



**CITY OF OKEECHOBEE**  
**PLANNING BOARD MEETING**  
**55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974**  
**JULY 15, 2021**  
**LIST OF EXHIBITS**

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<b>Draft Minutes</b>	Summary of Board Action May 20, 2021
<b>Exhibit 1</b>	Abandonment of Right-of-Way Petition 21-001-AC
<b>Exhibit 2</b>	Abandonment of Right-of-Way Petition 21-002-AC
<b>Exhibit 3</b>	Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-004-SSA
<b>Exhibit 4</b>	Comprehensive Plan Text Amendment No. 21-001-CPA



**CITY OF OKEECHOBEE, FLORIDA**  
**PLANNING BOARD AND WORKSHOP MEETING**  
**MAY 20, 2021**  
**SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular Planning Board and Workshop meeting for the City of Okeechobee to order on Thursday, May 20, 2021, 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, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, and Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Board Member Felix Granados was absent with consent.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Member Chartier, seconded by Member Brass to approve the agenda as presented. **Motion Carried Unanimously.**

**IV. MINUTES**

- A. Motion by Member Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the March 18, 2021, Regular Meeting minutes and the April 15, 2021, Workshop minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:02 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 21-002-SSA, from Commercial to Multi-Family (MF) Residential on 1.929± acres located at 309 Northeast 4<sup>th</sup> Street.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. There were no comments offered by the Property Owner or Agent.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Member Baughman, seconded by Member Jonassaint to recommend to the City Council Comprehensive Plan Small Scale FLUM Amendment Application No. 21-002-SSA as presented in Exhibit 1. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for June 15, 2021.
- B. Comprehensive Plan Small Scale FLUM Amendment Application No. 21-003-SSA, from Commercial to MF Residential on 2.066± acres located in the 200 Block of Northeast 3<sup>rd</sup> Street.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. There were no comments offered by the Property Owner or Agent.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Member Jonassaint, seconded by Member Chartier to recommend to the City Council Comprehensive Plan Small Scale FLUM Amendment Application No. 21-003-SSA as presented in Exhibit 2. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for June 15, 2021.



## **PUBLIC HEARING QUASI-JUDICIAL ITEMS**

- C.** Rezoning Petition No. 21-002-R, from Light Commercial to Residential Multiple Family (RMF) on 1.929± acres located at 309 Northeast 4<sup>th</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Chartier, seconded by Member Jonassaint to recommend to the City Council Rezoning Petition No. 21-002-R as presented in Exhibit 3. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.
- D.** Rezoning Petition No. 21-003-R, from Residential Single Family One to RMF on 2.066± acres located in the 200 Block of Northeast 3<sup>rd</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Brass, seconded by Member Baughman to recommend to the City Council Rezoning Petition No. 21-003-R as presented in Exhibit 4. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.

## **CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:35 P.M.**

## **VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:35 P.M.**

- A.** City Planning Consultant Smith briefly reviewed the Staff Report regarding an amendment to the City's Comprehensive Plan to create a Commercial Corridor Overlay (CCO). In May of 2013, the Planning Board recommended to the City Council adoption of a proposed amendment with restrictions on rezonings that may be approved within that Overlay. That amendment was never adopted. Staff had an opportunity to review that previously proposed amendment and after suggestions from Board Members at a Planning Board Workshop last month, is bringing back amended language. This proposed amendment would define the commercial corridor for planning purposes and provide aspirational guidelines and objectives for development and redevelopment along the City's major corridors. However, it would not burden that area with any additional requirements or rigid limitations. Additionally, changes were made to the previously proposed boundaries of the overlay after the Board discussed and suggested those as well.

The consensus of the Board was to move forward with the Planner's proposal. The proposed CCO amendment is: The City recognizes the importance of North Park Street (SR-70) and Parrott Avenue (US-441) as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to City's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.2 in the FLUM Series, as the CCO.

**VI. WORKSHOP ITEM CONTINUED**

To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO: Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, housing options, and social venues, foster infill and compatibility with existing development, encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods, and consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

**CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 6:47 P.M.**

**VII.** Chairperson Hoover adjourned the meeting at 6:47 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.



## Exhibit 1

**CITY OF OKEECHOBEE**  
**General Services Department**  
**55 Southeast 3<sup>rd</sup> Street**  
**Okeechobee, Florida 34974**  
**863-763-3372 X 9820**  
**Fax: 863-763-1686**

### ABANDONMENT OF RIGHT-OF-WAY PETITION

PETITION NO. 21-001-AC

<b>Application fee (non-refundable)</b> <b>\$600.00</b>  <b>Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>	Date Fee Paid: <u>4-14-21</u>	Receipt No: <u>543954</u> <u>54396</u>
	TRC Meeting: <u>5-20-21</u>	Publication Date: Letters Mailed:
	PB/BOA Meeting: <u>6-19-21</u> <u>7-15-21</u>	Publication Dates: Letters Mailed: <u>6-2-21</u> <u>6-30-21</u>
	City Council 1 <sup>st</sup> Reading: <u>7-6-21</u>	CMR Letter E-mailed:
	City Council Public Hearing: <u>7-20-21</u> <u>8-3-21</u> <u>9/10/21</u>	Publication Date: <u>7/9/21</u> <u>8/25/21</u>

**Right-of-way Definition:** Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

#### Legal Description of the Right-of-Way to be Abandoned:

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 110, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 110, THENCE NORTH 00°10'09" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE NORTH 89°45'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 00°11'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 89°45'46" WEST ALONG THE SOUTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.75 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.138 ACRES MORE OR LESS.

**Note:** Upon abandonment of a right-of-way in the City of Okeechobee or First Addition of City of Okeechobee Subdivision's, there may be a Fee Simple Interest from the Hamrick Trust. For more information contact Gil Culbreth, 3550 US Hwy 441 South, Okeechobee, Florida 34974, 863-763-3154.

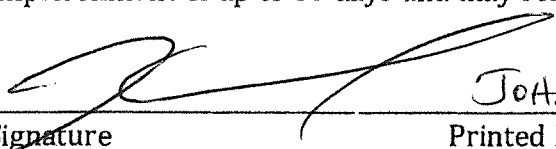
#### Purpose of the Right-of-Way Abandonment:

The alley is being abandoned because there is a single land owner around this alley and they are planning to sell the land to someone who wants to build multifamily units and this will eliminate the rear setback on each lot and allow a unity of title for the whole block.

PETITION NO. 21-001-AL

✓	Name of property owner(s): JKST Holdings LLC
	Owner(s) mailing address: PO Box 873, Port Salerno, FL 34992-0873
	Owner(s) e-mail address: shaun@gdcflorida.com
	Owner(s) daytime phone(s): 863-467-1111 Fax:

✓	<b>Required Attachments</b>
✓	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.
N/A	Letters of Consent or Objection. (If more than one property owner is involved and they are <b>not</b> signing the petition). <b>SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS</b>
✓	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.
✓	List of all property owners within 300' of subject property (See Information Request Form attached)
✓	Site Plan of property after abandonment. (No larger than 11x 17)
✓	Utility Companies Authorization Form. (See attached)
✓	Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)
	<p><b>PLEASE NOTE:</b></p> <p><i>If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)</i></p>

✓	<b>Confirmation of Information Accuracy</b>
<p>I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 summary denial of this petition.</p>	
 Signature	JOAN CRESWELL Printed Name
	3/31/2021 Date

**2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L16000189762

**Entity Name:** JKST HOLDINGS, LLC

**Current Principal Place of Business:**

4459 SE KUBIN AVENUE  
STUART, FL 34997

**Current Mailing Address:**

P.O. BOX 873  
PORT SALERNO, FL 34992 US

**FEI Number:** 81-4132181

**Certificate of Status Desired:** No

**Name and Address of Current Registered Agent:**

CRESWELL, JOHN H  
4459 SE KUBIN AVENUE  
STUART, FL 34997 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

Electronic Signature of Registered Agent

Date

**Authorized Person(s) Detail :**

Title	AMBR	Title	AMBR
Name	CRESWELL, JOHN H	Name	CRESWELL, KATHLEEN B
Address	4459 SE KUBIN AVENUE	Address	4459 SE KUBIN AVENUE
City-State-Zip:	STUART FL 34997	City-State-Zip:	STUART FL 34997
Title	AMBR	Title	AMBR
Name	KOGUT, SHAUN M	Name	CROSS, TOBI L
Address	308 SW 2ND STREET	Address	2533 SE 34TH LANE
City-State-Zip:	OKEECHOBEE FL 34974	City-State-Zip:	OKEECHOBEE FL 34974

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

**SIGNATURE:** CRESWELL, JOHN H

**AUTHORIZED MEMBER**

**02/09/2021**

Electronic Signature of Signing Authorized Person(s) Detail

Date

**Detail by Entity Name**

Florida Limited Liability Company  
JKST HOLDINGS, LLC

**Filing Information**

**Document Number** L16000189762  
**FEI/EIN Number** 81-4132181  
**Date Filed** 10/13/2016  
**State** FL  
**Status** ACTIVE

**Principal Address**

4459 SE KUBIN AVENUE  
STUART, FL 34997

**Mailing Address**

P.O. BOX 873  
PORT SALERNO, FL 34992

**Registered Agent Name & Address**

CRESWELL, JOHN H  
4459 SE KUBIN AVENUE  
STUART, FL 34997

**Authorized Person(s) Detail****Name & Address**

Title AMBR

CRESWELL, JOHN H  
4459 SE KUBIN AVENUE  
STUART, FL 34997

Title AMBR

CRESWELL, KATHLEEN B  
4459 SE KUBIN AVENUE  
STUART, FL 34997

Title AMBR

KOGUT, SHAUN M  
308 SW 2ND STREET  
OKEECHOBEE, FL 34974

Title AMBR

CROSS, TOBI L  
2533 SE 34TH LANE  
OKEECHOBEE, FL 34974

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2019	01/30/2019
2020	01/15/2020
2021	02/09/2021

**Document Images**

<a href="#">02/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/30/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/13/2016 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**PLEASE COMPLETE THE FOLLOWING**

**FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS  
(Sec. 78-33, page CD78:4 in the LDR's)**

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

**1. Proposed vacation is consistent with the Comprehensive Plan:**

The requested alley is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies.

**2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:**

The alley is not sole access to any property and a remaining land will not require an easement.

**3. Proposed vacation is in the public interest and provides a benefit to the City:**

The proposed vacation of the alley is within a block that will become a multifamily project, which the City is in need of, so this vacation will allow the existing ROW and alley's square footage to add density to this project so more housing can be added and return the property to the tax rolls.

**4. Proposed vacation would not jeopardize the location of any utility.**

There are currently no utilities in the requested abandonments.

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



FILE NUM 2017001893  
OR BK 786 PG 1593  
SHARON ROBERTSON, CLERK & COMPTROLLER  
OKEECHOBEE COUNTY, FLORIDA  
RECORDED 02/28/2017 02:07:39 PM  
AMT \$90,000.00  
RECORDING FEES \$10.00  
DEED DOC \$630.00  
RECORDED BY S Creech  
Pg 1593 (1 pg)

Prepared by and return to:  
JOHN D. CASSELS, JR.  
Partner  
CASSELS & MCCALL  
400 NW 2nd Street  
Okeechobee, FL 34972  
863-763-3131  
File No.: 17-8358

Parcel Identification No. 3-15-37-36-0010-01100-0010

[Space Above This Line For Recording Data]

## Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 28 day of February, 2017 Between

C.P. CO., LLC, a Florida limited liability company whose post office address is PO BOX 14049, Fort Pierce, FL 34979 of the County of Saint Lucie, State of Florida, grantor, and

JKST HOLDINGS, LLC, a Florida limited liability company whose post office address is PO BOX 873, Stuart, FL 34997 of the County of Martin, State of Florida, grantee,

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

LOTS 1 TO 12, BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Subject to restrictions, reservations and easements of record, if any.

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

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

✓ Alan R. Pohl  
Witness Name: Alan R. Pohl  
✓ Rest Gonzalez  
Witness Name: Rest Gonzalez

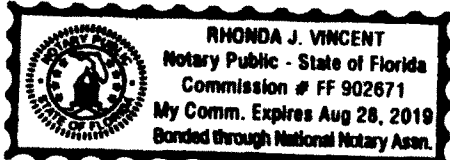
✓ C.P. CO., LLC  
By: George Pantuso  
GEORGE PANTUSO/Authorized Member

State of Florida  
County of St. Lucie

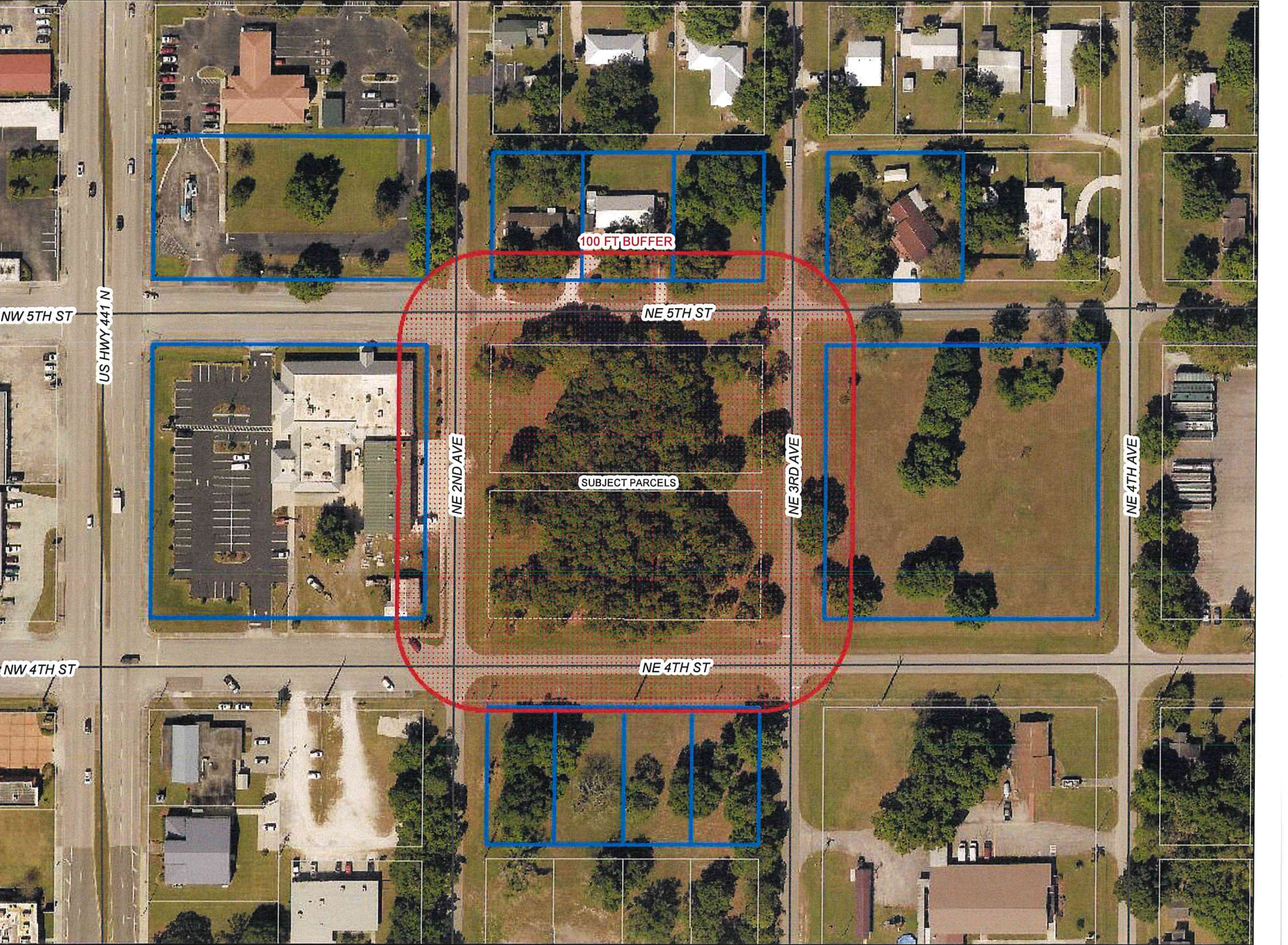
The foregoing instrument was acknowledged before me this 28th day of February, 2017 by GEORGE PANTUSO, Managing Member of C.P. CO., LLC, on behalf of the limited liability company. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]

✓ Rhonda J. Vincent  
Notary Public Rhonda J. Vincent







THIS MAP HAS BEEN COMPILED FROM THE  
STATUTORY INFORMATION AVAILABLE AND  
REPRESENTS THE PROPERTY APPRAISER'S  
PRICE DOES NOT ASSUME RESPONSIBILITY  
FOR ANY OMISSIONS CONTAINED HEREON

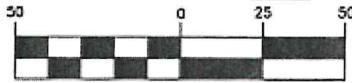




### JKST Surrounding Owners within 300 Feet

PARCEL NUMBER	OWNER	ADDRESS	CITTE	STATE	ZIP
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293	OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01210-0010	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0030	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0040	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0060	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0070	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0090	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0100	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01210-0120	PENROD SHAUN C	2437 SW 33RD CIR	OKEECHOBEE	FL	34974-5723
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST	OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505

# GRAPHIC SCALE



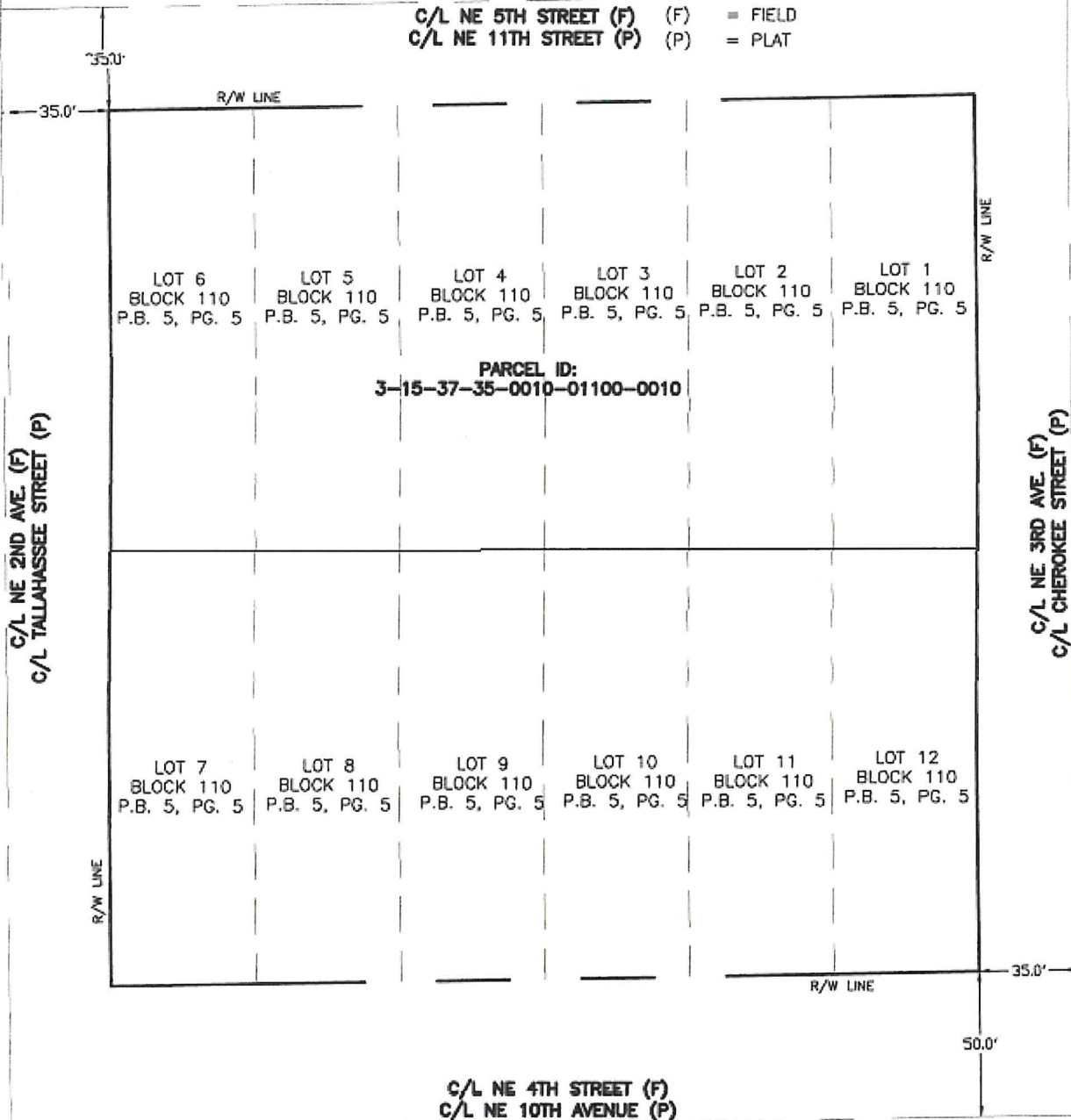
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

## LEGEND:

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
C/L = CENTERLINE  
(F) = FIELD  
(P) = PLAT



## Site Plan of Property After Abandonment

(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY  
CHIEFHOPE COUNTY, FLORIDA

DATE:  
03/26/21



# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

**Instructions:**

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<b>Florida Power &amp; Light</b>	<div style="border: 2px solid yellow; border-radius: 50%; padding: 10px; display: inline-block;"> FPL requires a 10' easement on the West end of the 20' alley in Block 110 adjacent to NE 2nd Avenue, if abandoned. </div>
<b>863-467-3708</b>	
<b>Donna Padgett</b>	

 Authorized Signature	Donna Padgett Typed Name & Title	863-467-3708 Phone No.	4-7-21 Date
--------------------------	-------------------------------------	---------------------------	----------------

<b>Embarq d/b/a Century Link</b>	
<b>863-452-3185</b>	
<b>Kenneth R. Lutz</b>	
<b>ken.lutz@centurylink.com</b>	
<b>Nre.easement@centurylink.com</b>	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

<b>Comcast Cable</b>	
<b>863-763-2824</b>	
<b>107 NW 7<sup>th</sup> Avenue</b>	
<b>Rick_Johnson@cable.comcast.com</b>	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

<b>Okeechobee Utility Authority</b>	
<b>John Hayford</b>	
<b>863-763-9460</b>	
<b>100 SW 5<sup>th</sup> Avenue</b>	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

<b>Florida Public Utilities</b>	
<b>Ivan Giobbs</b>	
<b>561-723-3459</b>	
<b>igibbs@chpk.com</b>	

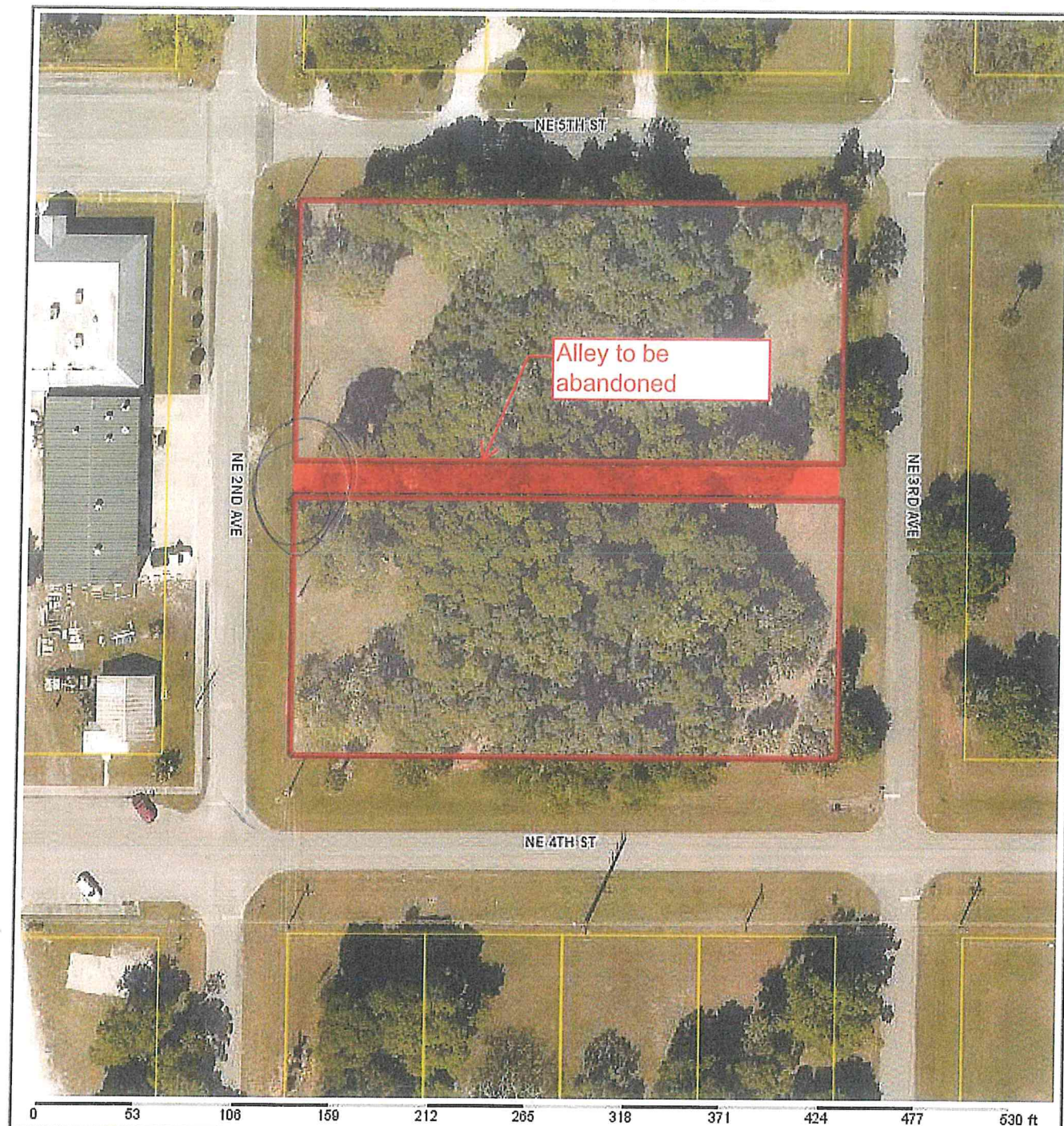
_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

<b>Hamrick Estate</b>	
<b>Gil Culbreth, Co-Trustee</b>	
<b>863-763-3154</b>	

_____	_____	_____	_____
Authorized Signature	Typed Name & Title	Phone No.	Date





### Okeechobee County Property Appraiser Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01100-0010 (33778) | VACANT (0000) | 1.928 AC**  
 CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110

**Owner: JKST HOLDINGS LLC**

PO BOX 873  
 PORT SALERNO, FL 34992-0873

Site: 309 NE 4TH ST, OKEECHOBEE

Sales: 2/28/2017 \$90,000 V (Q)  
 12/18/2014 \$27,100 V (U)  
 Info: 1/1/2009 \$28,600 V (U)

#### 2020 Certified Values

Mkt Lnd	\$167,040	Appraised	\$167,040
Ag Lnd	\$0	Assessed	\$167,040
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$167,040		
		Total county:	\$167,040
		Total city:	\$167,040
		Total other:	\$167,040
		Total school:	\$167,040

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



3/30/2021



JKST Holdings, LLC  
c/o Jessica Crews  
Abney Building & Consulting, Inc.  
201 NE 2<sup>nd</sup> Street  
Okeechobee, FL 34972

No Reservations/No Objection

**SUBJECT:** Vacate 20' Alley, Block 110, City of Okeechobee. According to the plat recorded in Plat Book 1, Page 5 of the Public Records of Okeechobee County.

To Whom It May Concern:

Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted **WITH THE STIPULATION** that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul at 727-449-3544 / [william.d.paul@centurylink.com](mailto:william.d.paul@centurylink.com)

Sincerely yours,

  
Darrell Kennedy  
Senior Manager, DF/ROW  
CenturyLink  
P836105



**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY**

EXHIBIT "A"

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

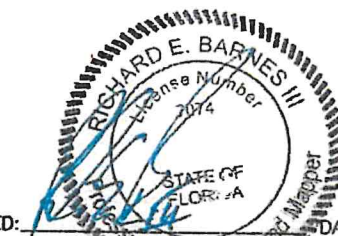
**BEGIN** AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 110, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 110, THENCE NORTH 00°10'09" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE NORTH 89°45'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 00°11'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 89°45'46" WEST ALONG THE SOUTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.75 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.138 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

SIGNED:



DATE: 3/24/21

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

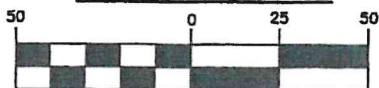
**BSM**  
Associates  
LAND SURVEYING SERVICES

80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.494.8324 L3 8155

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA**

SCALE: N/A	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 1 OF 2

# GRAPHIC SCALE



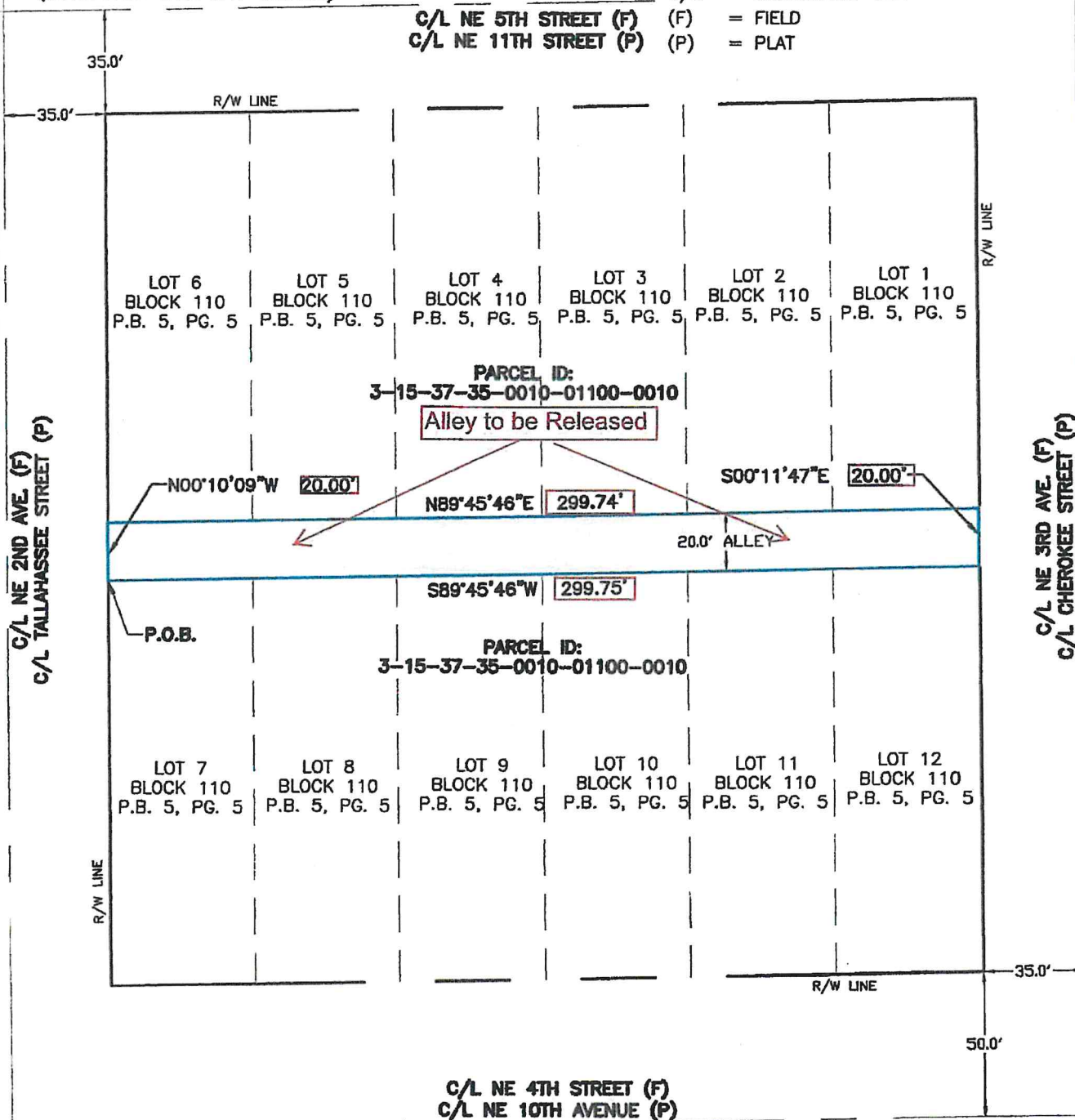
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

## LEGEND:

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
C/L = CENTERLINE  
(F) = FIELD  
(P) = PLAT



**BSM**  
& ASSOCIATES

LAND SURVEYING SERVICES

30 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
363.464.8324 LG 8155

NOT VALID WITHOUT SHEET 1 OF 2

**SKETCH AND LEGAL  
DESCRIPTION**  
**(THIS IS NOT A SURVEY)**  
**20.0' ABANDONED ALLEY**  
**OSKEECHOBEE COUNTY, FLORIDA**

SCALE: 1" = 50'	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 2 OF 2

# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

### Instructions:

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

**Utility Companies:** If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 <sup>th</sup> Avenue			
Rick_Johnson@cable.comcast.com			

Rick Johnson Rick Johnson Construction Coordinator 561-402-4513 3-26-21  
Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 <sup>th</sup> Avenue	

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Giobbs			
561-723-3459			
igibbs@chpk.com			

Authorized Signature Typed Name & Title Phone No. Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature Typed Name & Title Phone No. Date  
REV.04/20



# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

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Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
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Embarq d/b/a Century Link	
863-452-3185	
Kenneth R. Lutz	
ken.lutz@centurylink.com	
Nre.easement@centurylink.com	

Authorized Signature	Typed Name & Title	Phone No.	Date
----------------------	--------------------	-----------	------

Comcast Cable	
863-763-2824	
107 NW 7 <sup>th</sup> Avenue	
Rick_Johnson@cable.comcast.com	

Authorized Signature	Typed Name & Title	Phone No.	Date
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Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 <sup>th</sup> Avenue	

	John Hayford, Executive Director	863-763-9460 x 109	4/1/2021
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Authorized Signature	Typed Name & Title	Phone No.	Date
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Florida Public Utilities	
Ivan Giobbs	
561-723-3459	
igibbs@chpk.com	

Authorized Signature	Typed Name & Title	Phone No.	Date
----------------------	--------------------	-----------	------

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature	Typed Name & Title	Phone No.	Date
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**CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION**  
Utility Companies Authorization Form

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863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
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863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 <sup>th</sup> Avenue			
Rick_Johnson@cable.comcast.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 <sup>th</sup> Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Gibbs			
561-723-3459			
igibbs@chpk.com			

	Ivan Gibbs Engineering Technician	561-723-3459	4-6-2021
Authorized Signature	Typed Name & Title	Phone No.	Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature	Typed Name & Title	Phone No.	Date
			REV.04/20

# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

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Florida Power & Light	
863-467-3708	
Donna Padgett	

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Kenneth R. Lutz			
ken.lutz@centurylink.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
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Rick_Johnson@cable.comcast.com			

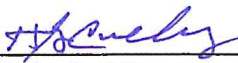
Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 <sup>th</sup> Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Giobbs			
561-723-3459			
igibbs@chpk.com			

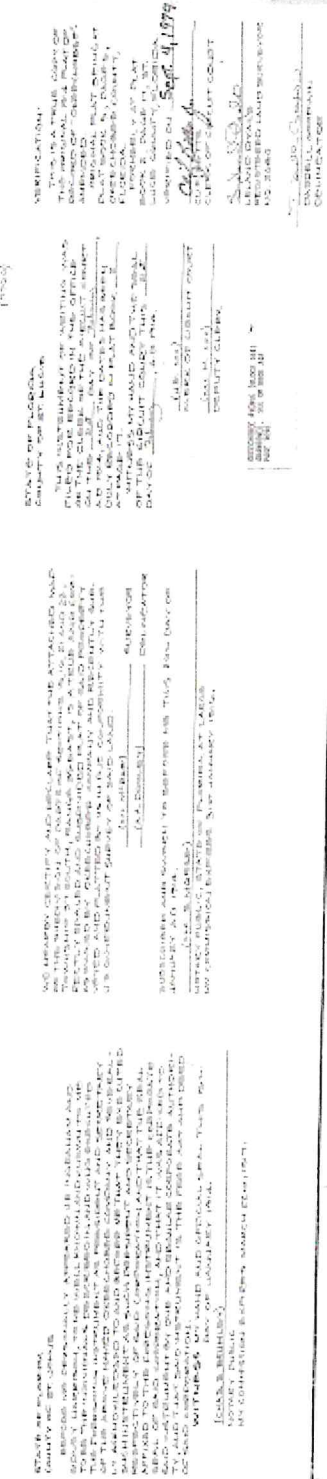
Authorized Signature	Typed Name & Title	Phone No.	Date
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**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	THE HAMRICK TRUST HAS A fee interest in the
Gil Culbreth, Co-Trustee	Alley in Block 110, City of Okeechobee
863-763-3154	

	H.G. Culbreth, Jr.	863-610-0265	4-2-2021
Authorized Signature	Typed Name & Title	Phone No.	Date







**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY**

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

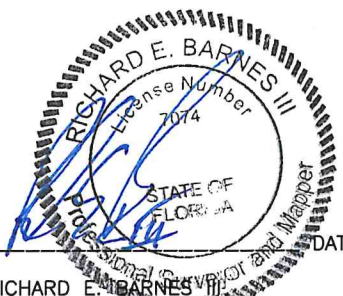
A STRIP OF LAND, **20.00 FEET** IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 110, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 110, THENCE NORTH 00°10'09" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE NORTH 89°45'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 00°11'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 89°45'46" WEST ALONG THE SOUTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.75 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.138 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

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3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

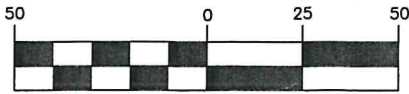
SIGNED:  DATE: 3/29/21  
RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
STATE OF FLORIDA

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

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA**

SCALE: N/A	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 1 OF 2

# GRAPHIC SCALE



( IN FEET )

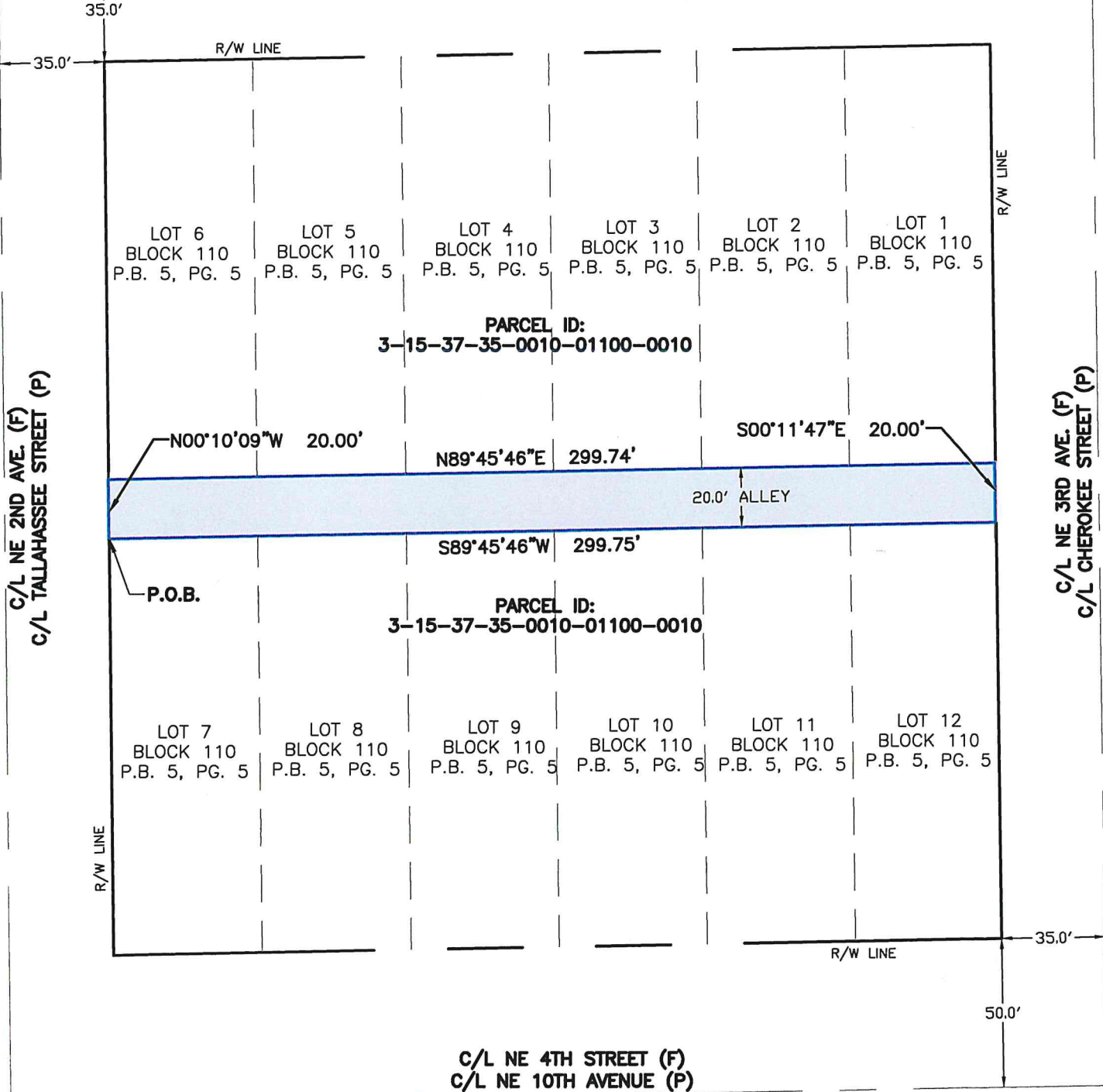
1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

## LEGEND:

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
C/L = CENTERLINE  
(F) = FIELD  
(P) = PLAT

C/L NE 5TH STREET (F)  
C/L NE 11TH STREET (P)



PARCEL ID:  
3-15-37-35-0010-01100-0010

PARCEL ID:  
3-15-37-35-0010-01100-0010

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

NOT VALID WITHOUT SHEET 1 OF 2

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA**

SCALE: 1" = 50'	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 2 OF 2





## Okeechobee County Property Appraiser

Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01100-0010 (33778) | VACANT (0000) | 1.928 AC**  
 CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110

**JKST HOLDINGS LLC**  
 Owner: PO BOX 873  
 PORT SALERNO, FL 34992-0873  
 Site: 309 NE 4TH ST, OKEECHOBEE  
 Sales: 2/28/2017 \$90,000 V (Q)  
 Info: 12/18/2014 \$27,100 V (U)  
 1/1/2009 \$28,600 V (U)

2020 Certified Values			
Mkt Lnd	\$167,040	Appraised	\$167,040
Ag Lnd	\$0	Assessed	\$167,040
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$167,040
Just	\$167,040	city:	\$167,040
		other:	\$167,040
		school:	\$167,040
		Taxable	

### NOTES:



Okeechobee County, FL

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GrizzlyLogic.com

JKST Holdings, LLC Alley

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLOIRDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 110, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 110, THENCE NORTH  $00^{\circ}10'09''$  WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE NORTH  $89^{\circ}45'09''$  EAST ALONG THE NORTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.74 FEET TO THE WEST RIGHT RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH  $00^{\circ}11'47''$  EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH  $89^{\circ}45'46''$  WEST ALONG THE SOUTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.75 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.138 ACRES MORE OR LESS.



### Mickey L. Bandi, CFA

CLT/c

updated: 4/8/2021

**Aerial Viewer      Pictometry      Google Maps**

Result: 2 of 6

Owner	<b>JKST HOLDINGS LLC</b> PO BOX 873 PORT SALERNO, FL 34992-0873		
Site	<b>309 NE 4TH ST, OKEECHOBEE</b>		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) <b>LOTS 1 TO 12 INC BLOCK 110</b>		
Area	<b>1.928 AC</b>	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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

## 2019 Certified Values

## 2020 Certified Values

Mkt Land	\$164,430	Mkt Land	\$167,040
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$164,430	Just	\$167,040
Class	\$0	Class	\$0
Appraised	\$164,430	Appraised	\$167,040
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$164,430	Assessed	\$167,040
Exempt	\$0	Exempt	\$0
Total	county:\$164,430	Total	county:\$167,040
Taxable	city:\$164,430	Taxable	city:\$167,040
	other:\$164,430		other:\$167,040
	school:\$164,430		school:\$167,040

**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
2/28/2017	\$90,000	0786/1593	WD	V	Q	01
12/18/2014	\$27,100	0755/1673	SW	V	U	16
1/1/2009	\$28,600	0676/1328	WD	V	U	16
11/26/2008	\$172,700	0663/0479	WD	V	Q	
12/4/2004	\$0	0563/1428	QC	V	U	03
10/1/1988	\$100	0299/0499	WD	V	U	03
4/1/1970	\$100	0119/0659	WD	V	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						



## **Staff Report**

### **Right-of-Way Abandonment**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*           *JKST Holdings LLC*

*Address:*             *309 NE 4<sup>th</sup> Street*

*Petition No.:*        *21-001-AC*



## Request

The matter before the TRC is an application to abandon the alley that runs through Block 110 at 309 NE 4<sup>th</sup> Street. The alley is 20 feet wide by 299.75 feet long, totaling 5,995 square feet (0.138 acres). The block is owned by a single land owner that plans to sell the entirety of the property to a potential developer with plans to build apartments at this site if the concurrent future land use map amendment and rezoning requests are also approved.

## General Information

Applicant	JKST Holdings LLC PO Box 873 Port Salerno, FL 34992
Site Address	The alley between the north and south sections of Block 110 at 309 NE 4 <sup>th</sup> St
Contact Person	John Creswell
Contact Phone Number	863.467.1111
Contact E-mail Address	shaun@gdcflorida.com

## Legal Description of Subject Property

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 110, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 110, THENCE NORTH 00°10'09" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE NORTH 89°45'09" EAST ALONG THE NORTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.74 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 00°11'47" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 110 ALLEY; THENCE SOUTH 89°45'46" WEST ALONG THE SOUTH LINE OF SAID BLOCK 110 ALLEY, A DISTANCE OF 299.75 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.138 ACRES MORE OR LESS.

## Characteristics of the Subject Property

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Light Commercial	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	0.138 acres	0.138 acres



## Description of the Subject Site and Surrounding Area

### AERIAL

The subject of the abandonment/vacation is outlined in Red on the aerial photograph from the Property Appraiser's office below. The Applicant owns both sections of the surrounding property.



## FUTURE LAND USE

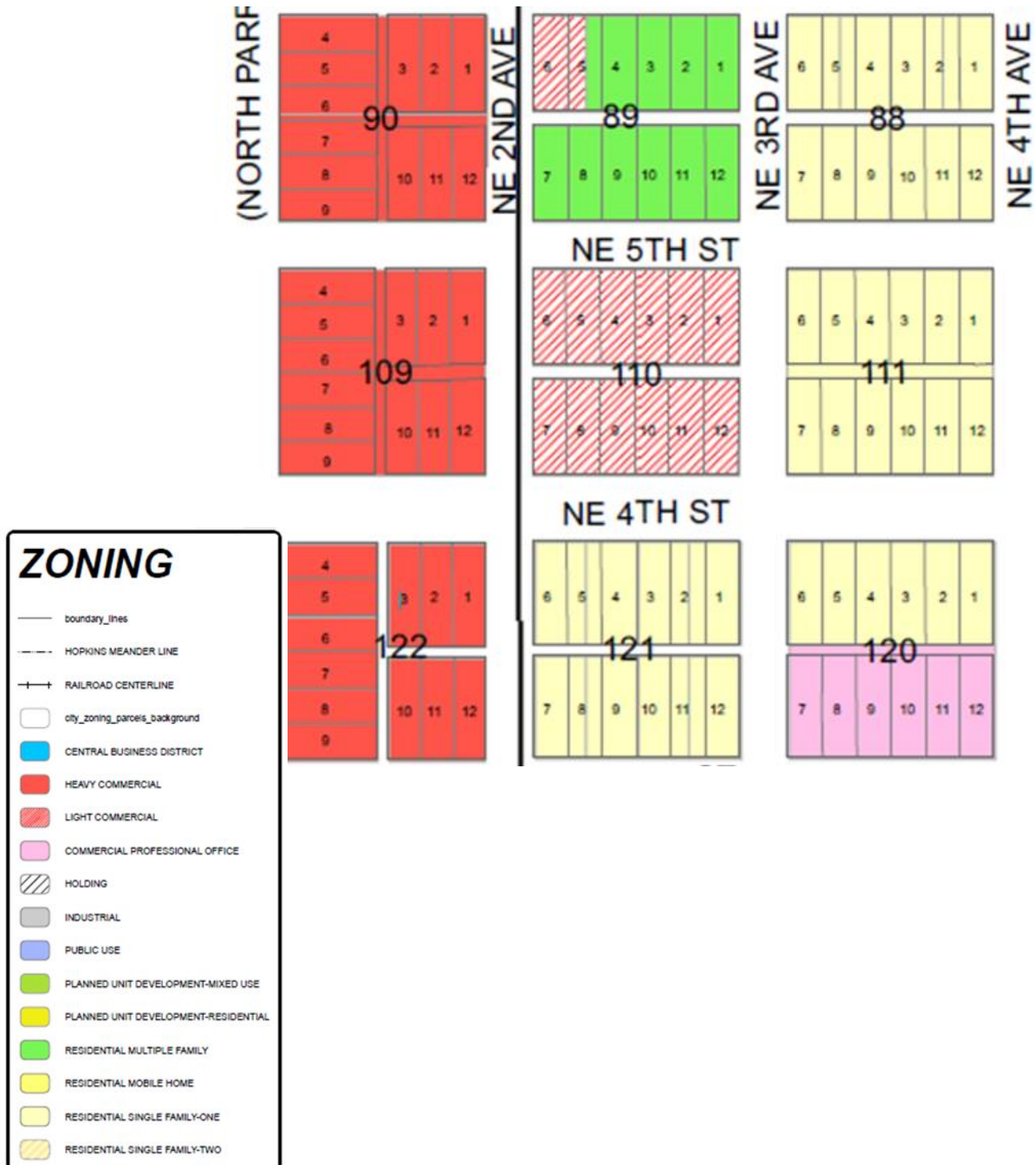
The subject of the abandonment/vacation, is the land between the north and south sections of Block 110, as shown on this excerpt from the City's Future Land Use Map. If the City grants the Applicant's concurrent request to change the future land use designation from Commercial to Multifamily Residential, then it also seems appropriate to approve the vacation of this alley and designate that land as Multifamily Residential on the Future Land Use Map.





## ZONING

The subject of the abandonment/vacation, is the land between the north and south sections of Block 110, as shown on this excerpt from the City's Zoning Map. If the City grants the Applicant's concurrent request to rezone from Light Commercial to Residential Multiple Family, then it also seems appropriate to approve the vacation of this alley and designate that land as Residential Multiple Family on the Zoning Map.



### **Consistency with Sec. 78-33, Vacation of Rights-of-Way**

Sec. 78.33 states that applications to vacate an alley or public right-of-way may be approved upon a finding by the City Council that the following requirements have been met. The Applicant's responses are provided in Times Roman typeface and are repeated below exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff Comments are in Arial typeface.

**1. *Proposed vacation is consistent with the Comprehensive Plan.***

**Applicant Comment:** "The requested alley is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive Plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies."

**Staff Comment:** There is nothing in the City's Comprehensive Plan concerning abandonments or vacations of rights-of-way.

**2. *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement***

**Applicant Comment:** "The alley is not sole access to any property and a remaining land will not require an easement."

**Staff Comment:** The applicant owns all of the surrounding property. No other properties require this alley for access. If the abandonment is approved, FP&L is requiring that a 10 foot easement be provided for the full 20 foot width of the subject ROW on the West side, adjacent to NE 2<sup>nd</sup> Avenue.

**3. *Proposed vacation is in the public interest and provides a benefit to the City.***

**Applicant Comment:** "The proposed vacation of the alley is within a block that will become a multifamily project, which the City is in need of, so this vacation will allow the existing ROW and alley's square footage to add density to this project so more housing can be added and return the property to the tax rolls."

**Staff Comment:** The proposed right-of-way area to be vacated has not been improved to facilitate vehicular traffic. Turning over maintenance responsibility to the Applicant and adding this property to the City tax rolls will be a benefit to the City. If the concurrently requested map changes are approved and the property is developed according to the Applicant's stated plans, additional taxes will be collected by the City.

**4. *Proposed vacation would not jeopardize the location of any utility.***

**Applicant Comment:** “There are currently no utilities in the requested abandonments.”

**Staff Comment:** The Applicant has provided signed authorizations from all necessary utility entities including:

- Florida Power & Light (with the above mentioned required easement)
- Century Link (with the condition that the Applicant will bear the cost of relocation and repair of any facilities that are found and/or damaged in the vacated areas)
- Comcast
- Okeechobee Utility Authority
- Florida Public Utilities

## Recommendation

Based on the foregoing information and analysis, we believe, from a planning perspective, that if the applicant agrees to the requested conditions made by FP&L and Century Link, the requested right-of-way vacation/abandonment can be considered consistent with the requirements of Sec. 78-33. Staff recommends **approval** of this request.

Submitted by:



Benjamin L. Smith, AICP  
Sr. Planner

LaRue Planning

May 11, 2021

TRC Meeting: May 20, 2021

PB/BOA Meeting: July 15, 2021

City Council 1<sup>st</sup> Reading: (tentative) August 3, 2021

City Council 2<sup>nd</sup> Reading and Public Hearing: (tentative) September 7, 2021



**CITY OF OKEECHOBEE, FLORIDA**  
**TECHNICAL REVIEW COMMITTEE MEETING**  
**MAY 20, 2021**  
**SUMMARY OF COMMITTEE ACTION**

**I. CALL TO ORDER**

Chairperson Montes De Oca called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, May 20, 2021, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance led by Assistant Police Chief Hagan.

**II. ATTENDANCE**

The following TRC Members were present: City Administrator Marcos Montes De Oca and Building Official Jeffery Newell. Members absent: Fire Chief Herb Smith (Lieutenant Adam Crum was present in his place), Police Chief Bob Peterson (Assistant Police Chief Donald Hagan was present in his place), and Public Works Director David Allen (Public Works Operations Supervisor Marvin Roberts was present in his place). City Planning Consultant Ben Smith, Okeechobee Utility Authority (OUA) Executive Director John Hayford (entered the Chambers at 10:04), Committee Secretary Patty Burnette and General Services Secretary Yesica Montoya were present. City Attorney John Fumero, Okeechobee County Environmental Health Director Victor Faconti and the Okeechobee County School Board representative were absent.

**III. AGENDA**

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Building Official Newell, seconded by Assistant Police Chief Hagan to approve the agenda as presented. **Motion Carried Unanimously.**

**IV. MINUTES**

- A.** Motion by Building Official Newell, seconded by Assistant Police Chief Hagan to dispense with the reading and approve the October 15, 2020, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. NEW BUSINESS**

- A.** Abandonment of Right-of-Way Petition No. 21-001-AC.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. No City Staff comments were received.
  - 3. The property owner or agent were not in attendance.
  - 4. No public comments were offered.
  - 5. Chairperson Montes De Oca disclosed he had spoken with Mr. Steven Dobbs, the Applicant's agent, regarding the proposed project.
  - 6. Motion by Building Official Newell, seconded by Operations Supervisor Roberts to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 21-001-AC, which requests to vacate the 20-foot wide by 299.75-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 110, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County with the following conditions: Florida Power & Light (FPL) is requiring a 10-foot easement be provided for the full 20-foot width of the subject right-of-way on the West side, adjacent to Northeast 2<sup>nd</sup> Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. **Motion Carried Unanimously.**
- B.** Abandonment of Right-of-way Petition No. 21-002-AC.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. No City Staff comments were received.
  - 3. The property owner or agent were not in attendance.
  - 4. No public comments were offered.

V. **NEW BUSINESS ITEM B CONTINUED**

- 5. Chairperson Montes De Oca disclosed he had spoken with Mr. Steven Dobbs, the Applicant’s agent, regarding the proposed project.
- 6. Motion by Building Official Newell, seconded by Lieutenant Crum to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 21-002-AC, which requests to vacate the 15-foot wide by 299.84-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 121, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County with the following conditions: FPL is requiring a 10-foot easement be provided for the full 15-foot width of the subject right-of-way on the West side, adjacent to Northeast 2<sup>nd</sup> Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. **Motion Carried Unanimously.**

VI. Chairperson Montes De Oca adjourned the meeting at 10:11 A.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 Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services’ media are for the sole purpose of backup for official records.

DRAFT



Exhibit 2

**CITY OF OKEECHOBEE**  
**General Services Department**  
**55 Southeast 3<sup>rd</sup> Street**  
**Okeechobee, Florida 34974**  
**863-763-3372 X 9820**  
**Fax: 863-763-1686**

**ABANDONMENT OF RIGHT-OF-WAY PETITION**

**PETITION NO.** 91-002-AC

<b>Application fee (non-refundable)</b> <b>\$600.00</b>  <b>Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges</b> <b>When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.</b>	Date Fee Paid: <u>4-14-21</u>	Receipt No: <u>54395+</u> <u>54396</u>
	TRC Meeting: <u>5-20-21</u>	Publication Date: Letters Mailed:
	PB/BOA Meeting: <u>6-17-21</u> <u>7-15-21</u>	Publication Dates: <u>6-30-21</u> Letters Mailed: <u>6-2-21</u>
	City Council 1 <sup>st</sup> Reading: <u>7-16-21</u>	CMR Letter E-mailed:
	City Council Public Hearing: <u>7-20-21</u>	Publication Date: <u>8-3-21</u> <u>8-2-21</u> <u>9-7-21</u>

**Right-of-way Definition:** Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

**Legal Description of the Right-of-Way to be Abandoned:**

A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 121, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 121, THENCE NORTH 00°11'04" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE NORTH 89°49'44" EAST ALONG THE NORTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 00°11'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 89°49'44" WEST ALONG THE SOUTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

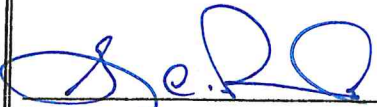
**Purpose of the Right-of-Way Abandonment:**

The alley is being abandoned because there is a single land owner around this alley and they are planning to sell the land to someone who wants to build multifamily units and this will eliminate the rear setback on each lot and allow a unity of title for the whole block.

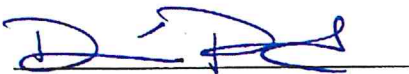

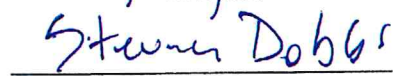
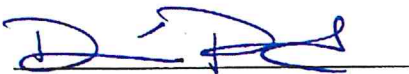

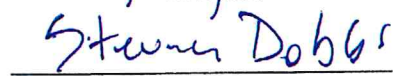
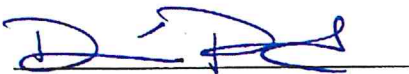

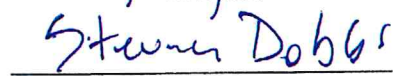
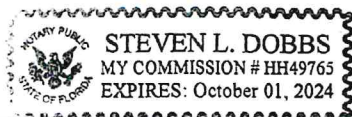
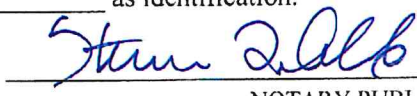
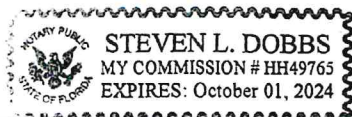
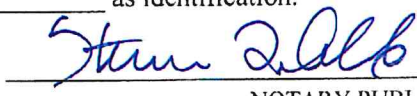
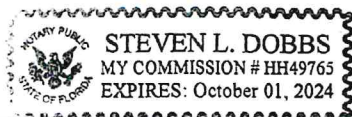
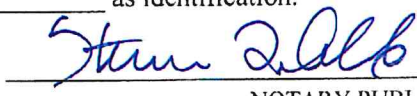


✓	Name of property owner(s): Shaun C. Penrod
	Owner(s) mailing address: 2437 SW 33rd Circle, Okeechobee, FL 34974
	Owner(s) e-mail address: penrodconstruction@gmail.com
	Owner(s) daytime phone(s): (863) 634-0465 Fax:

✓	<b>Required Attachments</b>
✓	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.
NK	Letters of Consent or Objection. (If more than one property owner is involved and they are <b>not</b> signing the petition). <b>SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS</b>
✓	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.
✓	List of all property owners within 300' of subject property (See Information Request Form attached)
✓	Site Plan of property after abandonment. (No larger than 11x 17)
✓	Utility Companies Authorization Form. (See attached)
✓	Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)
	<b>PLEASE NOTE:</b> <i>If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)</i>

✓	<b>Confirmation of Information Accuracy</b>
I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 summary denial of this petition.	
	Shaun C. Penrod
Signature	Printed Name
	3/31/2021
	Date

CITY OF OKEECHOBEE  
55 SE 3<sup>RD</sup> AVENUE  
OKEECHOBEE, FL 34974  
TELE: 863-763-3372 FAX: 863-763-1686  
**LAND USE POWER OF ATTORNEY**

<b>Name of Property Owners:</b> Corey and Desiree Penrod						
<b>Mailing Address:</b> 2437 SW 33rd Circle Okeechobee, FL 34974						
<b>Home Telephone:</b>	<b>Work:</b>	<b>Cell:</b> 863-634-0546				
<b>Property Address:</b> 200 block NE 3rd Street Okeechobee, FL 34972						
<b>Parcel ID Number:</b> 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, and 3-15-37-35-0010-01210-0120						
<b>Name of Applicant:</b> Mitch Stephens						
<b>Home Telephone:</b>	<b>Work:</b>	<b>Cell:</b> 919-201-9913				
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>						
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS _____ DAY OF _____, 20____.</p> <table style="width: 100%;"><tr><td style="text-align: center;"> OWNER</td><td style="text-align: center;"> WITNESS</td></tr><tr><td style="text-align: center;">_____ OWNER</td><td style="text-align: center;"> WITNESS</td></tr></table>			 OWNER	 WITNESS	_____ OWNER	 WITNESS
 OWNER	 WITNESS					
_____ OWNER	 WITNESS					
STATE OF FLORIDA COUNTY OF <u>Okeechobee</u>						
<p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>25<sup>th</sup></u> day of <u>May</u>, 20<u>21</u>, by <u>Steven Dobbs</u>, (Name of Person) who is personally known to me or produced _____ as identification.</p> <table style="width: 100%;"><tr><td style="text-align: center;"> STEVEN L. DOBBS MY COMMISSION # HH49765 EXPIRES: October 01, 2024</td><td style="text-align: center;"> NOTARY PUBLIC SIGNATURE</td></tr></table>			 STEVEN L. DOBBS MY COMMISSION # HH49765 EXPIRES: October 01, 2024	 NOTARY PUBLIC SIGNATURE		
 STEVEN L. DOBBS MY COMMISSION # HH49765 EXPIRES: October 01, 2024	 NOTARY PUBLIC SIGNATURE					

**PLEASE COMPLETE THE FOLLOWING**

**FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS  
(Sec. 78-33, page CD78:4 in the LDR's)**

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

**1. Proposed vacation is consistent with the Comprehensive Plan:**

The requested alley is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies.

**2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:**

The alley is not sole access to any property and a remaining land will not require an easement.

**3. Proposed vacation is in the public interest and provides a benefit to the City:**

The proposed vacation of the alley is within a block that will become a multifamily project, which the City is in need of, so this vacation will allow the existing ROW and alley's square footage to add density to this project so more housing can be added and return the property to the tax rolls.

**4. Proposed vacation would not jeopardize the location of any utility.**


There are currently no utilities in the requested abandonments.

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



Parcel ID Number: 3-15-37-35-0010-01210-0070

Prepared by and return to:  
Susie Burk  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 36444

  
FILE NUM 2018013904  
OR BK 816 PG 970  
SHARON ROBERTSON, CLERK & COMPTROLLER  
OKEECHOBEE COUNTY, FLORIDA  
RECORDED 11/21/2018 02:00:48 PM  
ANT \$105,000.00  
RECORDING FEES \$27.00  
DEED DOC \$735.00  
RECORDED BY M Pinon  
Pgs 970 - 972; (3 pgs)

## Warranty Deed

This Indenture, Executed this November 20, 2018 A.D. Between

**WANDA SUE WOLFORD, TRUSTEE OF THE EVA MAE WILLIAMS REVOCABLE LIVING TRUST F/K/A THE EVA MAE HAZELLIEF REVOCABLE LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 5, 1986, AS AMENDED JULY 27, 1994 AND SEPTEMBER 25, 1997**

whose address is 1888 EAST RD, Jacksonville, Florida 32216, hereinafter called the grantor, to

**SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE,**

whose post office address is: 2437 SW 33rd Cir., Okeechobee, FL 34974, hereinafter called the grantee:

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

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

**Legal Description as Exhibit "A"**

Parcel ID Number: 3-15-37-35-0010-01210-0070

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

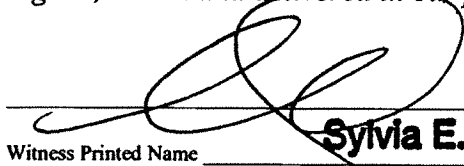
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

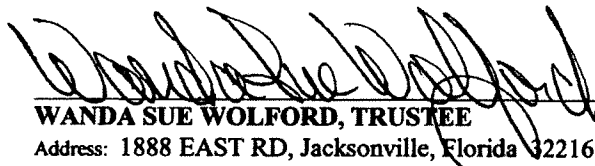
**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

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

*Signed, sealed and delivered in our presence:*

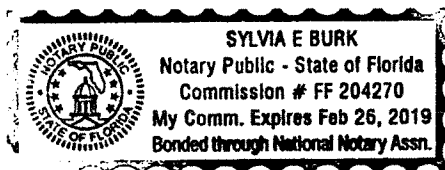
  
\_\_\_\_\_  
Witness Printed Name **Sylvia E. Burk**

 (Seal)  
\_\_\_\_\_  
**WANDA SUE WOLFORD, TRUSTEE**  
Address: 1888 EAST RD, Jacksonville, Florida 32216

  
\_\_\_\_\_  
Witness Printed Name **SONSUN VIRKAITIS**

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me this November 20, 2018, by WANDA SUE WOLFORD, TRUSTEE OF The Eva Mae Williams Revocable Living Trust F/K/A the Eva Mae Hazellief Revocable Living Trust under Agreement dated September 5, 1986, as amended July 27, 1994 and September 25, 1997, who produced a drivers license as identification.



  
\_\_\_\_\_  
Notary Public  
Print Name: **Sylvia E. Burk**  
My Commission Expires \_\_\_\_\_

## **Exhibit "A"**

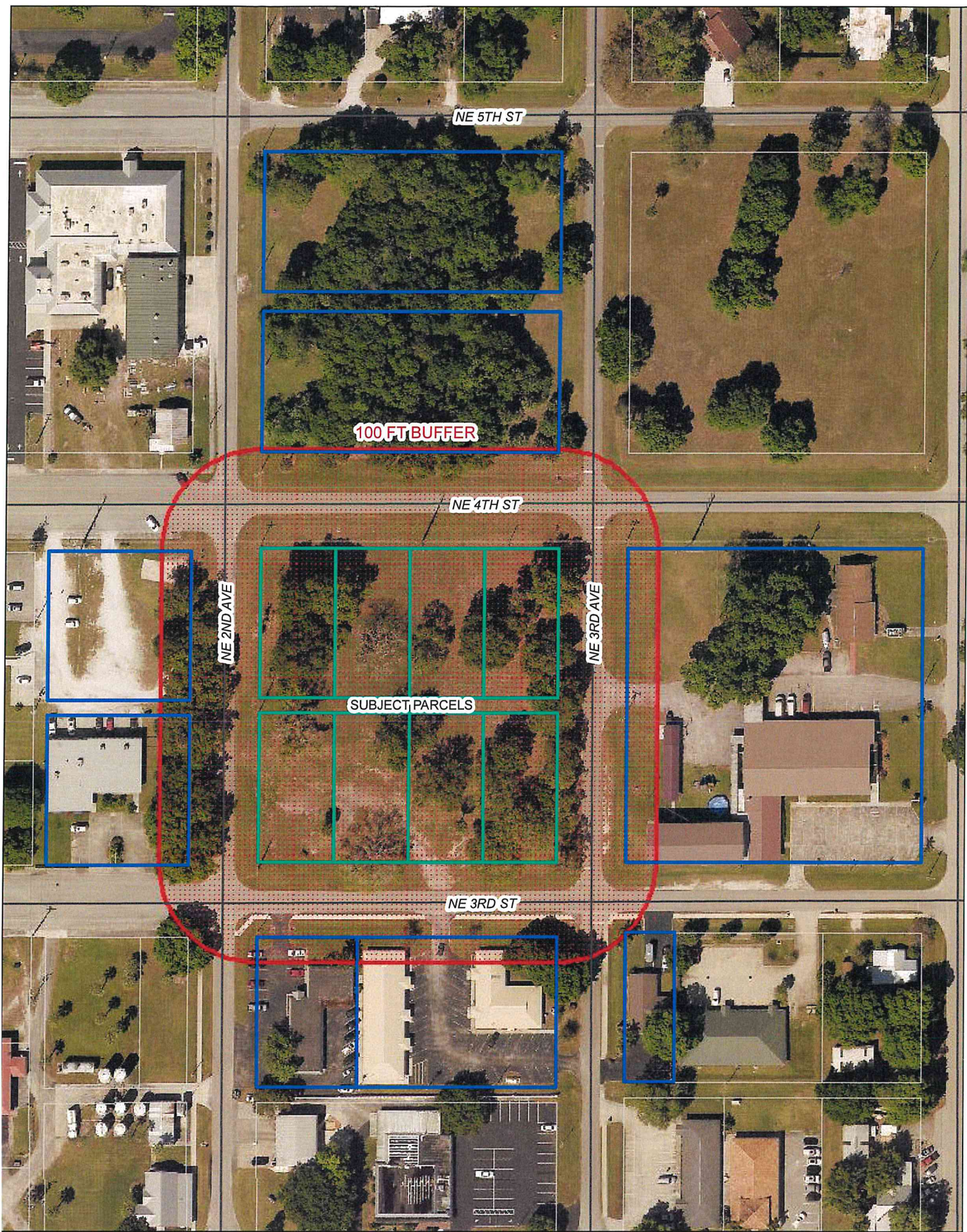
**LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5,  
OKEECHOBEE COUNTY, FLORIDA.**

COPY

**File Number: 36444**

**Legal Description with Non Homestead  
Closer's Choice**





THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND THE OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE DOES NOT ASSUME RESPONSIBILITY

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE





### Penrod Surrounding Owners within 300 Feet

PARCEL NUMBER	OWNER	ADDRESS 1	CITY	STATE	ZIP
3-15-37-35-0010-01400-0010	205 N PARROT AVE HOLDINGS LLC	2740 SW MARTIN DOWNS BLVD-#247	PALM CITY	FL	34990
3-15-37-35-0010-01420-0070	205 OKEECHOBEE LLC	205 NE 2ND ST	OKEECHOBEE	FL	34972-2974
3-15-37-35-0010-01430-0110	BELLA ROSE DAY SPA & SALON LLC	311 NE 2ND ST	OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01530-0020	BROWN MICHAEL G	P O BOX 120	OKEECHOBEE	FL	34973-0120
3-15-37-35-0010-01190-0030	CANCINO MARIA	406 NE 4TH ST	OKEECHOBEE	FL	34972-2606
3-15-37-35-0010-01230-0050	CBC PROPERTIES LLC	301 NW 4TH AVE	OKEECHOBEE	FL	34972-2552
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01440-0070	COLIN M CAMERON ESQ PA	200 NE 4TH AVE	OKEECHOBEE	FL	34972-2981
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01120-0010	FT DRUM CORPORATION	PO BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01190-0010	FT DRUM CORPORATION	PO BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092	OKEECHOBEE	FL	34973-1092
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972
3-15-37-35-0010-01530-0010	HOOVER SUSANNE C	P O BOX 78	OKEECHOBEE	FL	34973
3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293	OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-01100-0010	JKST HOLDINGS LLC	PO BOX 873	PORT SALERNO	FL	34992-0873
3-15-37-35-0010-01190-0060	KENNEDY ARTHUR GREGORY	2328 SW 13TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625	BELLE GLADE	FL	33430-6625
3-15-37-35-0010-01520-0040	LAKE O PARTNERS INC	110 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-01080-0040	MONTESI CRAIG SR	10143 CULPEPPER CT	ORLANDO	FL	32836-6340
3-15-37-35-0010-01190-0090	N & A CONSTRUCTION INC	150 FULMAR TER	OKEECHOBEE	FL	34974
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972



### Penrod Surrounding Owners within 300 Feet

3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01530-0030	PALM PLAZA OF OKEECHOBEE INC	PO BOX 986	OKEECHOBEE	FL	34973-0986
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166	OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01520-0010	REGIONS BANK	250 RIVERCHASE PKWY STE 600	BIRMINGHAM	AL	35244
3-15-37-35-0010-01440-0030	RODRIGUEZ SOBEIDA	111 W 33RD ST	HIALEAH	FL	33012
3-15-37-35-0010-01190-0070	ROSE DARLA J	1411 SW 7TH AVE	OKEECHOBEE	FL	34974-5044
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-01230-0010	SHAMROCK MAX LLC	PO BOX 625	OKEECHOBEE	FL	34973-0625
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01540-0010	SPIRIT CV OKEECHOBEE FL LLC	%CVS #3237-01/OCC EXP DEPT	WOONSOCKET	RI	02895-6146
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE	OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST	OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-01410-0010	WALPOLE EDWIN E III REV LIV TR	P O BOX 1177	OKEECHOBEE	FL	34973
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01440-0040	WILLIAMS MICHAEL JAMES	161 MILTON DR	PADUCAH	KY	42003-5574
3-15-37-35-0010-01410-0080	WILLIAMS SUSAN E REV TRUST	206 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505



# GRAPHIC SCALE



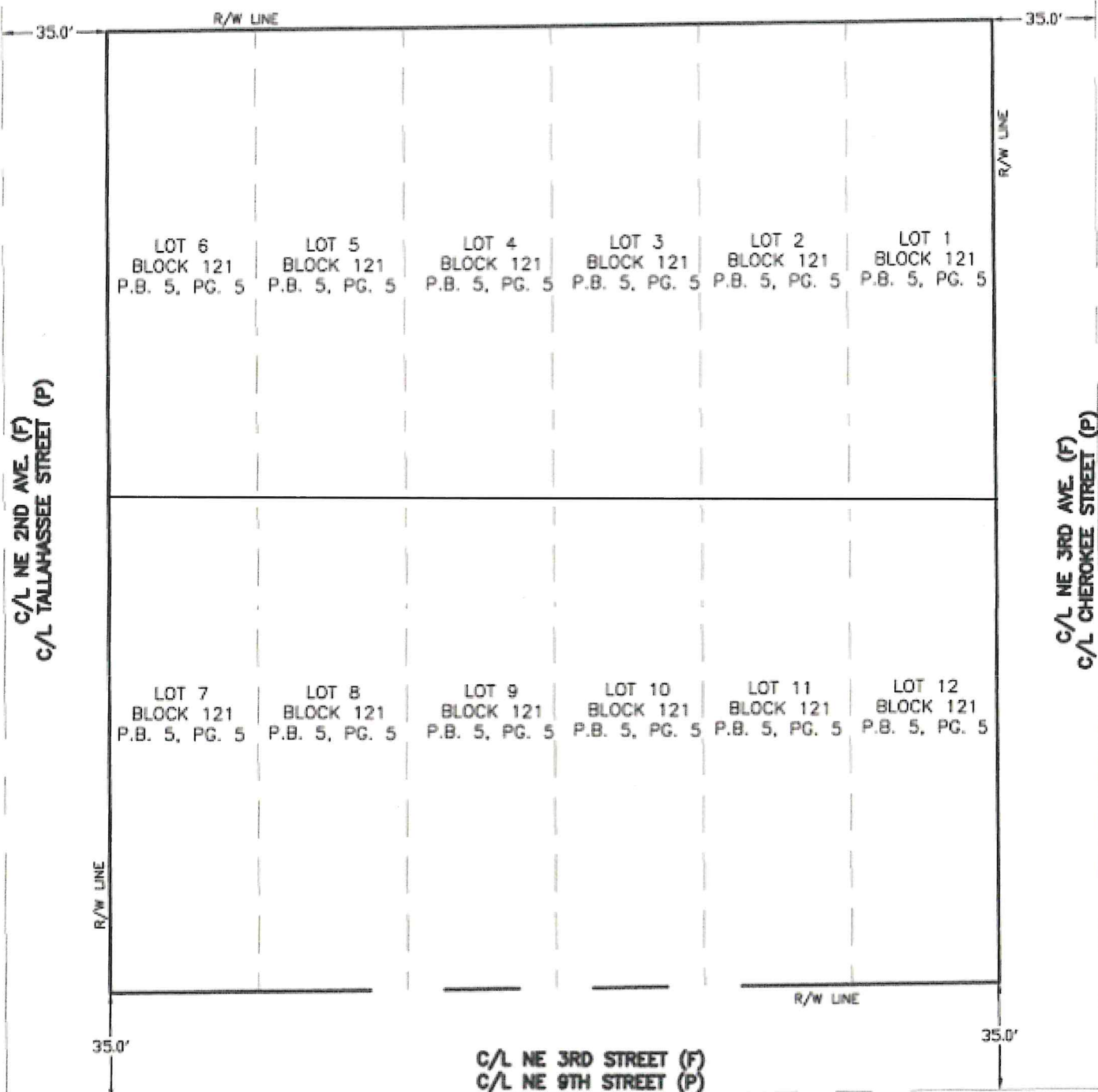
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

## LEGEND:

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
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- C/L = CENTERLINE
- (F) = FIELD



## Site Plan of Property After Abandonment

(THIS IS NOT A SURVEY)  
20.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA

DATE:  
03/26/21

**CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION**  
**Utility Companies Authorization Form**

**Instructions:**

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

**Utility Companies:** If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	FPL requires a 10' easement on the West end of the 15' alley in Block 121 adjacent to
863-467-3708	NE 2nd Avenue, if abandoned.
Donna Padgett	

Authorized Signature

Typed Name & Title

Phone No.

Date

Embarq d/b/a Century Link	
863-452-3185	
Kenneth R. Lutz	
ken.lutz@centurylink.com	
Nre.easement@centurylink.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

Comcast Cable	
863-763-2824	
107 NW 7 <sup>th</sup> Avenue	
Rick_Johnson@cable.comcast.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 <sup>th</sup> Avenue	

Authorized Signature

Typed Name & Title

Phone No.

Date

Florida Public Utilities	
Ivan Giobbs	
561-723-3459	
igibbs@chpk.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

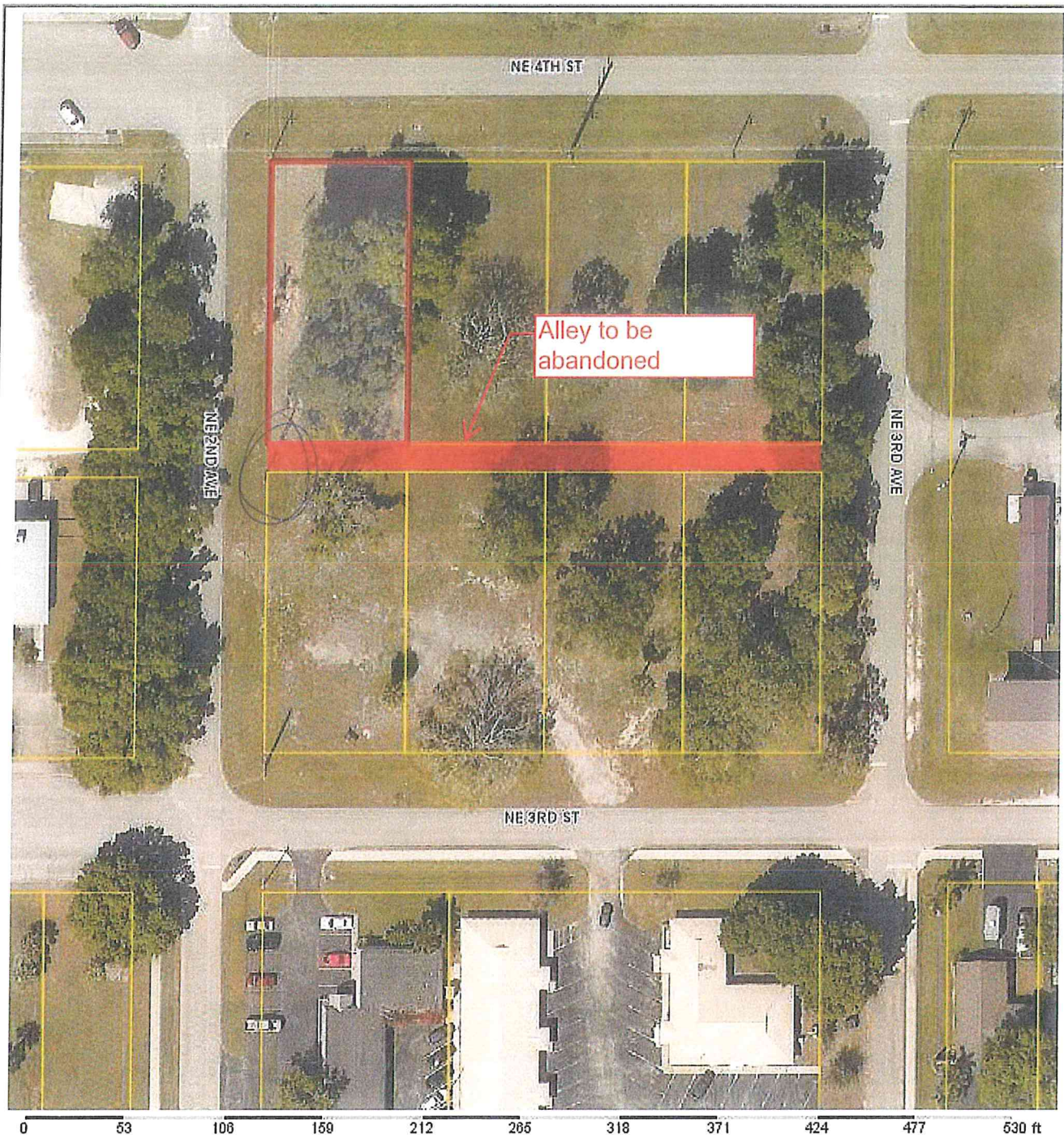
Authorized Signature

Typed Name & Title

Phone No.

Date





### Okeechobee County Property Appraiser Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01210-0060 (33817) | VACANT COMMERCIAL (1000) | 0.258 AC**

CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121

**PENROD SHAUN C**

#### 2020 Certified Values

Owner: **PENROD-DESIREE A**  
2437 SW 33RD CIR  
OKEECHOBEE, FL 34974-5723

Site: NE 4TH ST, OKEECHOBEE

Sales Info: 11/20/2018 \$105,000 V(Q)  
10/27/1997 \$0 V(U)  
5/1/1987 \$0 V(U)

Mkt Lnd	\$21,360	Appraised	\$21,360
Ag Lnd	\$0	Assessed	\$21,360
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$21,360	Total	county:\$21,360
		Taxable	city:\$21,360
			other:\$21,360
			school:\$21,360

#### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com





CenturyLink

3/31/2021

Shaun & Desiree Penrod  
c/o Jessica Crews  
Abney Building & Consulting, Inc.  
201 NE 2<sup>nd</sup> Street  
Okeechobee, FL 34972

No Reservations/No Objection

**SUBJECT:** Vacate 15' Alley, Block 121, City of Okeechobee. According to the plat recorded in Plat Book 1, Page 5 of the Public Records of Okeechobee County.

To Whom It May Concern:

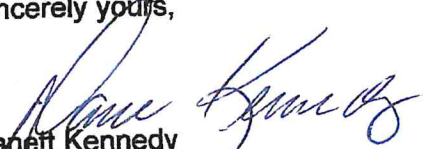
Embarq Florida, Inc., d/b/a CENTURYLINK ("CenturyLink") has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions, please contact Bill Paul at 727-449-3544 / [william.d.paul@centurylink.com](mailto:william.d.paul@centurylink.com)

Sincerely yours,

  
Danett Kennedy  
Senior Manager, DF/ROW  
CenturyLink  
P836107

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
15.0' ABANDONED ALLEY**

EXHIBIT "A"

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

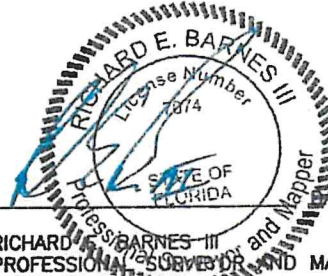
A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 121, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 121, THENCE NORTH 00°11'04" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE NORTH 89°49'44" EAST ALONG THE NORTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 00°11'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 89°49'44" WEST ALONG THE SOUTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

SIGNED:  DATE: 3/29/21  
RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
STATE OF FLORIDA

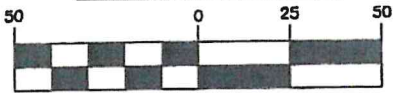
**BSM**  
& ASSOCIATES  
LAND SURVEYING SERVICES

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

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
15.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA**

SCALE: N/A	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 1 OF 2

# GRAPHIC SCALE



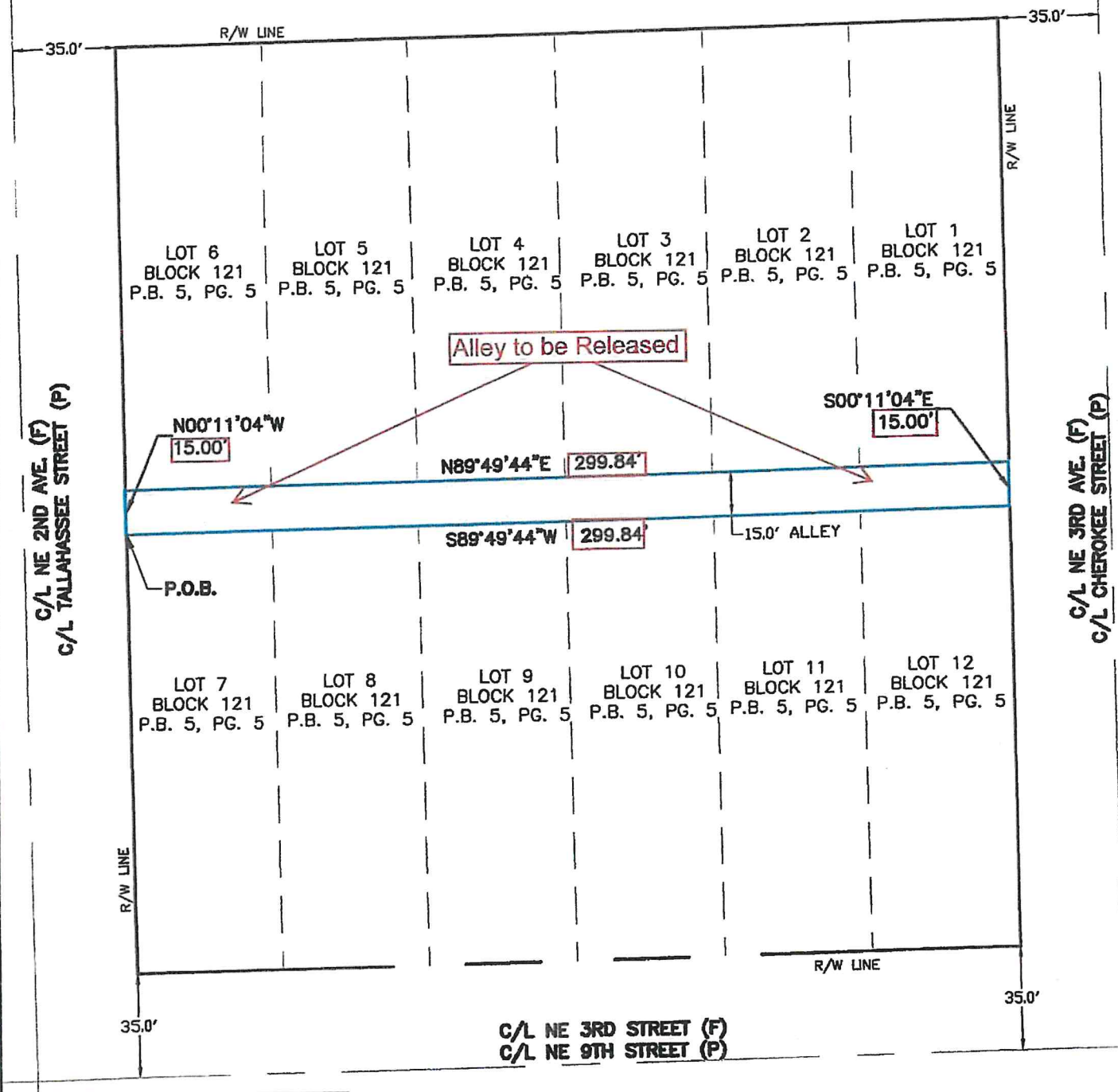
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

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- R/W = RIGHT OF WAY
- C/L = CENTERLINE
- (F) = FIELD
- (P) = PLAT



**BSM**

& ASSOCIATES

LAND SURVEYING SERVICES

30 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
353.484.8324 LB 0155

NOT VALID WITHOUT SHEET 1 OF 2

**SKETCH AND LEGAL  
DESCRIPTION**  
**(THIS IS NOT A SURVEY)**  
**15.0' ABANDONED ALLEY**  
**OKEECHOBEE COUNTY, FLORIDA**

SCALE: 1" = 50'	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 2 OF 2



# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

### Instructions:

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

**Utility Companies:** If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 <sup>th</sup> Avenue			
Rick_Johnson@cable.comcast.com			

*Rick Johnson* Rick Johnson Construction Coordinator 561-402-4513 3-26-21  
Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 <sup>th</sup> Avenue	

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Giobbs			
561-723-3459			
igibbs@chpk.com			

Authorized Signature Typed Name & Title Phone No. Date

### \*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature Typed Name & Title Phone No. Date

# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

**Instructions:**

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.


**Utility Companies:** If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
863-452-3185			
Kenneth R. Lutz			
ken.lutz@centurylink.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
863-763-2824			
107 NW 7 <sup>th</sup> Avenue			
Rick_Johnson@cable.comcast.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 <sup>th</sup> Avenue			



John Hayford, Executive Director      863-763-9460 x 109      4/1/2021

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Giobbs			
561-723-3459			
igibbs@chpk.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
<b>*REQUIRED ONLY FOR CITY OF OKEECHOBEE &amp; FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS</b>			
Hamrick Estate			
Gil Culbreth, Co-Trustee			
863-763-3154			

# CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

## Utility Companies Authorization Form

**Instructions:**

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

**Utility Companies:** If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

<b>Florida Power &amp; Light</b>	
<b>863-467-3708</b>	
<b>Donna Padgett</b>	

Authorized Signature

Typed Name & Title

Phone No.

Date

<b>Embarq d/b/a Century Link</b>	
<b>863-452-3185</b>	
<b>Kenneth R. Lutz</b>	
<b>ken.lutz@centurylink.com</b>	
<b>Nre.easement@centurylink.com</b>	

Authorized Signature

Typed Name & Title

Phone No.

Date

<b>Comcast Cable</b>	
<b>863-763-2824</b>	
<b>107 NW 7<sup>th</sup> Avenue</b>	
<b>Rick_Johnson@cable.comcast.com</b>	

Authorized Signature

Typed Name & Title

Phone No.

Date

<b>Okeechobee Utility Authority</b>	
<b>John Hayford</b>	
<b>863-763-9460</b>	
<b>100 SW 5<sup>th</sup> Avenue</b>	

Authorized Signature

Typed Name & Title

Phone No.

Date

<b>Florida Public Utilities</b>	
<b>Ivan Gibbs</b>	
<b>561-723-3459</b>	
<b>igibbs@chpk.com</b>	



Ivan Gibbs  
Engineering Technician

561-723-3459

4-6-2021

Authorized Signature

Typed Name & Title

Phone No.

Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

<b>Hamrick Estate</b>	
<b>Gil Culbreth, Co-Trustee</b>	
<b>863-763-3154</b>	

Authorized Signature

Typed Name & Title

Phone No.

Date



**CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION**  
Utility Companies Authorization Form

**Instructions:**

**Applicant:** Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

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Florida Power & Light	
863-467-3708	
Donna Padgett	

\_\_\_\_\_  
Authorized Signature                      Typed Name & Title                      Phone No.                      Date

Embarq d/b/a Century Link	
863-452-3185	
Kenneth R. Lutz	
ken.lutz@centurylink.com	
Nre.easement@centurylink.com	

\_\_\_\_\_  
Authorized Signature                      Typed Name & Title                      Phone No.                      Date

Comcast Cable	
863-763-2824	
107 NW 7 <sup>th</sup> Avenue	
Rick_Johnson@cable.comcast.com	

\_\_\_\_\_  
Authorized Signature                      Typed Name & Title                      Phone No.                      Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 <sup>th</sup> Avenue	

\_\_\_\_\_  
Authorized Signature                      Typed Name & Title                      Phone No.                      Date

Florida Public Utilities	
Ivan Giobbs	
561-723-3459	
igibbs@chpk.com	

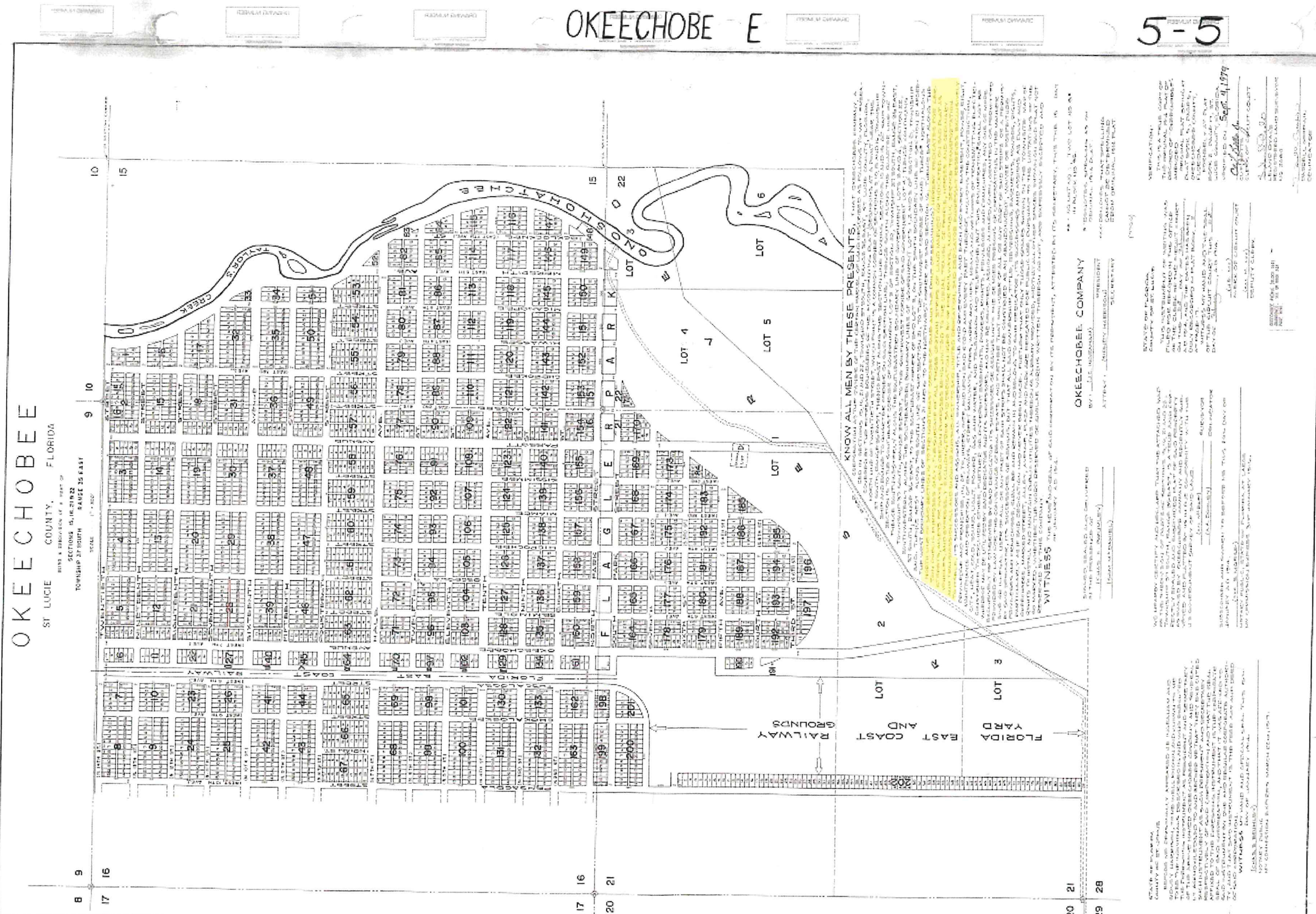
\_\_\_\_\_  
Authorized Signature                      Typed Name & Title                      Phone No.                      Date

**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	THE HAMRICK TRUST HAS A FEE INTEREST IN THE ALLEY OF
Gil Culbreth, Co-Trustee	BLOCK 121, CITY OF OKEECHOBEE
863-763-3154	

\_\_\_\_\_  
Authorized Signature                      H. G. Culbreth, Jr                      863-6100265                      4-2-2021  
Typed Name & Title                      Co-Trustee                      Phone No.                      Date





OKEECHOBEE

5-5





## Okeechobee County Property Appraiser Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

**PARCEL: 3-15-37-35-0010-01210-0060 (33817) | VACANT COMMERCIAL (1000) | 0.258 AC**  
 CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121

**PENROD SHAUN C**

Owner: **PENROD DESIREE A**  
 2437 SW 33RD CIR  
 OKEECHOBEE, FL 34974-5723

Site: NE 4TH ST, OKEECHOBEE

Sales 11/20/2018 \$105,000 V(Q)  
 Info 10/27/1997 \$0 V(U)  
 5/1/1987 \$0 V(U)

### 2020 Certified Values

Mkt Lnd	\$21,360	Appraised	\$21,360
Ag Lnd	\$0	Assessed	\$21,360
Bldg	\$0	Exempt	\$0
XFOB	\$0		
Just	\$21,360	Total	county:\$21,360
		Taxable	city:\$21,360
			other:\$21,360
			school:\$21,360

### NOTES:



Okeechobee County, FL

This information, was derived from data which was compiled by the Okeechobee County Property Appraiser Office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of the ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of the data herein, it's use, or it's interpretation. Although it is periodically updated, this information may not reflect the data currently on file in the Property Appraiser's office.

GrizzlyLogic.com



Penrod Alley

A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLOIRDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 121, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 121, THENCE NORTH  $00^{\circ}11'04''$  WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE NORTH  $89^{\circ}49'44''$  EAST ALONG THE NORTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE WEST RIGHT RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH  $00^{\circ}11'04''$  EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH  $89^{\circ}49'44''$  WEST ALONG THE SOUTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
15.0' ABANDONED ALLEY**

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

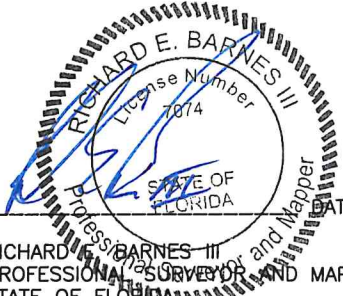
A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 121, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 121, THENCE NORTH 00°11'04" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE NORTH 89°49'44" EAST ALONG THE NORTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 00°11'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 89°49'44" WEST ALONG THE SOUTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. THIS INSTRUMENT MAY NOT BE REPRODUCED IN PART OR WHOLE WITHOUT THE CONSENT OF THE SIGNING SURVEYOR.
2. LANDS DESCRIBED HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER INSTRUMENTS THAT MAY APPEAR IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
3. THE DESCRIPTION CONTAINED HEREIN AND THE ATTACHED SKETCH DOES NOT REPRESENT A FIELD BOUNDARY SURVEY.

SIGNED:  DATE: 3/29/21  
RICHARD E. BARNES III  
PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
STATE OF FLORIDA



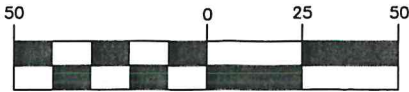
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324 LB 8155

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)  
15.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA**

SCALE: N/A	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 1 OF 2



# GRAPHIC SCALE



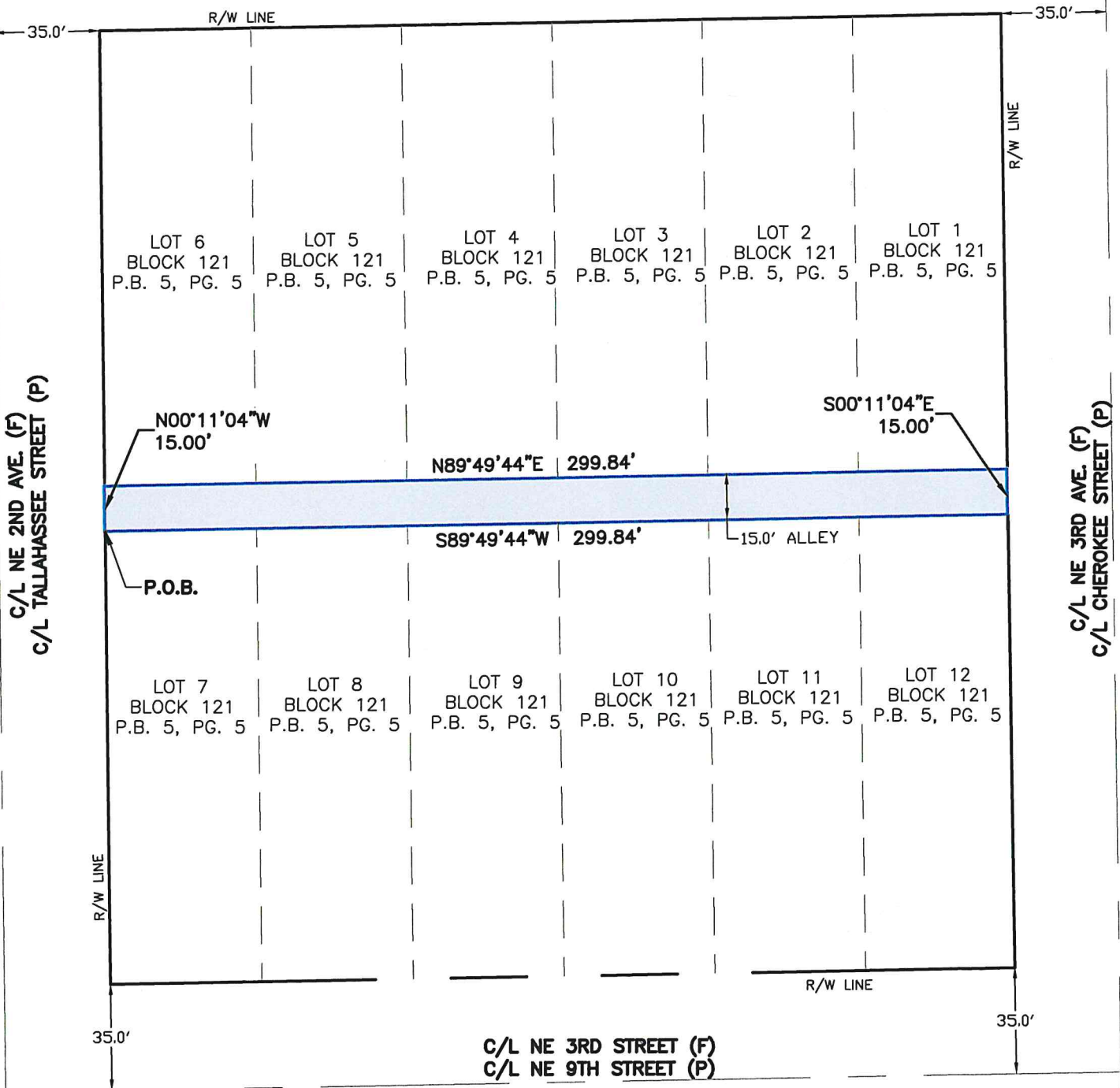
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

## LEGEND:

P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
P.B. = PLAT BOOK  
PG. = PAGE  
O.R.B. = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
C/L = CENTERLINE  
(F) = FIELD  
(P) = PLAT



**BSM**  
& ASSOCIATES  
LAND SURVEYING SERVICES

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

NOT VALID WITHOUT SHEET 1 OF 2

**SKETCH AND LEGAL  
DESCRIPTION  
(THIS IS NOT A SURVEY)**  
15.0' ABANDONED ALLEY  
OKEECHOBEE COUNTY, FLORIDA

SCALE: 1" = 50'	PROJECT NO: 21-109	REVISION:
DATE: 03/26/21	CAD FILE: 21-109	SHEET: 2 OF 2



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0010 (33814)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 6 of 18

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

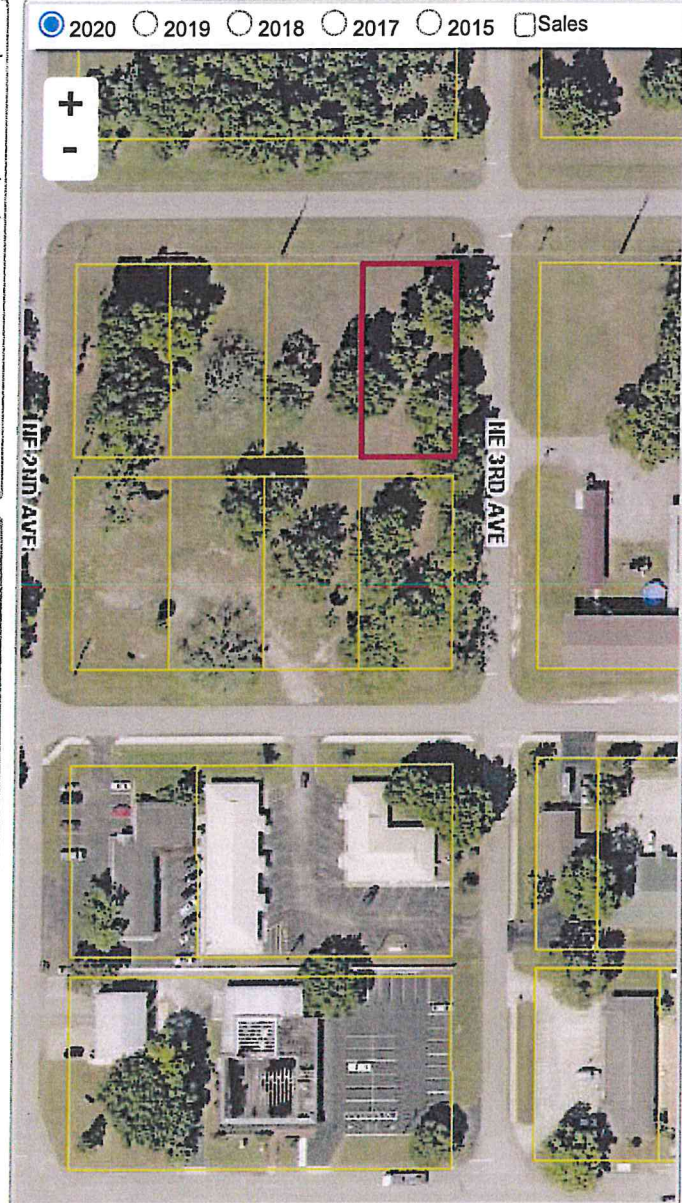
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

--	--	--	--	--	--	--



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0030 (33815)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

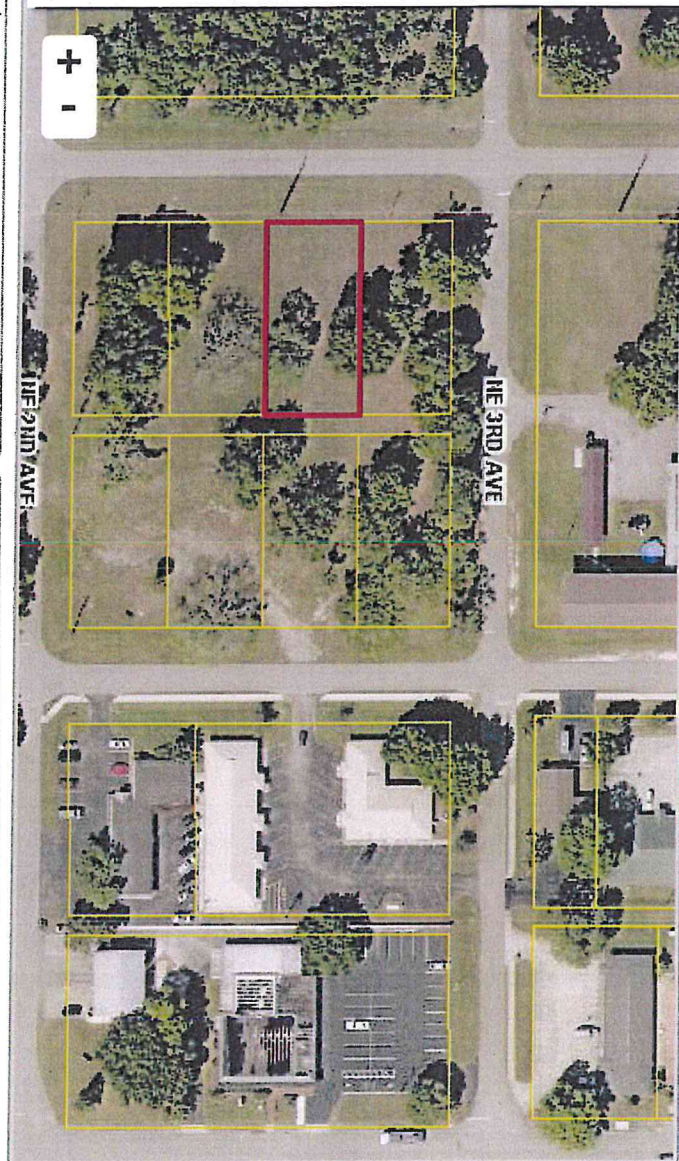
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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.

☒ 2020
 ☐ 2019
 ☐ 2018
 ☐ 2017
 ☐ 2015
 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0040 (33816)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

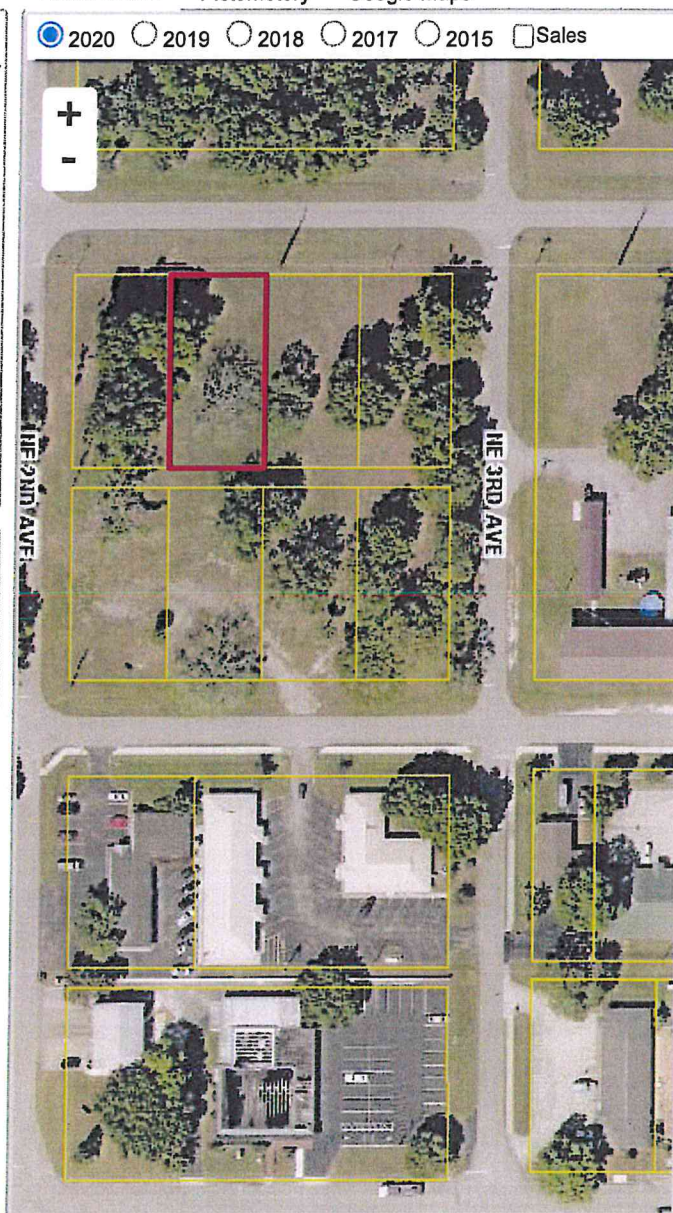
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

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

**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

--	--	--	--	--	--	--



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0060 (33817)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

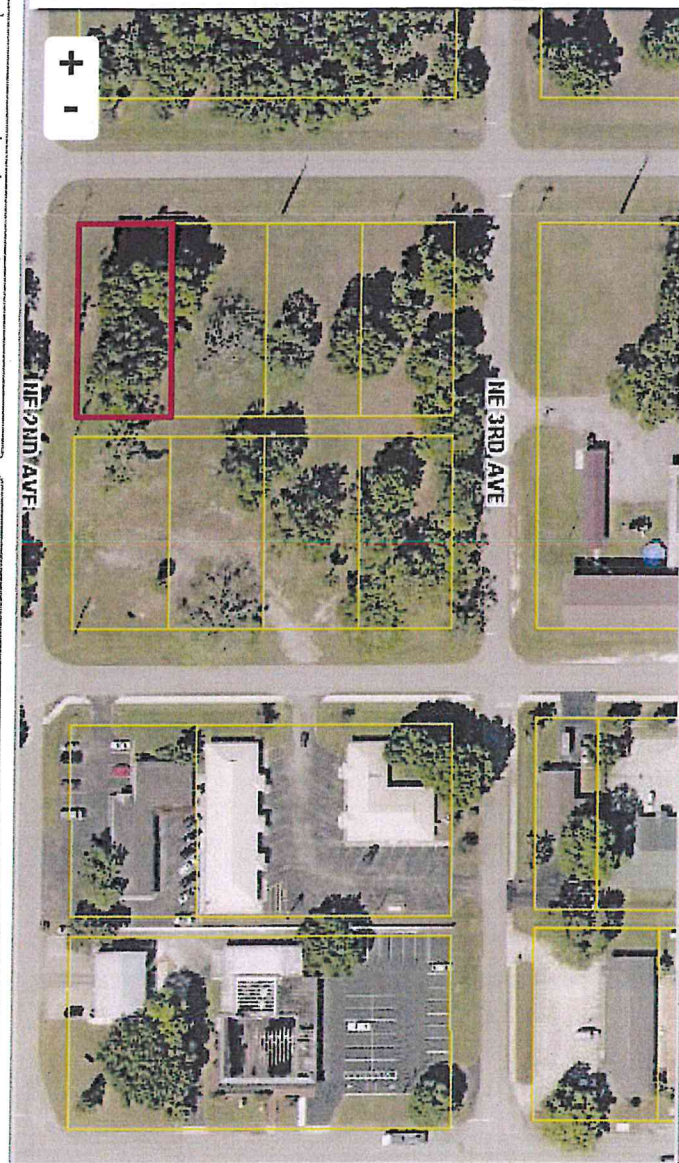
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**Property & Assessment Values**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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.

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

--	--	--	--	--	--	--



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0120 (33821)** >>**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	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**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026	Total Taxable	county:\$21,360
	city:\$21,026		city:\$21,360
	other:\$21,026		other:\$21,360
	school:\$21,026		school:\$21,360

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Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0100 (33820)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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\*\*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**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0090 (33819)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

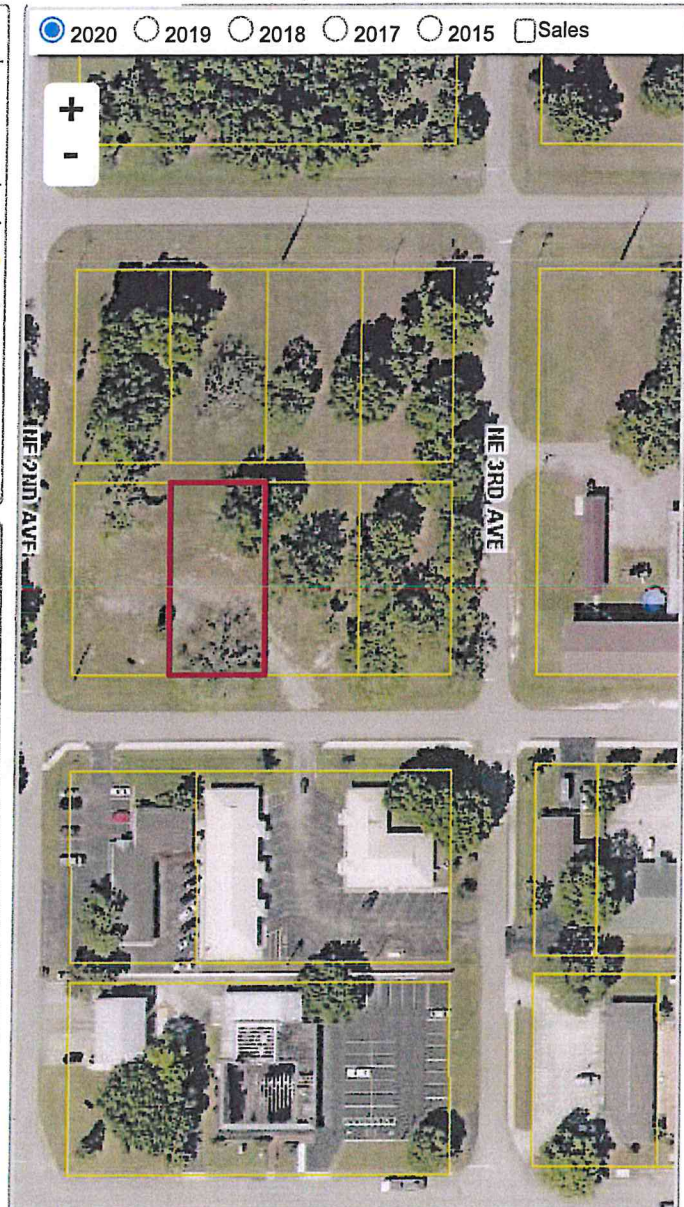
\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

\*\*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**

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
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Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01210-0070 (33818)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	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**

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XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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.

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

**▼ Building Characteristics**

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

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

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

**▼ Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP9	NO SIDE ST (MKT)	75.000 FF (0.258 AC)	1.0000/.8900 1.0000/ /	\$285 /FF	\$21,360



## **Staff Report**

### **Right-of-Way Abandonment**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*           *Shaun C Penrod*

*Address:*             *200 NE 3<sup>rd</sup> Street*

*Petition No.:*         *21-002-AC*



## Request

The matter before the TRC is an application to abandon the alley that runs through Block 121 at 200 NE 3<sup>rd</sup> Street. The alley is 15 feet wide by 299.84 feet long, totaling 4,497.6 square feet (0.103 acres). The block is owned by a single land owner that plans to sell the entirety of the property to a potential developer with plans to build apartments at this site if the concurrent future land use map amendment and rezoning requests are also approved.

## General Information

Applicant	Shaun C Penrod 2437 SW 33 <sup>rd</sup> Circle Okeechobee, FL 34974
Site Address	The alley between the north and south parcels of Block 121
Contact Person	Shaun Penrod
Contact Phone Number	863.634.0465
Contact E-mail Address	penrodconstruction@gmail.com

## Legal Description of Subject Property

A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 121, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE ALLEY OF SAID BLOCK 121, THENCE NORTH 00°11'04" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF NORTHEAST 2ND AVENUE, A DISTANCE OF 15.00 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE NORTH 89°49'44" EAST ALONG THE NORTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTHEAST 3RD AVENUE AND THE NORTHEAST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 00°11'04" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 121 ALLEY; THENCE SOUTH 89°49'44" WEST ALONG THE SOUTH LINE OF SAID BLOCK 121 ALLEY, A DISTANCE OF 299.84 FEET TO THE POINT OF BEGINNING.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

## Characteristics of the Subject Property

	Existing	Proposed
Future Land Use	Commercial	Multi-Family Residential
Zoning	Residential Single Family	Residential Multiple Family
Use of Property	Vacant	Multi-Family rental apartments
Acreage	0.103 acres	0.103 acres

## Description of the Subject Site and Surrounding Area

### AERIAL

The subject of the abandonment/vacation is outlined in Red on the aerial photograph from the Property Appraiser's office below. The Applicant owns all surrounding parcels.



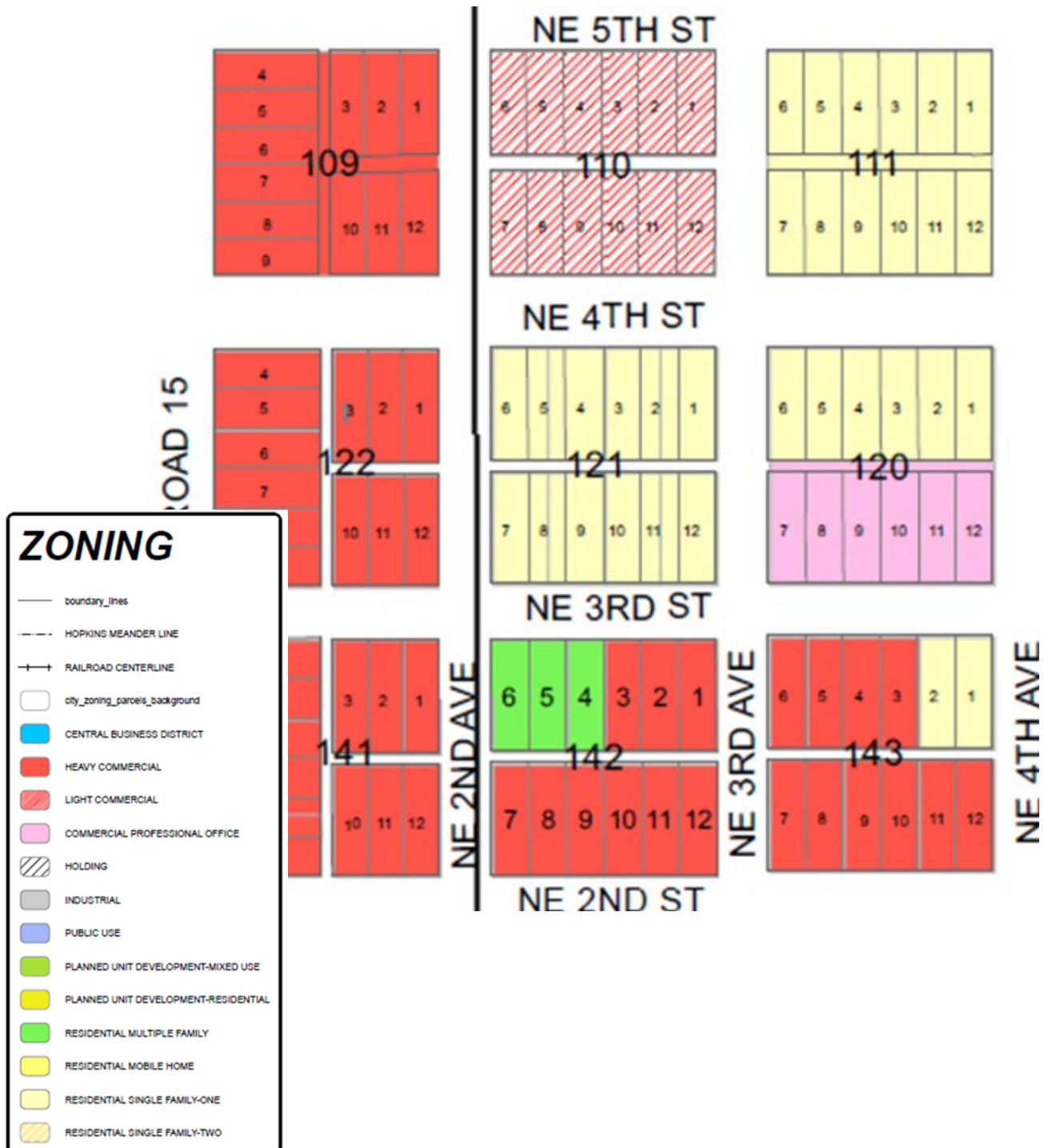


The subject of the abandonment/vacation, is the land between the north and south sections of Block 121, as shown on this excerpt from the City's Future Land Use Map. If the City grants the Applicant's concurrent request to change the future land use designation from Commercial to Multifamily Residential, then it also seems appropriate to approve the vacation of this alley and designate that land as Multifamily Residential on the Future Land Use Map.



## ZONING

The subject of the abandonment/vacation, is the land between the north and south sections of Block 121, as shown on this excerpt from the City's Zoning Map. If the City grants the Applicant's concurrent request to rezone from Residential Single Family to Residential Multiple Family, then it also seems appropriate to approve the vacation of this alley and designate that land as Residential Multiple Family on the Zoning Map.





### **Consistency with Sec. 78-33, Vacation of Rights-of-Way**

Sec. 78.33 states that applications to vacate an alley or public right-of-way may be approved upon a finding by the City Council that the following requirements have been met. The Applicant's responses are provided in Times Roman typeface and are repeated below exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant's comments. Staff Comments are in Arial typeface.

**1. *Proposed vacation is consistent with the Comprehensive Plan.***

**Applicant Comment:** "The requested alley is currently not used for access or utilities, there is no mention of alleys in the City's Comprehensive Plan, the LDR's mention alleys in Section 86-142, which states alley may be allowed in residential districts, also in Section 70-335, which states notice of abandonment required, otherwise they are other referenced, but not concerning vacancies."

**Staff Comment:** There is nothing in the City's Comprehensive Plan concerning abandonments or vacations of rights-of-way.

**2. *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement***

**Applicant Comment:** "The alley is not sole access to any property and a remaining land will not require an easement."

**Staff Comment:** The applicant owns all of the surrounding property. No other properties require this alley for access. If the abandonment is approved, FP&L is requiring that a 10 foot easement be provided for the full 15 foot width of the subject ROW on the West side, adjacent to NE 2<sup>nd</sup> Avenue.

**3. *Proposed vacation is in the public interest and provides a benefit to the City.***

**Applicant Comment:** "The proposed vacation of the alley is within a block that will become a multifamily project, which the City is in need of, so this vacation will allow the existing ROW and alley's square footage to add density to this project so more housing can be added and return the property to the tax rolls."

**Staff Comment:** The proposed right-of-way area to be vacated has not been improved to facilitate vehicular traffic. Turning over maintenance responsibility to the Applicant and adding this property to the City tax rolls will be a benefit to the City. If the concurrently requested map changes are approved and the property is developed according to the Applicant's stated plans, additional taxes will be collected by the City.

**4. *Proposed vacation would not jeopardize the location of any utility.***

**Applicant Comment:** “There are currently no utilities in the requested abandonments.”

**Staff Comment:** The Applicant has provided signed authorizations from all necessary utility entities including:

- Florida Power & Light (with the above mentioned required easement)
- Century Link (with the condition that the Applicant will bear the cost of relocation and repair of any facilities that are found and/or damaged in the vacated areas)
- Comcast
- Okeechobee Utility Authority
- Florida Public Utilities

## Recommendation

Based on the foregoing information and analysis, we believe, from a planning perspective, that if the applicant agrees to the requested conditions made by FP&L and Century Link, the requested right-of-way vacation/abandonment can be considered consistent with the requirements of Sec. 78-33. Staff recommends **approval** of this request.

Submitted by:



Benjamin L. Smith, AICP  
Sr. Planner

LaRue Planning  
May 11, 2021

TRC Meeting: May 20, 2021  
PB/BOA Meeting: July 15, 2021  
City Council 1<sup>st</sup> Reading: (tentative) August 3, 2021  
City Council 2<sup>nd</sup> Reading and Public Hearing: (tentative) September 7, 2021





**CITY OF OKEECHOBEE, FLORIDA**  
**TECHNICAL REVIEW COMMITTEE MEETING**  
**MAY 20, 2021**  
**SUMMARY OF COMMITTEE ACTION**

**I. CALL TO ORDER**

Chairperson Montes De Oca called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, May 20, 2021, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance led by Assistant Police Chief Hagan.

**II. ATTENDANCE**

The following TRC Members were present: City Administrator Marcos Montes De Oca and Building Official Jeffery Newell. Members absent: Fire Chief Herb Smith (Lieutenant Adam Crum was present in his place), Police Chief Bob Peterson (Assistant Police Chief Donald Hagan was present in his place), and Public Works Director David Allen (Public Works Operations Supervisor Marvin Roberts was present in his place). City Planning Consultant Ben Smith, Okeechobee Utility Authority (OUA) Executive Director John Hayford (entered the Chambers at 10:04), Committee Secretary Patty Burnette and General Services Secretary Yesica Montoya were present. City Attorney John Fumero, Okeechobee County Environmental Health Director Victor Faconti and the Okeechobee County School Board representative were absent.

**III. AGENDA**

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Building Official Newell, seconded by Assistant Police Chief Hagan to approve the agenda as presented. **Motion Carried Unanimously.**

**IV. MINUTES**

- A.** Motion by Building Official Newell, seconded by Assistant Police Chief Hagan to dispense with the reading and approve the October 15, 2020, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. NEW BUSINESS**

- A.** Abandonment of Right-of-Way Petition No. 21-001-AC.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. No City Staff comments were received.
  - 3. The property owner or agent were not in attendance.
  - 4. No public comments were offered.
  - 5. Chairperson Montes De Oca disclosed he had spoken with Mr. Steven Dobbs, the Applicant's agent, regarding the proposed project.
  - 6. Motion by Building Official Newell, seconded by Operations Supervisor Roberts to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 21-001-AC, which requests to vacate the 20-foot wide by 299.75-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 110, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County with the following conditions: Florida Power & Light (FPL) is requiring a 10-foot easement be provided for the full 20-foot width of the subject right-of-way on the West side, adjacent to Northeast 2<sup>nd</sup> Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. **Motion Carried Unanimously.**
- B.** Abandonment of Right-of-way Petition No. 21-002-AC.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. No City Staff comments were received.
  - 3. The property owner or agent were not in attendance.
  - 4. No public comments were offered.

V. **NEW BUSINESS ITEM B CONTINUED**

- 5. Chairperson Montes De Oca disclosed he had spoken with Mr. Steven Dobbs, the Applicant’s agent, regarding the proposed project.
- 6. Motion by Building Official Newell, seconded by Lieutenant Crum to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 21-002-AC, which requests to vacate the 15-foot wide by 299.84-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 121, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County with the following conditions: FPL is requiring a 10-foot easement be provided for the full 15-foot width of the subject right-of-way on the West side, adjacent to Northeast 2<sup>nd</sup> Avenue; and Century Link has requested a condition that the Applicant will bear the cost of relocation and repair any facilities that are found and/or damaged in the vacated areas. **Motion Carried Unanimously.**

VI. Chairperson Montes De Oca adjourned the meeting at 10:11 A.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 Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services’ media are for the sole purpose of backup for official records.

DRAFT



City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 218 Fax: (863) 763-1686	Date: <u>4/27/21</u>	Petition No. <u>21-004-SSA</u>
	Fee Paid: <u>1187/21</u>	Jurisdiction: <u>PB + CC</u>
	1 <sup>st</sup> Hearing: <u>10-17-21</u> 7-15-21	2 <sup>nd</sup> Hearing: <u>2-22-2021</u> 8-17-21
	Publication Dates: <u>PB: 6/24/21</u> <u>CC: 7/7/21</u> <u>8/4/21</u>	
	Notices Mailed: <u>N/A</u>	

## APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

### TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: Single Family Residential

Verified Zoning Designation: Industrial

- Plan Amendment Type:
- ☐ Large Scale (LSA) involving over 10 acres or text amendment
- ☒ Small Scale (SSA) 10 acres or less
- ☐ Small Scale (SSA) More than 10 but less than 20 acres if the proposed amendment will have a positive effect in addressing the problems of low per capita incomes, low average wages, high unemployment, instability of employment, and/or other indices of economically distressed communities.

### 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.

4/27/2021  
Date

Michael Haman  
Signature of Owner or  
Authorized Representative\*

\*Attach Notarized Letter of Owner's Authorization

**I. APPLICANT/AGENT/OWNER INFORMATION**

Mitchell G. Hancock

**Applicant**

203 SW 4th Street

**Address**

Okeechobee

Florida

34974

City

State

Zip

Telephone Number

Fax Number

E-Mail

Steven L. Dobbs

**Agent\***

209 NE 2nd Street

**Address**

Okeechobee

Florida

34972

City

State

Zip

863-824-7644

sdobbs@stevedobbsengineering.com

Telephone Number

Fax Number

E-Mail

Mitchell G. Hancock Inc.

**Owner(s) of Record**

203 SW 4th Street

**Address**

Okeechobee

Florida

34974

City

State

Zip

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.



Application for Comprehensive Plan Amendment (6/09)

**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):

To change the Future Land Use of the 1.6 acres from Single Family to Industrial.  
The owner plans to make the use accessory to his industrial (Contractor's yard)  
to the west. The owner's plan is to use the lot for parking of employees personal  
vehicles when working out of town.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY**

1. Site Address: NW 7th Street, Okeechobee, FL 34972

2. Property ID #(s): 3-15-37-35-0010-00620-0010

**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: 1.6 acres

2. Total Area included in Request: 1.6 acres

a. In each Future Land Use (FLU) Category: \_\_\_\_\_

(1) \_\_\_\_\_

(2) \_\_\_\_\_

(3) \_\_\_\_\_

(4) \_\_\_\_\_

b. Total Uplands: 1.6 acres

c. Total Wetlands: 0.0 acres

3. Current Zoning: Industrial ✓
4. Current FLU Category: Single Family ✓
5. Existing Land Use: Vacant
6. Requested FLU Category Industrial

**D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY**

Development Type	Existing FLU Category	Proposed FLU Category
Residential	1.6	1.6
Density (DU/Acre)	5	--
Number of Units	8	--
Commercial (sq. ft.)	--	--
Industrial (sq. ft.)	--	104,544

**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. 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.



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 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, Mitchell G. Hancock, 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.

*Mitchell Hancock*  
Signature of Owner or Authorized Agent

4/27/2021  
Date

Mitchell G. Hancock  
Typed or Printed Name

STATE OF FLORIDA

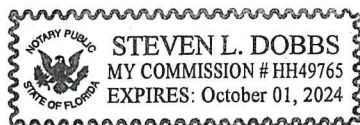
COUNTY OF OKEECHOBEE

The foregoing instrument was certified and subscribed before me this 27<sup>th</sup> day of April, 2021, by MITCHELL G. HANCOCK, who is personally known to me or who has produced \_\_\_\_\_ as identification.

*Steven L. Dobbs*  
Notary Public

Steven L. Dobbs  
Printed Name of Notary Public

Commission Expires on: 10/1/2024





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

## Detail by Entity Name

Florida Profit Corporation  
MITCHELL G HANCOCK INC

### Filing Information

**Document Number** P03000122238  
**FEI/EIN Number** 20-0346725  
**Date Filed** 10/30/2003  
**Effective Date** 10/30/2003  
**State** FL  
**Status** ACTIVE

### Principal Address

704 nw 6th avenue  
OKEECHOBEE, FL 34972

Changed: 05/11/2021

### Mailing Address

704 nw 6th avenue  
OKEECHOBEE, FL 34972

Changed: 05/11/2021

### Registered Agent Name & Address

FUCHSWANZ, CARI R  
203 SW 4TH STREET  
OKEECHOBEE, FL 34974

Name Changed: 04/02/2020

Address Changed: 03/12/2012

### Officer/Director Detail

#### **Name & Address**

Title P

HANCOCK, MITCHELL G  
5149 NW 30TH STREET  
OKEECHOBEE, FL 34972

### Annual Reports

Report Year	Filed Date
2019	02/18/2019
2020	04/02/2020
2021	02/03/2021

### Document Images

<a href="#">02/03/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/18/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/13/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/10/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/06/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>



**Mitchell G. Hancock Contractor's Office**

**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.**

To the north is a parcel that has a Future Land Use (FLU) of Industrial is being used as Industrial. To the east of this parcel is vacant with a FLU of Industrial. To the south, all the land has a FLU of Single Family and is being used as Single Family. To the west the parcel has a FLU of Industrial and is being used as Industrial.

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 Industrial, vacant or Single Family.

**✓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.**

N/A

## **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.**

The existing FLU for the proposed property is 1.6 acres of Single Family. The maximum density of the FLU Single family has a maximum density of 5 units per acre, which would yield a total of 8 units. For a total traffic count of 77 daily trips and 8 peak hour trips. The proposed FLU Industrial for these parcels would have a maximum density of 50% coverage 3-stories, for a total of 104,544 SF units according to the City's Comprehensive Plan, which would yield a total of 728 daily trips with a peak hour of 101 trips. This represents an increase of 651 daily trips and 93 peak hour trips.

- (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 prepared 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  $8 * 285 = 2280$  gpd

Future  $= 0 * 285 = 0$  gpd

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

Current  $0 * 0.15 = 0$  gpd

Future  $104,544 * 0.15 = 15,682$  gpd

Current total = 13,402 gpd

Future total (+ Increase / - Decrease) = 13,402 gpd

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

Industrial uses have no open space requirements.

- 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;**

missing

— Please see attached letter from Waste Management.

- b. Water and Sewer:**

The impact of the potential FLU change is addressed in the letter provided by OUA.

- c. Schools.**

Industrial use will have no impact on schools.

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

- 3. Unique habitat.**

This parcel is native and 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, including a railroad track to the north, it does not provide the conducive habitat for endangered species.

**5. Floodprone areas.**

According to the attached FEMA map 12093C0415C, 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 parcel is currently undeveloped. With this anticipated as an industrial development, the current Cities anticipated Growth and Concurrency Projection will not be impacted.

**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 Industrial Land Use designation, the maximum development is approximately 50% coverage with 3-stories.

L 1.2.d.

Use	Measure	Rate	Gallons per Day
Single Family (Existing)	8 units @ 2.5 people per unit	114 gppd	2,280 gpd
Industrial (Proposed)	104,544 @ 0.15 gallons per day per SF	0.15 gpd psf	15,682 gpd
Net Impact			13,402 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.

The maximum daily flow of the combined water treatment plant finished water production is 3.1 mgd for the period of March 2015 through February 2016. The average daily flow of the wastewater treatment plant is 0.859 mgd of the 3 mgd plant for the same time period.

#### 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 55 SE 3rd Avenue. 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 12093C0415C, 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**

No required parks and recreation for Industrial use.

**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 employees desire to remain in the unit.

**Miscellaneous Data****Parcel Control Numbers Subject to this Application**

3-15-37-35-0010-00620-0110

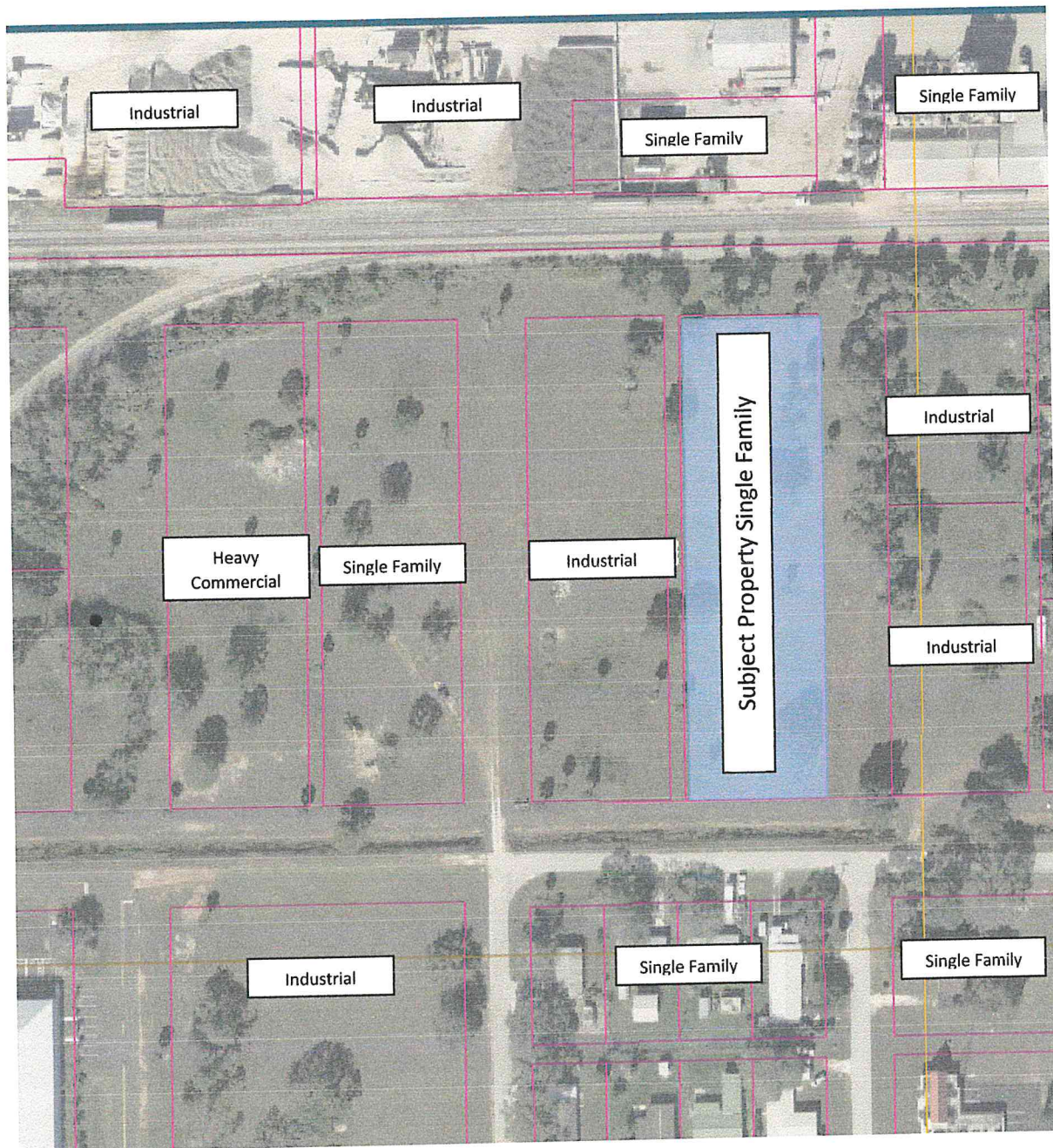
**Legal Description**

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



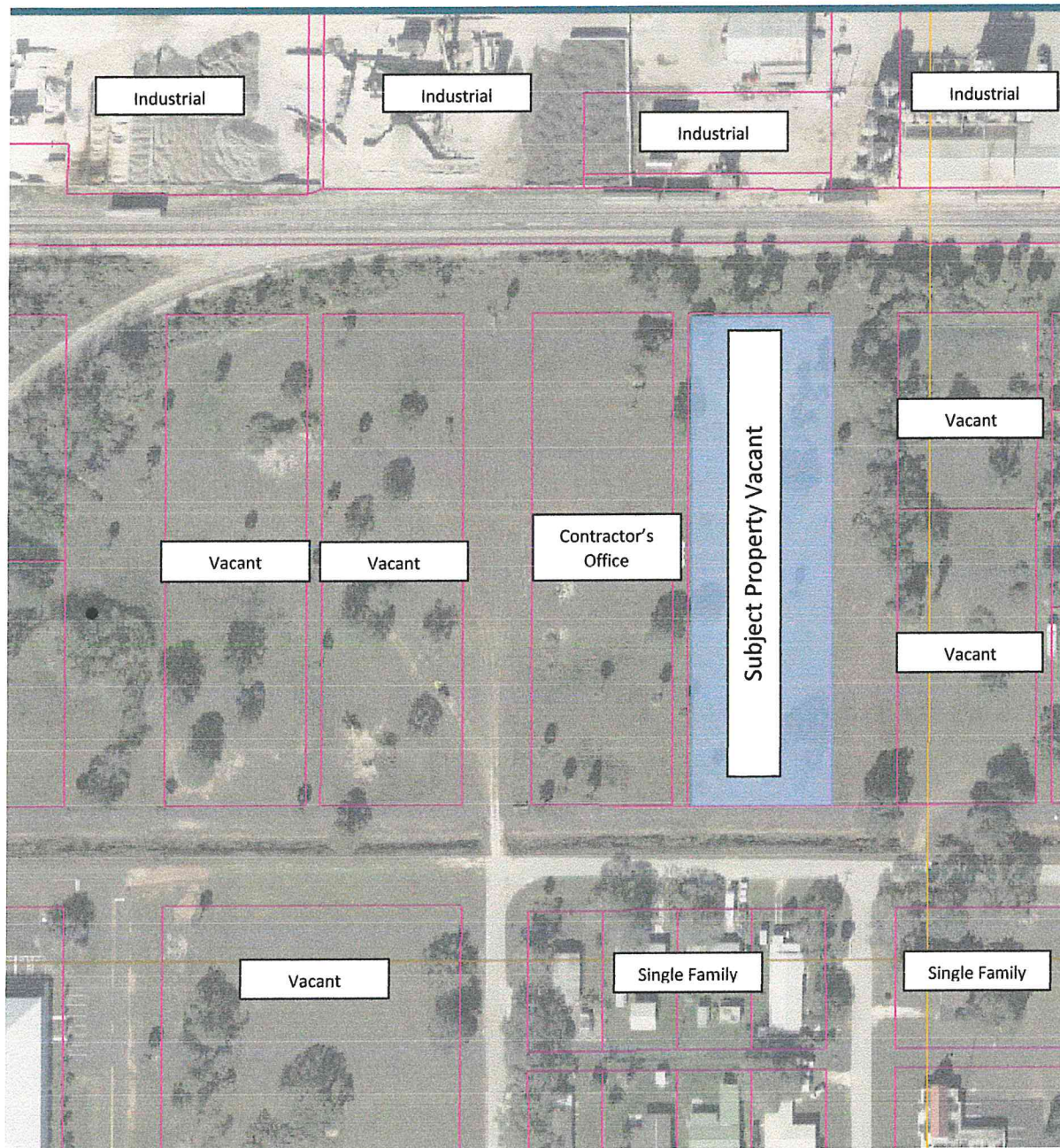
#2

Mitchell G. Hancock Industrial Office  
City of Okeechobee Future Land Use Amendment Surrounding Property Owners FLU Exhibit





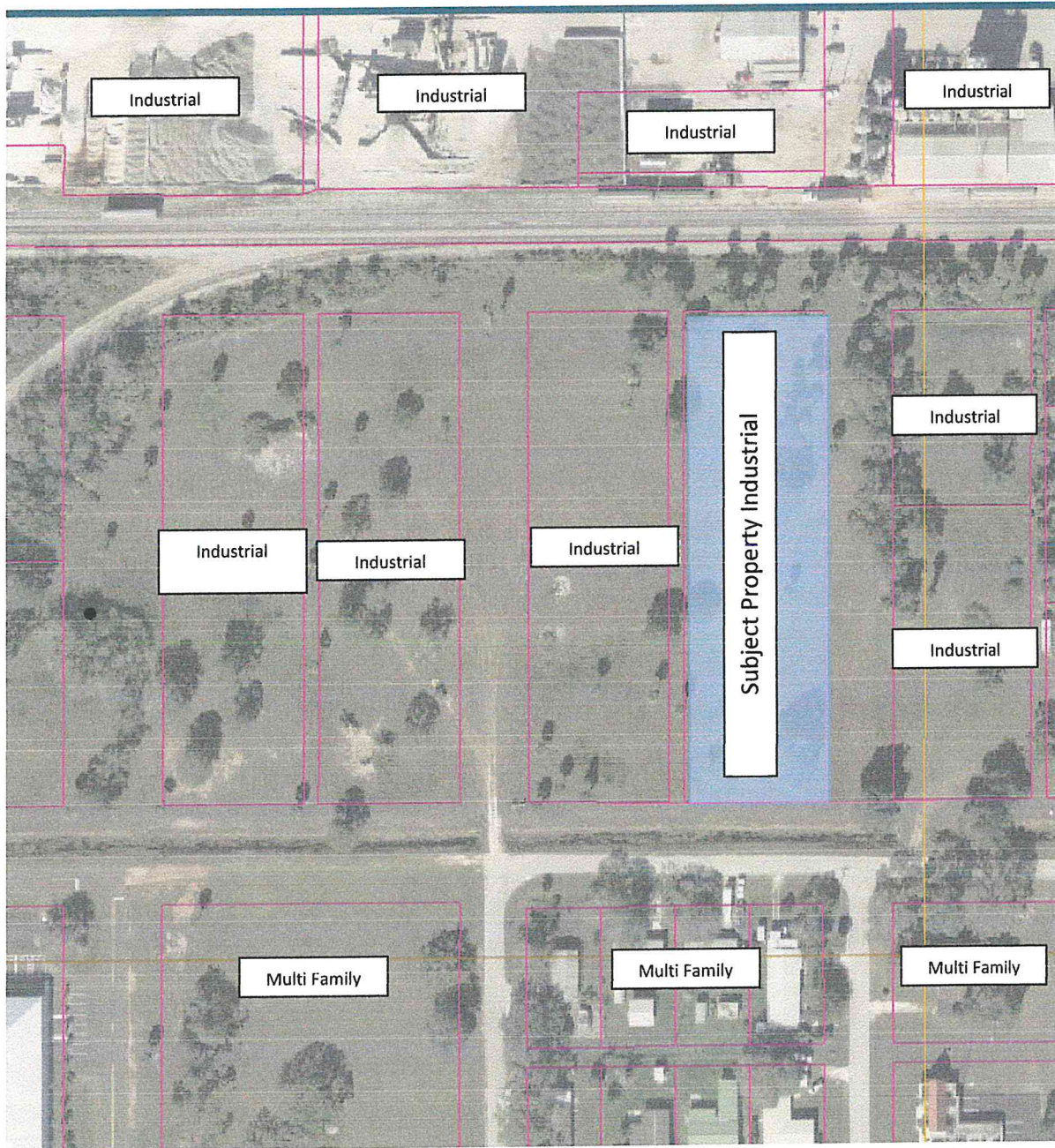
Mitchell G. Hancock Industrial Office  
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Land Use Exhibit





Mitchell G. Hancock Industrial Office  
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Zoning Exhibit

#5





BOUNDARY SURVEY PREPARED FOR MITCHELL HANCOCK

NORTH



SCALE IN FEET  
MAP SCALE: 1" = 40'  
INTENDED DISPLAY SCALE

LOCATION MAP (NOT TO SCALE)



DESCRIPTION:

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 62, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
- 3) PARCEL ID: 3-15-37-35-0010-00620-0010.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, 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) BEARING REFERENCE: THE EAST LINE OF BLOCK 62 IS TAKEN TO BEAR SOUTH 00°12'00" EAST.
- 11) DATE OF LAST FIELD SURVEY: 03/24/21.

PREPARED FOR THE EXCLUSIVE USE OF:  
MITCHELL HANCOCK

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:  
MITCHELL HANCOCK

DESCRIPTION	DESCRIPTION	DWG. DATE	BY	CK
BOUNDARY SURVEY		04/09/21	WC	JJR
FB/PG: FILE	SCALE: 1" = 40'			
FILE: 21-119	JOB NO: 21-119			

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue  
Okeechobee, FL 34974  
Tel: (863) 763-2857  
Fax: (863) 763-4342

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

LEGEND

● - Set Iron Rod and Cap "LB 8360"    ■ - Found CM  
● - Found Iron Rod (and Cap)    ○ - Found Pipe (and Cap)  
ABBREVIATIONS  
B=Baseline; BM=Benchmark; C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Easterly; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Florida Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&C=Iron Rod (and ID Cap); L=Length; M=Measured; MH=Manhole; N=North; NLY=Northerly; NGVD=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; PDB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies); - Spot Elevation based on indicated Datum.



#7

Parcel ID Number: 3-15-37-35-0010-00620-0010

Prepared by and return to:  
SYLVIA VASQUEZ  
Okee-Tantie Title Company, Inc.  
105 NW 6th Street  
Okeechobee, Florida 34972  
FILE NO. 38026

## Warranty Deed

This Indenture, Executed this July 7, 2020 A.D. Between

**JAMES SWEAT, JR,**

whose address is PO BOX 1908, Okeechobee, Florida 34973, hereinafter called the grantor, to

**MITCHELL G. HANCOCK INC., A FLORIDA CORPORATION,**

whose post office address is: 203 SW 4TH ST, Okeechobee, Florida 34974, hereinafter called the grantee:

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

**Witnesseth,** that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-00620-0010

Said property is not the homestead of the Grantor(s) under the laws and Constitution of the State of Florida in that neither Grantor(s) nor any member of the household of Grantor(s) reside thereon.

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

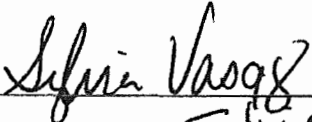
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

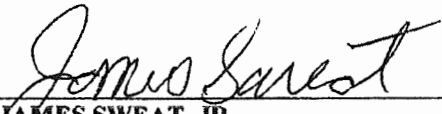
**To Have and to Hold,** the same in fee simple forever.

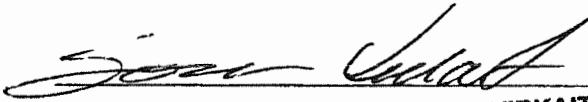
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019.

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

*Signed, sealed and delivered in our presence:*

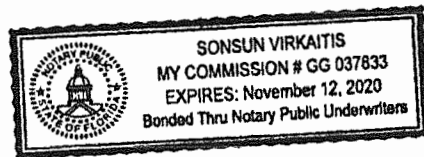
  
Witness Printed Name SYLVIA VASQUEZ

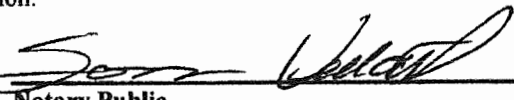
  
JAMES SWEAT, JR. (Seal)  
Address: PO BOX 1908, Okeechobee, Florida 34973

  
Witness Printed Name SONSUN VIRKAITIS

State of Florida  
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this July 7, 2020, by JAMES SWEAT, JR, who produced a drivers license as identification.



  
Notary Public  
Print Name: SONSUN VIRKAITIS  
My Commission Expires \_\_\_\_\_



## **Exhibit "A"**

LOTS 1 THROUGH 10, INCLUSIVE, BLOCK 62, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT BEING RECORDED IN PLAT BOOK 1, PAGE 10, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND ORIGINAL PLAT BEING RE-RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA (da/sbv '06/20)

**File Number: 38026**

Legal Description with Non Homestead  
Closer's Choice

# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/29/2021

Parcel: (<<) **3-15-37-35-0010-00620-0010 (33579)** (>>)

## Owner & Property Info

Result: 1 of 1

Owner	MITCHELL G HANCOCK INC 203 SW 4TH ST OKEECHOBEE, FL 34974-4334		
Site	NW 7TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 1 TO 10 INC BLOCK 62		
Area	1.596 AC	S/T/R	15-37-35
Use Code**	VACANT INDUSTRIAL (4000)	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.

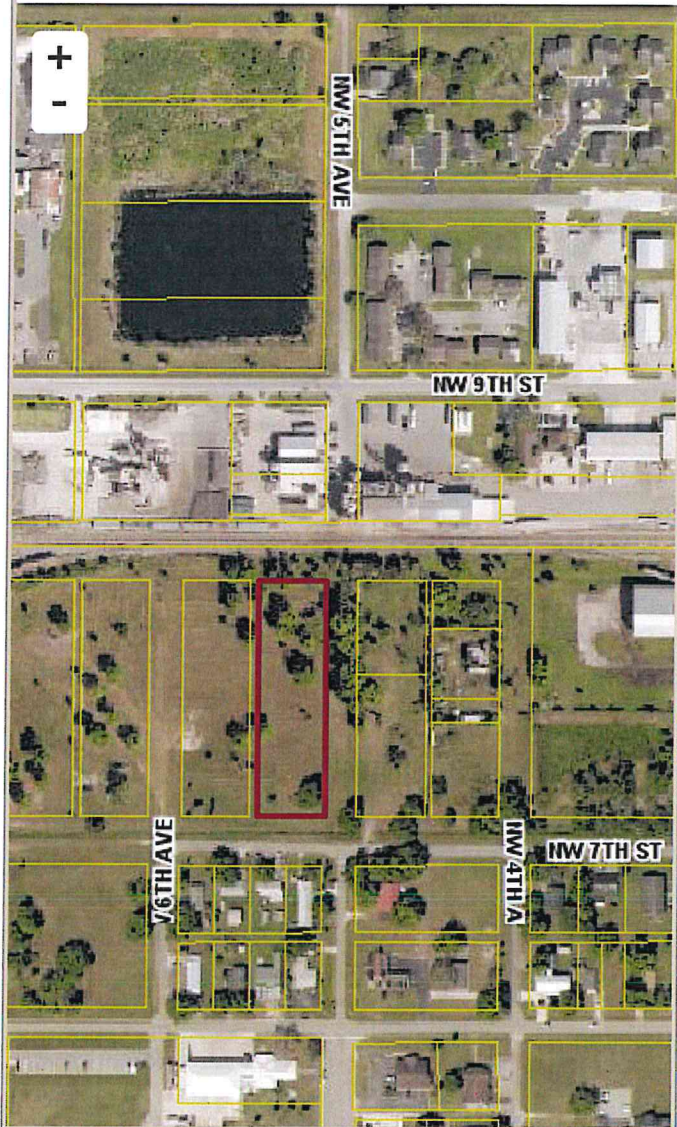
## Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$42,805	Mkt Land	\$56,826
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$42,805	Just	\$56,826
Class	\$0	Class	\$0
Appraised	\$42,805	Appraised	\$56,826
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$12,376
Assessed	\$42,805	Assessed	\$56,826
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$40,409 city:\$40,409 other:\$40,409 school:\$42,805	Total Taxable	county:\$44,450 city:\$44,450 other:\$44,450 school:\$56,826

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.

Aerial Viewer Pictometry Google Maps

☒ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ Sales



## Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/7/2020	\$100,000	2020006312	WD	V	Q	01
6/16/2003	\$0	0505/0452	WD	V	U	02 (Multi-Parcel Sale) - show
12/29/1995	\$0	0377/1210	WD	V	U	03
3/1/1974	\$0	0156/0773	WD	V	U	03

## Building Characteristics

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

## Extra Features & Out Buildings (Codes)

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

## Land Breakdown

--	--	--	--	--	--	--

Code	Description	Units	Adjustments	Eff Rate	Land Value
061ID1	RR VICINITY (MKT)	28,400.000 SF (0.651 AC)	1.0000/1.0000 1.0000/ /	\$1 /SF	\$30,388
061ID1	RR VICINITY (MKT)	41,180.000 SF (0.945 AC)	1.0000/1.0000 1.0000/.6000000 /	\$1 /SF	\$26,438

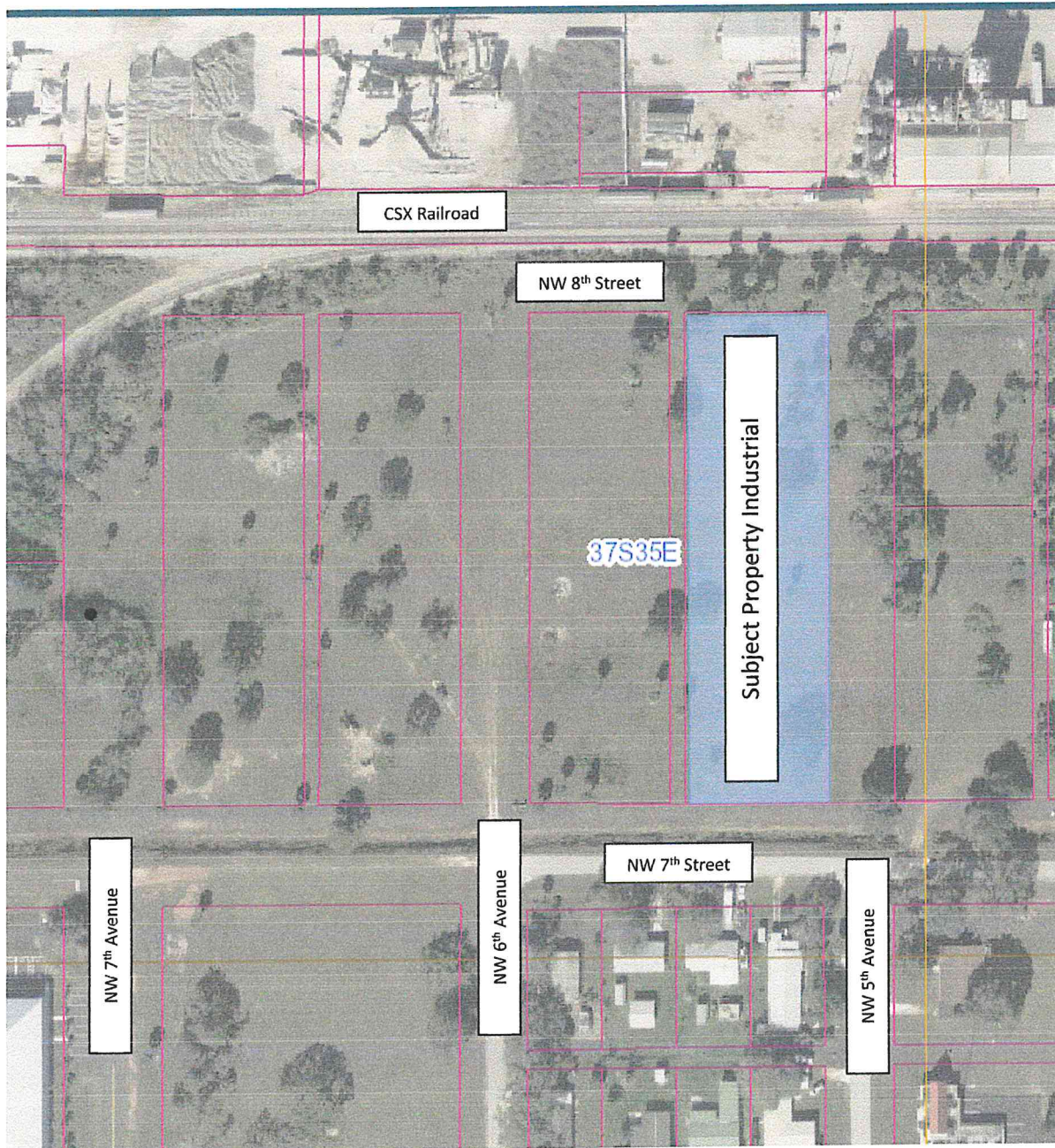
Search Result: 1 of 1

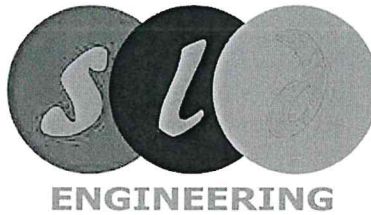
© Okeechobee County Property Appraiser | Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

by: GrizzlyLogic.com



Mitchell G. Hancock Industrial Office  
City of Okeechobee Future Land Use Amendment Surrounding Property Owners Arial Exhibit





May 21, 2021

City of Okeechobee  
55 SE 3<sup>rd</sup> Avenue  
Okeechobee, FL 34974

**Subject:** **Mitchell Hancock Comprehensive Plan Amendment**

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to reestablish the pre previous use of a church from the current use as a childcare facility.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8<sup>th</sup> Edition). The results indicate the exiting FLU Residential Single Family proposed 8 houses (ITE code 210) generates 77 total daily trips with 8 PM peak hour trips, while the proposed FLU Industrial 104,500 sf (ITE code 210) generates 728 total daily trips with 101 PM peak hour trips. The difference of 93 peak trips is less than the 100 peak trips. This use will not impact the current transportation system negatively.

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

Sincerely,

**Steven L. Dobbs Engineering**

Steven L. Dobbs, P. E.  
President

CC: Mitchell Hancock  
File



# Mitchell G. Hancock Comp Plan Amendment Proposed Traffic - Light Industrial

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 DU: Dwelling Unit Occ.Room: Occupied Room		KSF <sup>2</sup> : Units of 1,000 square feet Fuel Position: # of vehicles that could be fueled simultaneously							
Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
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 <sup>2</sup>	6.97	0.97	12%	88%	104.5	728	101	12	89	
General Light Industrial 110	Employees	3.02	0.42	21%	79%		0	0	NA	NA	
General Heavy Industrial 120	KSF <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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%		0	0	NA	NA	
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	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	



**Mitchell G. Hancock Comp Plan Amendment  
Existing Traffic - Single Family**

**Instructions:**

Enter Numbers into the "Expected Units"  
in the Corresponding Yellow Column

**Trip Generation Rates from the 8th Edition ITE Trip Generation Report**

NA: Not Available

KSF<sup>2</sup>: 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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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 <sup>2</sup>	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%	8.0	77	8	5	3	
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	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	
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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	
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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	
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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
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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	



**OKEECHOBEE LANDFILL, INC.**

10800 N.E. 128<sup>th</sup> Avenue  
Okeechobee, FL 34972  
(863) 357-0824

May 31, 2019

Steven L. Dobbs, P.E.  
President  
SLD Engineering

RE: Waste Management, Okeechobee Landfill Capacity

Mr. Dobbs,

The most recent Okeechobee Landfill Volume report calculated a total of 182,855,130 cubic yards of permitted remaining capacity. The calculations are based on an aerial survey of the active portion of the facility dated January 2, 2019 and a historic survey of the undeveloped portion of the facility dated December 27, 2010.

At the present waste intake 1,800,000 cyds/yr., we calculated an overall life of site of over 100 years. At an estimated 4.48 lbs MSW/day/person, (EPA 2015), the estimated impact from the development would be less than 600 cyds per year.

Waste Management, Okeechobee Landfill can easily meet the demand of the proposed development for the next 100 years.

If you have any questions or concerns, feel free to contact us.

Regards,

A handwritten signature in blue ink, appearing to read 'C. Orcutt', with a long, sweeping horizontal line extending to the right.

Charles Orcutt, P.E.  
Market Area Engineer  
Waste Management, Inc. of Florida  
863-824-4010  
[Corcutt1@wm.com](mailto:Corcutt1@wm.com)

**OKEECHOBEE UTILITY AUTHORITY**

100 SW 5th Avenue  
Okeechobee, Florida 34974-4221

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

April 29, 2021

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

Ref: **Wastewater Capacity Request**

Parcel ID No.: 3-15-37-35-0010-00620-0010

Site Address:  
Block 62, NW 7<sup>th</sup> Street  
Okeechobee, FL 34972

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.

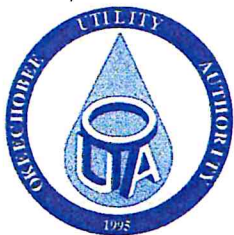
The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from November 2019 to October 2020, the annual average daily demand was 0.944 MGD, or about 31% of the current 3.9 MGD treatment capacity. The OUA does not 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

April 29, 2021

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

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00620-0010

Site Address:  
Block 62, NW 7<sup>th</sup> Street  
Okeechobee, FL 34972

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 November 2019 to October 2020, the maximum daily flow was 3.3 MGD, or about 55% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does not 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,

John F. Hayford  
Executive Director  
Okeechobee Utility Authority





U.S. Fish and Wildlife Service

# National Wetlands Inventory

## Mitchell Hancock New Office



February 10, 2020

### Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

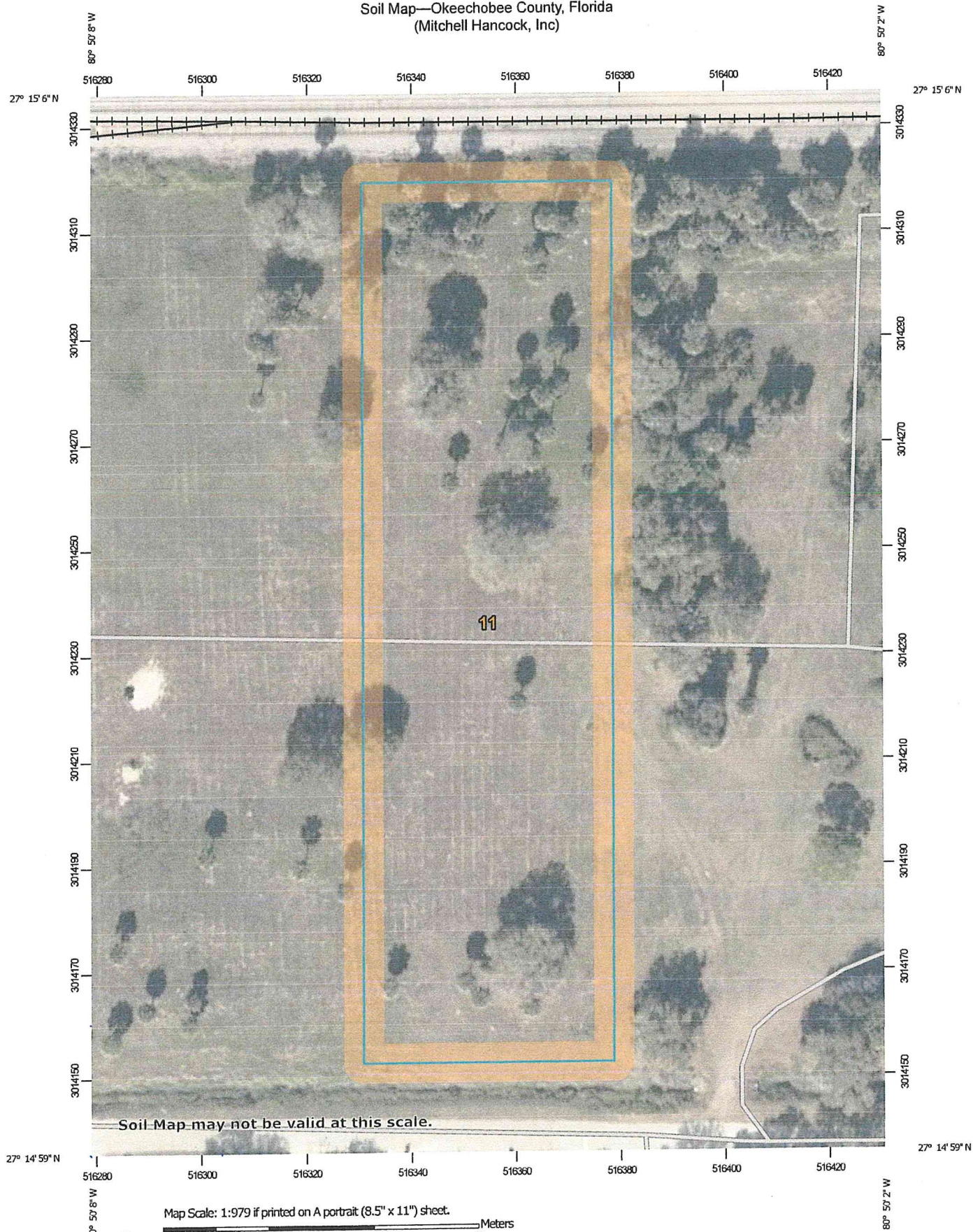
- Lake
- Other
- Riverine

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.



C2

Soil Map—Okeechobee County, Florida  
(Mitchell Hancock, Inc)






Soil Map—Okeechobee County, Florida  
(Mitchell Hancock, Inc)

## 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 18, Jun 9, 2020

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	2.0	100.0%
<b>Totals for Area of Interest</b>		<b>2.0</b>	<b>100.0%</b>



# National Flood Hazard Layer FIRMette

80°50'W 27°15'6"N



## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone 1
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee, See Notes, Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

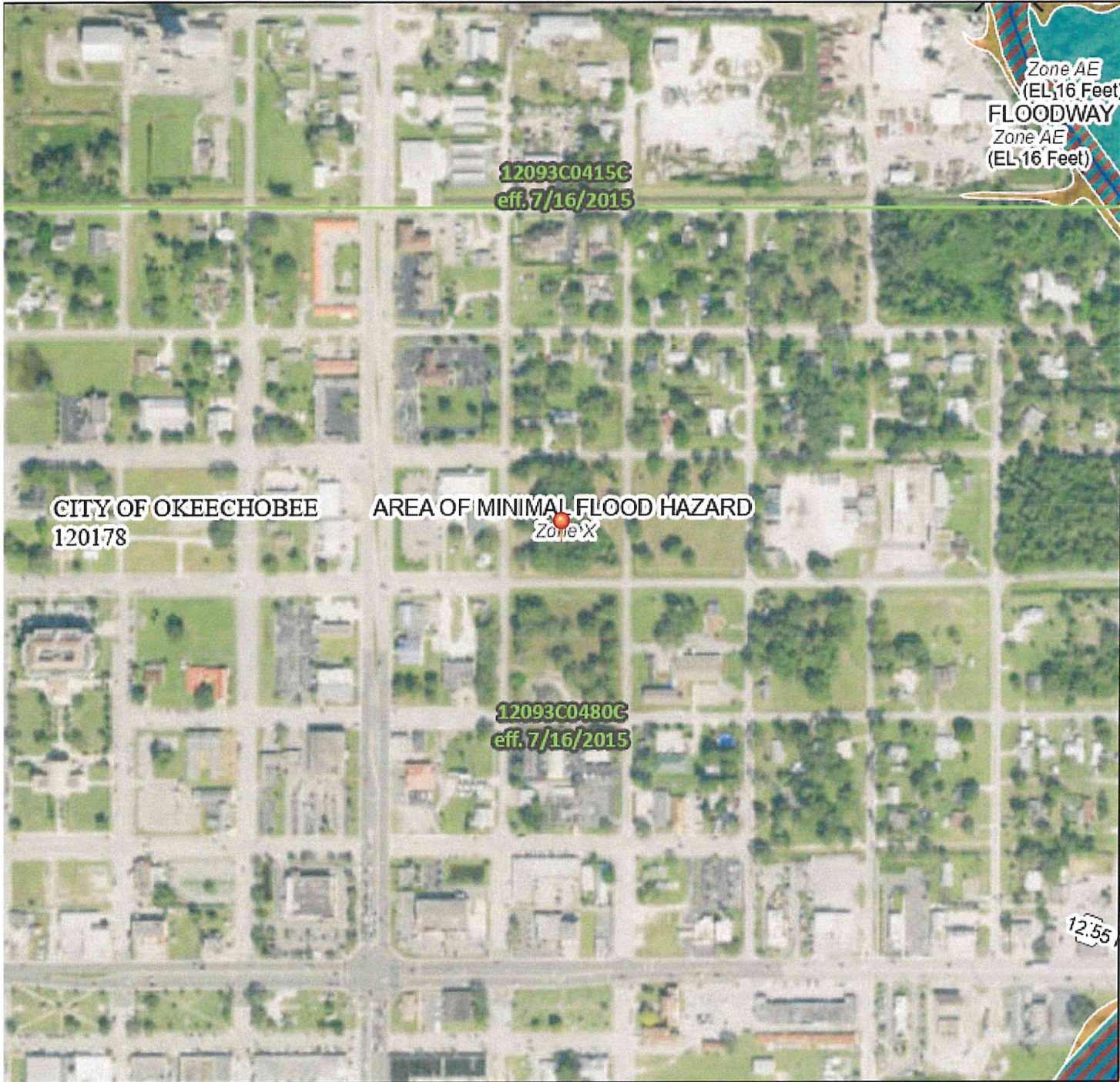
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		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 3/15/2021 at 11:34 AM 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.



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

80°49'23\"/>

25





# **Staff Report**

## **Small Scale**

### **Comprehensive Plan Amendment**

*Prepared for:*        *The City of Okeechobee*

*Applicant:*         *Mitchell G. Hancock*

*Address:*            *NW 7<sup>th</sup> Street*

*Petition No.:*        *21-004-SSA*

*Request:*            *Change from Single Family Residential*  
                              *to Industrial*



## General Information

Applicant/Owner	Mitchell G. Hancock
Applicant Address	203 SW 4th Street Okeechobee, FL 34974
Site Address	NW 7 <sup>th</sup> St
Parcel Identification	3-15-37-35-0010-01210-0060
Contact Person	Steven L. Dobbs
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.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 1.6 acre parcel. The parcel is designated Single Family on the Future Land Use Map. The Applicant is requesting to change the Future Land Use designation of this property from Single Family to Industrial.

The Applicant received approval for a map change and site plan to construct a contractor's office on the adjacent parcel to the west. If approved for this current map change, the Applicant has stated, the goal is to fence in both parcels and use this subject property to provide a parking area for employees' personal vehicles while working out of town.

## Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family	Industrial
Zoning	Industrial	Industrial
Use of Property	Vacant	Parking for Contractor Office
Acreage	1.6 acres	1.6 acres

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

<b>North</b>	Future Land Use	Single Family Residential and Industrial
	Zoning	Industrial
	Existing Use	Industrial
<b>East</b>	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
<b>South</b>	Future Land Use	Single Family Residential
	Zoning	Residential Multiple Family
	Existing Use	Single Family Residences
<b>West</b>	Future Land Use	Single Family Residential
	Zoning	Industrial
	Existing Use	Contractor's office

### General Analysis and Staff Comments

#### A. Qualification for Amendment

Based on the size of the property (1.6 acres), this application qualifies under Chapter 163, F.S. as a Small-Scale Development Activity Plan Amendment (SSA) to the Comprehensive Plan.

#### B. Development Potential as Single-Family Residential

The property is currently designated as single family residential on the City's Future Land Use Map and Industrial on the City's zoning map. Future land use Policy 2.1(a) allows a maximum standard density in the Single-Family Residential Future Land Use Category of four units per acre or five if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 1.6 acres would be eight single-family dwellings. However, in order to develop single family dwelling units at this property, a zoning map amendment would be required, as single family dwelling units are not permitted in the Industrial Zoning District.



## C. Development Potential as Industrial

### 1. Practical Maximum Likely Future Development Potential

Policy 2.1(e) of the City's Future Land Use Element:

**Industrial.** Permitted uses include large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances.

1. Industrial Development shall not exceed a floor area ratio of 3.00 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.
2. Zoning districts considered appropriate within this future land use category include only RH and Industrial (IND).

The Applicant has stated that there are no plans to develop this parcel at this time, and that it will be used to park vehicles for his abutting facility. However, if this map change is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code. While the Industrial Future Land Use category allows for a maximum FAR of 3.0, the Industrial zoning district only allows a maximum building coverage of 50% and a maximum building height of 45 feet (without a special use exception). These limitations allow for a potential three story structure, a maximum FAR of 1.5 and a theoretical maximum floor area of approximately 104,544 square feet on 1.6 acres. However, given that a three story industrial structure is not likely, it may be more practical to expect a one or two story structure if this map change is approved. A one story structure occupying 50% of 1.6 acres would be about 34,848 square feet of floor area and a two story structure with the same footprint would have about 69,696 square feet of floor area.

## 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.

The railroad right-of-way runs along the northern property line of the subject property with existing industrial uses operating on the north side of the railway. The adjacent properties to the east and west of the subject property are vacant and currently designated as single family residential on the Future Land Use Map. However, those same vacant properties are zoned industrial and are also adjacent to the railroad.

To the south of the subject property, across NW 7<sup>th</sup> Street, are several single family residences. Despite the proximity of these residences, the industrial designation seems more compatible and consistent with the surrounding area.

## **E. Adequacy of Public Facilities**

### Traffic Impacts

When the Applicant submitted a traffic statement for the abutting contractor facility, the estimated traffic generation was 33 daily vehicle trips with 5 of those trips occurring during the PM peak hour. However, the traffic statement provided for this application estimates that 77 daily vehicle trips (with 8 occurring during the PM peak hour) would be generated if the maximum allowable density of single family residential units were developed at this site; and that 728 daily vehicle trips (with 101 occurring during the PM peak hour) would be generated by the maximum allowable industrial development at this site. This represents an increase of 651 daily trips with 93 of those occurring during the PM peak hour.

In addition to the estimated total vehicle trips, it is also important to consider that industrial uses are likely to generate more heavy truck traffic than residential uses.

### Demand for Potable Water and Sewer Treatment

The applicant has provided an analysis on the potential change in demand for potable water and sewer services if these map changes are approved. That analysis indicates an increase of 13,402 gallons per day. We agree with this analysis.

The Applicant has included in his submission letters from the Okeechobee Utility Authority and indicating that there is adequate excess capacity to accommodate the demand for potable water and wastewater treatment. Though, at this time, the wastewater generated at the Applicant's abutting facility is handled by an on-site septic system.

### 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.

## **F. Environmental Impacts**

From the US Fish & Wildlife Service Wetland Inventory Map submitted by the Applicant, there appear to be no wetlands on the site.

From the FIRM Map submitted by the Applicant, there appears to be minimal risk of flooding.

Aerial photography indicates that this property has been cleared of most vegetation and is unlikely to contain any significant habitat or endangered species.

The Immokalee fine sand present on the property should not cause any limitation on development.



## Recommendation

Based on the foregoing analysis, we find the requested Industrial 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 Industrial.

Submitted by:



Ben Smith, AICP  
Sr. Planner

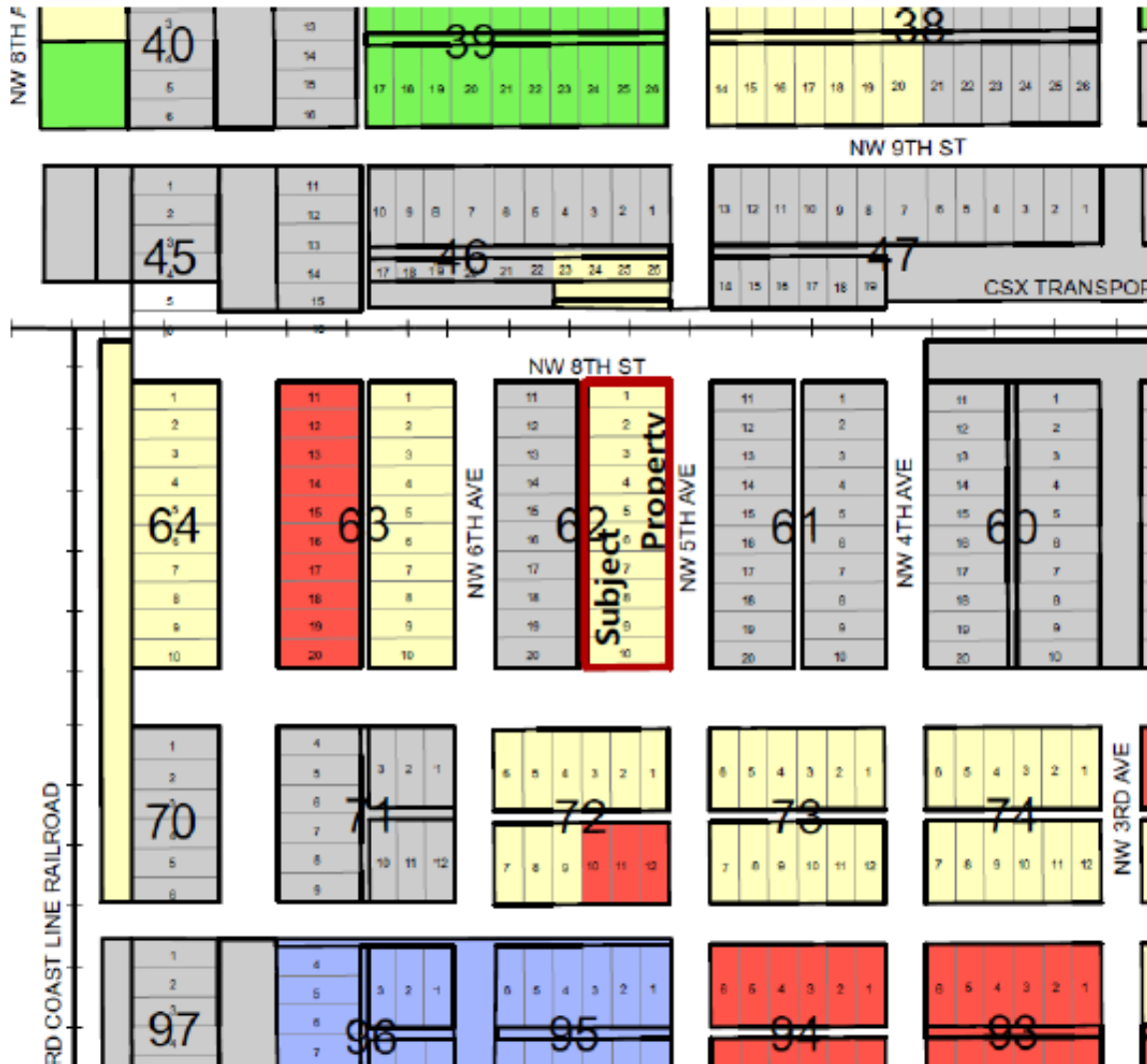
June 7, 2021

Planning Board Public Hearing: July 15, 2021

City Council Public Hearing: (tentative) August 17, 2021

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

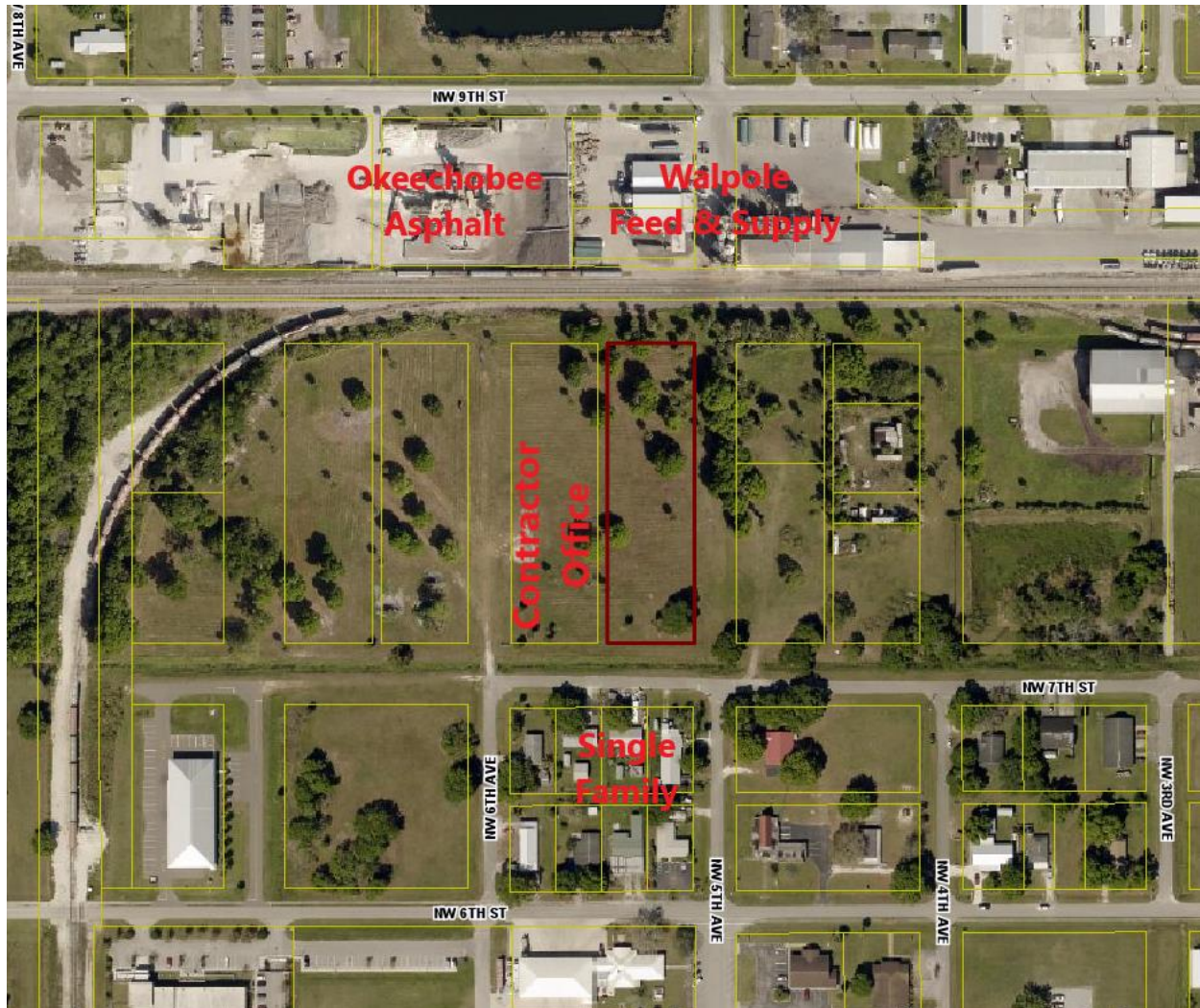
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- flu\_boundary\_lines
- lot\_line
- flu\_background\_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

## ZONING SUBJECT SITE AND ENVIRONS





EXISTING LAND USE  
AERIAL OF SUBJECT SITE AND ENVIRONS





## Staff Report

**To:** Okeechobee Planning Board  
**From:** Ben Smith, AICP  
**Meeting Date:** June 17, 2021  
**Subject:** Commercial Corridor Overlay Comprehensive Plan Amendment

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In May of 2013, the Planning Board recommended to the City Council adoption of an amendment to the City's Comprehensive Plan to create a Commercial Corridor Overlay which included restrictions on rezonings that could be approved within that Overlay. That amendment was never adopted by the City Council. Staff had an opportunity to review that previously proposed amendment and brought it back to a Planning Board workshop, along with some additional corridor planning options to consider. After discussion of the various options, the Board suggested that staff bring back amendment language that would define the commercial corridor for planning purposes and provide aspirational guidelines and objectives for development and redevelopment along the City's major corridors, but that would not burden that area with any additional requirements or rigid limitations. Additionally, the Board discussed the previously proposed boundaries of the overlay and suggested changes to that as well.

Attached is a proposed Ordinance to amend the Future Land Use Element and the Future Land Use Map of the City's Comprehensive Plan. The purpose of this amendment is to assist the Planning Board and Council when making determinations on requests for rezoning and amending the future land use map, while still allowing for flexibility in that decision making process as needed. Additionally, as the city continues to pursue the initiative of correcting the existing map inconsistencies between the future land use map and the zoning map, an amendment such as this would provide another tool to help guide the City's efforts in identifying appropriate map changes. This amendment also provides property owners and potential developers with a more certain understanding of the City's preferred development patterns for the commercial corridor areas.

No changes are proposed to the City's Zoning Map at this time. However, please see attached zoning map with the proposed boundary of the Overlay depicted, which is provided for reference purposes only.

If the Planning Board, acting as City's Local Planning Agency, agrees that the text and map changes in this proposed amendment are desirable and consistent with the City's Comprehensive Plan, we request that they recommend that the City Council transmit this amendment to the Florida Department of Economic Opportunity (DEO), which is the state land planning agency.

If the City Council also agrees that this proposed amendment is desirable and consistent with the City's Comprehensive Plan, then they may vote to transmit to DEO. Once the state and various agencies (FDOT, FDEP, SFWMD, etc.) have had 30 days to review the amendment, if there are no objections, then the City Council may adopt the amendment at a final public hearing.

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## ORDINANCE NO \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY'S COMPREHENSIVE PLAN; AMENDING POLICY 2.1 OF THE FUTURE LAND USE ELEMENT BY ADDING SUBSECTION G, DESIGNATING A COMMERCIAL CORRIDOR OVERLAY, DESCRIBING THE COMMERCIAL CORRIDOR OVERLAY BOUNDARIES AS GENERALLY, WITH EXCEPTIONS, THOSE PROPERTIES IN THE CITY WITHIN TWO BLOCKS OF PARROTT AVENUE (U.S. HIGHWAY 441) AND NORTH PARK STREET (STATE ROAD 70), DECLARING THE CITY'S PLANNING ASPIRATIONS FOR PROPERTIES WITHIN AND ADJACENT TO THE BOUNDARIES OF THE OVERLAY; AMENDING THE CITY'S FUTURE LAND USE MAP, DEPICTING THE BOUNDARIES OF THE COMMERCIAL CORRIDOR OVERLAY ON THE FUTURE LAND USE MAP; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, The City Of Okeechobee recognizes the need to plan for orderly growth and development; and the State Legislature passed the Community Planning Act requiring all local governments to prepare and adopt a Comprehensive Plan; and

**WHEREAS**, Chapter 163, Florida Statutes, authorizes amendments to Adopted Comprehensive Plans under the Expedited Review Process; and

**WHEREAS**, The City recognizes that Parrott Avenue (US-441) and North Park Street (SR-70) are the primary travel corridors within the City which have historically been drivers of commercial uses to be developed along those roadways, serving as the City's de-facto commercial corridors; and

**WHEREAS**, The City desires to preserve and encourage the commercial development patterns along those corridors to continue to serve the needs of the City's residents and visitors in ways that improve the quality of life within the City and promote a sustainable economy and vibrant social experiences; and

**WHEREAS**, The City desires to eliminate any uncertainty as to the planning aspirations that the City has for the commercial corridor areas, while still protecting private property rights and retaining flexibility to approve development which is consistent with the City's Comprehensive Plan and Land Development Codes; and

**WHEREAS**, the Planning Board, acting as the Local Planning Agency of the City of Okeechobee, Florida, recently reviewed and discussed proposed Comprehensive Plan Amendment No 21-001-CPA at a duly advertised public hearing on June 17, 2021, determined such request to be consistent with the City's Comprehensive Plan and recommends the City Council transmit the proposed amendments to the State Land Planning Agency for review and approval, and subsequent adoption by ordinance by the City Council; and

**WHEREAS**, the City Council has agreed with the recommendation of the Planning Board and finds that Comprehensive Plan Amendment 21-001-CPA complies with the requirements of Florida Statute 163, Part II, and that the proposed application is consistent with the City's Comprehensive Plan.

**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 Comprehensive Plan Amendment," pursuant to F.S. 163.3184, regarding Application No. 21-001-CPA and shall be effective within the City limits of the City of Okeechobee, Florida.

**SECTION 2:     AUTHORITY.**

This City of Okeechobee Comprehensive Plan Amendment is adopted pursuant to the provisions of Chapter 163.3184, Florida Statutes.

**SECTION 3:     REVISIONS TO THE FUTURE LAND USE ELEMENT.**

The City Council for the City of Okeechobee, Florida amends herein the Future Land Use Element of the Comprehensive Plan by modifying Policy 2.1 to read as follows:

\*       \*       \*       \*       \*       \*       \*       \*       \*       \*       \*       \*

**g) Commercial Corridor Overlay.** The City recognizes the importance of SR-70 and US-441 as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to city's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.2 in the Future Land Use Map Series, as the Commercial Corridor Overlay (CCO). To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO:

1. Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, multi-family housing options, and social venues.
2. Foster infill and compatibility with existing development.
3. Encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods.
4. Consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

**SECTION 4:     REVISIONS TO THE FUTURE LAND USE MAP.**

The City Council for the City of Okeechobee, Florida amends herein the Future Land Use Map 1.1 of the Comprehensive Plan by designating a Commercial Corridor Overlay (CCO) herein attached as Exhibit A:

**SECTION 5:     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 Element and 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 6:     CONFLICT.**

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

**SECTION 7:     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 8:     EFFECTIVE DATE.**

Effective Date. The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete. 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. If a final order of noncompliance issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the State Land Planning Agency.

**INTRODUCED** for first reading of the ordinance for transmittal to the State Land Planning Agency at a public hearing this \_\_\_\_ day of \_\_\_\_\_ 2021, pursuant to F.S. 163.3184.

\_\_\_\_\_  
Dowling R. Watford, Jr., Mayor

**ATTEST:**

\_\_\_\_\_  
Lane Gamiotea, CMC, City Clerk

**PASSED AND ADOPTED** after Second and Final Public Hearing this \_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to F.S. 163.3184.

\_\_\_\_\_  
Dowling R. Watford, Jr., Mayor

**ATTEST:**

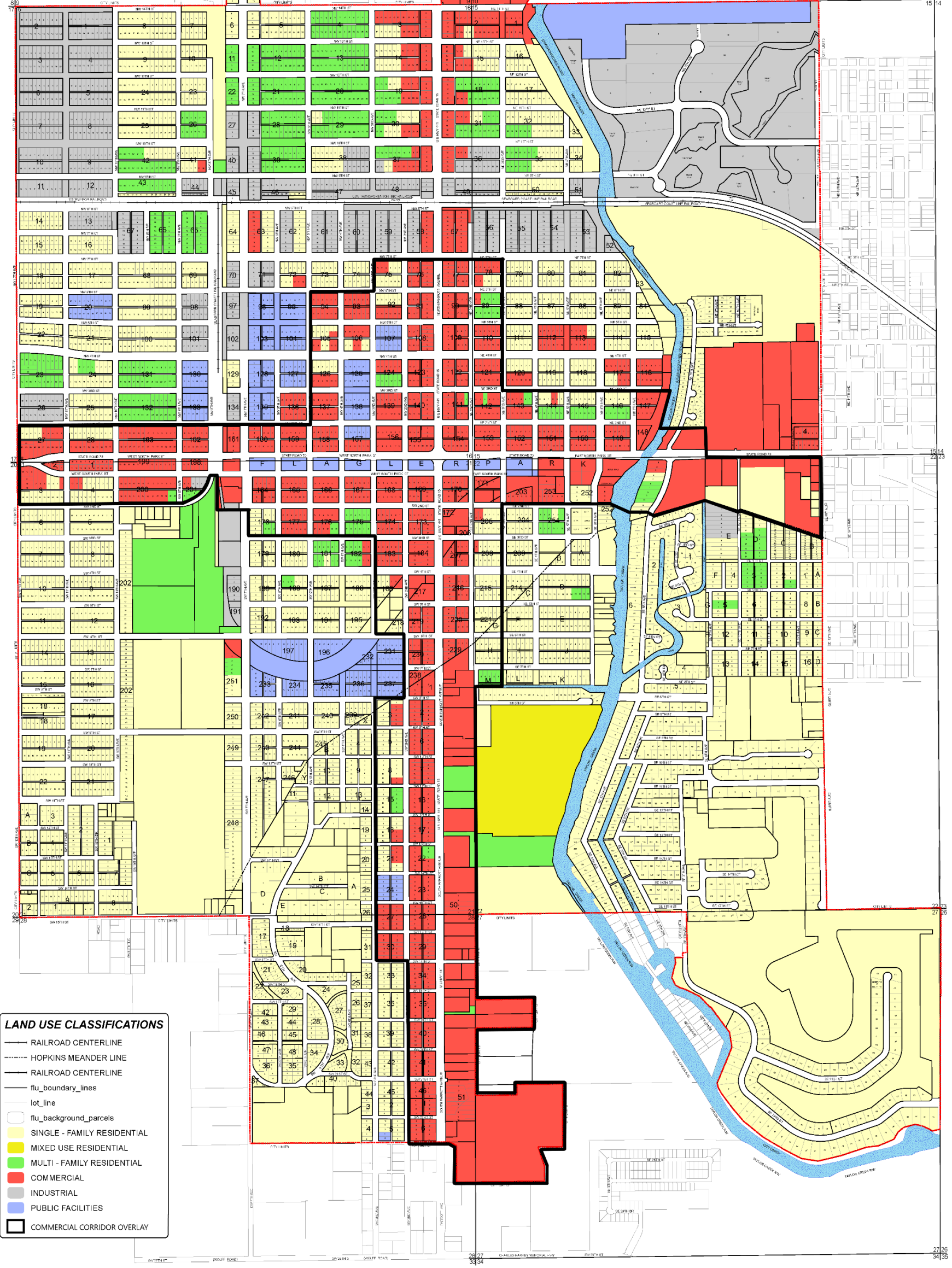
\_\_\_\_\_  
Lane Gamiotea, CMC, City Clerk

**REVIEWED FOR LEGAL SUFFICIENCY:**

\_\_\_\_\_  
John J. Fumero, City Attorney

EXHIBIT A FUTURE LAND USE MAP 1.1

City of Okeechobee  
Future Land Use



- 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
  - COMMERCIAL CORRIDOR OVERLAY

On December 31, 2020 changes were made to the Official Comprehensive Plan Future Land Use Map. Land Use Changes, Alley/Street Closings thru Petition #20-002-SC, Ord #1220 are reflected herein.  
City of Okeechobee, FL  
City Clerk: Lane Gamble

General Notes:  
Alleys shown hereon are 15 or 20 feet in width. See appropriate subdivision plat for specific alley widths. This map has been compiled from the most current data available. The City of Okeechobee is not responsible for any errors or omissions contained herein.

Date Saved: 2/26/2021 12:06:22 PM