

CITY OF OKEECHOBEE BOARD OF ADJUSTMENT MEETING 55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974 NOVEMBER 16, 2023 LIST OF EXHIBITS

Draft Minutes	Summary of Board Action September 21, 2023
Staff Report/Exhibit 1	Special Exception Petition No. 23-001-SE
Staff Report/Exhibit 2	Special Exception Petition No. 23-002-SE



CITY OF OKEECHOBEE, FLORIDA BOARD OF ADJUSTMENT MEETING SEPTEMBER 21, 2023 DRAFT SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, September 21, 2023, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida (FL), followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

- **A.** There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

A. Motion by Member Brass, seconded by Member Folbrecht to dispense with the reading and approve the July 20, 2023, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously**.

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:04 P.M.

A. Motion by Member Baughman, seconded by Member Berlin, to defer to November 16, 2023, at the request of Ms. Blair Knighting with Kimley-Horn and Associates, Inc., on behalf of Mr. Adam Ramsay, Registered Agent, Park Street Okeechobee, LLC, Special Exception Petition No. 23-001-SE which requests to allow a drive-through service in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(1)), located within the 1200 block along the North side of N Park Street/State Road 70 E, just West of the eastern City Limits/Northeast 13th Avenue, for the purpose of developing a restaurant with drive-through service. Motion Carried Unanimously.

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

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:06 P.M.

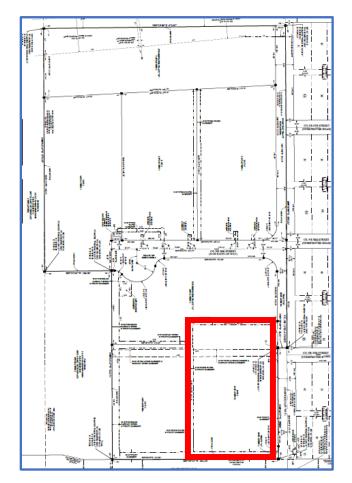
Submitted by:

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.

23-001-SE

Special Exception Staff Report



Applicant | Park Street Okeechobee, LLC Parcel Identification | 2-15-37-35-0A00-00010-0000, 3-15-37-35-

0210-00010-0010



Prepared for The City of Okeechobee

MORRIS

DEPEW

General Information

Owner: William R. Grigsby, Jr. Applicant: Park Street Okeechobee, LLC Primary Contact: Blair Knighting, AICP (904)-828-3900 Parcel Identification: 2-15-37-35-0A00-00010-0000, 3-15-37-35-0210-00010-0010

Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <u>https://www.cityofokeechobee.com/agendas.html</u>

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	Culver's
Acreage	2.16 (replat)	2.16 acres

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

Future Land Use		Zoning	Existing Use	
North	Commercial	Heavy Commercial (CHV)	Vacant, subject to replat	
East	<u>(Okeechobee County)</u> Commercial Corridor Mixed- Use, Urban Residential Mixed Use	(Okeechobee County) Residential Mixed (RM) Commercial (C) Commercial 2 (C-2)	Unimproved NE 13 th Ave, Vehicle Sales, Vacant	
South	Commercial	Heavy Commercial (CHV)	SR-70, Retail, Fast-Food Restaurant, Post Office	
West	Commercial	Heavy Commercial (CHV)	Vacant, subject to replat	

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for a drive through service in association with a Culver's restaurant in the CHV zoning district. A concurrent site plan application (23-004-TRC) has been submitted, approval of which should be contingent upon approval of this special exception request. The subject site is Lot 2 of the recently approved Park Street Park Commerce plat (23-003-TRC).





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 unedited 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 proposed use is compatible and appropriate for this location given the established commercial nature and presence of existing drive-through service restaurants in the area. Additionally, the proposed project is infill development in a location with existing infrastructure and utilities.

Staff Comments: The site is located with direct frontage on SR-70, one of the City's main commercial corridors, and within the recently approved commercial subdivision plat. Direct access is proposed to SR-70. Surrounding uses are all existing and proposed commercial uses. The proposed location and site are appropriate for the drive-though restaurant use.

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

Applicant Response: The proposed Culver's restaurant is not directly adjacent to residential uses. As depicted on the conceptual site plan, the restaurant building will front State Road 70 and includes landscaped areas to the north and south of the building, in addition to the setbacks and a patio space. This design is compatible with the adjacent future commercial uses.

Staff Comments: A detailed analysis of the site design is provided with the staff report for the companion site plan application, 23-004-TRC, which includes recommendations for approval of that site plan. The plan is consistent with the city's landscape buffer requirements and little buffering should be necessary to ensure compatibility with the surrounding commercial uses.

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

Applicant Response: As shown on the conceptual site plan, the proposed project will meet all setback requirements per the Heavy Commercial zoning designation (Section 90.285). Additionally, all landscaping requirements will be met. As the subject location is not directly adjacent to residential uses, uncomplimentary screening is not necessary.

Staff Comments: Please see landscape plan included with plan set for 23-004-TRC.

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

Applicant Response: Given the commercial nature of the area and the existing drive-through restaurants in proximity to the site, the nature of the proposed restaurant use with drive-through service creates no potential problems or public nuisances. The property fronts State Road 70 and is not directly adjacent to residential uses. Therefore, the proposed use is in a compatible and appropriate location.



Staff Comments: The only foreseeable negative impact is related to the potential for vehicle stacking to exceed the limits of the site and cause traffic congestion. However, the applicant has provided a queuing analysis/statement demonstrating that adequate stacking capacity is available onsite to accommodate the estimated peak demand.

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

Applicant Response: The Applicant will work with the Okeechobee Utility Authority to ensure water and sewer availability. The applicant will also work with the South Florida Water Management District (SFWMD), the City of Okeechobee, and other pertinent authorities to establish any additional service requirements for the proposed Culver's drive-through restaurant.

Staff Comments: Infrastructure plans for the proposed plat will address the availability of utility infrastructure to the site. Letters of availability have been provided from OUA indicating plant capacity is available.

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

Applicant Response: As shown on the conceptual site plan, thoughtful design has been used to create efficient traffic flow within and throughout the Culver's restaurant site. The proposed project also includes interconnectivity between adjoining parcels. Additionally, the proposed development will comply with all City of Okeechobee concurrency fees and requirements.

Staff Comments: The applicant has provided a queuing analysis (included in application submittal) demonstrating that adequate stacking capacity is available onsite to accommodate the estimated peak demand.

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: The proposed drive-through service use is located in the Commercial Future Land Use Designation. As demonstrated in the Comprehensive Plan, and further justified below, the proposed use is appropriate and intended for the Commercial land use designation. The requested special exception is further justified by meeting the following City of Okeechobee Comprehensive Plan goals, objectives, and policies:

Objective 12: By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

Policy 12.1: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:



- a) Regulate the subdivision and platting of land.
- b) Regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.
- c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.
- d) Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.
- e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.
- f) Ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.
- g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.

The purpose of such regulations shall be to eliminate or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses.

The proposed project is infill development in a location appropriate for a drive-through service use. Additionally, the project is in a location currently serviced by utilities and infrastructure. A fast-food restaurant in this location matches the intensity of existing development in proximity and is a use that currently exists in the area. Therefore, the proposed project meets the intent of this comprehensive plan objective and associated policy.

Staff Comments: The Okeechobee Comprehensive Plan does not contain any policies which would prohibit the requested use. 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: Per Section 90-283 of the City of Okeechobee's Land Development Code, a drive-through service use and structure(s) are permitted in the Heavy Commercial (CHV) zoning district after issuance of a special exception petition.

Staff Comments: "Restaurant, takeout restaurant, café" is an permitted principal use within the CHV district, per LDC Section 90-282(3). The drive-through service, proposed for Culver's, is listed as a special exception use in the CHV district, as stated in LDC Section 90-283(1).

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

Applicant Response: The proposed use will not have an adverse effect on the public interest given the commercial character of the area, the existing infrastructure and utilities to service the proposed use, and the thoughtful site design.



Staff Comments: The proposed use provides another service commercial opportunity for employment and tax base for the City and is not expected to create any disturbance or adverse effects on the public interest.

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

Applicant Response: The use is appropriate for the proposed location and is compatible with the commercial character of the area as well as adjacent uses. It is also infill development and therefore not detrimental to urbanizing land use patterns and does not contribute to urban sprawl.

Staff Comments: The subject site and location is reasonably appropriate for the proposed use and should have no effect on urbanizing land use patterns. The Applicant is proposing infill development, which 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: The requested drive-through service use will not be a deterrent to the development of adjacent property and may increase the value of the currently vacant parcels.

Staff Comments: The proposed Culver's drive through will be located within the Park Street Commerce Center along SR-70, which will support a mix of commercial uses. The subject property is an ideal location for commercial infill development, consistent with the existing and proposed development pattern to the north, east, west, and further south. The use will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties..

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

Applicant Response: It is not anticipated that the requested drive-through service will result in any nuisance or hazard to adjacent uses. Therefore, there are no screening requirements in addition to the landscape requirements specified by the City of Okeechobee's Land Development Code.

Staff Comments: No nuisances or hazards are expected that will require special screening.

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

Applicant Response: The proposed project does not include any residential uses, therefore it will have no impact on the capacity of public schools. The project location is serviced by existing streets and utility services and there are no anticipated decreases in the respective levels of service that result from the drive-through establishment. The Applicant will comply with all applicable City of Okeechobee concurrency requirements and fees.



Staff Comments: The proposed use will not include a residential component therefore, no direct effects on density patterns and public-school facilities are expected.

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

Applicant Response: The Applicant will meet all SFWMD standards and City of Okeechobee requirements to prevent traffic congestion, flooding or drainage problems, or otherwise adverse public safety impacts.

Staff Comments: Review of the site plan and the infrastructure plans associated with the plat will ensure that all stormwater management standards are met.

Recommendation

Based on the materials and statements provided by the applicant and the foregoing analysis, we recommend approval of this special exception request for a car wash in the CHV zoning district.

Submitted by:

Bre So

Ben Smith, AICP Director of Planning November 8, 2023 Okeechobee Board of Adjustment Hearing: November 16, 2023



Supplemental Exhibits

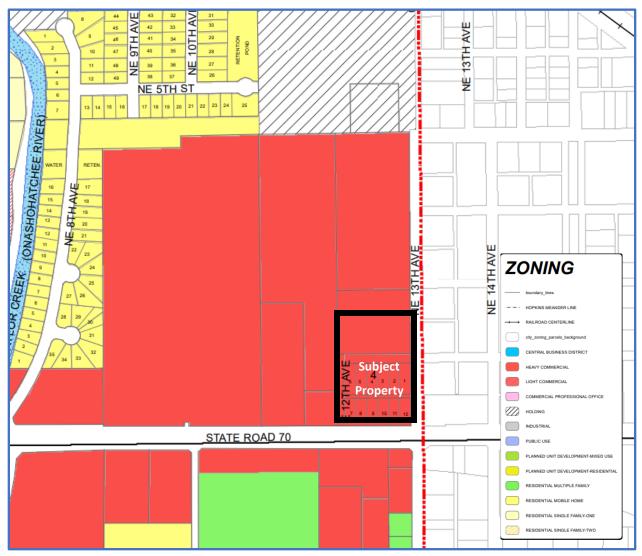


Exhibit A: Zoning Map



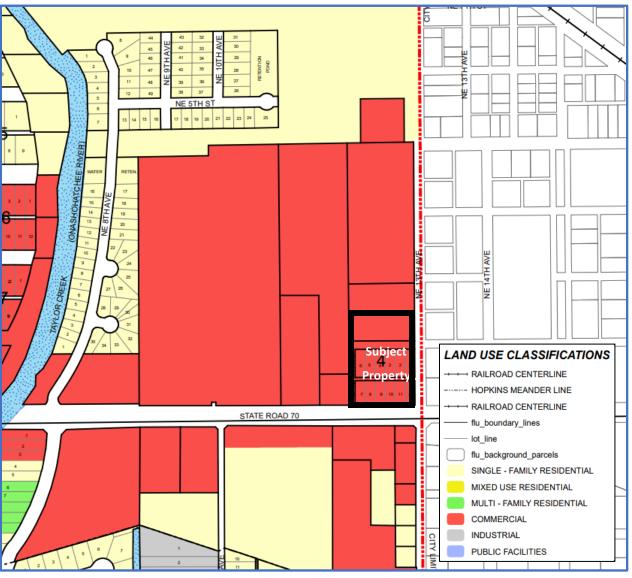


Exhibit B: Future Land Use Map





Exhibit C: Existing Land Use Map

		original submittal					
	of Okeechobee	Date: 8-15-23 Petition No. 23-001-SE					
	ieral Services Department S.E. 3 rd Avenue, Room 101	Fee Paid: Jurisdiction: Bo A					
	echobee, Florida 34974-2903	1 st Hearing: 9-21-23 2 nd Hearing: N/A					
	one: (863) 763-3372, ext. 9820 Publication Dates: 9/4 and 9/3 deterred to 11-16-2						
Fax	: (863) 763-1686	Notices Mailed: 9					
		zone, Special Exception and Variance APPLICANT INFORMATION					
1	Name of property owner(s): Willia	ım R. Grigsby, Jr.					
2	Owner mailing address: 10282 Pa	ayne Road, Sebring, Florida 33875					
3	Name of applicant(s) if other than	n owner Park Street Okeechobee, LLC					
4	Applicant mailing address: 603 Ea	ast Fort King Street, Ocala, Florida 34471					
	E-mail address: blair.knighting@k	imley-horn.com					
5	Name of contact person (state rel	lationship): Blair Knighting, AICP (Kimley-Horn)					
6	Contact person daytime phone(s)): (904) 828-3900					
		PROPERTY INFORMATION					
	Property address/directions to pro	operty: Located directly across from 1000 State Road 70 East,					
7	Now lot 2 Park Street Com	Okeechobee, Florida. merce Center - proposed plat 23-003-TRC.					
	Describe surrent use of preparty	imerce Center - proposed plat 23-003-1KC					
8	Describe current use of property:	The property is currently vacant.					
č							
	Describe improvements on proper	erty (number/type buildings, dwelling units, occupied or vacant, etc. ne building less than 5,000 sqft., exceeds the required parking, and					
9		andscaping requirements. Please see site plan for additional details.					
	Source of potable water: OUA	Method of sewage disposal: OUA					
10	Approx. acreage: 2,16+/-	Is property in a platted subdivision? Yes (Final 9-14-23)					
	No, the property is currently va	t is or was in violation of a city or county ordinance? If so, describe:					
11	No, the property is currently var	cant and unimproved.					
12		subject to this application being granted? Yes					
40	Describe uses on adjoining prope North: Vacant	East: Commercial Use					
13							
	South: Commercial, Public Serv						
14	Existing zoning: Heavy Commercia	al Future Land Use classification: Commercial					
4.5	Have there been any prior rezoning	ng, special exception, variance, or site plan approvals on the					
15		f yes provide date, petition number and nature of approval.					
16	Request is for: () Rezone ((×) Special Exception () Variance					
17	Parcel Identification Number 3-15	5-37-35-0210-00010-0010 and 2-15-37-35-0A00-00010-0000					

	REQUIRED ATTACHMENTS					
18	Applicant's statement of interest in property:					
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:					
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.

Signatu

Printed Name Adam Ramsay Date

8/14/23

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

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity	Name				
Florida Limited Liability Company					
PARK STREET OKEECH					
Filing Information					
Document Number	L22000487870				
FEI/EIN Number	92-3774303				
Date Filed	11/14/2022				
State	FL				
Status	ACTIVE				
Principal Address					
603 EAST FORT KING S OCALA, FL 34471	TREET				
Mailing Address					
603 EAST FORT KING S OCALA, FL 34471	TREET				
Registered Agent Name &	Address				
RAMSAY, ADAM 603 EAST FORT KING STREET OCALA, FL 34471					
Authorized Person(s) Deta	ull				
Name & Address					
Title MGR					
RAMSAY, ADAM P 603 EAST FORT KING S OCALA, FL 34471	TREET				
Annual Reports					
Report Year Filed Date					
2023 04/28	/2023				
Document Images					
04/28/2023 ANNUAL REPORT	View image in PDF format				
11/14/2022 Florida Limited Liab	bility View image in PDF format				

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION
Describe the Special Exception sought:
See Tab B. PSI
Are there similar uses in the area? No () Yes If yes, briefly describe them:
ι(
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:
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. [
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.

Tab B parl-2

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.

Arab B P32

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.

TabBpga

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

Habs pga

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

HOOR PARS

(Rev 7/2023

Page 8 of 11

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. $+\alpha b \beta \beta \beta \beta - 4$
- 2. The use is specifically authorized as a special exception use in the zoning district.

pg4

PA 4

pg 4

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- 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)]

Justification and Impact Analysis for Special Exception Use

Culver's – Okeechobee, FL Park Street Commerce Center Lot 2 <u>As Revised October 23, 2023</u>

Statement of Interest:

The Applicant intends to develop a Culver's restaurant with drive-through service on the subject parcel (Park Street Commerce Center Lot 2). The proposed project fronts State Road 70 east of NE 14th Avenue in the City of Okeechobee, FL and is part of the Park Street Commerce Center development. The property is in the Heavy Commercial zoning district and therefore requires a special exception use permit for the drive-through service. Given the commercial nature of the State Road 70 corridor and the presence of existing drive-through services in proximity to this site, the requested special exception use is appropriate and compatible in this location.

A. Describe the Special Exception sought:

90-283(1) Drive-Thruservice

This application seeks a special exception for a drive-through service in the Heavy Commercial zoning district. The proposed drive-through service is an integral part of the proposed Culver's restaurant and vital to the economic success of the restaurant.

B. Are there similar uses in the area? If yes, briefly describe them:

Yes, there are similar drive-through restaurant establishments (Zaxby's, Popeyes, Burger King, Taco Bell, etc.) in the area. Additionally, the area is dominated by commercial uses along State Road 70. Including, but not limited to, RaceTrac gas station, Applebees, Family Dollar, and Dollar Tree.

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;

The proposed use is a Culver's drive-through service restaurant, serving frozen custard, burgers, and similar foods. The anticipated hours will be 10:30 AM - 10:00 PM seven days a week. It is anticipated that a typical working shift will be 10-15 employees. Additionally, the proposed Culver's drive-through functions in a unique way in that there is an order intake area, which leads into a pay station/window, and then there is an order waiting area where customers wait for their food. As detailed on the vehicle routing plan and justified by the drive-through queuing observation letter provided as part of this application, the site has been planned to accommodate the peak hour demand of ten (10) vehicles at the order intake area, and 16 vehicles at the order waiting area.

D. Traffic Impact Study:

Per the ITE trip generation calculator for a fast-food restaurant with drive-through window (Code 934), the proposed special exception drive-through restaurant will generate an average

of 470 trips per day. The proposed development will comply with all concurrency requirements per the City of Okeechobee's concurrency management system. An updated Traffic Impact Analysis (TIA) per the Master Developer was also included with this resubmittal.

E. Standards for granting a Special Exception (Section 70-373(b)):

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

The proposed use is compatible and appropriate for this location given the established commercial nature and presence of existing drive-through service restaurants in the area. Additionally, the proposed project is infill development in a location with existing infrastructure and utilities.

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 Culver's restaurant is not directly adjacent to residential uses. As depicted on the conceptual site plan, the restaurant building will front State Road 70 and includes landscaped areas to the north and south of the building, in addition to the setbacks and a patio space. This design is compatible with the adjacent future commercial uses.

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

As shown on the conceptual site plan, the proposed project will meet all setback requirements per the Heavy Commercial zoning designation (Section 90.285). Additionally, all landscaping requirements will be met. As the subject location is not directly adjacent to residential uses, uncomplimentary screening is not 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.

Given the commercial nature of the area and the existing drive-through restaurants in proximity to the site, the nature of the proposed restaurant use with drive-through service creates no potential problems or public nuisances. The property fronts State Road 70 and is not directly adjacent to residential uses. Therefore, the proposed use is in a compatible and appropriate location. A vehicle circulation exhibit and drivethrough queuing observation letter have been provided with this application resubmittal to provide evidence that the proposed drive-through use will not be a nuisance.

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

The Applicant will work with the Okeechobee Utility Authority to ensure water and sewer availability. An availability letter from the Okeechobee Utility Authority has been provided with this resubmittal application. The applicant will also work with the South Florida Water Management District (SFWMD), the City of Okeechobee, and other pertinent authorities to establish any additional service requirements for the proposed Culver's drive-through restaurant. An availability letter from the Okeechobee Utility Authority has been provided with this resubmittal application.

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

As shown on the conceptual site plan and vehicle routing exhibit, thoughtful design has been used to facilitate efficient traffic flow within and throughout the Culver's restaurant site. A drive-through queuing study has also been provided as part of this application. As indicated on the site plan, there will not be any large trucks allowed in the drive through, instead there is an identified parking area to accommodate these vehicles.

The proposed project also includes interconnectivity between adjoining parcels. Additionally, the proposed development will comply with all City of Okeechobee concurrency fees and requirements.

Lastly, the proposed order intake area, queuing area, and order waiting area is indicated on the vehicle routing exhibit. The queuing demand for the proposed 4,900 sf Culver's is justified by the drive-through queuing observation letter included with this application. Peak queuing demand is ten (10) vehicles in the order intake area, and therefore, the order intake area has been designed to accommodate ten (10) vehicles at peak hour.

F. Findings required for granting a Special Exception (Section 70-373(c)).

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

The proposed drive-through service use is located in the Commercial Future Land Use Designation. As demonstrated in the Comprehensive Plan, and further justified below, the proposed use is appropriate and intended for the Commercial land use designation. The requested special exception is further justified by meeting the following City of Okeechobee Comprehensive Plan goals, objectives, and policies:

Objective 12: By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

Policy 12.1: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

a) Regulate the subdivision and platting of land.

b) Regulate the use, intensity and location of land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.

c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.

d) Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.

e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.

f) Ensure that public facility, utility and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.

g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.

The purpose of such regulations shall be to eliminate or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses.

The proposed project is infill development in a location appropriate for a drivethrough service use. Additionally, the project is in a location currently serviced by utilities and infrastructure. A fast-food restaurant in this location matches the intensity of existing development in proximity and is a use that currently exists in the area. Therefore, the proposed project meets the intent of this comprehensive plan objective and associated policy.

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

Per Section 90-283 of the City of Okeechobee's Land Development Code, a drivethrough service use and structure(s) are permitted in the Heavy Commercial (CHV) zoning district after issuance of a special exception petition.

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

The proposed use will not have an adverse effect on the public interest given the commercial character of the area, the existing infrastructure and utilities to service the proposed use, and the thoughtful site design. As detailed on the vehicle routing plan and justified by the drive-through queuing observation letter provided as part of this application, the site has been planned to accommodate the peak hour demand of queuing, and therefore 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.

The proposed drive-through is located along State Road 70, in a predominant commercial area. Therefore, the use is appropriate for the proposed location and is compatible with the commercial character of the area as well as adjacent uses. It is also infill development and therefore not detrimental to urbanizing land use patterns and does not contribute to urban sprawl.

5. The use will not adversely affect property values or living conditions, not be deterrent to the development of adjacent property.

The requested drive-through service use will not be a deterrent to the development of adjacent property. As the surrounding property is predominately commercial, and the proposed use is commercial, the proposed use is compatible and will not adversely affect property values, living conditions, or be deterrent to the development of adjacent property. Additionally, development of the subject property may increase the value of the currently vacant parcels.

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

It is not anticipated that the requested drive-through service will result in any nuisance or hazard to adjacent uses. Therefore, there are no screening requirements in addition to the landscape requirements specified by the City of Okeechobee's Land Development Code.

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

The proposed project does not include any residential uses, therefore it will have no impact on the capacity of public schools. The project location is serviced by existing streets and utility services and there are no anticipated decreases in the respective levels of service that result from the drive-through establishment. The Applicant will comply with all applicable City of Okeechobee concurrency requirements and fees.

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

The Applicant will meet all SFWMD standards and City of Okeechobee requirements to prevent traffic congestion, flooding or drainage problems, or otherwise adverse public safety impacts.

The Applicant has provided a vehicle routing plan and drive-through queueing observation letter, which both utilize the proposed 4,900 sf building size, as part of this application. The drive-through queueing letter provides peak hour queuing demand data for Culver's with similar building sizes to the one proposed, and the vehicle routing plan demonstrates that vehicle stacking will not exceed on-site capacity.

PARK STREET OKEECHOBEE, LLC

603 East Fort King Street Ocala, Florida 34471

VIA EMAIL

August 11, 2023

City of Okeechobee / General Services Department Attention: Patty Burnette 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974

Re: <u>Park Street Commerce Center – Statement of Interest in Property</u>

Dear Ms. Burnette:

On behalf of Park Street Okeechobee, LLC ("**Applicant**"), this letter constitutes Applicant's Statement of Interest in the following property (collectively, the "**Property**"):

- Parcel #1: 2-15-37-35-0A00-00011-0000
- Parcel #2: 2-15-37-35-0A00-00009-0000
- Parcel #3: 2-15-37-35-0A00-00009-A000
- Parcel #4: 2-15-37-35-0A00-00010-0000
- Parcel #5: 3-15-37-35-0210-00010-0010

Applicant is purchasing the Property via that certain vacant land contract between Applicant (as successor-by-assignment to WGT, Inc.) and William R. Grigsby, Jr. ("Seller") dated September 2, 2022 (the "Contract"). Applicant intends to develop the Property into a commercial real estate project to be commonly known as the Park Street Commerce Center ("Project") consisting of five separate parcels (as more particularly described in Applicant's site plan and other related documents) with portions of shared common area infrastructure, including without limitation, roadways, drainage, lift station, utility lines, project signs, entrance features, outfall pipe, sewer connection, and all other real and personal property (or interest therein) intended by Applicant for the common use and enjoyment of all lot owners within the Project (collectively, "Common Area Infrastructure").

The Common Area Infrastructure will be governed by that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Park Street Commerce Center ("**Declaration**") of which Applicant (or its assignee) shall be the "**Declarant**" under the Declaration. The Declaration shall include, without limitation, provisions addressing the design, permitting, construction, maintenance, and repair of the Common Area Infrastructure, and provisions for sharing of the costs thereof by the lot owners of parcels within the Project. All easements, water management system, and other rights related to the Common Area Infrastructure will be incorporated into the Declaration. Notwithstanding the foregoing, Applicant intends to dedicate certain items constituting the Common Area Infrastructure such as the roadways, lift station, sewer connection, and outfall pipe to the City of Okeechobee ("**City**"), the County of Okeechobee ("County"), and/or other governmental authorities, respectively.

Applicant is hereby submitting Applicant's master site plan and preliminary plat for the Project in order for Applicant to obtain approval of said site plan, including multiple individual lot site plans and related special exception applications pertinent to Applicant or as jointly submitted by Applicant and a third-party future owner / user of a specific lot within the Project ("**Co-Applicant**," and as further described below, if applicable), and plat from all governing authorities, including approval of the vacation of any existing recorded plat ("**Site Plan Approval**"). Subject to Applicant obtaining Site Plan Approval, Applicant will enter into a development agreement with the City which shall grant Applicant all rights necessary to develop the Project. More specifically, Applicant desires to enter into separate development agreements with the City for the following lots within the Project in order to develop said lot for the uses described below:

• Lot 1: Express Car Wash Facility

Page 2 Park Street Commerce Center – Statement of Interest in Property

• Lot 2: Culver's Restaurant with Drive-Thru

Applicant sincerely looks forward to working with the City to develop this exciting project and making a large investment in the City's future and that of its residents, local businesses, and others in the surrounding community. Please direct all questions regarding the Project to Scott Winch at swinch@kinghux.com and/or (386) 527-6729.

Very truly yours, PARK STREET OKEECHOBEE, LLC By: m Ramsay Manager

Cc: Gary Ritter, City Administrator (via email)

Prepared By and Return to John D. Cassels, Jr. Esq. Cassels & McCall P.O. Box 968 Okeechobee, Florida 34973

Parcel ID Numbers: 2-15-37-35-0A00-00009-A000 2-15-37-35-0A00-00009-0000 · 2-15-37-35-0A00-00011-0000 · 2-15-37-35-0A00-00010-0000 3-15-37-35-0210-00010-0100 3-15-37-35-0210-00010-0040 3-16-37-35-0210-00010-0010 FILE NUM 2006011065 OR BK 00603 PG 1345 SHARON ROBERTSON, CLERK DF CIRCUIT COURT OKEECHOBEE COUNTY, FL RECORDED 06/20/2006 04:34:38 PM RECORDING FEES 18.50 DEED DOC 18,433.80 RECORDED BY R Parrish Pas 1345 - 1346; (2pas)

WARRANTY DEED

THIS WARRANTY DEED made this day of June, 2006, between GREAT LAKES HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 410 SE 2nd Avenue, Okeechobee, FL 34974, hereinafter called the GRANTOR, to WILLIAM R. GRIGSBY, JR., whose mailing address 518 Bear Road, Lake Placid, FL 33852, hereinafter called the GRANTEE:

(Wherever used herein, the terms "Grantors" and "Grantees" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

WITNESSETH:

That the **GRANTOR**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **GRANTEE**, all that certain land situate in OKEECHOBEE County, Florida, to-wit:

PARCEL 1 (PER O.R.B. 527, PGS. 869-870):

THE WEST HALF (W ½) OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST ½ OF THE EAST ½ OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING .02 OF AN ACRE, MORE OR LESS.

PARCEL 2 (PER O.R.B. 528, PGS. 1342-1343):

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 3 (PER O.R.B. 528, PGS. 1342-1343):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89°50'34" WEST, ALONG THE NORTHERLY LINE THEREOF, 336.76 FEET TO THE NORTHWEST CORNER OF SAID PRICE ADDITION; THENCE RUN NORTH 00°17'46" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE POINT OF BEGINNING.

[3593-68289.WPD]

AN/

PARCEL 4 (PER O.R.B. 528, PGS. 1342-1343):

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1-6 AND 7-12.

PARCEL 5 (PER O.R.B 528, PGS 1342-1343:

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 6 (PER O.R.B 554, PG 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE E ½ OF THE E ½ OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

Subject to those easements in favor of Florida Power and Light recorded in O.R. Book 109, Page 983 and O.R. Book 23, Page 524 and matters contained on the Plat of Price Addition to Okeechobee City recorded in Plat Book 2, Page 17, all being in the Public Records of Okeechobee County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, the said GRANTOR have executed this Deed the day and year first above written.

Signed, Sealed and Delivered in our presence:

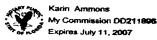
10 int Name) (Signature) Take & C (Print Name)

GREAT LAKES HOLDINGS, LLC, a Florida limited Nability company

D. Robert Willson, Managing member

STATE OF FLORIDA COUNTY OF OKEECHOBEE

Signed and sworn to (or affirmed) before me thigh day of June, 2006, by D. ROBERT WILLSON, as Managing Member of GREAT LAKES HOLDINGS, LLC, a Florida limited liability company, who is personally known to me.



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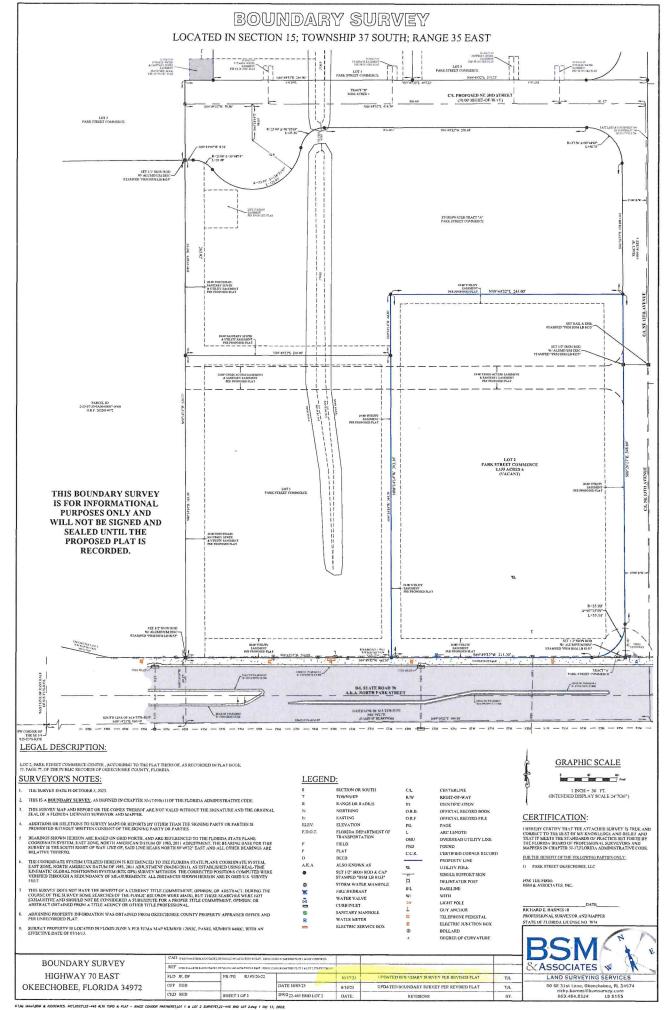
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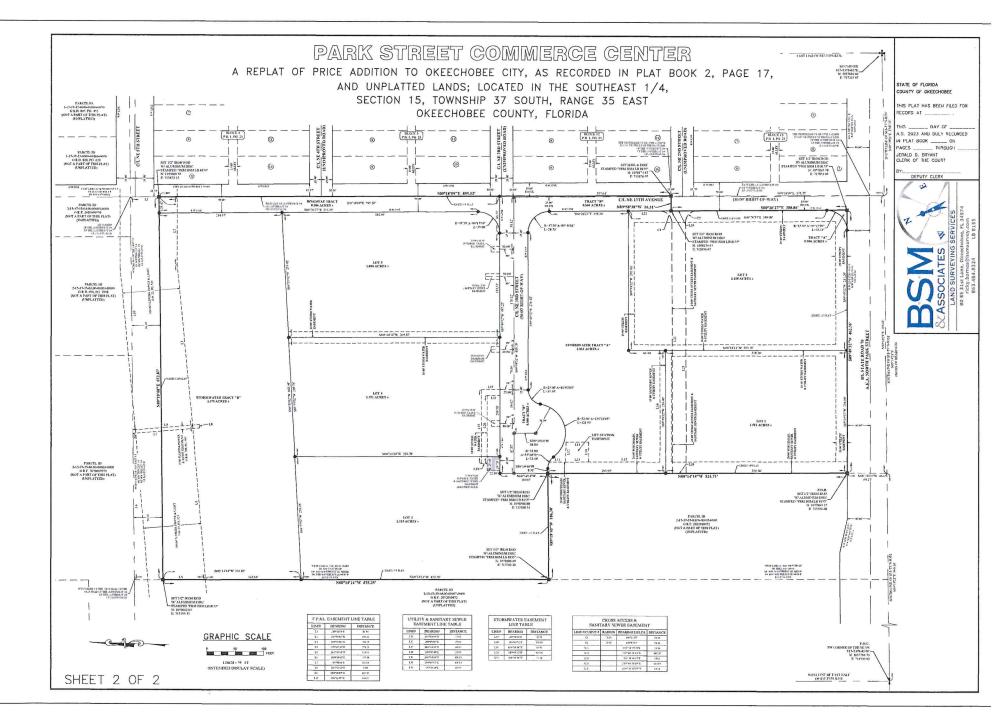
11

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

Name of Buonautry Origina	LAND USE POWER OF				
Name of Property Owne	rs: WILLIAM R. GRIGSBY	, JR.			
Mailing Address: 4000					
1028	2 Payne Road, Sebring, Flo	orida 33875			
Home Telephone: N/A	Work:	Cell:			
Property Address: Those certain 5 parcels of land referenced	below totaling approximately 16.2 acres and loca	ted in close proximity to 975 NE Park Street, Okeechobee, Florida 34972			
Parcel ID Number: Parcel #1: 2-15-37-35-0A00-00011-0000, Parcel #2: 2-	5-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-0A00-00009	-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010.			
Name of Applicant: Park Street Okeechobee, LLC	and its successors and assigns				
Home Telephone: (321) 704 - 2840	Work:	Cell:			
The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.					
IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>/3</u> DAY OF <u>February</u> 20 ²³ . WITNESS OWNER OWNER					
notarization, this <u>/3</u> da who is personally known to		(Name of Person)			

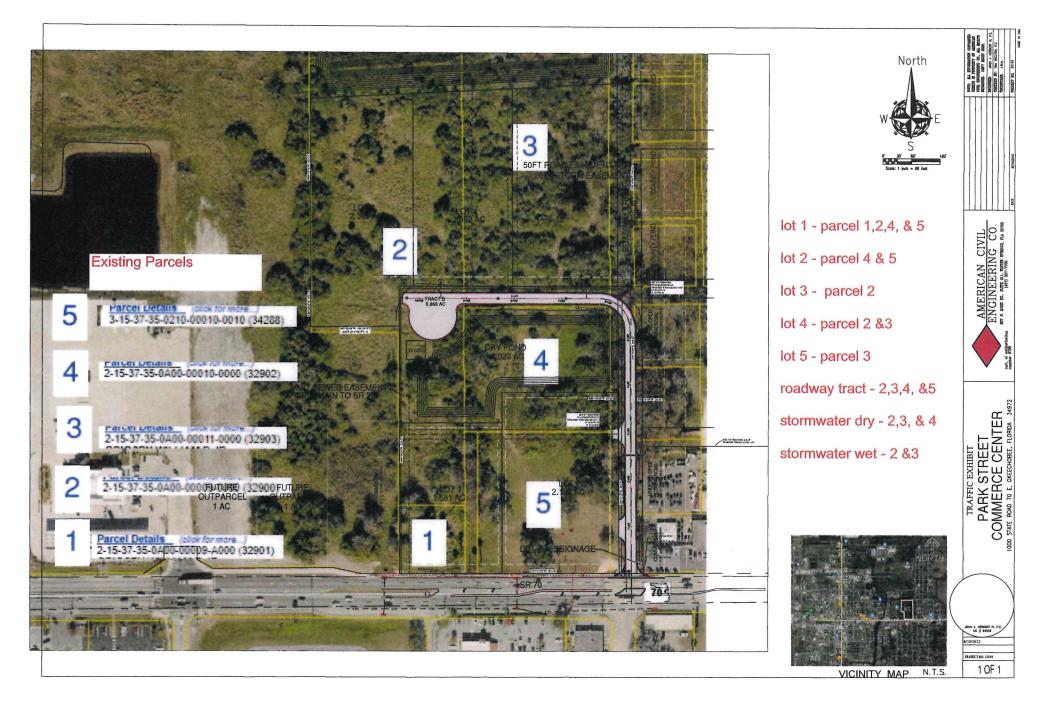


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	· · · ·	and these Start Restore Quarters	STATE OF FLORIDA		THE OKEECHOBEE UTILITY AUTHORITY HEREBY ACCEPTS THE DEDICATIONS OR RES AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIC FOR SAME AS STATED HEREON.	ATIONS THIS OAY OF A.D. 2023 AND DULY RECORDED
1 10 100			COUNTY OF OKEECHOBEE PARK STREET OKEECHOBEE, LLC, A FLORIDA UMITED LIABILITY COMPANY, TI		DATED THIS DAY OF, 2023.	PAGES THROUGH
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82	STAMPED "PRM BSM LB 8155" SET 1/2" IRON ROD W/ ALUMINUM DISC	LOT 5 = 1.890 ACR TRACT "A" = 0.005 ACR	STORMWATER TRACTS		NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.	CERTIFICATE OF TITLE:
F.D.O.T.	STAMPED "PRW BSM LB B155"; UNLESS IF DIHERWISE NOTED FLORIDA DEPARTMENT OF TRANSPORTATION	1RACT "9" = 0.856 ACH	E CODNIT, FLORIDA.	CENTER, RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE	NOTARY STAMP:	THE UNDERSIGNED. WITH FEE & FEE TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA. DOES HEREBY CERTIFY THAT, AS OF THE DAY OF
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S T	SECTION OR SOUTH TOWNSHIP DRAINAGE EASEMENT	TRACT "A" = 2.023 ACR	DECLARATION		STATE OF FLORIDA COUNTY OF OKECHOBEE	(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PARK STREET OKEFENDERE, LG, A FLORING IMMITED LABILITY COMPANY, THE ENTITY EXECUTING THE DEDIGATION.
NO. P.C. A.K.A.	NUMBER PLAT CORNER	TRACT "B" = 3.379 ACR	 THE DECLARATION OF COVENAUTS, CONDITIONS, EASEMENTS, AND RESTRICTI PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. 	DIS FOR PARK STREET COMMERCE CENTER, IS RECORDED IN THE	I, JENALD D. BRYANT, CLERK OF CIRCUIT COURT AND COMPTROLLER OF DREECHO COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD O DAY OF	ENTITY EXECUTING THE DEDICATION. BEE (A) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE DN THE 9EEN PAID THROUGH THE YEAR 2022.
A.K.A. PRM F.P.&L.	ALSO KNOWN AS PERMEMANT REFERENCE MONUMENT FLORIDA POWER AND LICHT		PARK STREET OKEECHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY		DAY OF, 2023 IN PLAT BOOK, PAGE	(C) ALL MORTOAGES INTE TOME 2022. (C) ALL MORTOAGES INTE SATISFIED OR RELEASED OF RECORD ENCOMBERING THE LAND DESCRIPTED HEREON AHE AS FOLLOWS: 1. NO MORTOAGES ARE RECORDED.
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			MANAGER'S PRINTED NAME PRINTED MANE	PRINTED NAME	FLORIDA	BY: DATE:
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		QUARTER (1/4) OF SECTION 15. Y, FLORIDA, BEING MORE PARTICUL	DEDICATION ACKNOWLEDGEMENT		COUNTY OF OKEECHOBEE	
	HE SOUTHWEST CORNER OF THE SOUTHEAST				IT IS HEREBY CERTIFIED THAT THIS FLAT HAS BEEN OFFICIALLY APPROVED FOR IN THE CITY COUNCIL FOR THE CITY OF OKCECHOBEC, FLORIDA, THIS 2023. NO BEVELOPMENT RIGHTS AND CRANTD SOLELY BY THE CI	ECORD BY CITY SURVEYOR:
DISTANCE OF 860	NCE NORTH 89'19'21" EAST ALONG THE SOU 0.10 FEET: DO'14'14" WEST, A DISTANCE OF 69.27 FEET		COUNTY OF OKEECHOBEE		2023. NO DEVELOPMENT RIGHTS ARE GRANTED SOLELY BY THE E- AND RECORDING OF THIS PLAT. ALL PURCHASERS ARE RESPONSIBLE FOR OBTAIN NECESSARY STATE OR LOCAL PERMITS AND LOCENSES PRIOT TO DEVELOPMENT. TO THE APPROVAL OF THIS PLAT CONSTITUTES AN ABANDONMENT OF MOBLEY STREE	XECUTION COUNTY OF OKEECHOBEE
RIGHT-OF-WAY L	INE OF STATE ROAD 70 AS PER FLORIDA D MAP SECTION 91070-2514 AND THE POINT (DEPARTMENT OF TRANSPORTATION OF BEGINNING;	BEFORE WE, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED. UNMOCEN OF PARE KITEET OKESCHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPARY, TO WE KNOWN TO BE THE INDMOLIAL DESCRIBED IN AND WHILE EXECUTED THE FOREGOND CERTRICATE OF DEDICATION, NAD IF DULY ARKINGNED EXTORE WE THAT HE EXECUTED SAMEL, AS SUCI OFFICER TOR AND IN BUILAT OF SAD		THE APPROVAL OF THIS PLAT CONSTITUTES AN ABANDONMENT OF MOBLEY STREE STREET PRESENTLY LIES UNIMPROVED AND UNUTLIZED IN THE PLAT OF PRICE AD THIS REPLAT WILL VACATE ALL RICHTS AND USE TO THE PREVIOUSLY PLATTED M	DITION HADDER DULY LICENSED IN THE STATE OF FLORIDA HAS BEITHER
THENCE SOUTH 8	E NORTH OD'14'14" WEST, A DISTANCE OF 5 89'19'40" WEST, A DISTANCE OF 186.30 FEE	T TO A POINT ON THE WEST LINE	UNITARE UN HAND AND DEEDIN SEN AT OVERAUODER CONTRY DONNA		THIS REPEAT WILL VACATE ALL RIGHTS AND USE TO THE PREVIOUSLY PLATED MUSICET.	JULEY THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
THE WEST HALF	(1/2) OF THE EAST HALF (1/2) OF THE SO QUARTER (1/4) OF SAID SECTION 15:	NUTHWEST ONE-QUARTER (1/4) OF	NOTARY PUBLIC, STATE OF FLORIDA AT LARGE		DOWLING R. WATEORD JR.: MAYOR CITY COUNCIL	BY: DATE
THENCE NORTH O	0014114" WEST ALONG SAID WEST LINE, A D	NORTH LINE OF THE SOUTHWEST	T MY CDIAMISSION EXPIRES: NOTARY STAM		ATTEST:	
THENCE NORTH E	1/4) OF THE SOUTHEAST ONE-OUARTER (1/ 3919'40" EAST ALONG SAID PARALLEL LINE, AST LINE OF SOUTHWEST ONE-OUARTER (1/	A DISTANCE OF 672.67 FEET TO				PROFESSIONAL SURVEYOR AND MAPPER
(1/4) OF SAID S	ECTION 15;		ACCEPTANCE OF DEDICATIONS CITY		LANE GAMIOTEA CITY CLERK: CITY OF OKEECHOBEE, FLORIDA	SURVEYOR'S CERTIFICATION:
THENCE NORTH &	18'09" EAST ALONG SAID EAST LINC, A D Y EXTENSION OF THE NORTHERLY RIGHT-OF 19'58'38" WEST ALONG SAID WESTERLY EXTE	NSKIN & DISTANCE OF 26 VI FEE	EET; STATE OF FLORIDA LO CITY OF OKEECHOBEE, COUNTY OF OKEECHOBEE		CITY ATTORNEY:	THIS IS TO CERTER THAT THE DUAT SHOWAN HEREON IS A THUS AND
THE INTERSECTION FORMERLY LINCON OKEECHOBEE COL	N WITH THE WESTERLY RIGHT-OF-WAY LINE IN STREET PER PLAT BOOK 2, AT PAGE 17	OF NORTHEAST 13TH AVENUE OF THE PUBLIC RECORDS OF	THE CITY OF OKEECHOBEE HEREDY ACCEPTS THE DEDICATIONS OR RESERV. ITS MANTENANCE OBLICATIONS FOR SAME AS STATED HEREON.		STATE OF FLORIDA COUNTY OF OKEECHOBEE	CORPECT REPRESENTATION OF A SURVEY MADE UNDER WEIGEN IS A THOU AND CORPECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE REST OF MY KNOWLEDGE KAD REUEF, THAT PERMANENT REFERENCE MONUMENTS ACCORDING TO SECTION
THENCE SOUTH O	DO'26'27" EAST ALONG SAID WESTERLY RIGH RTH RIGHT-OF-WAY LINE OF STATE ROAD 7	T-OF-WAY LINE, A DISTANCE OF	B.86 DATED THIS DAY OF 2023.		IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM.	177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REDURED BY
	19'49'32" WEST ALONG SAID NORTH RIGHT-C					ACCORDING TO SECTION 177.09(18), LICORIDA STATUTES WILL BE SET UNDER THE CLARANTEES POSTED FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPUES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, LORIDA STATUTES, AS
SAID LANDS LYIN	G IN OKEECHOBEE COUNTY, FLORIDA AND C	ONTAINING 16.151 ACRES MORE OF	F26		BY: DATE: JOHN J. FUMERO; CITY ATTORNEY; CITY OF OKEECHOBEE, FLORIDA	AMENUED.
	R'S NOTES:		LSS. PRINTED HAME PRINTED HAME	DOWLING R. WATFORD JR. MAYOR, CITY COUNCIL		THIS DAY OF, 2023.
1. BEARINGS SHO STATE PLANE	DWI HEREON ARE BASED ON GRID NORTH, A COORDINATE SYSTEM, EAST ZONE, NORTH A THE BEARING BASE FOR THIS SURVEY IS TH	AND ARE REFERENCED TO THE FLO AMERICAN DATUM OF 1983, 2011	ACKNOWLEDGEMENT:		CITY ENGINEER:	RICHARD E. BARNES III PLATTING
TOWNSHIP 37 BEARINGS ARE	SOUTH, RANGE 35 EAST, SAID LINE BEARS E RELATIVE THERETO.	NORTH 89'19'21" EAST AND ALL	ICR STATE OF FLORIDA COUNTY OF OKEECHOBEE		STATE OF FLORIDA COUNTY OF OKEECHOBEE	STATE OF FLORIDA LICENSE NO. 7074
2. THE COORDINA SYSTEM, EAST	TES SHOWN HEREON ARE REFERENCED TO ZONE, NORTH AMERICAN DATUM OF 1983,	THE FLORIDA STATE PLANE COORT 2011 ADJUSTMENT (NAD83/2011)		G R. WATFORD JR. MAYOR OF THE CITY OF OKEECHOBEE, TO NE	IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED	
ESTABLISHED METHODS. ALL	USING REAL-TIME KINEMATIC GLOBAL POSITI DISTANCES SHOWN HEREON ARE IN GRID L	ICNING SYSTEM (RTK GPS) SURVEY	ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICER			CITY CLERK COUNTY
	BACKS SHALL BE AS APPROVED BY THE CIT	2 110	WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA. NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.	THIS DAY OF, 2023.	DATE: LATE: \	
4. NOTICE: THIS SUBDIVIDED LA AUTHORITY BY	PLAT, AS RECORDED IN ITS GRAPHIC FORM, ANDS DESCRIBED HEREIN AND WILL IN NO CI (ANY OTHER GRAPHIC OR DIGITAL FORM OF THAT ARE NOT RECORDED ON THIS PLAT T	IS THE OFFICIAL DEPICTION OF TH IRCUMSTANCES BE SUPPLANTED IN THE PLAT. THERE MAY BE ADDIT	MY COMMISSION EXPIRES: NOTARY STAM		PRINTED NAME:	
RECORDS OF	THAT ARE NOT RECORDED ON THIS PLAT T THIS COUNTY.				FLORIDA LICENSE NUMBER	SHEET 1 OF 2
		The second secon				



PARCEL IDENTIFICATION NUMBERS:

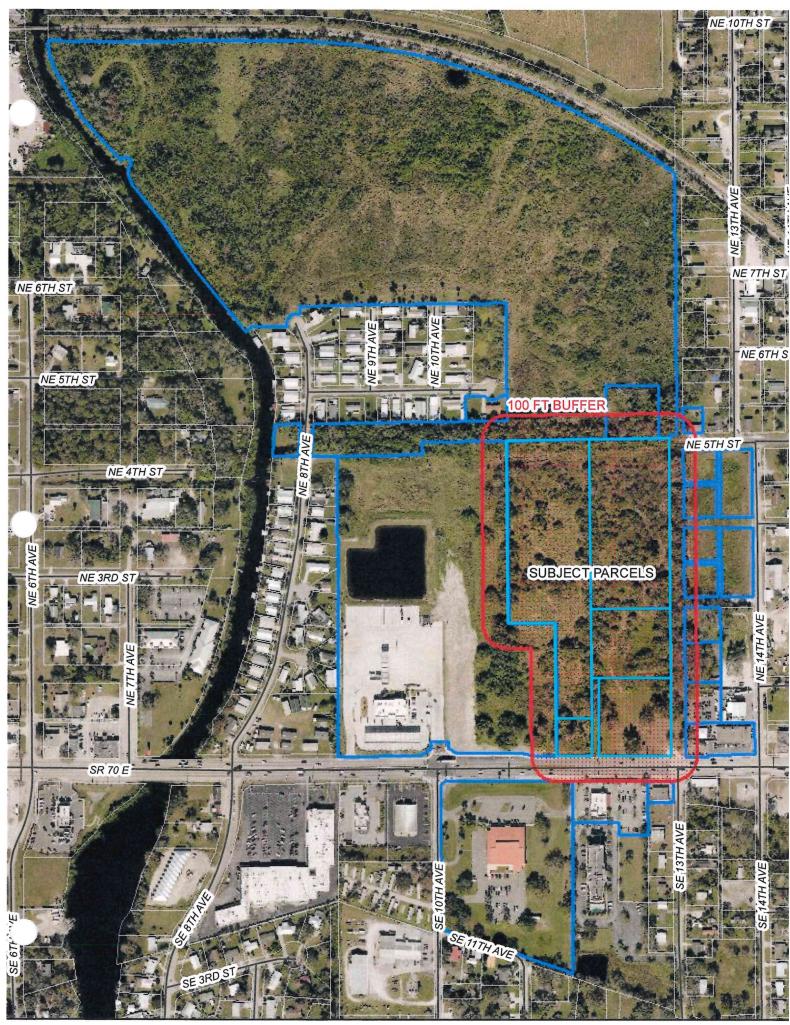
3-15-37-35-0210-00010-0010 2-15-37-35-0A00-00010-0000



PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
1-15-37-35-0030-00040-0010	OKEECHOBEE COUNTY	304 NW 2ND STREET	a date to the state of the	OKEECHOBEE	FL	34972
1-15-37-35-0030-00120-0010	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00120-0070	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00120-0100	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0010	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0040	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0090	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00220-0010	ROJAS HERIBERTO	1644 NE 40TH AVE		OKEECHOBEE	FL	34972-0787
1-15-37-35-0030-00220-0050	DEO SAMSOONAL	13887 86TH ROAD NORTH		WEST PALM BEACH	FL	33412
1-15-37-35-0030-00220-0080	PRESCOTT JAMES EDWARD	80 SE 13TH AVENUE		OKEECHOBEE	FL	34974
1-15-37-35-0040-00100-0010	JOHNSON JOHNNY	10345 SW 149TH TERR		MIAMI	FL	33716
1-15-37-35-0040-00100-0020	ALLEN LYNNELL (ESTATE)	531 NE 13TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00100-0030	WHITE JOHN JR	519 NE 13TH AVE		OKEECHOBEE	FL	34972-3171
1-15-37-35-0040-00100-0050	HOWARD ELLIS GROUP LLC	5181 NW 81ST AVE		LAUDERHILL	FL	33351
1-15-37-35-0040-00100-0060	BARRETT ELVIS ALONSO	208 NE 17TH AVE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00110-0090	HOUZE VANESSA	1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
1-22-37-35-0020-0000B-0010	SAKE LLC	2341 NE 7TH ST		OKEECHOBEE	FL	34972-3336
1-22-37-35-0020-0000B-0020	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-22-37-35-0020-0000B-002A	THE MEAT SHACK LLC	1210 SW 2ND AVE	and the second	OKEECHOBEE	FL	34974-5222
2-15-37-35-0A00-00003-0000	BLUE SPRING HOLDINGS LLC	10860 SW 25TH ST		DAVIE	FL	33324-5606
2-15-37-35-0A00-00003-B000	BUTLER SYLVESTER	1873 NE 3RD STREET	Carlo Carlo Carlos	OKEECHOBEE	FL	34972
2-15-37-35-0A00-00007-0000	RACETRAC PETROLEUM INC	200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339-5945
2-15-37-35-0A00-00009-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD	Lun Provins Provins	SEBRING	FL	33875-9457
2-15-37-35-0A00-00009-A000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00010-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-22-37-35-0A00-00003-0000	VISION INVESTMENT LLC	9216 EQUUS CIR		BOYNTON BEACH	FL	33472-4318
2-22-37-35-0A00-00004-0000	OKEECHOBEE HOSPITALITY LLC	PO BOX 1766		VALDOSTA	GA	31603-1766
2-22-37-35-0A00-00004-A000	CENTAURUS OASIS TWO LLC	%ALEX WOLAK	16139 BISCAYNE BLVD	AVENTURA	FL	33160-4337
2-22-37-35-0A00-00005-A000	NORMAN PATRICIA	4946 COUNTY ROAD 4408		BRUNDIDGE	AL	36010
2-22-37-35-0A00-00009-0000	UNITED STATES POSTAL SERVICE	4000 DEKALB TECNOLOGY PARKWAY	BUILDING 500 SUITE 550	ATLANTA	GA	30340
3-15-37-35-0210-00010-0010	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
3-15-37-35-021B-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN				55675 5457

3-15-37-35-021B-00000-0210	NEAL LAVON BOWMAN	1001 NE 5TH STREET	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0220	DAVIS LARRY R	1003 NE 5TH ST	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0240	GORBY JAMES L	1009 NE 5TH STREET	OKEECHOBEE	FL	34972
3-15-37-35-0218-00000-0260	SCHOONMAKER DENNIS D	P O BOX 2141	OKEECHOBEE	FL	34973

1600 Ft. - County



IS MAP HAS BEEN COMPILED FROM THE

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

information available to that office. I therefore attest to this _____ day of

2(23

Date

Signature of Applicant

Adam Ramsay

Name of Applicant (printed or typed)

STATE OF FLORIDA

The foregoing instrument was acknowledged before me by means of λ physical presence or \Box online notarization, this 21^{47} day of <u>AV0/UST</u>, 20^{23} , by <u>Arlaw</u> <u>Plawsaur</u>, who is <u>personally known</u> to me or produced ______as identification.



Notary Public Signatu

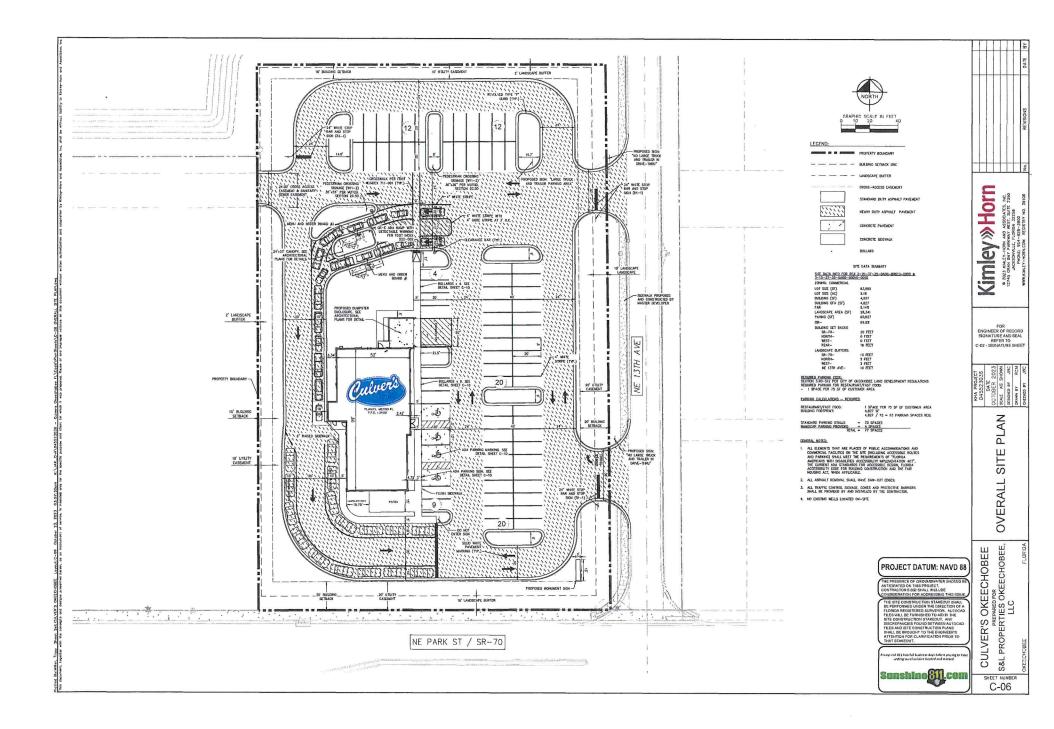


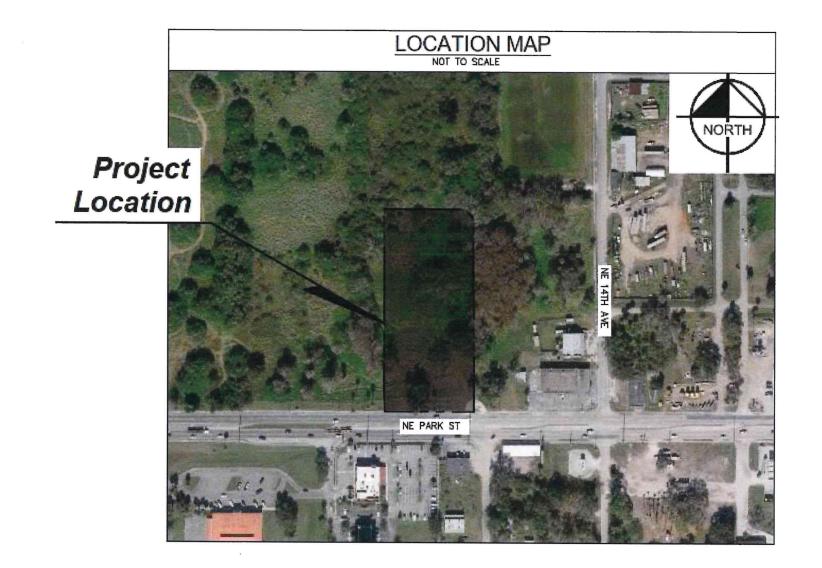
Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 8 CONCEPTUAL SITE PLAN

kimley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900





Culver's - Okeechobee, FL

Site Location Map



N



Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 9

DRIVE-THROUGH QUEUEING OBSERVATION LETTER

kimley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900

September 20, 2023

RE: Culver's Restaurants Drive-Through Queueing Observations

To Whom it may Concern:

Kimley-Horn has conducted drive-through queueing observations at two existing Culver's locations:

- 7818 Gate Parkway in Jacksonville, Florida (approx. 5,000 gross square feet)
- 1767 Blanding Boulevard in Middleburg, Florida (approx. 5,100 gross square feet)

Based on the hourly distribution of vehicle trips by land use, published by the Institute of Transportation Engineers in *Trip Generation*, 11th Edition, the highest weekday three-hour period of trip generation for a fast-food restaurant with drive-through is 11:00 AM to 2:00 PM. Accordingly, data collection at both existing Culver's locations occurred from 11:00 AM to 2:00 PM. This letter summarizes the queueing observations and recommendations for future Culver's restaurant designs.

Gate Parkway Culver's Queueing Observations

Drive-through queueing data was collected at the existing Gate Parkway Culver's on Thursday, November 17, 2022. At this location, one Kimley-Horn staff member documented the queue behind the order boards (including vehicles at the order boards), and one Kimley-Horn staff member documented the queues ahead of the order boards (including queues between the order boards and the pay window and queues ahead of the pay window in the order waiting spaces). Kimley-Horn staff also noted whether the space between the order boards and the pay window filled up (whether the queue in front of the order boards backed up to the order boards). This allowed determination of whether the order board or the area ahead of the order board was the controlling factor for the maximum queue behind the order board.

Queues were noted in two-minute intervals. The queues noted for each interval represent the maximum queue that occurred over that two-minute interval. The following observations were noted at the Gate Parkway Culver's:

- This is a double drive-through facility and both drive-through lanes were fully operational.
- From approximately 11:30 AM to 2:00 PM, two employees stood at the order boards (one at each order board) and took orders from the customers.

- It appeared that customers paying with credit card paid the employees that were standing at the order boards, skipped the pay window, and proceeded to the order waiting area.
- It appeared that customers paying with cash paid at the pay window.
- The maximum queue noted behind the order boards (including vehicles at the order boards) was 10 vehicles.
- During the entire observation period, the queue behind the pay window only backed up to the order boards one time, and this backup lasted approximately two minutes (from 12:59 PM to 1:01 PM). During this time, there were several empty spaces ahead of the pay window in the order waiting spaces. The queue behind the order boards from 12:59 PM to 1:01 PM was a maximum of 6 vehicles.

Based on these observations, the queue storage for future sites in design should be based on the maximum queue observed behind the order boards rather than measuring the queue from the pay window.

Blanding Boulevard Culver's Queueing Observations

Drive-through queueing data was collected at the existing Blanding Boulevard Culver's on Tuesday, November 29, 2022. At this location, one Kimley-Horn staff member documented the queue behind the order board (including the vehicle at the order board). Based on the previous observations at the Gate Parkway location, queues ahead of the order board were not documented, as these queues were not observed to affect the queues behind the order boards.

The following observations were noted at the Blanding Boulevard Culver's:

- This is a single drive-through facility.
- Unlike the Gate Parkway location, customers at the Blanding Boulevard location ordered directly from the order board (not from an employee standing near the order board) and paid at the pay window.
- The maximum queue noted behind the order board (including the vehicle at the order board) was 6 vehicles.
- During the entire observation period, the queue behind the pay window backed up to the order board three times (at 12:07 PM, at 1:10 PM, and at 1:17 PM), each time lasting less than 2 minutes.

The data collection sheets for each location are attached.

Conclusion

On-site queueing observations were conducted at two existing Culver's restaurants located on Gate Parkway in Jacksonville, Florida and on Blanding Boulevard in Middleburg, Florida. At the Gate Parkway location (double drive-through), the maximum queue observed behind the order boards was 10 vehicles, including the vehicles at the order boards. At the Blanding Boulevard location (single drive-through), the maximum queue observed behind the order board was 6 vehicles, including the vehicle at the order board. At both sites, the space between the pay window and the order boards was rarely ever filled by the queue, and therefore the controlling factor for the maximum queue was the order boards.

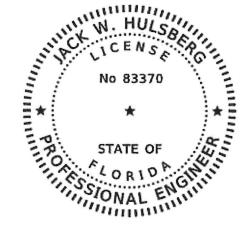
Based on the observations, future Culver's restaurants should be designed to accommodate at least 10 vehicles behind the order boards on site, including vehicles parked at the order boards.

Please do not hesitate to contact me at (904) 828-3900 or jack.hulsberg@kimley-horn.com should you have any questions.

Sincerely, KIMLEY-HORN AND ASSOCIATES, INC.

Jack Hulsberg, P.E. Project Manager

This item has been digitally signed and sealed by:



on the date adjacent to the signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies

Location: Culver's 7818 Gate Parkway Jacksonville, FL 32256 Analysts: Ryen Clark and Jack Hulsberg

Time		Queue Behind Order Boards (including	Did Space Between Window and	Queue Between Window	Vehicles in Order
From	То	vehicles at the order boards)	Order Board Fill Up?	and Order Board	Waiting Spaces
11:00 AM	11:02 AM	2	No	2	1
11:02 AM	11:04 AM	1	No	2	1
11:04 AM	11:06 AM	0	No	2	1
11:06 AM	11:08 AM	1	No	0	3
11:08 AM	11:10 AM	5	No	0	3
11:10 AM	11:12 AM	5	No	0	2
11:12 AM	11:14 AM	5	No	0	2
11:14 AM	11:16 AM	5	No	0	1
11:16 AM	11:18 AM	3	No	2	2
11:18 AM	11:20 AM	3	No	4	2
11:20 AM	11:22 AM	3	No	3	3
11:22 AM	11:24 AM	9	No	1	5
11:24 AM	11:26 AM	9	No	0	5
11:26 AM	11:28 AM	6	No	0	5
11:28 AM	11:30 AM	3	No	0	7
11:30 AM	11:32 AM	3	No	0	8
11:32 AM	11:34 AM	4	No	0	8
11:34 AM	11:36 AM	2	No	2	6
11:36 AM	11:38 AM	1	No	0	7
11:38 AM	11:40 AM	1	No	0	6
11:40 AM	11:42 AM	2	No	0	3
11:42 AM	11:44 AM	1	No	0	1
11:44 AM	11:46 AM	2	No	0	2
11:46 AM	11:48 AM	0	No	0	3
11:48 AM	11:50 AM	1	No	0	3
11:50 AM	11:52 AM	1	No	0	2
11:52 AM	11:54 AM	4	No	0	3
11:54 AM	11:56 AM	2	No	1	4
11:56 AM	11:58 AM	1	No	0	6
11:58 AM	12:00 PM	3	No	0	6

From To Ventues at the order board Fill Up? and Order Board Spit 12:00 PM 12:02 PM 2 No 1 1 12:02 PM 12:04 PM 3 No 0 1 12:02 PM 12:04 PM 3 No 0 1 12:04 PM 12:06 PM 3 No 0 1 12:04 PM 12:06 PM 3 No 0 1 12:04 PM 12:08 PM 3 No 3 1 12:05 PM 12:10 PM 4 No 3 1 12:10 PM 12:12 PM 6 No 3 1 12:12 PM 12:14 PM 7 No 0 1 12:14 PM 12:16 PM 6 No 0 1 12:16 PM 12:18 PM 6 No 0 1 12:18 PM 12:20 PM 3 No 0 1	icles Irder
12:02 PM 12:04 PM 3 No 0 12:04 PM 12:06 PM 3 No 0 1 12:06 PM 12:08 PM 3 No 1 1 12:06 PM 12:08 PM 3 No 1 1 12:08 PM 12:10 PM 4 No 3 1 12:08 PM 12:12 PM 6 No 3 1 12:10 PM 12:12 PM 6 No 0 1 12:12 PM 12:14 PM 7 No 0 1 12:14 PM 12:16 PM 6 No 0 1 12:16 PM 12:18 PM 6 No 0 1 12:18 PM 12:18 PM 3 No 0 1	iting aces
12:04 PM 12:06 PM 3 No 0 12:06 PM 12:08 PM 3 No 1 12:08 PM 12:08 PM 3 No 1 12:08 PM 12:10 PM 4 No 3 12:10 PM 12:12 PM 6 No 3 12:12 PM 12:14 PM 7 No 0 12:14 PM 12:16 PM 6 No 0 12:16 PM 12:18 PM 6 No 0 12:18 PM 12:20 PM 3 No 0	6
12:06 PM 12:08 PM 3 No 1 12:08 PM 12:10 PM 4 No 3 1 12:10 PM 12:10 PM 4 No 3 1 12:10 PM 12:12 PM 6 No 3 1 12:12 PM 12:14 PM 7 No 0 1 12:14 PM 12:16 PM 6 No 0 1 12:16 PM 12:18 PM 6 No 0 1 12:18 PM 12:20 PM 3 No 0 1	7
12:08 PM 12:10 PM 4 No 3 12:10 PM 12:12 PM 6 No 3 1 12:12 PM 12:14 PM 7 No 0 1 12:12 PM 12:16 PM 6 No 0 1 12:14 PM 12:16 PM 6 No 0 1 12:16 PM 12:18 PM 6 No 0 1 12:18 PM 12:20 PM 3 No 0 1	6
12:10 PM 12:12 PM 6 No 3 12:12 PM 12:14 PM 7 No 0 12:14 PM 12:16 PM 6 No 0 12:14 PM 12:16 PM 6 No 0 12:14 PM 12:16 PM 6 No 0 12:14 PM 12:18 PM 6 No 0 12:18 PM 12:20 PM 3 No 0	7
12:12 PM 12:14 PM 7 No 0 12:14 PM 12:16 PM 6 No 0 1 12:16 PM 12:18 PM 6 No 0 1 12:18 PM 12:0 PM 3 No 0 1	5
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	7
12.20 044 12.22 044 1	9
12:20 PM 12:22 PM 1 No 0	7
12:22 PM 12:24 PM 0 No 0	5
12:24 PM 12:26 PM 3 No 0	2
12:26 PM 12:28 PM 2 No 0	2
12:28 PM 12:30 PM 2 No 0	2
12:30 PM 12:32 PM 2 No 0	4
12:32 PM 12:34 PM 1 No 0	4
12:34 PM 12:36 PM 4 No 1	5
12:36 PM 12:38 PM 4 No 2	5
12:38 PM 12:40 PM 3 No 0	6
12:40 PM 12:42 PM 3 No 0	7
12:42 PM 12:44 PM 3 No 1	6
12:44 PM 12:46 PM 1 No 1	7
12:46 PM 12:48 PM 1 No 0	5
12:48 PM 12:50 PM 2 No 0	4
12:50 PM 12:52 PM 2 No 0	4
12:52 PM 12:54 PM 1 No 0	4
12:54 PM 12:56 PM 4 No 0	4
12:56 PM 12:58 PM 5 No 3	4
12:58 PM 1:00 PM 6 Yes 5	3

Date: Thursday, November 17, 2022

Time		Queue Behind Did Space Order Boards Between (Including Window an	f .	Queue Between Window	Vehicles in Order
From	То	vehicles at the order boards)	Order Board Fill Up?	and Order Board	Waiting Spaces
1:00 PM	1:02 PM	4	Yes	6	2
1:02 PM	1:04 PM	4	No	2	6
1:04 PM	1:06 PM	1	No	0	7
1:06 PM	1:08 PM	2	No	1	4
1:08 PM	1:10 PM	2	No	0	6
1:10 PM	1:12 PM	3	No	1	6
1:12 PM	1:14 PM	3	No	0	5
1:14 PM	1:16 PM	4	No	0	7
1:16 PM	1:18 PM	8	No	0	7
1:18 PM	1:20 PM	10	No	0	6
1:20 PM	1:22 PM	9	No	1	7
1:22 PM	1:24 PM	9	No	1	6
1:24 PM	1:26 PM	10	No	0	7
1:26 PM	1:28 PM	10	No	0	8
1:28 PM	1:30 PM	7	No	2	8
1:30 PM	1:32 PM	5	No	4	6
1:32 PM	1:34 PM	4	No	3	7
1:34 PM	1:36 PM	3	No	2	8
1:36 PM	1:38 PM	2	No	3	5
1:38 PM	1:40 PM	5	No	0	2
1:40 PM	1:42 PM	5	No	0	3
1:42 PM	1:44 PM	2	No	1	4
1:44 PM	1:46 PM	1	No	2	4
1:46 PM	1:48 PM	3	No	0	4
1:48 PM	1:50 PM	5	No	0	6
1:50 PM	1:52 PM	4	No	1	6
1:52 PM	1:54 PM	3	No	3	5
1:54 PM	1:56 PM	3	No	0	8
1:56 PM	1:58 PM	2	No	1	7
1:58 PM	2:00 PM	2	No	1	6

Location: Culver's 1767 Blanding Blvd Middleburg, FL 32068 Analyst: Ryen Clark

Time		Queue Behind Order Board (Including vehicle
From	То	at the order board)
11:00 AM	11:02 AM	1
11:02 AM	11:04 AM	1
11:04 AM	11:06 AM	0
11:06 AM	11:08 AM	2
11:08 AM	11:10 AM	2
11:10 AM	11:12 AM	1
11:12 AM	11:14 AM	0
11:14 AM	11:16 AM	0
11:16 AM	11:18 AM	1
11:18 AM	11:20 AM	1
11:20 AM	11:22 AM	3
11:22 AM	11:24 AM	3
11:24 AM	11:26 AM	2
11:26 AM	11:28 AM	1
11:28 AM	11:30 AM	1
11:30 AM	11:32 AM	1
11:32 AM	11:34 AM	1
11:34 AM	11:36 AM	2
11:36 AM	11:38 AM	2
11:38 AM	11:40 AM	1
11:40 AM	11:42 AM	1
11:42 AM	11:44 AM	1
11:44 AM	11:46 AM	2
11:46 AM	11:48 AM	2
11:48 AM	11:50 AM	1
11:50 AM	11:52 AM	3
11:52 AM	11:54 AM	3
11:54 AM	11:56 AM	2
11:56 AM	11:58 AM	1
11:58 AM	12:00 PM	1

Time		Queue Behind Order Board (Including vehicle
From	То	at the order board)
12:00 PM	12:02 PM	2
12:02 PM	12:04 PM	2
12:04 PM	12:06 PM	4
12:06 PM	12:08 PM	2
12:08 PM	12:10 PM	1
12:10 PM	12:12 PM	2
12:12 PM	12:14 PM	1
12:14 PM	12:16 PM	0
12:16 PM	12:18 PM	1
12:18 PM	12:20 PM	2
12:20 PM	12:22 PM	1
12:22 PM	12:24 PM	1
12:24 PM	12:26 PM	1
12:26 PM	12:28 PM	1
12:28 PM	12:30 PM	1
12:30 PM	12:32 PM	0
12:32 PM	12:34 PM	5
12:34 PM	12:36 PM	6
12:36 PM	12:38 PM	5
12:38 PM	12:40 PM	3
12:40 PM	12:42 PM	4
12:42 PM	12:44 PM	1
12:44 PM	12:46 PM	1
12:46 PM	12:48 PM	1
12:48 PM	12:50 PM	0
12:50 PM	12:52 PM	2
12:52 PM	12:54 PM	2
12:54 PM	12:56 PM	1
12:56 PM	12:58 PM	1
12:58 PM	1:00 PM	1

Date: Tuesday, November 29, 2022

Time		Queue Behind Order Board (Including vehicle
From	То	at the order board)
1:00 PM	1:02 PM	1
1:02 PM	1:04 PM	4
1:04 PM	1:06 PM	4
1:06 PM	1:08 PM	4
1:08 PM	1:10 PM	5
1:10 PM	1:12 PM	6
1:12 PM	1:14 PM	6
1:14 PM	1:16 PM	4
1:16 PM	1:18 PM	5
1:18 PM	1:20 PM	4
1:20 PM	1:22 PM	3
1:22 PM	1:24 PM	4
1:24 PM	1:26 PM	2
1:26 PM	1:28 PM	2
1:28 PM	1:30 PM	1
1:30 PM	1:32 PM	2
1:32 PM	1:34 PM	1
1:34 PM	1:36 PM	1
1:36 PM	1:38 PM	2
1:38 PM	1:40 PM	1
1:40 PM	1:42 PM	2
1:42 PM	1:44 PM	0
1:44 PM	1:46 PM	1
1:46 PM	1:48 PM	2
1:48 PM	1:50 PM	5
1:50 PM	1:52 PM	4
1:52 PM	1:54 PM	2
1:54 PM	1:56 PM	4
1:56 PM	1:58 PM	3
1:58 PM	2:00 PM	1

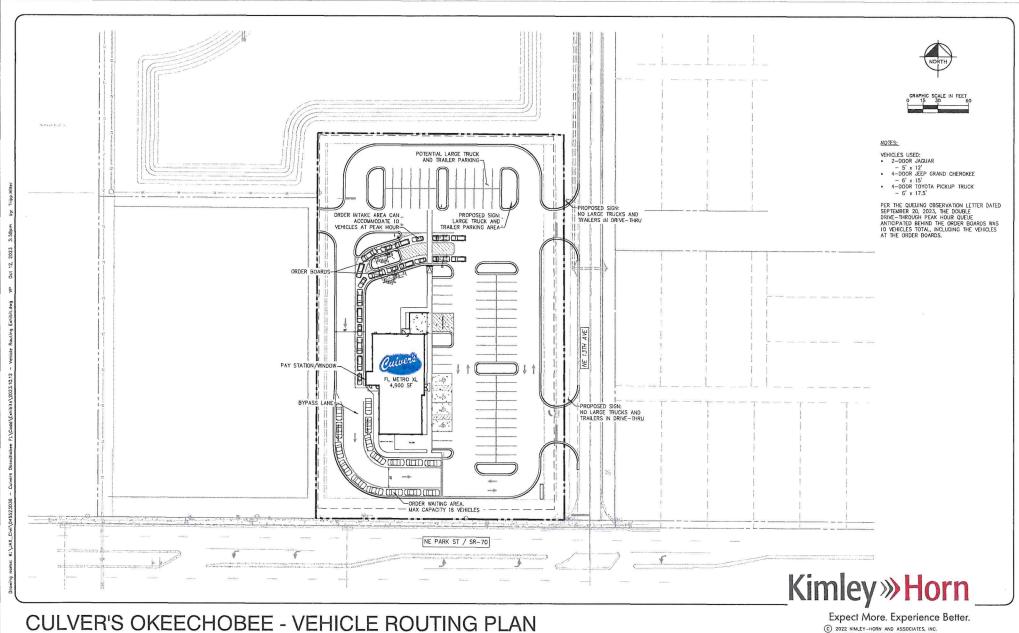
Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 10

VEHICLE ROUTING PLAN

kimley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900



OKEECHOBEE, FLORIDA

Expect More. Experience Bette © 2022 KINLEY-HORIN AND ASSOCIATES, INC. 12740 GAN BAY PANKINKY EST, SUITE 2350 JACKSONVILLE, FLORIDA 32258 PHONE 304-282-3000 WINLIMLET-HORIS DA REGISTRY No. 35106



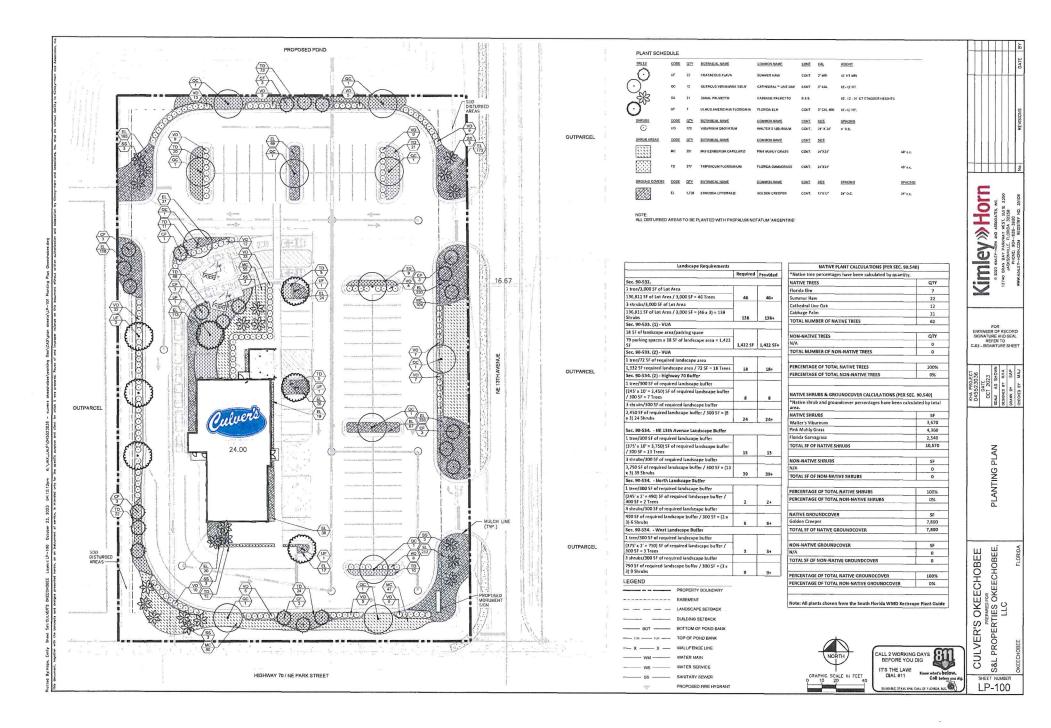
Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 11

LANDSCAPE PLAN

kimley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900



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TYPICAL PLANTING NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF, OBTAINING ALL APPLICASLE PERMITS, FURHISHING ALL LABOR, WATERIALS, EQUIPMENT, TOOLS, TRAUSPORTATION, AND ANY OTHER APPLINTENANCES INCRESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWNOS, AS A BUCUDED IN THE FURHI UST, AND AS SPECIFIED INTERED.
- 2. WORK SHALL INCLUDE MANTENANCE AND WATERING OF ALL CONTRACT FUNNTING AREAS UNTIL CERTIFICATION OF ACCEPTANCE BY THE OWNER.
- FROTECTION OF EXISTING STRUCTURES
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY BMP DEVICES ACCORDING TO ALL REGULATORY AGENCY'S STANDARUS THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES.
- The convertices and a second and a structure in the design of the structure and a structure in the structure in the structure is and a structure is and
- THE CONTRACT ON INVELTING IN THE DEPONDENCE OF OLICICATION ALL UNLITES WHETHER HALL COR PRIVATE, PRICAT DI DECONTRACT ONE DIALL, BE RESPONDENT AND BALD ON WITCHWATCH FUNCTION DATA (STREET) CONTROLOGIES TO THE CITY OF ANY ADDRESS OF ANY ADDRESS OF ANY ADDRESS OF ANY ADDRESS OF ANY DEPONDENT ATTACK THE OLICICATION OF ANY ADDRESS ADDRESS OF ANY ADDRESS OF ANY ADDRESS ADDRESS OF ANY ADDRESS A
- 5. NOTIFY THE OWNER INWEDIATE IF ANY DAWAGES OCCUR TO EXISTING TREES. 6. CALL ONE CALL (#11) TO LOCATE UTILITIES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION
- PROTECTION OF EXISTING PLANT MATERIALS
- 1. THE CONTRACTOR BHALL BE DESPOSIBLE FOR ALL UNANTIMORED DUTTING OR DAMAGE TO TREES AND JANUAGE EXERTING OF DIFFERINGE CANEED BY LARELESS EQUIPARITY OF DESTIDING MATERIAL TOFORTING LET AND JANUAG VOLUDE COMPACTION BY DRIVING OF PARKING INSIDE THE DRIV-LIFE AND SHILLING OK, GARDANEL, DI OTHER DELETENSION MATERIALS WITHIN THE DRIV-LIFE NO MATERIALS DAVIAL, DE BUNKED ON STRE.
- 2. SEE TREE MITIGATION PLAN AND NOTES.
- D. MATERIALS 1. GENERAL
 - MATERIAL SAMPLES LISTED BELCXV SHALL BE SUBMITTED FOR APPROVAL, ON SITE OR AS DETERMINED BY THE DANKE. UPOIL APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.
- MATERIAL TOPSOIL MIK PLANTS
- SAUVLE SUZ OHE II JURIE FOOT OHI II JURIE FOOT OHI II JURIE FOOT IN SOME INSTANCES AN IMAGE TAKEN OF THE FUNT WITH A MEASURING STICK WILL SUFFICE IN SOME INSTANCES AN IMAGE TAKEN OF THE FUNT WITH A MEASURING STICK WILL SUFFICE 2. PLANT MATERIALS
- PLANT SPECIES MICHAEL SHALL CONFORM TO THOSE NIDEXTED OF THE SHARWHOR, ALL HURSENY STOCK SHALL BE IN PLANT SPECIES MICHAEL SHALL CONFORM TO THOSE NIDEXTED OF THE SHARWHOR, ALL HURSENY STOCK SHALL BE IN DEPARTMENT OF ADDRESS IN THE ADDRESS OF THE STOCK SHALL SHALL BE ADDRESS OF THE SHARWHORK ALL HURSENY STOCK SHALL BE AN DEPARTMENT OF ADDRESS IN THE ADDRESS OF THE STOCK SHALL BE ADDRESS OF THE SHARWHORK ALL HURSENY STOCK SHALL BE AN DEPARTMENT OF ADDRESS IN THE ADDRESS OF THE STOCK SHALL BE ADDRESS OF THE STO
- b. VEXUAL RENT TO THE HEIGHT AND/OR WORTH OF TREES GMALL BE MAAURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OR BUNNERS WITH THE FLANTS IN THIS MOVIAL POSITION. THIS MEXAUPENTS THAL HOT NEXUL THE MANESSAFE THANKA, GROUNT, HALF LANGER AN GET MANDER SPREAD ON THE MALL OF LEAST AND ADD THE SPREAD THAT CORE IS A THIS OF THE ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS ADDRESS INFORMATION THE GROUND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS AND ADDRESS ADDRESS INFORMATION THE GROUND ADDRESS AND ADDRESS
- E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING NOK, TOPSOIL MIX)
- 1. CONTRACTOR SHALL TEST EXISTING SOIL AND AMEND AS NECESSARY IN ACCORDANCE WITH THE GUIDELINES BELOW SOIL MIKTURE (PLANTING MEDRUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOR, AND ONE PART SAVID, AS DESCRIBED BELOW, CONTRACTOR TO ZUBANT SAMPLES AND PH TESTING RESULTS OF SOR, MIXTURE FOR DWHEK'S REPRESENTATIVE APPROVAL PEDITOR TO FLANT INSTALLATION OF PRATISANS COMMENCE.
- TOPEOL FOR USE IN PREVANEND SCIL WETTING FOR RECEIVENCE OF MINIME LOWINGS.
 TOPEOL FOR USE IN PREVANEND SCIL WETTING FOR RECEIVENDER PRUNT PRE UNAL DE SETTISC, FINALE, ALLO OF A COMP GRAACTER FRANCING, VERE OF SUBSOL, CLAV UNAVE, BUILD WEED AND DOTAL TITER, FINALE, FIRE OF ADDI-TUTINGS, SCINGE ALDRET THAN IT AN USE OF SUBSOL, CLAV UNAVE, BUILD WEED AND DOTAL TITER, FIRE OF ADDI-TUTINGS, SCINGE ALDRET THAN IT AN USE OF SUBSOL.
 CANNED AND TAKEN AND THAN THE PLOT OF AN USE OF ADDI-RECEIVENT STALL CONTAIL THREE (1) TO FAIL (5) FRECENT DECOMPOSED ORGANIC MATTER AND HAVE A PH RETWEEN AND TAK.
- b. CONTRACTOR SHALL COORDINATE ALL EARTHWORK OPERATIONS WITHIN TREE PROTECTION AREAS WITH THE PROJECT ARBORIST PRIOR TO BEGINNING WORK.
- c. ALL TOPSOR, SHALL BE RATURAL, FRIABLE, FERTILE, FINE LOANY SOR, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOR, IN THE VICINITY THAT PRODUCES HEAVY GROWIN.
- 4. TOPSON, PH RANGE OF 55 TO 7.6, 3-5 PERCENT ORGANIC MATERIAL, MNIMUM, FREE FROM SUBSON, OBJECTIONABL WEEDS, ILITER, SODS, STIFF CLAY, STORES LANGER THAN ONE NOT N DAMETER, STUMPS, ROOTS, TRASH, TOXIC SUBSTWICES ON ANY OTHER MATERIAL WINDER IN ANY BE IMAMULT OF PLAT OR OWNTH.
- e. VERIFY AMOUNT STOCKPILED IF MY, AND SUPPLY ADDITIONAL AS NEEDED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST FOUR INCHES DEEP, DO NOT OSTAIN TOPSOIL FROM BODS OR MARSHES.
- TREES SHALL BE PLANTED IN THE EXISTING HATIVE SOL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE AT WHICH POORT THE CONTRACTON SHALL CONTACT OWNER'S REPRESENTATIVE TO DISCUSS ALTERIATE RECOMMENDATION <u>PROFI TO PLANTERS</u>.
- 6.5 WATER
- I. WICE ALC SEAR TO TO THAT HO AND WAITENUE C SHALL BE OF ANTERACTORY CALLEY TO SUSTAIN ABCOART THAT TO CONTAIN STATUS AND ALC STOTAGE AND ALC STATUS AND ALC AND ALC AND ALC AND MALE TO CONTAIN AND ALL STOTAGE AND ALL STATUS AND ALC AND ALC AND ALC AND MALE AND ALC A
- "WATERBIGHRRIGHTION RESTRICTIONS MAY APPLY REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY Q. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWHER AS APPLICABLE TO SOIL TYPE, PLAY INSTALLATION TYPE, AND GITC'S PROPOSED USE, SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE INATURAL LYGEBARD.

* FEATILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

- H. MULCH I. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PROVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTING OF THREE (3) INCHES, CLEAR MULCH FROM EACH PLANTS CROWN (BASE), SEE PLAN FOR MULCH SPECIFICATIONS.
- PROVIDE A THREE (3) MICH MININUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA WITH PRIVED WEED BARRIES FABRIC IN EACH SHRUB BED, GROUND COVER, VHE BED, AND TREE FIT (F MININUM) PLANTED UNDER THIS CONTRACT.
- DIGGING AND HANDLING
- PROTECT ROOTS OR ROOT SALLS OF PLAITE AT ALL TIMES FROM EAU, DRYNN WNIDS, WATER AND PREEZING, AS INCESSARY WITH, FLAITING, FLAIT MATERIALS SHALL BE ADDOLATE Y FORCED TO PREVENT DAMAGE DUBIED TAMASET TREES TRANSPORTED ORIES THAN IT THIS PLAZE ON WITH ARE OF PLAITED WITH THREE, TO ANY SAY OF DELIVERY TO THE STRE STANLY WATER OLS.
- BALLED AND BURLAPPED (B&B) AND FIELD GROWN (FG) PLANTS SHALL BE DUG WITH FRM, HATURAL BALLS OF SOR OF SUFFICIENT SIZE TO INCOMPASS THE FIRMOUS AND FEEDING ROUTS OF THE FUNTS. NO PLANTS MOVED WITH A ROOT RALL SHALL BE FLANTED IF THE BALL IS CRACEFLOD OR BOOKEN, FAMTS BHALLN OT BE HANDED BY STEMS.
- PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. CARE SHALL BE EXERCISED THAT THE ROOTS DO HOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- PROTECTION OF PALMS CALVA MAIN/UM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING, LEAR TRUNK (OT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED, ALL PALMS SHALL BE FARCED FOR PALM FRUITING DETAIL.
- EXCAVATION OF TREE PTS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS. FOOTERS AND PREPARED SUB-BASES. CONTAINER GROWN STOCK
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLAYTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SULU, THE PLAYTS SHALL HAVE TOPS WHICH ARE OF GOOD GUALITY AND ARE IN A HEALTHY GHORMIS COUDING.
- AN ESTABLISHED CONTAINER REVAIL PLANT SHALL BE TRANSPOLINTED ANTO A CONTAINER AND DRAWN IN THAT. CONTAINER SHATPERITITY CORD NOISH FOR THE NEW TRANSIS REVOLUTIES TO HAVE DEVEROPS OF THAT THE ROOT MASS MILL RETAIL ITS SHARP AND HOLD TOOSTIFIES IVEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STRUE.
- ROOT BOUND PLANTS ARE NOT ACCEPTABLE AND WILL BE REJECTED.
- 4. RPG+"ROOTS PLUS GROWER" CONTAINER PRODUCTS SHALL BE USED WHERE SPECIFIED.
- K. MATERIALS LIST
- CUMPTIFIES RECESSARY TO COMPLETE THE WORK OF THE DRAWING SHALL BE FURNISHED BY THE CONTINUED COMPTIFIES RECESSARY TO COMPLETE THE WORK OF THE LANGESSAR ACCITETOR OF OWNER ADDRESS NO. FOR OWNERSONS OF ENHORS, SHOLD A DISCREPANCY OCCUP BETWEEN THE FAMILY AND THE FAMILY IS COMPLET OWNERS REFRESSIVITYEE SHALL BE KOTTIED FOR CLARIFFCATION PHOTO TO BIODOMO OF MESTALIZION. 1. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- L. FINE GRADING
- FINE GRADING IAIDEN THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAVRI AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS, BERNAKA AS SHOWN ON THE DRAWNIGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR JULIESS OTHERWSE NOTES.
- THE CONTRACTION SMALL THRE GRAWS THE LAWN MAD EVANTHO AREAS TO BRING THE ROUGH DRADE UP TO FRAL BREDED GRADE ALLOWRED THRESHESD OF SOO AREAS MALCH DETTLE CONTRACTION SMALL (THE GRADE BY HAD AND/OR WITH ALL SOUPHENT HECESSANE CLUMPES A GRADEN STATICTION STATULT, THE GRADE BY HAD TRANSPORTING SOR, WITHIN THE STL.
- ALL PLANTING AREAS SHALL BE GRADED AND MANTARED FOR POSITIVE DAANAGE TO SURFACE/SUBBURFACE STORM DAAN SYSTEMA, AREAS ADJACENT TO DULDINGS SHALL SLOPE AWAY FROM THE BURDINGS, REFER TO CEAL ENGINEERS PLANS FOR FINAL GRADES, I APARICABLE,
- PLANTING PROCEDURES

 - SMORANE EXCAVITIAL CONTRACTOR IS RESPONSIBLE TO READY ALL RESTING AND MYORIED LIMEROCK AND LIMEROCK VIDABLES FROM ALL LARGICALLY FUNCTION AND AND ALL RESTING AND MYORIED LIMEROCK AND RESPONSIBLE RESPONSIBLE AND READY AND ALL RESTING AND ALL RESTING AND AND RESPONSIBLE REST. RESAMA OLARIE RESPONSIBLE ON ALL MYORIES RESOLUTES AND RESPONSIBLE RESAMANDE RESOLUTION RESAMANDE AND ALL RESPONSIBLE AND ALL RESOLUTION AND ALL RESTING AND ALL AND ALL
 - FURNISH NURSERY'S CERTIFICATE OF COMPLANCE WITH ALL REQUIREMENTS AS SPECIFIED HEREIN, INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUD AT NURSERY OR GROWING SITE,

 - THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS, COORDINATE PLANTING WITH RENATION WORK TO ASSURE AVAILABLITY OF WATER AND PROPER LOCATION OF BRIDATION APPURTDIANCES AND PLANTS
 - A CALL AND THE MALL BE COMMENTED TO CARE AND EPID IN ACCOUNTED WITH THE OWN STAUDANT COMMINIES AND A CALL AND A CAL AND A CALL AND A CALL AND A

 - TELLINGE WITH SQN. MICTURE MANNER OF WITH DE VIRAD TO KARA MARKIN NUSTY COMMUNICATIONALLS OR I SANUARED. TO DO THE FALLINGE MITH MARKER AND ALLOW TO KARA MARKIN TNESTY COM HAVITS. STREMEN INFECTISARY TO OFF SCI. TICHELOWEN MET, FARE USERT VANIT FERE A DO MORE WITS AR MATINE. DON'T COMENT OF THE SCI. TICHELOWEN MET, FARE USERT VANIT MARKER E C., JIAAL BE BENOVED FADM THE SDES AND TOPS OF BALLS. NUT NO BUILAP SHALL BE FULLED FROM MURDRIGHT, C., SANAL BE BENOVED FADM THE SDES AND TOPS OF BALLS. NUT NO BUILAP SHALL BE FULLED FROM MURDRIGHT.
 - 18. THEE SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE. TO PRESERVE THE HATURAL CHARACTER OF THE FURIT, ALL BOT WOOD ON SUCCER ORIVITI AND ALL BROKEN OF SAULY DAMAGED BRAKENES DIRECTORY THE CHARACTER OF THE OFFICE OF THE DIRECTORY OF THE DIRECTORY. A RECORD OWNER WITH AND AND.
 - BHRUES MID GROUND COVER FUNITS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWNIGS MID AS WOLCATED ON THE FART LIST MATERIALS INSTALLED SHALL BET MINIMA BYCOMEN RICORDENDTS ON OWN THISS SHOW ON FALSK MINICIPUS IS DETATED, OUTPORT ALL TRAITING HAR TO A MINIMA DIFFERENT OF THE FUNITIES SHOW ON DEBILS MAY TOP "THE FUNITION GEN MATURE AS SPECIFIC IN SOL MICTURE BECTON OF THESE SPECIFICATIONS, THOROLOGY WITHE ALL PRIVAT AFTER INSTALLATION.

ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIDUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK.

P. LAWN SODDING

I. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODONO COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. ALLAREAS THAT ARE TO BE GODDED SMALL BE CLEARED OF MAY ROUGH GRASS, WEEDS, AND DEBIES IN WEAKS OF A SOO CUTTER TO A DEPINIOT THREE (1) INDEES, AND THE GRADND MEXIMITT ON I NON GRADE, THE CUTIES SUBJECT OF AND LET ACLEAR UNDER CUTURED BY CONTINUE THAN LOCAMENDER (10) COVERD FOR OT OT WIND INCOMENT ROLLING ALL EPHYSISSING CUTURED BY CETTLEVENT SMALL BE FILLED WITH ADDITIONAL SCI., MAN THE DIATACE SHALL BE RECOMMEND AND CUTURED MAY RECEIVED AND COMPLETE AND EXPLOSION OF ADDITIONAL TO CHANTER OF AND DIATACHINE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE AND THE DIATACE SHALL BE RECOMMEND AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE AND COMPLETE AND COMPLETE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE AND COMPLETE ADDITIONAL DE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE ADDITIONAL DE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE ADDITIONAL DE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE ADDITIONAL DE AND CUTURED MAY RECEIVED AND COMPLETE AND COMPLETE ADDITIONAL DE AND CUTURED MAY RECEIVED AND COMPLETE ADDITIONAL DE AND CUTURED AND COMPLETATIONAL DECEMPTOR ADDITION ADDITIONAL DECEMPTOR ADDITIONAL COMPLETATIONAL DECEMPTOR ADDITIONAL ADDITIONAL DECEMPTOR ADDITIONAL DECEMPTOR ADDITIONAL DECEMPTOR ADDITIONAL COMPLETATIONAL DECEMPTOR ADDITIONAL DECEMPTOR AD

3. PREPARE LOOSE BED FOUR (4) NCHES DEEP, RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED, WET PREPARED AREA THOROLOGILY.

4. SODDING

a. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAYED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE. b. THE SOD SHALL BE CERTIFIED TO MEET APPROPRIATE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF MAY KIND.

4. 300 ARRELES BULLE EL DE DERVITY TERTITIER DU ET DIM LE SODO PUEDE DUM AREA DOS MELES LOS SUELES LA DE DUPORTER VILLOS DE DUM AREA DOS MELES DE DUTOR DE DUDOR DE DUD AREA DOS DUDOR DE DUD AREA DOS DE DUDOR DE DUDO

- DURNIG DELIVERY, PRIOR TO, AND DURNG THE PLANTING OF THE LAWN AREAS. THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DISTING AND UNRECESSIARY EXPOSIBLE OF THE ROOTS TO THE SUN, ALL SOD SHALL BE STACED BO AN DIOT TO BE UNANAED BY SYMPHYTIC OF RECESSIVE HEAT AND ROSTIONE.
- 6. LAWN MAINTENANCE
 - WITHIN THE CONTRACT DURTS THE CONTRACTOR BIALL PRODUCE & ORNES, MULL STANDBRED, MULT, AND THE CONTRACTOR SHALL BE REPORTED FOR THE THE PROM HONE RECORDER OF ALL EDDED SAMEES OF ADER SPOTTS (AUGUST) 12X17/JUNTIL CERTIFICATION OF ACCEPTANCE ON THE OWNERTS REPRESENTATIVE. REPARED SCODING BIALL BE ACCOMPLIATED AS IN THE ORIGINAL WORK (REVLOUDES RUICIDADES AN EXCESSION).

b. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND WANTANING SOULAWAI UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE, FROM TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERINGGRENALTORS SOULDULE TO OWNER, ORDERIVE ALL APPLICANT FWATERING RESTRETED AS A SET TO PRIME THE PROPERTY ALL APPLICANT FUNCTIONS.

- G CLEANUR

 - UPON COMPLETION OF ALL PLANTRIG WORK AND BEFORE FINAL ACCEPTINICE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL EQUIPAIENT, AND DEBRIS RESULTIOF FROM HIS WORK, ALL PAVED AREAS SHALL BE CLEANED AND THE SITE LEFT IN A TIEAT AND ACCEPTIABLE CONTION AS APPROVED BY THE OWNERS REPRESENTATIVE.
 - PLANT WATERIAL MAINTENANCE ALL PLANTS AND PLANTING DICLUDED UNDER THIS CONTRACT DIALL BE MANTANED BY WATERING, CULTIVATING, SPRAVING, AND ALL OTHER OPERATIONS (SUCH AS RESTAND OR REPAIND THE CULTURE OF UP UNTANDED AND THE ALTON THE AND THE ALTON THE ALT

FINAL INSPECTION AND ACCEPTANCE OF WORK

FAML INSPECTION AT THE END OF THE WARRANTY PEREO SHALL BE ON FAMILION CONSTRUCTION AND ALL OTHER BECIERTIAN WORK FERIANNED ON UNE CONTRACT, ANY REPLACEMENT AT THE STARE REPLAIL E SUBJECT TO THE SAME ONE (1) YEAN WARRANTY FOR AS DEFORTED BY THE LANDELARE REVERTIES ON THE MAN EXPLANTING BECOMMEND. REPLACEMENT AND DEWONG WITH THE SAME REPERTIESTON AND ACCENTRACE HEREIN DESCRIBED.

- WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED INCLUDING SODIBLY THE LANDSCAPE CONTRACTOR SIMUL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTANCE BY THE OWNERS REPRESENTATIO.
 - ANY RAIT IN TOAD RAARAIN GROWDE CURTON AT HE BUD OF HE WARMANY REDOCIDALLE BERLAND TROW THE ITE AND BERLACED AS OLD AS WARMER CONTROL BAT HE WARMANY ARADO SANLE BE RANTON SANE WO NID JEE AS SPECIFIED IN THE PLAYT LIST. THEY SHALL BE FURNISHED PLAYTED AND MULCIED AS SPECIFIED AT NO ADDITIONE COST TO THE OWNER.
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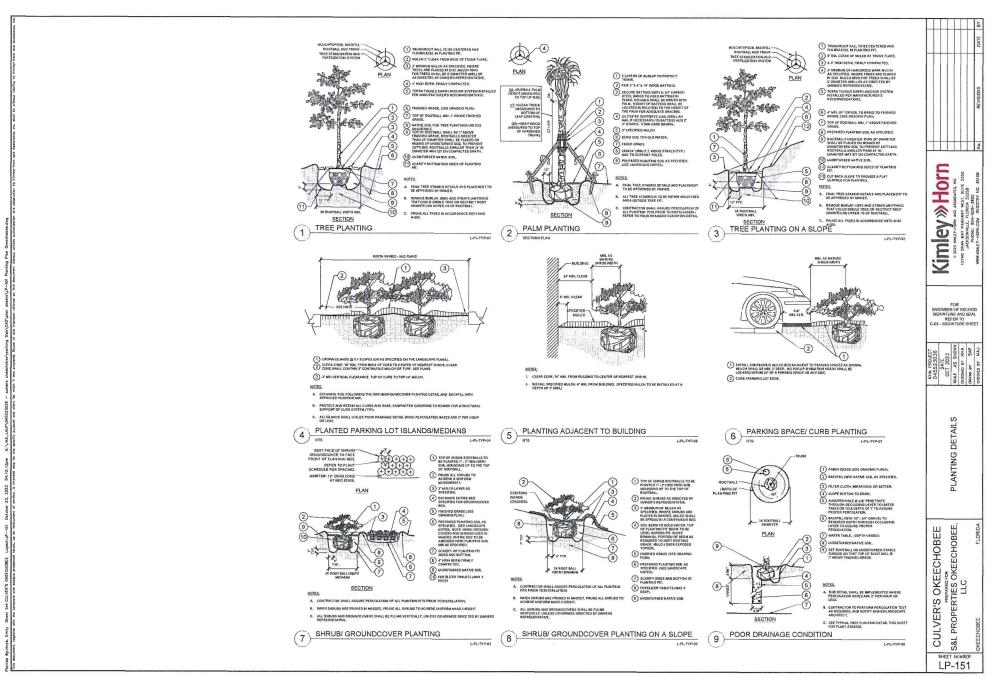
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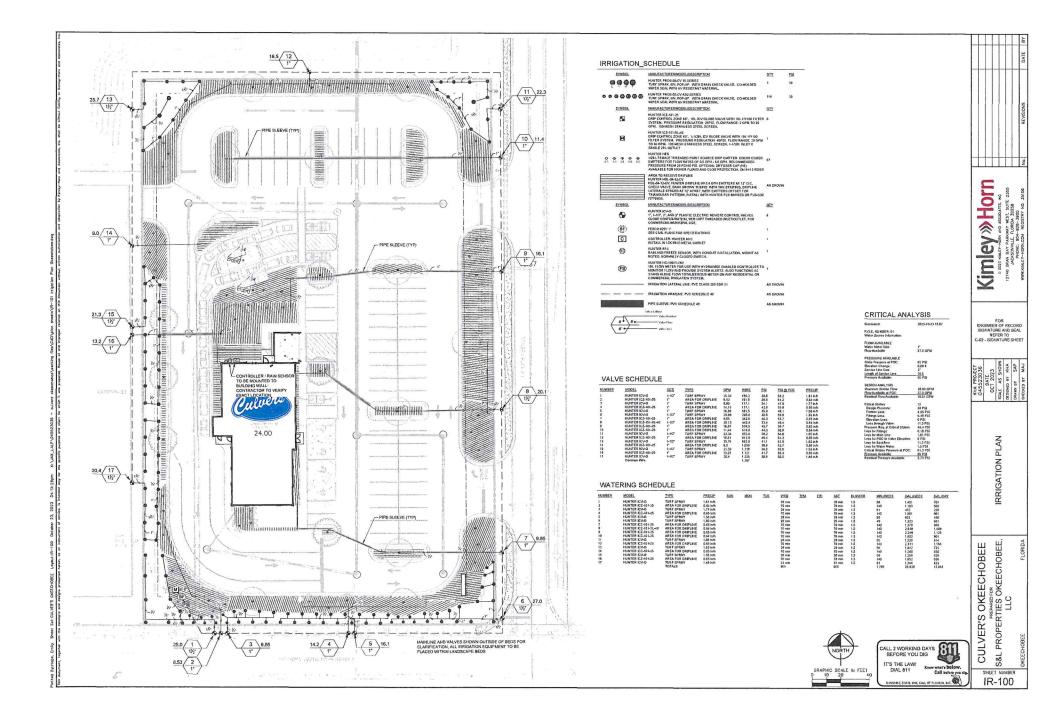
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POKEECHOBEE, OKEECHOBE PROPERTIES O S CULVER'

S&L X SHEET NUMBER LP-150





IRRIGATION SPECIFICATION AND NOTES

1. THE SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE, ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS.

2. VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS-CONTRACTOR SHALL FIELD VERIFY.

3, CONTRACTOR TO FIELD VERIFY ALL POINT OF CONNECTION SOURCE INFORMATION INCLUDING PSI AND GPM PRIOR TO CONSTRUCTION.

4. INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON-SITE.

5. IRRIGATION DESIGN IS SCHEMATIC ONLY, FULL AND COMPLETE SHOP DRAVINGS SHALL BE SUBMITTED FOR REVIEW BY THE OWNER'S REPRESENTATIVE.

6. CONTRACTOR SHALL COORDINATE WITH THE PLANTING PLAN FOR PLANTER BED AND TREE LOCATIONS TO ENSURE ALL PLANT MATERIAL IS COVERED BY 100% HEAD-TO-HEAD IRRIGATION.

 CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

8. IRRIGATION CONTRACTOR TO PROVIDE POWER SUPPLY TO ELECTRIC CONTROLLERS.

 IRREATION CONTRACTOR SMALL SECURE ANY MID ALL NECESSARY PENNITS FOR THE WORK PRIOR TO COMMERCENENT OF HIS OFERATIONS OWNER'S COPIES OF THE PENNITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR, WORK IN THE R.O.W. SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF LOCAL AND/DOG TATE JURISECTION.

10. IRRIGATION SYSTEM SHALL NOT BE INSTALLED THROUGH PRESERVED PLANT COMMUNITIES OR WITHIN WETLANDS OR THEIR ASSOCIATED BUFFERS,

11. LOCATE ALL IRRIGATION LINES WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE, ALL LINES UNDER PAVEMENT MUST BE SLEEVED, ALL VALVES SHALL BE LOCATED WITHIN LANDSCAPED AREAS, AS SPECIFIED.

12, MAINLINE SHALL NOT BE LOCATED WITHOUT PRIOR APPROVAL OF THE OWNER'S REPRESENTATIVE.

13. CONTRACTOR TO COORDINATE LOCATION OF ALL METERS AND BACKFLOW ASSEMBLIES WITH PROJECT DWNER.

14, THE IRRIGATION CONTRACTOR SHALL BE DIRECTLY RESPONSIBLE FOR SLEEVING AND DIRECTIONAL BORES.

IS. ALL SLEEVES UTLIZED BY THE IRRIGATION CONTRACTOR WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOOATED ON THE "ASABLET DRAWINGS, THE DEPTH BELOW FIMINGRADE, TO THE RARREST FOOT OF EACH DHO OF THE SLEEVE SHALL BONTEO AT EACH SLEEVE LOCATION ON THE "ASIBLIT" DRAWINGS ALL SLEEVES ON FUN FOR WILL FERETRATIONS MOU MORE SIDEWALKS SHALL BE SLEED TWO PRE-SLEES GREATET THM. FEPTHET CRAMERES.

10. ALL PRESSURIZED MAINLINES AND LATERALS UNDER PAVEMENT SHALL BE WITHIN SLEEVES AS NOTED. WHERE ELECTRIC OR HYDRAULC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE COMTAINED WITHIN A SEPARATE, SMALLER CONDUIT,

17. SLEEVES UNDER EXISTING PAVEMENT MUST BE DIRECTIONAL BORE, OPEN CUT IS NOT AN OPTION.

18. NUMBER THE TOP OF ALL VALVE BOX UDS WITH MINIAUM 1" HEIGHT BLACK LETTERS TO CORRESPOND TO AUTOMATIC AND GATE VALVE DESIGNATIONS. ALL HOSE BIBS VALVE BOXES SHALL BE LABELED IN A SIMILAR MINNER WITH THE DESIGNATION PAY. LETTER OUTSIDE OF TIME CLOCK CABINETS TO CORRESPOND WITH IRRIGATION CLOCK PROGRAM DESIGNATION.

19. THE IPRIGATION CONTRACTOR SHALL INSTALL A COLOR-CODED METAL DETECTABLE MARKING TAPE VARIOH CLEARLY NOTES "CAUTION I IRRIGATION LINE BURIED BELOW," THE TAPE SHALL BE INSTALLED THE FULL LEIGHT OF THE IRRIGATION MAIALINE.

20, ALL VALVES, SPLICES WITHIN CONTROL LINES, AND QUICK COUPLERS SHALL BE LOCATED WITHIN NDS VALVE BOXES AS FOLLOWS

-RECTANGULAR 12%17" HEAVY DUTY BOX. (PURPLE COVER FOR REUSE TO BE PROVIDED WHERE APPROPRIATE).

21. ALL UNSIZED PIPE SHALL DE 3/4" UNLESS OTHERWISE NOTED ON PLAN. SEE LATERAL PIPE SIZING REQUIREMENTS.

22. EACH TREE AND PALM (AS SHOWN ON THE PLANS) SHALL HAVE A MIN 24 GALLON PER HOUR FLOOD BUBBLER, LOCATE BUBBLER ON THE UPHILL SIDE OF TREES ON ALL SLOPES.

23. ALL IRRIGATION HEADS/DRIP TUBING SHALL BE LOCATED ONE (1) FOOT FROM BACK OF CURB VAIEN NEXT TO A ROADWAY, (THIS SHALL NOT INCLUDE PARKING AREAS OR DRIVE AISLES).

24. LOCATE ALL VALVES IN PLANTING BEDS WITH A MINIMUM OF 3-0" FROM BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERMARE NOTED, PRESIZES ON EITHER BODE OF SECTION VALVES CONNECTING WAILANET, OS SECTION LATERAL SALLE BE OKE (1) PRESIZE LANGER THAN VALVE SIZE. VERERE MANLESS RUIN PARALLEL TO PAVEMENT OR CURRING, THE MAINLINE SHALL BE OFFSET 2-0" FROM THE EDGE OF PAVEMENT OR LURB.

25. IRRIGATION ZOMES SHALL BE GERARATED FOR HIGH AND LOW WATER USE REQUIREMENTS NIO OPERATE DO NOTEFRERH WATERIKG CYCLES BUBBERS, ORRHUGE AND SPRAY HEADS BHALL BE SEPARATED ON DIFFERENT VALVES. AT NO TIME SHALL MULTIPLE IRRIGATION HEAD TYPES BE LOCATED ON THE SAME VALVE.

20. ALL DRIP ZONES SHALL BE NISTALED WITH A FLUSH VALVE AND AIR RELIEF VALVE. IN THE EVENT THAT A DRIP ZONE HAS MORE THAN COME HIGH OR LOW POINT, MORE THAN ONE AIR RELIEF VALVE OR FLUSH VALVE VALL BE REQUIRED FOR THAT ZONE. DRIPLINE SHALL PROVIDE 0.9 GPH ENITTERS, 10° O.C. WITH 10° UNE SPACING AT A MINIMUM

27. IRRIGATION CONTRACTOR TO COORDINATE WITH OWNER FOR FINAL CONTROLLER AND RAIN SENSOR LOCATIONS THE CONTROLLER SHALL BE PLACED IN A LOCKING CARINET IN THE MOST INCONSPICUOUS AREA APPROPRIATE FOR ITS LOCATION, IMDOOR VS. OUTDOOR USE)

26, LOCATE THE AUTOMATIC RAIN SENSOR SHUTOFF DEVICE IN AN AREA THAT IS UNDESTRUCTED BY TREES, ROOF OVERHANGS, OR ANY OTHER OVERHEAD QUICT. THE SENSOR SHALL NOT BE PLACED WITHIN THE SPRAV ZONE OF ANY SPRINKLE, HEAD, INCLUDING OF SHIE RIRKANTON, CONTRACTOR SHALL LOCATE SENSOR WITHIN CLOSE PROXIMITY TO THE IRRIGATION CONTROLLER.

29. CONTRACTOR SHALL PERFORM HYDRO-TESTING OF MAIN LINES.

HYDRO-TESTING TO BE PERFORMED AS LISTED.

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31. ALL CONTROL WIRE SHALL BE INSTALLED IN A 1-1/4" ELECTRICAL CONDULT.

32. CONTRACTOR TO MINIMIZE IRRIGATION OVERTHROW TO IMPERVIOUS AND NATURAL AREAS THROUGH FIELD ADJUSTMENTS TO INDIVIDUAL HEADS.

33. ALL UNIMPROVED AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION BY THE CONTRACTOR.

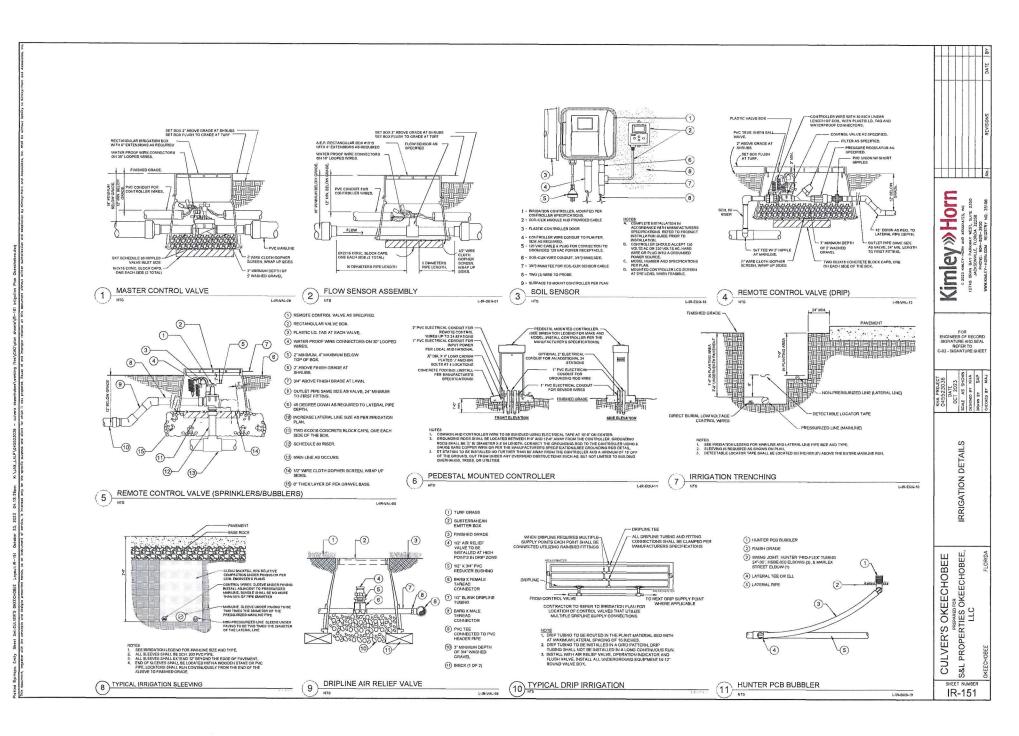
34, INSTALL ALL BACKFLOW PREVENTION DEVICES AND ALL PIPING BETWEEN THE POINT OF CONNECTION AND THE BACKFLOW PREVENTER AS PER LOCAL CODES, FINAL LOCATION SHALL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

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Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 12

AVAILABILITY LETTER

ximley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue Okeechobee, Florida 34974-4221

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

November 7, 2023

Mr. Jeff Liegel S & L Properties Okeechobee, LLC 2651 Kirking Court Portage, WI 53901

Ref: Wastewater Capacity Request

Parcel ID: 2-15-37-35-0A00-00010-0000 3-15-37-35-0210-00010-0010 City of Okeechobee, Okeechobee County

Dear Mr. Liegel:

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

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from July 2022 to June 2023, the annual average daily demand was 0.967 MGD, or about 25% of the current 3.9 MGD treatment capacity. The OUA has a wastewater force main near the subject property. Any infrastructure improvements required by this project will be at the developer's expense.

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

Sincerely,

John R. Hayford Executive Director Okeechobee Utility Authority



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue Okeechobee, Florida 34974-4221

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

November 7, 2023

Mr. Jeff Liegel S & L Properties Okeechobee, LLC 2651 Kirking Court Portage, WI 53901

Ref: Water Capacity Request

Parcel ID: 2-15-37-35-0A00-00010-0000 3-15-37-35-0210-00010-0010 City of Okeechobee, Okeechobee County

Dear Mr. Liegel:

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

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from July 2022 to June 2023, the maximum daily flow was 3.37 MGD, or about 65% of capacity. The OUA does have a potable water distribution main in State Road 70E right-of-way near the subject property. Any upgrade requirements to the water system infrastructure due to the demands of the proposed project will be at the developer's expense.

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

Sincerely,

John F. Hayford Executive Director Okeechobee Utility Authority

Kimley *W* Horn

Culvers – Okeechobee, FL Special Exception Application

ATTACHMENT 13

COMMENT RESPONSE

kimley-horn.com 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL 32258

904 828 3900

October 23, 2023

Mr. Ben Smith, AICP Morris-Depew Associates, Inc. 2914 Cleveland Avenue Fort Myers, FL 33901

Re: Culver's Okeechobee Application Number: 23-001-SE Submittal #1 Comments & Responses KHA #045523036

Mr. Smith:

Kimley-Horn and Associates, Inc. (Kimley-Horn) is in receipt of the City of Okeechobee Special Exception Staff Report email dated September 18, 2023. We prepared the following responses to the review and inspections (RAI) comments. City of Okeechobee staff comments are shown below in bold, followed by our responses in italics.

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

Applicant Response: The proposed use is compatible and appropriate for this location given established commercial nature and presence of existing drive-though service restaurants in the area. Additionally, the proposed project is infill development in a location with existing infrastructure and utilities.

Staff Comments: The proposed use is located along SR-70, which is dominated by commercial uses within the Commercial Future Use designation. The property is zoned Heavy Commercial (CHV) within the City of Okeechobee. The proposed drive through restaurant is an allowable special exception use within the CHV district, which is consistent with the commercial corridor along SR-70 and is compatible with the surrounding properties. Assuming that the applicant can demonstrate adequate internal vehicle circulation and no significant impacts to external facilities, staff find that the proposed location and site is appropriate for the drive through use.

<u>Comment Response</u>: Adequate internal vehicle circulation is demonstrated by the provided vehicle routing exhibit. Additionally, the provided queuing letter justifies the site design and provides evidence that the proposed drive-through will not have significant impacts on external facilities.

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

Applicant Response: The proposed Culver's restaurant is not directly adjacent to residential uses. As depicted on the conceptual site plan, the restaurant building will front State Road 70 and includes landscaped areas to the north and south of the building, in addition to the setbacks and a patio space. This design is compatible with the adjacent future commercial uses.

Kimley *W* Horn

Staff Comments: A site plan application (23-004-TRC) has been submitted concurrently with this application. Our review of that application indicates that redesign may be necessary to demonstrate consistency with the City's land development code. Once that plan is resubmitted to address the staff comments provided for that application, we will respond to this criteria. We request that the revised site plan be submitted with this application as well.

<u>Comment Response</u>: The revised site plan is attached to this re-submittal application. The site plan has been revised to reflect staff comments and the site plan application (23-004-TRC) is being re-submitted concurrent with this application.

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

Applicant Response: As shown on the conceptual site plan, the proposed project will meet all setback requirements per Heavy Commercial zoning designation (Section 90.285). Additionally, all landscaping requirements will be met. As the subject location is not directly adjacent to residential uses, uncomplimentary screening is not necessary.

Staff Comments: A site plan application (23-004-TRC) has been submitted concurrently with this application which includes landscape plans. Our review of that application indicates that redesign may be necessary to demonstrate consistency with the City's land development code. Once that plan is resubmitted to address the staff comments provided for that application, we will respond to this criteria. We request that the revised site plans and landscape plans be submitted with this application as well.

<u>**Comment Response**</u>: The landscape plans have been revised per staff comments and are included with this application re-submittal. The revised landscape plans are also included with the concurrently re-submitted site plan application (23-004-TRC).

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

Applicant Response: Given the commercial nature of the area and the existing drive-through restaurants in proximity to the site, the nature of the proposed restaurant use with drive-through service creates no potential problems or public nuisances. The property fronts State Road 70 and is not directly adjacent to residential uses. Therefore, the proposed use is in a compatible and appropriate location.

Staff Comments: The application does not provide adequate assurance that the design accommodates internal vehicle and pedestrian circulation, and that vehicle circulation will not impact the surrounding facilities.

<u>Comment Response</u>: This re-submittal application includes a vehicle routing exhibit and traffic queuing analysis that demonstrates that the site design accommodates internal vehicle and pedestrian circulation and will not impact the surrounding facilities. Additionally, the special exception justification has been revised to provide addition justification and evidence that the site

Kimley *Worn*

design accommodates internal vehicle and pedestrian circulation and that vehicle circulation will not impact the surrounding facilities.

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

Applicant Response: The Applicant will work with Okeechobee Utility Authority to ensure water and sewer availability. The applicant will also work with the South Florida Water Management District (SFWMD), the City of Okeechobee, and other pertinent authorities to establish any additional service requirements for the proposed Culver's drive-through restaurant.

Staff Comments: The Applicant has not provided any service availability documentation from the Okeechobee Utility Authority. Staff finds that service documentation must be provided to determine consistency with LDC Section 70-373(b)(5).

<u>Comment Response</u>: An Okeechobee Utility Authority availability letter has been provided as part of this re-submittal application. Providing this letter shall make this application and the concurrent site plan application consistent with LDC Section 70-373(b)(5).

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

Applicant Response: As shown on the conceptual site plan, thoughtful design has been used to create efficient traffic flow within and throughout the Culver's restaurant site. The proposed development will comply with all City of Okeechobee concurrency fees and requirements.

Staff Response: A Traffic Impact Statement has been provided within the submittal package completed for a 4,600 sq/ft fast-food restaurant with a drive-through window, within a 16.2-acre project area. The Traffic Study utilized ITE 11 (Code 934) for the estimated trip generation. The provided survey indicates that the property 15.974 acres and the survey provided for the replat indicates that property is 17.44 acres, however the TIS states that the project is 16.2 acres. Additionally, the Traffic Study was conducted for a 4,600 sq/ft restaurant, although the site plan indicates that the proposed restaurant is 4,893 sq/ft. staff finds that the Applicant must submit an updated traffic study that calculates estimated trip generation using the 4,893 sq/ft structure shown on the provided site plan, and an updated TIS that includes the correct property acreage to determine traffic impacts.

No stacking/ queuing analysis is provided. Without this analysis, there is no assurance that the site will function properly. We recommend that the applicant coordinate with staff and submit a proposed methodology for this type of analysis prior to performing the analysis. Some considerations for this analysis may include:

- Demonstration that a range of common vehicle types can be accommodated within the drive through lanes (e.g large SUVs and trucks).
- Demonstration that vehicles with trailers can be accommodated or that they will be prohibited from entering the drive-through.
- Demonstration that estimated peak hour demands will be accommodated without causing internal circulation problems and blockages to external facilities. Average customer order processing data may be utilized from existing Culver's restaurants.

Kimley **Whorn**

 How the drive through system will function, including the order intake portion and the order waiting area portion of the facility?

Comment Response: A vehicle routing plan has been provided as part of this site plan re-submittal and a traffic queueing observation letter, in which two 5,000 sf or larger Culver's restaurants were observed, has been provided. The vehicle routing plan and the queuing letter demonstrate that the design of the proposed drive-through can accommodate a range of common vehicle types, vehicles with trailers and large trucks will not be allowed in the drive-through, and the estimated peak hour demands will be accommodated without internal circulation problems and blockages to external facilities. The vehicle routing plan also demonstrates how the drive through system will function, including the order intake portion and the order waiting area portion of the facility.

Additionally, as stated by staff, the previously submitted traffic study assessed the average daily trips of a 4,600 sq/ft fast food drive through restaurant (ITE Code 948). The proposed Culver's is a 4,827 sq/ft facility. Per ITE, the 227 sq/ft difference of ITE Code 948 is estimated to generate an additional 13 trips per day. The 13 additional daily trips have been determined as a negligible increase to the 2,148 trips included in the traffic impact study, therefore the conclusion remains that there will not be any off-site or on-site negative traffic impacts created by the proposed use.

The use is not contrary to comprehensive plan requirements.

Applicant Response: The proposed drive-trough service use is located in the Commercial Future Land Use Designation. As demonstrated in the Comprehensive Plan, and further justified below, the proposed use is appropriate and intended for the Commercial land use designation. The requested special exception is further justified by meeting the following City of Okeechobee Comprehensive Plan goals, objectives, and policies:

Objective 12: By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

Policy 12.1: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

- a) Regulate the subdivision and platting of land.
- b) Regulate the use, intensity, and location if land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.
- c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.
- Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.
- e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.
- f) Ensure that public facility, utility, and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.

g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.

The purpose of such regulations shall be eliminated or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship economic or otherwise, to the owners nonconforming uses.

The proposed project is infill development in a location appropriate for a drive-through service use. Additionally, the project location matches the intensity of existing development in proximity and is a use that currently exists in the area. Therefore, the proposed project meets the intent of this comprehensive plan objective and associated policy.

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

Comment Response: Acknowledged.

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

Applicant Response: Per Section 90-283 of the City of Okeechobee's Land Development Code, a drive-through service use and structure(s) are permitted in Heavy Commercial (CHV) zoning district after issuance of special exception petition.

Staff Comments: Staff finds that "Restaurant, takeout restaurant, café" is allowable principal use within the CHV district, per LDC Section 90-282(3). The drive-through service proposed for Culver's, is listed as a special exception use in the CHV district as stated in LDC Section 90-283(1).

Comment Response: Acknowledged.

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

Applicant Response: The proposed use will not have an adverse effect on the public interest given the commercial character of the area, the existing infrastructure and utilities to service the proposed use, and the thoughtful site design.

Staff Comments: The proposed use will provide a necessary service to those traveling along SR-70, in addition to the surrounding community. Assuming that the applicant can demonstrate adequate internal vehicle circulation and no significant impacts to external facilities, it is not expected that this use will create any disturbance or adverse effects on the public interest.

<u>Comment Response</u>: This re-submittal application includes a vehicle routing plan that demonstrates adequate internal vehicle circulation and no significant impacts to external facilities. Therefore, the proposed use will not create any disturbance or adverse effects on the public interest.

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

Page 6

Applicant Response: The use is appropriate for the proposed location and is compatible with the commercial character of the areas as well as adjacent uses. It is also infill development and therefore not detrimental to urbanizing land use patterns and does not contribute to urban sprawl.

Staff Comments: Staff finds that the subject site and location is reasonably appropriate for the proposed use and should have no effect on urbanizing land use patterns. The proposed will act as infill development, which will not be detrimental to urbanizing land use patterns.

Comment Response: Acknowledged.

11. 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: The requested drive-through service use will not be a deterrent to the development of adjacent property and may increase the value of the currently vacant parcels.

Staff Comments: The proposed Culver's will be located within a larger commerce center along SR-70, which supports commercial uses. Staff finds that the use will not be adversely affect property values or living conditions, nor be deterrent to the improvement or development of adjacent properties.

Comment Response: Acknowledged.

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

Applicant Response: It is not anticipated that the requested drive-through service will result in any nuisance or hazard to adjacent uses. Therefore, there are no screening requirements in addition to the landscape requirements specified by the City of Okeechobee's Land Development Code.

Staff Comments: The site plan indicates that a dumpster enclosure is proposed, which will provide screening between the dumpster, the adjacent properties, and SR-70. Staff find that no additional; screening is required between the Culver's and adjacent commercial uses.

<u>Comment Response</u>: Acknowledged. The Applicant also acknowledges that there were questions regarding the proposed dumpster location on site. Culver's specifically contracts with a trash company to empty the dumpster when the restaurant is closed, and therefore there will not be any conflict during restaurant hours. If the dumpster were to be located further from the building, it would be a burden on employees to carry the trash across the parking lot and therefore this not the preferred method to Culver's typical operations. Should the property change ownership in the future, there is room on the north part of the property to re-locate the dumpster.

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

Applicant Response: The proposed project does not include any residential uses, therefore it will have no impact on the capacity of public schools. The project location is serviced by existing streets and utility services and there are no anticipated decreases in the respective levels of service that

result from the drive-through establishment. The Applicant will comply with all applicable City of Okeechobee concurrency requirements and fees.

Staff Comments: The proposed use will not include a residential component therefore, no direct effects on density patterns and public-school facilities are expected.

Comment Response: Acknowledged.

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

Applicant Response: The Applicant will meet all SFWMD standards and City of Okeechobee requirements to prevent traffic congestion, flooding or drainage problems, or otherwise adverse public safety impacts.

Staff Comments: The site has direct access to SR-70, a Principal Arterial Roadway. Staff find that an updated Traffic Impact Statement, considering the full 17.44-acre site, and an updated Traffic Study, utilizing the listed square footage on the site plan, will be required to make a final determination. The concurrent site plan application includes drainage plans, which will be reviewed for consistency with State and local policies within the 23-004-TRC Staff Report.

Comment Response: Acknowledged. The previously submitted traffic study assessed the average daily trips of a 4,600 sq/ft fast food drive through restaurant. The proposed Culver's is a 4,827 sq/ft facility. Per ITE, the 227 sq/ft difference of ITE Code 948 is estimated to generate an additional 13 trips per day. The 13 additional daily trips have been determined as a negligible increase to the 2,148 trips included in the traffic impact study, therefore the traffic impact statement has not been revised as part of this re-submittal.

Staff Recommendations:

 The survey needs to be updated to reflect the correct property boundary, needs to be signed and sealed.

<u>Comment Response</u>: The survey provided with this application has been updated to reflect the correct property boundary. It is understood by the Applicant that plans must be consistent with final plat approval and all conditions of that approval.

 Land Use Power of Attorney must be updated, lists S&L Properties Florida, LLC as the property owner, however William R. Grigsby Jr. is the recorded owner of the property.

<u>Comment Response</u>: The Master Developer (S & L Properties Okeechobee, LLC) has updated all property ownership documents to be consistent.

3. Survey needs to be consistent with the title.

<u>Comment Response</u>: The Master Developer (S & L Properties Okeechobee, LLC) has updated the survey to be consistent with the title. Additionally, it is understood by the Applicant that plans must be consistent with final plat approval and all conditions of that approval.

4. Deeds, authorizations, and title need to be consistent throughout the site plan, replat, and special exception for the subject property.

<u>Comment Response</u>: The Master Developer (S & L Properties Okeechobee, LLC) has updated the abovementioned documents to be consistent throughout this re-submittal application package.

5. The Applicant has not provided any service availability documentation for potable water and sanitary sewer.

<u>Comment Response</u>: This re-submittal application package includes an Okeechobee Utility Authority availability letter.

6. Provide clarification regarding S&L Properties, LLC, and their relationship to the project and the property owner.

<u>Comment Response</u>: The Master Developer (S & L Properties Okeechobee, LLC) has updated all property ownership documents to be consistent.

7. The property owner/successor must authorize the applicant.

<u>Comment Response</u>: The Master Developer (S & L Properties Okeechobee, LLC) has updated all property ownership documents to be consistent.

8. Site plans and landscape plans resubmitted for 23-004-TRC shall be provided.

<u>Comment Response</u>: A revised site plan and landscape plan has been provided with this application and with the concurrent site plan application 23-004-TRC.

9. An analysis of the proposed internal vehicle circulation and drive through operations must be provided which demonstrates functionality of the proposed facilities through the peak hour demand, and that vehicle stacking will not exceed on-site capacity. Potential impacts to external facilities shall be considered.

<u>Comment Response</u>: A vehicle circulation plan and traffic queueing letter has been provided to address this comment.

10. Plans must be consistent with final plat approval and all conditions of that approval.

<u>Comment Response</u>: Acknowledged. The Master Developer has updated all property ownership documents to be consistent. It is understood by the Applicant that plans must be consistent with final plat approval and all conditions of that approval.

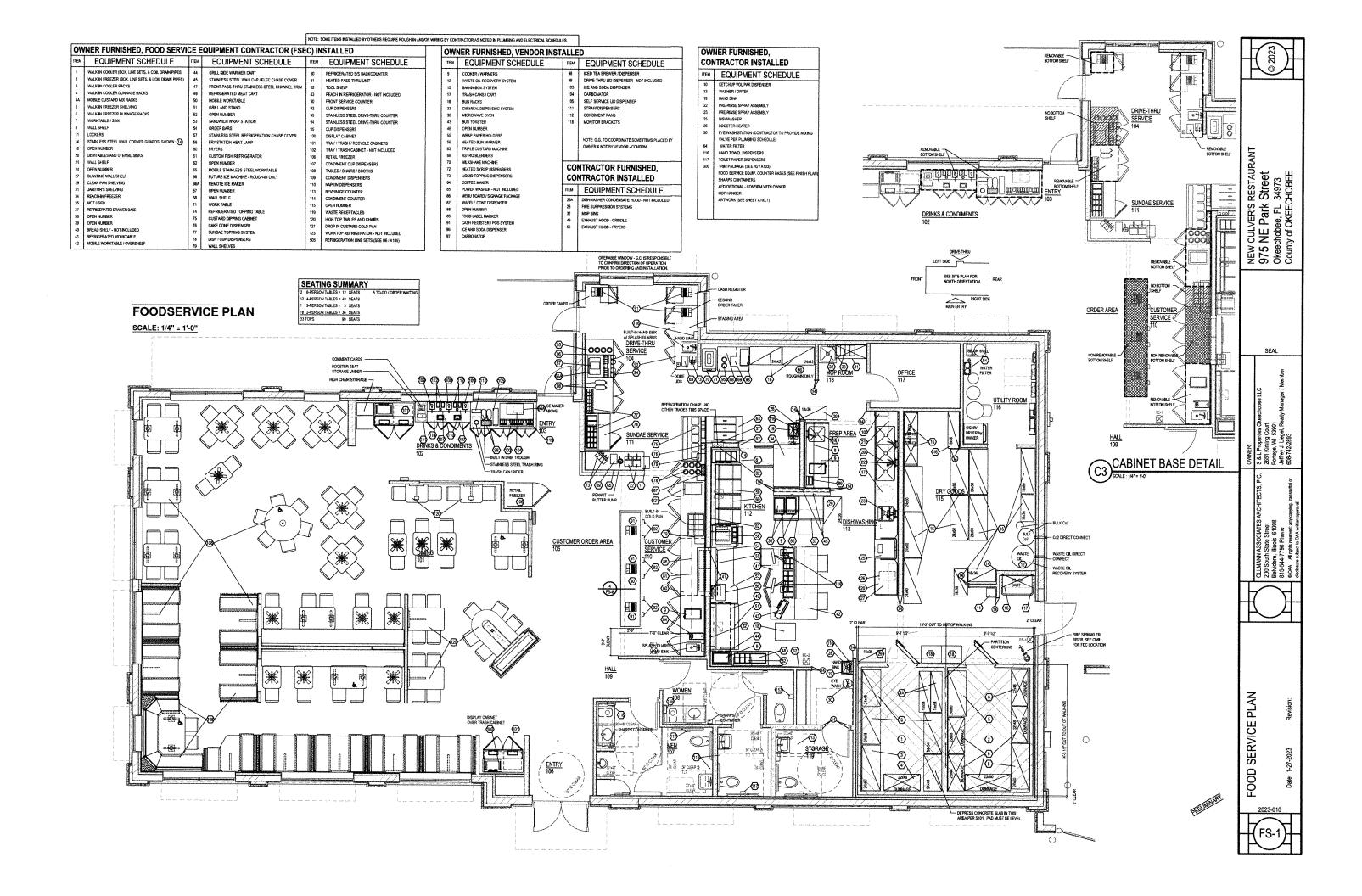
11. Building permits may not be issued until final plat approval of 23-003-TRC.

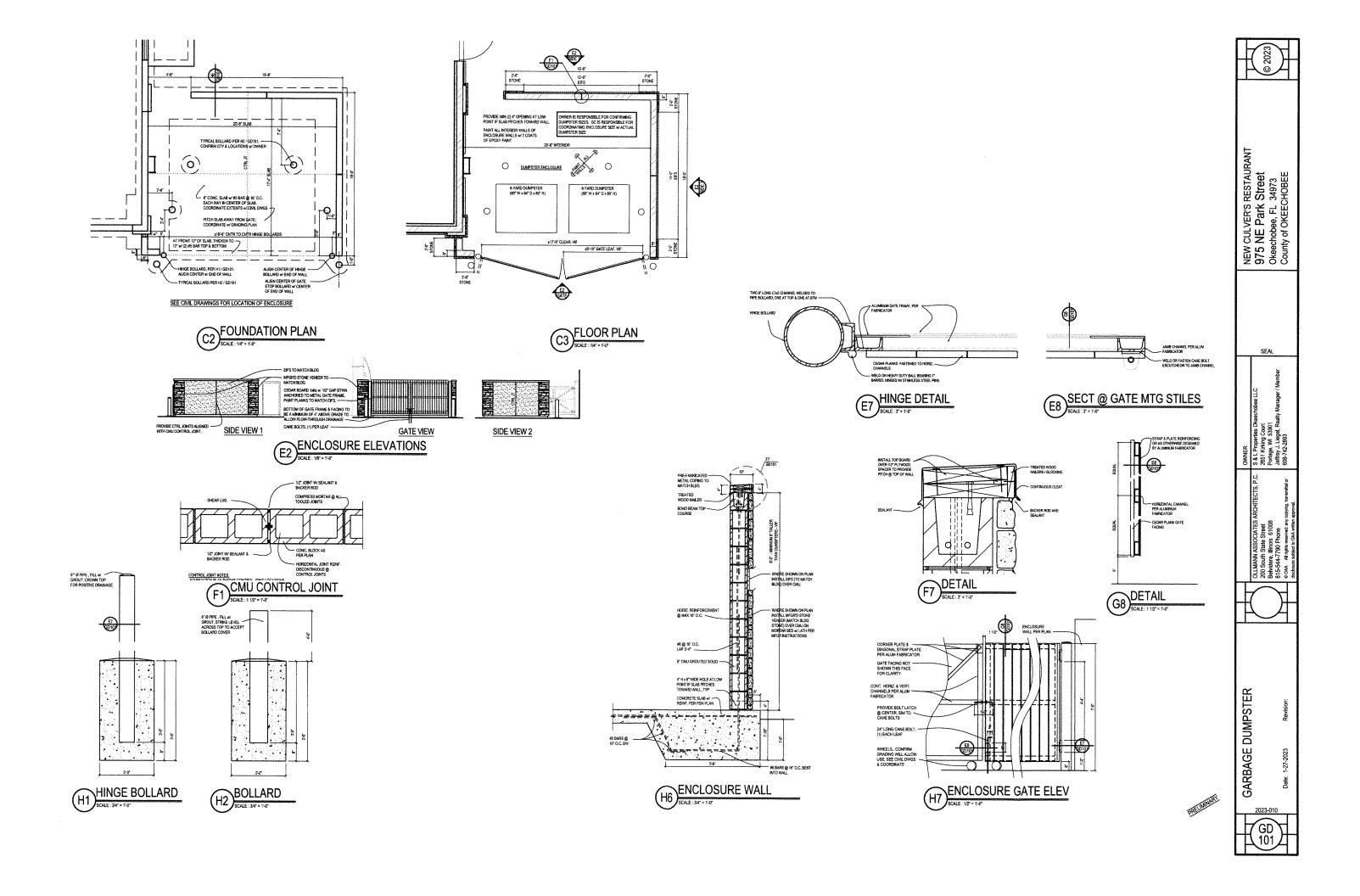
<u>Comment Response</u>: Acknowledged. This re-submittal is concurrent with site plan application 23-003-TRC re-submittal.

I hope that the above responses are sufficient for you to complete the review of our application. Should you have any further questions, please feel free to contact me at (904) 828-3900. Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

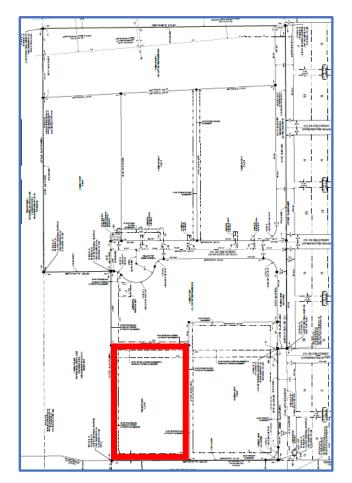
Josh Cockriel, PE Project Manager





23-002-SE

Special Exception Staff Report



Applicant | Park Street Okeechobee, LLC Parcel Identification | 2-15-37-35-0A00-00009-0000, 2-15-37-35-0A00-00009-A000, 2-15-37-35-0A00-00010-0000



Prepared for The City of Okeechobee

MORRIS

DEPEW

General Information

Owner: William R. Grigsby, Jr. Applicant: Park Street Okeechobee, LLC Primary Contact: John Herbert IV, PE, <u>johnny@americancivilengineering.com</u>, (407)-376-1777 Parcel Identification: 2-15-37-35-0A00-00009-0000, 2-15-37-35-0A00-00009-A000, 2-15-37-35-0A00-00010-0000

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: <u>https://www.cityofokeechobee.com/agendas.html</u>

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

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Automated Carwash
Acreage	1.581 Acres (Replat, Lot 1)	1.581 Acres

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

	Future Land Use	Zoning	Existing Use
North	Commercial	Heavy Commercial (CHV)	Vacant
East	Commercial	Heavy Commercial (CHV)	Vacant, proposed Culver's restaurant
South	Commercial	Heavy Commercial (CHV)	SR-70, post office, service commercial
West	Commercial	Heavy Commercial (CHV)	Gas station/convenience store

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Board of Adjustment is a Special Exception for a car wash in the CHV zoning district. A concurrent site plan application (23-007-TRC) has been submitted, approval of which should be contingent upon approval of this special exception request. The subject site is Lot 1 of the recently approved Park Street Park Commerce plat (23-003-TRC). The site plan includes:

- 3 vehicle entry lanes, each with a menu board for customers to select car wash options and make payment
- a 4,596 sq/ft automated carwash building
- 5 spaces intended for employees



• 19 vacuum spaces

The applicant is also requesting that the TRC approve a parking reduction as part of the site plan approval. The LDC requires 31 parking spaces for the 4,596.

Staff analysis of the submitted application and plans is provided below. Areas of deficiency or concern are highlighted in yellow.

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 unedited 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 fronts State Road 70 and is located within the Park Street Commerce Center. The Site is compatible and appropriate for this location given the commercial nature of the Park Street Commerce Center and the surrounding businesses to be developed within the Park Street Commerce Center. Additionally, the proposed Car Wash is infill development in a location with existing infrastructure and utilities.

Staff Comments: The site is located with direct frontage on SR-70, one of the City's main commercial corridors, and within the recently approved commercial subdivision plat. Direct access is proposed to SR-70. Surrounding uses are all existing and proposed commercial uses. The proposed location and site are appropriate for the car wash.

(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 Site is not directly adjacent to any residential uses and the applicable design is compatible with the adjacent future commercial uses. As depicted on the applicable site plan for the Car Wash ("Site Plan"), the building will front State Road 70 and includes landscaped areas, in addition to the setbacks. The proposed building shown on the Site Plan is to house the car wash mechanism, storage, and an office, so no special design effort is required.

Staff Comments: A detailed analysis of the site design is provided with the staff report for the companion site plan application, 23-007-TRC, which includes recommendations for approval of that site plan. The plan is largely consistent with the city's landscape buffer requirements and little buffering should be necessary to ensure compatibility with the surrounding commercial uses.

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

Applicant Response: As shown on the Site Plan, the Site will meet all setback requirements per the Heavy Commercial zoning designation. Additionally, all landscaping requirements will be met.



As the subject location is not directly adjacent to residential uses, uncomplimentary screening is not necessary.

Staff Comments: Please see landscape plan included with plan set for 23-007-TRC.

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

Applicant Response: Given the commercial nature of the Park Street Commerce Center, the proposed Car Wash creates no potential problems or public nuisances. The Site fronts State Road 70 and is not directly adjacent to residential uses. Therefore, the proposed use is in a compatible and appropriate location.

Staff Comments: The only foreseeable negative impact is related to the potential for vehicle stacking to exceed the limits of the site and cause traffic congestion. However, the applicant has provided a queuing analysis/statement demonstrating that adequate stacking capacity is available onsite to accommodate the estimated peak demand.

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

Applicant Response: Applicant has verified with Okeechobee Utility Authority ("OUA") that the utilities and other service requirements of the proposed use will be met. Moreover, Applicant will continue to work with OUA to ensure water and sewer availability. Applicant will also work with the South Florida Water Management District ("SFWMD") and other governmental authorities to establish any additional service requirements for the proposed use. In furtherance of the foregoing, the Car Wash will utilize a water recycle system to reduce the demands and increase environmental sustainability.

Staff Comments: Infrastructure plans for the proposed plat will address the availability of utility infrastructure to the site. Letters of availability have been provided from OUA indicating plant capacity is available.

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

Applicant Response: As shown on the Site Plan, the proposed use corrects existing road traffic safety hazards along a turnout onto State Road 70 and thoughtful design has been used to create efficient traffic flow within and throughout the Site. The proposed Car Wash also includes interconnectivity between adjoining parcels. In furtherance of the foregoing, the proposed Car Wash will have sufficient vehicular storage onsite to store vehicles that will be waiting to wash their vehicles, so no backup onto State Road 70 is anticipated. Additionally, the proposed Car Wash will comply with all of the City's concurrency fees and requirements.

Staff Comments: The applicant has provided a queuing analysis/statement demonstrating that adequate stacking capacity is available onsite to accommodate the estimated peak demand as follows:

"Typical carwashes previously designed by applicant account for a two car drive capable of queuing 12 cars. The proposed carwash has a third lane capable of queuing 18 cars outside of the drive aisle. The carwash has 33 trips per peak hour as estimated in the



traffic report. The service time per car based on the automation line is 4 minutes for the longest wash (15 cars/hr). Assuming the peak 33 trips/hr - 15 cars/hr = 18 cars remaining which fit within the que provided. This que ignores the past pay gate staging area offering additional 6 que spaces. The carwash meets or exceeds the worse design case of queuing for automated carwashing."

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: The Site is zoned Heavy Commercial and located in the Commercial Future Land Use Designation. As demonstrated in the Comprehensive Plan, and further justified below, the proposed use is appropriate and intended for the Commercial Future Land Use Designation. The requested special exception is further justified by meeting the following City of Okeechobee Comprehensive Plan goals, objectives, and policies:

A. Objective 12: By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

i. Policy 12.1: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

(a) Regulate the subdivision and platting of land.

(b) Regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.

(c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.

(d) Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.

(e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.

(f) Ensure that public facility, utility, and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.

(g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.



The purpose of such regulations shall be to eliminate or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses. The proposed use is infill development in a location appropriate for a carwash. Additionally, the proposed use is in a location currently serviced by utilities and infrastructure. A car wash in this location matches the intensity of existing development in proximity and is a use that currently exists in the area. Therefore, the proposed use meets the intent of this comprehensive plan objective and associated policy.

Staff Comments: The Okeechobee Comprehensive Plan does not contain any policies which would prohibit the requested use. Staff find 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: Per Section 90-283(2) of the City's Land Development Code, an "Auto Service Station, Car Wash" use and structure(s) are permitted in the Heavy Commercial zoning district after issuance of a special exception petition.

Staff Comments: The use is specifically authorized as a special exception use in the CHV district, as stated in LDC 90-283(2).

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

Applicant Response: The proposed use will not have an adverse effect on the public interest given the commercial character of the Park Street Commerce Center, the existing and future infrastructure and utilities to service the proposed use, and the thoughtful design of the Car Wash and the Park Street Commerce Center.

Staff Comments: The proposed use provides another service commercial opportunity for employment and tax base for the City and is not expected to create any disturbance or adverse effects on the public interest.

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

Applicant Response: The use is appropriate for the proposed location and is compatible with the commercial character of the Park Street Commerce Center as well as adjacent uses. It is also infill development and therefore not detrimental to urbanizing land use patterns and does not contribute to urban sprawl.

Staff Comments: The subject site and location is reasonably appropriate for the proposed use and should have no effect on urbanizing land use patterns. The Applicant is proposing infill development, which 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: The use will not adversely affect the property values or living conditions, nor be a deterrent to the development of adjacent property(ies) as the Car Wash is an integral part of the Park Street Commerce Center. Moreover, the property to the west is a RaceTrac Gas Station with plans to develop the remaining outparcels for commercial uses. The Park Street Commerce Center, including the Car Wash, will greatly increase the property values in the surrounding area and drive more interest to the City from other developers and investors as is already clearly evident by the recent surge in site plan and plat applications submitted to the City.

Staff Comments: The proposed car wash will be located within the Park Street Commerce Center along SR-70, which will support a mix of commercial uses. The subject property is an ideal location for commercial infill development, consistent with the existing and proposed development pattern to the north, east, west, and further south. The use will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.

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

Applicant Response: It is not anticipated that the use will result in any nuisance or hazard to adjacent uses. Therefore, there are no screening requirements in addition to the landscape requirements specified by the City's Land Development Code.

Staff Comments: No nuisances or hazards are expected that will require special screening.

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

Applicant Response: The proposed use does not include any residential uses, therefore it will have no impact on the capacity of public schools. The Site is serviced by existing streets and utility services and there are no anticipated decreases in the respective levels of service that result from the Car Wash. Applicant will comply with all applicable concurrency requirements and fees of the City.

Staff Comments: The proposed use will not include a residential component therefore, no direct effects on density patterns and public-school facilities are expected.

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

Applicant Response: Applicant will meet all standards of SFWMD and the City's requirements to prevent traffic congestion, flooding or drainage problems, or otherwise adverse public safety impacts.

Staff Comments: Review of the site plan and the infrastructure plans associated with the plat will ensure that all stormwater management standards are met.



Recommendation

Based on the materials and statements provided by the applicant and the foregoing analysis, we recommend approval of this special exception request for a car wash in the CHV zoning district.

Submitted by:

Ben Smith, AICP Director of Planning November 8, 2023 Okeechobee Board of Adjustment Hearing: November 16, 2023



Supplemental Exhibits

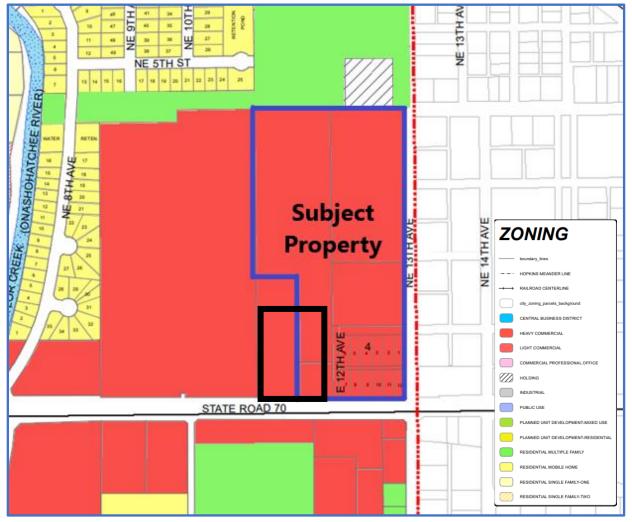


Exhibit A: Zoning Map



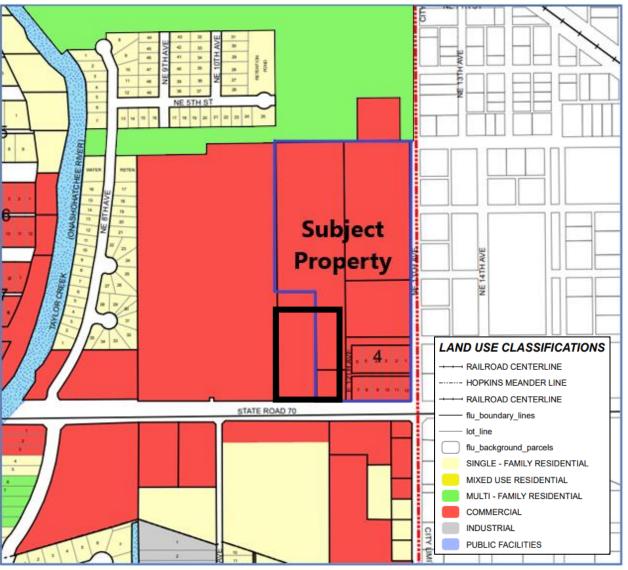


Exhibit B: Future Land Use Map



Exhibit C: Existing Land Use Map

Cify	of Okeechobee	Date:	Petition No.	23-002-SE				
Gen	eral Services Department	Fee Paid: 3/9/23	Jurisdiction:	BOA				
55 S	E. 3 rd Avenue, Room 101	1 st Hearing:	2 nd Hearing:	NIA				
	echobee, Florida 34974-2903 ne: (863) 763-3372, ext. 9820	Publication Dates:						
	(863) 763-1686	Notices Mailed:	11/1					
	Rezone, Special Exception and Variance APPLICANT INFORMATION							
1	Name of property owner(s): Willia	m R. Grigsby, Jr.						
2	Owner mailing address: 10282 Pa	yne Road, Sebring, F	lorida 33875					
3	Name of applicant(s) if other than	owner Park Street Ol	keechobee, LLC					
4	Applicant mailing address: 603 Ea	ast Fort King Street, C	ocala, Florida 34471					
	E-mail address: johnny@americal	ncivilengineering.com						
5	Name of contact person (state re	ationship): Johnny He	erbert IV, PE (Civil Enginee	r)				
6	Contact person daytime phone(s)	: (407) 376-1777						
		PROPERTY INFO	ORMATION					
	Property address/directions to pro	operty: Located direct	the across from 1000 St	ate Road 70 East				
7	New LOI PARASINESI	Okeechobee	, Florida.					
	COMMERCE CENTER							
8	Describe current use of property:	The property is cur	rently vacant.					
ð								
	Describe improvements on prop	erty (number/type buil	ldings, dwelling units, occu	pied or vacant, etc.				
9	Proposed automated car was	n with vacuum statio	ons.					
9								
	Source of potable water: OUA	Method of sewage						
10								
	Approx. acreage: 1.53+/-			016				
	Is there a use on the property that	t is or was in violation	n of a city or county ordinar	ce? If so, describe:				
11	Approx. acreage: 1.53+/- Is there a use on the property tha No, the property is currently va	t is or was in violation	n of a city or county ordinar	ice? If so, describe:				
11	Is there a use on the property that	t is or was in violation	n of a city or county ordinar	ice? If so, describe:				
11	Is there a use on the property tha No, the property is currently va	t is or was in violation cant and unimprove	n of a city or county ordinar ed.					
11 12	Is there a use on the property that No, the property is currently van Is a pending sale of the property	t is or was in violation acant and unimprove subject to this applica	n of a city or county ordinar ed.					
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	REQUIRED ATTACHMENTS
18	Applicant's statement of interest in property:
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:
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 Adam Ramsay

Date

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

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Department of State / Division of Corporations / Search Records / Search by Entity Name /

Dotoil by En	tity Nom			
Detail by Entity Name				
Florida Limited Liability Company PARK STREET OKEECHOBEE, LLC				
Filing Information	1.00			
Document Number		000487870		
FEI/EIN Number		3774303		
Date Filed		4/2022		
State	FL			
Status	ACI	IVE		
Principal Address				
603 EAST FORT K OCALA, FL 34471	(ING STREET			
Mailing Address				
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OCALA, FL 34471				
Registered Agent N	ame & Addres	is and the second se		
RAMSAY, ADAM				
603 EAST FORT K	ING STREET			
OCALA, FL 34471				
Authorized Person	(<u>s) Detail</u>			
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RAMSAY, ADAM P				
603 EAST FORT K	ING STREET			
OCALA, FL 34471				
Annual Reports				
Report Year	Filed Date			
2023	04/28/2023			
2025	0712012023			
Document Images				
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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. Proposed use in the City of Okeechobee ("City") commercial heavy district with a use common in statewide commercial districts.
- 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.

Proposed uses increase economic values of current and surrounding properties along with City's tax base.

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

Landscape per City's code proposed per specific lots at time of individual submission.

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.

See Exhibit B (attached).

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

Proposed use checked with OUA for utility capacity of water and sewer.

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

Proposed development corrects existing road traffic safety hazard along a turnout on SR 70. Proposed development will reduce traffic congestion by creating new destinations within the City for uses that would otherwise require longer trips for residents wishing to use described services. No additional residents are generated.

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)]

PARK STREET OKEECHOBEE, LLC

603 East Fort King Street Ocala, Florida 34471

VIA EMAIL

August 21, 2023

City of Okeechobee / General Services Department Attention: Gary Ritter 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974

Re: Park Street Commerce Center - Special Exception Application ("Application") - Car Wash

Dear Mr. Ritter:

On behalf of Park Street Okeechobee, LLC ("**Applicant**"), this letter constitutes Applicant's written responses to those certain items stated in the Application related to Applicant's request for the Members of the City of Okeechobee Board of Adjustment ("**Board**") to approve the proposed special exception described herein. Moreover, this letter shall constitute an addendum to the Application.

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION

A. Describe the Special Exception sought.

Per Section 90-283(2) of the City of Okeechobee's Land Development Code, Applicant hereby seeks a special exception for Auto Service Station, Car Wash in the Heavy Commercial zoning district of the City of Okeechobee, Florida (the "**City**"). Applicant intends to develop an automated car wash with vacuum stations ("**Car Wash**") on the subject parcel located within the commercial real estate development project known as Park Street Commerce Center and designated as Lot 1 (the "**Site**"). The Site fronts State Road 70 west of NE 14th Avenue in the City and abuts the proposed Culver's Restaurant to be developed on Lot 2 ("**Culver's**") of the Park Street Commerce Center, as more specifically depicted on that certain Master Site Plan for the Park Street Commerce Center submitted to the City by Applicant ("**Master Site Plan**"). The Site is in the Heavy Commercial zoning district and therefore requires a special exception use permit for the Car Wash. Given the commercial nature of the State Road 70 corridor and the Park Street Commerce Center, the requested special exception use is appropriate and compatible in this location.

As further described on the Master Site Plan and other related documents, the Park Street Commerce Center consists of five separate parcels with plans to develop Lot 1 as the Car Wash, Lot 2 as the Culver's, and with a mix of other uses such as a nationally branded hotel (e.g., Marriott, Hilton, etc.) and/or restaurants (e.g., Outback Steakhouse, Carrabba's, etc.) under consideration for the remaining lots. The estimated development budget of the Park Street Commerce Center exceeds \$100,000,000 and is projected to create more than 50 new jobs during the construction and development phase of the Park Street Commerce Center. Thereafter, an estimated 100 new jobs will be created from the businesses operating within the Park Street Commerce Center and the City's tax revenue will be exponentially increased as a result of said businesses operating within the City.

The Car Wash is an integral part of the Park Street Commerce Center and vital to the economic success of the surrounding businesses within the Park Street Commerce Center. The synergies created by the Car Wash for Culver's (e.g., customers of the Car Wash consistently visit Culver's on the same trip) are especially critical to Culver's which is clearly evident by the cross-access easement depicted on the Master Site Plan.

B. Are there similar uses in the area? If yes, briefly describe them.

Page 2

Park Street Commerce Center - Special Exception Application - Car Wash

Currently, there are other car washes in the surrounding area (e.g., hand wash and self-service washes), however, Brahman Car Wash located at 1612 South Parrot Avenue is the only automated car wash similar to the proposed Car Wash.

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.

The proposed use is an automated car wash with vacuum stations. The anticipated hours will be 9:00 AM - 8 PM seven days a week. It is anticipated that a typical working shift will be 10-15 employees.

D. Attach Traffic Impact Study.

The Traffic Impact Study is included in this Application. The Car Wash will comply with all concurrency requirements per the City's concurrency management system.

E. *Responses addressing the standards and required findings for a special exception described below.*

STANDARDS FOR GRANTING A SPECIAL EXCEPTION

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

The Site fronts State Road 70 and is located within the Park Street Commerce Center. The Site is compatible and appropriate for this location given the commercial nature of the Park Street Commerce Center and the surrounding businesses to be developed within the Park Street Commerce Center. Additionally, the proposed Car Wash is infill development in a location with existing infrastructure and utilities.

(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 Site is not directly adjacent to any residential uses and the applicable design is compatible with the adjacent future commercial uses. As depicted on the applicable site plan for the Car Wash ("Site Plan"), the building will front State Road 70 and includes landscaped areas, in addition to the setbacks. The proposed building shown on the Site Plan is to house the car wash mechanism, storage, and an office, 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.

As shown on the Site Plan, the Site will meet all setback requirements per the Heavy Commercial zoning designation. Additionally, all landscaping requirements will be met. As the subject location is not directly adjacent to residential uses, uncomplimentary screening is not necessary.

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

Given the commercial nature of the Park Street Commerce Center, the proposed Car Wash creates no potential problems or public nuisances. The Site fronts State Road 70 and is not directly adjacent to residential uses. Therefore, the proposed use is in a compatible and appropriate location.

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

Applicant has verified with Okeechobee Utility Authority ("OUA") that the utilities and other service requirements of the proposed use will be met. Moreover, Applicant will continue to work with OUA to ensure water and sewer availability. Applicant will also work with the South Florida Water Management District ("SFWMD") and other governmental authorities to establish any additional service requirements for the proposed use. In furtherance of

Page 3 Park Street Commerce Center – Special Exception Application – Car Wash

the foregoing, the Car Wash will utilize a water recycle system to reduce the demands and increase environmental sustainability.

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

As shown on the Site Plan, the proposed use corrects existing road traffic safety hazards along a turnout onto State Road 70 and thoughtful design has been used to create efficient traffic flow within and throughout the Site. The proposed Car Wash also includes interconnectivity between adjoining parcels. In furtherance of the foregoing, the proposed Car Wash will have sufficient vehicular storage onsite to store vehicles that will be waiting to wash their vehicles, so no backup onto State Road 70 is anticipated. Additionally, the proposed Car Wash will comply with all of the City's concurrency fees and requirements.

FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION

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

The Site is zoned Heavy Commercial and located in the Commercial Future Land Use Designation. As demonstrated in the Comprehensive Plan, and further justified below, the proposed use is appropriate and intended for the Commercial Future Land Use Designation. The requested special exception is further justified by meeting the following City of Okeechobee Comprehensive Plan goals, objectives, and policies:

A. <u>Objective 12</u>: By the year 2002, the Unified Land Development Code shall be revised to specifically encourage redevelopment, infill development, compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas, and shall discourage urban sprawl, as provided in the following policy:

i. <u>Policy 12.1</u>: Criteria, standards, and related provisions established in the Land Development Code for reducing the impacts from any land uses that are not in conformance or are inconsistent with this Comprehensive Plan shall as a minimum:

(a) Regulate the subdivision and platting of land.

(b) Regulate the use, intensity, and location of land development in a manner that is compatible with adjacent land uses and provides delineation in the Conservation Element.

(c) Protect Conservation Use lands designated on the Future Land Use Map and those delineated in the Conservation Element.

(d) Regulate areas subject to seasonal and periodic flooding by requiring adequate drainage and stormwater.

(e) Ensure safe and convenient on-site traffic flow and vehicle parking needs through the Site Plan review process and off-street parking regulations.

(f) Ensure that public facility, utility, and service authorization has been procured prior to issuing any development order and that construction of said facilities, utilities, and services is concurrent with development.

(g) Provide that development orders and permits shall not be issued which result in a reduction of the level of services for affected public (community) facilities.

The purpose of such regulations shall be to eliminate or reduce use inconsistent with the character of the surrounding area. Such criteria, standards, and related provisions shall not cause undue hardship, economic or otherwise, to the owners of such nonconforming uses. The proposed use is infill development in a location appropriate for a car

Page 4 Park Street Commerce Center – Special Exception Application – Car Wash

wash. Additionally, the proposed use is in a location currently serviced by utilities and infrastructure. A car wash in this location matches the intensity of existing development in proximity and is a use that currently exists in the area. Therefore, the proposed use meets the intent of this comprehensive plan objective and associated policy.

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

Per Section 90-283(2) of the City's Land Development Code, an "Auto Service Station, Car Wash" use and structure(s) are permitted in the Heavy Commercial zoning district after issuance of a special exception petition.

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

The proposed use will not have an adverse effect on the public interest given the commercial character of the Park Street Commerce Center, the existing and future infrastructure and utilities to service the proposed use, and the thoughtful design of the Car Wash and the Park Street Commerce Center.

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

The use is appropriate for the proposed location and is compatible with the commercial character of the Park Street Commerce Center as well as adjacent uses. It is also infill development and therefore not detrimental to urbanizing land use patterns and does not contribute to urban sprawl.

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

The use will not adversely affect the property values or living conditions, nor be a deterrent to the development of adjacent property(ies) as the Car Wash is an integral part of the Park Street Commerce Center. Moreover, the property to the west is a RaceTrac Gas Station with plans to develop the remaining outparcels for commercial uses. The Park Street Commerce Center, including the Car Wash, will greatly increase the property values in the surrounding area and drive more interest to the City from other developers and investors as is already clearly evident by the recent surge in site plan and plat applications submitted to the City.

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

It is not anticipated that the use will result in any nuisance or hazard to adjacent uses. Therefore, there are no screening requirements in addition to the landscape requirements specified by the City's Land Development Code.

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

The proposed use does not include any residential uses, therefore it will have no impact on the capacity of public schools. The Site is serviced by existing streets and utility services and there are no anticipated decreases in the respective levels of service that result from the Car Wash. Applicant will comply with all applicable concurrency requirements and fees of the City.

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

Applicant will meet all standards of SFWMD and the City's requirements to prevent traffic congestion, flooding or drainage problems, or otherwise adverse public safety impacts.

Page 5 Park Street Commerce Center – Special Exception Application – Car Wash

Please direct all questions regarding this Application to Scott Winch at swinch@kinghux.com and/or (386) 527-6729.

Very truly yours,

PARK STREET OKEECHOBEE, LLC By: Adam Ramsay, Manager

Cc: Patty Burnette, City of Okeechobee (via email)

PARK STREET OKEECHOBEE, LLC

603 East Fort King Street Ocala, Florida 34471

VIA EMAIL

August 11, 2023

City of Okeechobee / General Services Department Attention: Patty Burnette 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974

Re: <u>Park Street Commerce Center – Statement of Interest in Property</u>

Dear Ms. Burnette:

On behalf of Park Street Okeechobee, LLC ("**Applicant**"), this letter constitutes Applicant's Statement of Interest in the following property (collectively, the "**Property**"):

- Parcel #1: 2-15-37-35-0A00-00011-0000
- Parcel #2: 2-15-37-35-0A00-00009-0000- Portion of 1.041
- Parcel #3: 2-15-37-35-0A00-00009-A000 DUL
- Parcel #4: 2-15-37-35-0A00-00010-0000
- Parcel #5: 3-15-37-35-0210-00010-0010

Applicant is purchasing the Property via that certain vacant land contract between Applicant (as successor-by-assignment to WGT, Inc.) and William R. Grigsby, Jr. ("Seller") dated September 2, 2022 (the "Contract"). Applicant intends to develop the Property into a commercial real estate project to be commonly known as the Park Street Commerce Center ("Project") consisting of five separate parcels (as more particularly described in Applicant's site plan and other related documents) with portions of shared common area infrastructure, including without limitation, roadways, drainage, lift station, utility lines, project signs, entrance features, outfall pipe, sewer connection, and all other real and personal property (or interest therein) intended by Applicant for the common use and enjoyment of all lot owners within the Project (collectively, "Common Area Infrastructure").

The Common Area Infrastructure will be governed by that certain Declaration of Covenants, Conditions, Easements, and Restrictions for Park Street Commerce Center ("**Declaration**") of which Applicant (or its assignee) shall be the "**Declarant**" under the Declaration. The Declaration shall include, without limitation, provisions addressing the design, permitting, construction, maintenance, and repair of the Common Area Infrastructure, and provisions for sharing of the costs thereof by the lot owners of parcels within the Project. All easements, water management system, and other rights related to the Common Area Infrastructure will be incorporated into the Declaration. Notwithstanding the foregoing, Applicant intends to dedicate certain items constituting the Common Area Infrastructure such as the roadways, lift station, sewer connection, and outfall pipe to the City of Okeechobee ("**City**"), the County of Okeechobee ("County"), and/or other governmental authorities, respectively.

Applicant is hereby submitting Applicant's master site plan and preliminary plat for the Project in order for Applicant to obtain approval of said site plan, including multiple individual lot site plans and related special exception applications pertinent to Applicant or as jointly submitted by Applicant and a third-party future owner / user of a specific lot within the Project ("**Co-Applicant**," and as further described below, if applicable), and plat from all governing authorities, including approval of the vacation of any existing recorded plat ("**Site Plan Approval**"). Subject to Applicant obtaining Site Plan Approval, Applicant will enter into a development agreement with the City which shall grant Applicant all rights necessary to develop the Project. More specifically, Applicant desires to enter into separate development agreements with the City for the following lots within the Project in order to develop said lot for the uses described below:

• Lot 1: Express Car Wash Facility

Page 2 Park Street Commerce Center – Statement of Interest in Property

• Lot 2: Culver's Restaurant with Drive-Thru

Applicant sincerely looks forward to working with the City to develop this exciting project and making a large investment in the City's future and that of its residents, local businesses, and others in the surrounding community. Please direct all questions regarding the Project to Scott Winch at swinch@kinghux.com and/or (386) 527-6729.

Very truly yours, PARK STREET OKEECHOBEE, LLC By: n Ramsay, Manager

Cc: Gary Ritter, City Administrator (via email)

Prepared By and Return to John D. Cassels, Jr. Esq. Cassels & McCall P.O. Box 968 Okeechobee, Florida 34973

Parcel ID Numbers: 2-15-37-35-0A00-0009-A000 - ALL 2-15-37-35-0A00-0009-0000 - Porton of Judd 2-15-37-35-0A00-00011-0000 -2-15-37-35-0210-00010-0110 3-15-37-35-0210-00010-0080 3-15-37-35-0210-00010-0040 3-16-37-35-0210-00010-0010 FILE NUM 2006011065 OR BK 00603 FG 1345 SHARON ROBERTSON, CLERK OF CIRCUIT COURT DKEECHOBEE COUNTY, FL RECORDED 06/20/2006 04:34:38 PM RECORDING FEES 18.50 DEED DOC 18,433.80 RECORDED BY R Parrish Pas 1345 - 1346; (2pas)

WARRANTY DEED

THIS WARRANTY DEED made this day of June, 2006, between GREAT LAKES HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 410 SE 2nd Avenue, Okeechobee, FL 34974, hereinafter called the GRANTOR, to WILLIAM R. GRIGSBY, JR., whose mailing address 518 Bear Road, Lake Placid, FL 33852, hereinafter called the GRANTEE:

(Wherever used herein, the terms "Grantors" and "Grantees" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

WITNESSETH:

That the **GRANTOR**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **GRANTEE**, all that certain land situate in OKEECHOBEE County, Florida, to-wit:

PARCEL 1 (PER O.R.B. 527, PGS. 869-870):

THE WEST HALF (W ½) OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST ½ OF THE EAST ½ OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING .02 OF AN ACRE, MORE OR LESS.

PARCEL 2 (PER O.R.B. 528, PGS. 1342-1343):

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 3 (PER O.R.B. 528, PGS. 1342-1343):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89°50'34" WEST, ALONG THE NORTHERLY LINE THEREOF, 336.76 FEET TO THE NORTHWEST CORNER OF SAID PRICE ADDITION; THENCE RUN NORTH 00°17'46" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE POINT OF BEGINNING.

[3593-68289.WPD]

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PARCEL 4 (PER O.R.B. 528, PGS. 1342-1343):

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1-6 AND 7-12.

PARCEL 5 (PER O.R.B 528, PGS 1342-1343:

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 6 (PER O.R.B 554, PG 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE E ½ OF THE E ½ OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

Subject to those easements in favor of Florida Power and Light recorded in O.R. Book 109, Page 983 and O.R. Book 23, Page 524 and matters contained on the Plat of Price Addition to Okeechobee City recorded in Plat Book 2, Page 17, all being in the Public Records of Okeechobee County, Florida.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, the said GRANTOR have executed this Deed the day and year first above written.

Signed, Sealed and Delivered in our presence:

Name (Signature) Tak 1 ((Print Name)

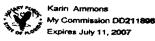
GREAT LAKES HOLDINGS, LLC, a Florida limited liability company

Rγ

D. Robert Willson, Managing member

STATE OF FLORIDA COUNTY OF OKEECHOBEE

Signed and sworn to (or affirmed) before me thigher day of June, 2006, by D. ROBERT WILLSON, as Managing Member of GREAT LAKES HOLDINGS, LLC, a Florida limited liability company, who is personally known to me.



NOTAL Print Na

[3593-68289.WPD]

CFN#2006011065

This Document Prepared by: Michael B. Johnson, Esq. MCCATHERN | MOOTY | GRINKE, L.L.P. 3710 Rawlins, Suite 1600 Dallas, Texas 75219

When Recorded, return this Deed

And send tax statements to: William R. Grigsby, Jr. 518 Bear Road Lake Placid, Florida 33852

Parcel ID No. R3-15-37-35-0210-00010-0010 Documentary Stamps: \$875.00 FILE NUM 2011006369 OR BK 00702 PG 1302 SHARON ROBERTSON, CLERK OF CIRCUIT COURT OKEECHOBEE COUNTY, FLORIDA RECORDED 06/28/2011 01:50:19 PM AMT 125,000.00 RECORDING FEES \$69.50 DEED DOC \$875.00 RECORDED BY M Pinon Pss 1302 - 1309; (8pss)

Commonwealth GF# 222803403

Asset No. 10216068706 1209 & 1221 NE Park St, Okeechobee FL

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated as of the 23rd day of June, 2011, by the FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA, whose address is 1601 Bryan Street, Energy Plaza, Dallas, Texas 75201 (hereinafter called "Grantor") to WILLIAM R. GRIGSBY, JR., an individual, whose address is 518 Bear Road, Lake Placid, Florida 33852 (hereinafter called "Grantee").

Grantor, for and in consideration of the sum of \$125,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS and CONFIRMS unto Grantee the following described real property known as 1209 and 1221 NE Park Street, Okeechobee, Okeechobee County, Florida (the "Property"):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made subject and subordinate to all easements, rights-of-way, encumbrances, exceptions, covenants, conditions, restrictions, encroachments, reservations, access limitations and all other matters filed of record as of the date hereof (collectively, the "<u>Permitted Exceptions</u>"), but only to the extent such Permitted Exceptions affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained, and reference herein to the Permitted Exceptions shall not serve to reimpose same.

SPECIAL WARRANTY DEED - Page 1

Return To: Lawyers/Commonwealth Land Title 2400 Maitland Center Parkway STE-200 Maitland, FL 32751 Attention: Myrna H. Small File No. TLF (© 000 4940C

Book702/Page1302 CFN#2011006369

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to warrant and forever defend, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE. GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2011 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Pursuant to 12 U.S.C. §1825(b)(3), the Federal Deposit Insurance Corporation is not liable for any penalties, fines, fees or court costs resulting from the failure of any person to pay any real property tax, personal property tax, probate or recording tax or any recording or filing fees when due.

SPECIAL WARRANTY DEED – Page 2

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

Signed, sealed and delivered in the presence of: FEDERAL DEPOSIT INSURANCE

Witness Signature alphre Dave Printed Witness Name:

ss Signature Printed Witness Name: James R. BRune It

CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA

By

Printed Namewayne Title: ATTROBINEY IN FACT

STATE OF Florida

COUNTY OF DUVA

The foregoing instrument was acknowledged before me this 2/Hay of June, 2011, , of the FEDERAL by Dwarne +0.11 DEPOSIT INSURANCE CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA, who is personally known to me or who have produced as identification.

§

[Seal]



NOTARY PUBI STATE OF

My Commission Expires:

SPECIAL WARRANTY DEED – Page 3 U:\ Cases\Cases\Park Street-10216068706-Closing Docs\Florida Special Warranty Deed.doc

EXHIBIT A

Legal Description

All of Lots 1 through 12, inclusive, lying North of North Park Street (a/k/a S.R. 70 f/k/a Fort Pierce Road) as now constructed, in Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida.

-AND-

The alley in Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida, lying between Lots 1 through 6 and 7 through 12, as vacated by Ordinance recorded in Official Records Book 359, Page 830, Public Records of Okeechobee County, Florida.

-AND-

The street known as Northeast 2nd Street (f/k/a Center Street) as it runs East from Northeast 12th Avenue to Northeast 13th Avenue, particularly located North of Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida, as vacated by Ordinance recorded in Official Records Book 359, Page 830, Public Records of Okeechobee County, Florida.

Tax Parcel ID No. R3-15-37-35-0210-00010-0010

Commonly known as 1209 and 1221 NE Park Street, Okeechobee, Florida 34972

EXHIBIT A, Legal Description – Solo Page L:\Data\Commercial\Title Work\Prescient\Prescient - 1209 & 1221 NE Park St., FL GF# 2228003703\Florida Special Warranty Deed.doc Prepared by: Renee Marie Araujo, Esq. FDIC East Coast Temporary Satellite Office 7777 Baymeadows Way West Jacksonville, FL 32256

(Leave Blank Above this Line for Recording Information) (Space above this line must be at least 3 Inches)

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the FEDERAL DEPOSIT INSURANCE CORPORATION, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate DWAYNE D. BARFELL as attorney-in-fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints DWAYNE D. BARFELL as its true and lawful attorney-in-fact to act in its name, place, and stead, and hereby grants DWAYNE D. BARFELL the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the Official or Public Records of the Clerk of any Circuit Court or any other official public records or registries, wherever located, where payments on account of the same in redemption or otherwise may have been made by the

Limited Power of Attorney - DWAYNE D. BARFELL

Page 1 of 4

debtor(s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, scal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC attorney-in-fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surely bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC:

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located;

(12) Do and perform every act necessary for the use, liquidation or collection of the Acquired Assets held in the name of the FDIC;

(13) Sign, seal, acknowledge and deliver any and all documents as may be necessary to settle any action(s) or claim(s) asserted against the FDIC, either in its Receivership or Corporate capacity, or as Manager of the FSLIC Resolution Fund.

This Power of Attorney shall be effective October 26, 2009, and shall continue in full force and effect through October 25, 2011, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

Limited Power of Attorney -- DWAYNE D. BARFELL

Page 2 of 4

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this <u>1</u>^{rn} day of June, 2010.

FEDERAL DEPOSIT INSURANCE CORPORATION By: Michael Name: MICHAEL CODY LEE

Title: Manager of Customer Service -East Coast Temporary Satellite Office 7777 Baymeadows Way West Jacksonville, FL 32256

Signed in the presence of:

Witness:	Mar not
Printed Name	BARY LL Marcano
Witness:	Ten l
Printed Name:	10 - Sinvel & Stangle

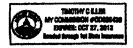
}

STATE OF FLORIDA

COUNTY OF DUVAL

On this 9th day of June, 2010, before me, a Notary Public in and for the State of Florida appeared MICHAEL CODY LEE, to me personally known, who, being by me first duly sworn did depose that he/she is Manager of Customer Service, East Coast Temporary Satellite Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said MICHAEL CODY LEE, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.

[PLACE NOTARY SEAL BELOW HERE]



12	
Notary Public Printed Name of Notary:	THAT CILLOR
Commission No.: DO	936439
My Commission expires:	10/27/2013

Limited Power of Attorney - DWAYNE D. BARFELL

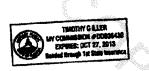
Page 3 of 4

STATE OF FLORIDA COUNTY OF DUVAL

On this <u>1</u> day of June, 2010, before me, a Notary Public in and for the State of Florida appeared <u>Teffry W. MarCano</u> (witness #1) and <u>Samuel R. Stangle</u> (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw MICHAEL CODY LEE, Manager of Customer Service, East Coast Temporary Satellite Office, of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, and had subscribed the same, and that they had signed the same as a witness at the request of the person who executed the same.

[PLACE NOTARY SEAL BELOW HERE]

3



Notary Public Luce Printed Name of Notary: DD 93643 Commission No. :

Commission No. : DD 936437My Commission expires: 10/2.7/2013

STATE OF FLORIDA	k of the Circuit Court, Duval County, (the within and toregoing is a true (the within and some on record and file
INNE COUNT	k of the Circuit Louis is a true
I. THE UNDERSIGN CERTIFY	the within and total record and Ris
Florida, DO MEREDI the orig	inal as it appears of Duval County.
and correct out the Clark	will force and effect.
and correct copy of the Clerk in the office of the Clerk Florida, and the same is in Florida, and the same is in	I di chicha and effect. full force and effect. Id sear of clerk of Circuit Court al day of Linua. 20 JIM FULLER JIM FULLER
WITNESS my hand this	the Lost GETHLER
Jacksonville. Florius.	JIM FULLER COURTS
•-	JIM FOLLECTIS Clerky Circuit and County Courts Duval County Florida. July County Florida.
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	By Beputy Clerk

Limited Power of Attomey - DWAYNE D. BARFELL

Page 4 of 4

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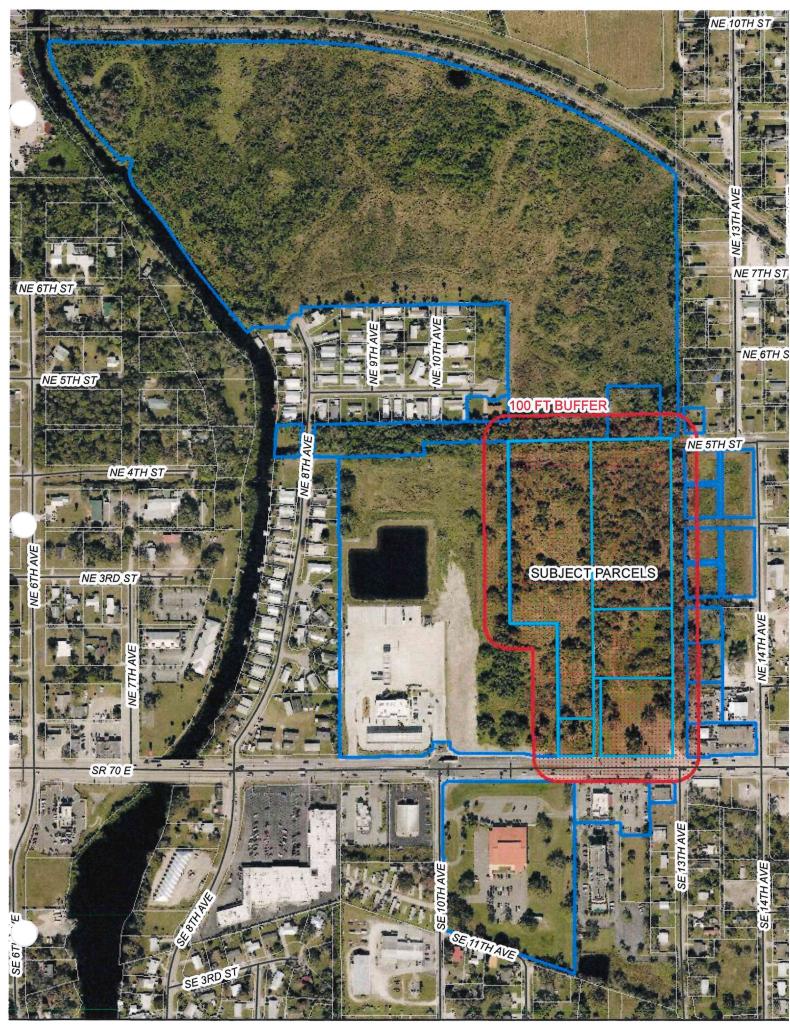
CITY OF OKEECHOBEE 55 SE 3rd Avenue Okeechobee, FL 34974 Tele: 863-763-3372 Fax: 863-763-1686

LAND USE POWER OF ATTORNEY

Name of Property Ov	wners: WILLIAM R. GRIG	SBY, JR.
Mailing Address: 1	0282 Payne Road, Sebring	g, Florida 33875
Home Telephone: N/A	Work:	Cell:
	anced below totaling approximately 16.2 acres a	and located in close proximity to 975 NE Park Street, Okeechobee, Florida 34972
	1 #2: 2-15-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-04	00-00009-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010.
	LLC and its successors and assig	
Home Telephone: (321) 704 - 2840	Work:	Cell: e real property described above, do hereby grant unto
to change the land use granting of special ex understood that condi property. Misstatement exception or variance	e of said property. This land us acception or variances, and appri- tions, limitations and restriction its upon application or in any and a proceeding to rezone the nated only by a written and no	ttorney to make application to the City of Okeechobee ise change may include rezoning of the property, the eals of decisions of the Planning Department. It is ons may be place upon the use or operation of the hearing may result in the termination of any special property to the original classification. This power of otarized statement of such termination effective upon
IN WITNESS WHERE DAY OF Februar OWNER	20 <u>23</u> .	AVE SET THEIR HAND AND SEALS THIS <u>73</u> WITNESS
notarization, this <u>73</u> who is personally know	ent was acknowledged before day of, 2 n to me or produced, 2 Notary Public State of Florida George D Stickle My Commission HH 044484	e me by means of <u>Uphysical presence</u> or <u>online</u> 023 by <u>William R. Grigsby, Jr.</u> (Name of Person) (Name of
(Rev 4/2020)	Expires 09/20/2024	Page 5 of 11

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
1-15-37-35-0030-00040-0010	OKEECHOBEE COUNTY	304 NW 2ND STREET		OKEECHOBEE	FL	34972
1-15-37-35-0030-00120-0010	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00120-0070	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00120-0100	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0010	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0040	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00130-0090	AMERI-RECREATIONAL SPORTS LLC	7711 N MILITARY TRL STE 300		PALM BEACH GARDENS	FL	33410-6506
1-15-37-35-0030-00220-0010	ROJAS HERIBERTO	1644 NE 40TH AVE		OKEECHOBEE	FL	34972-0787
1-15-37-35-0030-00220-0050	DEO SAMSOONAL	13887 86TH ROAD NORTH		WEST PALM BEACH	FL	33412
1-15-37-35-0030-00220-0080	PRESCOTT JAMES EDWARD	80 SE 13TH AVENUE	and an	OKEECHOBEE	FL	34974
1-15-37-35-0040-00100-0010	JOHNSON JOHNNY	10345 SW 149TH TERR		MIAMI	FL	33716
1-15-37-35-0040-00100-0020	ALLEN LYNNELL (ESTATE)	531 NE 13TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00100-0030	WHITE JOHN JR	519 NE 13TH AVE		OKEECHOBEE	FL	34972-3171
1-15-37-35-0040-00100-0050	HOWARD ELLIS GROUP LLC	5181 NW 81ST AVE		LAUDERHILL	FL	33351
1-15-37-35-0040-00100-0060	BARRETT ELVIS ALONSO	208 NE 17TH AVE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00110-0090	HOUZE VANESSA	1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
1-22-37-35-0020-0000B-0010	SAKE LLC	2341 NE 7TH ST		OKEECHOBEE	FL	34972-3336
1-22-37-35-0020-0000B-0020	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-22-37-35-0020-0000B-002A	THE MEAT SHACK LLC	1210 SW 2ND AVE		OKEECHOBEE	FL	34974-5222
2-15-37-35-0A00-00003-0000	BLUE SPRING HOLDINGS LLC	10860 SW 25TH ST		DAVIE	FL	33324-5606
2-15-37-35-0A00-00003-B000	BUTLER SYLVESTER	1873 NE 3RD STREET		OKEECHOBEE	FL	34972
2-15-37-35-0A00-00007-0000	RACETRAC PETROLEUM INC	200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339-5945
2-15-37-35-0A00-00009-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00009-A000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00010-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
2-22-37-35-0A00-00003-0000	VISION INVESTMENT LLC	9216 EQUUS CIR		BOYNTON BEACH	FL	33472-4318
2-22-37-35-0A00-00004-0000	OKEECHOBEE HOSPITALITY LLC	PO BOX 1766		VALDOSTA	GA	31603-1766
2-22-37-35-0A00-00004-A000	CENTAURUS OASIS TWO LLC	%ALEX WOLAK	16139 BISCAYNE BLVD	AVENTURA	FL	33160-4337
2-22-37-35-0A00-00005-A000	NORMAN PATRICIA	4946 COUNTY ROAD 4408		BRUNDIDGE	AL	36010
2-22-37-35-0A00-00009-0000	UNITED STATES POSTAL SERVICE	4000 DEKALB TECNOLOGY PARKWAY	BUILDING 500 SUITE 550	ATLANTA	GA	30340
3-15-37-35-0210-00010-0010	GRIGSBY WILLIAM R JR	10282 PAYNE RD		SEBRING	FL	33875-9457
3-15-37-35-021B-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN	STALL STREET			

3-15-37-35-021B-00000-0210	NEAL LAVON BOWMAN	1001 NE 5TH STREET	OKEECHOBEE	FL	34972
3-15-37-35-0218-00000-0220	DAVIS LARRY R	1003 NE 5TH ST	OKEECHOBEE	FL	34972
3-15-37-35-0218-00000-0240	GORBY JAMES L	1009 NE 5TH STREET	OKEECHOBEE	FL	34972
3-15-37-35-0218-00000-0260	SCHOONMAKER DENNIS D	P O BOX 2141	OKEECHOBEE	FL	34973



IS MAP HAS BEEN COMPILED FROM THE AUTHENTIC INFORMATION AVAILABLE AND

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 $2\sqrt{2}$, $2\sqrt{2}$, 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 $2\sqrt{2}$ day of

, 2025 .

Signature of Applicant

8-21-25 Date

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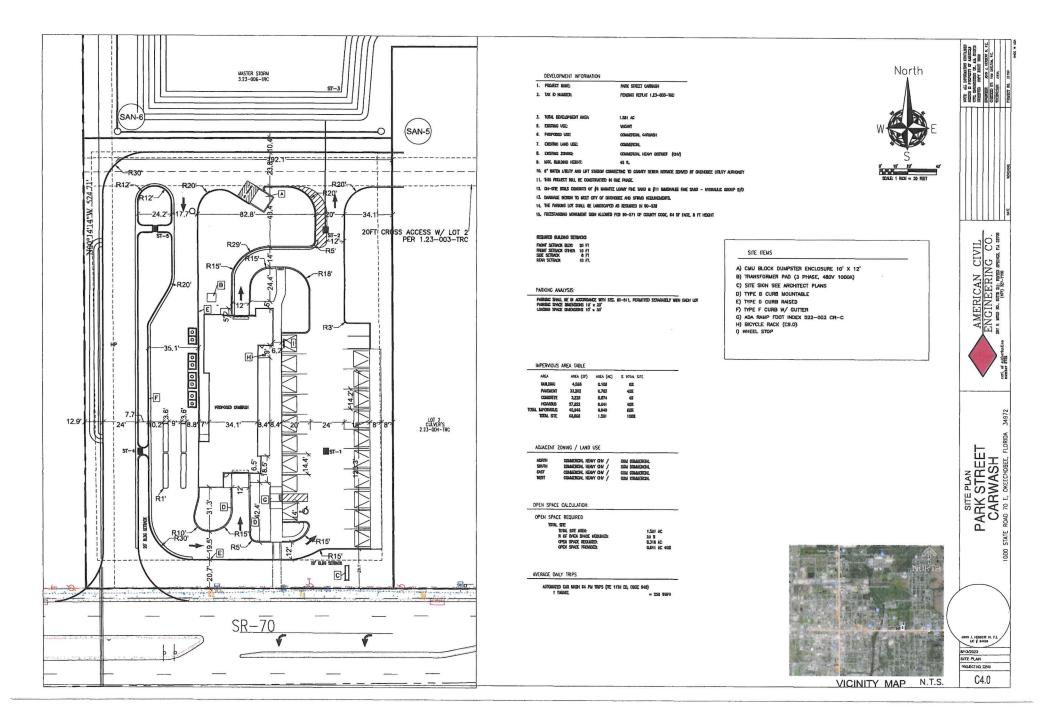
Adam Ramsay

Name of Applicant (printed or typed)

STATE OF FLORIDA COUNTY OF ______

The foregoing instrument was acknowledged before me by means of β physical presence or \Box online notarization, this 21St day of <u>Avon St</u>, 20²³, by <u>Adom Pausous</u>, who is personally known to me or produced ______as identification.









207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708 Telephone: (407) 327-7700 • www.americancivilengineering.com Advancing Civilization Since 1990

10/20/2023

CITY OF OKEECHOBEE 55 SE 3RD AVE OKEECHOBEE FL, 34974

SUBJECT: AGENT AUTHORIZATION FORM

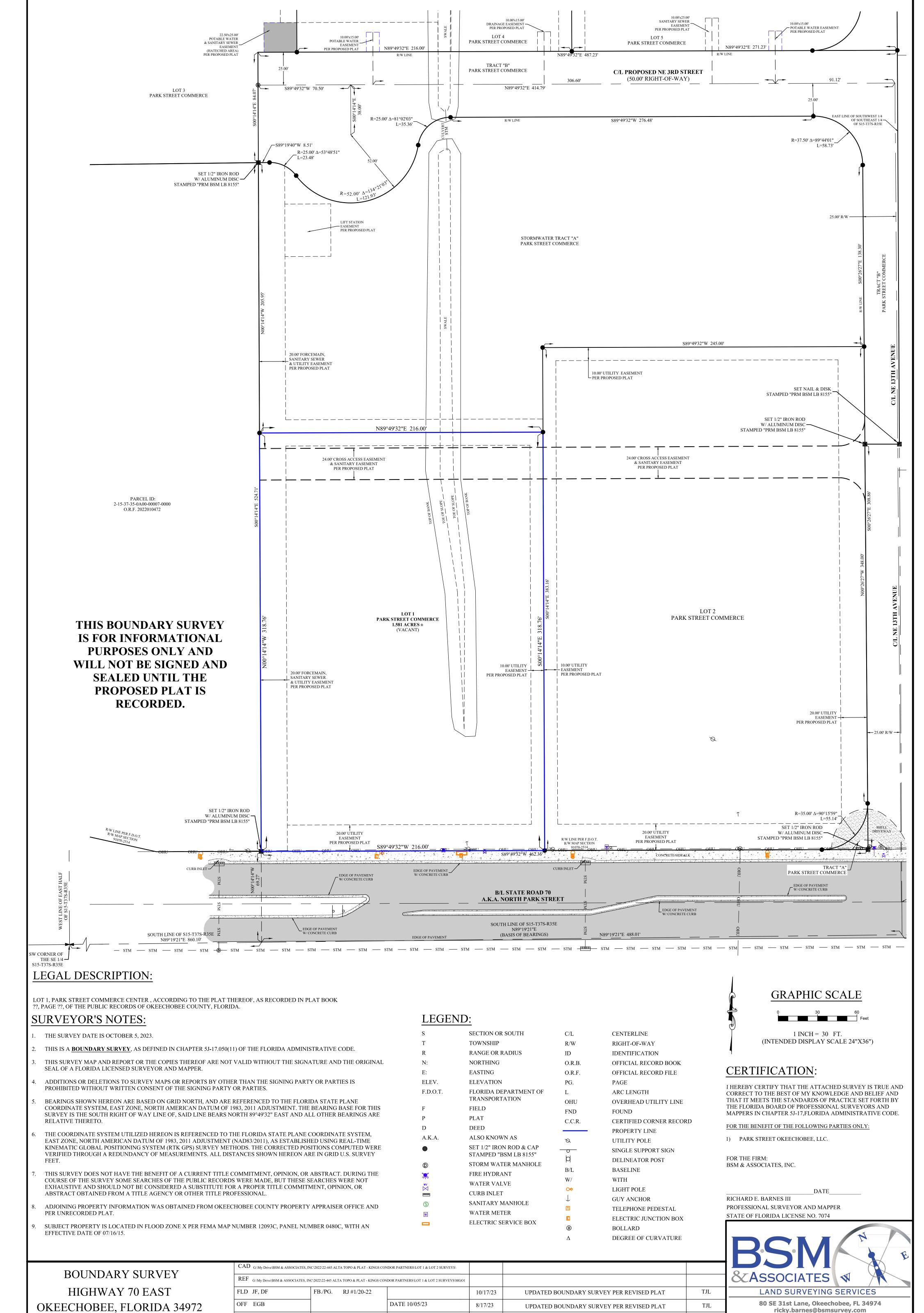
I/WE, Park Street Okeechobee LLC, AS THE APPLICANT FOR THE PROPERTY DESCRIBED AS PARK STREET CARWASH ON PARCELS 2-15-37-35-0A00-00009-A000, 2-15-37-35-0A00-00009-0000, & 2-15-37-35-0A00-00010-0000 (IN CONJUNCTION WITH PARK STREET COMMERCE CENTER MASTER DEVELOPMENT), DO HEREBY AUTHORIZE TO ACT AS MY/OUR AGENT, JOHNNY HERBERT IV, PE OF AMERICAN CIVIL ENGINEERING COMPANY, TO EXECUTE ANY PETITIONS OR OTHER DOCUMENTS NECESSARY TO AFFECT THE APPLICATION APPROVAL REQUESTED AND MORE SPECIFICALLY DESCRIBED AS FOLLOWS, SITE PLAN APPROVAL & SPECIAL EXCEPTION – CARWASH, AND TO APPEAR ON MY/OUR BEHALF BEFORE ANY ADMINISTRATIVE OR LEGISLATIVE BODY IN THE CITY CONSIDERING THIS APPLICATION TO ACT IN ALL ASPECTS AS OUR AGENT IN MATTERS PERTAINING TO THE APPLICATION.

DATE: 10-20-2023

Adam Ramsay PRINT NAME

BOUNDARY SURVEY

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



UPDATED BOUNDARY SURVEY PER REVISED PLAT

REVISIONS:

ricky.barnes@bsmsurvey.com

LB 8155

863.484.8324

BY:

G:\My Drive\BSM & ASSOCIATES, INC\2022\22-445 ALTA TOPO & PLAT - KINGS CONDOR PARTNERS\LOT 1 & LOT 2 SURVEYS\22-445 BND LOT 1.dwg 1 Oct 17, 2023;

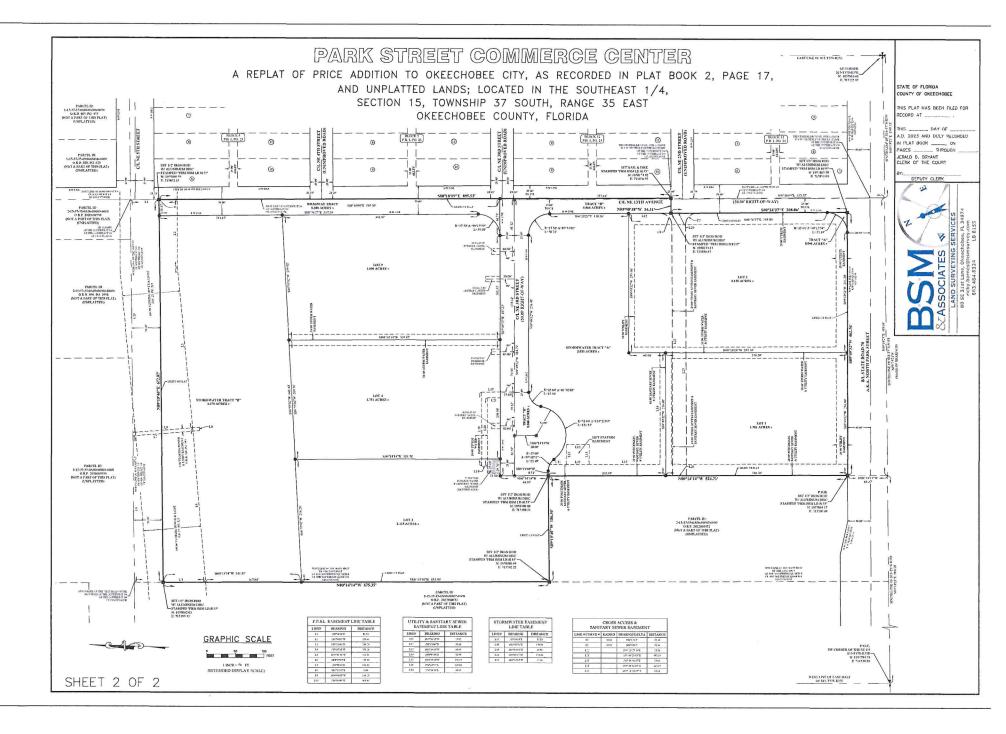
CKD REB

SHEET 1 OF 1

DWG₂₂₋₄₄₅ BND LOT 1

DATE:

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Second Action	Parata I and	10				
9		are 🛓	1	A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS		7,
	our of the second of the secon		Ξ.	AND UNPLATTED LANDS; LOCATED IN T		STATE OF FLORIDA COUNTY OF OKEECHOBEE
9	THIS PLAT	0	k	SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST	I; OKEECHOBEE COUNTY, FLORIDA	THIS PLAT HAS BEEN FILED FOR
1-0			5	CERTIFICATION OF OWNERSHIP & DEDICATION:	ACCEPTANCE OF DEDICATIONS- OUA:	RECORD AT
	· · · · · · · · · · · · · · · · · · ·		4	STATE OF FLORIDA COUNTY OF OKERCHOBEE	THE OKEEPHORE UTLITY ALTHORITY HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MANTELIANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS DAY OF 2023.	A.D. 2023 AND DULY RECORDED
and the second se	LOCATION MAP:	-		PARK STREET GREECHDBEE, LLC, A FLORIDA LIMITED LABULTY COMPANY, THE OWNER OF THE ABOVE-DESCRIBED LAND, BY ITS DULY ELECTED WANGER, DOES LIFERETY DEDICATE AND RESITION THE FOLLOWING:		IN PLAT BOOK ON PAGES THROUGH
LEGEND:	(NOT TO SCALE)			EASEMENTS		JERALD D. BRYANT CLERK OF THE COURT
C/L FND R/W O.R.B.	FOUND RIGHT OF WAY OFFICIAL RECORD BOOK	INDEX OF PA	AGES	THE DRAWAGE, UTILITY, SANITARY SEWER, AND POTABLE WATER EASEMENTS AS SHOWN HEREON, ARE MORE FULLY DEFINED IN THE DECLARATION OF CONFINATIS, CONDITIONS, FASEMENTS, AND RESTRICTIONS FOR PARK STREET COMMERCE CENTER, RECORDED IN THE PUBLIC RECORDS OF OKECHODBE COUNTY, FLORIDA.	PRINTED NAME PRINTED NAME EXECUTIVE DRECTOR	BY: DEPUTY CLERK
PG. P.O.B.	PAGE POINT OF BEGINNING		PAGE H OF PLAT	CROSS ACCESS EASEMENT THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS WORE FULLY DEFINED IN THE DECLARATION OF COMSMANIS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR PARK STREET COMMERCE CENTER, RECORDED IN THE PUBLIC RECORDS OF OMEECHOBE COUNTY, FORMAN	OUA ACKNOWLEDGEMENT:	DOMAN
P.D.C. R	POINT OF COMMENCEMENT RADIUS OR RANGE DELTA			AND RESTRICTIONS FOR PARK STREET COMMERCE CENTER, RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.	COUNTY OF OKEECHOBEE	BSM V
L CB	ARC LENGTH CHORD BEARING	TABULAR DA	ATA: 81 ACRES ±	THE RIGHT-OF-WAYS, TRACT "A" AND TRACT "B"AS SHOWN HEREON, OF NORTHEAST 13TH AVENUE AND NORTHEAST 3RD STREET, ARE HERED DEDIARTED TO THE PUBLIC, FOR HORESS, EDRESS, UNITES, DRAWAGE, AND OHER PURPOSES NOT MCONSISTENT WITH THIS DEDICATION AN RESERVITION NAD ARE THE PERFETUAL INITIATIONALE ORIELATION OF THE CITY OF OKECHORESE (OKECHORESE CONTRY, FLORIDA.	BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, ID EXECUTIVE DIRECTOR OF THE ORECHODEE UTILITY AUTHORITY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING GERTIFICATE OF DEDICATION.	&ASSOCIATES V
CD N: E:	CHORD DISTANCE NORTHING EASTING	LOT 2 = 2.15	55 ACRES ±			AND SUBVEYING SERVICES
•	SET 1/2" IRON ROD & CAP. STAMPED "BSM LB 8155"		15 ACRES ±	THE ROADWAY TRACT AS SHOWN HEREON, IS DESIGNATED FOR FUTURE DEDICATION TO THE PURICE, FOR INGRESS, EGRESS, UTILITES, DRAINGE, AND OHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND RESERVATION AND SHALL BE THE FREMEWING, MANITEMANCE DEDICATION OF THE COTY OF ORCEFORE, DRELEPORE CONTIN, FLORDAN UPON DEDICATION OF SHALL BE. THE FURPERIUM, MANITEMANCE DEDICATION OF THE ROADWAY TRACT IS MORE FULLY DETRICD IN THE DECLARATION OF COMMANTS, CAMMENTS, AND RESTRICTIONS FOR MANK STREET COMMENCE CONTRY, FLORD UP IN THE DECLARATION OF COMMANTS, CAMMENTS, AND RESTRICTIONS FOR MANK STREET COMMENCE CONTRY, FLORD IN THE PUBLIC RECORDS OF GREETOBLE CONTRY, FLORD DESTRICTIONS FOR MANK STREET COMMENCE CONTRY, FLORD IN THE DECLARATION OF COMMANTS, CAMMENTS, AND	E OF, 2023. BY: MY COMMISSION EXPIRES:	80 SE 31st Lane, Okeechobee, FL 34974 ricky.barnes@bamsurvey.com
•	SET NA'L & DISK STAMPED "PRIM BSM LB 8155" SET 1/2" IRON ROD W/ ALUMINUM DISC		90 ACRES ±	STORUWATER TRACTS	NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.	863.484.8324 LB 8155 CERTIFICATE OF TITLE:
F.D.O.T.	STAMPED "PRM BSM LB 8155": UNLESS IF OTHERWISE NOTED		166 ACRES ±	STORUMATER TRACT "YAAD STORWAHTER TRACT "B"AS SHOWN HEREON, ARE MORE FULLY DEFINED IN THE DECLAMATION OF COVEMNIS, COMMINS, EMSLMENTS, AND RESTRICTIONS FOR PARK STREET COMMERCE CENTER, RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COMMIN, FLORIDA	NOTARY STAMP:	THE UNDERSIGNED, WITH FEE & FEE
F.B. ID	FLORIDA DEPARTMENT OF TRANSPORTATION PLAT BOOK IDENTIFICATION	ROADWAY TRACT = 0.38 STORMWATER	86 ACRES ±	L <u>IFT STATION AND FORCE MAIN EASEMENT</u> THE LIFT STATION AND FORCE MAIN EASEMENT SHOWN HEREON, ARE HEREBY DEDICATED TO THE OKEECHOBEE LITLITY AUTHORITY, FOR MORESS AND ERGISS CONSTRUCTION AND PERPETUAL MAINTENANCE OF TACULITES OF SAID LITT STATION AND THE FORCE MAIN.	CLERK_OF CIRCUIT COURT:	DOES HEREBY CERTIFY THAT, AS OF THE DAY OF
S T D.E.	SECTION OR SOUTH TOWNSHIP DRAINAGE FASEMENT	TRACT "A" = 2.01 STORMWATER	23 ACRES 1	DECI 454TION	STATE OF FLORIDA COUNTY OF OKEECHOBEE	(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN HEREON IS IN THE NAME OF PARK STREET OKECEHOREE, LLC, A FLORIDA LINEED LABILITY COMPANY, THE ENTITY EXECUTING THE DEDICATION.
NO. P.C.	NUMBER PLAT CORNER		79 ACRES ±	THE DECLARATION OF COVENNITS, CONDITIONS, EASEMENTS, AND RESTRICTIONS FOR PARK STREET COMMERCE CENTER, IS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.	I, JERALD D. BRYANT, CLERK OF CIRCUIT COURT AND COMPTROLLER OF OKEECHOBEE COUNTY, FLORIDA DO HEREBY CERTY THAT THIS PLAT WAS FILED FOR RECORD ON THE 2023 IN PLAT DOCK - PAGE - PAGE	(B) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE REEN PAID THROUGH THE YEAR 2022
A.K.A. PRM F.P.&L	ALSO KNOWN AS PERMENANT REFERENCE MONUMENT FLORIDA POWER AND LIGHT			PARK STREET OKECCHOBEE, LLC, A FLORIDA LIMITED LIABILITY COMPANY	DAY OF 2023 IN PLAT BOOK PAGE	(C) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCOMMERING THE LIND DESCRIBED HEREON ARE AS FOLLOWS 1. NO MORTGAGES ARE RECORDED.
LEGAL DE	SCRIPTION:			BY: WTHESS: WTHESS:	JERALD D. BRYANT; CLERK OF CIRCUIT COURT AND COMPTROLLER: OKEECHOBEE COUNTY,	
A PARCEL OF LAN	ND INCLUDING ALL OF THE PRICE ADDITION	TO OKEECHOBEE CITY, ACC	CORDING TO	MANAGER'S PRINTED NAME PRINTED NAME PRINTED NAME	ACCEPTANCE BY CITY COUNCIL:	BY: DATE: FEE & FEE, PLLC 400 NW 2ND STREET
OKEECHOBEE COU	NC INCLOSING ALL OF THE PRICE ADDITION PF, AS RECORDED IN PLAT BOOK 2, AT PAI INTY, FLORIDA AND A PORTION OF THE UNI- QUARTER (1/4) OF THE SOUTHEAST ONE-	GE 17 OF THE PUBLIC RECO PLATTED LANDS OF EAST I	HALF OF THE		STATE OF FLORIDA COUNTY OF OKEECHOREE	OKEECHOBEE, FL 34972
TOWNSHIP 37 SOL DESCRIBED AS FO	JTH. RANGE 35 EAST, OKEECHOBEE COUNT'	Y, FLORIDA, BEING MORE PA	ARTICULARLY	DEDICATION ACKNOWLEDGEMENT	IT IS UFBERY OF BREICH THAT THIS REAT HAS DEEN OFFICIALLY APPROVED FOR BECODE BY	CITY SURVEYOR:
COMMENCE AT TH SECTION 15, THEN DISTANCE OF 860	IE SOUTHWEST CORNER OF THE SOUTHEAST ACE NORTH 89'19'21" EAST ALONG THE SOU	FONE-QUARTER (1/4) CORI UTH LINE OF SAID SECTION	INER OF SAID 15, A	STATE OF FLORIDA COUNTY OF OKEECHOBEE	THE CITY COUNCIL FOR THE CITY OF OKEECHOBEE, FLORIDA, THIS DAY OF 2023, NO DEVELOPMENT RIGHTS ARE GRANTED SOLELY BY THE EXECUTION AND RECORDING OF THIS PLAT AND RECORDERS ARE RECOMMENT FOR DETAILING ANY	STATE OF FLORIDA COUNTY OF OKEECHOBEE
THENCE NOR TH O	0"14"14" WEST, A DISTANCE OF 69.27 FEET INE OF STATE ROAD 70 AS PER FLORIDA D IAP SECTION 91070-2514 AND THE POINT	TO A POINT ON THE NORT	TH TATION	BEFORE ME, THE UNDERSIGHED AUTHORITY PERSONALLY APPEARED,, MANAGER OF PARK STREET OKEECHOBEE, LLC, A FLORIDA LIMITED LABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF	NECESSARY STATE OR LOCAL PERMITS AND LICENSES PRIOR OF DEVELOPMENT. FURTHER, THE APPROVAL OF THIS PLAT CONSTITUTES AN ABANDONMENT OF MOBILEY STREET PRIOR STREET PRESENTLY LIES UNMIRROVED AND UNDILIZED IN THE PLAT OF PRICE ADDITION.	IT IS HEREBY CERTIFIED THAT UNDERSIGNED SURVEYOR AND
THENCE CONTINUE	NORTH DOTA'14" WEST, A DISTANCE OF 5	524.71 FEET;		DEDICATION, AND HE DULY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR AND IN DETAIL OF SAID COMPANY.	THIS REPLAT WILL VACATE ALL RIGHTS AND USE TO THE PREVIOUSLY PLATTED MODLEY STREET.	MAPPER DULY LICENSED IN THE STATE OF FLORIDA HAS REVEWED THIS PLAT FOR CONFORMITY WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.
THENCE SOUTH 8 THE WEST HALF (SOUTHEAST ONE	9'19'40" WEST, A DISTANCE OF 186.30 FEE (1/2) OF THE EAST HALF (1/2) OF THE SO QUARTER (1/4) OF SAID SECTION 15;	T TO A POINT ON THE WES NUTHWEST ONE-QUARTER (1	ST LINE OF 1/4) OF THE	WITNESS MY HAND AND OFFICIAL SEAL AT GREECHOBEE COUNTY, FLORIDA, THIS DAY OF, 2023.	DOWLING R. WATFORD JR .: MAYOR, CITY COUNCIL	
THENCE NORTH OF	0'14'14" WEST ALONG SAID WEST LINE, A D LEL WITH AND 50.00 FEET SOUTH OF THE	NSTANCE OF 675.35 FEET 7 NORTH LINE OF THE SOUTH	TO A POINT HWEST	NY COMMISSION EXPIRES	DUWEING K. WATFORD JR.; MAYON, CITY COUNCIL	BY: DATE:
THENCE NORTH 8	/4) OF THE SOUTHEAST ONE-OUARTER (1/ 9'19'40" EAST ALONG SAID PARALLEL LINE, 2'19'40" EAST ALONG SAID PARALLEL LINE,	A DISTANCE OF 672.87 FE	EET TO A	NT COMMISSION EAPINES		PRINTED NAME: PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NUMBER
(1/4) OF SAID SE				ACCEPTANCE OF DEDICATIONS- CITY OF OKEECHOBEE:	LANE GAMOTEA CITY CLERK: CITY OF OKEECHOBEE, FLORIDA	SURVEYOR'S CERTIFICATION:
THENCE NORTH B	0'18'09" EAST ALONG SAID EAST LINE, A D Y EXTENSION OF THE NORTHERLY RIGHT-OF 9'58'38" WEST ALONG SAID WESTERLY EXTE	NOON & DISTANCE OF 25	O FEET IO	: STATE OF FLORIDA CITY OF OKEECHOBEE, COUNTY OF OKEECHOBEE	CITY ATTORNEY:	THIS IS TO CERTIFY THAT THE PLAT CHOINS HEREON IS A TOUS AND
THE INTERSECTION FORMERLY LINCOL OKEECHOBEE COU	WITH THE WESTERLY RICHT-OF-WAY LINE N STREET PER PLAT BOOK 2, AT PAGE 17	OF NORTHEAST 13TH AVEN OF THE PUBLIC RECORDS	NUE OF	THE CITY OF OKEECHOBEE HEREDY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MANIFEMANCE DAUGATIONS FOR SAME AS STATED HEREON.	STATE OF FLORIDA COUNTY OF OKEECHOBEE	DESCRIPTION OF A SUPERVISION, THAT SHE CHART SHE WAS AN AND AND AND AND AND AND AND AND AND
THENCE SOUTH O	0'26'27" EAST ALONG SAID WESTERLY RIGH	T-OF-WAY LINE. A DISTAND	CE OF 308.86	DATED THIS DAY OF 2023.	IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM.	177.00 (0), FLORIDA STATUTES, HAVE BEEN FLAGED AS REDURED BY
THENCE SOUTH BE	9'49'32" WEST ALONG SAID NORTH RIGHT-C NT OF BEGINNING.	OF-WAY LINE, A DISTANCE	OF 462.36	WITNESS BY.	BY: DATE:	CART AND INTELEMENTATION OWNED AND ADDRESS AND MODULATS AND MODULATS AND MODULATS AND MODULATS AND ADDRESS AND FORTHAL TO SECTION TO FOR THE REQUIRED IMPROVEMENTS, AND FORTHAL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS
SAID LANDS LYING	S IN OKEECHOBEE COUNTY, FLORIDA AND C	ONTAINING 16.151 ACRES M	ORE OR LESS	PRINTED HAME PRINTED HAME DOWLING R. WATFORD JR.	JOHN J. FUMERC; CITY ATTORNEY; CITY OF OKEECHOBEE, FLORIDA	AMENDED THIS DAY OF 2023.
	<u>R'S NOTES:</u>	AND ARC RECERENCED TO T		MAYOR, CITY COUNCIL	CITY ENGINEER:	
ADJUSTMENT,	WH HEREON ARE BASED ON GRID NORTH, A COORDINATE SYSTEM, EAST ZONE, NORTH A THE BEARING BASE FOR THIS SURVEY IS TH SOUTH, RANGE 35 EAST, SAID LINE BEARS RELATIVE THERETO.	AVERICAN DATUM OF 1983, HE SOUTH LINE OF SECTION	2011 1 15,	ACKNOWLEDGEMENT:	STATE OF FLORIDA COUNTY OF GREECHOFF	RICHARD E. BARNES III PLATTING PROFESSIONAL SURVEYOR AND MAPPER SURVEYOR
	RELATIVE THERETO.				COUNTY OF OKEECHOBEE IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED	STATE OF FLORIDA LICENSE NO. 7074
CYCTEN FACT	TES SHOWN HEREON ARE REFERENCED TO ZONE. NORTH AMERICAN DATUM OF 1983. JSING REAL-TIME KINEMATIC GLOBAL POSITI DISTANCES SHOWN HEREON ARE IN GRID L	2011 AD RICTHENT (MADRT	12011) 10	BEFORE ME, THE UNDERDINED AUTURATY, PERSONALLY APPEARED, DOWLING R. WATCHOU JR, MAYCH OF THE CITY OF OKEECHOREE, TO ME KACHIN TO BE THE INDIVIDUAL DESCREDED IN AND INTO LEDULTD THE FOREGONG CERTIFICATE OF DEDICATION, AND THEY ACH DULY ACAUGANIZADE BEFORE WE THAT THEY DECULED SAME, AS SUCH OFFICIERS TOR AND IN BETALF OF SAME OCAPORATION.	AS TO FORM.	
1	DISTANCES SHOWN HEREON ARE IN GRID L ACKS SHALL BE AS APPROVED BY THE CIT			WITNESS MY HAND AND OFFICIAL SEAL AT OKESCHOBEE COUNTY, FLORIDA. THIS DAY OF, 2023.	CITY ENGINEER DATE: DATE:	CITY CLERK) COUNTY)
	PLAT, AS RECORDED IN ITS GRAPHIC FORM, NDS DESCRIBED HEREIN AND WILL IN NO CI ANY OTHER GRAPHIC OR DIGITAL FORM OF THAT ARE NOT RECORDED ON THIS PLAT T			NY COMMISSION EXPIRES: NOTARY STAMP:	PRINTED NAME:	
ACCORDS OF	HIS COUNTY.				PROFESSIONAL ENCINEER	SHEET 1 OF 2
C-14y Delve 1854 & ASSOCI	HTES, INC/2022/22-HS ALTA TOPO & PLAT - KINOS CONDU	OR PARIMERS PLAT & DOUNDARY VERS	SIGN 3122-445 PLA	J VERSON 3.6+g 1 Det 10, 2023		



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