



**CITY OF OKEECHOBEE**  
**BOARD OF ADJUSTMENT MEETING**  
**55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974**  
**NOVEMBER 18, 2021**  
**LIST OF EXHIBITS**

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**Draft Minutes**

Summary of Board Action October 21, 2021

**Staff Report/Exhibit 1**

Special Exception Petition No. 21-007-SE



**CITY OF OKEECHOBEE, FLORIDA  
BOARD OF ADJUSTMENT MEETING  
OCTOBER 21, 2021  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation was led by Board Member, Phil Baughman, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso and Alternate Board Members David McAuley and Jim Shaw were present.

**III. AGENDA AND PUBLIC COMMENTS**

- A. There were no items added, deferred, or withdrawn from the agenda.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

**IV. MINUTES**

- A. Motion by Board Member Baughman, seconded by Board Member Papasso, to dispense with the reading and approve the September 16, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

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

- A. Special Exception Petition No. 21-006-SE requests to allow a building trades contractor in the Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(5)) located in the 900 block of Southwest 2<sup>nd</sup> Street for the proposed use of a general contractor's office including garage area for storage.
  - 1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  - 2. City Planning Consultant Smith briefly reviewed the Planning Staff Report recommending approval with a condition that equipment, materials, heavy machinery, and large trucks would not be stored/parked outside.
  - 3. Mr. Danny Boromei, Registered Agent of the Property Owner, Boromei Construction, was not in attendance.
  - 4. No public comments were offered.
  - 5. No Ex-Parte disclosures were offered.
  - 6. Motion by Board Member Baughman, seconded by Board Member Papasso to approve Special Exception Petition No. 21-006-SE as presented in [Exhibit 1 which includes the standards and findings as required for granting petitions per Code Section 70-373; and the Planning Consultant's analysis of the findings] with the following special condition: that equipment, materials, heavy machinery, and large trucks would not be stored/parked outside.  
**Motion Carried Unanimously.**

**CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:09 P.M.**

**VI. Chairperson Hoover adjourned the meeting at 6:09 P.M.**

Submitted by:

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Patty M. Burnette, Secretary

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



## **Staff Report**

## **Special Exception Request**

*Prepared for: The City of Okeechobee*

*Applicant: Nassa Management Group LLC*

*Petition No.: 21-007-SE*

*Address: 204 NW 13<sup>th</sup> Street*

*Description: Storage Facility*



1375 Jackson Street # 206 Fort Myers, FL 33901

### General Information

Owner/Applicant	Nassa Management Group LLC 7993 Steeplechase Ct Port St Lucie, FL 34986
Contact Person	Muhammad Nooruddin <a href="mailto:Nooruddin64@gmail.com">Nooruddin64@gmail.com</a> 863.801.1925
Site Address	204 NW 13 <sup>th</sup> Street
Parcel Identification	3-15-37-35-0010-00030-0230
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at <a href="https://www.cityofkeechobee.com/agendas.html">https://www.cityofkeechobee.com/agendas.html</a>	

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

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Residential Multiple Family (RMF)	Heavy Commercial (CHV)
Use of Property	Vacant lot	Storage Facility
Acreage	0.402 acres	0.402 acres

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

<b>North</b>	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Water Retention
<b>East</b>	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Storage Facility
<b>South</b>	Future Land Use	Commercial
	Zoning	Heavy Commercial
	Existing Use	Automotive Shop
<b>West</b>	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Home

### Description of Request and Existing Conditions

The matter for consideration by the City of Okeechobee Board of Adjustment is a Special Exception to allow a storage facility in the CHV district. The property is a vacant 0.402 acre parcel designated Commercial on the Future Land Use Map and is currently zoned Residential Multiple Family. The applicant has submitted a concurrent request to rezone to Heavy Commercial.

City Code Section 90-283 lists 'enclosed warehouse and storage' as a special exception use in the CHV district.

### Consistency with Land Development Regulations

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

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

**Applicant Response:** Consistent w/ neighboring businesses

**STAFF COMMENTS:** Proposed location of use is generally consistent with nearby properties.

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

**Applicant Response:** No Building proposed currently w/ this project

**STAFF COMMENTS:** No building forgoes need for providing design of a building.

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

**Applicant Response:** The property will have 8-10 ft fence around the entire property.

**STAFF COMMENTS:** Landscaping should be provided on south and west sides where adjacent use is single family.

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

**Applicant Response:** Strictly storage facility.

**STAFF COMMENTS:** Use should not create a public nuisance.

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

**Applicant Response:** Water connection, can apply for electric if needed.

**STAFF COMMENTS:** Utilities will be adequate for this use.

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

**Applicant Response:** No traffic, drop off / pick up

**STAFF COMMENTS:** Traffic will not be a great impact at this location.

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

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

**Applicant Response:** No

**STAFF COMMENTS:** This use is not contrary to City's Comprehensive Plan requirements.

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

**Applicant Response:** *Note: Applicant did not give a response.*

**STAFF COMMENTS:** Use is authorized as special exception in this Zoning District.

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

**Applicant Response:** No

**STAFF COMMENTS:** This use should not have an adverse impact.

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

**Applicant Response:** It will be appropriate, reasonably and compatible

**STAFF COMMENTS:** Use is reasonably compatible with adjacent uses.

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

**Applicant Response:** Will not affect property value.

**STAFF COMMENTS:** This use shouldn't negatively affect nearby property values.

- (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:** Property will be locked and fenced.

**STAFF COMMENTS:** Landscape screening seems appropriate for the sides facing south and west. In addition, the applicant should demonstrate proper security measures and provide a site plan with greater details than submitted sketch.

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

**Applicant Response:** No impact on public facility.

**STAFF COMMENTS:** Use will not overburden public facilities.

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

**Applicant Response:** No.

**STAFF COMMENTS:** Use will not create traffic congestion.

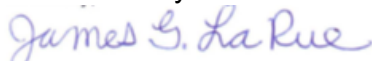
## Recommendation

The site generally meets the requirements of an outdoor storage facility although applicant's sketch does not adequately show important details such as:

- Type of landscape buffer and location
- Precise location and height of fence
- Layout of paved parking and drive aisles
- Drainage areas

Approval is conditioned on adequate site plan being presented to staff for permit approval.

Submitted by:



James G LaRue, AICP  
President

November 5, 2021

Board of Adjustment Hearing: November 18, 2021

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

## FUTURE LAND USE SUBJECT SITE AND ENVIRONS

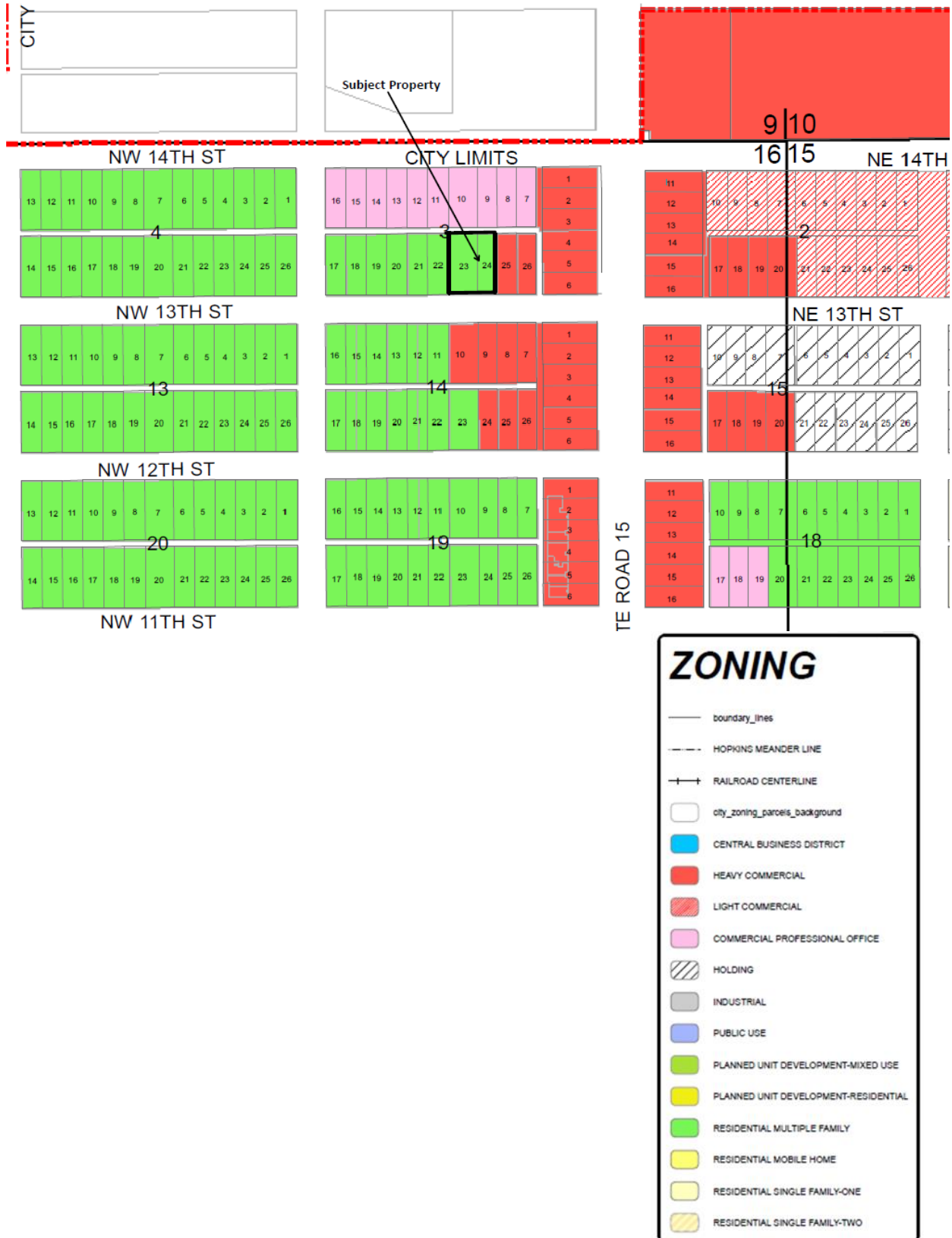


### LAND USE CLASSIFICATIONS

- +--- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +--- RAILROAD CENTERLINE
- flu\_boundary\_lines
- lot\_line
- flu\_background\_parcel
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES



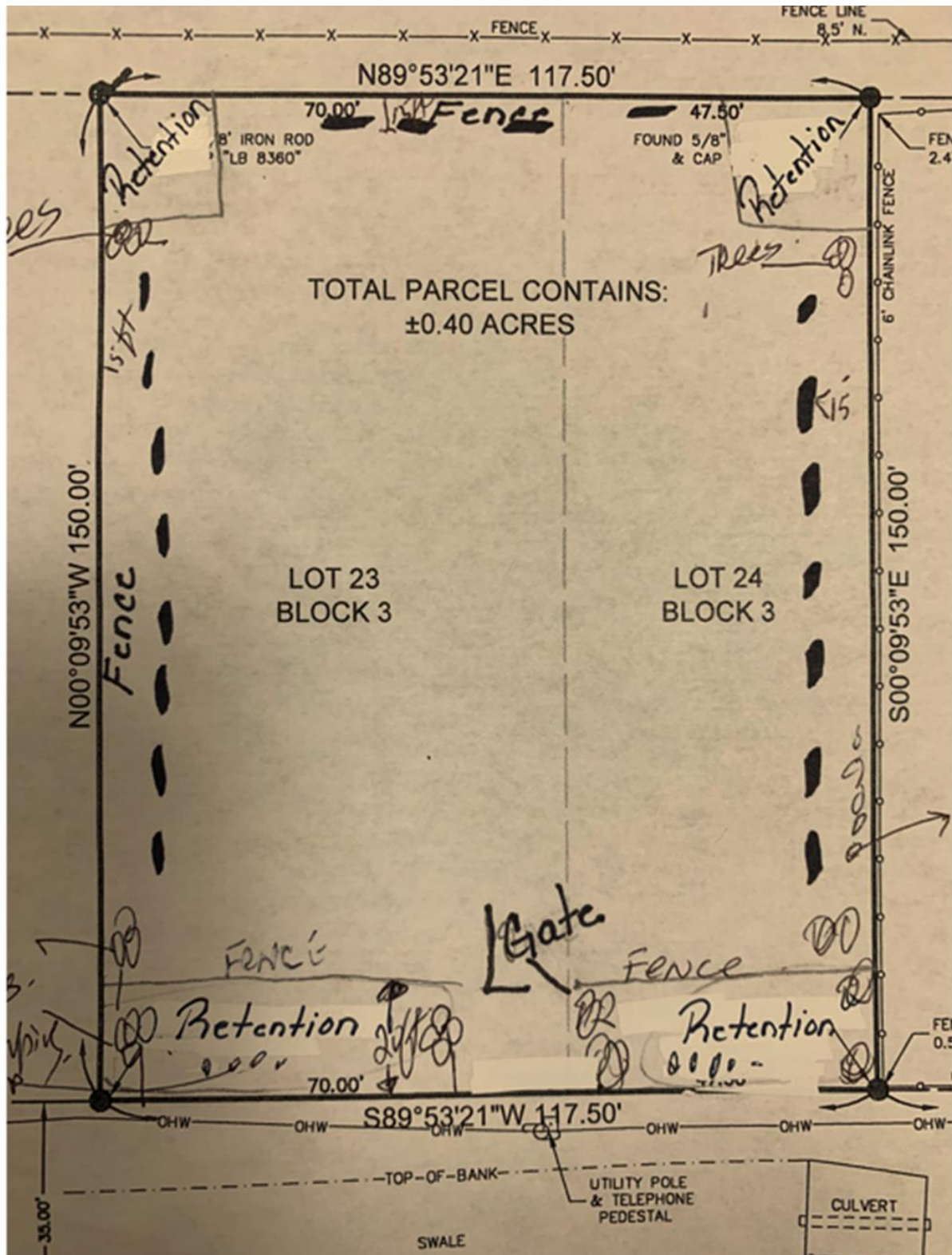
## ZONING SUBJECT SITE AND ENVIRONS



## AERIAL SUBJECT SITE AND ENVIRONS



### SITE LAYOUT





City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 9-30-21	Petition No. 21-007-5E
		Fee Paid: 500.00	Jurisdiction: BOA
		1 <sup>st</sup> Hearing: 11-18-21	2 <sup>nd</sup> Hearing: N/A
		Publication Dates:	
		Notices Mailed: 11-3-21	
<b>Rezone, Special Exception and Variance APPLICANT INFORMATION</b>			
1	Name of property owner(s): NASSA MANAGEMENT GROUP LLC		
2	Owner mailing address: 7993 Steeplechase ct, Port Saint Lucie, FL 34986.		
3	Name of applicant(s) if other than owner NA.		
4	Applicant mailing address:		
	E-mail address: Nooruddin64@gmail.com.		
5	Name of contact person (state relationship): Muhammad Nooruddin		
6	Contact person daytime phone(s): 863-801-1925		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: 441 N. to NW 13 Street make a left, property on left 204 NW 13th Street, okeechbee, FL 34972..		
8	Describe current use of property: Vacant lot r -		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. No dwelling on the property is planned. Will utilize for the storage purposes Source of potable water: City. Method of sewage disposal: NA		
10	Approx. acreage: .402 Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: NO..		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: Storage facility.. North: County's water retention East: South: Heavy commercial automotive shop. West: Single-family home		
14	Existing zoning: RMF r Future Land Use classification: heavy commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No ( ) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: ( ) Rezone (X) Special Exception ( ) Variance		
17	Parcel Identification Number: 3 1-15-37-35-0010-00030-0230		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Looking forward to establish storage facility
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <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.</b>
20	Last recorded warranty deed:
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature

Printed Name

Date

Muhammad Nooruddin

October 6, 2021

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



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

## Detail by Entity Name

Florida Limited Liability Company

**NASSA MANAGEMENT GROUP, LLC**

### Filing Information

<b>Document Number</b>	L06000026019
<b>FEI/EIN Number</b>	APPLIED FOR
<b>Date Filed</b>	03/10/2006
<b>Effective Date</b>	03/13/2006
<b>State</b>	FL
<b>Status</b>	INACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	11/18/2010
<b>Event Effective Date</b>	NONE

### Principal Address

1204 NE 12 STREET  
OKEECHOBEE, FL 34972

Changed: 03/30/2010

### Mailing Address

7993 STEEPLECHASE CT  
PORT ST. LUCIE, FL 34986

### Registered Agent Name & Address

**NOORUDDIN, MUHAMMAD S**

7993 STEEPLECHASE CT  
PORT ST. LUCIE, FL 34986

Name Changed: 03/09/2008

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

NOORUDDIN, MOHAMMAD S  
7993 STEEPLECHASE CT  
PORT ST. LUCIE, FL 34986

Title MGRM

NOORUDDIN, SHAHNAZ  
7993 STEEPLECHASE CT  
PORT ST. LUCIE, FL 34986

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2008	03/09/2008
2009	04/29/2009
2010	03/30/2010

**Document Images**

<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/29/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/24/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2006 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: <i>Storage Facility Ref. Sec. Code (90-283(5))</i>
B	Are there similar uses in the area? No <input type="checkbox"/> <input checked="" type="checkbox"/> Yes If yes, briefly describe them: <i>Next Door Property is a Storage Building. Cont' of the Same Business.</i>
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building: <i>Outside Storage Facility, (Boats, RV's), 24/7 Surveillance w/ Gate Code.</i>
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips, and level of service on all adjacent roadway links with and without the project.
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

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

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

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

*Consistent w/ Neighboring businesses*

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

*No Building Proposed Currently w/ this project*

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

*The property will have 8-10 ft Fence around the Entire Property.*

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.

*Strictly Storage Facility,*

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

*Water Connection, Can apply for Electric if Needed.*

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

*No Traffic, Drop off / Pick up*



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

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

1. The use is not contrary to the Comprehensive Plan requirements. *No*
2. The use is specifically authorized as a special exception use in the zoning district.
3. The use will not have an adverse effect on the public interest. *No*
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns. *It will be appropriate, Reasonably and Compatible*
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property. *Will not affect property Value.*
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses. *Property will be locked and Fenced.*
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services. *No Impact on public facility.*
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. *No.*

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)]



FILE NUM 2006008655  
OR BK 00599 PG 1232  
SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
OKEECHOBEE COUNTY, FL  
RECORDED 05/12/2006 11:36:14 AM  
RECORDING FEES 10.00  
DEED DOC 350.00  
RECORDED BY L Rucks  
Pg 12327 (1pg)

THIS INSTRUMENT PREPARED BY AND RETURN TO:  
Shannon Mulholland  
Elite Title, Inc.  
311 NE 2nd Street  
Okeechobee, Florida 34972  
Property Appraisers Parcel Identification (Folio) Numbers: 3-15-37-35-0010-00030-0230

Space Above This Line For Recording Data

**THIS WARRANTY DEED**, made the 11th day of May, 2006 by Nolar Ann Suggs , whose post office address is P O Box 1176, Moore Haven, FI 33471 herein called the grantor, to Nassa Management Group, LLC, a Florida Limited Liability Co. , whose post office address is 7993 Steeplechase Ct, Port St. Lucie, FI 34986, hereinafter called the Grantee:  
*(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**WITNESSETH:** That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

**LOTS 23 AND 24, BLOCK 3, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.**

Subject to easements, restrictions and reservations of record and taxes for the year 2006 and thereafter. Grantor herein states that the above referenced property is not now nor has it ever been her homestead. The above referenced property is vacant land.

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

**TO HAVE AND TO HOLD**, the same in fee simple forever.

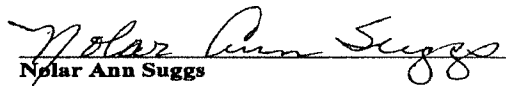
**AND**, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2005.

**IN WITNESS WHEREOF**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness #1 Signature

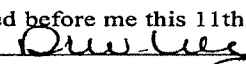
Shannon Mulholland  
Witness #1 Printed Name

  
Nolar Ann Suggs

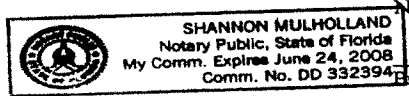
  
Witness #2 Signature

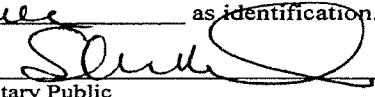
Patsy Mobley  
Witness #2 Printed Name

**STATE OF FLORIDA  
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me this 11th day of May, 2006 by Nolar Ann Suggs who is personally known to me or has produced  as identification.

**SEAL**



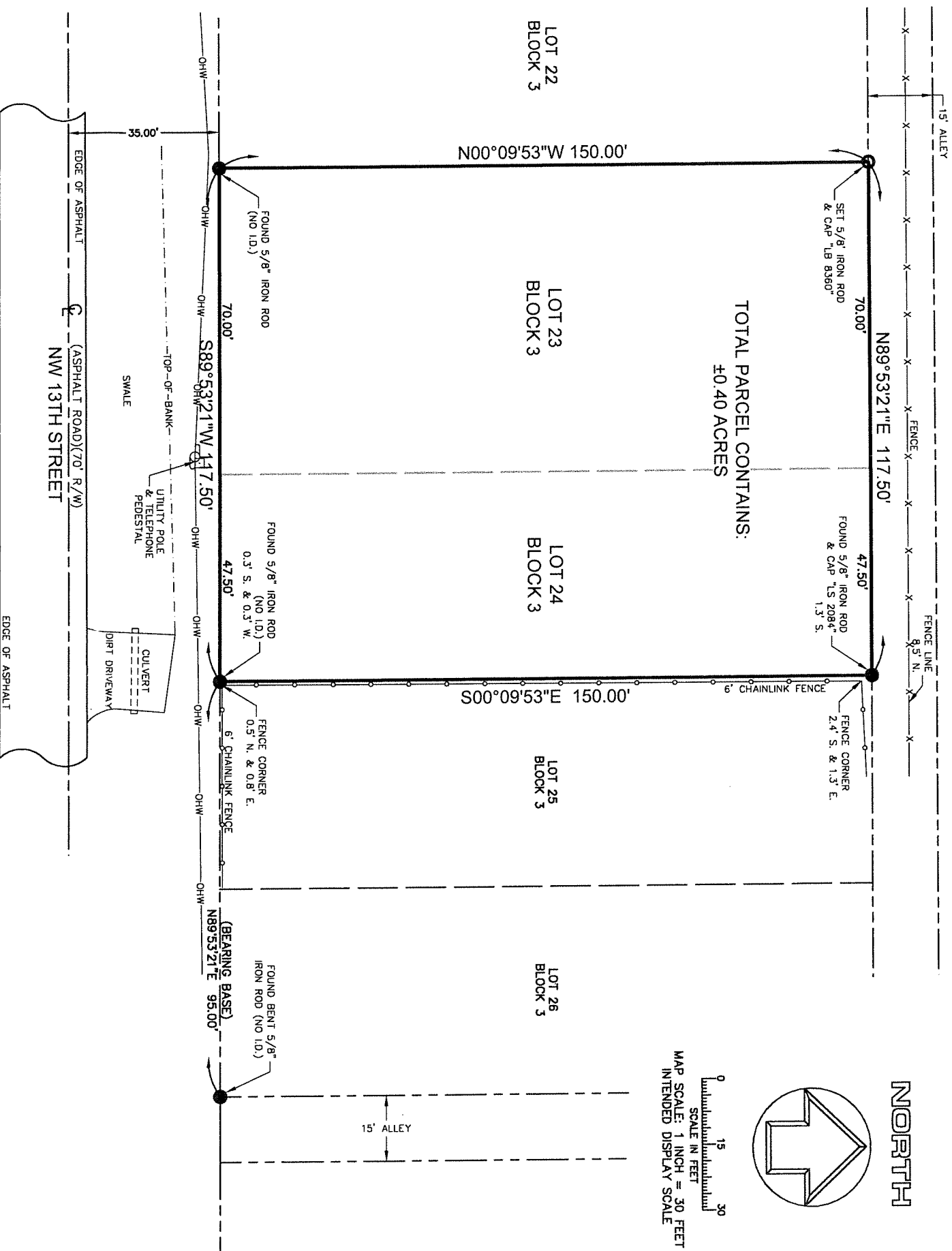
  
Notary Public

My Commission Expires:

Printed Notary Name

# BOUNDARY SURVEY PREPARED FOR NASSA MANAGEMENT GROUP, LLC

**DESCRIPTION:**  
LOTS 23 AND 24, BLOCK 3, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



**PROJECT SPECIFIC NOTES:**

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 204 NW 13TH ST
- 3) PARCEL ID: 3-15-37-35-0010-00030-0230
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) DATE OF LAST FIELD SURVEY: 08/03/20.

**STANDARD NOTES:** No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

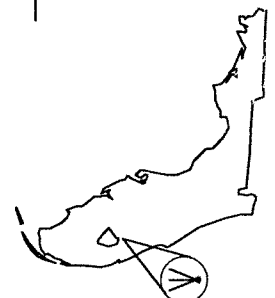
PREPARED FOR THE EXCLUSIVE USE OF:  
NASSA MANAGEMENT GROUP, LLC  
MOHAMMED NOORUDDIN

DESCRIPTION	DATE	BY	CK
BOUNDARY SURVEY	09/22/20	AL	JJR
DESCRIPTION REFERENCE: O. R. BOOK 599, PG. 1232	360/49	SCALE: 1" = 30'	
BEARING REFERENCE: NORTH R/W LINE NW 13TH STREET TAKEN TO BEAR S89°3'21"W	FILE: 20-341	JOB NO: 20-341	

## TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue  
Okeechobee, FL. 34974  
Tel: (863) 763-2887  
Fax: (863) 763-4342

John J. Rice, P.S.M. (LS 4506) LB 8360



**LEGEND**  
● -Set Iron Rod and Cap "LB 8360" ■ -Found CM  
● -Found Iron Rod (and Cap) ● -Found Pipe (and Cap)  
**ABBREVIATIONS**  
B=Baseline; BM=Benchmark; C=Centerline; G=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Eastern; E/P=Edge of Pavement; ESM=Eastment; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Monument; N=North; NLY=Northerly; NGVD=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTL=Utility(ies); x=Spot Elevation based on indicated Datum.

PARCEL NUMBER	OWNER	ADDRESS
1-09-37-35-0020-00740-0010	OKEECHOBEE HOSPITAL INC	ONE PARK PLAZA
3-15-37-35-0010-00030-0010	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-0040	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00030-0070	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-007A	STATE OF FLORIDA D.O.T.	PO BOX 1249
3-15-37-35-0010-00030-0170	HERNANDEZ RICARDO	201 NW 13TH STREET
3-15-37-35-0010-00030-0180	HERNANDEZ RICARDO	201 NW 13TH ST
3-15-37-35-0010-00030-0210	ROBERTSON HERBERT L	PO BOX 1382
3-15-37-35-0010-00030-0250	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00030-0260	C & J INVESTMENT ENTERPRISES	2550 SE 27TH AVE
3-15-37-35-0010-00140-0010	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0070	NEWSUM IVOR L	3100 NW 4TH TERRACE #1
3-15-37-35-0010-00140-0110	HERNANDEZ RICARDO	201 NW 13TH STREET
3-15-37-35-0010-00140-0130	GUSTAFSON FRANK M	207 NW 13TH STREET
3-15-37-35-0010-00140-0140	MILLS CRYSTAL A	209 NW 13TH ST
3-15-37-35-0010-00140-0160	REYNOSO-LOPEZ MOISES G	5853 NW 30TH ST
3-15-37-35-0010-00140-0190	WIGGINS WAYNE J	210 NW 12TH ST
3-15-37-35-0010-00140-0200	NUNEZ ANITA	PO BOX 461
3-15-37-35-0010-00140-0220	CHAVEZ TERESA L	202 NW 12TH ST
3-15-37-35-0010-00140-0230	CHAVEZ ELBIA	112 NW 12TH STREET
3-15-37-35-0010-00140-0240	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0250	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2
3-15-37-35-0010-00140-0260	1201 N PARROTT AVE CCV LLC	1206 42ND ST STE 2

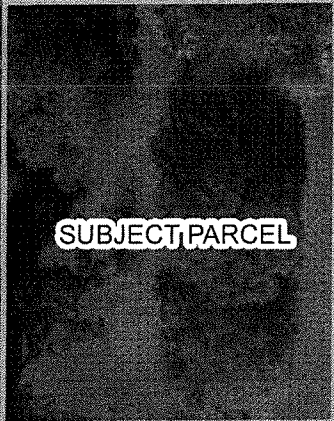
within 600 ft

Okeechobee County

CITY	STATE	ZIP
NASHVILLE	TN	37203-6527
BARTOW	FL	33831
OKEECHOBEE	FL	34974-6446
BARTOW	FL	33831
BARTOW	FL	33831
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34973
OKEECHOBEE	FL	34974-6446
OKEECHOBEE	FL	34974
BROOKLYN	NY	11219-1353
POMPANO BEACH	FL	33064
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34972-1902
OKEECHOBEE	FL	34972-1902
OKEECHOBEE	FL	34972-8865
OKEECHOBEE	FL	34972
OKEECHOBEE	FL	34973-0461
OKEECHOBEE	FL	34972-2172
OKEECHOBEE	FL	34972
BROOKLYN	NY	11219-1353
BROOKLYN	NY	11219-1353
BROOKLYN	NY	11219-1353



An aerial photograph of a city block. A large, dark, rectangular area in the center is outlined with a white border and labeled 'SUBJECT PARCEL' in white, bold, sans-serif capital letters. Below this area, a horizontal street is visible, labeled 'NW 13TH ST' in white, bold, sans-serif capital letters. The surrounding area shows various buildings, trees, and other urban features. The image has a grainy, high-contrast appearance.



**SUBJECT PARCEL**

NW, 13TH ST

Petition No. 21-007-SE

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of September 11, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 14 day of September, 2021.

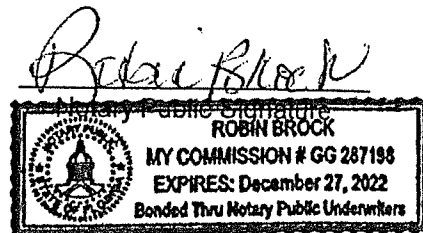
[Signature]  
Signature of Applicant

9/14/21  
Date

Muhammad Nooruddin  
Name of Applicant (printed or typed)

STATE OF FLORIDA  
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 14 day of September, 2021, by Muhammad Nooruddin, who is personally known to me or produced \_\_\_\_\_ as identification.



Reason for rezoning and special exception applications

Parcel ID 3-15 -37-30 5-0 010-0 0030-0230

The prospective land use of this property is heavy commercial, and the current zoning is residential multifamily (RMF). This property is directly across the street from Auto car shop and next to an existing storage facility. As a result, it will blend in with the surrounding companies and properly.

We intend to have open storage for RVs, boats, and vehicles, as well as maybe under the covered shed. We intend to install an electric outlet for boats and RVs. Okeechobee is in desperate need of a low-cost facility with an outlet to keep boats and RVs in working order.

The facility will be surrounded by a protective fence with code entry to get in and out for security reasons. For security, the facility will be encircled by protective fence with code entry to get in and out. For monitoring, a surveillance camera will be installed.

The operation will be carried out remotely or via the internet. At the location, there will be no employee.

I feel the planned project will be a positive addition to Okeechobee and a decent use of the vacant land.

Muhammad Nooruddin

Owner

Site Address: 204 NW 13<sup>th</sup> Street, Okeechobee, FL 34972



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2021 Preliminary Certified**

updated: 9/16/2021

Parcel: &lt;&lt; 3-15-37-35-0010-00030-0230 (33203) &gt;&gt;

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 1 of 1

Owner	NASSA MANAGEMENT GROUP LLC 7993 STEEPLECHASE COURT PORT ST LUCIE, FL 34986		
Site	204 NW 13TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 23 & 24 BLOCK 3		
Area	0.402 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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

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

**Property & Assessment Values**

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$18,824	Mkt Land	\$18,824
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$18,824	Just	\$18,824
Class	\$0	Class	\$0
Appraised	\$18,824	Appraised	\$18,824
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$18,824	Assessed	\$18,824
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$18,824 city:\$18,824 other:\$18,824 school:\$18,824	Total Taxable	county:\$18,824 city:\$18,824 other:\$18,824 school:\$18,824

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

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/11/2006	\$50,000	0599/1232	WD	V	U	03
9/1/1984	\$14,000	0299/0205	AG	I	Q	

**▼ Building Characteristics**

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

**▼ Extra Features & Out Buildings (Codes)**

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NPE	NO SIDE N RR (MKT)	117.500 FF (0.402 AC)	1.0000/.8900 1.0000/ /	\$160 /FF	\$18,824

Search Result: 1 of 1