to the north being here since 2015, there have been no issues with the facility within the local area or the City.

Staff Comments: The Okeechobee Police department informed staff that there have been no formal complaints from area residents regarding the existing facility to the north of this site. Based on the historical operation of the existing facility, it is not expected that expansion of this use to the subject property will create any disturbance or adverse effects.

(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: This use is within the City’s commercial corridor with a similar use to the north, so compatibility is established, and the east parcel was previously used as a single-family home, so this is in accord with the urbanizing land use patter of land being more heavily used closer to arterial roads.

Staff Comments: As previously mentioned, the requested use is an expansion of an existing use to the north of the subject property. Staff finds that the subject site and location is reasonably appropriate for the proposed use and will not be detrimental to urbanizing land use patterns.

(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, the property to the north has been in service since 2015. The surrounding properties are mostly developed, so there should be no deterrent to the development of adjacent properties.

Staff Comments: The property to the north, south, east, and west of the project area are already developed. The subject property is adjacent to residential uses to the south and the east. Landscape buffering will be required per City Code and the Applicant is proposing a perimeter fence, both of which will help to mitigate any negative impacts to the adjacent residential uses. The requested use is an expansion of a rehabilitation center north of the subject property. Therefore, there is no indication that the requested use will adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent property.

- (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: Most of the services in this facility will take place inside the facility, anything outside the facility is supervised and regulated so as to control any interaction with local residents and businesses. There should be nothing onsite that would require additional screening above the required landscaping.

Staff Comments: Landscape perimeter buffering will be required per City Code and the applicant is proposing a perimeter fence, which staff is recommending as a condition of approval. In addition, A five-foot (5') minimum enhanced landscape buffer along east property line, which will also accommodate the proposed fencing and a hedge, is recommended as a condition of approval.

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

Applicant Response: The results indicate the proposed 36 bed Facility using Nursing Home since it is the most similar use (ITE code 620) generates 85 total daily trips with 8 PM peak hour trips with 3 being in and 5 being out.

Staff Comments: The proposed use will not generate any demand on the local school system. A description of the proposed operations from the applicant states that patients will not drive themselves to the facility. Staff is recommending a condition of approval that patients will not be permitted to park on-site overnight. Demand for utilities should not have a significant impact on the OUA's capacity and will be less than what was previously calculated as part of the associated future land use map amendment and rezoning.

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

Applicant Response: As discussed above, the traffic will be of no concern while the development will require a drainage system that will limit the peak discharge, so traffic congestion or flood should not be an issue with this site.

Staff Comments: The site has good access proximate to US-441 and the traffic generation associated with employees and with patient drop-offs will not be an amount of any significance that would overburden local roadways.

Recommendation

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

1. The submitted Special Exception may not take effect until the concurrently proposed rezoning and comprehensive plan amendment have been approved by the City Council.
2. Outdoor cigarette disposal receptacles shall be provided on-site.
3. No patient shall be admitted to the rehabilitation facility unless dropped off by a friend or relative and that no vehicle in any way associated with the patient or person dropping off the patient be left at the facility overnight.
4. A perimeter fence shall be required surrounding both the existing rehabilitation facility and the subject site.
5. An enhanced landscape buffer 5 feet wide shall be required along east property line which will also accommodate the proposed fencing and a hedge.
6. Alley abandonment shall be approved, or an alley use agreement shall be executed to accommodate a sidewalk between the subject property and the abutting existing facility to the north and to accommodate perimeter fencing around both sites.
7. Fifteen (15) parking spaces for employees and two (2) for visitors, to total seventeen (17) spaces, shall be provided on the subject property.
8. The site plan should provide an appropriate location for a dumpster enclosure.

Submitted by:



Ben Smith, AICP

Director of Planning

September 7, 2022

Okeechobee Board of Adjustment Hearing: September 15, 2022

Supplemental Exhibits

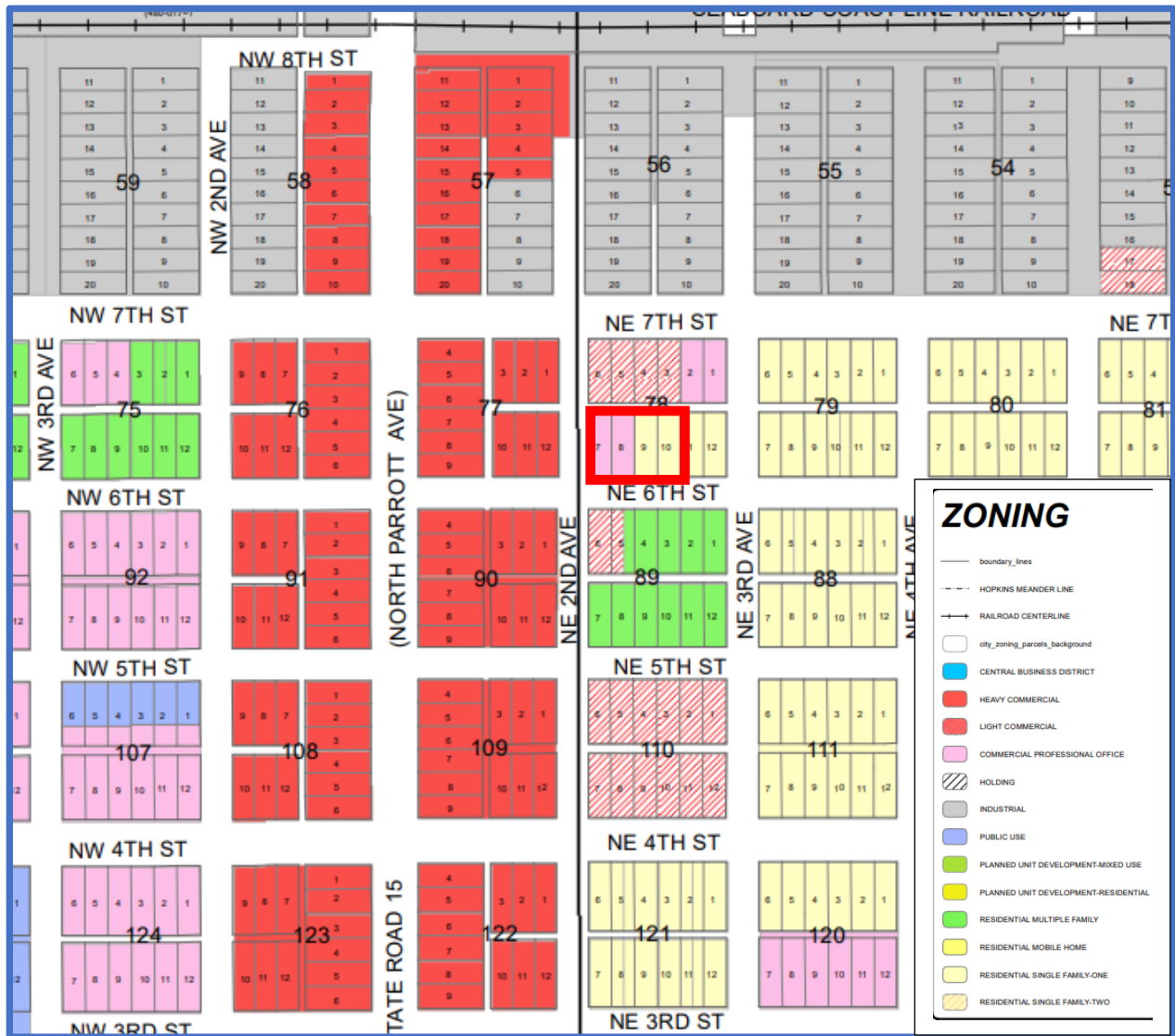


Exhibit A: Zoning Map



Exhibit B: Future Land Use Map



Exhibit C: Existing Land Use Map

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>8-2-22</u>	Petition No. <u>22-002-SE</u>
	Fee Paid:	Jurisdiction: <u>BOA</u>
	1 st Hearing: <u>9-15-22</u>	2 nd Hearing: <u>N/A</u>
	Publication Dates:	
	Notices Mailed: <u>8-31-22</u>	
Rezone, Special Exception and Variance		
APPLICANT INFORMATION		
1	Name of property owner(s): 608 Okeechobee, LLC	
2	Owner mailing address: 205 NE 6th Street, Okeechobee, FL 34972	
3	Name of applicant(s) if other than owner	
4	Applicant mailing address:	
	E-mail address: info@omnitrader.com	
5	Name of contact person (state relationship): Steven L. Dobbs	
6	Contact person daytime phone(s): 863-634-0194	
PROPERTY INFORMATION		
7	Property address/directions to property: From SR 70 and Highway 441 head north on Highway 441, turn east on NE 6th Street and the project will be to the left.	
8	Describe current use of property: The eastern portion of the lot is being used as a single family home and the west lot is vacant.	
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. There is a single family home on the east side of the property Source of potable water: OUA Method of sewage disposal: OUA	
10	Approx. acreage: 0.644 Is property in a platted subdivision? Yes, City of Okeechobee	
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No	
12	Is a pending sale of the property subject to this application being granted? No	
13	Describe uses on adjoining property to the North: North: Rehabilitation Facility East: Single Family Home South: Multi-Family/Commercial West: Vacant Commercial	
14	Existing zoning: Light Commercial Future Land Use classification: Commercial	
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? () No (X) Yes If yes provide date, petition number and nature of approval. July 2022 - Comp Plan 22-003-SSA - Commercial, July 2022 - Rezoning 22-005-R - Light Commercial	
16	Request is for: () Rezone (X) Special Exception () Variance	
17	Parcel Identification Number: 3-15-37-35-0010-00780-0090 and 3-15-37-35-0010-00780-0070	

22-005-SSA SF-C

ASF1 + CPO
to
CLT

REQUIRED ATTACHMENTS

✓ 18	Applicant's statement of interest in property: Owner
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: 4/4/2022 ✓ and 6/3/2022 ✓
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number 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

Date



James Caprio

8/1/22

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



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

Detail by Entity Name

Florida Limited Liability Company

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](#)

Tuesday, August 9, 2022

To whom it may concern:

608 Okeechobee, LLC, a Florida limited liability company, has submitted a request for a special exception on parcel numbers: 3-15-37-35-0010-00780-0070 and 3-15-37-35-0010-00780-0090, we also have a comprehensive plan amendment to commercial on parcel 3-15-37-35-0010-00780-0090 and rezoning on both parcels to Light Commercial that has been recommended for approval to the City Council by the Planning Board. The special exception we have submitted for an Alcohol and drug rehabilitation center/detox center is allowable in Light Commercial and will not take effect until the rezoning and Comprehensive plan has been approved by the City Council.



James Caprio
Manager
608 Okeechobee, LLC,
a Florida limited liability company

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: <u>In Light Commercial Zoning Sec. 90-251, (21) Alcohol and drug rehabilitation center/detox center.</u> 90-253(a1)
B	Are there similar uses in the area? No <input type="checkbox"/> (X) Yes If yes, briefly describe them: There is an existing facility to the north that is owned by the applicant. This project will be an expansion of that existing facility.
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: This project will expand the existing facility to the north and employ approximately 25 people on a rotating basis for a 24/7 rehab operation. Not activities will be conducted outside the building.
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.
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.
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.
3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.
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.
5. Demonstrate how the utilities and other service requirements of the use can be met.
6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

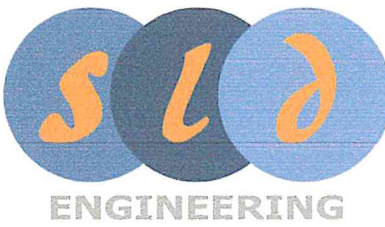
FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

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.
2. The use is specifically authorized as a special exception use in the zoning district.
3. The use will not have an adverse effect on the public interest.
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

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)]



August 1, 2022

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

608 Okeechobee, LLC - City of Okeechobee, Alcohol and drug rehabilitation center/detox center Special Exception

Standards for granting a special exception:

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

The site is one block from 441N, north of NE 6th Street. The site has good access from the south and west this site is appropriate for the proposed use. However, since the use is going to be the south half of the lot and the access is planned off of NE 6th Street this project will have very little impact to adjoining property owners to the west, east and north.

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.

The proposed building shown on the site plan on the proposed lot works within the criteria for this zoning district, so no special design effort is required.

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

Visual screening will not be required for this facility as most of the activities are inside the facility and anything outside is monitored and supervised to alleviate any potential problems from adjacent landowners.

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.

As mentioned previously, most activities are inside the facility and any other outdoor activities will occur during daylight hours so as to limit exposure from hazards or public nuisance.

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

There are existing water and sewer service to the site as well as power, so there are no utility or service requirements that cannot be met currently.

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

Traffic will enter and leave from the south off NE 6th Avenue. There is a parking lot onsite sufficient for the proposed parking requirements of the facility, so no backup onto the street is anticipated.

Findings required for granting a special exception:

1. The use is not contrary to the Comprehensive Plan requirements.

This parcel is zoned Light Commercial and has a Future Land Use of Commercial and this special exception request is in the Light Commercial Zoning, Section 90-253. This facility is not contrary to the Comprehensive Plan.

2. The use is specifically authorized as a special exception use in the zoning district.

In Section 90-253 – Special Exception Uses under Light commercial #21 specifically allows Alcohol and drug rehabilitation/detox center. The use is authorized.

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

With the existing facility to the north being here since 2015, there have been no issues with the facility within the local area or the City.

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

This use is within the City's commercial corridor with a similar use to the north, so compatibility is established, and the east parcel was previously used as a single-family home, so this is in accord with the urbanizing land use patter of land being more heavily used closer to arterial roads.

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

No, the property to the north has been in service since 2015. The surrounding properties are mostly developed, so there should be no deterrent to the development of adjacent properties.

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

Most of the services in this facility will take place inside the facility, anything outside the facility is supervised and regulated so as control any interaction with local residents and businesses. There should be nothing onsite that would require additional screening above the required landscaping.

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

This facility will have no one in the school system and while the traffic will increase from a daily total of approximately 10 from the single family residence to approximately 71 total daily trips, the peak trips are estimated at 7, which is well below the local street capacity.

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

As discussed above, the traffic will be of no concern while the development will require a drainage system that will limit the peak discharge, so traffic congestion or flood should not be an issue with this site.

Sincerely,



Steven L. Dobbs, P. E.
President



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)

WITNESSETH:

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:

[Handwritten Signature]

Print Name: Douglas Green

[Handwritten Signature]

Print Name: Steven L. Dobbs

[Handwritten Signature]

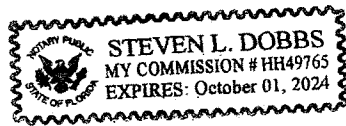
Maria Espinoza Hernandez a/k/a Maria Espinoza

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



[Handwritten Signature]

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

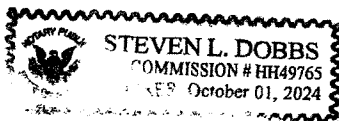
Noe Garcia Espinoza
Noe Garcia Espinoza

COUNTY OF OKEECHOBEE
STATE OF FLORIDA

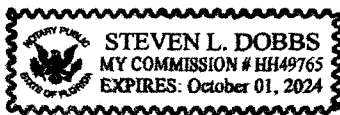
THE FOREGOING INSTRUMENT was, executed, acknowledged, and delivered before me by means of physical presence or online notarization, this 3rd day of June, 2022, by NOE GARCIA ESPINOZA. He:

- 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]

Signed, sealed and delivered
in the presence of:

Witnesses:

GRANTOR:

Douglas Green

Print Name: Douglas Green

Steven L. Dobbs

Print Name: Steven L. Dobbs

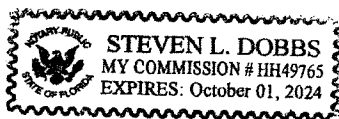
Miguel Garcia Espinoza
Miguel Garcia Espinoza

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 Mex ID as identification.

Seal



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



Prepared by and return to:
Nicole J. Huesmann
Attorney at Law
Nicole J. Huesmann, P.A.
150 Alhambra Circle Suite 1150
Coral Gables, FL 33134
305-858-0220
File Number: C2022-07
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 4th day of April, 2022 between Muhammad K. Syed, a married man whose post office address is 510 N Parrott Ave, Okeechobee, FL 34974, grantor, and 608 Okeechobee, LLC, a Florida limited liability company whose post office address is 2300 Weston Road, Suite 202, Weston, FL 33326, 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)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida, to-wit:

Lots 7 & 8, Block 78, City of Okeechobee, according to the plat thereof as recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 31537350010007800070

Subject to taxes for 2022 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 8432 Ironhorse Court, West Palm Beach, FL 33412.

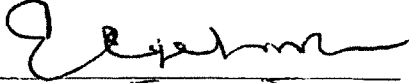
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

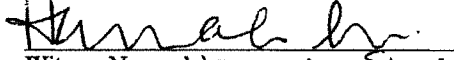
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

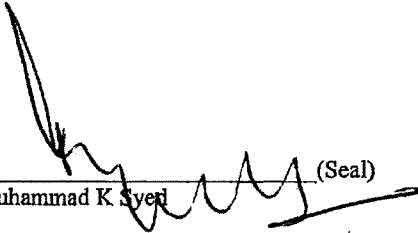
Signed, sealed and delivered in our presence:



Witness Name: ERIN JOHNSON



Witness Name: Hannah Sims

 (Seal)
Muhammad K. Syed

State of Florida

County of Okeechobee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of April, 2022 by Muhammad K Syed, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: Christine Tarvin

My Commission Expires: 08/12/2023

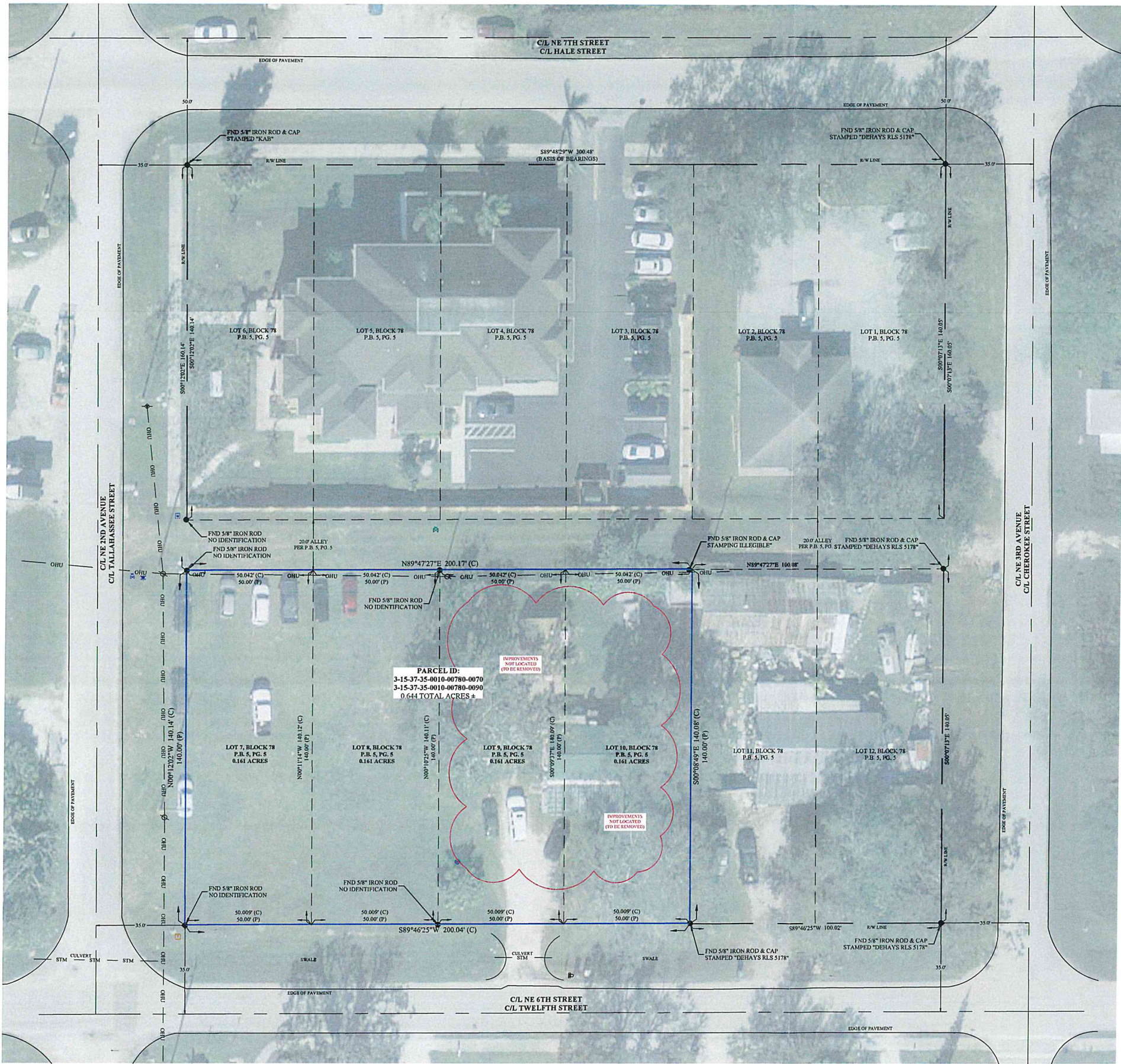


BOUNDARY SURVEY

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

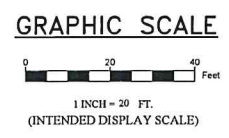
B.S.M. & ASSOCIATES
LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
883-484-8324 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
- UTILITY POLE
- TELEPHONE PEDESTAL
- WELL
- MAILBOX
- SEWER VALVE
- WATER VALVE
- WATER METER
- FIRE HYDRANT



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:

1. THE SURVEY DATE IS MARCH 16, 2022.
2. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. 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 55-17, FLORIDA ADMINISTRATIVE CODE.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:
1) DOUG GREEN
2) STEVE DOBBS ENGINEERING

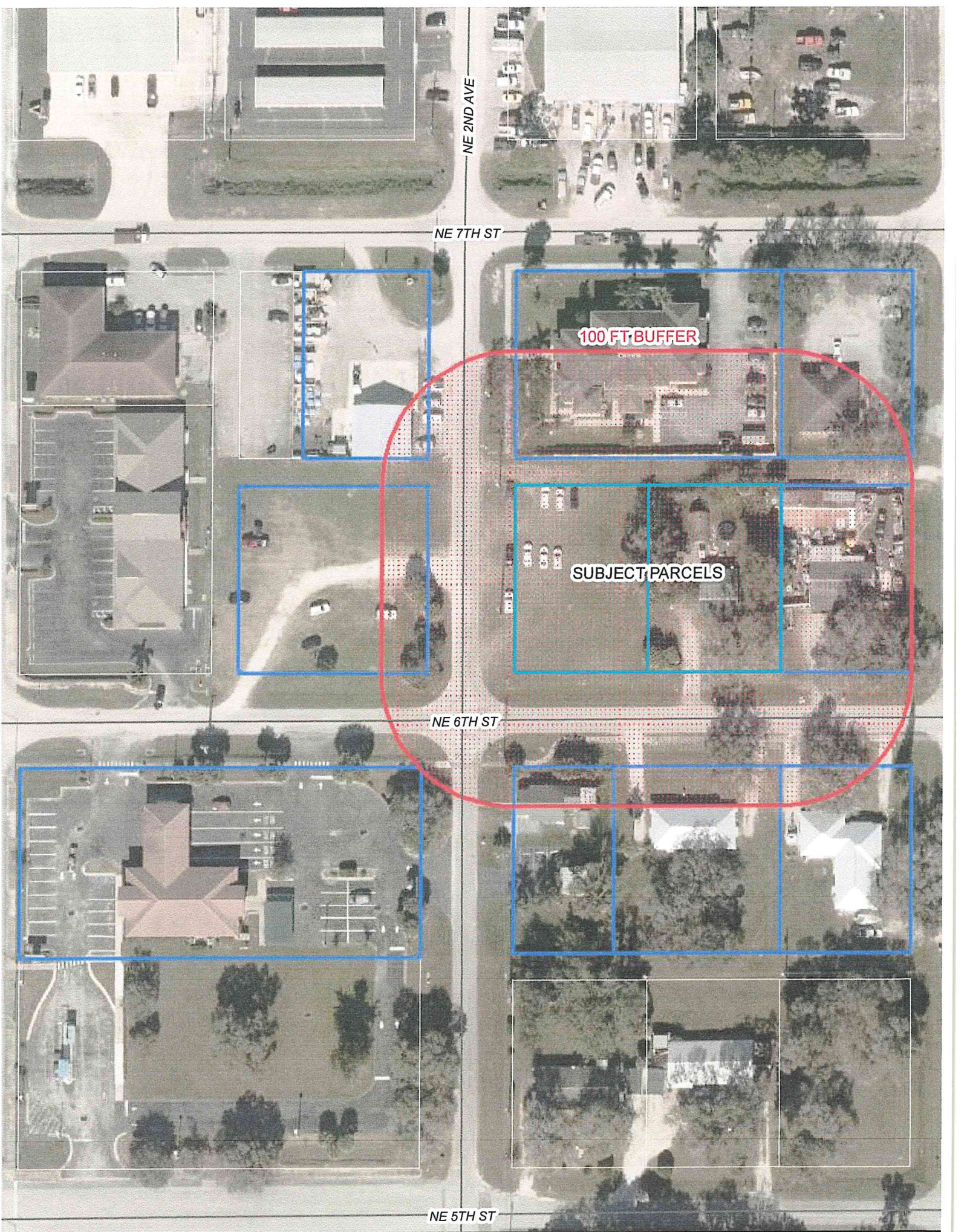
FOR THE FIRM:
BSM & ASSOCIATES, INC.

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



CAD	0:300 D:\DWG\B.S.M. & ASSOCIATES, INC., 2022-12-11 10:00:00 6615 NE 210 ST OKEECHOBEE DRAWING	REV	0:045 D:\DWG\B.S.M. & ASSOCIATES, INC., 2022-12-11 10:00:00 6615 NE 210 ST OKEECHOBEE DRAWING	DATE
FLD	HW, D/F	OFF	BHM	DATE: 03/16/22
CKD	REB	SHEET	1 OF 1	DWG: 22-110 SURVEY
			REVISIONS:	BY:
BOUNDARY SURVEY 205 NE 6TH STREET OKEECHOBEE, FLORIDA 34974				

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	311 NE 6TH ST		OKEECHOBEE	FL	34974
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



NE 2ND AVE

NE 7TH ST

NE 6TH ST

NE 5TH ST

100 FT BUFFER

SUBJECT PARCELS

Petition No. 22.002-SE

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of July 25, 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 August, 2022.

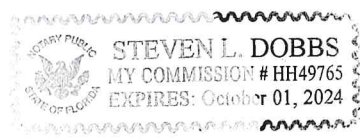
[Signature]
Signature of Applicant

8/1/22
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 August, 20 22, by James Caprio, who is personally known to me or produced _____ as identification.



[Signature]
Notary Public Signature

608 Okeechobee, LLC
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.



August 26, 2022

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

Subject: 608 Okeechobee, LLC Special Exception, Rev to 36 beds

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 convert the existing a single-family home and vacant properties into a Drug and Alcohol Rehabilitation/Detox Facility.

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). The results indicate the proposed 36 bed Facility using Nursing Home since it is the most similar use (ITE code 620) generates 85 total daily trips with 8 PM peak hour trips with 3 being in and 5 being out. The local streets

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

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads 'Steven L. Dobbs'.

Steven L. Dobbs, P. E.
President

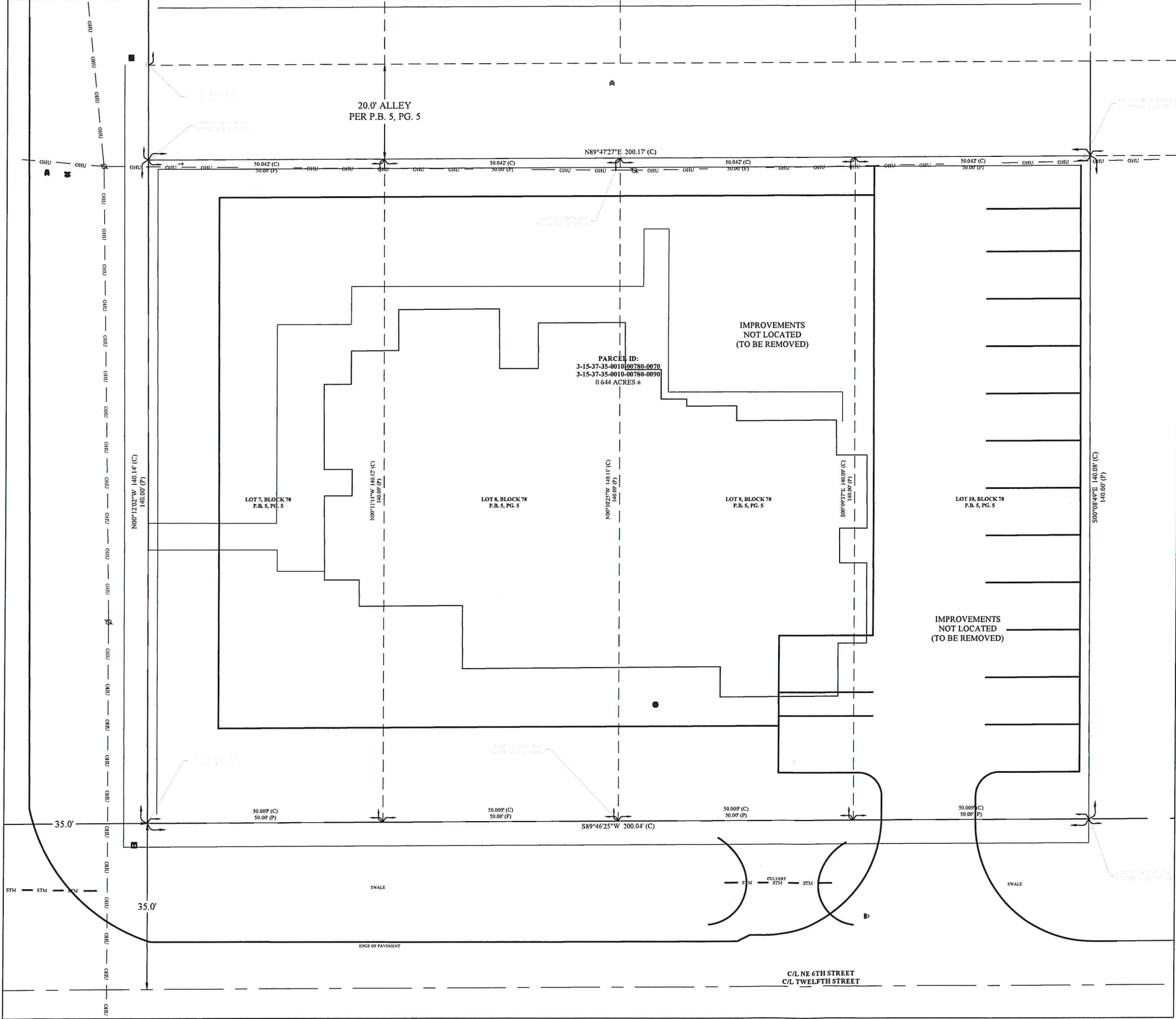
CC: Doug Green
File

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
 DU: Dwelling Unit
 Occ.Room: Occupied Room
 KSF²: Units of 1,000 square feet
 Fuel Position: # of vehicles that could be fueled simultaneously

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%	36.0	85	8	3	5	
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%		0	0	NA	NA	
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	



Project Name: 608 Okeechobee, LLC

Owner Name: 205 NE 6th Street, Okeechobee, FL 34972

Owner Phone: 561-617-3399

Engineer Name: Steven L. Dobbs Engineering, LLC

Engineer Address: 1062 Jakes Way, Okeechobee, FL 34974

Engineer Phone: 863-824-7644

Architect Name: N/A

Architect Address: N/A

Architect Phone: N/A

Planner Name: N/A

Planner Address: N/A

Planner Phone: N/A

Future Land Use: Commercial

Zoning: Light Commercial

Min Lot Width: 50.0 ft

Proposed lot Width: 200.0 ft

Min Lot Size: 6,250.0 sf

Proposed lot size: 28,053.0 sf

Project Size: 28,053 SF

Total Dwelling Units: N/A

Setbacks:

Front (south)	Req	20
	Provided	0
Side (west)	Req	15
	Provided	0
Side (east)	Req	20
	Provided	0
Rear (north)	Req	8
	Provided	0

Parking:

Nursing Home/Rehab	1 space per 4 rooms	4 per 1 bedroom unit
Beds	32 beds	8 spaces
Required Parking:		

Handicapped Parking 1 space per every 25 spaces minimum 1

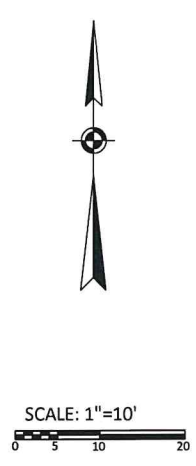
Required Handicapped Parking	1
Handicapped Parking Provided	1
Total Parking Required	8
Parking Provided	13

Coverage

Allowed	50%
Proposed	25%

Impervious Area

Allowable Impervious Area:	85%
Proposed ISR	60%



Steven L. Dobbs Engineering, LLC
 1062 JAKES WAY
 Okeechobee, FL 34974
 Phone: (863) 824-7644

No.	DATE	BY

**608 OKEECHOBEE, LLC
 PROPOSED EXPANSION
 LOCATED IN THE CITY OF OKEECHOBEE, FL
 SPECIAL EXCEPTION
 PRELIMINARY LAYOUT**



THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PROJECT AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC. FLORIDA CERTIFICATE OF AUTHORIZATION No. 0022006

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Preliminary Certified

updated: 7/28/2022

Parcel: << **3-15-37-35-0010-00780-0070 (33633)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 2 of 3

Owner	608 OKEECHOBEE LLC C/O JAMES CAPRIO 2300 WESTON RD STE 202 WESTON, FL 33326-3248		
Site	NE 6TH ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 7 & 8 BLOCK 78		
Area	0.321 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
 **The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2021 Certified Values		2022 Preliminary Certified	
Mkt Land	\$32,000	Mkt Land	\$32,000
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$32,000	Just	\$32,000
Class	\$0	Class	\$0
Appraised	\$32,000	Appraised	\$32,000
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$32,000	Assessed	\$32,000
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$32,000 city:\$32,000 other:\$32,000 school:\$32,000	Total Taxable	county:\$32,000 city:\$32,000 other:\$32,000 school:\$32,000

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
4/4/2022	\$100,000	2022004715	SW	V	Q	01
12/9/2015	\$50,000	0768/0555	WD	V	Q	01
4/23/2007	\$0	0629/0062	WD	V	U	03
2/6/2004	\$26,500	0522/1861	WD	V	Q	
12/1/1994	\$0	0362/0955	QC	V	U	02 (Multi-Parcel Sale) - show
10/1/1991	\$0	0362/0951	QC	V	U	02 (Multi-Parcel Sale) - show
4/1/1991	\$0	0323/0387	PB	V	U	03
5/1/1987	\$0	0287/0956	PR	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Preliminary Certified

updated: 7/28/2022

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	608 OKEECHOBEE LLC C/O JAMES CAPRIO 2300 WESTON RD STE 202 WESTON, FL 33326-3248		
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

2021 Certified Values		2022 Preliminary Certified	
Mkt Land	\$14,000	Mkt Land	\$17,000
Ag Land	\$0	Ag Land	\$0
Building	\$38,211	Building	\$49,987
XFOB	\$1,131	XFOB	\$1,469
Just	\$53,342	Just	\$68,456
Class	\$0	Class	\$0
Appraised	\$53,342	Appraised	\$68,456
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$9,780
Assessed	\$53,342	Assessed	\$68,456
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$53,342 city:\$53,342 other:\$53,342 school:\$53,342	Total Taxable	county:\$58,676 city:\$58,676 other:\$58,676 school:\$68,456

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
6/3/2022	\$149,000	2022007861	SW	I	Q	01
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	\$37,224
Sketch	SF HABITA (0170)	1986	352	352	\$12,763

*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)



August 26, 2022

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

Subject: 608 Okeechobee, LLC Special Exception RAI

Dear Mr. Smith:

Please find below a response to the email you forwarded on August 22. Your questions will be in regular type followed by responses in italics.

1. Please provide a letter of intent with a full description of the proposed business operations plan. For example: What types of treatments will be offered?

Residential Detoxification, residential level 1 in-patient treatment.

How many patients/residents will be accommodated at this facility at any one time?

36

What will be the minimum and maximum length of stay for each patient?

15 days

How will this facility be used in relation to the existing facility to the north (scope of uses at each)?

Increased bed count providing identical services.

How many employees per shift and how many employee shifts?

three 8-Hour shifts with 12-15 employees per shift.

Will patients be driving to and from the facility?

Patients are not allowed to have a car at the facility or drive themselves to the facility. It should be noted that the overwhelming majority of clients fly in from out-of-state.

Will patients be permitted to leave the facility?

Patients are admitted voluntarily. The facility does not take public assistance such as Medicaid, therefore does not have court ordered patients legally bound to remaining in the facility. Although not common, patients can leave voluntarily prior to completion of treatment; they are not prisoners. This is called discharge Against Medical Advice. But, while patients are under the care of the facility, they are not allowed to leave the premises until discharged.

1062 Jakes Way, Okeechobee, FL 34974

Phone: (863) 824-7644 **Cell:** (863) 634-0194

Email: sdobbs@stevedobbsengineering.com **Website:** www.SteveDobbsEngineering.com

Will patients be traversing between the existing facility and the proposed facility?

The new building will be integrated with the existing building and together will be considered a campus. Perimeter fencing is anticipated to be installed enclosing the entire campus. Yes, there will be times that clients may traverse from one building to the other.

2. The parking requirements for nursing homes (applied as they are most similar) rely on determining the number of beds and employees. Please include number of employees in parking requirements (projected per shift). The site plan states 32 beds though the traffic statements states 30 beds.

36 beds, the other documents have been updated to reflect this count.

3. Please clarify number of beds and update submittal as necessary.

See above.

4. The line work on the site plan is confusing. For example, the building footprint overlaps the parking lot. Please provide a clear site plan with dimensions for the parking spaces, parking aisles, buffer widths, pedestrian facilities, building footprint, building sq ft, setbacks.

Please see the updated plan attached.

5. Please provide a screening and landscape plan. Special consideration should be made for the abutting residential to the east.

The landscape and buffer areas have been added to the updated plan

6. Please provide an elevation plan if more than one story is proposed.

As discussed, the building plans have not been prepared yet. We think the above provided responses will give you a better feel for the services provided and the number of planned beds.

7. Please provide a floor plan to further demonstrate business operations.

Please see response above. Due to the cost of preparing floor plans, my client was hoping to get approved for the special exception and have that available prior to site plan.

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

Sincerely,

Steven L. Dobbs Engineering

A handwritten signature in blue ink that reads "Steven L. Dobbs". The signature is written in a cursive style with a large initial 'S'.

Steven L. Dobbs, P. E.
President

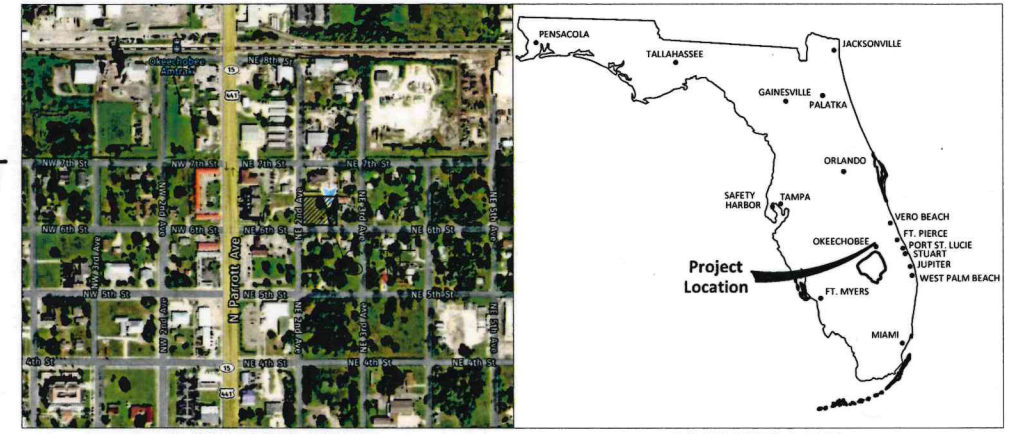
CC: James Caprio
File

AUG 26 2022

SPECIAL EXEMPTION PRELIMINARY LAYOUT

205 NE 6TH STREET

LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA



LOCATION MAP
N.T.S.

VICINITY MAP
N.T.S.

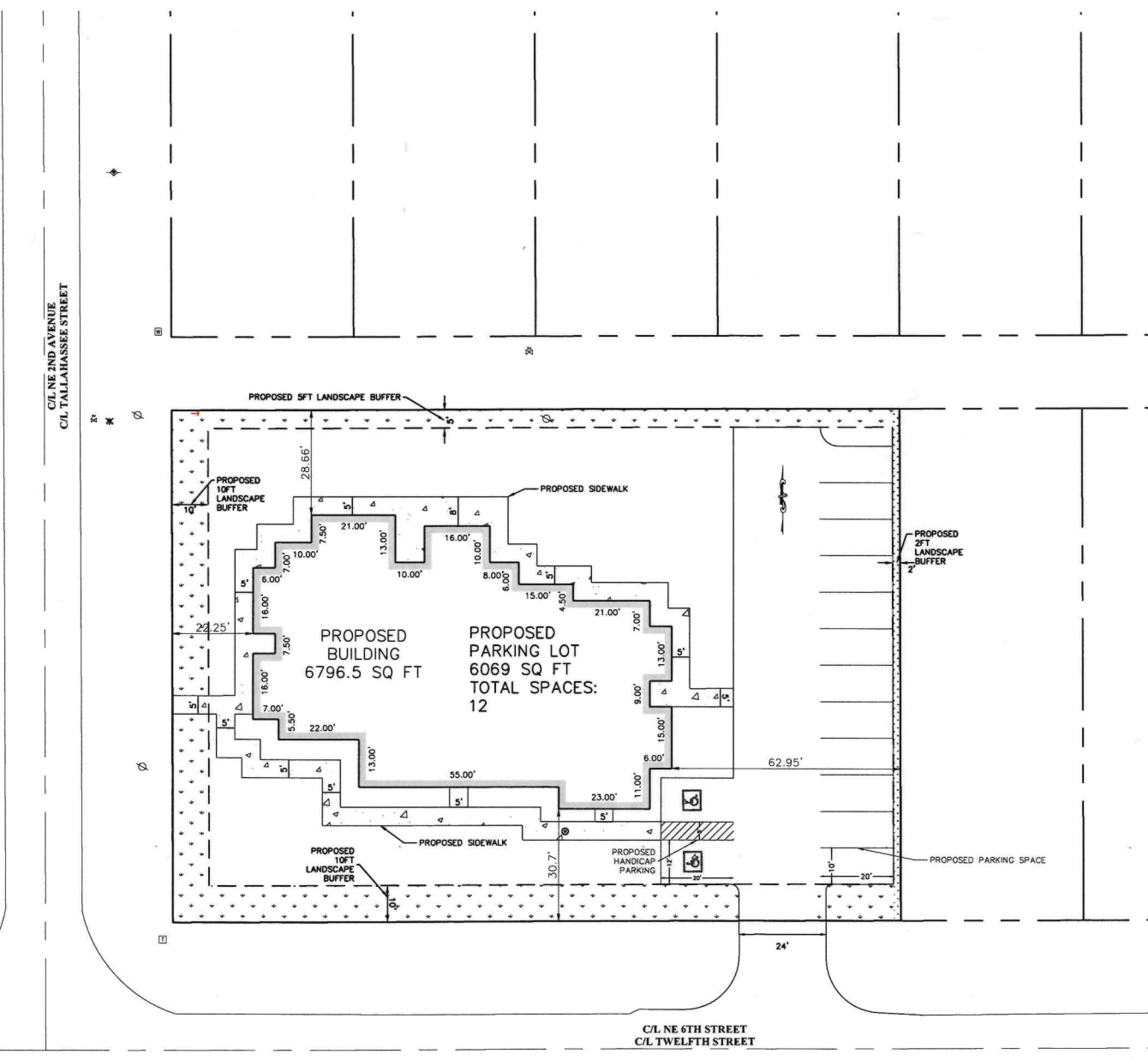
SURVEYOR'S NOTES

1. THE SURVEY DATE IS MARCH 16, 2022.
2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
9. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
10. INTERIOR IMPROVEMENTS WERE NOT LOCATED EXCEPT AS SHOWN.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

ZONING DATA

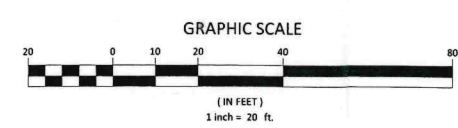
ZONE: DA-1 (DEVELOPMENT AREA ZONE)

	REQUIRED	PROVIDED
MIN. LOT AREA	0.14 AC	0.64 AC
MIN. LOT WIDTH	50'	200'
MIN. FRONT YARD SETBACK	20'	20'
MIN. REAR YARD SETBACK	20'	20'
MIN. SIDE YARD SETBACK	20'	20'
MAX. IMPERVIOUS COVERAGE	85%	60%
MAX. BUILDING COVERAGE	50%	25%
MAX. BUILDING HEIGHT	45'	≤ 45'
PARKING	SEE TABLE	14
LANDSCAPE BUFFER		4,240.62 SF.



PARKING CALCULATIONS

CALCULATIONS	REQUIRED	PROPOSED
NURSING HOME/REHAB: 1 SPACE / 4 ROOMS	9	12
HANDICAPPED PARKING: 1 SPACE / 25 SPACES	1	2
TOTAL:	10	14



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SPECIAL EXEMPTION PRELIMINARY LAYOUT
COVER SHEET
205 NE 6TH STREET
LYING IN SEC 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA

STEVEN L. DOBBS, P.E.

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 00025206
STEVEN L. DOBBS ENGINEERING, LLC
1062 JAKES WAY OKEECHOBEE, FL 34974, PHONE (863) 824-7644

PROJECT NO.: FL22033
DRAWN BY: JO/MB
SCALE: 1" = 20'
DATE: 08/23/2022
SHEET: 1 OF 1

Z:\2022 Florida\FL22033-Douglas Green\CAD\FL22033 - SITE.dwg 2022-08-25