



**CITY OF OKEECHOBEE
CITY COUNCIL
APRIL 5, 2022
LIST OF EXHIBITS**

Draft Minutes	March 15, 2022
Exhibit 1	Reappointments to Planning Board
Exhibit 2	Disposal of obsolete and surplus equipment
Exhibit 3	Ordinance No. 1251, FLUM Amendment, SFR to C
Exhibit 4	Ordinance No. 1245, Rezoning
Exhibit 5	Ordinance No. 1246, Rezoning
Exhibit 6	Ordinance No. 1252, Rezoning
Exhibit 7	Purchase of Vactor Impact Stormwater Cleaner Truck
Exhibit 8	Leave of absence without pay request
Exhibit 9	Resolution No. 2022-03, Fund Balance Policy



CITY OF OKEECHOBEE, FLORIDA
MARCH 15, 2022, REGULAR CITY COUNCIL MEETING
DRAFT MEETING MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on March 15, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Chad Keathley, Okeechobee Church of God, followed by the Pledge of Allegiance led by Council Member Chandler.

II. ATTENDANCE

Roll was taken by Deputy Clerk Rose Torres to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel A. Chandler, Monica M. Clark, Robert "Bob" Jarriel, and Robert "Bobby" M. Keefe, Jr.

III. AGENDA AND PUBLIC COMMENTS

A. There were no requests for items be added, deferred, or withdrawn from the agenda.

B. Motion and second by Council Members Keefe and Jarriel to approve the agenda as presented. **Motion Carried Unanimously.**

C. An introduction and one comment card were submitted for public participation for issues not on the agenda.

- Finance Director India Riedel introduced Ashley Weikert, who was recently hired to fill the full-time Administrative Secretary/Business Tax Receipt (BTR) Specialist position.
- Mr. Devon Nelson of 19975 Northwest (NW) 80th Drive, Okeechobee, spoke on the future development of Okeechobee, proposing the leadership of the community mobilize people and resources to attract millions of dollars of investments in various business avenues. Asserting that existing architecture should be utilized better. He suggested that organizing as a community with real estate development would cause a rebound to increase educational outcome, employment success, family, asset building, and community resilience.

IV. CONSENT AGENDA

Motion and second by Council Members Keefe and Clark to:

A. [Dispense with the reading and] approve the meeting Minutes for March 1, 2022 [as presented].

B. Approve the Warrant Register for February 2022 [in the amounts of: General Fund, \$403,169.78; Public Facilities Improvement Fund, \$19,646.57; and Capital Improvement Projects Fund, \$3,621.02, as presented].

Motion Carried Unanimously.

V. MAYOR WATFORD OPENED THE PUBLIC HEARING FOR QUASI-JUDICIAL ITEMS AT 6:23 P.M.

A. Motion and second by Council Members Jarriel and Keefe to read by title only, proposed Ordinance No. 1249, regarding Petition No. 22-001-R, rezoning Blocks 110 and 121, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County public records; 3.9+/- acres from Heavy Commercial (CHV) to Residential Multiple Family (RMF), submitted by property owner F. Mitch Stephens/Glenwood Park, LLC. The vacant property is located between Northeast (NE) 2nd to 3rd Avenues and 3rd to 5th Streets, for the proposed use of a multi-family structure. The Planning Board recommends approval [as presented in Exhibit 1]. **Motion Carried Unanimously.**

City Attorney Greg Hyden was in attendance on behalf of Attorney John Fumero, and read proposed Ordinance No. 1249 by title only as follows: **"AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM CHV TO RMF, PETITION NO. 22-001-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."**

Motion and second by Council Members Jarriel and Keefe to adopt proposed Ordinance No. 1249. Mayor Watford opened the floor for public comment once they were sworn in. Attorney Hyden collectively administered an Oath to City Planner Jim LaRue, of LaRue Planning and Management Services, 1375 Jackson Street, Suite 206, Fort Myers, Florida, and Mr. Steve Dobbs of 209 NE 2nd Street, Okeechobee. Planner LaRue presented the Planning Staff Report findings included in Exhibit 1. Mr. Dobbs, representing Mr. Stephens, thanked the Council Members for supporting the rezoning.

V. QUASI-JUDICIAL PUBLIC HEARING CONTINUED

- A.** Continued. Mr. Stephens submitted a written comment and Mayor Watford read it into the record as follows: "I want to reiterate my appreciation to the Council for approving the Glenwood Park rezoning, and I plan on attending many more meetings in the future. My project is progressing on schedule, and we hope to submit plans to the Technical Review Committee (TRC) in the next few months." **Motion Carried Unanimously.**
- B.** Motion and second by Council Members Keefe and Clark to read by title only, proposed Ordinance No. 1245, regarding Petition No. 22-002-R, rezoning a total of 54.8+/- unplatted acres from Holding and Residential Mobile Home (RMH) to CHV (16.8+/- acres) and RMF (38.0+/- acres), submitted by property owner Gad Reggev/Blue Spring Holdings LLC. The vacant property is located in the NE section of the City boundaries, situated East of Taylor Creek, South of the railroad track, West of the NE City Limits (NE 13th Avenue), and surrounds River Run Phase 2 subdivision to the North, East, and South. The proposed use is a multi-family residential community and household storage facility [as presented in Exhibit 2]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No.1245 by title only as follows: "**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING AND RMH TO CHV AND RMF, PETITION NO. 22-002-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**"

Motion and second by Council Members Keefe and Chandler to approve the first reading of proposed Ordinance No. 1245 and set April 5, 2022, as the final public hearing date. Mayor Watford opened the floor for public comment once they were sworn in. Attorney Greg Hyden collectively administered an Oath to Planner LaRue of 1375 Jackson Street, Suite 206, Fort Myers, Florida, and Mr. Dobbs of 209 NE 2nd Street, Okeechobee. Planner LaRue presented the Planning Staff Report findings included in Exhibit 2, and the Planning Board's recommendation for approval. Mayor Watford inquired as to the accessibility of the development should the only option be NE 8th Avenue, through the River Run subdivision. Mr. Dobbs stated, for now that is the only option, we are working toward adding another entry point at the SE 10th/Domer Avenue traffic light in coordination with the new RaceTrac Truckstop. Mayor Watford then stated his concern with any traffic being added to the River Run subdivision. **Motion Carried Unanimously.**

- C.** Motion and second by Council Members Jarriel and Clark to read by title only, proposed Ordinance No. 1246, regarding Petition No. 21-006-R, rezoning Lots 23-24 of Block 3, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County public records; 0.4+/- acres from RMF to CHV, submitted by property owner Muhammad Nooruddin. The vacant property is located at 204 NW 13th Street, the proposed use is a storage facility [as presented in Exhibit 3]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No.1246 by title only as follows: "**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RMF TO CHV, PETITION NO. 21-006-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**"

Motion and second by Council Members Keefe and Clark to approve the first reading of proposed Ordinance No. 1246 and set April 5, 2022, as the final public hearing date. Mayor Watford opened the floor for public comment once they were sworn in. Attorney Hyden collectively administered an Oath to Planner LaRue of 1375 Jackson Street, Suite 206, Fort Myers, Florida, and Mr. Nooruddin of 7993 Steeplechase Court, Port Saint. Lucie, Florida. Planner LaRue presented the Planning Staff Report findings included in Exhibit 3, and the Planning Board's recommendation for approval. **Motion Carried Unanimously.**

VI. MAYOR WATFORD CLOSED THE QUASI-JUDICIAL PORTION OF THE AGENDA AND OPENED THE PUBLIC HEARING FOR ORDINANCE ADOPTION AT 6:47 P.M.

- A.** Motion and second by Council Members Clark and Jarriel to read by title only, proposed Ordinance No. 1231, closing the alleyway in Block 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County public records; Abandonment of Right-of-Way Petition No. 21-001-AC, postponed from the January 18, 2022, final public hearing. The Planning Board recommends approval [as presented in Exhibit 4]. **Motion Carried Unanimously.**

VI. PUBLIC HEARING CONTINUED

- A. Continued. Attorney Hyden reread proposed Ordinance No.1231 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-001-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion and second by Council Members Clark and Jarriel to adopt proposed Ordinance No. 1231. Mayor Watford opened the floor for public comment. Planner LaRue presented the Planning Staff Report and the findings of the TRC. **Motion Carried Unanimously.**

- B. Motion and second by Council Members Keefe and Chandler to read by title only, proposed Ordinance No. 1232, closing the alleyway in Block 121, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County public records; Abandonment of Right-of-Way Petition No. 21-002-AC, postponed from the January 18, 2022, final public hearing. The Planning Board recommends approval [as presented in Exhibit 5]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No.1232 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; VACATING AND ABANDONING CERTAIN RIGHTS-OF-WAY BEING AN UNIMPROVED PORTION OF AN ALLEYWAY LYING WITHIN BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (PETITION NO. 21-002-AC); RESERVING UNTO THE CITY, ITS SUCCESSORS AND ASSIGNS A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES PURPOSES; DIRECTING THE CITY CLERK TO RECORD THE ORDINANCE IN THE PUBLIC RECORDS OF THE CLERK OF THE CIRCUIT COURT IN AND FOR OKEECHOBEE COUNTY, FLORIDA; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.”**

Motion and second by Council Members Chandler and Clark to adopt proposed Ordinance 1232. Mayor Watford opened the floor for public comment. Planner LaRue stated this mirrors Ordinance No. 1231. **Motion Carried Unanimously.**

- C. Motion and second by Council Members Jarriel and Clark to read by title only, proposed Ordinance No. 1250, updating the Capital Improvements Five-Year Schedule within the Comprehensive Plan. The local Planning Agency recommends approval [as presented in Exhibit 6]. **Motion Carried Unanimously.**

Attorney Hyden read proposed Ordinance No.1250 by title only as follows: **“AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; UPDATING THE FIVE-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS OF THE CITY’S COMPREHENSIVE PLAN AS MANDATED BY FLORIDA STATUTES SECTION 163.3177(3)(b); PROVIDING FOR CONFLICT, PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.”**

Motion and second by Council Members Keefe and Clark to adopt proposed Ordinance No. 1250. Mayor Watford opened the floor for public comment. Planner LaRue presented the Planning Staff Report findings. **Motion Carried Unanimously.**

MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 6:55 P.M.

VII. NEW BUSINESS

- A. Motion and second by Council Members Clark and Jarriel to adopt proposed Resolution No. 2022-02 for authorization to implement a Florida Boating Improvement Program Grant [for the SE 4th Street boat ramp as presented in Exhibit 7].

Attorney Hyden read proposed Resolution No. 2022-02 by title only as follows: **“A RESOLUTION OF THE CITY OF OKEECHOBEE, FLORIDA; PROVIDING FOR AUTHORIZATION FOR THE CITY TO MAKE AND PERFECT A GRANT APPLICATION FOR ASSISTANCE UNDER THE FLORIDA BOATING IMPROVEMENT PROGRAM; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.”** **Motion Carried Unanimously.**

VII. NEW BUSINESS CONTINUED

- B. Motion and second by Council Members Keefe and Jarriel to award RFQ No. ADM-01-32-11-21, General Planning Services to Morris-Depew Associates, Inc. **Motion Carried Four to One.**

VIII. CITY DEPARTMENT REPORTS

Finance Director Riedel distributed a three-page report, which has been incorporated in the official minute file.

- March activity report which included the comparison of Fiscal Year 2021-22 General Fund budgeted amounts to actual. A mid-year Budget Amendment will be presented at a future meeting for the increased allocation for the Cattleman's Square in Flagler Park, the purchase of the Primitive Baptist Church property, the increase in the new Planner contract, increased fuel expenses and the Canal Cleanup contract that was recently approved. The Fiscal Year 2020-21 Audit is in process and should be presented to the Council in May.
- Administrative Secretary/BTR Specialist Weikert has been helping new business owners get acclimated in the City and is in charge of collecting all delinquent BTR's; as of today, 121 business will be forwarded to Code Enforcement. In the month of February, 13 new or ownership change BTR applications were processed. This makes 54 total since October 2021, compared to the 32 from the previous fiscal year.

General Services Coordinator Patty Burnette:

Building:

- Permits issued the first five months surpassed the projected budget revenues.
- New RaceTrac Truck Stop project is on schedule and will be opening in June. First Baptist Church is doing well on building their new sanctuary. The permits have been issued for the new car wash [Brahman Car Wash, 1612 South Parrot Avenue] and site work is coming along. The 12 condominiums [Bridgewater on Taylor Creek] that are being built on SE 8th Avenue are on schedule.

Planning:

- Altobello property [1105 South Parrott Avenue] sold and the new owner is working on submitting a future land use change and rezoning.
- An expired site plan to develop a 190-unit residential complex [Emerald Greens, SW 6th Street] may be resubmitted and reissued.
- At the upcoming March 17, 2022, Planning Board meeting, Administrator Ritter will address the Joint Workshop to be held on May 24, 2022.
- Administrator Ritter has sent a letter to the owner of the 80-acres located to the East of the Airi Acres subdivision, to consider annexing the property into the City.

Public Works Director David Allen and Maintenance Foreman Marvin Roberts:

- Presented a 12 slide PowerPoint, which has been incorporated into the official minute file, covered work completed from January to early March, which included 70 work orders. Most were drainage issues, others were City facilities, street signs, potholes, leveling sidewalks, and the progress of the Street Striping Project, and Canal Cleanup Project.
- Currently down one Maintenance Operator. Recently hired two new Maintenance Operators, Dalton Pitts and the first ever female, Pamela Barton.
- Cattleman Square of Flagler Park is coming along great.
- Distributed a list of the top eight priority roadways to be paved and the estimated costs. Two projects not prioritized are SW 5th Avenue and SE 8th Avenue that are highlighted for grants to cover the cost. The one-page list has been incorporated into the official minute file.
- Weekly inspections will be completed on services provided by the City's current landscaping contractor.
- Will be sending three employees to obtain their required Commercial Driver's License (CDL). The two new hires have their CDLs.

Police Chief Donald Hagan:

- In February, 150 citations and 354 warnings were issued. There were 29 crashes, with 497 incidents. 412 calls for service, including but not limited to crimes, thefts and/or barking dogs.
- Hackers have gotten better at scamming. A business received a call from their supposed bank that unfortunately led the scammers to the business's bank information and money. Best advice is to hang up and call your financial intuition yourself.
- Filled one of two vacant Officer positions, they will be introduced once training is completed. The new Dispatcher is working well learning the position. It has been a difficult time filling positions because Treasure Coast law enforcement agencies' starting salaries are higher, and due to the decrease of police academy cadets.

Fire Chief Herb Smith

- Chief Smith gave an update on the remaining Fire Department equipment. Engines 5, 6, and 7 were sold, leaving one truck to be sold by the end of the month as well as any remaining equipment. The radios will be transferred to the Police Department.

IX. CITY ATTORNEY UPDATE

Attorney Hyden had no new information to provide.

X. ADMINISTRATOR UPDATE

- Thanked Attorney Hyden for the work he has done with Code Enforcement.
- Update on the State Appropriations Funds. The Florida Recreation Development Assistance Program (FRDAP) will fund \$200,000 for lighting, and other fixtures needed in Cattleman's Square of Flagler Park, and \$50,000 for improvements to Centennial Park. The SE 8th Avenue Storm Water Quality Assistance Grant is pending approval. Not approved was the request for improvements to City Hall. However, he will contact the Department of Economic Opportunity to see what grants the City can apply for.
- A revised Reserve Fund Policy will be presented next month for adoption.
- May 24th at 6:00 P.M. will be the Joint City Council and Planning Board Workshop, with a representative from the Central Florida Regional Planning Council to facilitate.

XI. CITY COUNCIL COMMENTS

Council Member Chandler:

- Thanked the Staff for their hard work and dedication.
- Suggested to Director Allen to investigate whether a Class B Driver's license instead of a CDL may meet the regulations.

Council Member Jarriel:

- Thanked the Staff for their reports.
- Wants to send a letter to LaRue Planning and Management Services, Inc., thanking them for their years of service.
- The parade was a success even through the rain.
- City is growing and he is proud to be a part of Okeechobee.

Council Member Keefe:

- Thanked the Administrator for adding the City's mission statement on the agenda.
- This month is Women's History Month, wanted to recognize and honor the Staff who work for the City and their achievements for the City and community.
- The Country of Ukraine is currently at War with Russia and to keep both Countries in your prayers.
- Budget Workshops will be coming up, he would like to save the taxpayers money, and requested that proposed Budget requests address actual Department needs. For example, the Public Works annual sidewalks, and asphalt projects are budgeted needs.

Council Member Monica Clark

- Appreciates the hard work of the Police Officers and pleased with their response time.

XII. ADJOURN, Mayor Watford adjourned the meeting at 8:17 P.M.

Submitted By:

Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he 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. City Clerk media are for the sole purpose of backup for official records of the Clerk.



MEMORANDUM

TO: Mayor Watford & City Council

DATE: March 28, 2022

FROM: City Clerk Gamiotea *eg*

SUBJECT: Planning Board-Board of
Adjustments-Design Review
Board Re-appointments

There are three current Board Members whose terms sunset on April 30, 2022. All have requested to be re-appointed for another three-year term. We have advertised for citizens to apply for this 3-in-1 Board on multiple media formats since the beginning of February and have not received any new applications to date, nor do we have any on file.

Mr. Baughman has served since 2009, Mr. Chartier since 2019, and Mr. McCoy since 1999. As per Council instructions, Board Secretary Burnette provided attendance information during their most recent term. Since May 1, 2019, there have been 29 meetings held through March 2022. Mr. Baughman was absent five times with and four times without consent. Mr. Chartier was absent five times with consent. Mr. McCoy was absent four times with and four times without consent.

Please consider re-appointing Phil Baughman, Rick Chartier and Doug McCoy as regular members.

Kindly call me if you have any questions.

To: Gary Ritter, City Administrator
From: David Allen, Public Works Director
Date: March 24, 2022
Re: Disposal of Surplus Equipment

The Public Works Department is requesting permission to dispose of obsolete and surplus equipment that is no longer needed by the city as follows:

- New Holland TS100 Tractor
- 1986 Alum 16' Landau Boat w/trailer and a Boat Handler Motor
- (3) generators (2) propane/gas (1) gas generator
- Odd chairs, microwave

As with previous disposal requests, the items will be sold via auction on Govdeals.com

New Holland TS100 Tractor



1986 Alum Landau 16' Boat



Dual Fuel Generator



Gas Generator



ORDINANCE NO. 1251

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM SINGLE FAMILY RESIDENTIAL (SFR) TO COMMERCIAL (C), APPLICATION NO. 22-002-SSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee recognizes the need to plan for orderly growth and development; and

WHEREAS, Chapter 163, Florida Statutes provides for amendment to Adopted Comprehensive Plans; and

WHEREAS, the City has received and reviewed certain application (No. 22-002-SSA), submitted by property owner Brian Keith Hickman, Manager of Huntermako "LLC" for a small-scale amendment to the Future Land Use Map of the City's Comprehensive Plan, and said application being reviewed by the City's Planning Board, acting as the Local Planning Agency, at a duly advertised Public Hearing held on March 17, 2022, which determined such request to be consistent with the Comprehensive Plan and consistent with the pattern of future land uses within the City; and

WHEREAS, the City Council has agreed with the recommendation of the Planning Board and finds that the proposed application complies with the requirements of Florida Statute 163, Part II, and that the proposed application is consistent with the Comprehensive Plan and appropriate to the future land uses within the City.

NOW, THEREFORE, it is ordained before the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City:

SECTION 1: SHORT TITLE.

THIS ORDINANCE shall be known as a "City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment," pursuant to F.S. 163.3187, and shall be effective within the City limits of the City of Okeechobee, Florida.

SECTION 2: AUTHORITY.

This City of Okeechobee Small Scale Development Activities Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3187, Part II, Florida Statutes.

SECTION 3: REVISIONS TO THE FUTURE LAND USE MAP.

The following described land consisting of approximately 0.16 acres is hereby re-designated for purposes of the Future Land Use Map of the City of Okeechobee Comprehensive Plan:

1. Application No. 22-002-SSA, from SFR to C. The Legal Description of the Subject Property is as follows:

LOT 1 OF BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 4: INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN.

It is the intention of the City Council of the City of Okeechobee, Florida that the provisions of this Ordinance, and the revisions to the Future Land Use Map which are incorporated herein by reference, shall become and be made a part of the City of Okeechobee Comprehensive Plan (City of Okeechobee Ordinance No. 635, as amended).

SECTION 5: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 7: EFFECTIVE DATE.

The effective date of this plan amendment shall be thirty-one (31) days after the adoption of this Ordinance, if not timely challenged. If timely challenged, this amendment shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

INTRODUCED AND ADOPTED at First Reading and Final Public Hearing on this 5th day of April 2022, pursuant to F.S. 163.3187(2).

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report

Small Scale

Comprehensive Plan Amendment

Prepared for: The City of Okeechobee

Applicant: Huntermako, LLC

Address: 804 SW 2nd Avenue

Petition No.: 22-002-SSA

Request: Single Family Residential to Commercial

LaRue
planning

1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Owner/Applicant	Huntermako, LLC 804 SW 2 nd Avenue Okeechobee, FL 34974 863.467.6707 keith@highlandpest.com
Site Address	804 SW 2 nd Avenue
Parcel Identification	3-21-37-35-0040-00030-0020
Contact Person	Steven L. Dobbs 1062 Jakes Way Okeechobee, FL 33974 863.824.7644 sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application for an amendment to the Future Land Use Map (FLUM) for a 0.16 acre vacant parcel. The Applicant is requesting to change the Future Land Use designation of this property from Single Family Residential to Commercial.

This applicant has also submitted a concurrent request to rezone the property from Residential Single Family-One to Commercial Professional Office -

The applicant has stated that if approval is granted for these requests, the goal is to square off the commercial property to the south and provide an addition to the present business.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Residential Single Family-One	Commercial Professional Office
Use of Property	Vacant	Commercial Business
Acreage	0.16 acres	0.16 acres

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

North	Future Land Use	Public Facilities
	Zoning	Public Use
	Existing Use	Okeechobee County School Board
East	Future Land Use	Commercial
	Zoning	Residential Single Family and Heavy Commercial
	Existing Use	Single Family Home
South	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Commercial
West	Future Land Use	Single Family Residential
	Zoning	Residential Single Family
	Existing Use	Single Family Home

General Analysis and Staff Comments

A. Qualification for Amendment

Based on the size of the property (0.16 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

B. Current Development Potential as Single Family Residential

Permitted uses include single family dwellings and maximum density is four units per acre for residential units on individual lots. For this property at 0.16 of an acre one unit could be built.

C. Future Development Potential as Commercial

While the Commercial Future Land Use category allows for a maximum FAR of 3, the City's most intense commercial zoning district only allows a maximum building coverage of 50% and a maximum height of 45 feet. These limitations would result in a probable maximum of 10,687 square feet of building FAR for this property.

D. Consistency and Compatibility with Comprehensive Plan and Adjacent Uses.

Policy 2.2 of the Future Land Use Element recommends that the City protect the use and value of private property from adverse impacts of incompatible land uses, activities and hazards.

Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas and shall discourage urban sprawl.

This property is compatible with adjacent uses and squares off the commercial property to the south. As such, the applicant's request is consistent with the City's Comprehensive Plan.

E. Adequacy of Public Facilities

Traffic Impacts

The potential of commercial development on this small parcel does not substantially increase the traffic impacts for adjacent roads.

Demand for Potable Water and Sewer Treatment

The demand for sewer and water is minimal for this use.

Demand for Solid Waste Disposal

The applicant has provided a letter from an engineer with Waste Management which generally states that there is adequate capacity in the landfill for the next 100 years.

Demand for Public School Services

There is no demand on school capacity with a commercial use.

Recreation and Open Space Demand

There are no residential components in this request so there is no impact on parks and recreation capacities.


F. Environmental Impacts

This small subject property does not have wetlands nor are there any areas of unique habitat or endangered species present.

Recommendation

Based on the foregoing analysis, we find the requested Commercial Future Land Use Designation for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. Therefore, we recommend **Approval** of the Applicant's request to amend the Future Land Use Map of the City's Comprehensive Plan to change the designation of this property from Single Family Residential to Commercial.

Submitted by:



James G LaRue, AICP
President

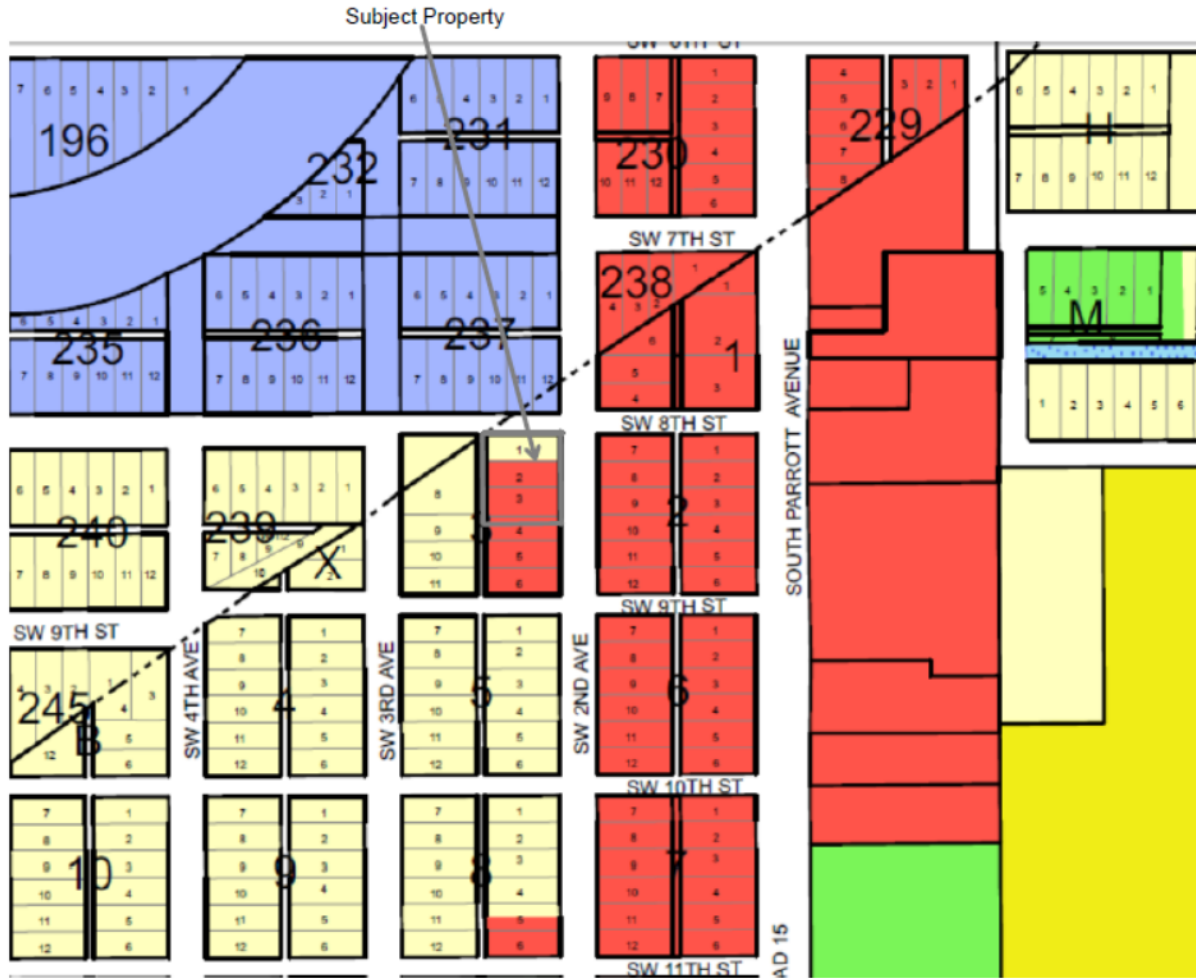
March 9, 2022

Planning Board Public Hearing: March 17, 2022

City Council Public Hearings: (tentative) April 5, 2022

Attachments: Future Land Use, Subject Site & Environs
Zoning, Subject Site & Environs
Existing Land Use Aerial, Subject Site & Environs

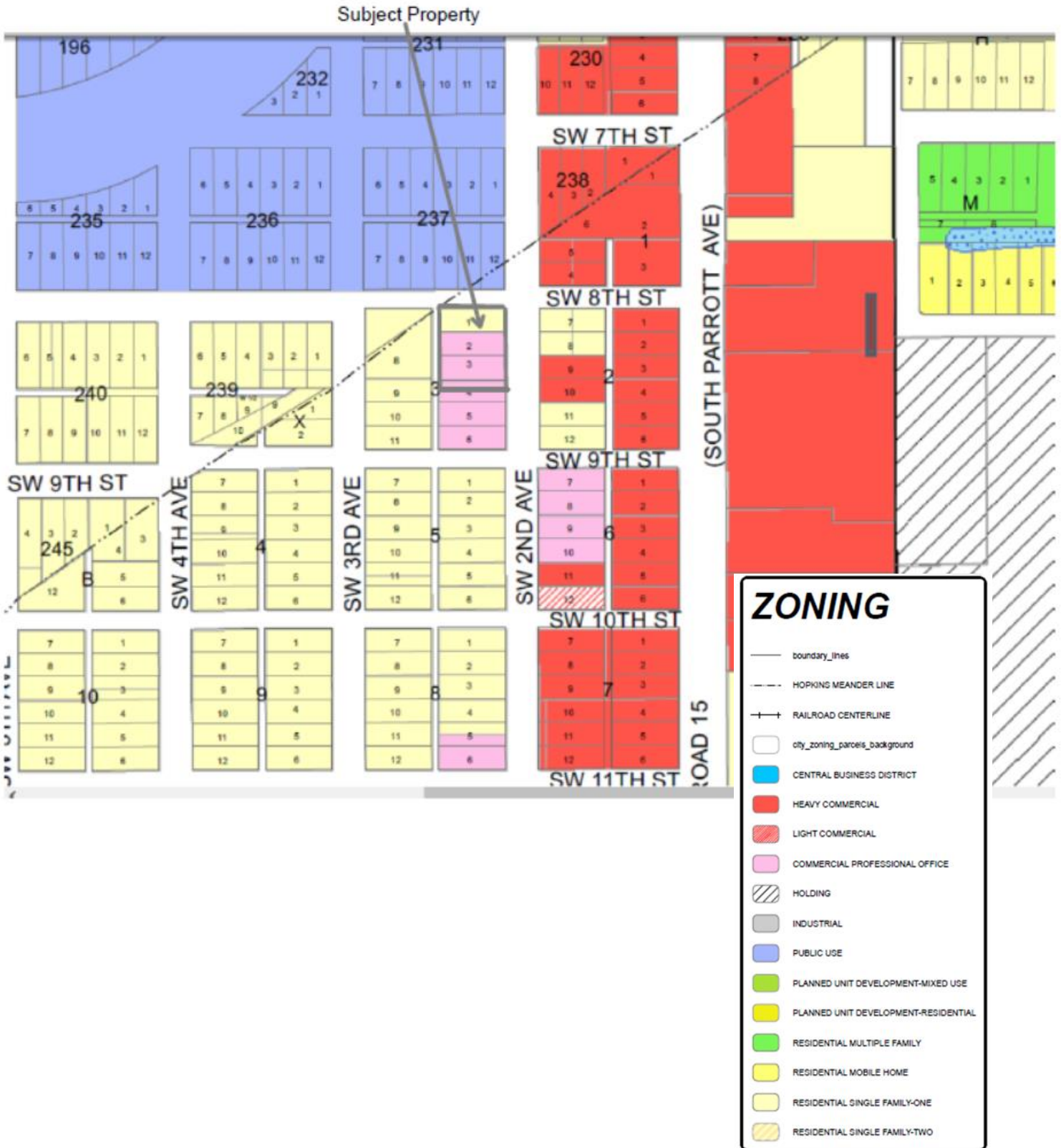
FUTURE LAND USE
 SUBJECT SITE AND ENVIRONS



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



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS





CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
MARCH 17, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

In the absence of both the Chairperson and Vice Chairperson, Board Secretary Burnette called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, March 17, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, and instructed those present to appoint a Chairperson Pro-Tempore to preside over the meeting. By consensus, Board Member Baughman was appointed. The invocation was then offered by Board Member Baughman, followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

- 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 Brass, seconded by Board Member Chartier to dispense with the reading and approve the February 17, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON PRO-TEMPORE BAUGHMAN OPENED THE PUBLIC HEARING AT 6:06 P.M.

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-002-SSA, to reclassify from Single Family Residential to Commercial (C) on 0.16± acres located at 804 Southwest 2nd Avenue, Lot 1 of Block 3, SOUTH OKEECHOBEE, Plat Book 5, Page 7, Public Records of Okeechobee County.
 - 1. City Planning Consultant James LaRue of LaRue Planning and Management Services, who was joining the meeting by Zoom, briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval.
 - 2. Mr. Steven Dobbs, Consultant for the Property Owner, Brian K. Hickman/Huntermako, LLC, was present.
 - 3. No public comments were offered.
 - 4. No Ex-Parte disclosures were offered.
 - 5. Motion by Board Member Brass, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-002-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for April 5, 2022.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 22-003-R, requests to rezone 0.16± acres from Residential Single Family-One (RSF1) to Commercial Professional Office (CPO), located at 804 Southwest 2nd Avenue. The proposed use is to join the property with adjacent lot to the South.

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: 1-25-22	Petition No. 22-002-SSA
	Fee Paid: 854.80	Jurisdiction: PB+CC
	1 st Hearing: 3-17-22	2 nd Hearing: 4-5-22
	Publication Dates:	
	Notices Mailed: 3-2-22	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SF

Verified Zoning Designation: RSF1

- Plan Amendment Type:
- Large Scale (LSA) involving over 100 acres or a Text Amendment
 - Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. *Please print or type responses.* If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____.

Submit 1 (one) copy of the complete application and amendment support documentation, including maps, to the General Services Department. Fifteen (15) copies of any documents over 11 X 17 are required to be submitted by the applicant.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

1/24/2022
Date

Keith H
Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

I. APPLICANT/AGENT/OWNER INFORMATION

Huntermako, LLC

Applicant

804 SW 2nd Avenue

Address

Okeechobee,

FL

34974

City

863-467-6707

State

Zip

keith@highlandpest.com

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

Agent*

1062 Jakes Way

Address

Okeechobee,

FL

33974

City

863-824-7644

State

Zip

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Huntermako, LLC

Owner(s) of Record

804 SW 2nd Avenue

Address

Okeechobee,

FL

34974

City

863-467-6707

State

Zip

keith@highlandpest.com

Telephone Number

Fax Number

E-Mail

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

*This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Section V. Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

The owner is requesting to change the future land use of this parcel from Single Family Residential to Commercial Future Land Use

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. PROPERTY LOCATION:

1. Site Address: 804 SW 2nd Street, Okeechobee, FL 34974

2. Property ID #(s): 3-21-37-35-0040-00030-0020

B. PROPERTY INFORMATION (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)

1. Total Area of Property: 0.16 Acres
2. Total Area included in Request: 0.16 Acres
a. In each Future Land Use (FLU) Category: Commercial - 0.16 Acres
(1) _____
(2) _____
(3) _____
(4) _____
b. Total Uplands: 0.16 Acres
c. Total Wetlands: 0.00 Acres

3. Current Zoning: Residential Single Family - one
4. Current FLU Category: Single - Family Residential
5. Existing Land Use: Vacant
6. Requested FLU Category: Commercial

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	5 DU/AC	
Number of Units	1	
Commercial (sq. ft.)		10,687.5 SF
Industrial (sq. ft.)		

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on the submittal requirements of the State of Florida, Department of Community Affairs for a comprehensive plan amendment, and policies contained in the City of Okeechobee Comprehensive Plan. Staff will evaluate this request based on the support documentation provided by the applicant.

A. GENERAL INFORMATION AND MAPS

Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.

1. Wording of any proposed text changes.
2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.
5. Map showing existing zoning of the subject property and surrounding properties.
6. **Three (3) CERTIFIED BOUNDARY** surveys of the subject property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor’s name, address, and phone number; legal description of subject property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

- ✓7. A copy of the deed(s) for the property subject to the requested change.
- ✓8. An aerial map showing the subject property and surrounding properties.
- 9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. PUBLIC FACILITIES IMPACTS

Note: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

- (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.
- (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use designation, the Applicant shall attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer

b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.

- c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
- d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;

2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:

a. Potable Water and Sanitary Sewer demand based on:

- (1) 114 gallons per person per day (gppd) for residential uses
- (2) 0.15 gallons per day per square foot of floor area for nonresidential uses

b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:

- ✓a. Solid Waste;
- ✓b. Water and Sewer;
- ✓c. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation, as well as estimates of maximum population and nonresidential square footage developable under the existing and proposed Future Land Use categories. The application should include the applicant's correspondence to the responding agency.

C. ENVIRONMENTAL IMPACTS

Proposed plan amendments shall be accompanied by evidence that the following studies either have been completed for another permitting agency or are not relevant to the property. There shall be inventories of:

- ✓ 1. Wetlands and aquifer recharge areas.
- ✓ 2. Soils posing severe limitations to development.
- 3. Unique habitat.
- 4. Endangered species of wildlife and plants.
- ✓ 5. Floodprone areas.

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

1. Discuss how the proposal affects established City of Okeechobee population projections.
2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.
4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

E. JUSTIFICATION OF PROPOSED AMENDMENT

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

V. FEE SCHEDULE

Large Scale Amendment (LSA)	\$4,000.00 plus \$30.00 per acre
Small Scale Amendment (SSA)	\$850.00 plus \$30.00 per acre
Text Amendment Flat Fee	\$2,000.00 each

VI. AFFIDAVIT

I, Keith Hickman, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Okeechobee to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Keith Hickman
Signature of Owner or Authorized Agent

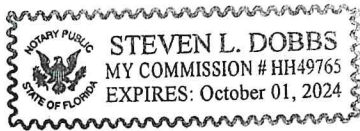
1/24/2022
Date

Keith Hickman
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of January 24, 20 2022 by Keith Hickman, who
(Name of Person)
is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature



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

Detail by Entity Name

Florida Limited Liability Company

HUNTERMAKO "LLC"

Filing Information

Document Number	L17000011721
FEI/EIN Number	N/A
Date Filed	01/13/2017
Effective Date	01/10/2017
State	FL
Status	ACTIVE

Principal Address

804 S.W. 2ND AVE
OKEECHOBEE, FL 34974 UN

Mailing Address

8390 Pioneer Road
WEST PALM BEACH, FL 33411

Changed: 01/19/2020

Registered Agent Name & Address

TRICE, RONALD N
8390 Pioneer Road
WEST PALM BEACH, FL 33411

Address Changed: 01/19/2020

Authorized Person(s) Detail

Name & Address

Title MGR

TRICE, RONALD N
8390 PIONEER ROAD
WEST PALM BEACH, FL 33411 UN

Title MGR

HICKMAN, BRIAN K
2035 S. E. 31ST STREET
OKEECHOBEE, FL 34974 UN

Huntermako, LLC

City of Okeechobee Comp Plan Amendment Support Documentation

A. General Information and Maps

Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.

1. Wording of any proposed text changes.

None proposed.

2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.

Attached

3. A map showing existing land uses (not designations) of the subject property and surrounding properties.

Attached

4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.

There is one parcel and it will complete the commercial future land use on the west side of the street.

The proposed Future Land Use designation is consistent with the current major developed uses in the area and to the largest extent the surrounding parcels are Commercial, Public Facilities or Single Family (FLU).

5. Map showing existing zoning of the subject property and surrounding properties.

Attached

6. Certified property boundary survey; date of survey; surveyor's name, address and phone number; and legal description(s) for the property subject to the requested change.

Attached

7. A copy of the deed(s) for the property subject to the requested change.

Attached.

8. An aerial map showing the subject property and surrounding properties.

Attached.

9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

Applicant is owner

B. Public Facilities Impacts

Note: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. Traffic Analysis

a. For Small Scale Amendments (SSA)

- (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.**

Please see attached traffic Statement

- (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use Designation, the applicant shall attach a Traffic Impact Study Prepared by a professional transportation planner or transportation engineer.**

Please see the attached traffic statement.

b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepare by a professional transportation planner or transportation engineer.

N/A

- c. **Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.**

Acknowledged.

- d. **An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change.**

Acknowledged.

- 2. **Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:**

- a. **Potable water and Sanitary Sewer demand based on:**

- (1) **114 gallons per person per day (gppd) for residential uses**

Assume 2.5 residents per household

Current $1 * 285 = 285$ gpd
Future $= 0 * 285 = 0$ gpd

- (2) **0.15 gallons per day per square foot of floor area for nonresidential uses**

Current $0 * 0.15 = 40,576$ gpd
Future $11,174 * 0.15 = 1,676.2$ gpd

Current total = 285 gpd
Future total = 1,676.2 gpd

- b. **Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.**

The project is proposed commercial and does not have an open space demand.

- 3. **Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:**

- a. **Solid Waste;**

Please see attached letter from Waste Management.

b. Water and Sewer:

I have attached a letter where the water and sewer demand will decrease with this project.

c. Schools.

This is a commercial request, so no school demand is required.

C. Environmental Impacts

Proposed plan amendments shall be accompanied by evidence that the following studies have been completed for another permitting agency or are not relevant to the property.

There shall be inventories of:

1. Wetlands and aquifer recharge areas.

Please see the attached wetland map from the US Fish and Wildlife Service. From this map, there appear to be no wetlands on the subject parcel.

2. Soils posing severe limitations to development

The soil present onsite from the attached NRCS Websoil Survey, there is only one soil type Immokalee Fine Sand, 0 to 2 percent slopes. The soils present should cause no development limitations.

3. Unique habitat.

This parcel was previously developed but provides no unique habitat.

4. Endangered species of wildlife and plants.

Since everything around this parcel has been partially developed for many years and with all the development around it, it does not provide the conducive habitat for endangered species.

5. Floodprone areas.

According to the attached FEMA map 12093C0480C, the subject parcels are within Zone X and shown as an area of minimal flooding.

D. Internal Consistency with the City of Okeechobee Comprehensive Plan

1. Discuss how the proposal affects established City of Okeechobee population projections.

This proposal is to commercial and will have no impact on the population projections.

2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

There is no effect to the Comprehensive Plan Amendment's Policies and Objectives from this request. The minimal increase in density will not change the ability of the city or any other utilities to provide available water, sewer, or roads.

3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.

This project is an undeveloped parcel but will have very limited impact to the County's Comprehensive plan.

4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

Since the City's Comprehensive Plan has been found to be consistent with all state requirements, this application is also consistent with the State Policy Plan and Regional Policy Plan Goals. Since the major concern as stated in Chapter 163.006(5)(I) is to discourage Urban Sprawl, this application can hardly be classified as Urban Sprawl since it is simply undeveloped land inside the City Limits for development or infill, which is the preferred development pattern.

E. Justification of Proposed Amendment

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Proposed Conditions

For the proposed commercial Land Use designation, the maximum development is approximately 11,174 sf.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	1 Units @ 2.5 people per unit	114 gppd	285 gpd – water/sewer
Commercial (Proposed)	11,174 SF @ 0.15 gallons per day per sf	1,676.2 gppd	1,676.2 gpd – water/sewer
Net Impact			1,391.1 gpd – water/sewer

Water and Wastewater Treatment Plants

Based on the information obtained from Okeechobee Utility Authority, the permitted capacity of the surface water treatment plant is 5.0 mgd with the ground water treatment plant rated at 1.0 mgd. The wastewater treatment plant permitted capacity is currently 3.0 mgd.

There is ample capacity to serve this project since the proposed flow is reducing.

Police

The nearest City Police station is located at 50 SE 2nd Avenue. No additional Police stations are scheduled. The existing Police station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Police Department will be determined by the local government review.

Fire

The nearest fire station is located at 501 NW 5th Street. No additional fire stations are scheduled. The existing fire station should be able to maintain its level of service standard with the proposed amendment given that the project is immediately adjacent to an existing area already designated for commercial uses. Service availability from the Fire Department will be determined by the local government review.

Solid Waste

Waste Management operates the regional solid waste landfill. Waste Management has previously indicated they have a 100 year capacity left in their facility.

Stormwater Management

The project is located in the City of Okeechobee and according to the attached FIRM panel 12093C0480C, this parcel is in Flood Zone X.

There are no wellfields within 1,000 feet of the parcel.

Potential adverse impacts to ground and surface waters will be minimized by implementation of appropriate erosion control measures during construction in accordance with the NPDES Generic Permit for Stormwater Discharge from Large and Small Construction Activities. Erosion control measures that may be implemented include stabilization practices such as temporary seeding, permanent seeding, mulching, geotextiles, or sod stabilization; structural practices such as silt fences, earth dikes, diversions, swales, sediment traps, check dams, or storm drain inlet protection; and sediment basins.

Stormwater runoff quantity and quality are strictly regulated by the City and the SFWMD to ensure that pre-development drainage conditions are maintained. The proposed rate of discharge from the site will be less than or equal to the existing discharge rate from the site. The discharges off-site will be minimized by on-site detention within the stormwater management system. The drainage system will be owned, operated and maintained by the owner, who's past record of compliance has been shown to be a responsible property owner and should be acceptable to the City and the SFWMD. The Stormwater Management System will employ, wherever practical, a variety of Best Management Practices (BMP). The following are a list of potential BMP that could be integrated into the Water Management System during the final design and permitting stage:

- Oil and grease skimmers;
- Environmental swales;
- Minimize “short-circuiting” of pond flow patterns;
- Raised storm inlets in grassed swales;
- Utilize stormwater retention where feasible; and
- Street cleaning and general site maintenance.

Parks and Recreation

This is a commercial request with no park requirement.

Hurricane Preparedness

This project is located outside any project storm surge areas within the City of Okeechobee. The current Florida Building Code requires impact windows and doors, if the residents desire to remain in the units, but management will encourage them to leave.

Miscellaneous Data

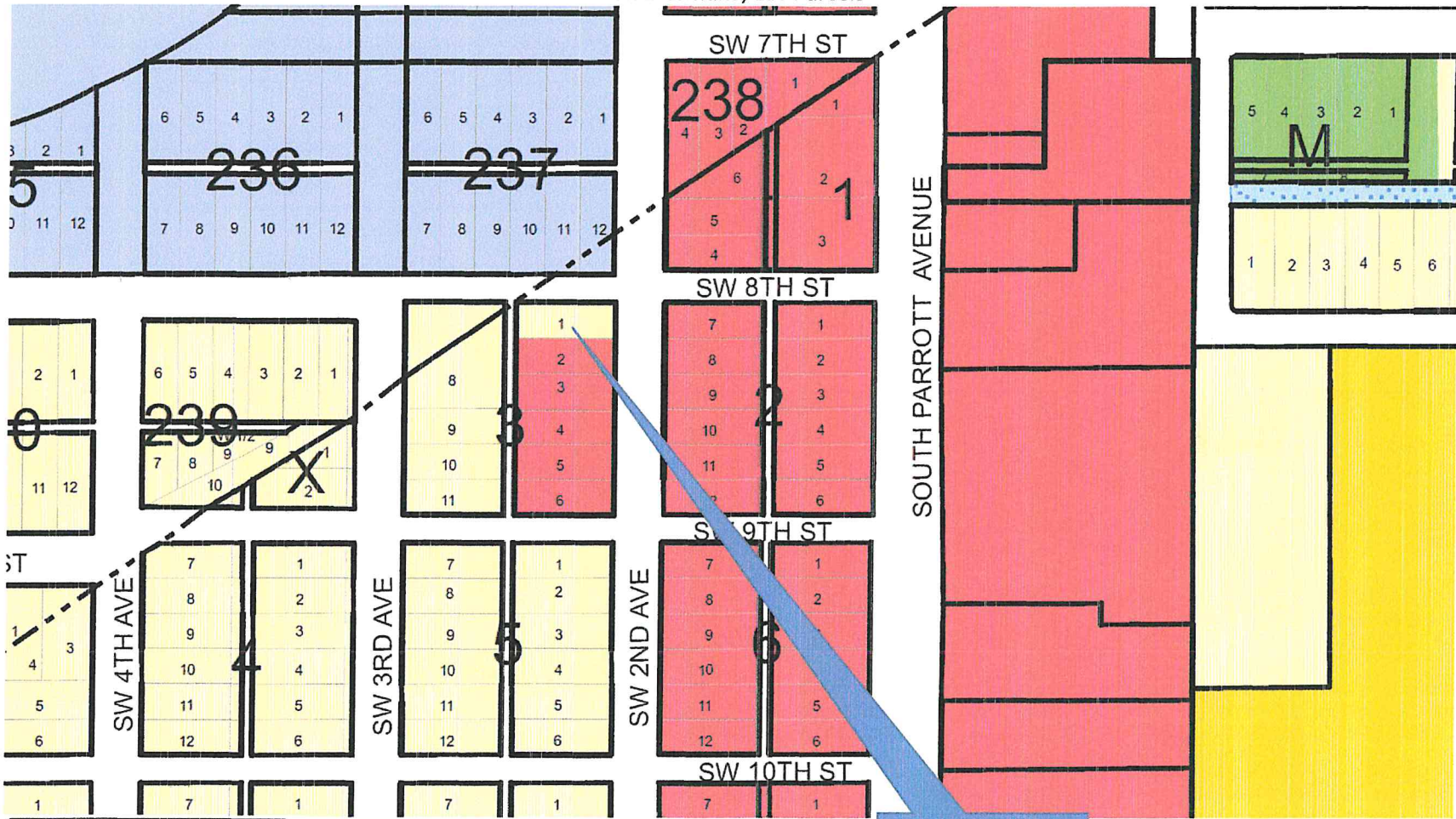
Parcel Control Numbers Subject to this Application

3-21-37-35-0040-00030-0020

Legal Description

Please refer to the attached legal and sketches that comprise this application for future land use amendment.

City of Okeechobee Future Land Use Amendment Application
 Future Land Use Exhibit
 Huntermako, LLC Parcels

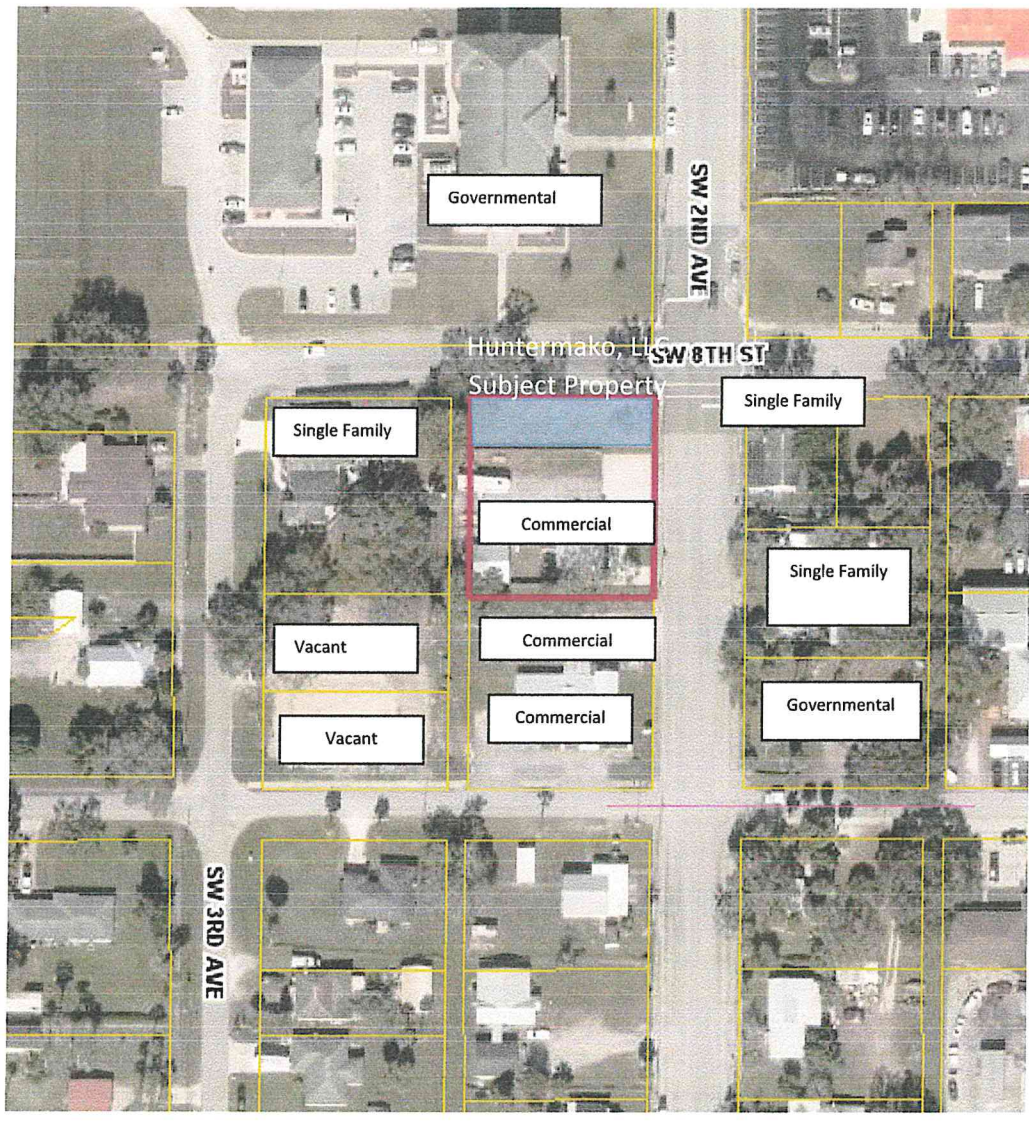


LAND USE CLASSIFICATIONS

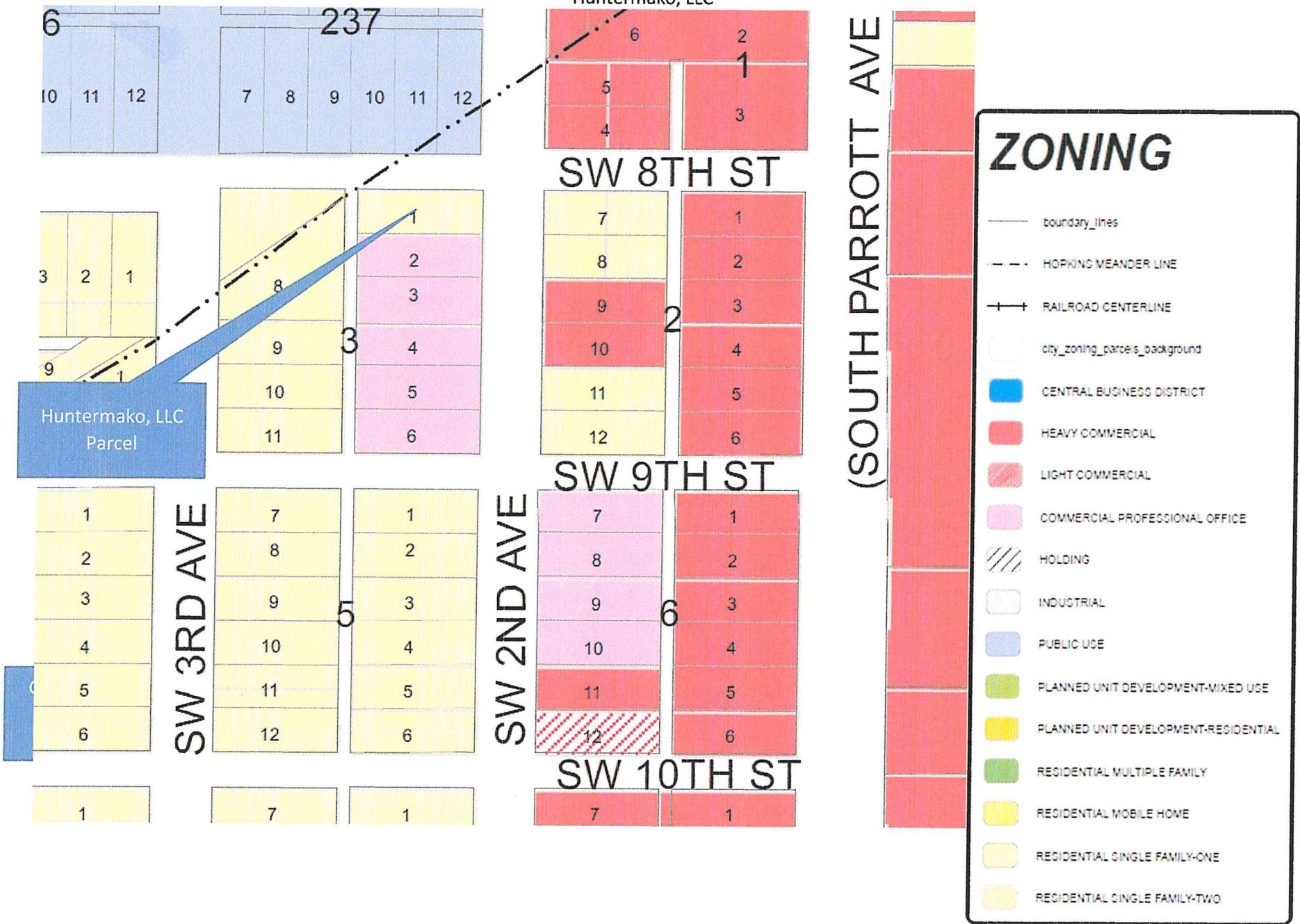
- +— RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +— RAILROAD CENTERLINE
- fl_u_boundary_lines
- lot_line
- fl_u_background_parcel
- YELLOW SINGLE - FAMILY RESIDENTIAL
- ORANGE MIXED USE RESIDENTIAL
- GREEN MULTI - FAMILY RESIDENTIAL
- RED COMMERCIAL
- GREY INDUSTRIAL
- BLUE PUBLIC FACILITIES

Huntermako, LLC
 Parcels

City of Okeechobee
Future Land Use Amendment Surrounding Property Owners
Land Use Exhibit
Huntermako, LLC



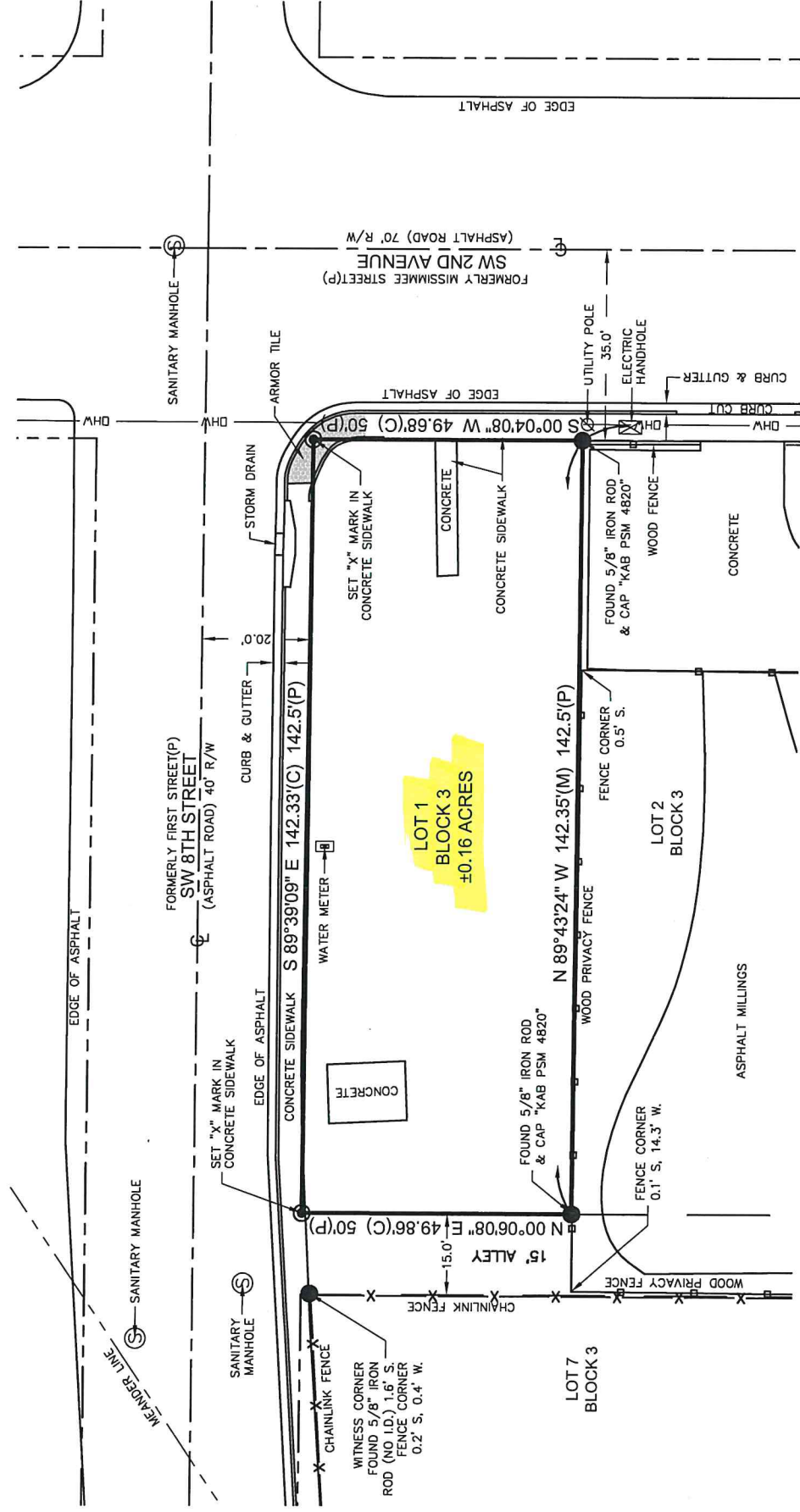
City of Okeechobee
 Future Land Use Amendment Application
 Zoning Exhibit
 Huntermako, LLC



BOUNDARY SURVEY PREPARED FOR PREPARED FOR KEITH HICKMAN

DESCRIPTION:

LOT 1, BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 7, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) **PARCEL ID: 3-21-37-35-0040-00030-0010.**
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) 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.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 7) 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.
- 8) DATE OF LAST FIELD SURVEY: 11/15/21.

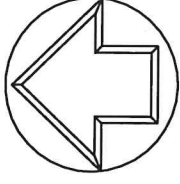
STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others 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:

KEITH HICKMAN

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	12/09/21	WC	JJR
FB/PG: 322/59-60		SCALE: 1" = 30'	
DESCRIPTION REFERENCE: PROVIDED BY CLIENT OR CLIENT'S REPRESENTATIVE		JOB NO: 31016	
BEARING REFERENCE: THE W. R/W OF SW 2ND AVE IS TAKEN TO BEAR S 00°04'08" W		FILE: 31016-2	

NORTH



0 15 30
SCALE IN FEET

MAP SCALE: 1 INCH = 30 FEET
INTENDED DISPLAY SCALE

S.E. CORNER OF BLOCK 3
FOUND BENT 5/8" IRON
ROD & CAP "KAB PSM 4820"

N. R/W LINE OF SW 9TH STREET

TRADEWINDS SURVEYING GROUP, LLC.

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



John J. Rice

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

LEGEND

- ⊙ - Set Iron Rod and Cap "LB 8360"
 - - Found Iron Rod (and Cap)
 - ⊙ - Found Pipe (and Cap)
 - - Found CM
- ABBREVIATIONS**
- B=Baseline; BM=Benchmark; C=Centerline; CM=Concrete; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Dead; Δ=Delta or Central Angle; E=East; ELY=Easterly; E/P=Edge of Pavement; ESMT=Easement; 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=Manhole; N=North; N'LY=Northerly; NGV(D)=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; PI=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); x=Spot Elevation based on indicated Datum.



IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,

Plaintiff,

v.

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendants.

CASE NO.: 2019-CA-253

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 AUG 11 PM 4:06
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

AMENDED CERTIFICATE OF TITLE

(Amended to Correct a Scrivener's Error in Legal Description in File #2021005731)

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following-described property set forth in the Final Judgment situate in Okeechobee County, Florida:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 7, of the public records of Okeechobee County, Florida

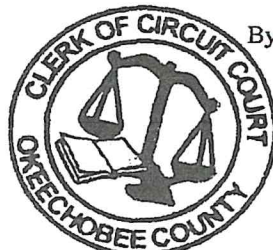
Parcel Identification Number: 3-21-37-35-0040-00030-0010

was sold to: Huntermako, LLC, 804 S.W. 2nd Avenue, Okeechobee, Florida 34974.

WITNESS my hand and seal of this Court on the 11th day of August, 2021.

JERALD D. BRYANT
Clerk of the Circuit Court & Comptroller

By: Madalyn Priests
Deputy Clerk





Jerald D Bryant, Clerk of the Circuit Court & Comptroller

Okeechobee, FL Recorded 5/6/2021 12:49 PM

Fees: RECORDING \$0.00 D DOCTAX PD \$0.70

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,

Plaintiff

Case No.: 47 2019 CA 000253

vs

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendant(s)

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 MAY - 6 PM 12: 38
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

CLERK'S CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021 for the property described herein:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 7, of the public records of Okeechobee County, Florida

AND

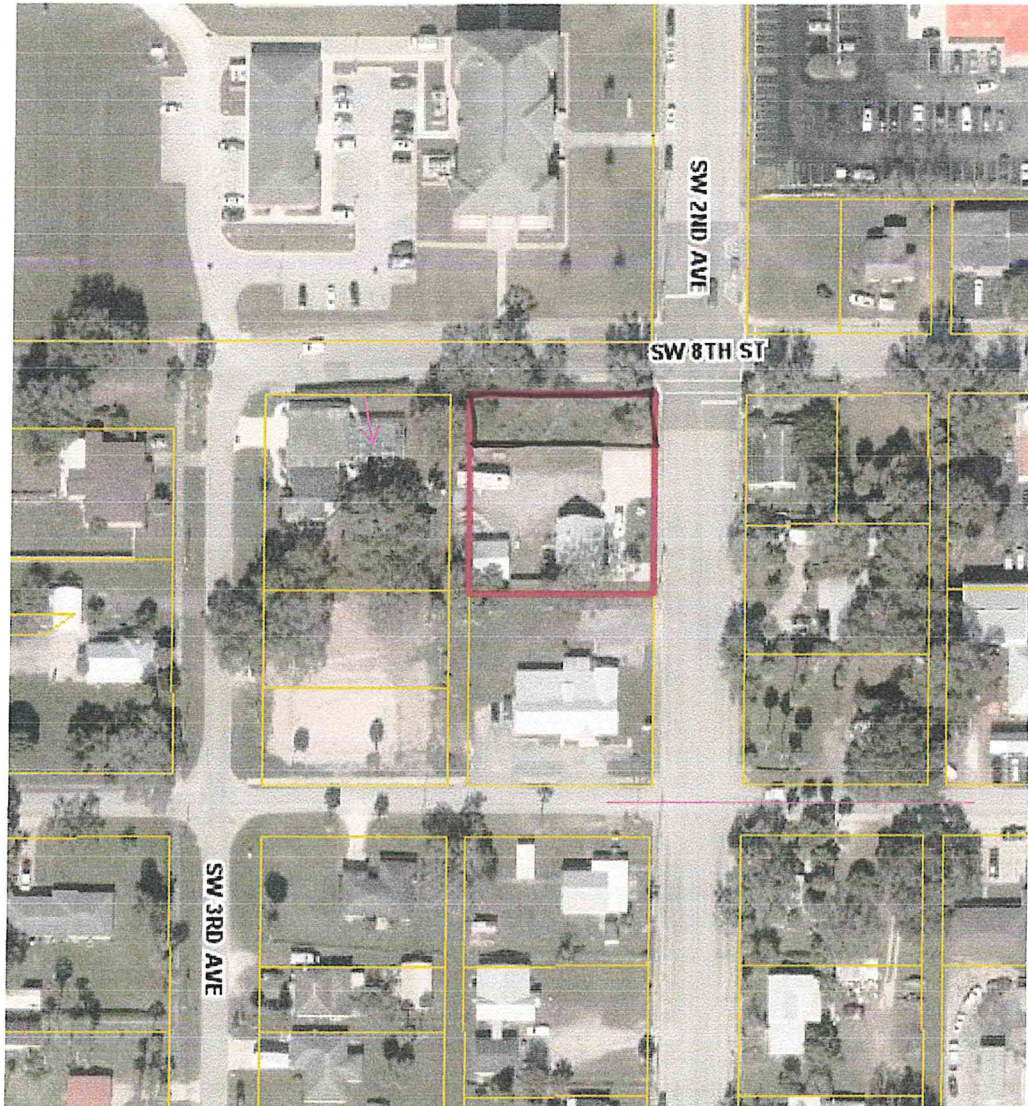
A parcel of land lying in Section 34, Township 36 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows:

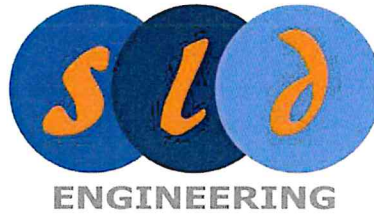
Commence at a 3" x 3" concrete monument marking the Southeast Corner of the N1/2 of the SE ¼ of the SE ¼ of said Section 34, thence N 01°45'58" E along the East boundary line of Section 34, a distance of 367.19 feet to a 5/8" rebar with cap #LB6329 for the POINT OF BEGINNING; thence N 40°10'30" W, a distance of 256.16 feet to the intersection with the North boundary line of that parcel of land described in ORB 290, PG. 0469 of the public records of Okeechobee County, Florida; thence N 89°41'27" E along said North boundary line and the South boundary line of that parcel of land described in ORB 226, PG. 687, aforesaid public records, a distance of 171.32 feet to the easternmost common corner for said parcels, said common corner being a point on the aforesaid East boundary line of Section 34; thence S 01°45'58" W along said East boundary line of Section 34, a distance of 196.74 feet to the POINT OF BEGINNING.

Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2015.

Parcel Identification Number: 3-21-37-35-0040-00030-0010

City of Okeechobee
Future Land Use Amendment Surrounding Property Owners
Aerial Exhibit
Huntermako, LLC





February 8, 2022

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

Subject: Huntermako, LLC Comp Plan Application Traffic Statement

Dear Mr. LaRue:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to change the existing Future Land Use (FLU) from the existing Single – Family Residential to Commercial.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). For the existing land use, the results indicate the existing 1 Single Family home (ITE code 210) generates 10 total daily trips with 1 peak hour trips PM with 1 being in and 0 being out. For the proposed land use, the results indicate the 11.2 KSF of Shopping Center (ITE code 820) generates 481 total daily trips with 38 peak hour trips PM with 18 being in and 19 being out. For a change in Peak PM traffic of 471 total trips with 17 in and 19 being out.

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

Sincerely,

Steven L. Dobbs Engineering

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

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File



SLD PE Seal

2022.02.08 13:15:46-05'00

EXISTING

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report									
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available				KSF ² : Units of 1,000 square feet					
		DU: Dwelling Unit				Fuel Position: # of vehicles that could be fueled simultaneously					
		Occ.Room: Occupied Room									
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Waterport/Marine Terminal 010	Berths	171.52	NA	NA	NA		0	NA	NA	NA	
Commercial Airport 021	Employees	13.40	0.80	54%	46%		0	0	NA	NA	
Commercial Airport 021	Avg. Flights/Day	104.73	5.75	56%	44%		0	0	NA	NA	
Commercial Airport 021	Com. Flights/Day	122.21	6.88	54%	46%		0	0	NA	NA	
General Aviation Airport 022	Employees	14.24	1.03	45%	55%		0	0	NA	NA	
General Aviation Airport 022	Avg. Flights/Day	1.97	NA	NA	NA		0	NA	NA	NA	
General Aviation Airport 022	Based Aircraft	5.00	0.37	45%	55%		0	0	NA	NA	
Truck Terminal 030	Acres	81.90	6.55	43%	57%		0	0	NA	NA	Caution- Only 3 Studies
Park&Ride w/ Bus Service 090	Parking Spaces	4.50	0.62	22%	78%		0	0	NA	NA	
Park&Ride w/ Bus Service 090	Occ. Spaces	9.62	0.81	28%	72%		0	0	NA	NA	
Light Rail Station w/ Park 093	Parking Space	2.51	1.24	58%	42%		0	0	NA	NA	
Light Rail Station w/ Park 093	Occ. Spaces	3.91	1.33	58%	42%		0	0	NA	NA	
General Light Industrial 110	KSF ²	6.97	0.97	12%	88%		0	0	NA	NA	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF ²	1.50	0.68	NA	NA		0	0	NA	NA	Caution-Only 3 Studies.
General Heavy Industrial 120	Employees	0.82	0.88	NA	NA		0	0	NA	NA	
Industrial Park 130	KSF ²	6.96	0.86	21%	79%		0	0	NA	NA	
Industrial Park 130	Employees	3.34	0.46	20%	80%		0	0	NA	NA	
Manufacturing 140	KSF ²	3.82	0.74	36%	64%		0	0	NA	NA	
Manufacturing 140	Employees	2.13	0.36	44%	56%		0	0	NA	NA	
Warehousing 150	KSF ²	3.56	0.32	25%	75%		0	0	NA	NA	
Warehousing 150	Employees	3.89	0.59	35%	65%		0	0	NA	NA	
Mini Warehouse 151	KSF ²	2.50	0.26	51%	49%		0	0	NA	NA	
Mini Warehouse 151	Storage Units	0.25	0.02	NA	NA		0	0	NA	NA	
Mini Warehouse 151	Employees	61.90	6.04	52%	48%		0	0	NA	NA	
High-Cube Warehouse 152	KSF ²	1.44	0.10	33%	67%		0	0	NA	NA	
High-Cube Warehouse 152	Employees	NA	0.66	35%	65%		0	0	NA	NA	
Utilities 170	KSF ²	NA	0.76	45%	55%		0	0	NA	NA	
Utilities 170	Employees	NA	0.76	90%	10%		0	0	NA	NA	
Single Family Homes 210	DU	9.57	1.01	63%	37%	1.0	10	1	1	0	
Single Family Homes 210	Vehicles	6.02	0.67	66%	34%		0	0	NA	NA	
Apartment 220	DU	6.65	0.62	65%	35%	0.0	0	0	NA	NA	
Apartment 220	Persons	3.31	0.40	NA	NA		0	0	NA	NA	
Apartment 220	Vehicles	5.10	0.60	NA	NA		0	0	NA	NA	
Low Rise Apartment 221	Occ.DU	6.59	0.58	65%	35%		0	0	NA	NA	
High Rise Apartment 222	DU	4.20	0.35	61%	39%		0	0	NA	NA	
Mid-Rise Apartment 223	DU	NA	0.39	58%	42%		0	0	NA	NA	
Rental Townhouse 224	DU	NA	0.72	51%	49%		0	0	NA	NA	Caution- Only 1 Study.
Resd. Condo/Townhouse 230	DU	5.81	0.52	67%	33%		0	0	NA	NA	
Resd. Condo/Townhouse 230	Persons	2.49	0.24	67%	33%		0	0	NA	NA	
Low Rise Resd. Condo 231	DU	NA	0.78	58%	42%		0	0	NA	NA	
High Rise Resd. Condo 232	DU	4.18	0.38	62%	38%		0	0	NA	NA	
Luxury Condo/Townhouse 233	Occ. DU	NA	0.55	63%	37%		0	0	NA	NA	
Mobile Home Park 240	DU	4.99	0.59	62%	38%		0	0	NA	NA	
Mobile Home Park 240	Persons	2.46	0.26	63%	37%		0	0	NA	NA	
Retirement Community 250	DU	NA	0.27	56%	44%		0	0	NA	NA	Caution- Only 1 Study
Elderly Housing-Detached 251	DU	3.71	0.27	61%	39%		0	0	NA	NA	Caution- Only 1 Study.
Congregate Care Facility 253	Occ.DU	2.15	0.17	56%	44%		0	0	NA	NA	Caution- Only 2 Studies
Elderly Housing- Attached 252	Occ.DU	3.48	0.16	60%	40%		0	0	NA	NA	Caution- Only 4 Studies
Recreational Homes 260	DU	3.16	0.26	41%	59%		0	0	NA	NA	
Residential PUD 270	DU	7.50	0.62	65%	35%		0	0	NA	NA	
Hotel 310	Occ. Room	8.92	0.70	49%	51%		0	0	NA	NA	
Hotel 310	Rooms	8.17	0.59	53%	47%		0	0	NA	NA	
Hotel 310	Employees	14.34	0.80	54%	46%		0	0	NA	NA	
All Suites Hotel 311	Occ.Room	6.24	0.55	42%	58%		0	0	NA	NA	Caution- Only 4 Studies
All Suites Hotel 311	Rooms	4.90	0.40	45%	55%		0	0	NA	NA	
Business Hotel 312	Occ. Room	7.27	0.62	60%	40%		0	0	NA	NA	Caution-Only 4 Studies
Business Hotel 312	Employees	72.67	7.60	60%	40%		0	0	NA	NA	
Motel 320	Occ.Room	9.11	0.58	53%	47%		0	0	NA	NA	
Motel 320	Rooms	5.63	0.47	54%	46%		0	0	NA	NA	
Motel 320	Employees	12.81	0.73	54%	46%		0	0	NA	NA	

PROPOSED

Instructions:		Trip Generation Rates from the 8th Edition ITE Trip Generation Report									
Enter Numbers into the "Expected Units" in the Corresponding Yellow Column		NA: Not Available		KSF ² : Units of 1,000 square feet							
		DU: Dwelling Unit		Fuel Position: # of vehicles that could be fueled simultaneously							
		Occ.Room: Occupied Room									
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Daycare Center 565	KSF ²	79.26	12.46	47%	53%		0	0	NA	NA	
Daycare Center 565	Students	4.48	0.82	47%	53%		0	0	NA	NA	
Daycare Center 565	Employees	28.13	4.79	47%	53%		0	0	NA	NA	
Cemetery 566	Employees	58.09	7.00	33%	67%		0	0	NA	NA	
Prison 571	KSF ²	NA	2.91	NA	NA		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Prison 571	Employees	NA	0.23	28%	72%		0	0	NA	NA	
Library 590	KSF ²	56.24	7.30	48%	52%		0	0	NA	NA	
Library 590	Employees	52.52	5.40	47%	53%		0	0	NA	NA	
Lodge/Fraternal Organization 591	Members	0.29	0.03	NA	NA		0	0	NA	NA	Caution- Only 1 Study.
Lodge/Fraternal Organization 591	Employees	46.90	4.05	NA	NA		0	0	NA	NA	
Hospital 610	KSF ²	16.50	1.14	42%	58%		0	0	NA	NA	
Hospital 610	Beds	11.81	1.31	36%	64%		0	0	NA	NA	
Hospital 610	Employees	5.20	0.33	31%	69%		0	0	NA	NA	
Nursing Home 620	Beds	2.37	0.22	33%	67%		0	0	NA	NA	
Nursing Home 620	Employees	4.03	NA	26%	74%		0	NA	NA	NA	Peak Hour is PM Peak Hour.
Clinic 630	KSF ²	31.45	5.18	NA	NA		0	0	NA	NA	Caution- Only 2 Studies.
Clinic 630	Employees	7.75	1.23	41%	59%		0	0	NA	NA	
General Office 710 (Equation)	KSF ²	Equation	Equation	17%	83%		0	0	NA	NA	
General Office 710	KSF ²	11.01	1.49	17%	83%		0	0	NA	NA	
Corporate Headquarters 714	KSF ²	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Corporate Headquarters 714	Employees	7.98	1.40	10%	90%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	KSF ²	11.57	1.72	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Single Tenant Office Bldg 715	Employees	3.62	0.50	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Medical Dental Office 720	KSF ²	36.13	3.46	27%	73%		0	0	NA	NA	
Medical Dental Office 720	Employees	8.91	1.06	34%	66%		0	0	NA	NA	
Government Office Building 730	KSF ²	68.93	1.21	31%	69%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Government Office Building 730	Employees	11.95	1.91	74%	26%		0	0	NA	NA	
State Motor Vehicles Dept. 731	KSF ²	166.02	17.09	NA	NA		0	0	NA	NA	
State Motor Vehicles Dept. 731	Employees	44.54	4.58	NA	NA		0	0	NA	NA	
US Post Office 732	KSF ²	108.19	11.12	51%	49%		0	0	NA	NA	
US Post Office 732	Employees	28.32	2.84	51%	49%		0	0	NA	NA	
Gov. Office Complex 733	KSF ²	27.92	2.85	31%	69%		0	0	NA	NA	Caution- Only 1 Study.
Gov. Office Complex 733	Employees	7.75	0.79	31%	69%		0	0	NA	NA	
R&D Center 760	KSF ²	8.11	1.07	15%	85%		0	0	NA	NA	Peak Hour is PM Peak Hour.
R&D Center 760	Employees	2.77	0.41	10%	90%		0	0	NA	NA	
Building Materials/Lumber 812	KSF ²	45.16	4.49	47%	53%		0	0	NA	NA	
Building Materials/Lumber 812	Employees	32.12	2.77	51%	49%		0	0	NA	NA	
Free-Standing Discount Superstore 813	KSF ²	53.13	4.61	49%	51%		0	0	NA	NA	
Free-Standing Discount Store 815	KSF ²	57.24	5.00	50%	50%		0	0	NA	NA	
Free-Standing Discount Store 815	Employees	28.84	3.48	50%	50%		0	0	NA	NA	
Hardware/Paint Store 816	KSF ²	51.29	4.84	47%	53%		0	0	NA	NA	Caution- Only 3 Studies
Hardware/Paint Store 816	Employees	53.21	5.05	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	KSF ²	36.08	3.80	NA	NA		0	0	NA	NA	
Nursery (Garden Center) 817	Employees	22.13	1.99	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	KSF ²	39.00	5.17	NA	NA		0	0	NA	NA	
Nursery (Wholesale) 818	Employees	23.40	0.47	NA	NA		0	0	NA	NA	
Shopping Center 820 (Equation)	KSF ²	Equation	Equation	49%	51%		0	0	NA	NA	
Shopping Center 820 Rate	KSF ²	42.94	3.37	49%	51%	11.2	481	38	18	19	
Factory Outlet Center 823	KSF ²	26.59	2.29	47%	53%		0	0	NA	NA	
Quality Restaurant 931	KSF ²	89.95	7.49	67%	33%		0	0	NA	NA	Low Turnover - More than 1 hour
Quality Restaurant 931	Seats	2.86	0.26	67%	33%		0	0	NA	NA	
High Turnover/Sit Down Rest 932	KSF ²	127.15	11.15	59%	41%		0	0	NA	NA	Big variation on Daily
High Turnover/Sit Down Rest 932	Seats	4.83	0.41	57%	43%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	KSF ²	716.00	26.15	51%	49%		0	0	NA	NA	
Fast Food w/o Drive Thru 933	Seats	42.12	2.13	64%	36%		0	0	NA	NA	



JEFF SABIN
GOVERNMENT AFFAIRS

WASTE MANAGEMENT INC. OF FLORIDA
7700 SE BRIDGE RD
HOBE SOUND, FL 33455
PH: (772) 545-1327
MOBILE: (772) 263-0017

January 20, 2022

Mr. Steven L. Dobbs, P.E.
Steven L. Dobbs Engineering, LLC
1051 Jakes Way
Okeechobee, Florida 34974

Re: Huntermako, LLC Property, SW 2nd Ave and SW 8th Street- Okeechobee County, FL

Mr. Dobbs:

Please find this letter in response to your request for confirmation of service availability for the above location. Waste Management of Okeechobee County can adequately accommodate the prescribed services at this location as provided for in our Solid Waste and Recyclable Materials Collection Services Agreement with the City of Okeechobee.

- Please note: To provide service, our collection vehicles must be able to safely access the onsite waste enclosures. Please contact our Sales team to provide site plans for review if and when your project proceeds.

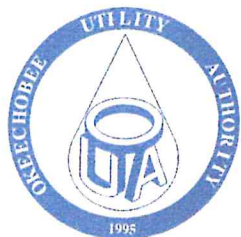
We appreciate the opportunity to service this location and look forward to working with the developers and builders in making it an environmentally friendly project.

If you have any questions or concerns, please contact Sales Specialist Kay Hurley at 954-439-4067, or me at 772-263-0017.

Sincerely,

JEFF SABIN
Government Affairs Manager

Cc: Kay Hurley

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 21, 2022

Mr. Steven L. Dobbs P.E.
Steven L. Dobbs Engineering, LLC
1062 Jakes Way
Okeechobee, Florida 34974

Ref: **Wastewater Capacity Request**

Parcel ID: 3-21-37-35-0040-00030-0020

Site Address:
804 SW 2nd Avenue
Okeechobee, FL 34974

Dear Mr. Dobbs:

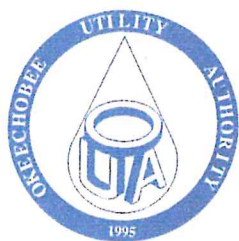
In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

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 December 2020 to November 2021, the annual average daily demand was 0.948 MGD, or about 24% of the current 3.9 MGD treatment capacity. The OUA does have a wastewater service line near the subject property. Any line extensions or upgrades required due to the demands of the proposed project, will be at the project owner'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 F. Hayford, P.E.
Executive Director



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

January 21, 2022

Mr. Steven L. Dobbs, P.E.
SLD Engineering
1062 Jakes Way
Okeechobee, FL 34974

Ref: **Water Capacity Request**

Parcel ID: 3-21-37-35-0040-00030-0020

Site Address:
804 SW 2nd Avenue
Okeechobee, FL 34974

Dear Mr. Dobbs:

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 January 2021 to December 2021, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the road right of way at the subject property. Any upgrade requirements to the water main infrastructure due to the demands of the proposed project will be at the property owners' 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,

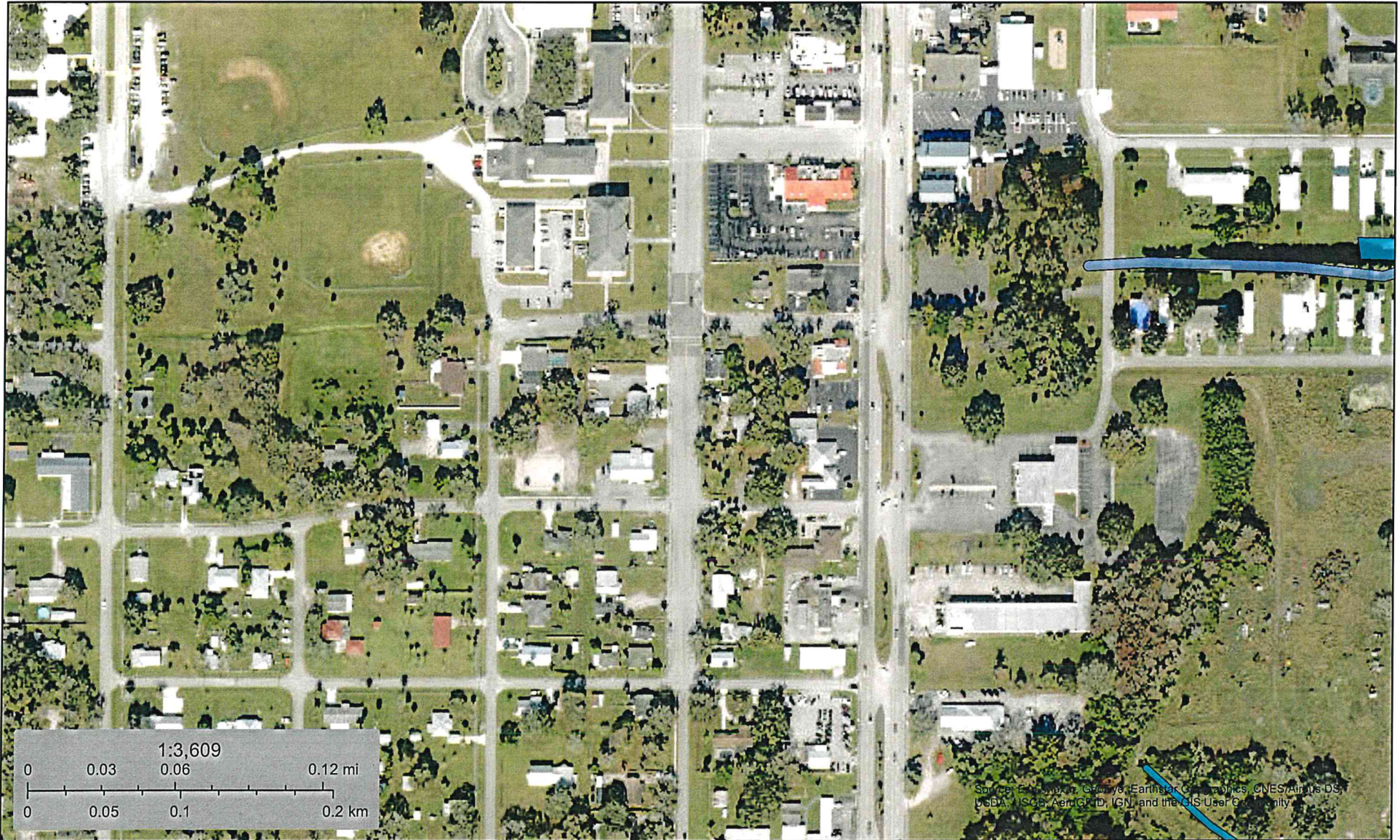
A handwritten signature in blue ink, appearing to read 'John F. Hayford', is written over the typed name.

John F. Hayford
Executive Director
Okeechobee Utility Authority



U.S. Fish and Wildlife Service National Wetlands Inventory

804 SW 2nd Avenue



January 17, 2022

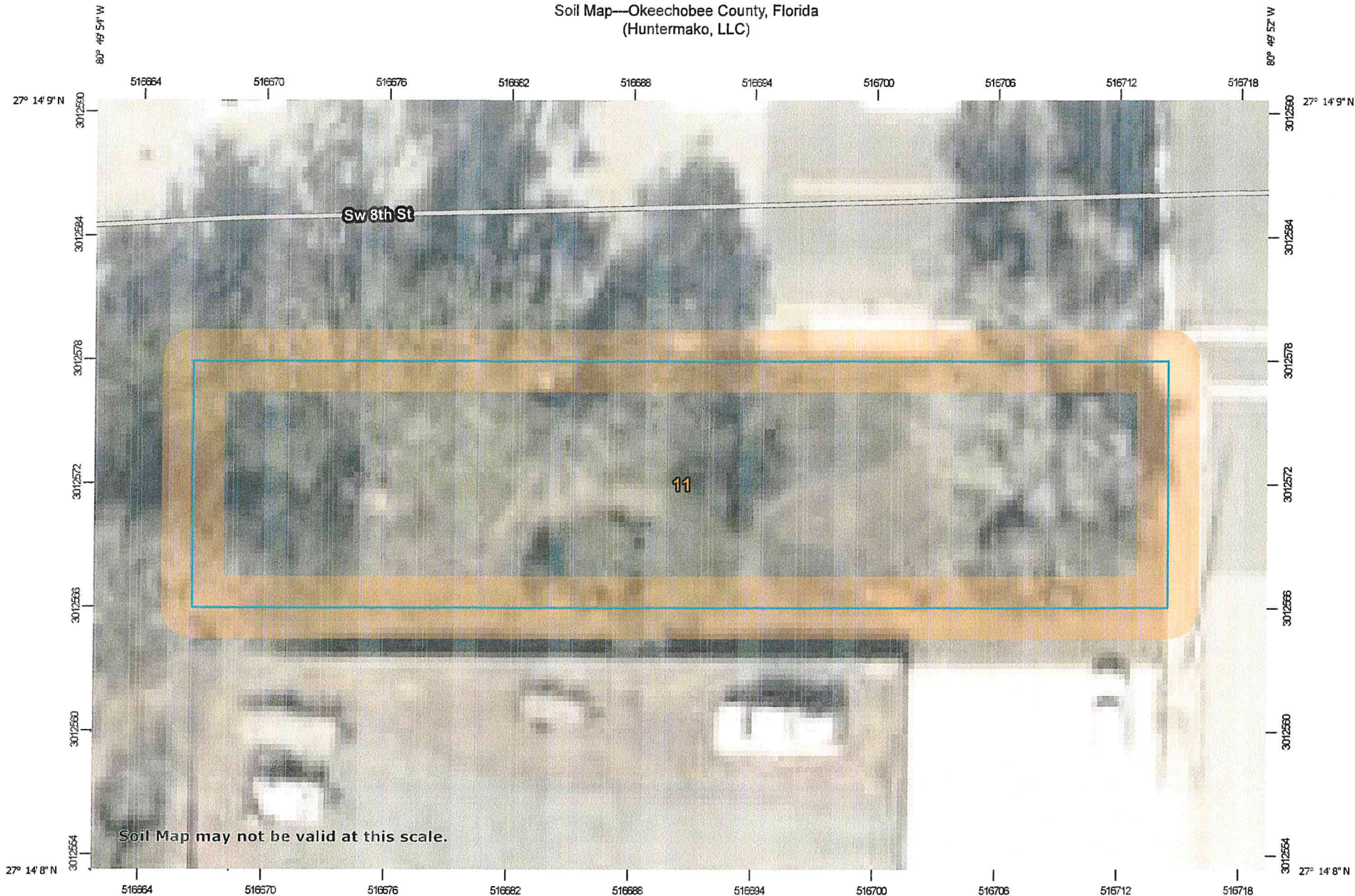
Wetlands

- | | | | | | |
|--|--------------------------------|--|-----------------------------------|--|----------|
| | Estuarine and Marine Deepwater | | Freshwater Emergent Wetland | | Lake |
| | Estuarine and Marine Wetland | | Freshwater Forested/Shrub Wetland | | Other |
| | Freshwater Pond | | Freshwater Pond | | Riverine |

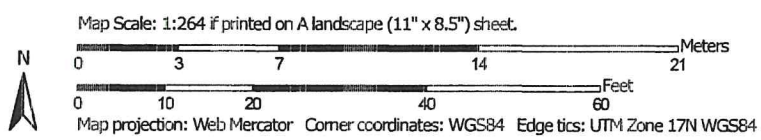
This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

C.I.

Soil Map—Okeechobee County, Florida
(Huntermako, LLC)




Soil Map may not be valid at this scale.



C.S.

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils

 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Okeechobee County, Florida

Survey Area Data: Version 19, Aug 26, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 25, 2019—Jan 29, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
11	Immokalee fine sand, 0 to 2 percent slopes	0.1	100.0%
Totals for Area of Interest		0.1	100.0%

National Flood Hazard Layer FIRMette



80°50'12"W 27°14'24"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

80°49'34"W 27°13'52"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- | | | |
|-----------------------------|--|--|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i> |
| | | With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i> |
| | | Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i> |
| | | Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i> |
| | | Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i> |
| | | Effective LOMRs |
| GENERAL STRUCTURES | | Area of Undetermined Flood Hazard <i>Zone D</i> |
| | | Channel, Culvert, or Storm Sewer |
| OTHER FEATURES | | Levee, Dike, or Floodwall |
| | | Cross Sections with 1% Annual Chance |
| MAP PANELS | | Water Surface Elevation |
| | | Coastal Transect |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |
| | | Coastal Transect Baseline |
| MAP PANELS | | Profile Baseline |
| | | Hydrographic Feature |
| | | Digital Data Available |
| MAP PANELS | | No Digital Data Available |
| | | Unmapped |

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

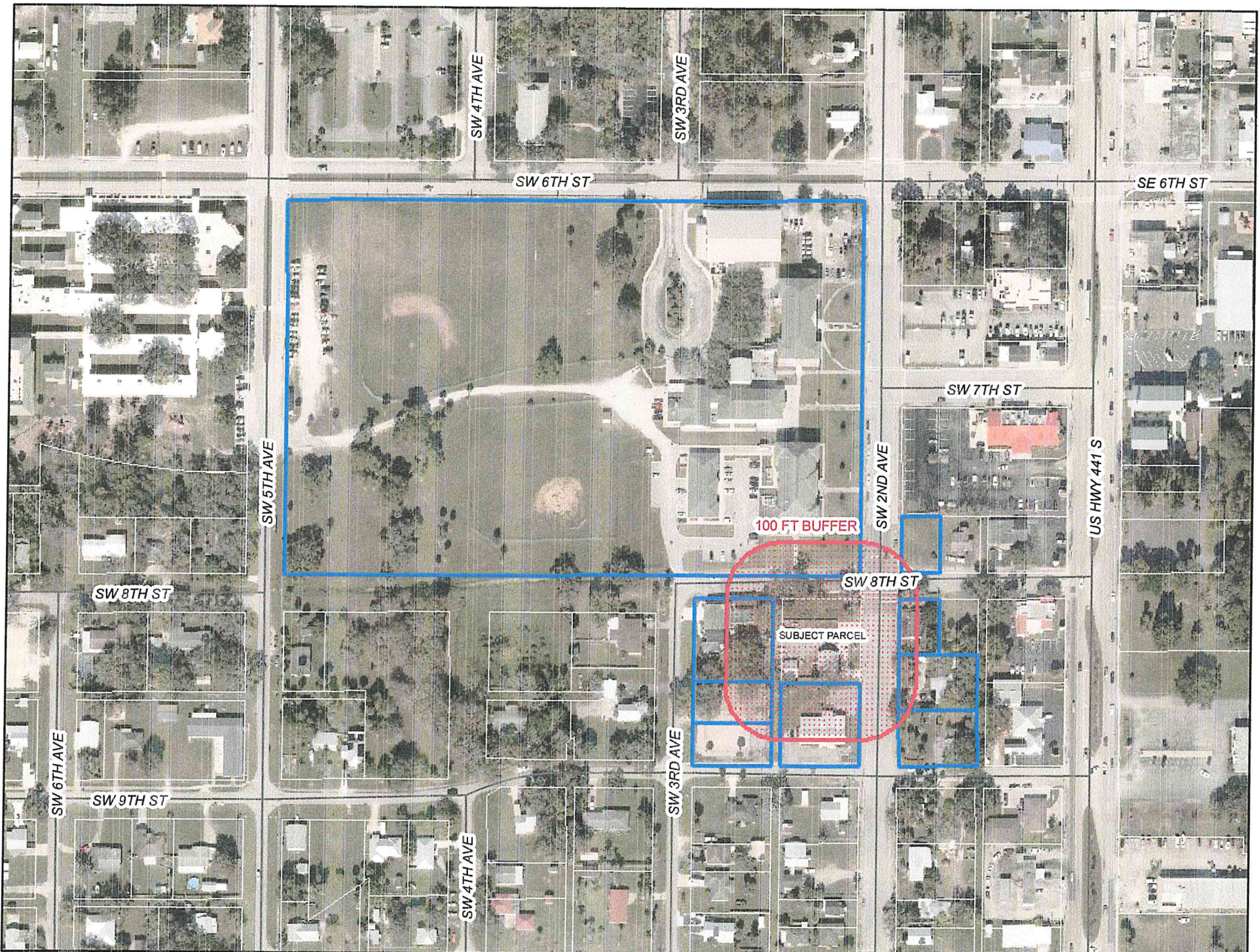
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/17/2022 at 4:47 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0.5.

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-01960-0010	OKEECHOBEE COUNTY SCHOOL BOARD	700 SW 2ND AVE		OKEECHOBEE	FL	34974
3-21-37-35-0020-02390-0010	WHITE TROY DALE II	7866 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00010-0010	HCKB HOLDINGS LLC	C/O CHRIS J LEE	5400 US HIGHWAY 192	MELBOURNE	FL	32904-9728
3-21-37-35-0040-00010-0030	BISHOP CHRISTINE	6688 SW 21ST PKWY		OKEECHOBEE	FL	34974-3307
3-21-37-35-0040-00010-004A	JUAREZ EPIFANIO F REVOCABLE TR	1308 SE 8TH AVE		OKEECHOBEE	FL	34974-5312
3-21-37-35-0040-00010-004B	SCOTT FAMILY TRUST	3043 HICKORY LA		LAPEL	IN	46051
3-21-37-35-0040-00020-0010	BERGER PHILIP Y	9555 NE 128TH AVE		OKEECHOBEE	FL	34972-7104
3-21-37-35-0040-00020-0040	JEANETTE'S INTERIORS, INC	818 S PARROTT AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00020-007A	HUBBARD MADISYN	107 SW 8TH ST		OKEECHOBEE	FL	34974-5125
3-21-37-35-0040-00020-007B	HUBBARD MADISYN NICOLLE	107 SW 8TH ST		OKEECHOBEE	FL	34974-5525
3-21-37-35-0040-00020-0090	FARLESS PATRICIA B IRREV TRUST	GREGORY FARLESS, TRUSTEE	807 SW 2ND AVE	OKEECHOBEE	FL	34974-5118
3-21-37-35-0040-00020-0110	OKEECHOBEE COUNTY	304 NW 2ND ST		OKEECHOBEE	FL	34972-4146
3-21-37-35-0040-00030-0040	GLENN J SNEIDER LLC	200 SW 9TH ST		OKEECHOBEE	FL	34974-5132
3-21-37-35-0040-00030-0070	TEWKSBUURY CAMERON	801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00030-0090	TYSON JOHN	5624 NE 4TH LN		OKEECHOBEE	FL	34974
3-21-37-35-0040-00040-0010	STANLEY CHRISTOPHER	301 SW 9TH ST		OKEECHOBEE	FL	34972-4303
3-21-37-35-0040-0004A-0010	WILSON JUSTIN D	810 SW 3RD AVE		OKEECHOBEE	FL	34974-5121
3-21-37-35-0040-00050-0010	O'CAIN DAVID BRUCE	201 SW 9TH STREET		OKEECHOBEE	FL	34974-5131
3-21-37-35-0040-00050-0030	PARKER RODNEY JUSTIN	908 SW 2ND AVE		OKEECHOBEE	FL	34974-5216
3-21-37-35-0040-00050-0070	DAVIS CYNTHIA	209 SW 9TH STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00050-0090	MEARA DANIEL T	905 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0010	HOMER BRUCE A	1700 SW 12TH TERR		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0070	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0090	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00030-0110	CARDONA DAVID V	809 SW 3RD AVE		OKEECHOBEE	FL	34974



THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND THE OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



LOT 1
RSFI/SF

LOT 2,3 + N344
Okeechobee County Property Appraiser
CPO/c

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 2/3/2022

Parcel: << 3-21-37-35-0040-00030-0020 (36554) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

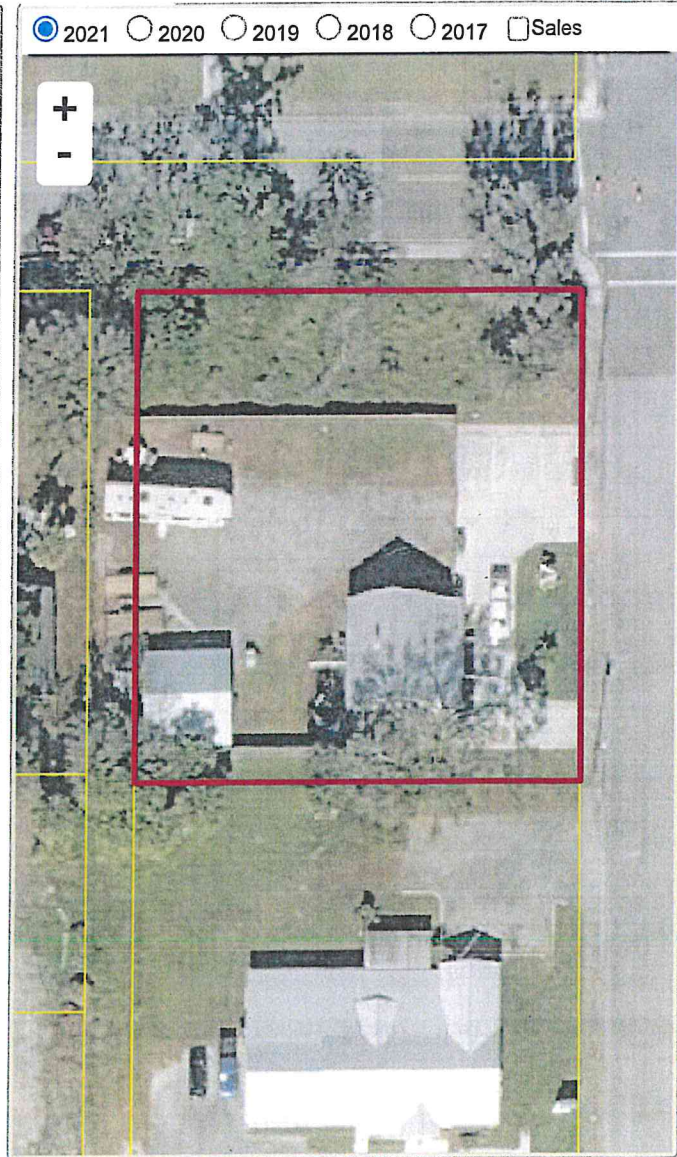
Owner	HUNTERMAKO LLC 804 SW 2ND AVE OKEECHOBEE, FL 34974		
Site	804 SW 2ND AVE OKEECHOBEE		
Description*	SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 12 & PLAT BOOK 5 PAGE 7) LOTS 1, 2 & 3 BLOCK 3 & NORTH 3 FEET OF LOT 4 BLOCK 3		
Area	0.496 AC	S/T/R	21-37-35
Use Code**	SINGLE FAMILY (0100)	Tax District	50

*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

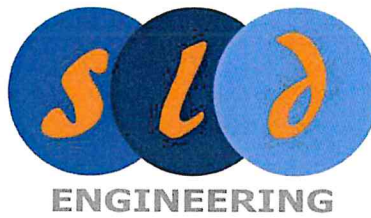
2020 Certified Values		2021 Certified Values	
Mkt Land	\$15,141	Mkt Land	\$29,988
Ag Land	\$0	Ag Land	\$0
Building	\$54,804	Building	\$56,557
XFOB	\$14,736	XFOB	\$14,736
Just	\$84,681	Just	\$101,281
Class	\$0	Class	\$0
Appraised	\$84,681	Appraised	\$101,281
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,716
Assessed	\$84,681	Assessed	\$101,281
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,681 city:\$84,681 other:\$84,681 school:\$84,681	Total Taxable	county:\$99,565 city:\$99,565 other:\$99,565 school:\$101,281

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/11/2021	\$0	2021010353	CT	V	U	11
5/6/2021	\$100	2021005731	CT	V	U	11
3/29/2017	\$4,200	0788/0562	SW	V	Q	03
3/10/2017	\$82,500	0787/0673	WD	I	Q	01
9/28/2016	\$0	0780/1365	WD	V	U	11
4/17/2013	\$21,000	0729/0742	SW	I	U	12
3/1/2013	\$100	0729/0741	SW	I	U	12
1/22/2013	\$100	0726/0172	CT	I	U	11
5/23/2007	\$125,000	0631/0558	WD	I	Q	
7/2/2006	\$0	0625/1956	QC	I	U	03
7/23/2001	\$42,000	0460/1941	WD	I	Q	
7/22/2001	\$0	0460/1942	WD	I	U	03
6/27/2001	\$0	0457/1780	PB	I	U	01
4/1/1993	\$32,000	0343/1969	WD	I	U	03



February 8, 2022

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

Subject: Huntermako, LLC Parcel Combination

Dear Mr. Ritter:

Huntermako purchased parcel number 3-21-37-35-0040-00030-0010, which was Lot 1 in block 3. They owned Lots 2 and 3 south of lot 1 and the north 3 feet of lot 4 discussed above. They discussed the combination of these lots with the Okeechobee County Property appraiser who combined lots 1, 2, 3, and the north 3 feet of lot 4 as the current parcel control number 3-21-37-35-0040-00030-0020. This took place prior to the application for the Comprehensive Plan Amendment and Rezoning for Lot 1 in Block 3.

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

Sincerely,

Steven L. Dobbs Engineering

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

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File

ORDINANCE NO. 1245

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING AND RESIDENTIAL MOBILE HOME (RMH) TO HEAVY COMMERCIAL (CHV) AND RESIDENTIAL MULTIPLE FAMILY (RMF), PETITION NO. 22-002-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

WHEREAS, Blue Springs Holdings LLC has heretofore filed Petition No. 22-002-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land totaling approximately 54.8 acres, from Holding (53.1+/- acres) and RMH (1.7+/- acres) to CHV (16.8+/- acres) and RMF (38.0+/-); and

WHEREAS, said petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on February 17, 2022, determined that such petition is consistent with the Comprehensive Plan; and

WHEREAS, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

NOW, THEREFORE, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 54.8 acres, as the total subject property, located in the City of Okeechobee, to-wit:

PARCEL: (P1) THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1) A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS:

S 36°59'52" E A DISTANCE OF 70.15 FEET;
S 26°01'09" E A DISTANCE OF 49.01 FEET;
S 20°22'54" E A DISTANCE OF 24.40 FEET;

S 09°48'57" E A DISTANCE OF 23.52 FEET;
S 02°45'22" E A DISTANCE OF 49.28 FEET;
S 0°20'24" E A DISTANCE OF 49.34 FEET;
S 02°34'03" W A DISTANCE OF 76.66 FEET;
S 00°53'25" W A DISTANCE OF 44.65 FEET;
THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2) A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SECTION 2: ZONING MAP AMENDMENT.

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed as follows:

Legal Description for subject property to be rezoned from Holding and RMH to RMF:

PROPOSED PARCEL 1 (RESIDENTIAL MULTIPLE FAMILY TRACT, AS SHOWN ON SHEET 2) A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;**
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;**
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;**
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;**
- 5) THENCE SOUTH 00°6'50" EAST, A DISTANCE OF 79.38 FEET;**
- 6) THENCE SOUTH 89°8'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL; THENCE NORTH 3°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 3°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE**

CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89.20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

The above 38.0+/- acres includes the following 1.7+/- acres to be rezone from RMH to RMF: **A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 89°21'12" EAST ALONG THE SOUTH LINE OF SAID RIVER RUN RESORT PLAT, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;

THENCE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 673.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF SAID RIVER RUN RESORT PLAT;

THENCE SOUTH 00°15'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15;

THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 673.25 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 1.692 ACRES MORE OR LESS

Legal Description for subject property to be rezoned from Holding and CHV: **PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2) A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID

SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 35°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 3°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

SECTION 3: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately after its adoption at the second and final City Council public hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this **15th** day of **March 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **5th** day of **April 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Blue Spring Holdings, LLC*

Address: *NE 9th Avenue*

Petition No.: *22-002-R*

Request: *Change from Holding and Residential
Mobile Home to Heavy Commercial and
to Residential Multiple Family*



General Information

Applicant /Owner	Blue Spring Holdings, LLC
Applicant Address	10860 SW 25 th Street Davie, FL 33324
Applicant Email Address	gad4545@gmail.com
Site Address	NE 9 th Avenue
Parcel Identification	2-15-37-35-0A00-00003-0000
Contact Person	Steven L. Dobbs - Consultant
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City’s website prior to the advertised public meeting at https://www.cityofkeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is a request to rezone a 54.793 acre parcel. The parcel is currently zoned Holding (53.101 acres) and Residential Mobile Home (1.692 acres). The applicant’s request is to change 16.8 acres to Heavy Commercial (CHV) and to change the remaining 38 acres to Residential Multiple Family (RMF). The applicant has stated plans to construct a storage facility on the commercial portion and multifamily residential on the remaining area.

The City Council, in November 2021, approved a Future Land Use Map amendment to change 16.8 acres to Commercial and the remaining 38 acres to Multifamily Residential.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial and Multi-Family Residential	Commercial and Multi-Family Residential
Zoning	Holding and Residential Mobile Home	Heavy Commercial and Residential Multiple Family
Use of Property	Vacant	Multifamily Housing and Storage Facility
Acreage	54.8 acres	54.8 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
East	Future Land Use	Okeechobee County Urban Residential Mixed Use
	Zoning	Okeechobee County Residential Mixed
	Existing Use	Residential, Commercial and Vacant
South	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Mobile Home and Heavy Commercial
	Existing Use	Mobile Homes and Vacant
West	Future Land Use	Industrial and Single Family Residential
	Zoning	Industrial and Residential Single Family
	Existing Use	Residential and Vacant

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. 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 are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: “The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and Residential Mobile Home, the surrounding properties are zoned Residential Mobile Home, Residential Single Family, Heavy Commercial and Industrial.”

Staff Comment: The City Council found the concurrent Plan Amendment, to change 16.8 acres from Single Family Residential to Commercial and the remaining 38 acres from Single Family Residential to Multi Family Residential, to be consistent with the City’s Comprehensive Plan. Through the site plan approval process, it will be necessary to ensure that if more intensive uses than the contemplated warehouse uses are initiated then progressive traffic improvements must be required. Such measures would prevent the exceeding of the current adopted level of service for State Road 70.

2. *The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.”*

Applicant Response: “The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple

Family is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: City LDC Section 90-192 specifically lists multiple-family dwellings as a permitted use in the RMF district. City LDC Section 90-283 specifically lists enclosed warehouse and storage as a special exception use in the CHV district. If this rezoning is approved, the applicant will also need to request and be approved for a special use exception in order to move forward with stated plans.

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

Applicant Response: “The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.”

Staff Comment: Staff agrees that multifamily housing is needed within the City and that providing it in this location creates a good transition between disparate surrounding land uses (industrial, commercial, residential). The storage use is also an appropriate use for the proposed location

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

Applicant Response: “The proposed rezoning to Heavy Commercial and Residential Multiple Family will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.”

Staff Comment: The compatibility concern for potential traffic generation that could cause negative impact to the surrounding neighborhood must be addressed at the site plan approval stage.

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

Applicant Response: “The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.”

Staff Comment: If the intensity of the commercial use is limited and if a new roadway is constructed on the unimproved public right-of-way of NE 13th Ave from SR-70 to the subject property, there should not be any adverse effect on property values, living conditions, or development potential of adjacent property.

6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: “The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.”

Staff Comment: The main concern for buffering will be to protect the existing residential manufactured home subdivision which is surrounded by the subject property, and there is no reason to doubt that suitable buffering can be provided at time of site plan review.

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

Applicant Response: “The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.”

Staff Comment: The applicant has provided letters from the appropriate service providers of water, wastewater disposal, and public schools which state that there is adequate capacity to accommodate the potential development that could be built if the requested map changes are approved.

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

Applicant Response: “The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.”

Staff Comment: The applicant should not expect to route traffic through River Run Resort via NE 8th Ave. The traffic analysis report submitted by the applicant finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. However, this will be determined at time of site plan approval. Drainage of the site will also be addressed at time of site plan review. The close proximity to Taylor Creek provides ample opportunity to improve the stormwater management at the site.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*


Applicant Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.”

Staff Comment: The proposed use does not appear to be burdened by unnecessary restrictions.

Recommendation

Based on the City Council approval of the corresponding Future Land Use Map amendment and based on the foregoing analysis, we find the requested rezoning to be consistent with the City's Comprehensive Plan. Implementation of traffic improvements at the site plan approval phase will hopefully mitigate potential negative impacts if intensive commercial uses are developed. Therefore, we recommend **approval** of the Applicant's rezoning request.

Submitted by:



James G LaRue, AICP
President

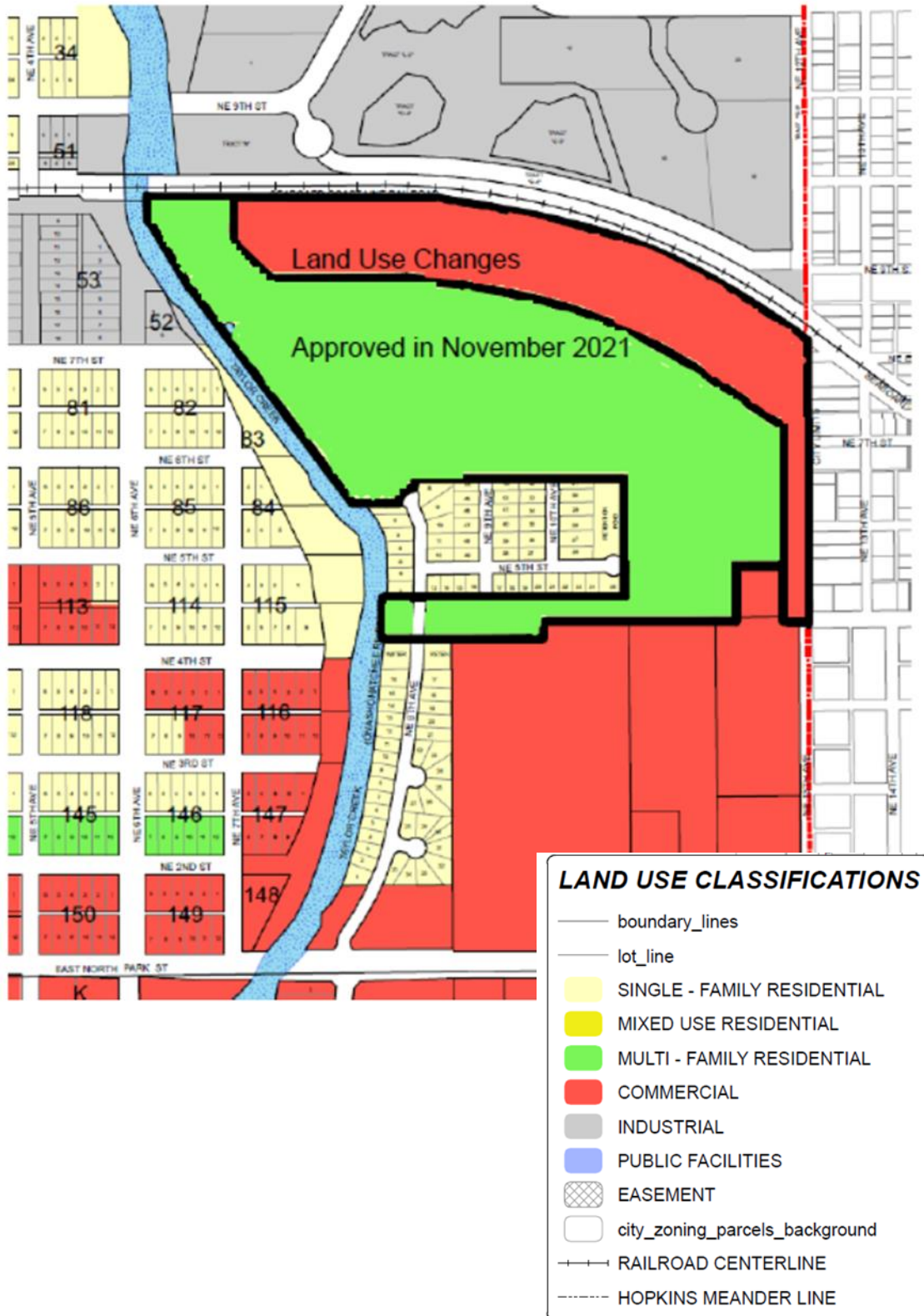
February 7, 2022

Planning Board Public Hearing: February 17, 2022

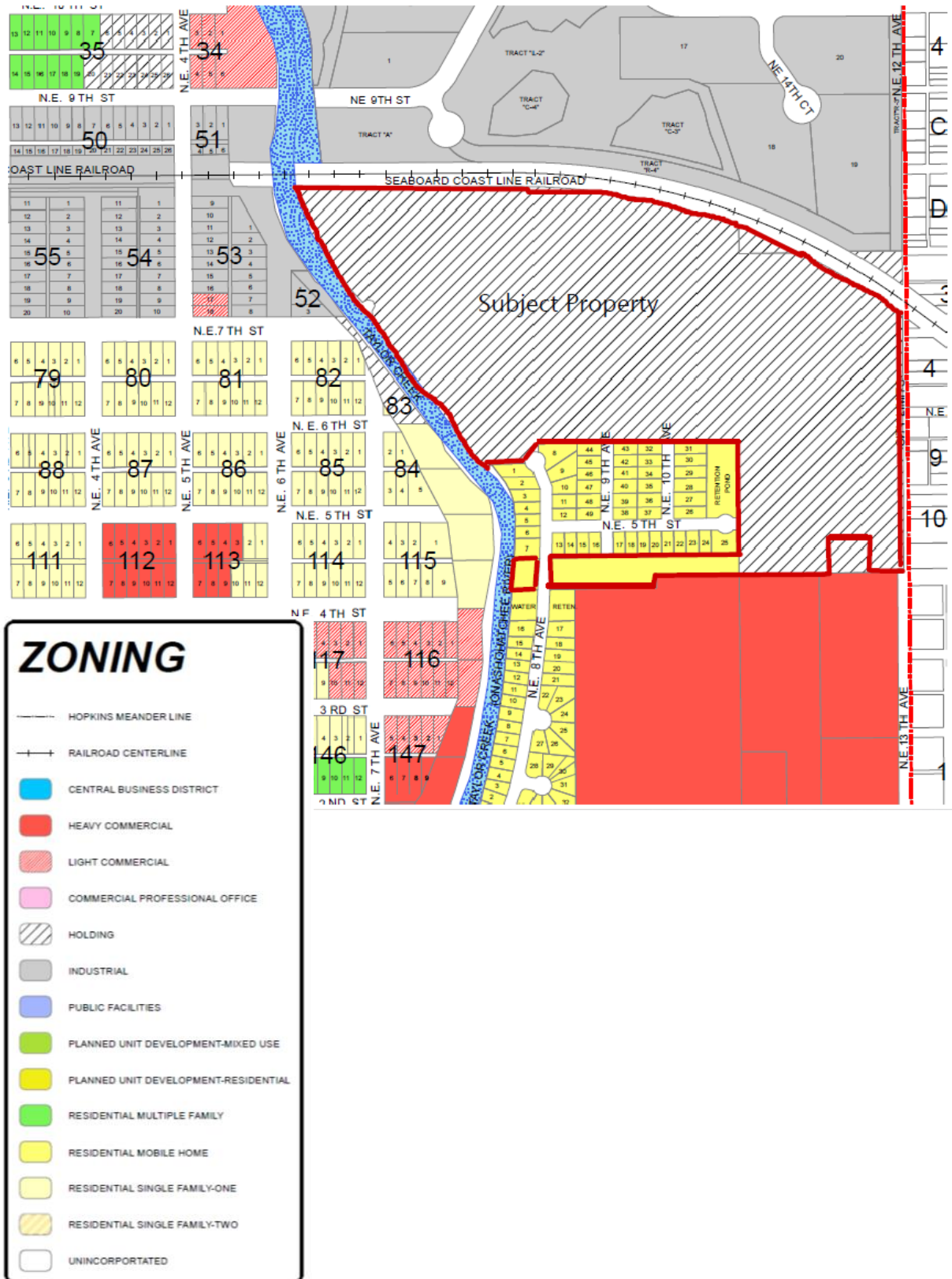
City Council Public Hearing: (tentative) March 15, 2022 and April 5, 2022

Attachments: Future Land Use, Subject Site & Environs
Zoning, Subject Site & Environs
Proposed Zoning Change
Aerial, Subject Site & Environs

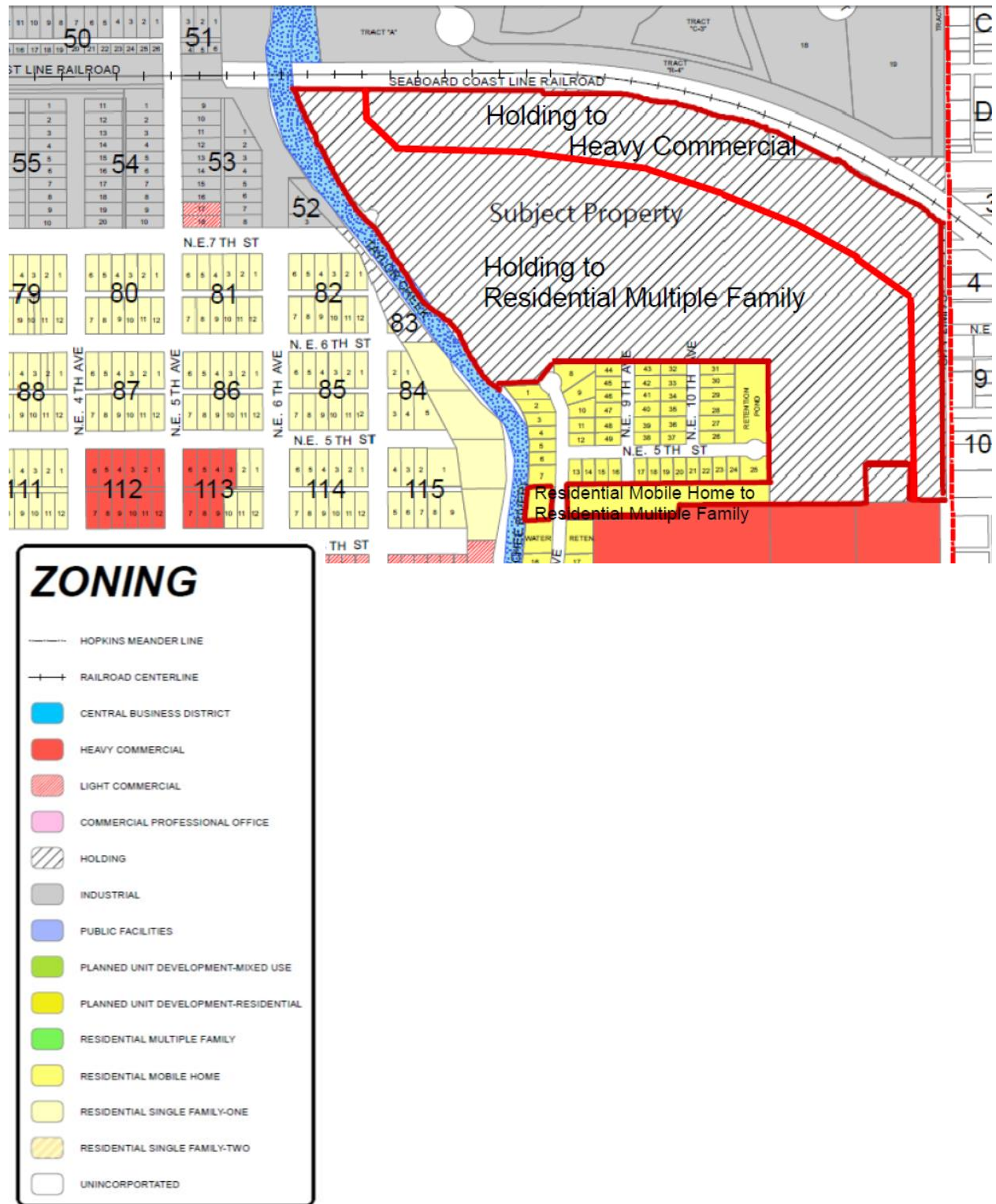
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



ZONING SUBJECT SITE AND ENVIRONS



PROPOSED ZONING CHANGE



**AERIAL
SUBJECT SITE AND ENVIRONS**





CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
FEBRUARY 17, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 17, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

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

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the January 20, 2022, Planning Board Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:03 P.M.

- A. Rezoning Petition No. 22-002-R, requests to rezone 53.1± acres from Holding (H) and 1.7± acres from Residential Mobile Home (RMH) to 16.8± acres Heavy Commercial (CHV) and 38.0± acres Residential Multiple Family (RMF). The proposed use is a multi-family residential community and household storage facility.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Jim LaRue, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, Mr. Michael Nave, 909 Northeast 5th Street, Okeechobee, Florida, and Mr. Robert Brandenburg, 303 Northeast 8th Avenue, Okeechobee, Florida, who responded affirmatively.
 - 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from H and RMH to CHV and RMF consistent with the City's Comprehensive Plan, thereby recommending **Approval.**
 - 3. Mr. Steven Dobbs, Consultant for Mr. Gad Reggev, Registered Agent for the Property Owner, Blue Spring Holdings, LLC, was unable to attend.
 - 4. Public comments were offered against the proposed requested change by Mr. Nave and Mr. Brandenburg. Three emails were received and read into the record by Chairperson Hoover from Mr. Travis Chambers, Adron Fence Co., 1132 Northeast 12th Street, Mrs. Debra Sams, 508 Northeast 8th Avenue, and Mr. Terry Mastaler, 401 Northeast 8th Avenue, in which all expressed concerns against the proposed requested change [the emails have been incorporated into the official minute file]. 89 surrounding property owner notices were mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
 - 5. Board Members Baughman and Papasso disclosed they had spoken to Mr. Dobbs.
 - 6. Motion by Board Member Jonassaint, seconded by Board Member Papasso to recommend to the City Council approval of Rezoning Petition No. 22-002-R as presented in [Exhibit 1, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for March 15, 2022, and April 5, 2022.

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>1-3-2022</u>	Petition No. <u>22-002-R</u>
	Fee Paid:	Jurisdiction: <u>PB+CC</u>
	1 st Hearing: <u>2-17-22</u>	2 nd Hearing: <u>3-15-22 & 4-5-22</u>
	Publication Dates: <u>PB 2/22, 2/9</u>	<u>FPH 3/23</u>
	Notices Mailed: <u>2-2-22</u>	

Rezone, Special Exception and Variance
APPLICANT INFORMATION

1	Name of property owner(s): <u>Blue Spring Holdings, LLC</u>
2	Owner mailing address: <u>10860 SW 25th Street, Davie, FL 33324</u>
3	Name of applicant(s) if other than owner
4	Applicant mailing address:
	E-mail address: <u>gad4545@gmail.com</u>
5	Name of contact person (state relationship): <u>Steven L. Dobbs - Consultant</u> <i>sdobbs@stvedobbsengineering.com</i>
6	Contact person daytime phone(s): <u>863-824-7644</u>

PROPERTY INFORMATION

7	Property address/directions to property: <u>500 block of NE 9th Avenue, Okeechobee FL 34972:</u> from the intersection of SR70 and NE 8th Avenue, headed north, proceed to the end of the cul de sac and the property is north of that cul de sac.
8	Describe current use of property: <u>Agricultural</u>
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) <u>Vacant</u> Source of potable water: <u>OUA</u> Method of sewage disposal: <u>OUA</u>
10	Approx. acreage: <u>54.793</u> Is property in a platted subdivision? <u>No</u>
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <u>There was a code violation for cleared vegetation, but that has been resolved.</u>
12	Is a pending sale of the property subject to this application being granted? <u>No</u>
13	Describe uses on adjoining property to the North: North: <u>Industrial</u> East: <u>Single Family Residential</u> South: <u>Commercial/Trailer Park</u> West: <u>Single Family</u>
14	Existing zoning: <u>53.101 ac Holding/ 1.692 ac Residential</u> Future Land Use classification: <u>16.777 ac Commercial/ 38.016 ac Multi-Family Residential</u>
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<u> </u>) No (<u> X </u>) Yes. If yes provide date, petition number and nature of approval. <u>2021-001-R - 10/21/2021 - Planning Board</u>
16	Request is for: (<u> X </u>) Rezone (<u> </u>) Special Exception (<u> </u>) Variance
17	Parcel Identification Number: <u>2-15-37-35-0A00-00003-0000</u>

Revised

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
20	Last recorded warranty deed: 10/29/2019 - Blue Spring & 10/2/2020 - Small Triangle 8-31-20
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 Gad Reggev Date 1-3-2022

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

a revised copy was sent in.

Using this page because of signature.

REQUIRED ATTACHMENTS	
✓ 18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special E 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: 10/29/2019 + 8-31-20
mbiz ✓ 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
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Signature



Printed Name

Gad Reggev

Date

1-3-2022

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
BLUE SPRING HOLDINGS LLC

Filing Information

Document Number L16000070519
FEI/EIN Number N/A
Date Filed 04/08/2016
Effective Date 04/08/2016
State FL
Status ACTIVE

Principal Address

10860 SW 25 ST
DAVIE, FL 33324

Mailing Address

10860 SW 25 ST
DAVIE, FL 33324

Registered Agent Name & Address

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CAPETOWN LLC
10860 SW 25 ST
DAVIE, FL 33324

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/26/2020
2021	02/11/2021

Document Images



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

Detail by Entity Name

Florida Limited Liability Company
CAPE TOWN LLC

Filing Information

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State	FL
Status	ACTIVE
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Event Date Filed	02/20/2012
Event Effective Date	NONE

Principal Address

10860 SW 25 STREET
DAVIE, FL 33324

Mailing Address

10860 SW 25 STREET
DAVIE, FL 33324

Registered Agent Name & Address

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324

Name Changed: 04/21/2013

Address Changed: 04/21/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

REGGEV, ROY
10860 SW 25 STREET
DAVIE, FL 33324

Title mgr

Revised

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: Holding/Residential Mobile Home Requested zoning classification Residential Multiple Family/ Heavy Commercial
B	Describe the desired permitted use and intended nature of activities and development of the property? Residential Multiple Family development with a commercial mini-storage unit to act as a buffer to the railroad and transition from the southeast from commercial to residential.
C	Is a Special Exception necessary for your intended use? () No (X) Yes If yes, briefly describe: The Mini-Storage units will require a special exception.
D	Is a Variance necessary for your intended use? (X) No () Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning 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.
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
3. The proposed use will not have an adverse effect on the public interest.
4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.
5. The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.

Blue Spring Holdings, LLC

Responses to Standards for Considering Changes in Zoning

1. The proposed change is not contrary to the Comprehensive Plan Requirements;

The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and Residential Mobile Home, the surrounding properties are zoned Residential Mobile Home, Residential Single Family, Heavy Commercial and Industrial.

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations;

The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple Family is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.

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

The proposed rezoning to Heavy Commercial and Residential Multiple Family will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.

5. The proposed use will not adversely affect property values or living conditions, or be a detriment to the improvement or development of adjacent property;

The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood;**

The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.

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

The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.

- 8. The proposed use will create traffic congestion, flooding, or drainage problems, or otherwise affect public safety;**

The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.

- 9. The proposed use has not been inordinately burdened by unnecessary restrictions;**

The proposed use has not been inordinately burdened by unnecessary restrictions.

Blue Spring Holdings, LLC

(Description of requested land use change and reason for request)

Blue Spring Holdings, LLC, has purchase this parcel that is approximately 54.793 acres located in Section 15, Township 37S, and Range 35E. The property's parcel ID is 2-15-37-35-0A00-00003-0000. It is currently located in the City of Okeechobee with a current zoning of Holding and Residential Mobile Home.

The primary intent of rezoning this parcel is to change the existing zoning of 53.101 acres of Holding and 1.692 Acres of Residential Mobile Home to 16.777 acres to Heavy Commercial and 38.016 acres to Residential Multiple Family. The proposed zoning is generally consistent with adjacent lands at this location surrounded by a Residential Mobile Home subdivision to the southwest, single-family homes to the east and west and heavy commercial to the southeast and industrial to the north. This dual use zoning will allow a multi-family residential community and household storage facility to complement the existing pattern of uses.

This application is for the city to grant a zoning on this parcel from the existing zoning of Holding/Residential Mobile Home to 16.777 acres of Heavy Commercial and 38.016 acres of Residential Multiple Family. There is currently once access off NE 8th Avenue through River Run Resort and a proposed second access off NE 13th Avenue, a currently undeveloped City ROW or to the east off undeveloped ROWs on NE 5th or 6th Streets.

Blue Spring Holdings, LLC requests that the Planning Board recommend to the City Council to grant the request to rezone this parcel of land to Heavy Commercial and Residential Multiple Family.



Record and Return to:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

This instrument prepared by:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel
Identification (Folio) Number(s):
No. 2-15-37-35-0A00-00002-A000

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 31 day of August, 2020, BETWEEN, Robert Lee Dennis, Individually, a single man and Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise, Daniel L. Brumley, a married man, Angela Jewett, a married woman, and Rebecca Brumley Hampton, a married woman, whose post office address is 1590 SW 28 ST., OKEECHOBEE, FL 34974 (collectively party of the first part and/or Grantor), to BLUE SPRING HOLDINGS LLC, a Florida limited liability company, whose post office address is 10860 SW 25 ST., DAVIE, FL 33324 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4, lying South of the railroad, Section 15, Township 37 South, Range 35 West, Okeechobee County, Florida, Less that portion thereof previously sold to Fred and Carol Walker.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address are:

Robert Lee Dennis: 1590 SW 28th Street, Okeechobee, Florida 34974

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Speth
Print Name: Julia Speth
Witness #1

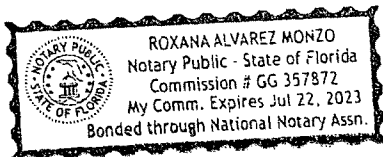
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crimmins
Print Name: Amberlee Crimmins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise**.



[Signature]
NOTARY PUBLIC, State of Florida
Print Name: Roxana Alvarez
My Commission Expires: July 22 2023

____ Personally Known OR X Produced Identification
Type of Identification Produced: FL Driver License
D520-772-41-015-0

Signed, sealed and delivered
in the presence of:

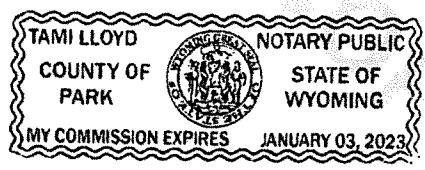
Natalie Giacometto
Print Name: Natalie Giacometto
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

Daniel L. Brumley
By: DANIEL L. BRUMLEY
Print Name: **Daniel L. Brumley**

STATE OF WY
COUNTY OF Park

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of Aug, 2020 by **Daniel L. Brumley**.



Tami Lloyd
NOTARY PUBLIC, State of WY
Print Name: Tami Lloyd
My Commission Expires: 1/3/23

____ Personally Known OR Produced Identification
Type of Identification Produced: WY DL 109348-144

Signed, sealed and delivered
in the presence of:

Crystal Eide
Print Name: Crystal Eide
Witness #1

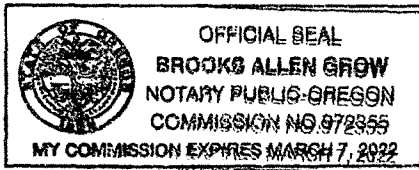
Susan D Cory
Print Name: Susan D Cory
Witness #2

By: *Angela Jewett*
Print Name: Angela Jewett

STATE OF Oregon

COUNTY OF Clackamas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 02 day of September, 2020 by Angela Jewett.



Brooks Allen Grow
NOTARY PUBLIC, State of Oregon
Print Name: Brooks Allen Grow
My Commission Expires: March 7, 2022

Personally Known OR Produced Identification
Type of Identification Produced: Oregon Driver's License

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Barce R. Abernethy Jr
Witness #1

[Signature]
Print Name: Jane L. Brock
Witness #2

By: [Signature]
Print Name: Rebecca Brumley Hampton

STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of August, 2020 by **Rebecca Brumley Hampton**.

[Signature]
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

____ Personally Known OR Produced Identification
Type of Identification Produced: driver's license





This Instrument Prepared By:
TOM W. CONELY, III
CONELY & CONELY, P.A.
Post Office Drawer 1367
Okeechobee, FL 34973-1367

Property Appraiser's Parcel ID#:
2-15-37-35-0A00-00003-0000

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of October, 2019, between CONSUELO PATRICIA ORDONEZ TURRIAGO, as the duly qualified and acting Personal Representative of the Estate of JAVIER E. ORDONEZ, deceased, First Party, and BLUE SPRINGS HOLDING, LLC, a Florida limited liability company, whose address is 10860 SW 25th Street, Davie, FL 33324, Second Party.

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby grant, convey, bargain, and sell to the said Second Party and its successors and assigns forever, all right, title and interest of the First Party in that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Okeechobee County, Florida, to-wit:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2

AC

OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09"E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD, the premises herein granted unto Second Party, the heirs or successors and assigns of Second Party forever

First Party warrants and covenants that:

1. First Party has not done or suffered anything whereby the premises have been incumbered in any way whatsoever, except as aforesaid, and


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2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-0110) when he died.

THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, and being Probate No. 2016-CP-51 in the files of said Court.

IN WITNESS WHEREOF, the said First Party as personal representative of the estate of the decedent, has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

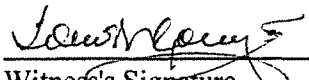


CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia



Witness's Signature
EVA MAE CONELY

Witness's name printed

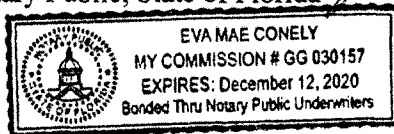


Witness's Signature
TOM W. CONELY, III

Witness's name printed

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.


Notary Public, State of Florida



This Instrument Prepared By:
Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

Property Appraiser's Property ID#
2-15-37-35-0A00-00003-0000

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

In re:
Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ,
Deceased.

**PERSONAL REPRESENTATIVE'S RELEASE
OF REAL PROPERTY**

The undersigned, CONSUELO PATRICIA ORDONEZ TURRIAGO, whose address is Calle 41 #21-34, Bogata, Columbia, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, hereby acknowledges that title to the real property located in Okeechobee County, Florida, owned by the decedent at the time of death, described as follows:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N ½ OF THE S ½ OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

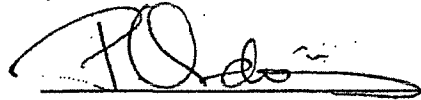
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

Property Appraiser's Parcel Identification Number 2-15-37-35-0A00-00003-0000 (the "Property"), has been sold, transferred and conveyed by the Personal Representative to Blue Springs Holdings, LLC, a Florida limited liability company, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Blue Springs Holdings, LLC, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent has executed this instrument on October 28, 2019.

Executed in the presence of:




CONSUELO PATRICIA ORDONEZ
TURRIAGO

Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogota Columbia



Witness's Signature
EVA MAE CONELY

Witness's Printed Name



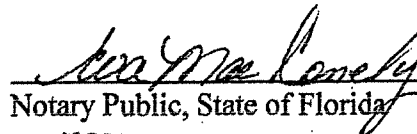
Witness's Signature
TOM W. CONELY, III

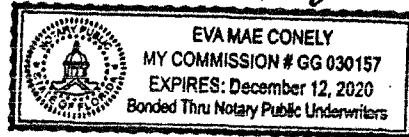
Witness's Printed Name

STATE OF FLORIDA

COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.


Notary Public, State of Florida



#82

PROPOSED ZONING LEGAL DESCRIPTION EXHIBIT

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

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

(SCALE: 1 INCH = 500 FEET)

PROPOSED ZONING LEGAL DESCRIPTIONS:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

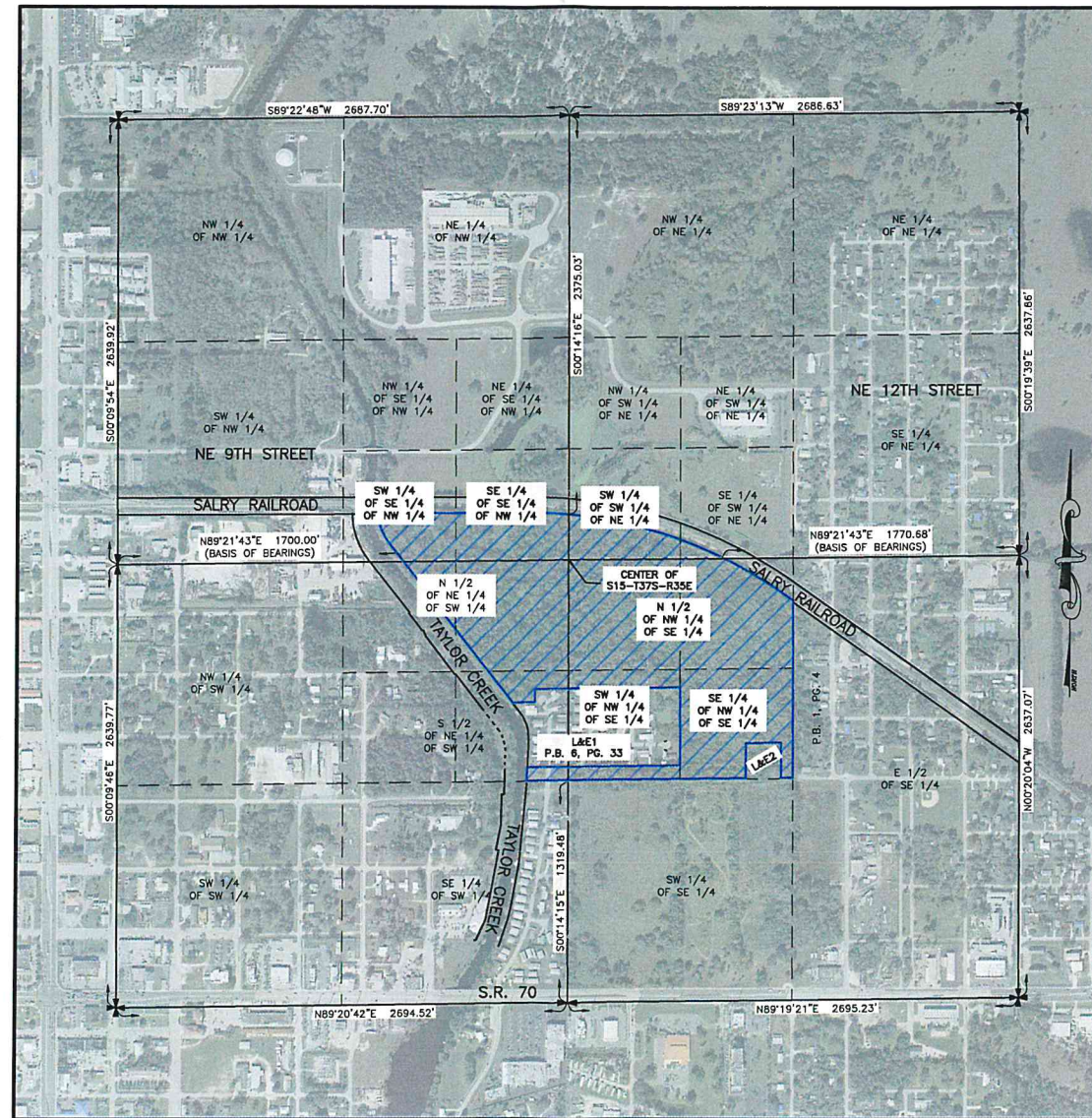
PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1697.16 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

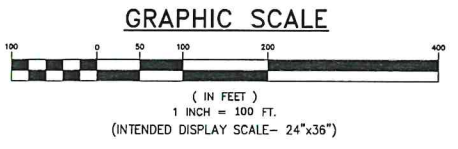
1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:

- C/L CENTERLINE
- R/W RIGHT-OF-WAY
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- O.R.F. OFFICIAL RECORD FILE
- P.B. PLAT BOOK
- S.R. STATE ROAD
- W/ WITH
- (C) CALCULATED
- (F) FIELD
- (P) PLAT
- (D) DEED
- L&E1 LESS & EXCEPT 1
- L&E2 LESS & EXCEPT 2
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P1 PARCEL 1
- R RADIUS
- Δ DELTA
- L LENGTH
- S SECTION
- T TOWNSHIP
- R RANGE
- P.P.1 PROPOSED PARCEL 1
- P.P.2 PROPOSED PARCEL 2



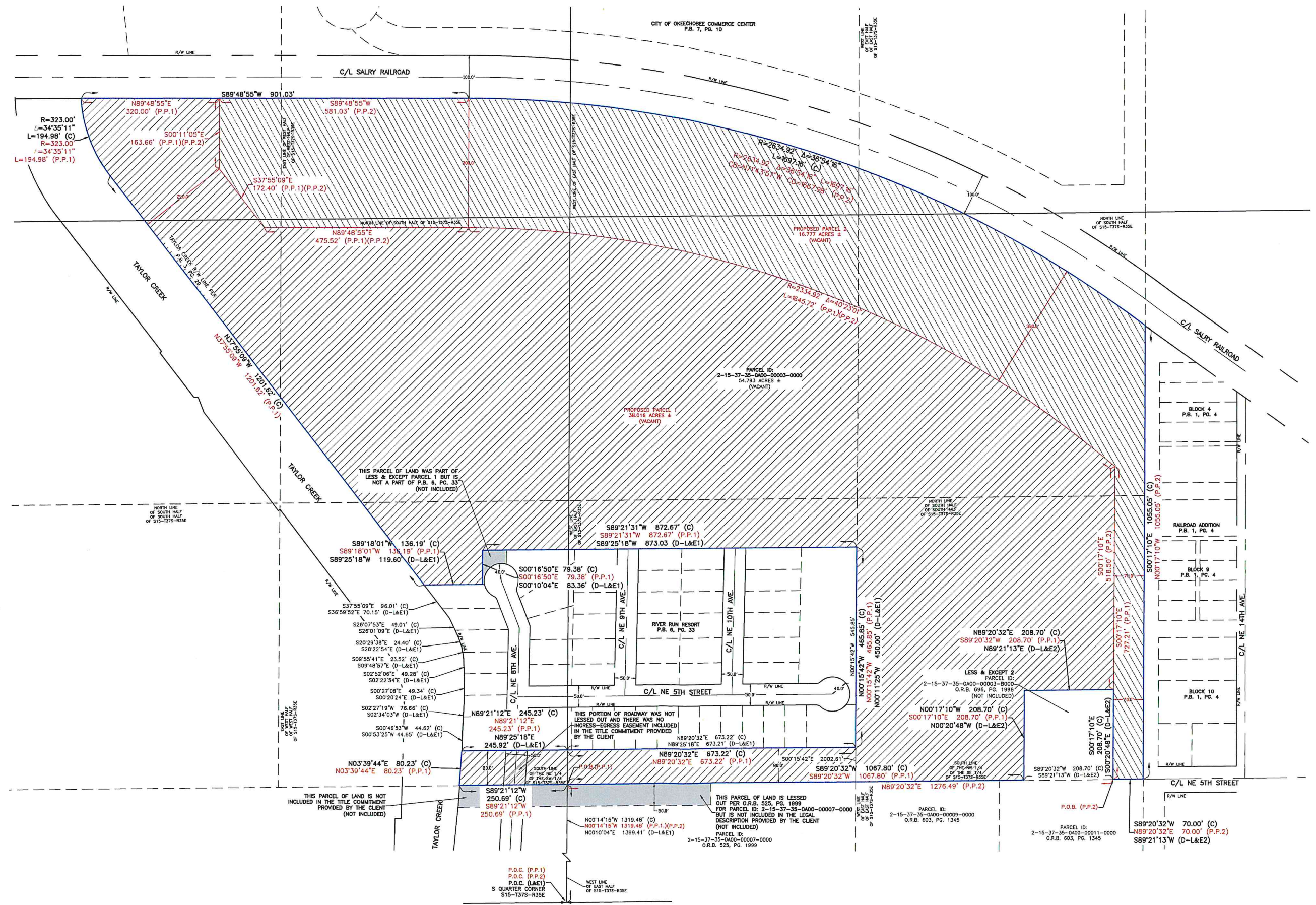
BY:	
REVISIONS:	
DATE	04/20/20
DWG NO.	097 LEGAL-ZONING
SHEET	1 OF 2
LEGAL DESCRIPTION EXHIBIT	
NE 9TH AVENUE	
OKEECHOBEE, FLORIDA 34972	



PROPOSED ZONING LEGAL DESCRIPTION EXHIBIT

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

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



NO.	DATE	BY	REVISIONS
1	08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
2	02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL
3	04/14/20	REB III	DATE
4	DWG 20-097 LEGAL-ZONING	REB III	DATE

NO.	DATE	BY	REVISIONS
1	08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
2	02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL
3	04/14/20	REB III	DATE
4	DWG 20-097 LEGAL-ZONING	REB III	DATE

NO.	DATE	BY	REVISIONS
1	08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
2	02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL
3	04/14/20	REB III	DATE
4	DWG 20-097 LEGAL-ZONING	REB III	DATE

NO.	DATE	BY	REVISIONS
1	08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
2	02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL
3	04/14/20	REB III	DATE
4	DWG 20-097 LEGAL-ZONING	REB III	DATE

EXISTING ZONING LEGAL DESCRIPTION EXHIBIT

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

SECTION BREAKDOWN & PARENT PARCEL:

SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

(SCALE: 1 INCH = 500 FEET)

EXISTING MOBILE HOME ZONING LEGAL DESCRIPTION

(ZONING—MOBILE HOME, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 89°21'12" EAST ALONG THE SOUTH LINE OF SAID RIVER RUN RESORT PLAT, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15; THENCE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 673.22 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHEAST CORNER OF SAID RIVER RUN RESORT PLAT; THENCE SOUTH 00°15'42" EAST ALONG SAID EAST LINE, A DISTANCE OF 80.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15; THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 673.25 FEET TO THE POINT OF BEGINNING.

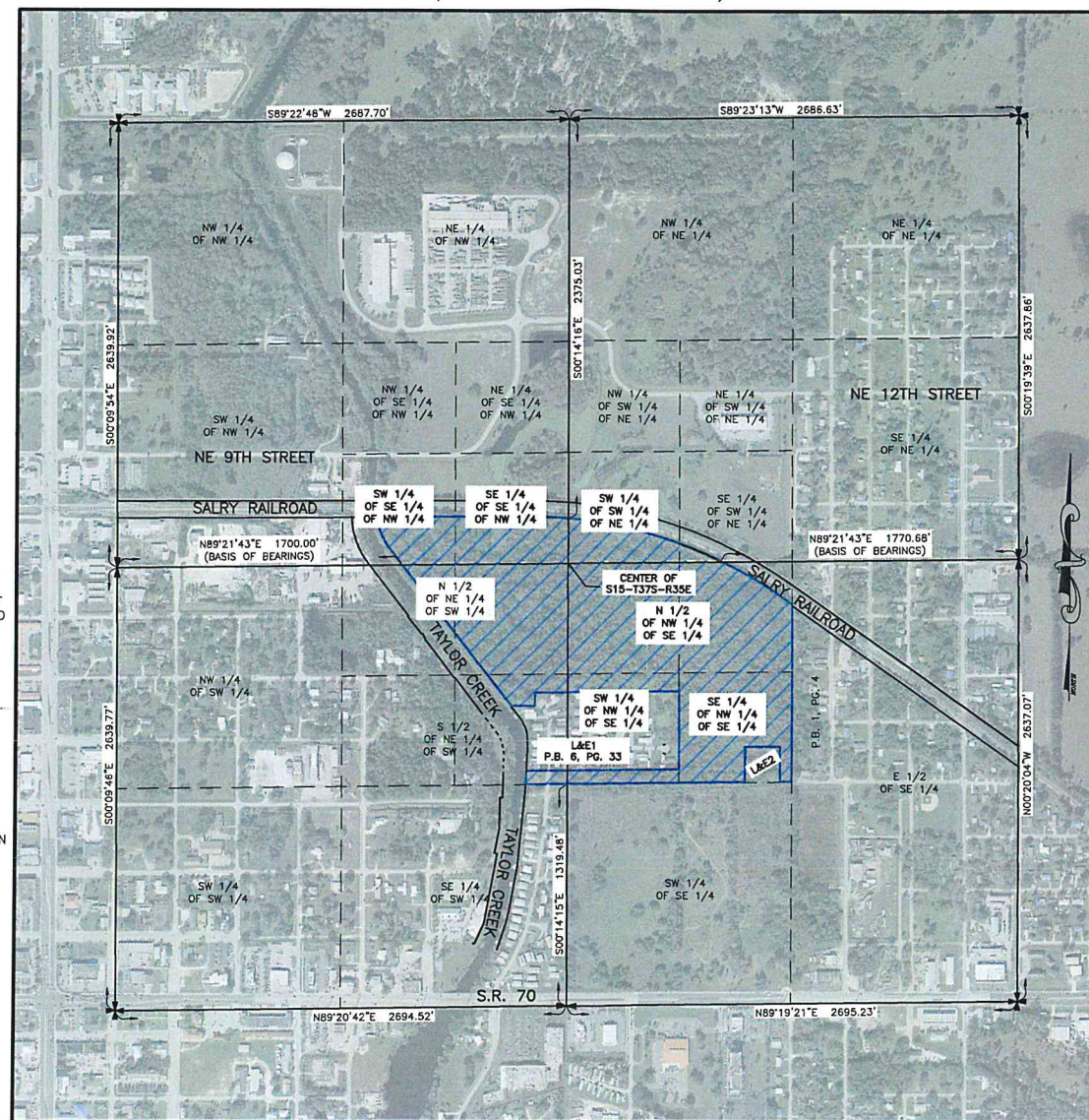
SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 1.692 ACRES MORE OR LESS.

EXISTING HOLDING ZONING LEGAL DESCRIPTION

(ZONING—HOLDING, AS SHOWN ON SHEET 2 BY THE FOLLOWING HATCH)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE NORTH 00°15'42" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 545.85 FEET TO THE NORTHEAST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID RIVER RUN RESORT PLAT BOUNDARY: 1) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 672.67 FEET; 2) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.36 FEET; 3) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EASTERLY RIGHT-OF-WAY LINE OF TAYLOR CREEK'S IMPROVED CHANNEL; THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 901.02 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2634.92 FEET AND A DEGREE OF CURVATURE OF 36°54'16"; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID CURVE, AN ARC DISTANCE OF 1697.17 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00°17'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 1055.05 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHEAST OF SAID LANDS; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO SAID SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 15; THENCE SOUTH 89°20'32" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 394.55 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 53.101 ACRES MORE OR LESS.



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA,

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING, THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

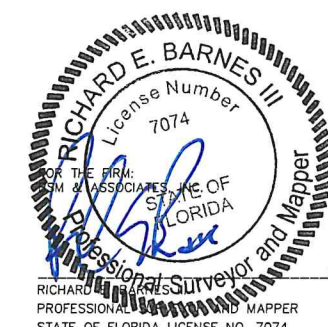
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

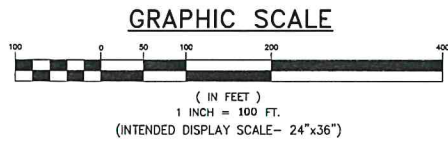
1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
O.R.F.	OFFICIAL RECORD FILE
P.B.	PLAT BOOK
S.R.	STATE ROAD
W/	WITH
(C)	CALCULATED
(F)	FIELD
(P)	PLAT
(D)	DEED
L&E1	LESS & EXCEPT 1
L&E2	LESS & EXCEPT 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P1	PARCEL 1
R	RADIUS
Δ	DELTA
L	LENGTH
S	SECTION
T	TOWNSHIP
R	RANGE
P.P.1	PROPOSED PARCEL 1
P.P.2	PROPOSED PARCEL 2
M.H.	MOBILE HOME



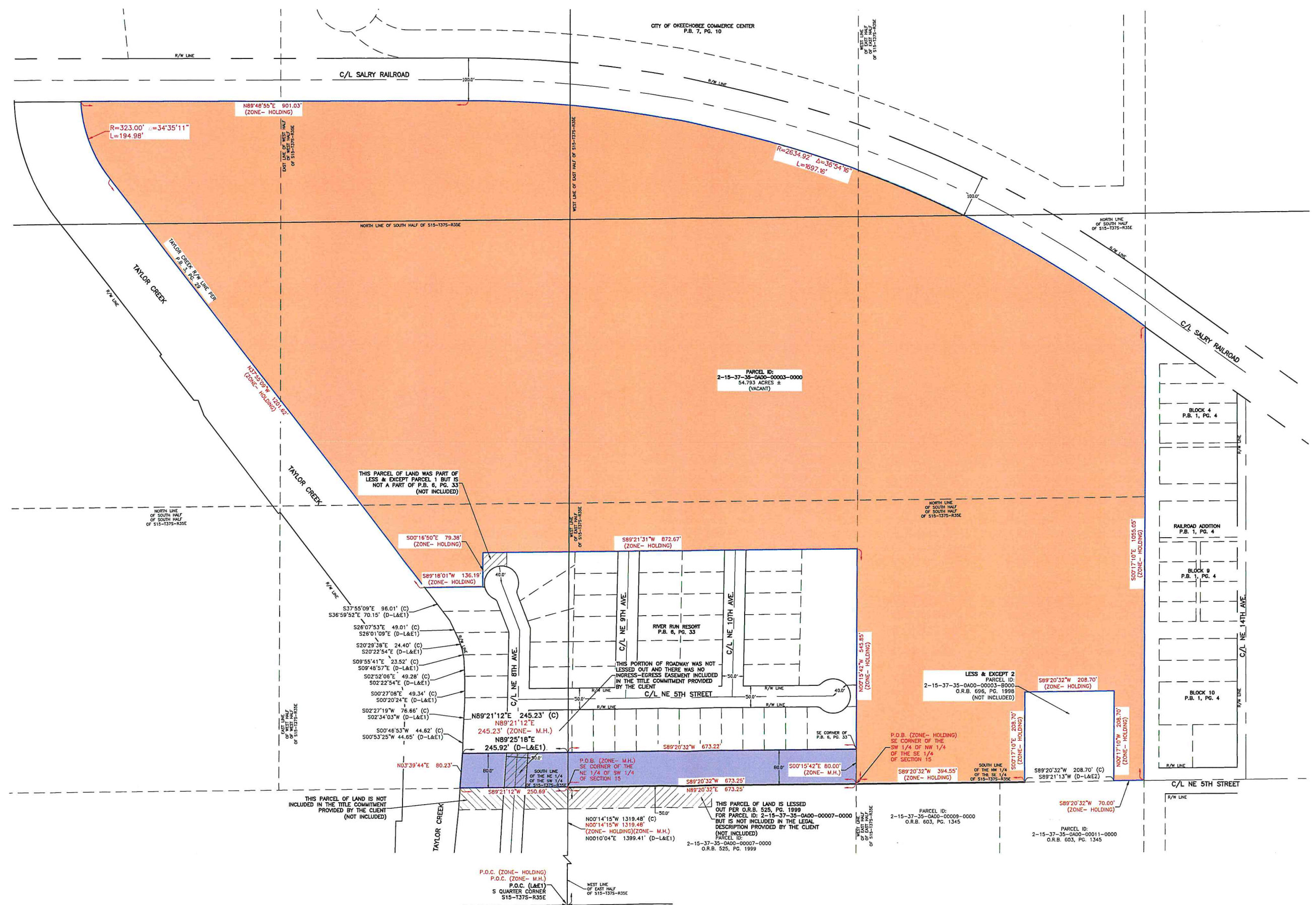
CAD	1\W\014\B&A ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL - ZONING HOLDING.dwg	DATE	04/20/20	BY:	
REF	1\W\014\B&A ASSOCIATES, INC\2020\20-097 NE 9TH AVE. (51 ACRES TAYLOR CREEK)\DRAWING\20-097 LEGAL - ZONING HOLDING.dwg	DATE	04/20/20	REVISIONS:	
FILED	HW, DF				
OFF	BHM				
CHKD	REB				
ZONING LEGAL DESCRIPTION EXHIBIT		NE 9TH AVENUE		OKEECHOBEE, FLORIDA 34972	



EXISTING ZONING LEGAL DESCRIPTION EXHIBIT

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

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



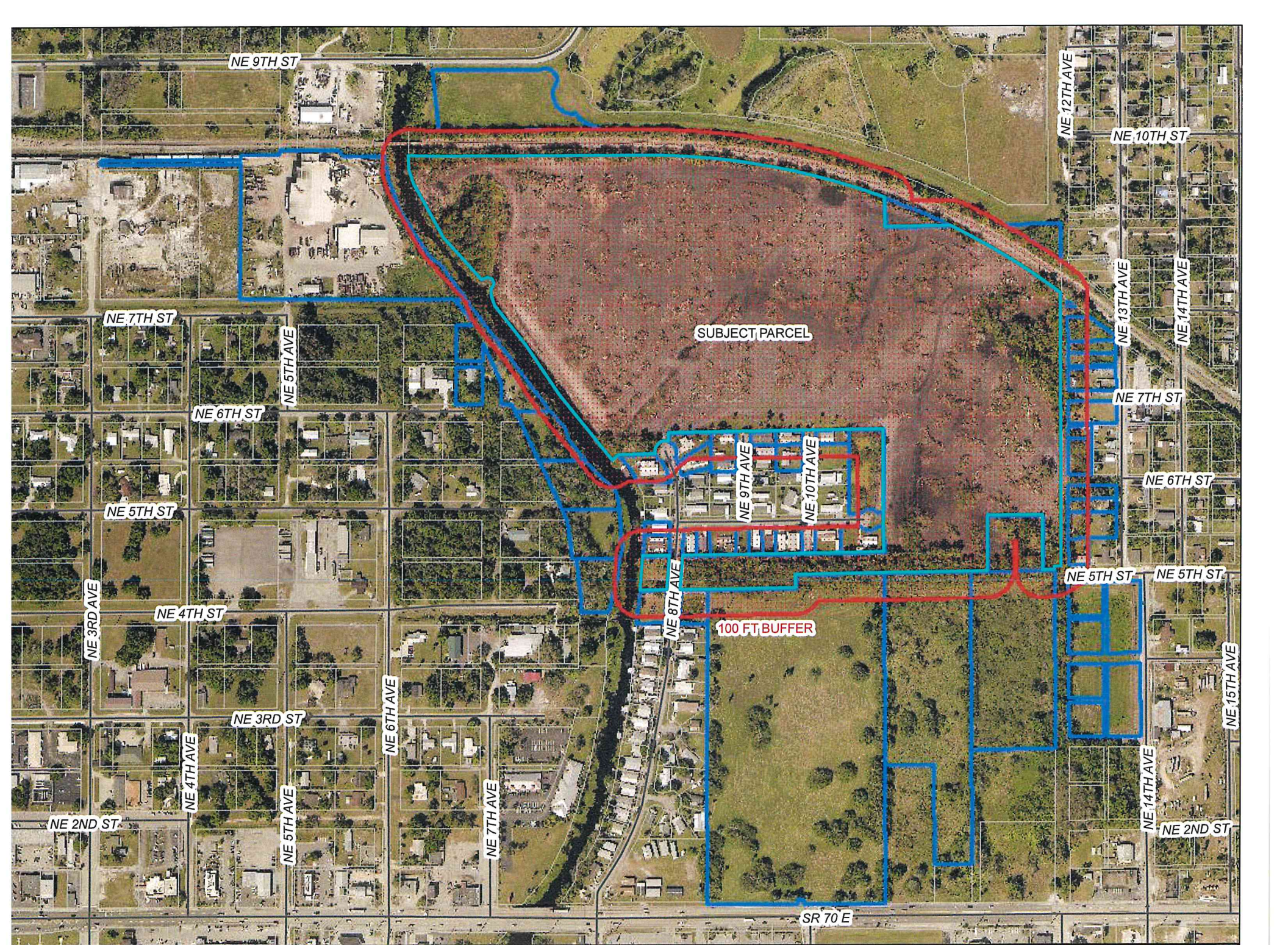
NO.	DATE	DESCRIPTION
01	08/16/21	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
02	02/04/21	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL
03	04/14/20	DATE
04	DWG 20-097 LEGAL- ZONING HOLDING	REVISIONS:
05	SHEET 2 OF 2	

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
1-15-37-35-0040-00020-0010	NEAL VINELLE J	PO BOX 921		OKEECHOBEE	FL	34973-0921
1-15-37-35-0040-00020-0060	BRADY LASHONDA DINSE	29060 SW 160TH AVE		HOMESTEAD	FL	33033-2330
1-15-37-35-0040-00020-0090	SINGH RITA	133-43 128TH STREET		SOUTH OZONE PARK	NY	11420
1-15-37-35-0040-00020-0110	GARLAND JAMES	14997 BRAHMA RD		POLK CITY	FL	33868
1-15-37-35-0040-00020-0120	GARLAND JAMES	14997 BRAHMA RD		POLK CITY	FL	33868
1-15-37-35-0040-00030-0010	BYRD DEMOND	609 NW 15TH ST		OKEECHOBEE	FL	34972-4358
1-15-37-35-0040-00030-0050	LOUIS TODD M	2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00030-0060	GIVENS ARNETTA	1996 NICKLAUS DRIVE		TALLAHASSEE	FL	32301
1-15-37-35-0040-00030-0070	COPE WILLIE FRED	1178 GREAT GLEN WAY		LAWRENCEVILLE	GA	30045-9103
1-15-37-35-0040-00030-0080	OKEECHOBEE COUNTY	VACANT NE 13TH AVE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00040-0010	ARROYO-SANCHEZ PEDRO L	511 NW 20TH LN		OKEECHOBEE	FL	34972-4300
1-15-37-35-0040-00040-0030	KEARNEY THOMAS	2111 NW 28TH AVE		FT. LAUDERDALE	FL	33311
1-15-37-35-0040-00040-0040	NEAL EDDIE JAMES JR	1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00040-0050	NEAL EDDIE JAMES JR	1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00050-0020	CESG LLC	636 NE 101ST ST		MIAMI SHORES	FL	33138-2427
1-15-37-35-0040-00050-0040	OKEECHOBEE COUNTY	304 NW SECOND STREET ROOM 106		OKEECHOBEE	FL	34972
1-15-37-35-0040-00050-0050	WHITE TODDRICK J	2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00050-0060	WHITE TODDRICK J	2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00080-0020	NEAL EDDIE JAMES JR	1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00080-0090	LOUIS TODD M	2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00080-0120	THOMAS JOAN COLTON	PO BOX 3338		LAKELAND	FL	33802-3338
1-15-37-35-0040-00090-0060	AITKEN BYRON S	3706 GREENWOOD AVE		WEST PALM BEACH	FL	33407
1-15-37-35-0040-00090-0070	JMTL ENTERPRISES LLC	3775 US 1 SOUTH		ST AUGUSTINE	FL	32086-7100
1-15-37-35-0040-00090-0080	MCQUEEN MABLE (ESTATE)	PO BOX 3048		OKEECHOBEE	FL	34973
1-15-37-35-0040-00090-0100	WELLS ANGELO R	954 SE 38TH AVE		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
1-15-37-35-0040-00110-0020	JOHNSON CANDACE	480 NE 13TH AVE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00110-0060	RILEY JULIUS LAROSE JR	6559 BROOKSHIRE ST		FAYETTEVILLE	NC	28314-5115
1-15-37-35-0040-00110-0090	HOUZE VANESSA	1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
1-15-37-35-0070-0000D-0200	ARDLEY LAMAR	1641 BLUE JAY CIR		WESTON	FL	33327-2009
1-15-37-35-0070-0000D-0230	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-15-37-35-0070-0000D-0240	ARDLEY LAMAR	1641 BLUE JAY CIR		WESTON	FL	33327-2009
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-A000	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY		STUART	FL	34997-4937
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
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	10282 PAYNE RD	SEBRING	FL	33875-9457
3-15-37-35-0010-00010-001A	ANITA'S RENTAL PROPERTIES INC	701 NE 3RD ST	OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001D	LIGHTSEY RICK A	502 NE 6TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00010-001F	GRIFFIS CHARLES J	701 NE 4TH ST	OKEECHOBEE	FL	34972
3-15-37-35-0010-00010-001I	ANITA'S RENTAL PROPERTIES INC	701 NE 3RD ST	OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001J	ANITA'S RENTAL PROPERTIES INC	701 NE 3RD ST	OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001L	MASON WILLIAM H	1032 SW 20TH AVE	OKEECHOBEE	FL	34974
3-15-37-35-0010-00510-0010	IVANS PROPERTIES LLC	542 NW 36TH TER	OKEECHOBEE	FL	34972-2202
3-15-37-35-0010-00530-0010	DIAMOND R FERTILIZER CO INC	4100 GLADES ROAD	FT PIERCE	FL	34981
3-15-37-35-0010-00820-0030	WATFORD DOWLING R REV TRUST	2706 NE 6TH CT	OKEECHOBEE	FL	34972
3-15-37-35-0010-00820-0070	LAROSE JACQUES S	605 NE 6TH ST	OKEECHOBEE	FL	34972-2671
3-15-37-35-0010-00820-0110	ROBINSON DAWN	649 NE 6TH ST	OKEECHOBEE	FL	34972-2671
3-15-37-35-0010-00840-0010	WATFORD MARTHA B	2706 NE 6TH CT	OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-00840-0030	WATFORD MARTHA B	2706 NE 6TH CT	OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0010	WATFORD MARTHA B	2706 NE 6TH CT	OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0080	GRIFFIS CHARLES J	701 NE 4TH ST	OKEECHOBEE	FL	34972
3-15-37-35-0010-01160-0010	LIGHTSEY RICK A	502 NE 6TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-00A0	CITY OF OKEECHOBEE	55 SE 3RD AVENUE	OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0180	TRC INVESTMENTS LLC	1132 NE 12TH ST	OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0190	TRC INVESTMENTS LLC	1132 NE 12TH ST	OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0C30	CITY OF OKEECHOBEE	55 SE 3RD AVENUE	OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0C40	CITY OF OKEECHOBEE	55 SE 3RD AVENUE	OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0L20	CITY OF OKEECHOBEE	55 SE 3RD AVENUE	OKEECHOBEE	FL	34974-2903
3-15-37-35-021A-00000-00E0	RIVER RUN RESORT HOA	UNKNOWN			
3-15-37-35-021A-00000-00W0	RIVER RUN RESORT HOA	UNKNOWN			
3-15-37-35-021A-00000-0130	VENTIMIGLIA SALVATORE	222 SE PARADISE PL	STUART	FL	34997-7320
3-15-37-35-021A-00000-0140	BARRETT ELVIS A	208 NE 17TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-021A-00000-0150	WALDRON BETTY M	301 NE 8TH AVE	OKEECHOBEE	FL	34972-4513
3-15-37-35-021A-00000-0160	BRANDENBURG ROBERT A	303 NE 8TH AVE	OKEECHOBEE	FL	34972-4513
3-15-37-35-021A-00000-0170	MINTON FREDDIE L	302 NE 8TH AVENUE	OKEECHOBEE	FL	34972
3-15-37-35-021A-00000-0180	ARRIAGA FERMIN	2302 SW 3RD AVE	OKEECHOBEE	FL	34974
3-15-37-35-021A-00000-0190	DICKERHOOF PEDIE DUKE	212 NE 8TH AVE	OKEECHOBEE	FL	34972-4504
3-15-37-35-021B-00000-0010	OLMSTED NEIL I	501 NE 8TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0030	FORLIFER RICHARD G	407 NE 8TH AVENUE	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0040	FORLIFER RICHARD G	407 NE 8TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0050	HELMS ROSEMARY A	BOX 54	SAINT GEORGE	KS	66535
3-15-37-35-021B-00000-0060	MASTALER TERRELL	401 NE 8TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0070	MOSHIER ROBERT R	309 NE 8TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0080	LALLY MICHAEL D	6650 3RD PL SW	VERO BEACH	FL	32968-3179
3-15-37-35-021B-00000-0090	SAMS BILLY JOE	17435 BRINKERHOFF LN	OKEECHOBEE	FL	34974-8525
3-15-37-35-021B-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN			

3-15-37-35-021B-00000-0100	CANCINO MARIA D	408 NE 8TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0110	MURPHY ANTHONY	406 NE 8TH AVE		OKEECHOBEE	FL	34972-4509
3-15-37-35-021B-00000-0120	MERRY CHARLIE T JR	404 NE 8TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0130	CANCINO MARIA ELENA	310 NE 8TH AVE		OKEECHOBEE	FL	34972-4514
3-15-37-35-021B-00000-0140	PHILLIPS RACHELLE D	112 WINDING HOLLOW CV		GEORGETOWN	TX	78628
3-15-37-35-021B-00000-0150	THOMAS TIMOTHY LEE	809 NE 5TH STREET		OKEECHOBEE	FL	34974
3-15-37-35-021B-00000-0170	BOOTH JUDY ANN	903 NE 5TH ST		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0180	LAKESIDE FARMS LLC	19537 LAKE RD		ROCKY RIVER	OH	44116-1858
3-15-37-35-021B-00000-0190	NAVE MICHAEL	2304 NORTHGATE BLVD		AUBURN	IN	46706-1015
3-15-37-35-021B-00000-0210	NEAL LAVON BOWMAN	1001 NE 5TH STREET		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0220	HOUSER LARRY D	2190 SE 25TH DR		OKEECHOBEE	FL	34974-6475
3-15-37-35-021B-00000-0240	GORBY JAMES L	1009 NE 5TH STREET		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0260	SCHOONMAKER DENNIS D	P O BOX 2141		OKEECHOBEE	FL	34973
3-15-37-35-021B-00000-0280	MURRAY KENNETH	502 NE 10TH AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0290	VERANO TAMMY L	PO BOX 2056		OKEECHOBEE	FL	34973-2056
3-15-37-35-021B-00000-0300	VERANO TAMMY L	PO BOX 2056		OKEECHOBEE	FL	34973-2056
3-15-37-35-021B-00000-0310	HARRIS DOROTHY	508 NE 10TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0320	BAULDIE PRISCILLA T	507 NE 10TH AVE		OKEECHOBEE	FL	34972-4516
3-15-37-35-021B-00000-0330	SEGARRA JEFFREY D	503 NE 10TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0350	VIEYRA-ROSALES REBECA ARANA	501 NE 10TH AVE		OKEECHOBEE	FL	34972-4516
3-15-37-35-021B-00000-0360	MILLER PATRICIA A	509 NE 10TH AVE		OKEECHOBEE	FL	34972-4523
3-15-37-35-021B-00000-0380	JOHNSON TONY R	486 TEAYS LN		HURRICANE	WV	25526
3-15-37-35-021B-00000-0400	WATSON ALEXIS, MINOR	C/O VICKI DOLCE, CUSTODIAN	2761 NW 63RD TER	OKEECHOBEE	FL	34972-9741
3-15-37-35-021B-00000-0410	GARCIA OFELIA	500 NW 17TH ST		OKEECHOBEE	FL	34972
3-15-37-35-021B-00000-0420	GRINAGE MARY CHELIA	1437 CHOBEE ST		OKEECHOBEE	FL	34974-0239
3-15-37-35-021B-00000-0430	LYNCH PAUL F III	506 NE 9TH AVE		OKEECHOBEE	FL	34972-4511
3-15-37-35-021B-00000-0440	CARTER MICHAEL	507 NE 9TH AVE		OKEECHOBEE	FL	34972-4511
3-15-37-35-021B-00000-0460	WHITE BRANDI ANN	503 NE 9TH AVE		OKEECHOBEE	FL	34972-4511
3-15-37-35-021B-00000-0470	WHITE TROY D	7866 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-9537
3-15-37-35-021B-00000-0480	JOHNSON RICKIE G	33137 CERCELIA RD		DADE CITY	FL	33523
3-15-37-35-021B-00000-0490	MURDORF MABEL SILLS	891 NE 5TH ST		OKEECHOBEE	FL	34972-4519

2
 3-15-37-35-021B-00000-0190
 3-15-37-35-021B-00000-0210
 3-15-37-35-021B-00000-0220
 3-15-37-35-021B-00000-0240
 3-15-37-35-021B-00000-0260
 3-15-37-35-021B-00000-0280
 3-15-37-35-021B-00000-0290
 3-15-37-35-021B-00000-0300
 3-15-37-35-021B-00000-0310
 3-15-37-35-021B-00000-0320
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 3-15-37-35-021B-00000-0420
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 3-15-37-35-021B-00000-0440
 3-15-37-35-021B-00000-0460
 3-15-37-35-021B-00000-0470
 3-15-37-35-021B-00000-0480
 3-15-37-35-021B-00000-0490



SUBJECT PARCEL

100 FT BUFFER

NE 9TH ST

NE 12TH AVE

NE 10TH ST

NE 7TH ST

NE 5TH AVE

NE 6TH ST

SUBJECT PARCEL

NE 13TH AVE

NE 14TH AVE

NE 7TH ST

NE 6TH ST

NE 5TH ST

NE 9TH AVE

NE 10TH AVE

NE 5TH ST

NE 5TH ST

NE 4TH ST

NE 8TH AVE

100 FT BUFFER

NE 3RD AVE

NE 3RD ST

NE 6TH AVE

NE 15TH AVE

NE 2ND ST

NE 4TH AVE

NE 5TH AVE

NE 7TH AVE

NE 14TH AVE

NE 2ND ST

SR 70 E

THIS MAP HAS BEEN COMPILED FROM THE BEST AVAILABLE INFORMATION AND OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON



Petition No. 22-002-R

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 December 8, 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 3rd day of January, 2022.

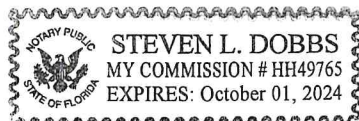
[Signature]
Signature of Applicant

1-3-2022
Date

Gad Reggev
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 3rd day of January, 2022, by Gad Reggev, who is personally known to me or produced _____ as identification.



[Signature]
Notary Public Signature

ORDINANCE NO. 1246

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL MULTIPLE FAMILY (RMF) TO HEAVY COMMERCIAL (CHV), PETITION NO. 21-006-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

WHEREAS, the City of Okeechobee has received and reviewed Zoning District Boundary Change Petition No. 21-006-R, submitted by Muhammad Nooruddin, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of 0.402 acres from RMF to CHV; and

WHEREAS, said petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on November 18, 2021, determined that such petition is consistent with the Comprehensive Plan; and

WHEREAS, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

NOW, THEREFORE, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 0.402 acres, as the subject property, located in the City of Okeechobee, to-wit:

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

SECTION 2: ZONING MAP AMENDMENT.

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RMF to CHV.

SECTION 3: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately after its adoption at the second and final City Council Public Hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this **15th** day of **March 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **5th** day of **April 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report (Revised)

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Muhammad Nooruddin*

Address: *204 NW 13th Street*

Petition No.: *21-006-R*

Request: *Change from RMF to CHV*

General Information

Owner/Applicant	Muhammad Nooruddin 7993 Steeplechase Ct Port St Lucie, FL 34986
Contact Information	Nooruddin64@gmail.com 863.801.1925
Site Address	204 NW 13 th 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 https://www.cityofokeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is an application to rezone 0.402 acres of land located on NE 13th Street. The property is designated Commercial on the Future Land Use Map and currently zoned Residential Multiple Family. The applicant is requesting a zoning change to Heavy Commercial.

The Applicant has also submitted a concurrent request for a Special Exception for a storage facility at this property.

Future Land Use, Zoning and Existing Use

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

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

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

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. Though the City is the Applicant for this request, the Owner of the subject property has provided some comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Owner. Staff has made no attempt to correct typos, grammar, or clarify the Owner’s comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: Part of the Future Land Use Heavy Commercial Proposal by the City map.

Staff Comment: This parcel is already designated Commercial on the City’s Future Land Use Map, which is a component of the City’s Comprehensive Plan. The current zoning of RMF is inconsistent with the Commercial Future Land Use. Rezoning to a commercial zoning district will increase the consistency with the Comprehensive Plan.

2. *The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.*

Applicant Response: Yes

Staff Comment: The Applicant has a concurrent pending request for a special use exception

to allow construction of a storage facility. Storage is listed as a special exception use in the CHV district.

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

Applicant Response: No effect to the public.

Staff Comment: Facilitating commercial development of this vacant property will slightly increase the tax base for the City, which is a public benefit. Commercial development (likely a storage facility) at this location is unlikely to result in any adverse effects on the public interest.

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

Applicant Response: Consistent w/ neighboring storage facility.

Staff Comment: The subject property is about 240 feet from the US-441 right-of-way with an adjacent storage facility to the east, automotive repair to the south, and a water retention site to the north. Due to those factors, this is an appropriate location for storage and for commercial in general; and is consistent with the prevailing land use patterns. The main compatibility concern is the single family residential to the west. Fortunately, the code requires landscape buffering and increased setbacks for commercial structures adjacent to residential districts.

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

Applicant Response: Will not affect property value.

Staff Comment: Except for the water retention parcel to the north, the adjacent properties are already developed. It is unlikely that development of this property will affect property values or living conditions.

6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: Properly fenced and locked.

Staff Comment: If the site is secure, maintained, and not open during all hours, there are not many nuisances typically associated with storage facilities. Nevertheless, buffering will be required at time of site plan approval.

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

Applicant Response: No impact on public facilities.

Staff Comment: Commercial development has no impact on school capacity. Storage has very little impact on utilities. A facility of this size should not generate enough vehicle trips to significantly impact roadway capacity.

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

Applicant Response: No

Staff Comment: Any existing flooding or drainage issues should be improved through the site development process.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*

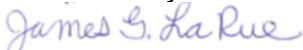
Applicant Response: No impact on restrictions

Staff Comment: The proposed has not been inordinately burdened.

Recommendation

Based on the foregoing analysis, we find the rezoning from Residential Multiple Family to Heavy Commercial reasonably compatible with adjacent uses and consistent with the urbanizing pattern of the area. We find this rezoning to be consistent with the City's Comprehensive Plan; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP
President

February 14, 2022

Planning Board Public Hearing: November 18, 2021

City Council Public Hearing: (tentative) March 15, 2022, and April 5, 2022

Attachments: Future Land Use, Subject Site & Environs
Zoning, Subject Site & Environs
Aerial, Subject Site & Environs

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



LAND USE CLASSIFICATIONS

- +—+— RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- +—+— RAILROAD CENTERLINE
- fl_u_boundary_lines
- lot_line
- fl_u_background_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS





CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
NOVEMBER 18, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, November 18, 2021, at 6:02 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. Invocation and Pledge of Allegiance was led by Board Member Phil Baughman.

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 Member Jim Shaw were present. Alternate Board Member David McAuley was absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Vice Chairperson McCoy 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 Papasso, seconded by Board Member Baughman to dispense with the reading and approve the October 21, 2021, Regular Meeting and Workshop minutes. **Motion Carried Unanimously.**

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

- A. Rezoning Petition No. 21-006-R from Residential Multiple Family to Heavy Commercial on 0.402± acres located at 204 NW 13th Street, Lots 23 and 24 of Block 3, CITY OF OKEECHOBEE, PB 5, PG 5, Public Records of Okeechobee County, for the proposed use of a storage facility.
 - 1. No oath for testimony was administered.
 - 2. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services reviewed the Planning Staff Report and finds the rezoning is reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval.
 - 3. Mr. Muhammad Nooruddin, Registered Agent of the Property Owner, NASSA Management Group, LLC was not present.
 - 4. No public comments were offered. For the record there were 15 surrounding property owner notices mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend to the City Council approval of Rezoning Petition No. 21-006-R as presented in [Exhibit 1, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for December 21, 2021, and January 18, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:08 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:08 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 Planning Board 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.

FEB 14 2022

Revised Copy, rec'd 2-14 2022

Revised Petition

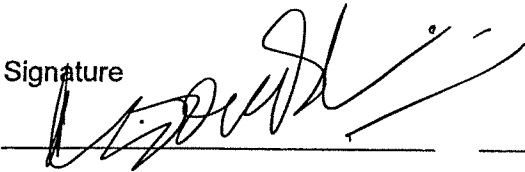
City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date:	Petition No. 21-006-R
		Fee Paid:	Jurisdiction: PB & CC
		1 st Hearing: PB 11-18-21	2 nd Hearing: 3-15-22 & 4-5-22
		Publication Dates: 11-3-21	3-23
		Notices Mailed: 11-3-21	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): NW NASSA MANAGEMENT GROUP LLC Muhammad Nooruddin		
2	Owner mailing address: 7993 Steeplechase ct, Port Saint Lucie, FI 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		
PROPERTY INFORMATION			
7	Property address/directions to property: 441 N. to NW 13 Street make a left , property on left 204 NW 13th Street , okeechbee, FI 34972..		
8	Describe current use of property: Vacant lot RE		
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: North: County's water retention East: Storage facility.. South: Heavy commercial automotive shop. West: Single-family home		
14	Existing zoning: RMF E	Future Land Use classification: heavy commercial	
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (<input type="checkbox"/>) Rezone (<input checked="" type="checkbox"/>) Special Exception (<input type="checkbox"/>) Variance		
17	Parcel Identification Number: 31 -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 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

Muhammad Nooruddin

February 14, 2022 Date

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

Residential Multiple Family

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: <i>Multi family</i> Requested zoning classification <i>Heavy Commercial</i>
B	Describe the desired permitted use and intended nature of activities and development of the property? <i>Storage Facility</i>
C	Is a Special Exception necessary for your intended use? () No (<input checked="" type="checkbox"/>) Yes If yes, briefly describe: <i>Current use is zoned as multifamily Residence. Future use is zoned Heavy Commercial.</i>
D	Is a Variance necessary for your intended use? (<input checked="" type="checkbox"/>) No () Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning 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. <i>N/A</i>
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

- The proposed rezoning is not contrary to Comprehensive Plan requirements.
Part of the Future Land use Heavy Commercial Proposal by the City Map.
- The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations. *Yes*
- The proposed use will not have an adverse effect on the public interest.
No Effect to the Public.
- The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns. *Consistent w/ Neighboring Storage facility.*
- The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.
Will Not affect Property Value.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood *Properly fenced and locked.*

7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services *No Impact on public Facilities.*

8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
No

9. The proposed use has not been inordinately burdened by unnecessary restrictions.
No Impact on Restrictions

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

Prepared by and return to:
Patricia A. Ragon

#21-006-R

Clear Title & Legal Services, Inc.
202 NW 5th Street
Okeechobee, FL 34972
863-824-6776

New Deed rec'd on
2-10-2022.

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 20th day of January, 2022 between Nassa Management Group LLC, a Florida Limited Liability Company whose post office address is 7993 Steeplechase Ct., Port Saint Lucie, FL 34986, grantor, and Muhammad Nooruddin, a married man whose post office address is 7993 Steeplechase Ct., Port Saint Lucie, FL, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

Lots 23 and 24, Block 3, CITY OF OKEECHOBEE, according to the Plat thereof recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida.

Parcel Identification Number: 3-15-37-35-0010-00030-0230

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, sealed and delivered in our presence:

Tanya Lowe
Witness Name: Tanya Lowe
Vanessa Aquilar
Witness Name: Vanessa Aquilar

Nassa Management Group LLC, a Florida Limited Liability Company

By: [Signature]
Muhammad Nooruddin, Managing Member

By: [Signature]
Shanhaz Nooruddin, Managing Member

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of January, 2022 by Muhammed Nooruddin and Shanhaz Nooruddin of Nassa Management Group LLC, a Florida Limited Liability Company, on behalf of the corporation. They are personally known to me or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public



Taylor P. Woods
Notary Public
State of Florida
Comm# HH089076
Expires 5/23/2025

Printed Name: Taylor P. Woods
My Commission Expires: 5.23.25

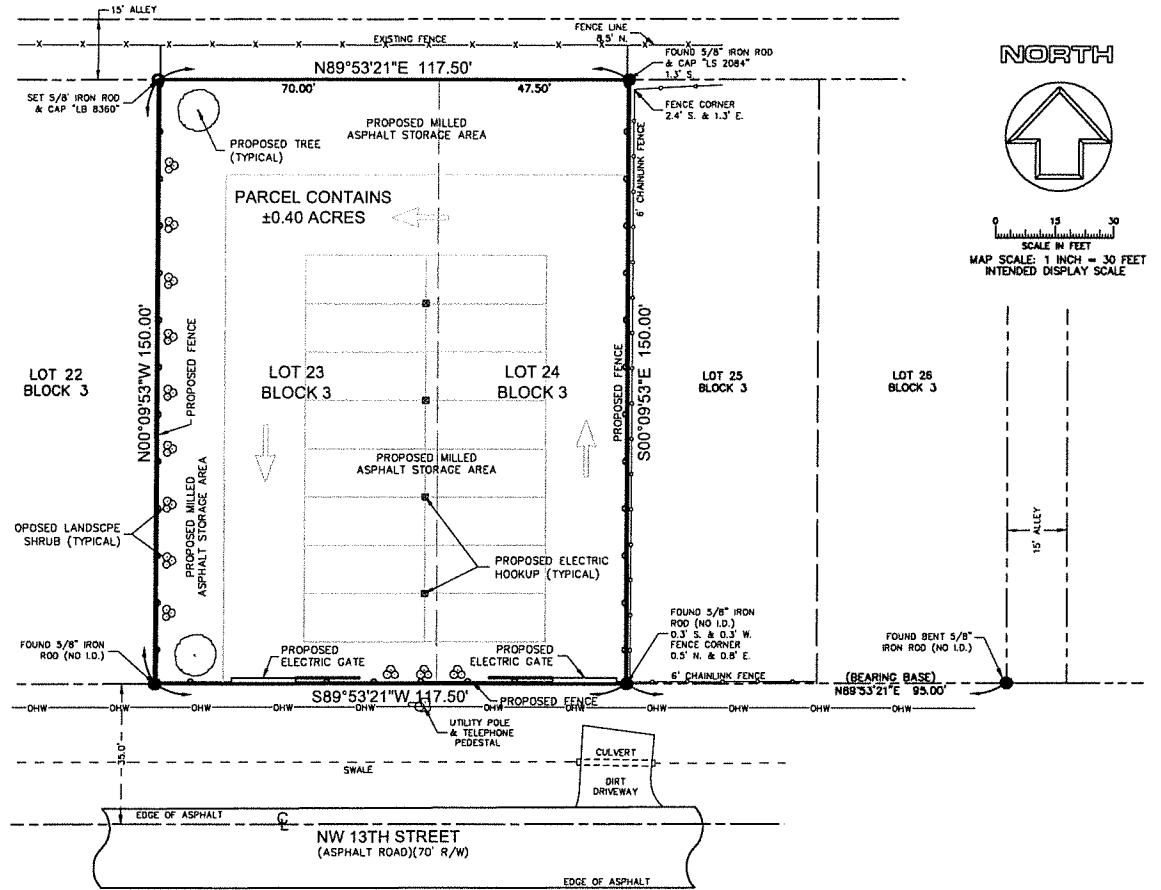
#21-006-R

New Survey recd
on 2-11-2022

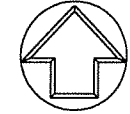
BOUNDARY SURVEY PREPARED FOR MUHAMMAD NOORUDDIN

DESCRIPTION:

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



NORTH



SCALE IN FEET
MAP SCALE: 1 INCH = 30 FEET
INTENDED DISPLAY SCALE

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: MUHAMMAD NOORUDDIN	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">DESCRIPTION</th> <th style="text-align: left;">DWG. DATE</th> <th style="text-align: left;">BY</th> <th style="text-align: left;">CK</th> </tr> </thead> <tbody> <tr> <td>BOUNDARY SURVEY</td> <td>09/22/20</td> <td>AL</td> <td>JJR</td> </tr> <tr> <td>ADD PROPOSED IMPROVEMENTS</td> <td>12/30/21</td> <td>WC</td> <td>JJR</td> </tr> </tbody> </table>	DESCRIPTION	DWG. DATE	BY	CK	BOUNDARY SURVEY	09/22/20	AL	JJR	ADD PROPOSED IMPROVEMENTS	12/30/21	WC	JJR	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DESCRIPTION REFERENCE: O. R. BOOK 599, PG. 1232</td> <td>360/49</td> <td>SCALE: 1" = 30'</td> </tr> <tr> <td>BEARING REFERENCE: NORTH R/W LINE NW 13TH STREET TAKEN TO BEAR S89°3'21"W</td> <td>FILE: 20-341</td> <td>JOB NO: 20-341</td> </tr> </table>	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
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TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2867
Fax: (863) 763-4342

John V. 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; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Dead; Δ=Delta or Central Angle; E=East; ELY=Eastern; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Flood Insurance Rate Map; FG=Found; IR=Iron Pipe; IR&(C)=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; NLY=Northerly; NGVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; P=Property Line; P=Point; PC=Point of Curvature; PCC=Point of Compound Curvature; PCB=Permanent Control Point; PGB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PI=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; UTIL=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

- 600ft

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

100 FT BUFFER

SUBJECT PARCEL

NW 13TH ST

Petition No. 21-006-R

**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 NURUDDIN
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 Nuruddin, who is personally known to me or produced _____ as identification.

[Signature]
Notary Public Signature
ROBIN BROCK
MY COMMISSION # GG 287198
EXPIRES: December 27, 2022
Bonded Thru Notary Public Underwriters

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 13th Street, Okeechobee, Fl 34972

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Preliminary Certified

updated: 9/16/2021

Parcel: << **3-15-37-35-0010-00030-0230 (33203)** >>

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



CITY OF OKEECHOBEE, FLORIDA
DECEMBER 21, 2021, REGULAR CITY COUNCIL MEETING
OFFICIAL MEETING MINUTES

I. CALL TO ORDER

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on December 21, 2021, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Pastor Don Hannan of the First United Methodist Church, followed by the Pledge of Allegiance led by Council Member Clark.

II. ATTENDANCE

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel Chandler, Monica Clark, Bob Jarriel, and Bobby Keefe.

III. AGENDA AND PUBLIC COMMENTS

A. Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn. New Business Item A, to read by title only proposed Ordinance No. 1246 regarding Petition No. 21-006-R was withdrawn.

B. Motion by Council Member Keefe, seconded by Council Member Jarriel to approve the agenda as amended. **Motion Carried Unanimously.**

C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. CONSENT AGENDA

Motion by Council Member Keefe, seconded by Council Member Clark to:

A. [Dispense with the reading and] approve the Minutes for the November 4, 2021, Citizen Charter Review Advisory Committee and City Council Workshop, and the December 7, 2021, Regular Meeting;

B. Approve the Warrant Register for November 2021 [in the amounts, General Fund: \$616,157.74; Public Facilities Improvement Fund: \$15,054.35; and Capital Improvement Projects Fund \$42,125.58 as presented]; **Motion Carried Unanimously.**

V. NEW BUSINESS

A. Motion to read by title only, and set January 18, 2022, as the final public hearing date for proposed Ordinance No. 1246, regarding Rezoning Petition No. 21-006-R submitted by Muhammad Nooruddin, registered agent for NASSA Management Group, LLC (property owner), to rezone from Residential Multiple Family to Heavy Commercial, Lots 23-24 of Block 3, OKEECHOBEE, Plat Book 5, Page 5 Okeechobee County public records, located at 204 Northwest 13th Street, the proposed use is a storage facility [as presented in Exhibit 1]. Item withdrawn from the agenda and will be resubmitted pending ownership issue being resolved.

B. A revised Exhibit 2 was distributed at the meeting. Motion by Council Member Jarriel, seconded by Council Member Clark to read by title only, proposed Ordinance No. 1247 regarding demolition of blighted structures; amending the City Code of Ordinances at Chapter 30, Article II Nuisance [as presented in Revised Exhibit 2]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1247 as follows: **“AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA RELATING TO THE DEMOLITION OF BLIGHTED STRUCTURES; AMENDING THE CITY CODE OF ORDINANCES AT CHAPTER 30, ARTICLE II “NUISANCE” BY SPECIFICALLY AMENDING SECTION 30-31 “DEFINITIONS”; SPECIFICALLY AMENDING SECTION 30-43 “PUBLIC NUISANCES”; SPECIFICALLY AMENDING SECTION 30-74 “RESERVED”; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.”**

Motion by Council Member Jarriel, seconded by Council Member Clark to approve the first reading of proposed Ordinance No. 1247 and set January 18, 2022, as a final public hearing date. **Motion Carried Unanimously.**

C. Council Member Keefe moved to approve a leave of absence without pay for a Public Works Maintenance Operator [E.G. Whidden] from December 20, 2021 through January 2, 2022 [as presented in Exhibit 3]; seconded by Council Member Jarriel. **Motion Carried Unanimously.**



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
NOVEMBER 18, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, November 18, 2021, at 6:02 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. Invocation and Pledge of Allegiance was led by Board Member Phil Baughman.

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 Member Jim Shaw were present. Alternate Board Member David McAuley was absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Vice Chairperson McCoy 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 Papasso, seconded by Board Member Baughman to dispense with the reading and approve the October 21, 2021, Regular Meeting and Workshop minutes. **Motion Carried Unanimously.**

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

- A. Rezoning Petition No. 21-006-R from Residential Multiple Family to Heavy Commercial on 0.402± acres located at 204 NW 13th Street, Lots 23 and 24 of Block 3, CITY OF OKEECHOBEE, PB 5, PG 5, Public Records of Okeechobee County, for the proposed use of a storage facility.
 - 1. No oath for testimony was administered.
 - 2. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services reviewed the Planning Staff Report and finds the rezoning is reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval.
 - 3. Mr. Muhammad Nooruddin, Registered Agent of the Property Owner, NASSA Management Group, LLC was not present.
 - 4. No public comments were offered. For the record there were 15 surrounding property owner notices mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend to the City Council approval of Rezoning Petition No. 21-006-R as presented in [Exhibit 1, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for December 21, 2021, and January 18, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:08 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:08 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 Planning Board 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.

ORDINANCE NO. 1252

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO COMMERCIAL PROFESSIONAL OFFICE (CPO) PETITION NO. 22-003-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

WHEREAS, Huntermako, LLC has heretofore filed Petition No. 22-003-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of 0.16 acres from RSF-1 to CPO; and

WHEREAS, said petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is consistent with the Comprehensive Plan; and

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on March 17, 2022, determined that such petition is consistent with the Comprehensive Plan; and

WHEREAS, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

NOW, THEREFORE, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 0.16 acres, as the subject property, located in the City of Okeechobee, to-wit:

LOT 1 OF BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: ZONING MAP AMENDMENT.

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 to CPO.

SECTION 3: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment, No. 22-002-SSA, is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Comprehensive Plan Amendment to be in compliance.

INTRODUCED for First Reading and set for Final Public Hearing on this **5th** day of **April 2022**.

Dowling R. Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **3rd** day of **May 2022**.

Dowling R Watford Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Huntermako, LLC*

Address: *804 SW 2nd Avenue*

Petition No.: *22-003-R*

Request: *Residential Single Family-One to
Commercial Professional Office*

LaRue
planning

1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Owner/Applicant	Huntermako, LLC 804 SW 2 nd Avenue Okeechobee, FL 34974 863.467.6707 keith@highlandpest.com
Site Address	804 SW 2 nd Avenue
Parcel Identification	3-21-37-35-0040-00030-0020
Contact Person	Steven L. Dobbs 863.634.0194 sdobbs@stevedobbsengineering.com

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

Request

The matter before the Local Planning Agency and City Council is a request to rezone 0.16 acres of land from Residential Single Family-One to Commercial Professional Office.

The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the property from Single Family Residential to Commercial.

The applicant is proposing to add this lot into his existing business for potential expansion purposes.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Residential Single Family-One	Commercial Professional Office
Use of Property	Vacant	Office or Retail Business
Acreage	0.16 acres	0.16 acres

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

North	Future Land Use	Public Facilities
	Zoning	Public Use
	Existing Use	Okeechobee County School Board
East	Future Land Use	Commercial
	Zoning	Residential Single Family and Heavy Commercial
	Existing Use	Single Family Home
South	Future Land Use	Commercial
	Zoning	Commercial Professional Office
	Existing Use	Commercial
West	Future Land Use	Single Family Residential
	Zoning	Residential Single Family
	Existing Use	Single Family Home

Analysis

Section 70-340 of the Land Development Regulations requires that the reviewing body find that an application for rezoning meets each of the following conditions. The Applicant has provided brief comments to each of the required findings. 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 Owner’s comments. Staff comments are shown in this Arial typeface.

1. *The proposed rezoning is not contrary to Comprehensive Plan requirements.*

Applicant Response: The proposed request is not contrary to the Comprehensive plan requirements. The 0.16 acres site is currently zoned Residential Single Family– one, and the surrounding properties are zoned Public Facilities, Commercial Professional Office, and Residential Single Family – one making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the west.

Staff Comment: Staff agrees that the zoning is not contrary to the comprehensive plan in regard to consistency and compatibility.

2. *The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.*

Applicant Response: This parcel will be added to the holdings to the south which is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: The proposed use is authorized under the Commercial Professional Office zoning district.

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

Applicant Response: The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as commercial use.

Staff Comment: The proposed use will function as an infill expansion for existing commercial property to the south.

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

Applicant Response: The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the east to Residential Single Family – One to the west.

Staff Comment: The proposed use is reasonably compatible with adjacent land uses and is not contrary to urbanizing land use patterns.

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

Applicant Response: The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land.

Staff Comment: The expansion to existing commercial property should be an enhancement to the area.

6. *The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by the owners' other holdings, to the west by Single Family Home, to the north by SW 8th Street and to the east by SW 2nd Avenue ROW.

Staff Comment: Through site plan review buffering measures can be taken to reduce any possible nuisance impacts.

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

Applicant Response: The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.

Staff Comment: The proposed use will not cause a burden to public facilities.

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

Applicant Response: The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage inlets in the northeast corner of the property. This project will not adversely affect public safety.

Staff Comment: The proposed use will not create traffic congestion at this location.

9. *The proposed use has not been inordinately burdened by unnecessary restrictions.*

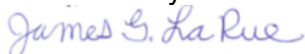
Applicant Response: The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: Agreed.

Recommendation

Based on the foregoing analysis, we find the rezoning Residential Single Family-One to Commercial Professional Office is reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area. We find this rezoning to be consistent with the City's Comprehensive Plan if the small-scale Future Land Use Map Amendment is approved; and therefore recommend **Approval** of this rezoning.

Submitted by:



James G LaRue, AICP
President

March 9, 2022

Planning Board Public Hearing: March 17, 2022

City Council Public Hearing: (tentative) April 5, 2022 and May 3, 2022

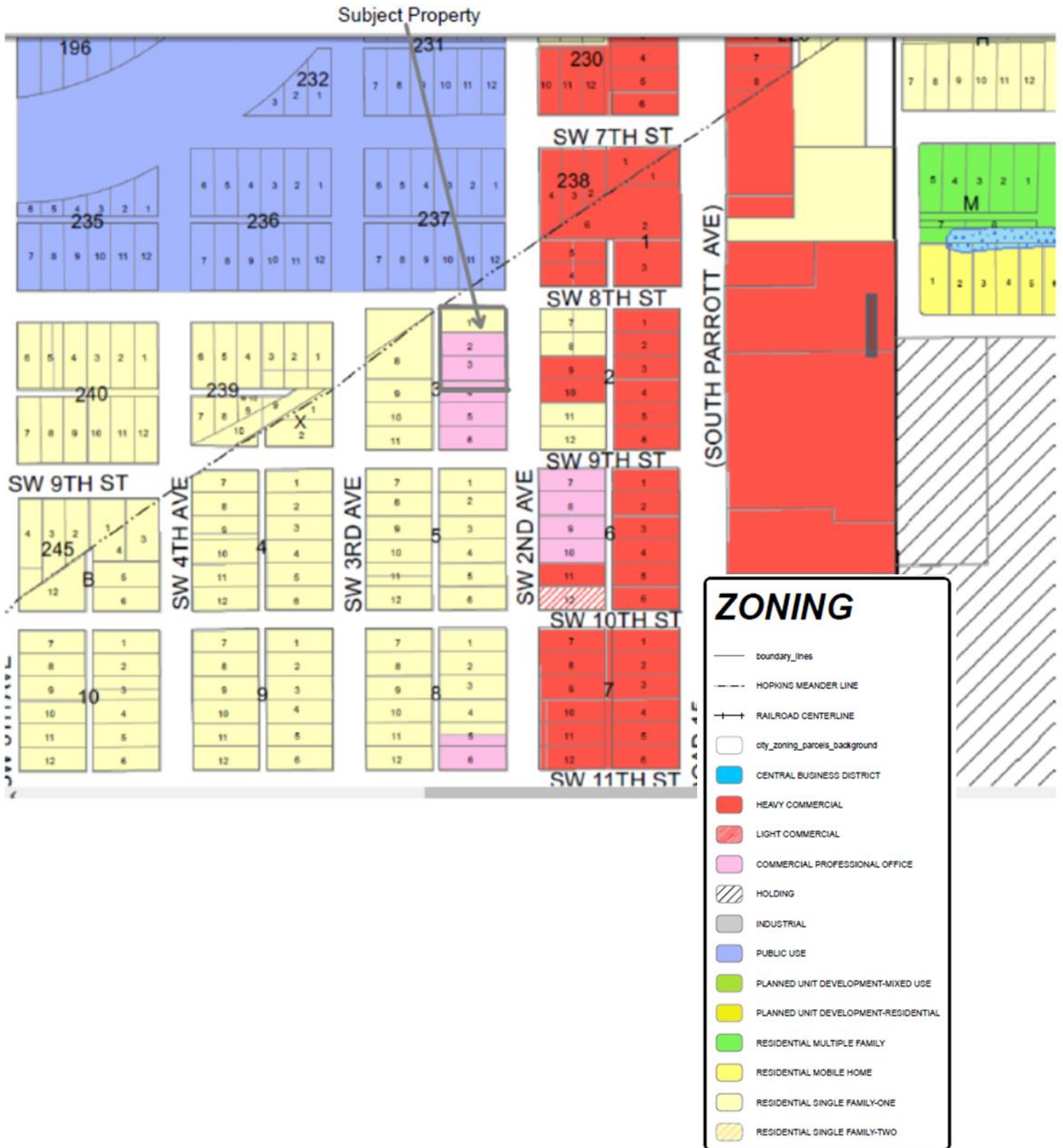
Attachments: Future Land Use, Subject Site & Environs
Zoning, Subject Site & Environs
Aerial, Subject Site & Environs

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



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

ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS





CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
MARCH 17, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

In the absence of both the Chairperson and Vice Chairperson, Board Secretary Burnette called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, March 17, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, and instructed those present to appoint a Chairperson Pro-Tempore to preside over the meeting. By consensus, Board Member Baughman was appointed. The invocation was then offered by Board Member Baughman, followed by the Pledge of Allegiance.

II. ATTENDANCE

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

III. AGENDA

- 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 Brass, seconded by Board Member Chartier to dispense with the reading and approve the February 17, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON PRO-TEMPORE BAUGHMAN OPENED THE PUBLIC HEARING AT 6:06 P.M.

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-002-SSA, to reclassify from Single Family Residential to Commercial (C) on 0.16± acres located at 804 Southwest 2nd Avenue, Lot 1 of Block 3, SOUTH OKEECHOBEE, Plat Book 5, Page 7, Public Records of Okeechobee County.
 - 1. City Planning Consultant James LaRue of LaRue Planning and Management Services, who was joining the meeting by Zoom, briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval.
 - 2. Mr. Steven Dobbs, Consultant for the Property Owner, Brian K. Hickman/Huntermako, LLC, was present.
 - 3. No public comments were offered.
 - 4. No Ex-Parte disclosures were offered.
 - 5. Motion by Board Member Brass, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-002-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for April 5, 2022.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 22-003-R, requests to rezone 0.16± acres from Residential Single Family-One (RSF1) to Commercial Professional Office (CPO), located at 804 Southwest 2nd Avenue. The proposed use is to join the property with adjacent lot to the South.

V.

QUASI-JUDICIAL PUBLIC HEARING ITEM B CONTINUED

1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, who responded affirmatively.
2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from RSF1 to CPO to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval.
3. Mr. Dobbs, Consultant for the Property Owner, Brian K. Hickman/Huntermako, LLC was present. Board Member Brass asked City Administrator Ritter and Mr. Dobbs, to clarify why the parcels were joined together before rezoning them. Mr. Dobbs responded that the Applicant requested the parcels to be joined by the Property Appraiser's Office.
4. No public comments were offered.
5. No Ex-Parte disclosures were offered.
6. Motion by Board Member Jonassaint, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-003-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for April 5, 2022, and May 3, 2022.

CHAIRPERSON PRO-TEMPORE BAUGHMAN CLOSED THE PUBLIC HEARING AT 6:21 P.M.

VI. CITY ADMINISTRATOR UPDATE

- City Administrator Ritter first thanked the Board Members for their service and then provided information regarding a Joint Workshop between the City Council and this Board that was scheduled for Tuesday, May 24, 2022, at 6 PM. He explained the Workshop would be facilitated by the Central Florida Regional Planning Council and the purpose was to come up with a plan to address the conflicts between the City's Future Land Use and the Zoning Maps. He commented that there was a lot of experience on this Board, and he would like them to provide as much feedback during the Workshop as they could.

VII. Chairperson Pro-Tempore Baughman adjourned the meeting at 6:25 P.M.

Submitted by:

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board 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.

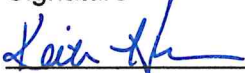
City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 1-24-22	Petition No. 22-003-R
		Fee Paid: 854.80	Jurisdiction: PB, CC
		1 st Hearing: 3-17-22	2 nd Hearing: 4-5-22 & 5-3-22
		Publication Dates:	
		Notices Mailed: 3-2-22	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Huntermako, LLC		
2	Owner mailing address: 804 SW 2nd Avenue, Okeechobee, FL 33974		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: keith@highlandpest.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
PROPERTY INFORMATION			
7	Property address/directions to property: From SR 70 and 441, head south on 441, turn right at SW 8th Street, the project will be on the left after SW 2nd Avenue		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) Vacant		
	Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 0.16 Acres 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: North: School Board East: Single Family South: Commercial West: Single Family		
14	Existing zoning: Residential Single Family - 1 Future Land Use classification: Single - Family Residential		
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: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-21-37-35-0040-00030-0020		

REQUIRED ATTACHMENTS	
✓ 18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
✓ 20	Last recorded warranty deed: August 11, 2021
N/A	21 Notarized letter of consent from property owner (if applicant is different from property owner)
✓ 22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
missing	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

Keith Hickman

Date

1/24/22

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



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

Detail by Entity Name

Florida Limited Liability Company

HUNTERMAKO "LLC"

Filing Information

Document Number L17000011721
FEI/EIN Number N/A
Date Filed 01/13/2017
Effective Date 01/10/2017
State FL
Status **ACTIVE**

Principal Address

804 S.W. 2ND AVE
OKEECHOBEE, FL 34974 UN

Mailing Address

8390 Pioneer Road
WEST PALM BEACH, FL 33411

Changed: 01/19/2020

Registered Agent Name & Address

TRICE, RONALD N
8390 Pioneer Road
WEST PALM BEACH, FL 33411

Address Changed: 01/19/2020

Authorized Person(s) Detail

Name & Address

Title MGR

TRICE, RONALD N
8390 PIONEER ROAD
WEST PALM BEACH, FL 33411 UN

Title MGR

HICKMAN, BRIAN K
2035 S. E. 31ST STREET
OKEECHOBEE, FL 34974 UN

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: Residential Single Family-one Requested zoning classification Commercial Professional Office
B	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to add this lot into his existing business.
C	Is a Special Exception necessary for your intended use? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning 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.
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

1. The proposed rezoning is not contrary to Comprehensive Plan requirements.
2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
3. The proposed use will not have an adverse effect on the public interest.
4. The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is not contrary or detrimental to urbanizing land use patterns.
5. The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood

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

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

9. The proposed use has not been inordinately burdened by unnecessary restrictions.

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

Huntermako, LLC

Responses to Standards for Considering Changes in Zoning

1. The proposed change is not contrary to the Comprehensive Plan Requirements;

The proposed request is not contrary to the Comprehensive plan requirements. The 0.16 acres site is currently zoned Residential Single Family – one, and the surrounding properties are zoned Public Facilities, Commercial Professional Office, and Residential Single Family - one making the zoning change compatible by acting as a buffer from Commercial to Residential Single Family One further to the west.

2. The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations;

This parcel will be added to the holdings to the south which is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

The proposed zoning change should have a positive impact on the public interest to develop land that has access to all utilities and roads which will increase land value and development potential as a commercial use.

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

The proposed use is appropriate for the location and will complement the buffer from intensive Commercial zoning to the east to Residential Single Family - One to the west.

5. The proposed use will not adversely affect property values or living conditions, or be a detriment to the improvement or development of adjacent property;

The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land.

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood;**

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the south by the owners other holdings, to the west by Single Family Home, to the north by SW 8th Street, and to the east by SW 2nd Avenue ROW.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is a buffer from the existing Commercial zoning.

- 8. The proposed use will create traffic congestion, flooding, or drainage problems, or otherwise affect public safety;**

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City drainage inlets in the northeast corner of the property. This project will not adversely affect public safety.

- 9. The proposed use has not been inordinately burdened by unnecessary restrictions;**

The proposed use has not been inordinately burdened by unnecessary restrictions.



IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,

Plaintiff,

CASE NO.: 2019-CA-253

v.

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,

Defendants.

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 AUG 11 PM 4:06
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

AMENDED CERTIFICATE OF TITLE

(Amended to Correct a Scrivener's Error in Legal Description in File #2021005731)

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following-described property set forth in the Final Judgment situate in Okeechobee County, Florida:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 7, of the public records of Okeechobee County, Florida

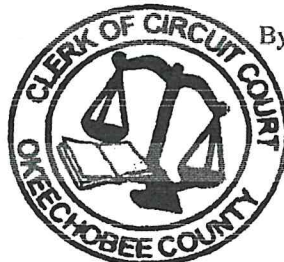
Parcel Identification Number: 3-21-37-35-0040-00030-0010

was sold to: Huntermako, LLC, 804 S.W. 2nd Avenue, Okeechobee, Florida 34974.

WITNESS my hand and seal of this Court on the 11th day of August, 2021.

JERALD D. BRYANT
Clerk of the Circuit Court & Comptroller

By: Madalyn Pirots
Deputy Clerk





IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT
IN AND FOR OKEECHOBEE COUNTY, FLORIDA

CITY OF OKEECHOBEE, FLORIDA,
a Florida municipality,
Plaintiff

Case No.: 47 2019 CA 000253

vs

BRENDA KEMP, an individual,
PHILLIP WAYNE PURVIS, an individual, and
BENJAMIN PURVIS, an individual,
Defendant(s)

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
2021 MAY - 6 PM 12: 38
JERALD D. BRYANT
CLERK OF CIRCUIT COURT
AND COMPTROLLER

CLERK'S CERTIFICATE OF TITLE

The undersigned Clerk of the Court certifies that he executed and filed a Certificate of Sale in this action on April 26, 2021 for the property described herein:

Lot 1, Block 3, SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 7, of the public records of Okeechobee County, Florida

AND

A parcel of land lying in Section 34, Township 36 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows:

Commence at a 3" x 3" concrete monument marking the Southeast Corner of the N1/2 of the SE ¼ of the SE ¼ of said Section 34, thence N 01°45'58" E along the East boundary line of Section 34, a distance of 367.19 feet to a 5/8" rebar with cap #LB6329 for the POINT OF BEGINNING; thence N 40°10'30" W, a distance of 256.16 feet to the intersection with the North boundary line of that parcel of land described in ORB 290, PG. 0469 of the public records of Okeechobee County, Florida; thence N 89°41'27" E along said North boundary line and the South boundary line of that parcel of land described in ORB 226, PG. 687, aforesaid public records, a distance of 171.32 feet to the easternmost common corner for said parcels, said common corner being a point on the aforesaid East boundary line of Section 34; thence S 01°45'58" W along said East boundary line of Section 34, a distance of 196.74 feet to the POINT OF BEGINNING.

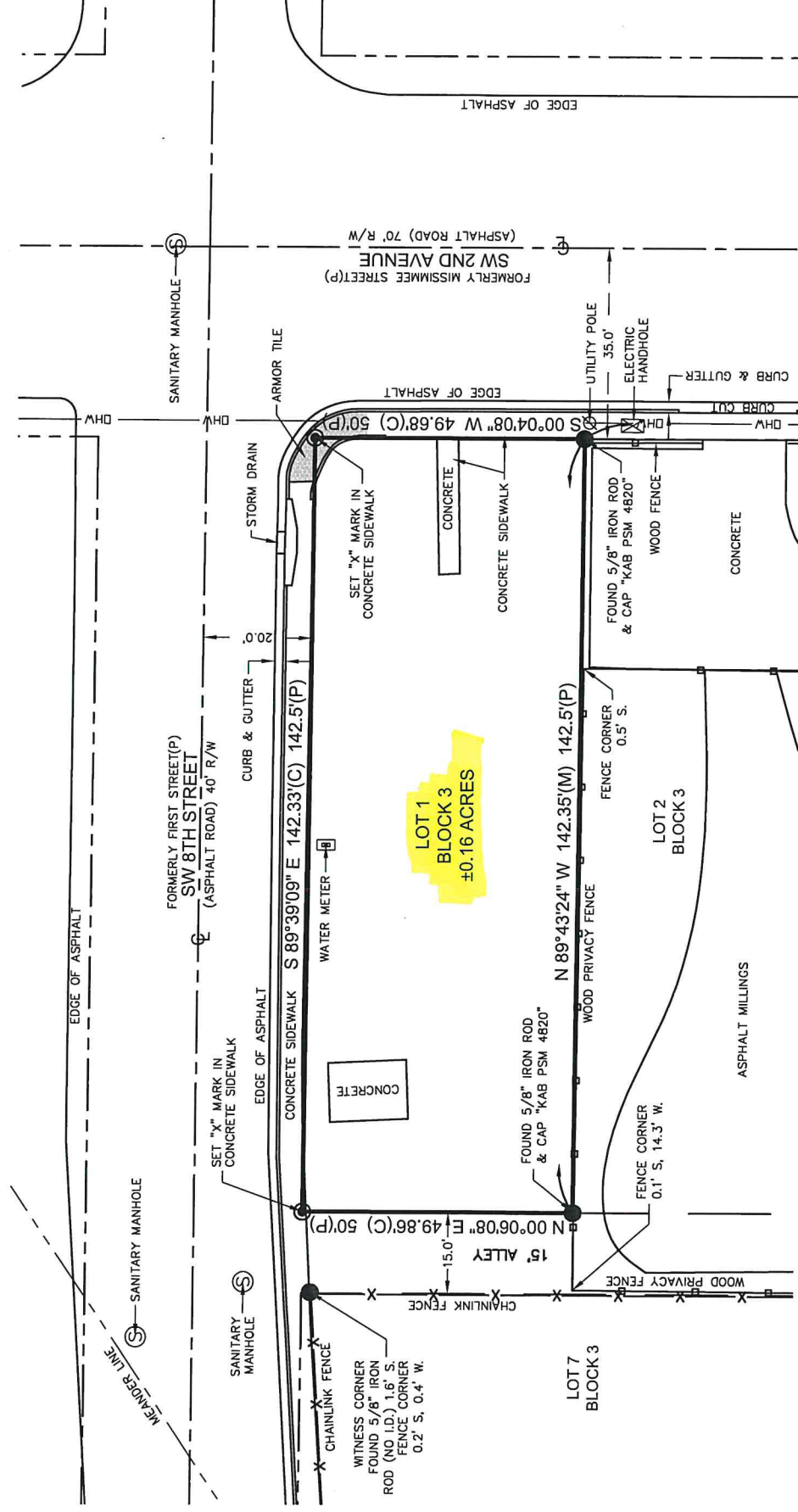
Subject to restrictions, reservations and easements of record, if any, which are not reimposed hereby, and taxes subsequent to December 31, 2015.

Parcel Identification Number: 3-21-37-35-0040-00030-0010

BOUNDARY SURVEY PREPARED FOR PREPARED FOR KEITH HICKMAN

DESCRIPTION:

LOT 1, BLOCK 3, SOUTH OKEECHOBEE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 5, PAGE 7, AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.



PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) PARCEL ID: 3-21-37-35-0040-00030-0010.
- 3) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 4) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 5) 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.
- 6) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 7) 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.
- 8) DATE OF LAST FIELD SURVEY: 11/15/21.

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:

KEITH HICKMAN

DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY	12/09/21	WC	JUR
DESCRIPTION REFERENCE: THE W. R/W OF SW 2ND AVE IS TAKEN TO BEAR S 00°04'08" W		FB/PG: 322/59-60	SCALE: 1" = 30'
BEARING REFERENCE: THE W. R/W OF SW 2ND AVE IS TAKEN TO BEAR S 00°04'08" W		FILE: 31016-2	JOB NO: 31016

TRADEWINDS SURVEYING GROUP, LLC.

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

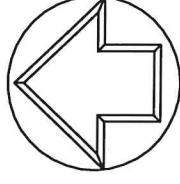


John J. Rice

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

LEGEND
 ● - Set Iron Rod and Cap "LB 8360"
 ○ - Found Iron Rod (and Cap)
 ■ - Found CM
ABBREVIATIONS
 B=Baseline; BM=Benchmark; C=Centerline; D=Deed; Δ=Delta or Central Angle; E=East; Concrete Monument; CONC=Concrete; ESMI=Easement; 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=Manhole; N=North; NLY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=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; PI=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; UTIL=Utility(ies); \times =Spot Elevation based on indicated Datum.

NORTH

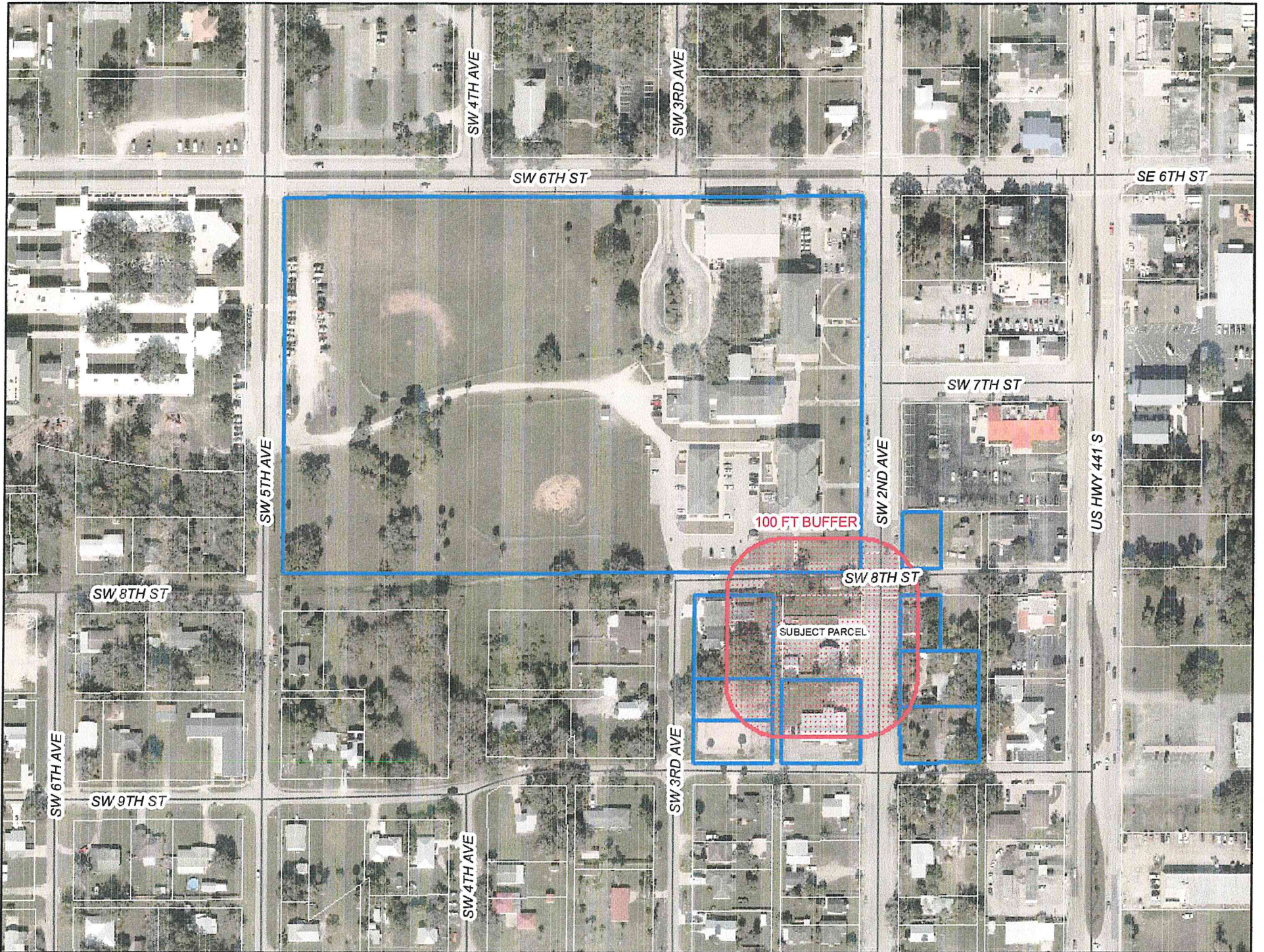


0 15 30
SCALE IN FEET
MAP SCALE: 1 INCH = 30 FEET
INTENDED DISPLAY SCALE

S.E. CORNER OF BLOCK 3
FOUND BENT 5/8" IRON
ROD & CAP "RLS 2084"

N. R/W LINE OF SW 9TH STREET

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
3-15-37-35-0010-01960-0010	OKEECHOBEE COUNTY SCHOOL BOARD	700 SW 2ND AVE		OKEECHOBEE	FL	34974
3-21-37-35-0020-02390-0010	WHITE TROY DALE II	7866 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00010-0010	HCKB HOLDINGS LLC	C/O CHRIS J LEE	5400 US HIGHWAY 192	MELBOURNE	FL	32904-9728
3-21-37-35-0040-00010-0030	BISHOP CHRISTINE	6688 SW 21ST PKWY		OKEECHOBEE	FL	34974-3307
3-21-37-35-0040-00010-004A	JUAREZ EPIFANIO F REVOCABLE TR	1308 SE 8TH AVE		OKEECHOBEE	FL	34974-5312
3-21-37-35-0040-00010-004B	SCOTT FAMILY TRUST	3043 HICKORY LA		LAPEL	IN	46051
3-21-37-35-0040-00020-0010	BERGER PHILIP Y	9555 NE 128TH AVE		OKEECHOBEE	FL	34972-7104
3-21-37-35-0040-00020-0040	JEANETTE'S INTERIORS, INC	818 S PARROTT AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00020-007A	HUBBARD MADISYN	107 SW 8TH ST		OKEECHOBEE	FL	34974-5125
3-21-37-35-0040-00020-007B	HUBBARD MADISYN NICOLLE	107 SW 8TH ST		OKEECHOBEE	FL	34974-5525
3-21-37-35-0040-00020-0090	FARLESS PATRICIA B IRREV TRUST	GREGORY FARLESS, TRUSTEE	807 SW 2ND AVE	OKEECHOBEE	FL	34974-5118
3-21-37-35-0040-00020-0110	OKEECHOBEE COUNTY	304 NW 2ND ST		OKEECHOBEE	FL	34972-4146
3-21-37-35-0040-00030-0040	GLENN J SNEIDER LLC	200 SW 9TH ST		OKEECHOBEE	FL	34974-5132
3-21-37-35-0040-00030-0070	TEWKSBURY CAMERON	801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00030-0090	TYSON JOHN	5624 NE 4TH LN		OKEECHOBEE	FL	34974
3-21-37-35-0040-00040-0010	STANLEY CHRISTOPHER	301 SW 9TH ST		OKEECHOBEE	FL	34972-4303
3-21-37-35-0040-0004A-0010	WILSON JUSTIN D	810 SW 3RD AVE		OKEECHOBEE	FL	34974-5121
3-21-37-35-0040-00050-0010	O'CAIN DAVID BRUCE	201 SW 9TH STREET		OKEECHOBEE	FL	34974-5131
3-21-37-35-0040-00050-0030	PARKER RODNEY JUSTIN	908 SW 2ND AVE		OKEECHOBEE	FL	34974-5216
3-21-37-35-0040-00050-0070	DAVIS CYNTHIA	209 SW 9TH STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00050-0090	MEARA DANIEL T	905 SW 3RD AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0010	HOMER BRUCE A	1700 SW 12TH TERR		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0070	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0090	SAUSHA LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00030-0110	CARDONA DAVID V	809 SW 3RD AVE		OKEECHOBEE	FL	34974



THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND THE OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



Petition No. 22-003-R

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 January 18, 2022 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 24 day of January, 2022.

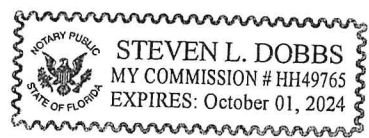
Keith Hickman
Signature of Applicant

1/24/2022
Date

Keith Hickman
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 24th day of January, 20 22, by Keith Hickman, who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

Huntermako, LLC

(Description of requested land use change and reason for request)

Huntermako, LLC owns one parcels in the southwest section of the City that is in Block 3 of the South Okeechobee Plat, it is 0.16 acres of land on the northwest corner of SW 8th Street and SW 2nd Avenue, Mr. Hicman is proposing a change of zoning on the subject property. This property is located in Section 21, Township 37S, and Range 35E, with the property's parcel ID 3-21-37-35-0040-00030-0020. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family - 1.

The primary intent of rezoning these parcels is to amend the zoning classification to Commercial Professional Office like the remainder of this property to the south. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One on the east and west, Public Facilities to the north, and Commercial Professional Office to the south.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family – 1 to Commercial Professional Office. The property can be accessed off SW 2nd Avenue.

Huntermako, LLC requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel to Commercial Professional Office.

LOT 1
RSFI/SF

LOT 2,3 + N344
Okeechobee County Property Appraiser
CPO/C

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 2/3/2022

Parcel: << 3-21-37-35-0040-00030-0020 (36554) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	HUNTERMAKO LLC 804 SW 2ND AVE OKEECHOBEE, FL 34974		
Site	804 SW 2ND AVE OKEECHOBEE		
Description*	SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 12 & PLAT BOOK 5 PAGE 7) LOTS 1, 2 & 3 BLOCK 3 & NORTH 3 FEET OF LOT 4 BLOCK 3		
Area	0.496 AC	S/T/R	21-37-35
Use Code**	SINGLE FAMILY (0100)	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

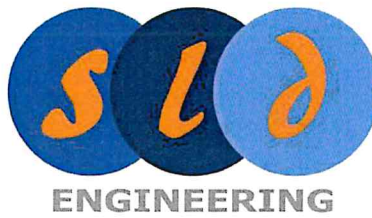
2020 Certified Values		2021 Certified Values	
Mkt Land	\$15,141	Mkt Land	\$29,988
Ag Land	\$0	Ag Land	\$0
Building	\$54,804	Building	\$56,557
XFOB	\$14,736	XFOB	\$14,736
Just	\$84,681	Just	\$101,281
Class	\$0	Class	\$0
Appraised	\$84,681	Appraised	\$101,281
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,716
Assessed	\$84,681	Assessed	\$101,281
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$84,681 city:\$84,681 other:\$84,681 school:\$84,681	Total Taxable	county:\$99,565 city:\$99,565 other:\$99,565 school:\$101,281

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/11/2021	\$0	2021010353	CT	V	U	11
5/6/2021	\$100	2021005731	CT	V	U	11
3/29/2017	\$4,200	0788/0562	SW	V	Q	03
3/10/2017	\$82,500	0787/0673	WD	I	Q	01
9/28/2016	\$0	0780/1365	WD	V	U	11
4/17/2013	\$21,000	0729/0742	SW	I	U	12
3/1/2013	\$100	0729/0741	SW	I	U	12
1/22/2013	\$100	0726/0172	CT	I	U	11
5/23/2007	\$125,000	0631/0558	WD	I	Q	
7/2/2006	\$0	0625/1956	QC	I	U	03
7/23/2001	\$42,000	0460/1941	WD	I	Q	
7/22/2001	\$0	0460/1942	WD	I	U	03
6/27/2001	\$0	0457/1780	PB	I	U	01
4/1/1993	\$32,000	0343/1969	WD	I	U	03



February 8, 2022

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

Subject: Huntermako, LLC Parcel Combination

Dear Mr. Ritter:

Huntermako purchased parcel number 3-21-37-35-0040-00030-0010, which was Lot 1 in block 3. They owned Lots 2 and 3 south of lot 1 and the north 3 feet of lot 4 discussed above. They discussed the combination of these lots with the Okeechobee County Property appraiser who combined lots 1, 2, 3, and the north 3 feet of lot 4 as the current parcel control number 3-21-37-35-0040-00030-0020. This took place prior to the application for the Comprehensive Plan Amendment and Rezoning for Lot 1 in Block 3.

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

Sincerely,

Steven L. Dobbs Engineering

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

Steven L. Dobbs, P. E.
President

CC: Keith Hickman
File

To: Gary Ritter, City Administrator
From: David Allen, Public Works Director
Date: 3/30/2022
Re: Vactor Impact Stormwater Sewer cleaner purchase request

The Public Works Department is requesting approval to purchase a Vactor Impact storm sewer cleaning truck in the amount of \$301,488.00 funded through the American Rescue Plan Act. This truck will be used for stormwater system maintenance including manhole, stormwater catch basin, baffle box, and culvert cleaning.

Under the conditions of the MS4 Stormwater permit granted to the City by the Florida Department of Environmental Protection, regular maintenance of the City's stormwater system must be performed and reported to FDEP annually. This vac truck will allow Public Works to remove trash, debris, and sediment which would otherwise enter into the Lake Okeechobee Watershed, increasing the quality of water entering into Lake Okeechobee.

The pricing for the equipment is per the Sourcewell Cooperative Purchasing Program Contract #101221-VTR.

Proposal Summary

Prepared for:

City of Okeechobee, FL



Vactor Impact PD Sewer Cleaner

Combination Single Engine Sewer Cleaner with Positive Displacement Vacuum System
Mounted on a Heavy-Duty Truck Chassis

Order Qty	Part Number	Description	Contract Price
1	2100C-3	iIMPACT PD, 15" Vacuum, 3 yrd Debris, 500 Gal Water, Combo	\$217,214.00
1	010CSTD	Curbside Toolbox w/ Nozzle Storage Rack, 42W X 22H X 24D	
1	011CSTD	Aluminum Fenders	
1	012CSTD	Mud Flaps	
1	014CSTD	Electric / Hydraulic 180 degree rotation 5ft extendable boom	
1	016CSTD	Color Coded Sealed Electrical System	
1	019CSTD	Intuitouch Electronic Package	
1	020CSTD	Double Acting Hoist Cylinder	
1	025CSTD	Handgun Assembly w/ 35' x 3/8" Hose w/ Quick Disconnects	
1	026CSTD	Ex-Ten Steel Cylindrical Debris Tank	
1	030CSTD	Flexible Hose Guide	
1	032CSTD	(2) Nozzles w/ Carbide Inserts	
1	045CSTD	Suction Tube Storage - 5 Pipe	
1	046CSTD	3/4" Nozzle Pipe	
1	048CSTD	10' Leader Hose	
1	1005CSTD	Stainless Steel Float Shut Off System	
1	1016CSTD	Horizontal Microstrainer Prior to Blower	
1	1024CSTD	Debris Body Vacuum Relief System	
1	2001CSTD	Low Water Alarm with Water Pump Flow Indicator	
1	2022CSTD	Water Tank Sight Gauge	
1	2023CSTD	Liquid Float Body Level Indicator	
1	3015CSTD	Front Controlled Blower Drive	
1	3019CSTD	Digital Water Pressure Gauge	
1	4006CSTD	Joystick Boom Control	
1	4010CSTD	Boom Hose Storage, Post	
1	5002CSTD	40 GPM/2500 PSI Vector Rodder Water Pump	
1	5010CSTD	Rodder System Accumulator - Jack Hammer on/off Control w/ manual valve	
1	5011CSTD	3" Y-Strainer at Water Pump	
1	5012CSTD	Multi-Flow Water System	
1	5014CSTD	1" Water Relief Valve	
1	5015CSTD	Midship High Pressure Coupling	
1	6000CSTD	500' x 3/4" Sewer Hose 2500 PSI, Piranha	
1	6004CSTD	Hose Wind Guide (Dual Roller), Manual	
1	6005CSTD	Digital Hose Footage Counter	
1	6020CSTD	Rotating Hose Reel, 3/4" x 500' Capacity, 180 Deg. Rotation	
1	6017CSTD	Hydraulic Tank Shutoff Valves	
1	7001CSTD	Tachometer / Chassis Engine w/ Hour Meter	
1	7003CSTD	Water Pump Hour Meter	
1	7004CSTD	PTO Hour Meter	
1	7005CSTD	Hydraulic Oil Temp Alarm	
1	7007CSTD	Tachometer / Blower w/ Hour Meter	
1	8000CSTD	Circuit Breakers	
1	8025CSTD	LED Lights, Clearance, Backup, Stop, Tail, & Turn	
1	9002CSTD	Tow Hooks, Front	
1	9002CSTD	Tow Hooks, Rear	
1	9003CSTD	Electronic Back-Up Alarm	
1	9021CSTD	Camera System, Rear Only	
1	S390CSTD	6" Vacuum Pipe Package	
1	S560CSTD	Emergency Flare Kit	
1	S590CSTD	Fire Extinguisher 5 Lbs.	
1	500655B-30	Vector Standard Manual and USB Version - 1 + Dealer	
1	1014C	Centrifugal Separators (Cyclones)	
1	1023CA	Plastic Lube Chart, included with Lube Manifold	
1	1003C	Body Washout	
1	3019C	Digital Water Level Indicator	
1	3021C	Digital Debris Body Level Indicator Tied to Vacuum Relief	
1	4011C	Bellypack Wireless Controls, including hose reel controls	
1	1008CA	6" Knife Gate Valve w/ Camloc, 6:00 position	
1	1022C	Rear Door Splash Shield	

1	1013C	Additional Water, Water and Debris Tanks Joined	
1	1023C	Lube Manifold	
1	5021C	Hydro Excavation Kit - Includes Lances, Nozzles, Storage Tray, and Vacuum Tube	
1	8004CF	Rear Mounted, LED Beacon Light w/ Limb Guard	
1	8029CA	Worklights (2), Extendable Boom	
1	6004CC	Pinch Roller	
1	6014C	High Pressure Hose Reel	
1	6019C	Rodder Pump Drain Valves	
1	6019CA	Final Filter and Silencer Ball Valve Drains	
1	8001CL	Rear Directional Control, LED Split Arrowboard	
1	8002CA	Waterproof, Rechargeable, Wireless, Handheld, LED Spot Light w/12V Charger and Plug	
1	8020C	6 Light Package, 6 Federal Signal Strobe Lights, LED	
1	9071CA	Toolbox, Behind Cab - 14w 36h x 88d	
1	9023CB	Safety Cone Storage Rack - Drop in Style	
1	P112STD	Module Paint, DuPont Imron Elite - Sanded Primer Base	
1	LOGO-APPL.	Vactor/Guzzler Logos - Applied	
1	500655B-30	Vactor Standard Manual and USB Version - 1 + Dealer	
1	MSFS300A-CH	Vactor Supplied Chassis, Single Axle, 2022 Freightliner M2 106, 300 HP Cummins Diesel, Allison 3000 Automatic Transmission, 25,999 GVWR, Air Brakes, Non-CDL , Dual Air Ride Seats.	\$81,574.00
1	VDS-154	Freight Charges	\$2,700.00
		Federal Signal Corporation Sourcewell Contract #101221-VTR Price:	\$301,488.00

Chassis Source – Vactor, Chassis – White, Body - White

*Price Valid Until 4/20/2022.

Memo

To: Gary Ritter, City Administrator
From: David Allen, Public Works Director
Date: 3/28/2022
Re: Unpaid Leave

The Public Works Department is requesting permission to grant additional unpaid leave to a department employee who has exceeded the two weeks allowed under city personnel policy. This employee previously was injured in an off-work accident and was granted unpaid leave during the period of October to December 2021.

The employee was absent due to the imminent loss of his mother-in-law last week to attend to family matters. The employee's mother-in-law passed away this week and the employee is presently on funeral leave. The employee will be returning to work on Monday April 4th.

RESOLUTION NO. 2022-03

A RESOLUTION OF THE CITY OF OKEECHOBEE, FLORIDA; ESTABLISHING A FUND BALANCE AND RESERVE POLICY FOR THE CITY OF OKEECHOBEE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Okeechobee desires to establish a Fund Balance and Reserve Policy consistent with the Governmental Accounting Standards Board Statement No. 54, Fund Balance Reporting and Government Fund Type Definitions (GASB 54); and

WHEREAS, such a policy has been prepared and a copy thereof is attached hereto.

NOW, THEREFORE, be it resolved, before the City Council for the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City.

SECTION 1. The City Council hereby adopts the "City of Okeechobee Fund Balance and Reserve Policy," attached hereto as "Exhibit A," and hereby directs the City Administrator to implement said policy.

SECTION 2. If any section, subsection, sentence, clause, phrase or portion of this Resolution, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or provision and such holding shall not affect the validity of the remaining portions or applications here.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon enactment.

INTRODUCED AND ADOPTED by the City Council of the City of Okeechobee, Florida on this 5th day of April 2022.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

RESOLUTION NO. 2202-03 EXHIBIT A

City of Okeechobee FUND BALANCE AND RESERVE POLICY

PURPOSE--

To establish a policy to remain in compliance with standard Governmental Accounting and Financial Standards Board Statement No. 54, Fund Balance Reporting and Governmental Fund Type Definitions (GASB 54). The City desires to maintain a prudent level of financial resources in its General Fund to guard against service disruption in the event of unexpected temporary revenue shortfalls or unpredicted one-time expenditures. The City also desires to maintain adequate working cash to support operating expenditures in its General Fund during the first quarter of each fiscal year prior to receipt of seasonal revenues. Fund Balance shall be composed of non-spendable, restricted, committed, assigned, and unassigned amounts as defined more fully below.

DEFINITIONS--

1. **Fund Balance** – As defined by the Governmental Accounting, Auditing and Financial Reporting of the Government Finance Officers Association, fund balance is “the difference between assets and liability reported in a governmental fund.” The General Fund balances are accumulated primarily through budget surpluses, unanticipated non-recurring revenues, or both.

In lay terms, the language of “fund balance” creates a set of classifications for financial reporting that describe the extent to which the City is bound to honor any constraints on the specific purposes for which amounts in the City’s funding can be spent.

The classifications create a hierarchy ranging from the amounts that cannot be spent, known as non-spendable fund balance, to amounts available for any purpose of the City, known as unassigned fund balance. The classifications are defined below include in order from most to least constrained: non-spendable, restricted, committed, assigned, and unassigned.

2. **Non-Spendable Fund Balance** – Amounts that are (a) not in spendable form or (b) legally or contractually required to be maintained intact. “Not in spendable form” includes items that are not expected to be converted to cash, such as inventories and prepaid amounts; items such as long-term amount of loans and notes receivables; and property acquired for resale. The corpus or principal of a permanent fund is an example of an amount that is legally or contractually required to be maintained intact.
3. **Restricted Fund Balance** – Amounts that can be spent only for specific purposes stipulated by (a) external resource providers such as creditors through debt covenants, grantors, contributors, or laws or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation. Specifically, the Public Facility Fund and Law Enforcement Special Fund are included in this category.
4. **Committed Fund Balance** – Amounts that can be used only for the specific purposes determined by a formal action or resolution of the City Council, the City Council’s highest level of decision-making authority for multi-year projects. Commitments may be changed or lifted only by the City Council taking the same formal action or resolution that imposed the constraint originally.
5. **Assigned Fund Balance**– These amounts include spendable fund balance amounts established by the City Administrator or the City Council that are intended to be used for specific purposes that are considered neither restricted nor committed. Specifically, Other Grants, Subsequent Years Expenditures, and Future Capital Projects are included in this category.
6. **Unassigned Fund Balance**– Unassigned fund balance is the residual classification for the General Fund. This classification represents fund balance that has not been assigned to other funds and that has not been restricted, committed, or assigned to specific purposes within the General Fund. Unassigned fund balance may also include negative balances for any

governmental fund if expenditures exceed amounts restricted committed or assigned for those specific purposes. Specifically, the General Fund, Capital Project Building and Improvements funding, and Capital Project Vehicles funding are included in this category.

FUND BALANCE GOALS are based on existing and continuation of necessary public services, to insure against unanticipated events that would adversely affect the financial condition of the City.

The City should maintain an adequate reserve of unassigned fund balance in the City's various operating funds to provide the capacity to:

- (1) provide sufficient cash flow for daily financial needs,
- (2) secure and maintain investment grade bond ratings,
- (3) offset significant economic downturns or revenue shortfalls,
- (4) provide funds for unforeseen expenditures related to emergencies, and
- (5) provide for future capital projects, equipment replacement, and enhancements, including but not limited to, those established within the 5-year capital improvement plan

- **General Fund**

The General Fund is the main operating fund that pays for general services provided by the City, such as public safety, and parks services. The General Fund accounts for all general revenues of the City and for expenditures related to the rendering of the City's general services. The General Fund is considered to have a high level of risk to operations due to its dependence on revenue streams that are susceptible to economic downturns and revenue reduction impacts from outside agency actions. In addition, the General Fund is the main funding source when responding to unexpected events or emergencies.

The Government Finance Officers Association ("GFOA") recommends no fewer than two months of General Fund reserve.

The City desires to maintain a prudent level of reserves based on the revenue impacts described above and the City's desire to maintain strong bond ratings to minimize borrowing costs. This reserve policy sets the targeted minimum level at an additional four months of budgeted General Fund Total General Operating Expenses to provide stability and flexibility to respond to unexpected adversity and/or opportunities.

- **Special Revenue Funds** – Special revenue funds are created to account for the proceeds of specific revenue sources such as grants that are legally assigned to expenditure(s) for specified purposes and specific future law enforcement needs. No specific reservation of Fund Balance is created by virtue of enactment of this policy. The amount of any reservation of Fund Balance shall be governed by the legal authority underlying the creation of the individual funds.
- **Public Facility Fund** – All reserves in this fund are classified as restricted based on Florida Statutes and current ordinances.
- **Debt Service Fund** – Debt service funds are typically subjected to the creation of very specific reserve amounts as part of the ordinance or resolution that authorizes the issuance of the bonds, specific loans, or both. This policy does not create any specific reservation of Fund Balance within any debt service fund. Reserve requirement for any outstanding bond issue will be consistent with the ordinance or resolution authorizing the issuance of the bonds.

POLICY

Based on the GOFA recommendation of two months of General Fund reserves and the City's desired four-month targeted minimum Total General Operating Expenses, the City shall maintain a minimum Assigned Fund Balance in the General Fund (which incorporates the Capital Projects Improvements) equivalent to 50% of Total General Operating Expenditures of the current fiscal year. This will provide 2 months operating expenses and 4 months of emergency expenses.

For current and future capital projects, which may extend beyond the fiscal year, the city may assign up to 25% of the remaining unassigned reserves. This reserve shall be in addition to all other required reserves or designation of fund balance.

The City shall keep a minimum of \$1,000,000 of the remaining funds unassigned. In the event these funds drop to the minimum, they should be replenished to prepare for future events. The City will attempt to replenish this reserve over a five-year period beginning with the completion of recovery from the event for which the reserve funds were required.

The classifications of fund balance between Non-Spendable, Restricted, Committed, Assigned, and Unassigned shall be reviewed annually during the preparation of the annual financial statement based on definitions above. The Finance Director will make recommendation to the City Administrator and City Council for classification of funds for assigned fund balance and committed fund balance, respectively. Funds to be classified as Committed require a formal action or resolution to be approved by the Council to commit and un-commit the funds to the classification. Funds to be classified as Assigned require City Administrator approval.