



CITY OF OKEECHOBEE
BOARD OF ADJUSTMENT MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
OCTOBER 21, 2021
LIST OF EXHIBITS

Draft Minutes Summary of Board Action September 16, 2021

Staff Report/Exhibit 1 Special Exception Petition No. 21-006-SE



**CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
SEPTEMBER 16, 2021
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, September 16, 2021, at 6:06 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, Board Members Phil Baughman, Karyne Brass, Mac Jonassaint, and Alternate Board Member Joe Papasso were present. Vice Chairperson Doug McCoy, Board Member Rick Chartier and Alternate Board Member Jim Shaw were absent with consent. Chairperson Hoover moved Alternate Board Member Papasso to voting position.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Alternate Board Member Papasso, 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 Baughman, seconded by Board Member Jonassaint, to dispense with the reading and approve the August 19, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:09 P.M.

- A. Continued from the August 19, 2021, meeting, Special Exception Petition No. 21-005-SE requests to allow a proposed use of a house of worship on a lot less than five acres in a Residential Single Family-One Zoning District, (Reference Code Section 90-103 (5) located at 1803 Southwest 3rd Avenue.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Ms. Celina Lorenzo, 1651 Southwest 32nd Avenue, Okeechobee, Florida, Aracelly Espino 1801 Southwest 3rd Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
 - 2. City Planning Consultant Mr. Ben Smith briefly explained this application was continued from the August 19, 2021, meeting to allow the Property Owner to attend. He reviewed the Planning Staff Report recommending denial due to parking concerns.
 - 3. Ms. Celina Lorenzo, Property Owner, was present and available for questions from the Board. She commented had she known ahead of time that a church may not be permitted at this location, she would not have purchased the property. She understands the concern of the Planner and the Board regarding the number of seats shown on the seating charts and the number of parking spaces available. She offered to reduce the number of seats, to provide letters from neighbors that have offered to let the church park on their property, to remove one or both of the sheds currently located on the property to provide a few more parking spaces and have more than one service. Ms. Lorenzo also has access to a small bus that could accommodate approximately 20 people to alleviate parking on the right-of-way. Ms. Aracelly Espino, who owns the property directly to the North gave permission for the church to park approximately 10 to 12 cars on the side of her property.
 - 4. No other public comments were offered.
 - 5. No Ex-Parte disclosures were offered.

V. QUASI-JUDICIAL PUBLIC HEARING ITEM A CONTINUED

6. Motion by Board Member Baughman, seconded by Alternate Board Member Papasso to approve Special Exception Petition No. 21-005-SE as presented in [Exhibit 1 which includes the standards and findings as required for granting applications per Code Section 70-373; and the Planning Consultant's analysis of the findings] with the following special conditions: removal of both sheds located on the property; no parking on the right-of-way; and the number of seats are to be reduced to 63. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:51 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:51 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.



Staff Report

Special Exception Request

Prepared for: The City of Okeechobee

Applicant: Boromei Construction, Inc

Petition No.: 21-006-SE

Address: To Be Determined
Block 200 Lots 21, 22, 23, 24

Description: Special Exception for a Building
Contractor Office

General Information

Owner/Applicant	Boromei Construction, Inc 420B NW 3 rd Street Okeechobee, FL 34972
Contact Person	Sherly Wells, Treasurer
Email and Phone Number	sherly@boromeiconstruction.com 863.623.4314
Site Address	To Be Determined Block 200 Lots 21, 22, 23, 24
Parcel Identification	3-15-37-35-0010-02000-0210
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Future Land Use, Zoning and Existing Use of Subject Property

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial (CHV)	Heavy Commercial (CHV)
Use of Property	Vacant	General Contractor Office Building
Acreage	0.596 acres	0.596 acres

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

North	Future Land Use	Commercial
	Zoning	Heavy Commercial (CHV)
	Existing Use	Office Building
East	Future Land Use	Multi-Family Residential
	Zoning	Residential Multi-Family (RMF)
	Existing Use	Multi-family
South	Future Land Use	Single Family Residential
	Zoning	Residential Single Family (RSF-1)
	Existing Use	Single Family Residential
West	Future Land Use	Commercial
	Zoning	Heavy Commercial (CHV)
	Existing Use	Watford Auction

General Description

The matter for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for a general contractor office building. The subject property consists of 0.596 vacant acres designated Commercial on the Future Land Use Map and zoned Heavy Commercial (CHV). City Code Section 90-283 lists building trades contractor as a special exception use in the CHV district. The Applicant has provided a conceptual site plan which depicts a 3,100 square foot building, parking area and landscape buffers.

Consistency with Land Development Regulations

Section 70-373(b) requires that the Applicant address the following standards for granting a Special Exception during their presentation to the Board of Adjustment. The Applicant has submitted, as part of the submission, brief statements and information addressing these standards. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments follow and are shown in Arial typeface.

- (1) *Demonstrate that the proposed location and site are appropriate for the use.*

Applicant Response: There are other commercial businesses adjacent to this property. As a General Contractor, we have hardly any customer "traffic" coming to our office. The only "traffic" would be employees or Fed Ex/UPS.

STAFF COMMENTS: The site is located 1.5 blocks from SR-70 and is adjacent to office and auction uses.

- (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.*

Applicant Response: The one-story building is designed to have the office area in the front along the street with the garage/storage area at the rear portion of the building to provide an attractive "curb appeal."

STAFF COMMENTS: The applicant has provided a site plan which locates the proposed building on the west side of the site, closer to the existing auction facility.

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

Applicant Response: We can design the landscaping to "screen" any view of the parking areas from the next door multi-family residence if the City desires.

STAFF COMMENTS: The applicant has stated that equipment will be stored inside the building and that no heavy machinery or large trucks will be parked outside. The site plan depicts landscape buffer areas fronting the street and facing the adjacent residential uses.

- (4) *Demonstrate what is proposed to reduce the impacts 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.*

Applicant Response: We do not anticipate any potential hazards, problems or public nuisances. Our operations at this site will be that of any other business office. Since our main customers are municipalities, we do not receive many clients are our office.

STAFF COMMENTS: Landscaping and/or fence screening should provide sufficient buffering to reduce any visual impacts.

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

Applicant Response: The water and sewer requirements of OUA will be met for the proposed (2) bathrooms and kitchen area within the office.

STAFF COMMENTS: Agreed.

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

Applicant Response: As stated previously, our business does not generate much “traffic”

STAFF COMMENTS: According to the trip generation rates provided by the Institute of Transportation Engineers, a 3,100 square foot office building is estimated to generate less than 8 vehicle trips during the peak PM hour. This is not a significant amount of vehicle trips and the capacity of the local roadways should be unaffected.

When reaching a conclusion on a Special Exception request, the Board of Adjustment shall consider and show in its record the following findings as set forth in Section 70-373(c)(1)-(8). The required findings are listed below followed by the Applicant's statements in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff comments follow and are shown in Arial typeface.

- (1) *The use is not contrary to the Comprehensive Plan requirements.*

Applicant Response: General Contractor is permitted use within CHV district.

STAFF COMMENTS: The requested use is actually listed as a special exception use, which is why this request is being heard by the Board of adjustment. Nevertheless, this type of use can be considered appropriate and consistent with requirements of the Comprehensive Plan as long as the site is designed appropriately, and the proposed operations are not disruptive to other adjacent land uses.

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

Applicant Response: Yes

STAFF COMMENTS: Agreed.

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

Applicant Response: None anticipated

STAFF COMMENTS: Facilitating development of this vacant parcel for the construction of a building contractor office serves 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.*

Applicant Response: Yes, this is compatible with adjacent uses.

STAFF COMMENTS: The proposed location is adjacent to other commercial uses and also borders on an existing low density residential neighborhood. As long as operations are not overly disruptive, this is the type of low intensity commercial use that will be a good fit for this location.

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

Applicant Response: No adverse affects.

STAFF COMMENTS: We have no reason to believe that the proposed use will adversely affect property values or living conditions, or 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.*

Applicant Response: City can advise any requirements in this regard.

STAFF COMMENTS: Landscape buffer areas are depicted on the conceptual site plan. Specific landscaping requirements will be enforced at time of site plan approval consistent with the land development code. If the Board determines that additional screening is necessary, that can be required as a condition of special exception approval.

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

Applicant Response: No overburden of utilities or streets. It will have NO impact on schools.

STAFF COMMENTS: As there is no residential component proposed, this proposed use should not have any direct effect on density patterns and the public-school facilities will be unaffected. This use should cause minimal demands on utility capacity.

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

Applicant Response: No it will not create any problems like this.

STAFF COMMENTS: Public safety should be unaffected by a contractor office at this site. As stated above, the roadway level of service should not be significantly affected by this facility. Stormwater management will be addressed at time of site plan review.

Recommendation

Based on the foregoing analysis, the requested special use exception is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. Staff recommends approval of this special use exception request to allow a building contractor office in the CHV district at the subject property with the condition that equipment, materials, heavy machinery, and large trucks will not be stored/parked outside.

Submitted by:



Ben Smith, AICP

October 12, 2021

Board of Adjustment Hearing: October 21, 2021

Attachments: Future Land Use Map
 Zoning Map
 Aerial Photograph Showing Existing Land Uses

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

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

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 8-27-21	Petition No. 21-006-SE
		Fee Paid: 500.00	Jurisdiction: BOA
		1 st Hearing: 10-21-21	2 nd Hearing: N/A
		Publication Dates:	
		Notices Mailed: 10-6-21	
Rezone, <u>Special Exception</u> and Variance APPLICANT INFORMATION			
1	Name of property owner(s): Boromei Construction, Inc.		
2	Owner mailing address: 420B NW 3rd Street, Okeechobee, FL 34972		
3	Name of applicant(s) if other than owner same		
4	Applicant mailing address: same		
	E-mail address: sheryl@boromeiconstruction.com		
5	Name of contact person (state relationship): Sheryl Wells, Treasurer		
6	Contact person daytime phone(s): 863.623.4314		
PROPERTY INFORMATION			
7	Property address/directions to property: To be Determined - City of Okeechobee, Lots 21, 22, 23 and 24, Block 200		
8	Describe current use of property: Vacant Lots		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) One Building - approx. 2,500 Square Feet to include Office along with garage area for trucks & equipment Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: .596 acres Is property in a platted subdivision? No Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Office Building & vacant lot East: Multi-family South: Residence West: Watford Auction		
14	Existing zoning: Heavy Commercial Future Land Use classification: Heavy Commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<u>X</u>) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: () Rezone (<u>X</u>) Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-02000-0210		

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: see 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 (<u>one no larger than 11x17</u> ; 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



Danny Boromei, President

8/27/21

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: Allow General Contractor Office Building <i>Ref. Sec 90-283 (5)</i>
B	Are there similar uses in the area? No () Yes () If yes, briefly describe them: Yes, there is an office building on the adjacent property to the north <i>building trades contractor</i>
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: Licensed General Contractor Office building including garage area to store equipment out of sight. Hours M-F 8-5 Approx # of employees - 10 Only activities conducted outside would be employee arriving for work in morning & departing in evening.
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. Building Trade Contractor including enclosed storage are listed as permitted uses within CHV zone

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.

- Demonstrate that the proposed location and site are appropriate for the use.
There are other commercial businesses adjacent to this property. As a General Contractor, we have hardly any customer "traffic" coming to our office. The only "traffic" would be employees or Fed Ex/UPS.
- 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 one-story building is designed to have the office area in the front along the street with the garage/storage area at the rear portion of the building to provide an attractive "curb appeal"
- Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.
We can design the landscaping to "screen" any view of the parking areas from the next door multi-family residence if the City desires.
- 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.
We do not anticipate any potential hazards, problems or public nuisances. Our operations at this site will be that of any other business office. Since our main customers are municipalities, we do not receive many clients are our office.
- Demonstrate how the utilities and other service requirements of the use can be met.
The water and sewer requirements of OUA will be met for the proposed (2) bathrooms and kitchen area within the office.
- Demonstrate how the impact of traffic generated will be handled, off site and on site.
As stated previously, our business does not generate much "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. General Contractor is permitted use within CHV district
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. None anticipated
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, this is compatible with adjacent uses.
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property. No adverse affects.
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses. City can advise any requirements in this regard.
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services. No overburden of utilities or streets. It will have NO impact on schools.
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. No it will not create any problems like this.

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)]



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

Detail by Entity Name

Florida Profit Corporation

BOROMEI CONSTRUCTION INC.

Filing Information

Document Number	P04000099841
FEI/EIN Number	20-1321621
Date Filed	07/02/2004
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	07/07/2014
Event Effective Date	NONE

Principal Address

420B NW 3rd Street
OKEECHOBEE, FL 34972

Changed: 01/16/2018

Mailing Address

420B NW 3rd Street
Okeechobee, FL 34972

Changed: 01/16/2018

Registered Agent Name & Address

BOROMEI, DANNY LJR
881 SW 128TH AVENUE
OKEECHOBEE, FL 34974

Officer/Director Detail

Name & Address

Title P

BOROMEI, DANNY LJR
881 SW 128TH AVENUE
OKEECHOBEE, FL 34974

Title VP

Close, Thomas C

305 NW 4th Avenue
Okeechobee, FL 34972

Title Secretary

Stone, Melissa
305 NW 4th Avenue
Okeechobee, FL 34972

Title Treasurer

Wells, Sheryl L
305 NW 4th Avenue
Okeechobee, FL 34972

Annual Reports

Report Year	Filed Date
2019	04/15/2019
2020	03/10/2020
2021	02/01/2021

Document Images

02/01/2021 -- ANNUAL REPORT	View image in PDF format
03/10/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/07/2017 -- ANNUAL REPORT	View image in PDF format
03/02/2016 -- ANNUAL REPORT	View image in PDF format
03/29/2015 -- ANNUAL REPORT	View image in PDF format
07/07/2014 -- Amendment	View image in PDF format
03/05/2014 -- ANNUAL REPORT	View image in PDF format
03/25/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
03/04/2011 -- ANNUAL REPORT	View image in PDF format
04/28/2010 -- ANNUAL REPORT	View image in PDF format
01/19/2009 -- ANNUAL REPORT	View image in PDF format
03/13/2008 -- ANNUAL REPORT	View image in PDF format
02/05/2007 -- ANNUAL REPORT	View image in PDF format
03/10/2006 -- ANNUAL REPORT	View image in PDF format
05/13/2005 -- ANNUAL REPORT	View image in PDF format
07/02/2004 -- Domestic Profit	View image in PDF format



Official Records File#2021010098 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 8/6/2021 8:52 AM
Fees: RECORDING \$27.00 D DOCTAX PD \$385.00

Parcel ID Number: 3-15-37-35-0010-02000-0210

Prepared by and return to:
SYLVIA VASQUEZ
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 39380

Warranty Deed

This Indenture, Executed this August 3, 2021 A.D. Between

LENORA COPPOLA, AN UNMARRIED WOMAN,

whose address is 7038 ELKHORN DR., West Palm Beach, Florida 33411, hereinafter called the grantor, to

BOROMEI CONSTRUCTION INC., A FLORIDA CORPORATION,

whose post office address is: 881 SW 128th Ave Okeechobee, Florida 34974, 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 Glades County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-02000-0210

Subject to covenants, restrictions, easements of record and taxes for the current year.

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, 2020.

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:

#1 DAVID E. HAZELL
Witness Printed Name

#2 SHARON R. PREVATT
Witness Printed Name

LENORA COPPOLA (Seal)
Address: 7038 E. KORN DR., West Palm Beach, Florida 33411

State of Florida
County of Dee clobee

The foregoing instrument was acknowledged before me by means of {X} physical presence or {N/A} online notarization, this July 3, 2021, by LENORA COPPOLA, AN UNMARRIED WOMAN, who produced a drivers license as identification.

Sharon R. Prevatt
Notary Public
Print Name: SHARON R. PREVATT
My Commission Expires 11/13/2021

SEAL



Exhibit "A"


LOTS 21, 22, 23 AND 24 OF BLOCK 200, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. (sv/sbv'7/21)

COPY

File Number: 39380

Legal Description with Non Homestead
Closer's Choice

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: Boromei Construction, Inc.		
Mailing Address: 420B NW 3rd Street, Okeechobee, FL 34972		
Home Telephone:	Work: 863-623.4314	Cell:
Property Address: To be determined Lots #21, 22, 23, 24, Block 200, City of Okeechobee		
Parcel ID Number: 3-15-37-35-0010-02000-0210		
Name of Applicant: Boromei Construction, Inc.		
Home Telephone:	Work: 863-623-4314	Cell:
<p>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.</p>		
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>27th</u> DAY OF <u>August</u> 20<u>21</u>.</p>		
<p><u><i>Danny Boromei</i></u> OWNER Danny Boromei, President OWNER</p>		<p>_____ WITNESS <u><i>Sheryl L Wells</i></u> WITNESS</p>
<p>STATE OF FLORIDA COUNTY OF <u>Okeechobee</u></p>		
<p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>27th</u> day of <u>August</u>, 20<u>21</u>, by <u>Danny Boromei</u>, (Name of Person) who is personally known to me or produced _____ as identification.</p>		
 <p>SHERYL L WELLS Commission # GG 124996 Expires November 16, 2021 Bonded Thru Budget Notary Services</p>		<p><u><i>Sheryl L Wells</i></u> NOTARY PUBLIC SIGNATURE</p>

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-21-37-35-0A00-00006-D000	19.10 AC SW 2ND STREET	5230 N 31ST PL		HOLLYWOOD	FL	33021-2315
2-21-37-35-0A00-00007-0000	AURORA 4 LLC	378 NORTHLAKE BLVD #170		NORTH PALM BEACH	FL	33408-5421
2-21-37-35-0A00-00007-A000	OKEECHOBEE CHURCH OLD REGULAR	C/O RANDALL GILMAN	60 NW 98 ST	OKEECHOBEE	FL	34972
2-21-37-35-0A00-00008-0000	GONZALEZ MAYDA R	909 SW 2ND STREET		OKEECHOBEE	FL	34974-4102
2-21-37-35-0A00-00008-B000	MARTIN MAESON	105 NE 342ND TRL		OKEECHOBEE	FL	34972-0130
2-21-37-35-0A00-00008-D000	PONCE SANDRA M	911 SW 2ND ST		OKEECHOBEE	FL	34974
2-21-37-35-0A00-00008-E000	RIVERA JULIA M	913 SW 2ND ST		OKEECHOBEE	FL	34974-4102
2-21-37-35-0A00-00008-F000	DEEL NELL NADINE	915 SW 2ND ST		OKEECHOBEE	FL	34974-4102
2-21-37-35-0A00-00008-G000	FRENCH AUDREY A	901 SW 2ND ST		OKEECHOBEE	FL	34974
2-21-37-35-0A00-00009-B000	ALMAZAN ARELIO	911 SW 2ND ST		OKEECHOBEE	FL	34974-4102
2-21-37-35-0A00-00010-0000	VILLAGE CAPITAL & INVESTMENT	1 CORPORATE DR STE 360		LAKE ZURICH	IL	60047-8945
3-15-37-35-0010-01980-0010	LOUIS ARRIGHI LIMITED PARTNERS	20 SUMMITT LN		NOVATO	CA	94945
3-15-37-35-0010-01990-0030	ELI'S WESTERN WEAR INC	907 NW PARK ST		OKEECHOBEE	FL	34972-4117
3-15-37-35-0010-02000-0010	AGUIRRE MICHAEL A	102 SW 9TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-02000-0030	CLAY FAMILY TRUST	4215 GARRISON LN		FT PIERCE	FL	34982
3-15-37-35-0010-02000-0050	GRAHAM GARY T	601 DAKOTA AVE		SAINT CLOUD	FL	34769-2773
3-15-37-35-0010-02000-0070	WATFORD JAMES A	1610 SW 3RD AVE		OKEECHOBEE	FL	34974-6124
3-15-37-35-0010-02000-0100	STATE OF FLORIDA D.O.T.	PO BOX 1249		BARTOW	FL	33831-1249
3-15-37-35-0010-02000-0140	GRUMBLING RONALD	1100 SW 6TH ST		OKEECHOBEE	FL	34974-4011
3-15-37-35-0010-02000-0170	ELHINDI HUDA	201 SE 24TH AVE		POMPANO BEACH	FL	33062
3-15-37-35-0010-02000-0250	COFIELD ENTERPRISES INC	477 SW 67TH DR		OKEECHOBEE	FL	34974-1569
3-15-37-35-0010-02010-0030	BYRD JIMMY L SR	PO BOX 2344		OKEECHOBEE	FL	34973-2344
3-15-37-35-0010-02010-0040	BYRD JIMMY L SR	PO BOX 2344		OKEECHOBEE	FL	34973-2344
3-15-37-35-0010-02010-0060	COFIELD ENTERPRISES INC	477 SW 67TH DR		OKEECHOBEE	FL	34974-1569

SW PARK ST

SW 9TH AVE

100 FT BUFFER

SUBJECT PARCEL

SW 2ND ST

RD ST

Petition No. 21-006-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 28, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 27th day of

August, 2021.

Danny Boromei
Signature of Applicant

8/27/21
Date

Danny Boromei, President
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 27th day of August, 2021, by Danny Boromei, who is personally known to me or produced personally known as identification.



SHERYL L. WELLS
Commission # GG 124996
Expires November 16, 2021
Bonded Thru Budget Notary Services

Sheryl L Wells
Notary Public Signature

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Preliminary Certified

updated: 9/9/2021

Parcel: << 3-15-37-35-0010-02000-0210 (34215) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	BOROMEI CONSTRUCTION INC 881 SW 128TH AVE OKEECHOBEE, FL 34974-9500		
Site	SW 9TH AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1P AGE 10 & PLAT BOOK 5 PAGE 5) LOTS 21, 22, 23 & 24 BLOCK 200		
Area	0.596 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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

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

Property & Assessment Values

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$56,950	Mkt Land	\$56,950
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$56,950	Just	\$56,950
Class	\$0	Class	\$0
Appraised	\$56,950	Appraised	\$56,950
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$56,950	Assessed	\$56,950
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$56,950 city:\$56,950 other:\$56,950 school:\$56,950	Total Taxable	county:\$56,950 city:\$56,950 other:\$56,950 school:\$56,950

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
8/3/2021	\$55,000	2021010098	WD	V	Q	01
12/1/1992	\$0	0340/1518	WD	V	U	03

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067WP9	SIDE STREET (MKT)	200.000 FF (0.596 AC)	1.0000/.8400 1.0000/.8000000 /	\$285 /FF	\$56,950

Boromei Construction Office

Bldg = 86' x 36'

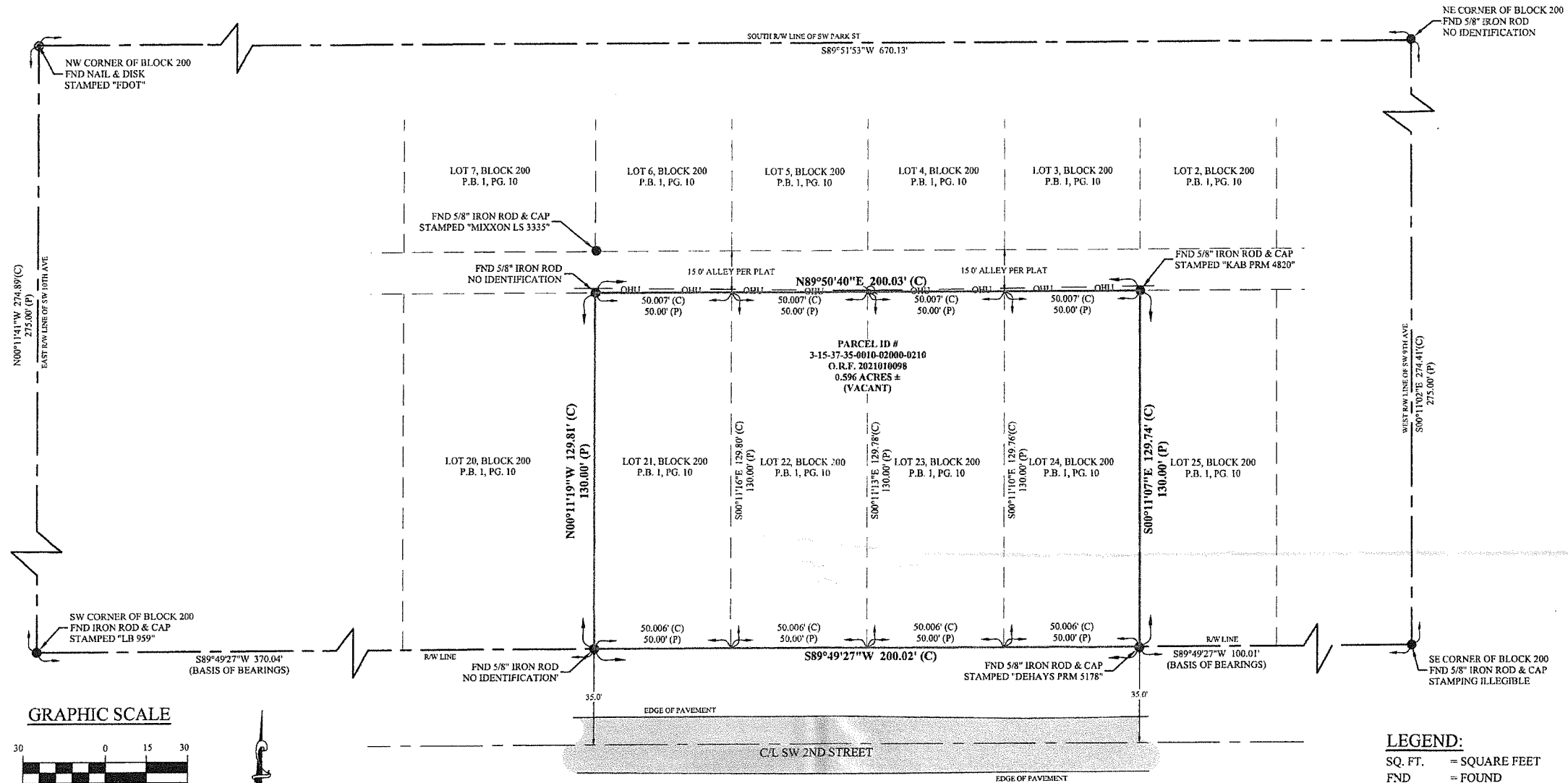
Legend



PROPERTY ADDRESS:

SW 2ND STEET
OKEECHOBEE, FLORIDA 34974

BOUNDARY SURVEY
LOCATED IN SECTION 15; TOWNSHIP 27 SOUTH; RANGE 35 EAST



GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FT.

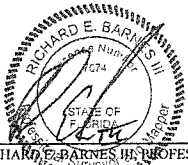
(INTENDED DISPLAY SCALE- 18X24)

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) BOROMEI CONSTRUCTION INC.

SIGNED:  DATE: 8/26/21
RICHARD E. BARNES, JR., PROFESSIONAL SURVEYOR AND MAPPER # 7074

LEGAL DESCRIPTION:

(O.R.F. 2021010098)
LOTS 21, 22, 23 AND 24 OF BLOCK 200, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF OKEECHOBEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.05(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.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 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 SW 2ND STREET, SAID RIGHT-OF-WAY LINE BEARS S89°49'27"W 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 0480C, WITH AN EFFECTIVE DATE OF 07/16/15.

LEGEND:

- SQ. FT. = SQUARE FEET
- FND = FOUND
- O.R.F. = OFFICIAL RECORDS FILE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- O.H.U. = OVERHEAD UTILITY LINE
- (C) = CALCULATED
- (P) = PLAT
- C/L = CENTERLINE
- ID = IDENTIFICATION
- R/W = RIGHT-OF-WAY
- F.D.O.T. = FIRE DEPARTMENT OF TRANSPORTATION
- U = UTILITY POLE

FIELD WORK DATE	08/23/21
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	EGB
CHECKED BY:	REB
JOB #:	21-360

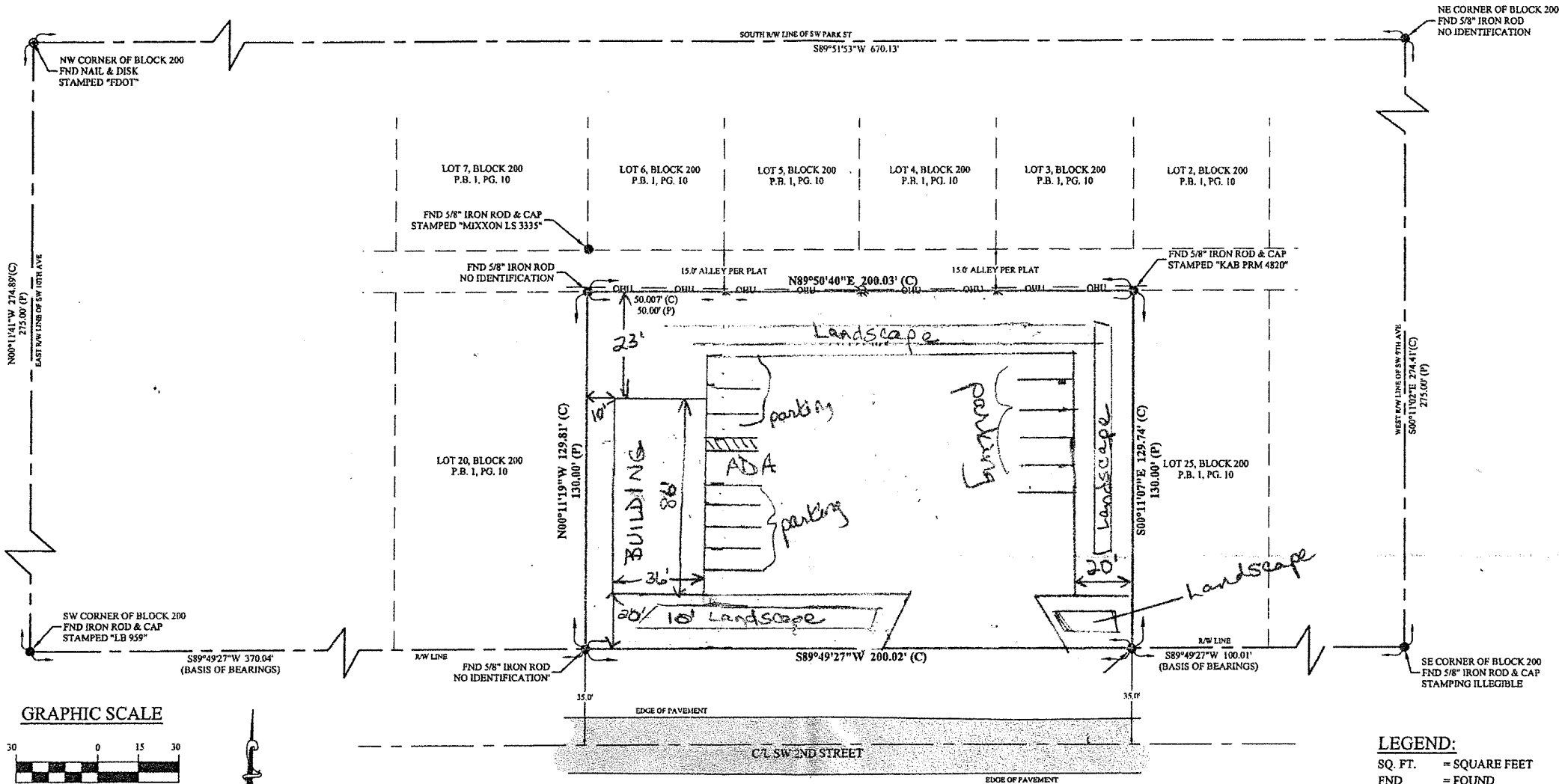


BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
863.484.8324 LB 8155

PROPERTY ADDRESS:

SW 2ND STREET
OKEECHOBEE, FLORIDA 34974

BOUNDARY SURVEY
LOCATED IN SECTION 15; TOWNSHIP 27 SOUTH; RANGE 35 EAST



GRAPHIC SCALE



(IN FEET)
1 INCH = 30 FT.

(INTENDED DISPLAY SCALE- 18X24)

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 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

1) BOROMEI CONSTRUCTION INC.

SIGNED:



DATE: 8/26/21

RICHARD E. BARNES, PROFESSIONAL SURVEYOR AND MAPPER # 7074

LEGAL DESCRIPTION:

(O.R.F. 2021010098)
LOTS 21, 22, 23 AND 24 OF BLOCK 200, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, OF OKEECHOBEE COUNTY, FLORIDA.

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.
- UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED EXCEPT AS SHOWN.
- 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 SW 2ND STREET, SAID RIGHT-OF-WAY LINE BEARS S89°49'27" W 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 0480C, WITH AN EFFECTIVE DATE OF 07/16/15.

LEGEND:

SQ. FT.	= SQUARE FEET
FND	= FOUND
O.R.F.	= OFFICIAL RECORDS FILE
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P.B.	= PLAT BOOK
PG.	= PAGE
O.H.U.	= OVERHEAD UTILITY LINE
(C)	= CALCULATED
(P)	= PLAT
C/L	= CENTERLINE
ID	= IDENTIFICATION
R/W	= RIGHT-OF-WAY
F.D.O.T.	= FIRE DEPARTMENT OF TRANSPORTATION
U	= UTILITY POLE

FIELD WORK DATE	08/23/21
REVISION DATE	-/-
SHEET	1 OF 1
DRAWN BY:	EGB
CHECKED BY:	REB
JOB #:	21-360

BSM
ASSOCIATES
LAND SURVEYING SERVICES

86 SE 31st Lane, Okeechobee, FL 34974
dcbj.barnes@bsmsurvey.com
888.454.8324 LB 8155