



**City of Okeechobee**  
**TECHNICAL REVIEW COMMITTEE**  
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974  
**May 20, 2021**  
**LIST OF EXHIBITS**

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- |                      |  |
|----------------------|--|
| <b>Draft Minutes</b> | October 15, 2020 Summary of Committee Action       |
| <b>Petition</b>      | Abandonment of Right-of-Way Petition No. 21-001-AC |
| <b>Petition</b>      | Abandonment of Right-of-Way Petition No. 21-002-AC |



**CITY OF OKEECHOBEE, FLORIDA**  
**OCTOBER 15, 2020**  
**TECHNICAL REVIEW COMMITTEE MINUTES**  
**DRAFT SUMMARY OF COMMITTEE ACTION**

**I. CALL TO ORDER**

Chairperson Montes De Oca called the regular meeting of the Technical Review Committee for the City of Okeechobee to order on Thursday, October 15, 2020, at 10:01 A.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. Pursuant to Executive Order No. 20-69 issued by Governor DeSantis on March 20, 2020, and further extended by Executive Order No. 20-246, effective September 30, 2020, the meeting was conducted utilizing communications media technology as provided by Florida Statutes 120.54(5)(b)2, by means of Zoom.com Meeting ID 2459713294. The Host computer was operated by Executive Assistant Brock. The video, audio, and digital comments are recorded and retained as a permanent record.

A. The Pledge of Allegiance was led by Chairperson Montes De Oca.

**II. ATTENDANCE**

Technical Review Committee Secretary Patty Burnette called the roll. City Administrator Marcos Montes De Oca, Public Works Director David Allen, Building Official Jeffery Newell, and Fire Chief Herb Smith were present. Police Chief Bob Peterson was absent, and Major Donald Hagan was present in his place.

**CITY STAFF**

City Planning Consultant Ben Smith, General Services Secretary Yesica Montoya, Executive Assistant Robin Brock, and Okeechobee County Environmental Health Director Victor Faconti, were present in the Chambers. Okeechobee Utility Authority (OUA) Executive Director John Hayford entered the Chambers at 10:06 A.M. City Attorney John Fumero and the School Board Representative were absent with consent.

**III. AGENDA**

- A. Chairperson Montes De Oca asked whether there were any agenda items to be added, deferred or withdrawn. There were none.
- B. A motion was made by Building Official Newell to approve the agenda as published; seconded by Public Works Director Allen.

**Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

**IV. MINUTES**

- A. A motion was made by Public Works Director Allen to dispense with the reading and approve the September 17, 2020 regular meeting minutes; seconded by Fire Chief Smith.

**Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

**V. NEW BUSINESS**

**A.** Chairperson Montes De Oca yielded the floor to City Planning Consultant Ben Smith of LaRue Planning and Management Services. He briefly reviewed the Planning Staff Report for Site Plan Review Application No. 20-006-TRC which pertains to the construction of a proposed 8,100 square foot RaceTrac Convenience Store with fueling positions and drive-through requests on 18.86 ± unplatted acres located at 975 Northeast Park Street. This is a revision from a previous Site Plan that was approved on May 21, 2020. Two special exception requests have been submitted concurrently: one for approval of drive-through service and the other for a convenience store with fuel pumps. The drive-through service is a new feature that has been added to this revised site plan. A special exception request Petition No. 20-002-SE, for the convenience store with fuel pumps was previously approved on May 21, 2020 by the City's Board of Adjustment, though that approval included a condition that trucks would not be permitted to park overnight. Since that previous special exception approval, the Applicant has revised the site plan substantially and is now requesting another special exception approval which does not include the condition of no overnight truck parking. The subject site is a vacant parcel located on the North side of Park Street/State Road 70 (SR70) just East of Northeast 8th Avenue and across from Southeast 10th Avenue. The subject property, shown as parcel 1 on the survey, is 18.86 acres but only the Southwest 7.11 acres of the parcel will be used for the proposed development. The Applicant has not offered any plans to develop the remaining 11.75 acres at this time. Major features of the proposed project are: 8,100 square foot convenience store with drive through service; outdoor patio seating area; 8,800 square foot canopy to the South side of the store covering 16 vehicle fueling stations; 3,900 square foot canopy to the North side covering six large truck fueling stations; 30 standard size and three ADA parking spaces; 24 large truck parking spaces at the rear (North side) of the development; a truck scale; water retention area at the rear (North side) of the development; two access driveways from Park Street/SR70 and an eight-foot tall privacy wall on the portion of the West property line adjacent to residences of the river Run Resort Mobile Home Park.

The Applicant has stated that a 12-inch potable water main and an eight-inch gravity sewer main exist along Park Street/SR70, both of which can be tapped into for this project. Applying the City's Level of Service standard for nonresidential use of 0.15 gallons of water per day per square foot to the 8,100 square feet of building floor area indicates a demand of about 1,215 gallons of potable water and wastewater treatment each per day. Regarding solid waste disposal, service will be provided by Waste Management, which has stated service is available and adequate capacity exists in the County's solid waste facility to serve the proposed development. Thomas Engineering Group has prepared a site drainage report addressing drainage, water quality, and water quantity, which are being handled through the permitting requirements of the South Florida Water Management District (SFWMD).

NEW BUSINESS ITEM A CONTINUED: The traffic impact analysis performed by MacKenzie Engineering & Planning, Inc., estimates this proposed development will generate 5,923 total daily external vehicle trips, 298 daily external vehicle trips during the AM and 526 during the PM Peak hour, 13,292 total daily driveway vehicle trips and 881 daily driveway vehicle trips during the AM and 1,153 during the PM peak hour. The Florida Department of Transportation's most recent (2019) annual average daily traffic (AADT) count for this segment of Park Street/SR 70 is 26,000 vehicle trips. Adding another 5,923 daily vehicle trips represents a 22.8 percent increase without accounting for any changes in the AADT. The Applicant's traffic engineer is recommending roadway improvements and changes to traffic signalization at the intersection of Park Street/SR70 and Southeast 10<sup>th</sup> Avenue. Two new access driveways are proposed on Park Street/SR70. The proposed driveway at the intersection of Park Street/SR70 and Southeast 10<sup>th</sup> Avenue will allow for ingress and egress to and from both directions of Park Street/SR70 and for vehicles Northbound on Southeast 10<sup>th</sup> Avenue. The other driveway will allow ingress and egress only for vehicles traveling Westbound on SR70. Interior circulation appears to be adequate with all drive aisles exceeding the minimum code requirements. However, a drive through has been added to this revised site plan and very little analysis has been provided by the Applicant regarding the expected ability of the drive through to function without causing internal circulation issues or queuing that could extend into the public right-of-way. The Applicant has furnished a truck circulation plan, which illustrates the path of the truck entering and exiting the site for refueling of the fuel storage tanks or accessing the loading space. The truck route plan adequately illustrates the turn movements required to access the fuel tank fill locations. The proposed loading zone meets all minimum dimensional requirements and is located adjacent to the dumpster enclosure in order to facilitate solid waste removal. The dumpster enclosure meets all required setbacks and is adequately located to accommodate employee trash take out and solid waste truck access.

The dimensional standards review appears to meet the requirements except for the plan shows 24 uninterrupted semi-truck parking spaces at the rear of the property. A landscape island should be added to break up these spaces. There is no depiction of monument sign area or height. While the notes on the plans indicate a monument sign will be installed, the Applicant recently applied for a variance for a pole sign. Variance Petition No. 20-001-V was denied by the Board of Adjustment at the August 20, 2020 meeting. No sign details are provided on the revised plans. There is also no maximum total sign area depicted. In conclusion, Planning Staff is recommending based on the foregoing analyses, the following conditions be met prior to issuance of building permits: a landscape island should be provided in the middle of the rear truck parking area so that no more than 12 spaces are in a row, uninterrupted by a landscape island; provide sign plans which depict the building signs and pole/monument sign meeting the requirements of the City signage codes; demonstrate that drive through vehicle stacking will not create internal circulation issues or extend into the public right-of-way; and approval of Special Exception for drive-through service.

1. Building Official Newell supports the proposed project although he voiced concerns with the noise impact to the residential area to the West and asked whether RaceTrac would consider putting up a wall to the North as well. Inquired as to whether the Land Development Regulations (LDR's) addressed a decibel code for overnight parking as semi-trucks do not shut down especially refrigerated trucks.

Fire Chief Smith inquired about the location of the fire hydrants. One is shown as being provided near the rear semi-truck parking area and another in close proximity to Park Street/SR70. RaceTrac is actually installing a full water main extension in case in the future a business comes to the North or East of them they can take that 12-inch line and extend it.

Major Hagan supports the project but inquired as to whether the Applicant would consider a wall on the North side as well as on the West side to ensure a sound barrier for the residential area. In addition, he believes RaceTrac should maintain this wall on both sides.

Public Works Director Allen commented currently there are existing drainage problems on the East side of the River Run Resort Mobile Home Park and to just be cognizant of that when building so as to not add to more issues. Chairperson Montes De Oca commented there is a platted ten-foot drainage easement and a 15-foot utility easement on the West side of this property so this should make a difference.

County Environmental Health Dept: No issues were received.

Chairperson Montes De Oca discussed a potential issue with the turning radius of the drive-through. May need to modify curbing to the North with some transition to the grassy area to accommodate trucks with trailers and/or boats. Discussed maintenance to the wall that will be constructed on the West side of the property. Commented he had no issues with overnight parking as we need to adhere to what our LDR's address and one should not need to go beyond that. He suggested changing the HDPE type of pipe material to another type due to the heavy loads that may travel over it. Lastly, he commented that he understands the concern for the residential neighborhood, but things do not stay the same and growth is expected. This is the appropriate area along the commercial corridor for this use. They again have gone above and beyond with buffering and it is 24-hour seven days a week facility and our LDR's do not provide a definition for overnight parking.

OUA Executive Director Hayford discussed some clarifications on the project and additional plumbing plans that were needed.

2. Mr. Kevin Betancourt, Thomas Engineering, representing the Property Owner, RaceTrac Petroleum Inc., was present and available for questions. Mr. Betancourt explained the wall would run along the West side of the property to the retention area along with buffering. Then there will be a buffer area behind the semi-truck parking and before the retention area to the North as well as buffering to the East. The shrub buffering can grow to a pretty tall height. The drive-through is one way where you enter, order and then exit. There is a bypass lane as well in case someone gets in there by accident. Building plans are ready for submittal. Regarding the needed landscape island at the rear of the property where the semi-trucks park, would they be able to not provide this because they are worried that the semis would just destroy it should they drive over it or back into it. Chairperson Montes De Oca commented the type of curbing could be modified as it really is needed to break up the continuous row of parking spaces. Consensus of the Committee was they all agreed. He also stated they are working with SFWMD on showing a clearer berm that will hold in everything on their side. They are resubmitting to FDOT a more complete set of plans showing signalization and turn lanes.
3. Chairperson Montes De Oca asked whether there were any comments or questions from those in attendance from the Public. There were none.
4. Chairperson Montes De Oca disclosed he had spoken with the RaceTrac people regarding the application. There were no other disclosures.
5. A motion was offered by Fire Chief Smith to approve Site Plan Review Application No. 20-006-TRC, which pertains to the construction of a proposed 8,100 sq. ft RaceTrac Convenience Store with fueling positions and drive-through requests on 18.86 ± unplatted acres located at 975 NE Park Street with the following conditions: coordinate with FDOT on traffic issues; provide a landscape island in the middle of the rear truck parking area so that no more than 12 spaces are in a row uninterrupted; provide sign plans which depict the building signs and pole/monument sign meeting the requirements of the City signage codes; demonstrate that the auto turn in the drive through will work with small trucks and modify curbing; provide additional plans to the OUA; provide additional buffering analysis with a written statement that gives optimum design height of the landscaping to be provided along the Western boundary; and approval of Special Exception for drive-through service; seconded by Public Works Director Allen.
  - a) The Committee offered no further discussion.
  - b) **Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Major Hagan, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

**VI.** There being no further items on the agenda, Chairperson Montes De Oca adjourned the meeting at 10:45 A.M.

Please take note and be advised that any person desiring to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, such interested person will need a record of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. General Service's media are for the sole purpose of backup for official records of the Department.

Marcos Montes De Oca, Chairperson

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ATTEST:  
Patty M. Burnette, Secretary

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DRAFT



**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>  Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges 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.	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>	Publication Dates: Letters Mailed: <u>6-2-21</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>	Publication Date:

**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.



✓	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.
<del>N/A</del>	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>  <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>	
	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.	
	 Signature	JOHN 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

**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:

<b>1. Proposed vacation is consistent with the Comprehensive Plan:</b>
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.

<b>2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:</b>
The alley is not sole access to any property and a remaining land will not require an easement.

<b>3. Proposed vacation is in the public interest and provides a benefit to the City:</b>
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.

<b>4. Proposed vacation would not jeopardize the location of any utility.</b>
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  
✓ [Signature]  
Witness Name: Rest Gonzalez

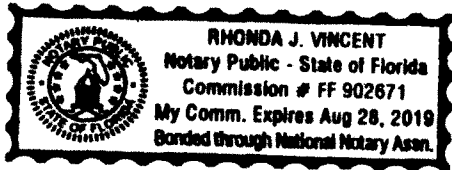
C.P. CO., LLC  
By: [Signature]  
GEORGE PANTUSO/Authorized Member

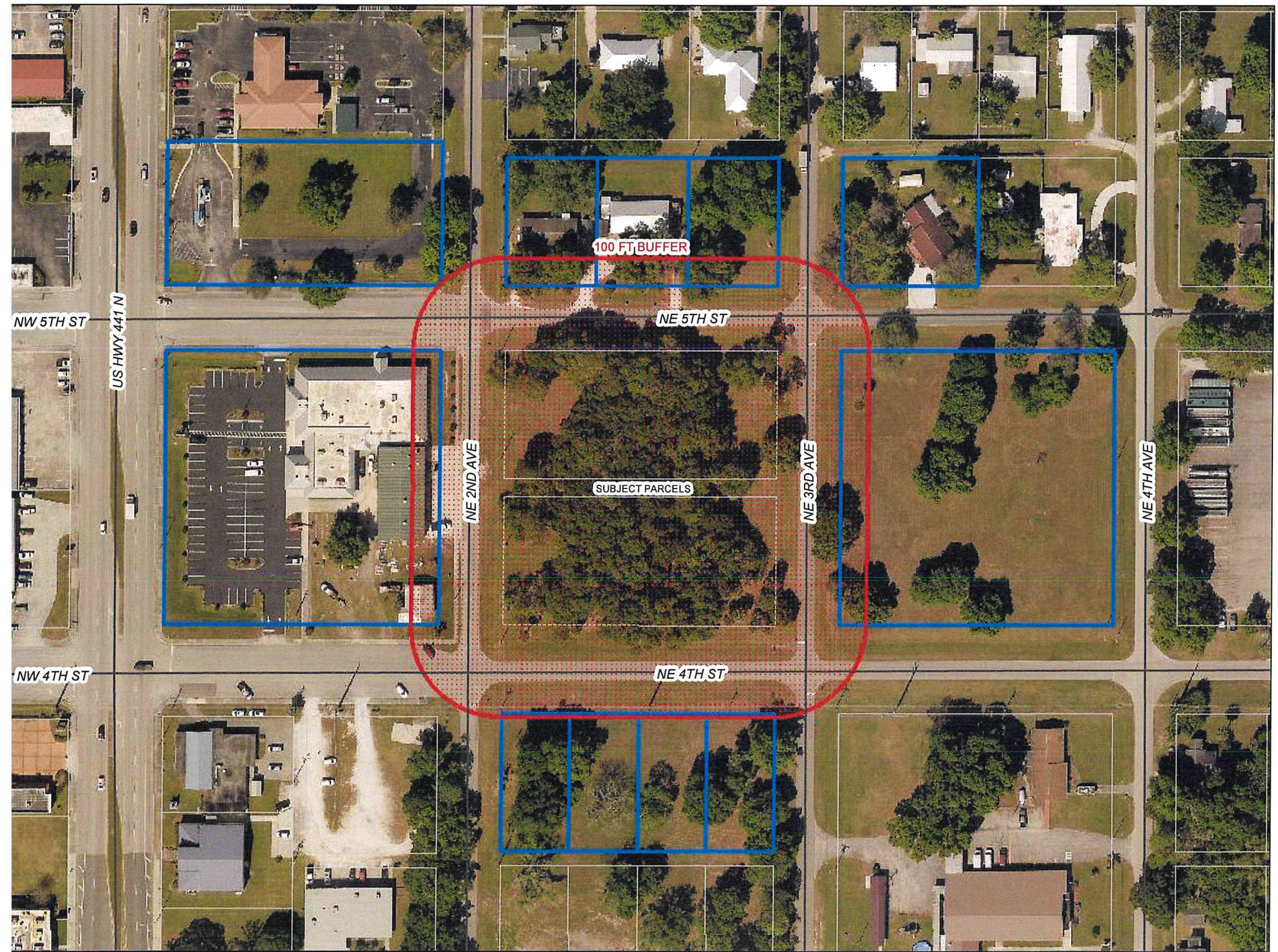
State of Florida  
County of St. Lucie

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





100 FT BUFFER

NE 5TH ST

SUBJECT PARCELS

NE 3RD AVE

NE 4TH AVE

NE 4TH ST

US HWY 441 N

NW 5TH ST

NW 4TH ST

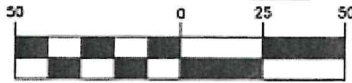
NE 2ND AVE



**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	VILLEDIA 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**

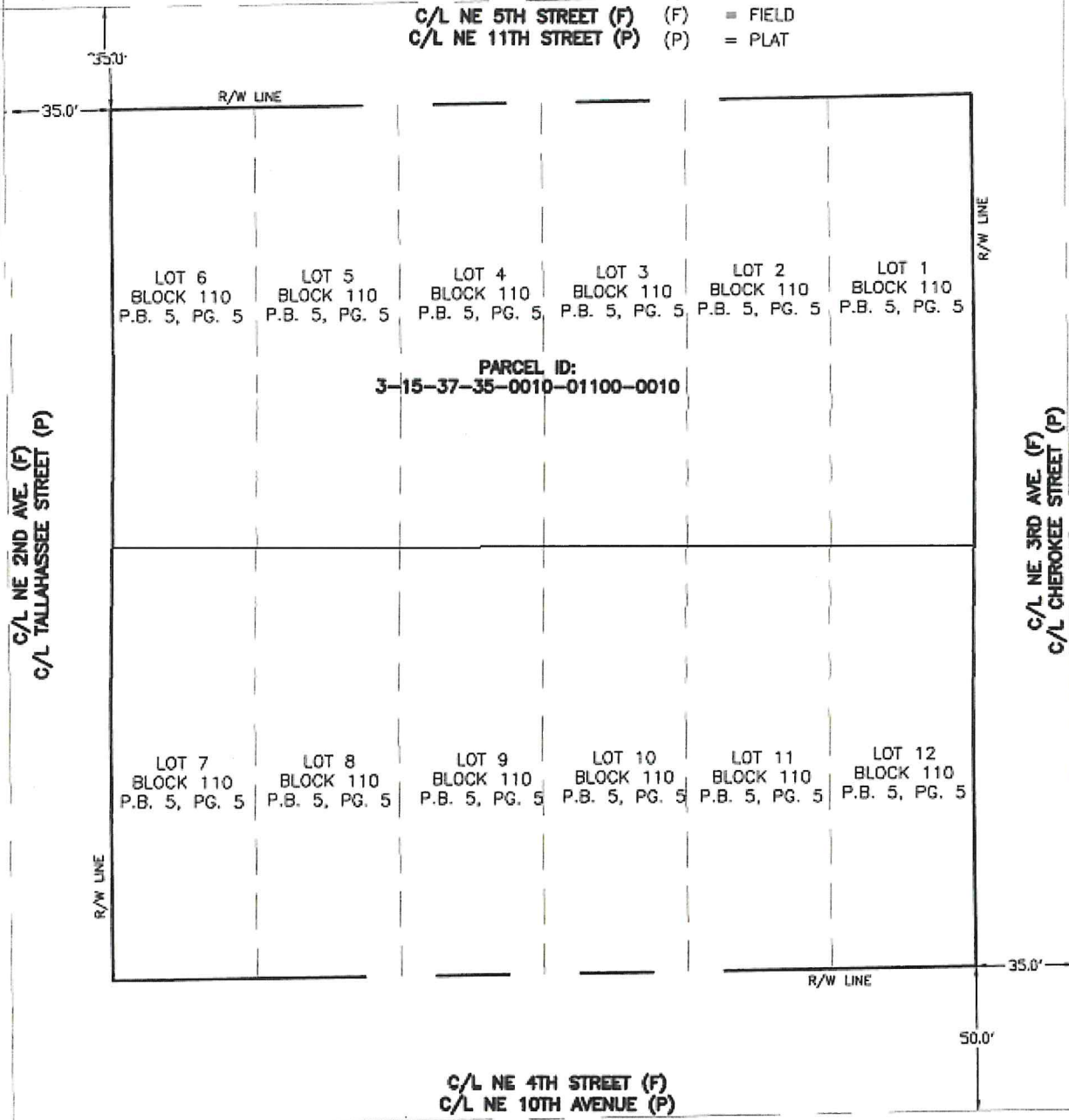


( IN FEET )  
 1 INCH = 50 FT.  
 (INTENDED DISPLAY SCALE)



**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  
 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.

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Florida Power & Light	FPL requires a 10' easement on the West end of the 20' alley in Block 110 adjacent to
863-467-3708	NE 2nd Avenue, if abandoned.
Donna Padgett	*

*Donna Padgett*      Donna Padgett      863 467-3708      4-7-21  
 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	

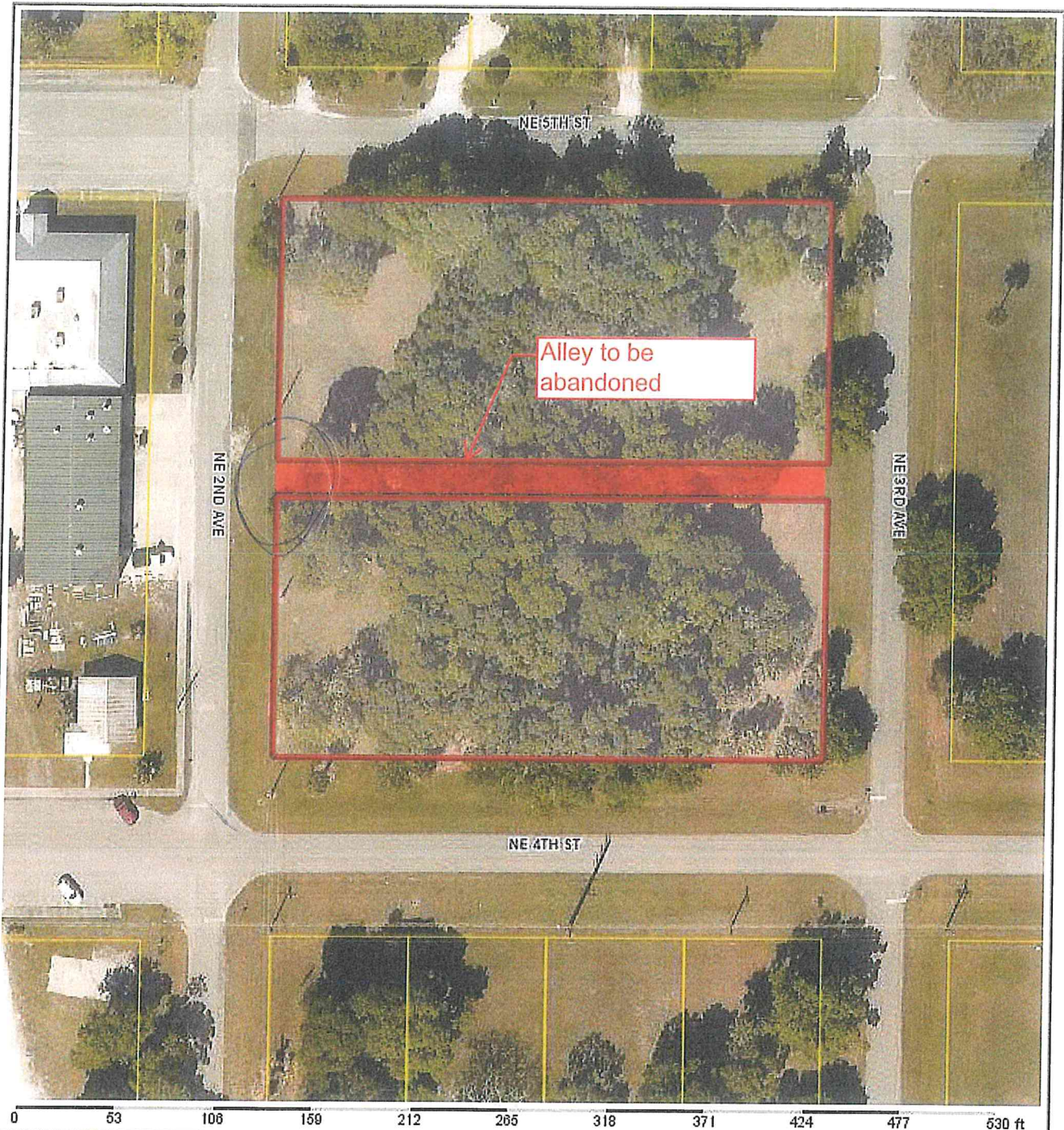
\_\_\_\_\_  
 Authorized Signature      Typed Name & Title      Phone No.      Date

**\*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: 3-15-37-35-0010-01100-0010 (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
		Taxable	city:\$167,040
			other:\$167,040
			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



CenturyLink

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,

  
Darrett 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:**

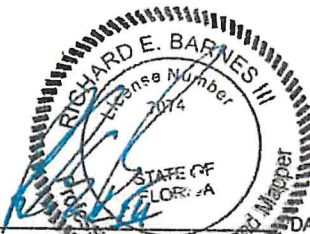
A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING 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: *[Signature]* DATE: *3/29/21*  
 RICHARD E. BARNES III  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
 STATE OF FLORIDA

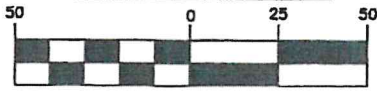


**BSM & ASSOCIATES**  
 LAND SURVEYING SERVICES  
 80 SE 31st Lane, Okeechobee, FL 34974  
 ricky.barnes@bsmsurvey.com  
 863.494.8324 L3 8155

**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**



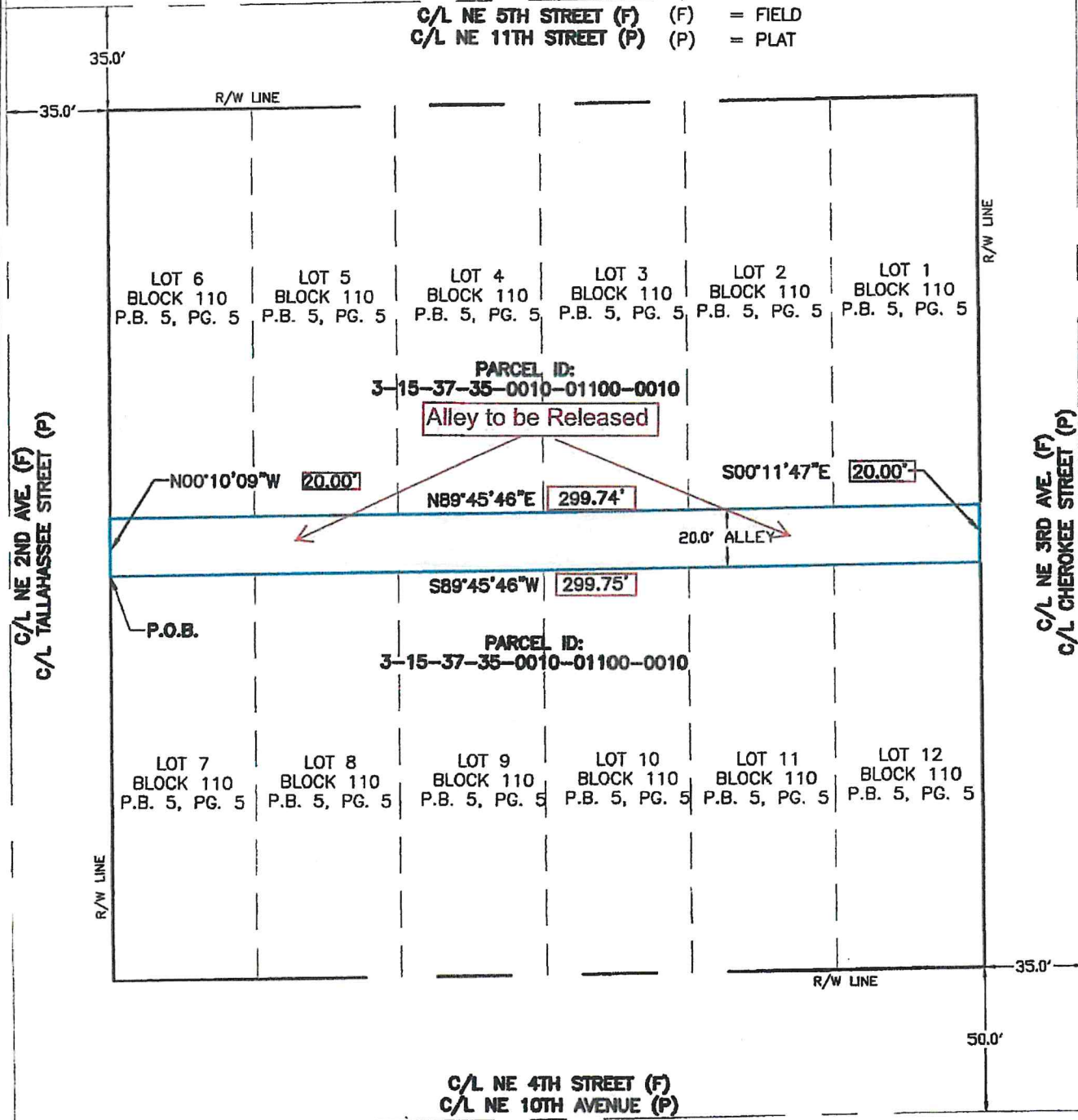
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
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**BSM & ASSOCIATES**  
 LAND SURVEYING SERVICES  
 80 SE 31st Lane, Okeechobee, FL 34974  
 ricky.barnes@bsmsurvey.com  
 363.484.8324 LG 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

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

**Instructions:**

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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	

*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 Gibbs	
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

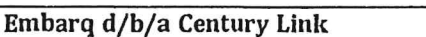
**CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION**  
Utility Companies Authorization Form

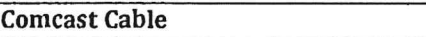
**Instructions:**

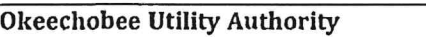
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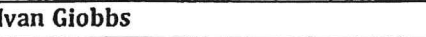
Florida Power & Light	
863-467-3708	
Donna Padgett	

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

Authorized Signature	Typed Name & Title	Phone No.	Date
	Florida Public Utilities		
	Ivan Gibbs		
	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**

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<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 Giobbs</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**

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

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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	

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 in Block 110, City of Okeechobee
Gil Culbreth, Co-Trustee	
863-763-3154	

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



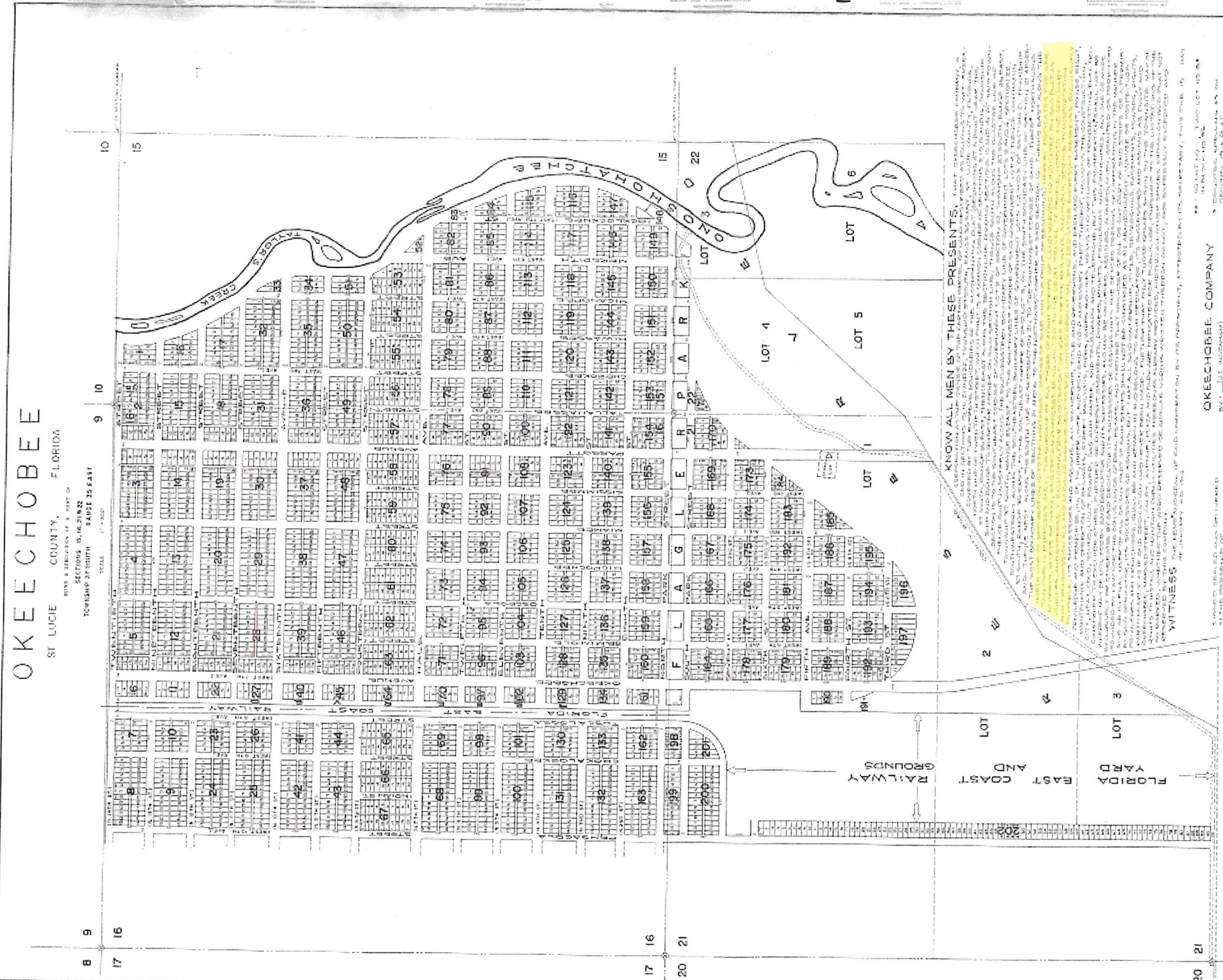
# OKEECHOBEE

ST LUCIE COUNTY, FLORIDA

SECTION 16, 16, 21 & 22

TOWNSHIP 27 SOUTH RANGE 35 EAST

SCALE 1" = 400'



## OKEECHOBEE - E

5-5

Order: 6457612  
Doc: 5-5 MAP PLAT

Page 1 of 1

Requested By: Cheryl Lieberman, Printed: 7/13/2017 2:18 PM

**KNOW ALL MEN BY THESE PRESENTS,** THAT OKEECHOBEE COMPANY, A CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED TO BE MADE AND RECORDED THIS INSTRUMENT BY ITS PRESIDENT, ATTORNEY AT LAW, AND BY THE PRESIDENT AND SECRETARY OF SAID COMPANY, THE UNDERSIGNED, IN WITNESS WHEREOF, THEY HAVE HEREBY SET THEIR HANDS AND AFFIXED THEIR RESPECTIVE SIGNS AND SEALS, AND CAUSED THE SAME TO BE DONE AT ST. LUCIE COUNTY, FLORIDA, THIS 13TH DAY OF JULY, 2017.

**WITNESSES:**  
I, \_\_\_\_\_, County Clerk of St. Lucie County, Florida, do hereby certify that the foregoing instrument was duly recorded in the public records of said county on this 13th day of July, 2017.

**NOTARIAL PUBLIC:**  
I, \_\_\_\_\_, Notary Public for the State of Florida, do hereby certify that the foregoing instrument was duly recorded in the public records of said county on this 13th day of July, 2017.

**OKEECHOBEE COMPANY**  
BY: \_\_\_\_\_, PRESIDENT  
ATTEST: \_\_\_\_\_, SECRETARY

**VERIFICATION:**  
I, \_\_\_\_\_, County Clerk of St. Lucie County, Florida, do hereby certify that the foregoing instrument was duly recorded in the public records of said county on this 13th day of July, 2017.

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

NOT VALID WITHOUT SHEET 2 OF 2

**LEGAL DESCRIPTION:**

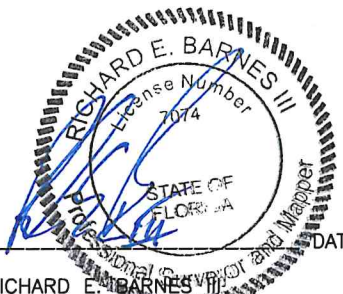
A STRIP OF LAND, **20.00 FEET IN WIDTH**, BEING A PORTION OF BLOCK 110 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLOIRDA BEING 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°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 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: *[Signature]* DATE: 3/29/21  
 RICHARD E. BARNES III  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
 STATE OF FLORIDA

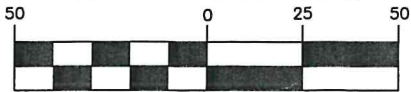


**BSM & ASSOCIATES**  
 LAND SURVEYING SERVICES  
 80 SE 31st Lane, Okeechobee, FL 34974  
 ricky.barnes@bsmsurvey.com  
 863.484.8324 LB 8155

**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 )

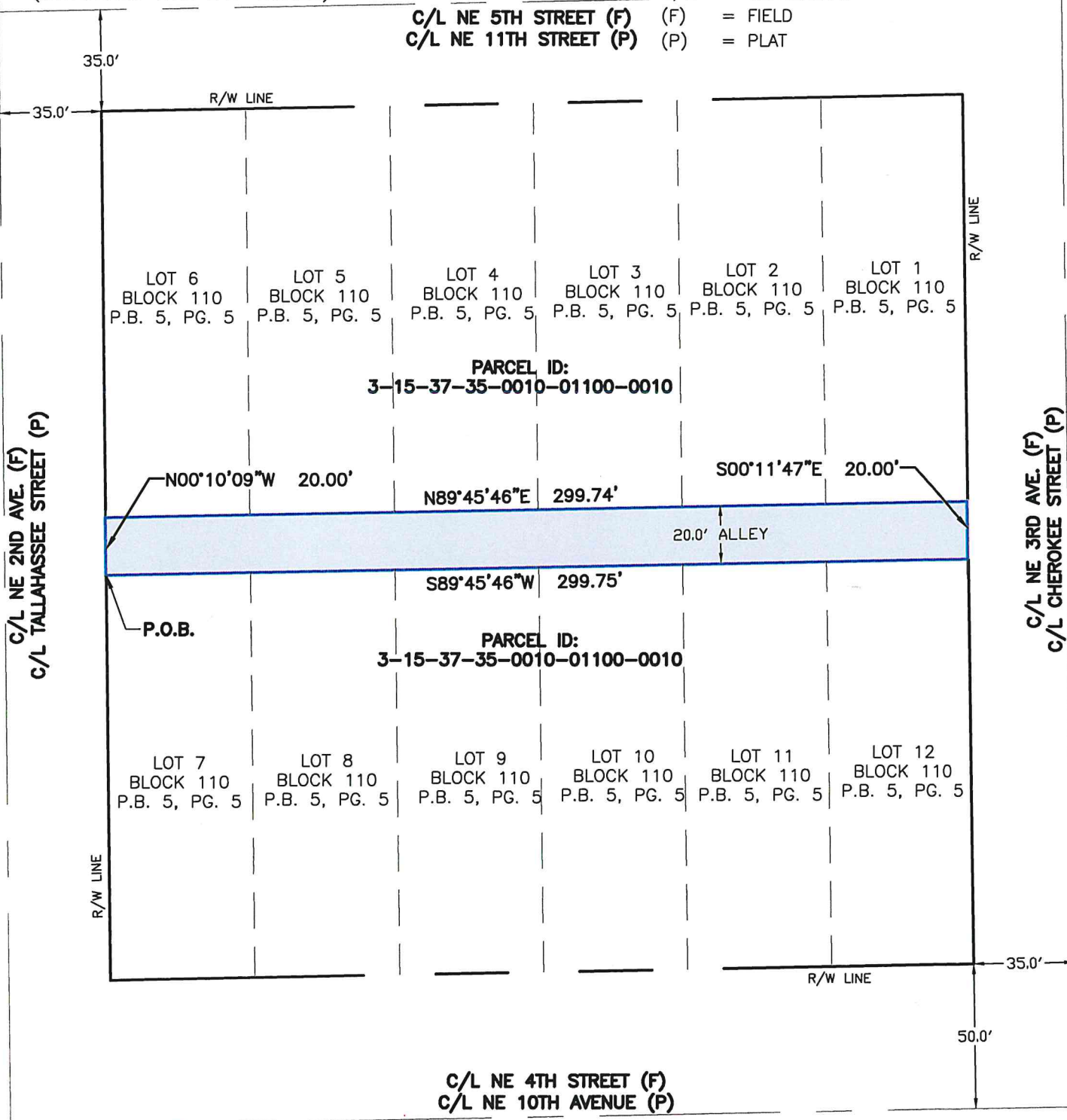
1 INCH = 50 FT.

(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

C/L NE 4TH STREET (F)  
C/L NE 10TH AVENUE (P)

**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 Info: 2/28/2017 \$90,000 V (Q)  
 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	Total	city:\$167,040
		Taxable	other:\$167,040
			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.

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.

**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

CLT/C

**2020 Certified Values**

updated: 4/8/2021

Parcel: << **3-15-37-35-0010-01100-0010 (33778)** >>

Aerial Viewer Pictometry Google Maps

**Owner & Property Info**

Result: 2 of 6

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

\*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.  
\*\*The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Property & Assessment Values**

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 Taxable	county:\$164,430	Total Taxable	county:\$167,040
	city:\$164,430		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*



1375 Jackson Street # 206 Fort Myers, FL 33901

**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 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: June 17, 2021

City Council 1<sup>st</sup> Reading: (tentative) July 6, 2021

City Council 2<sup>nd</sup> Reading and Public Hearing: (tentative) July 20, 2021



**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. 01-002-AC**

<b>Application fee (non-refundable)</b> <b>\$600.00</b>  Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges 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.	Date Fee Paid: 4-14-21	Receipt No: 543954 54396
	TRC Meeting: 5-20-21	Publication Date: Letters Mailed:
	PB/BOA Meeting: 6-17-21	Publication Dates: Letters Mailed: 6-2-21
	City Council 1 <sup>st</sup> Reading: 7-6-21	CMR Letter E-mailed:
	City Council Public Hearing: 7-20-21	Publication Date:

**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.

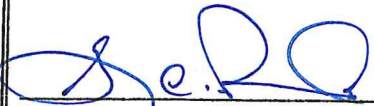
SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA CONTAINING 0.103 ACRES MORE OR LESS.

**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 <span style="float: right;">Fax:</span>

✓	<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.
<del>NR</del>	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>  <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	Shaun C. Penrod Printed Name
	3/31/2021 Date

**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:

<b>1. Proposed vacation is consistent with the Comprehensive Plan:</b>
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.

<b>2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:</b>
The alley is not sole access to any property and a remaining land will not require an easement.

<b>3. Proposed vacation is in the public interest and provides a benefit to the City:</b>
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.


<b>4. Proposed vacation would not jeopardize the location of any utility.</b>
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.

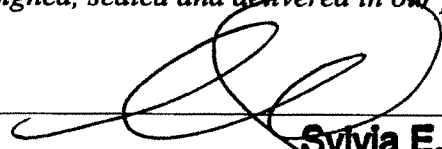
**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

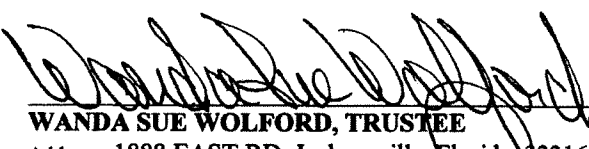
**To Have and to Hold**, the same in fee simple forever.

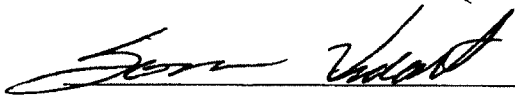
**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the 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:*

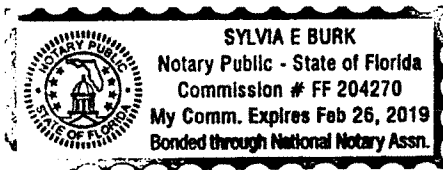
  
\_\_\_\_\_  
Witness Printed Name **Sylvia E. Burk**

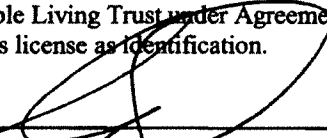
 (Seal)  
\_\_\_\_\_  
**WANDA SUE WOLFORD, TRUSTEE**  
Address: 1888 EAST RD, Jacksonville, Florida 32216

  
\_\_\_\_\_  
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 \_\_\_\_\_

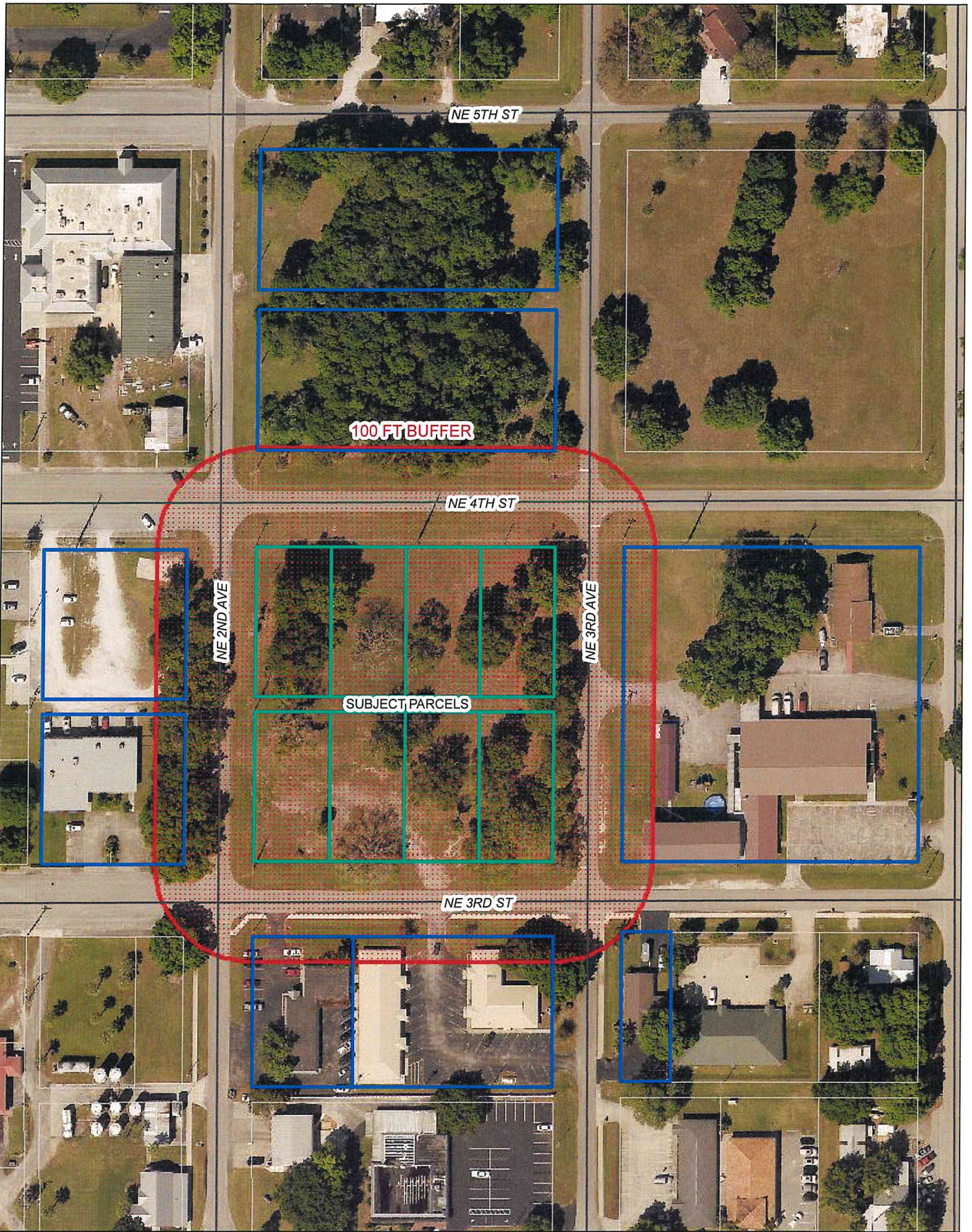
## **Exhibit "A"**

**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**



NE 5TH ST

100 FT BUFFER

NE 4TH ST

NE 2ND AVE

SUBJECT PARCELS

NE 3RD AVE

NE 3RD ST

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



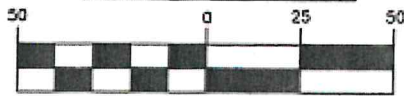
**Penrod Surrounding Owners within 300 Feet**

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**



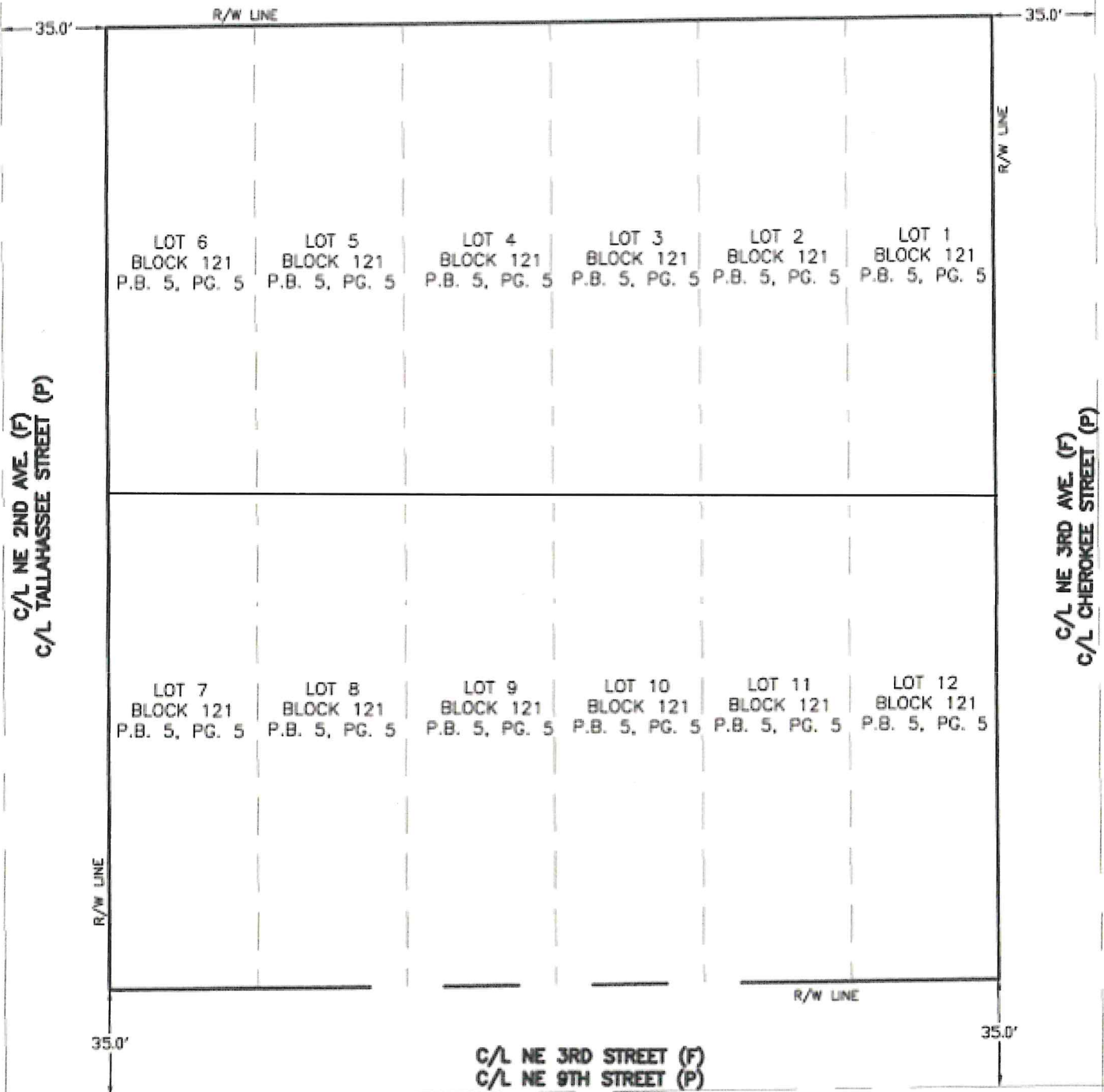
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- O.R.B. = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- 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:**

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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	✱

*Donna Padgett*      *Donna Padgett*      *863-467-3708*      *4-7-21*  
 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	

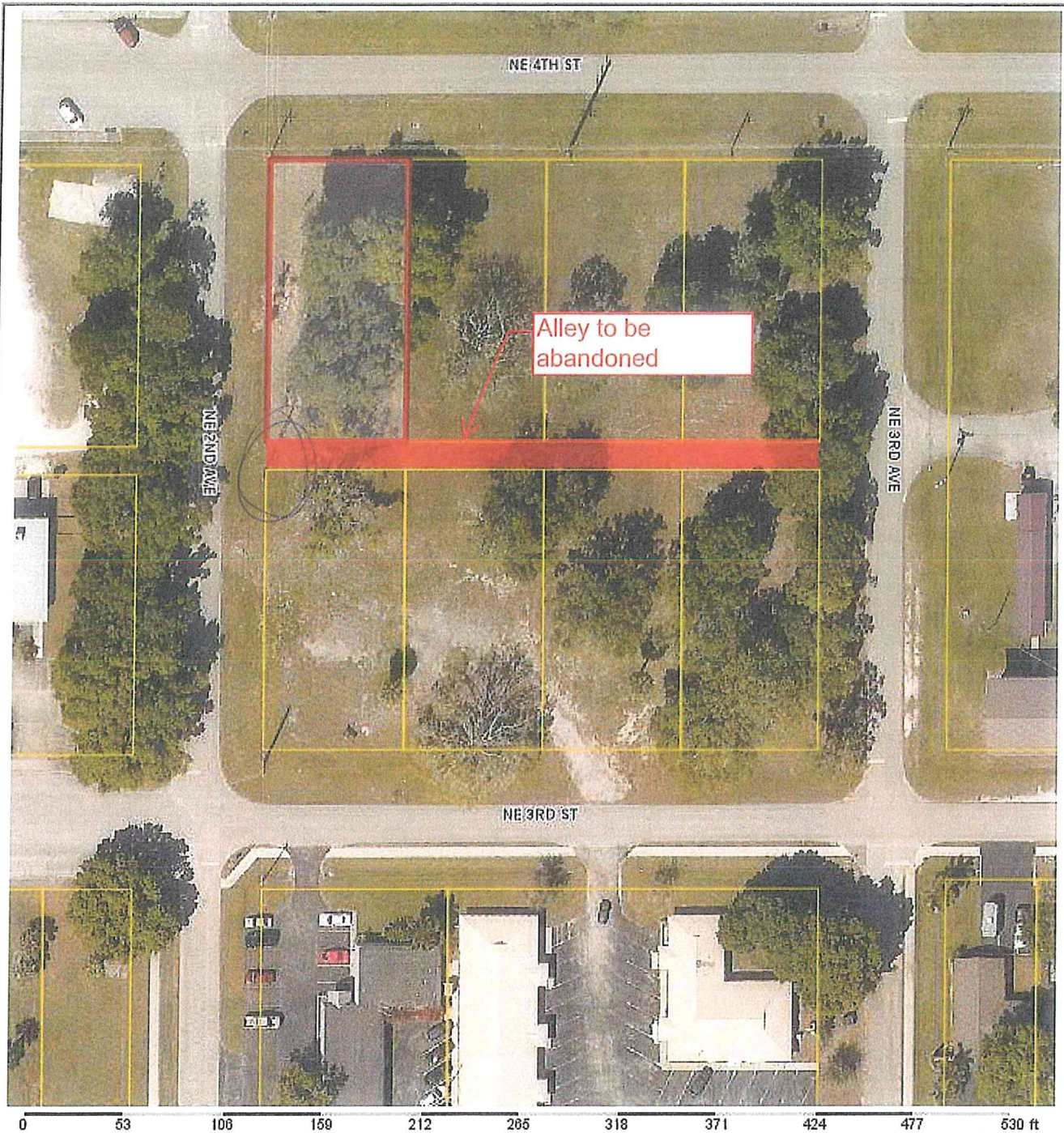
Authorized Signature      Typed Name & Title      Phone No.      Date

**\*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**

**Owner: PENROD DESIREE A**  
 2437 SW 33RD CIR  
 OKEECHOBEE, FL 34974-5723  
**Site: NE 4TH ST, OKEECHOBEE**

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

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

**NOTES:**



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**

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



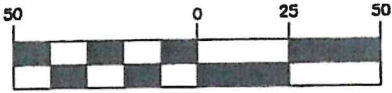
**BSM & ASSOCIATES**  
LAND SURVEYING SERVICES

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**



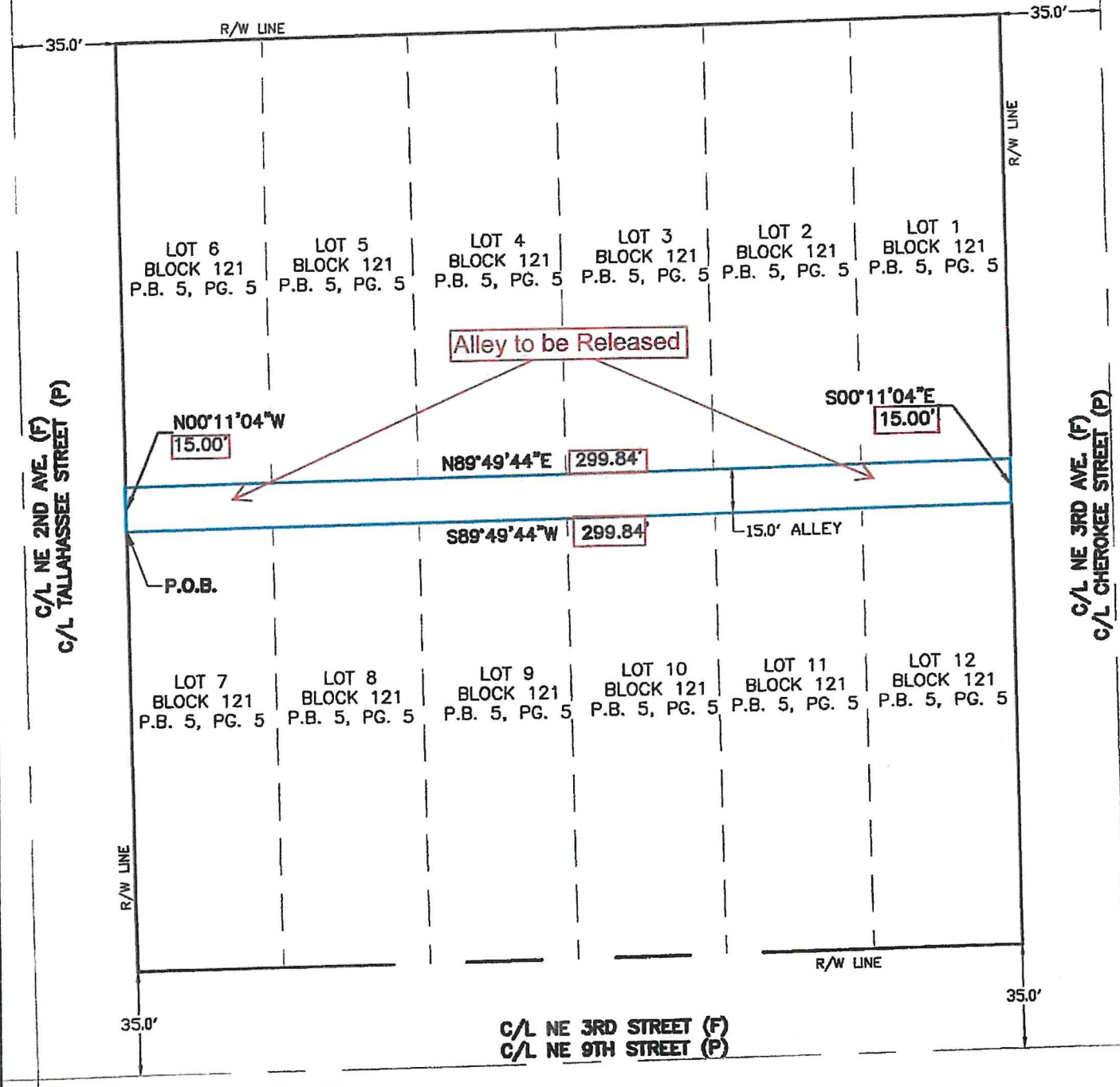
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

**LEGEND:**

- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.B. = PLAT BOOK
- PG. = PAGE
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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 2155

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:**

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<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>			

<i>Rick Johnson</i>	<b>Rick Johnson Construction Coordinator</b>	<b>561-402-4513</b>	<b>3-26-21</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
----------------------	--------------------	-----------	------

**CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION**  
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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	

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	

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**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	

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

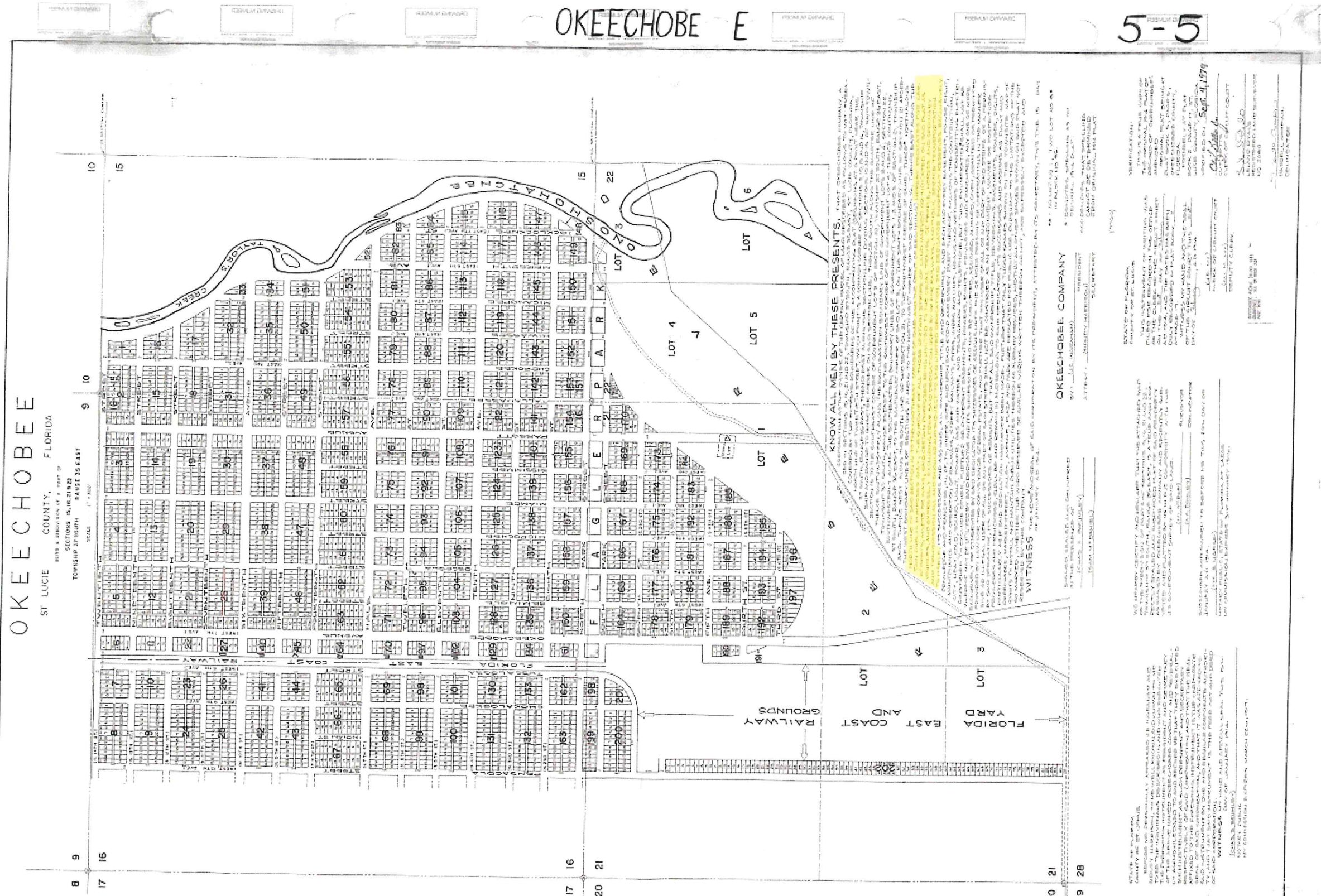
**\*REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

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

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







Order: 6457612  
Doc: 5-5 MAP PLAT



**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

NOTES:

**OWNER:** PENROD SHAUN C  
~~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)

2020 Certified Values			
Mkt Lnd	\$21,360	Appraised	\$21,360
Ag Lnd	\$0	Assessed	\$21,360
Bldg	\$0	Exempt	\$0
XFOB	\$0	county:	\$21,360
Just	\$21,360	city:	\$21,360
		other:	\$21,360
		school:	\$21,360
		Total Taxable	



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.

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:**

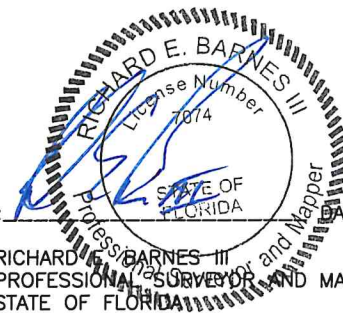
A STRIP OF LAND, 15.00 FEET IN WIDTH, BEING A PORTION OF BLOCK 121 OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA BEING 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: [Signature] DATE: 3/29/21  
 RICHARD E. BARNES III  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 7074  
 STATE OF FLORIDA

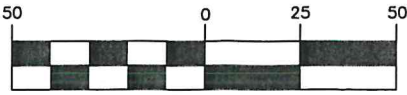


**B.S.M.**  
& ASSOCIATES  
LAND SURVEYING SERVICES  
80 SE 31st Lane, Okeechobee, FL 34974  
ricky.barnes@bsmsurvey.com  
863.484.8324 LB 8155

**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**



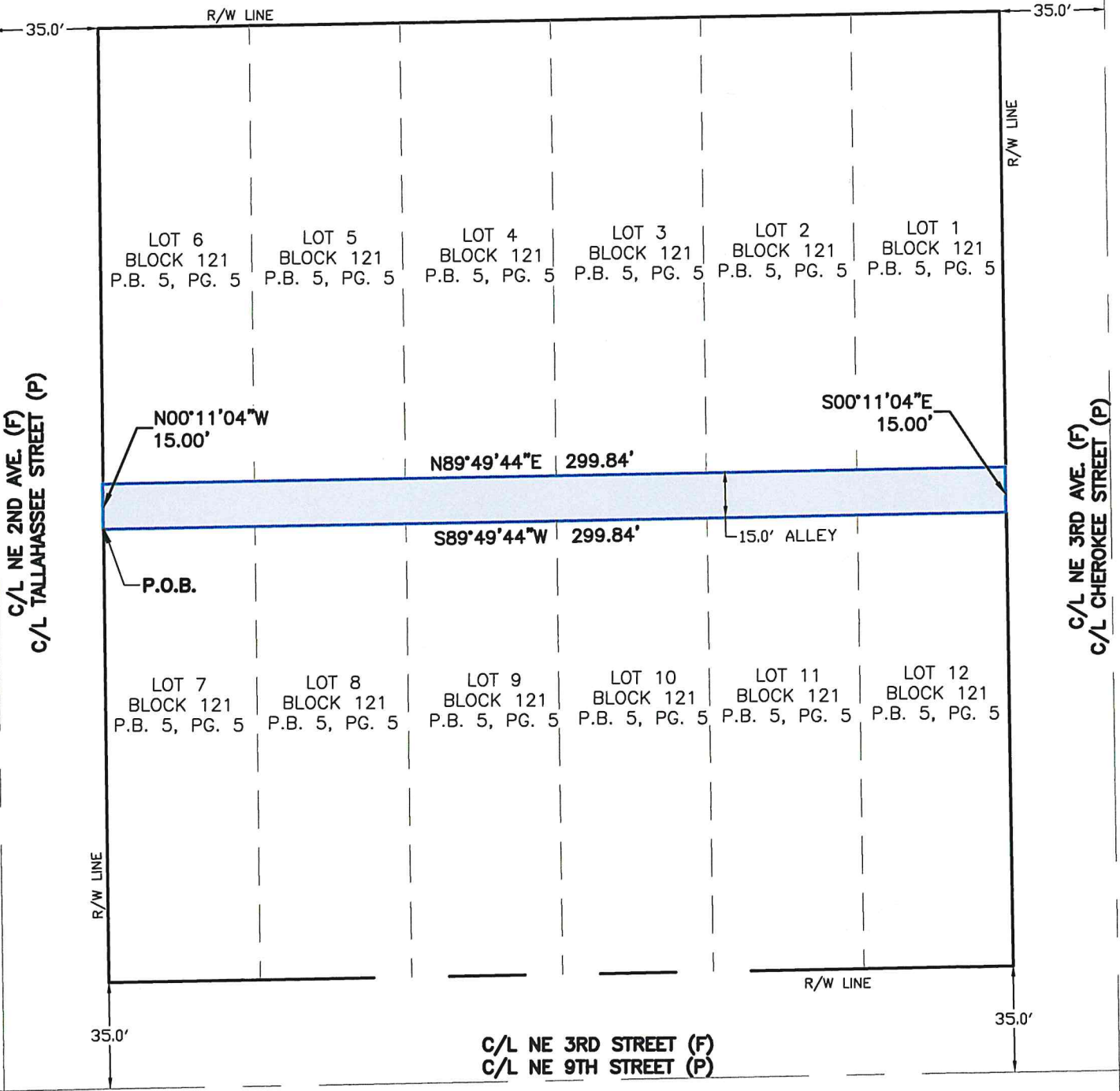
( IN FEET )

1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

**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



**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)  
 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

*RSF/C*

**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

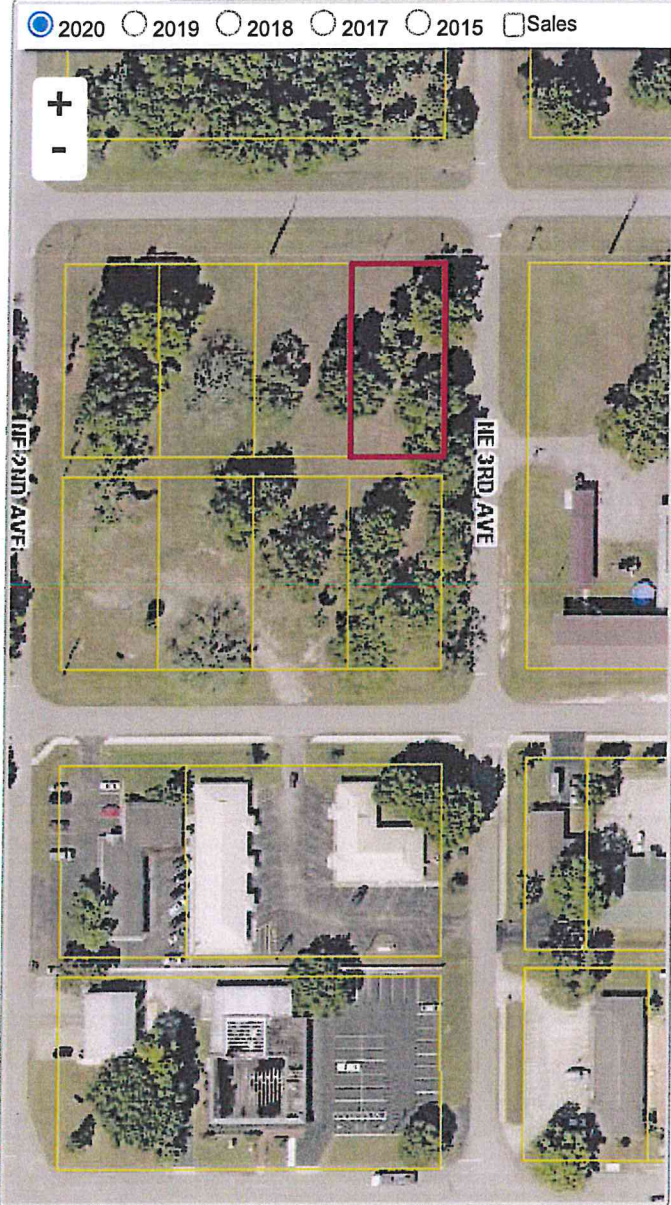
Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District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

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**

NONE						
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RSF/1c

**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

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

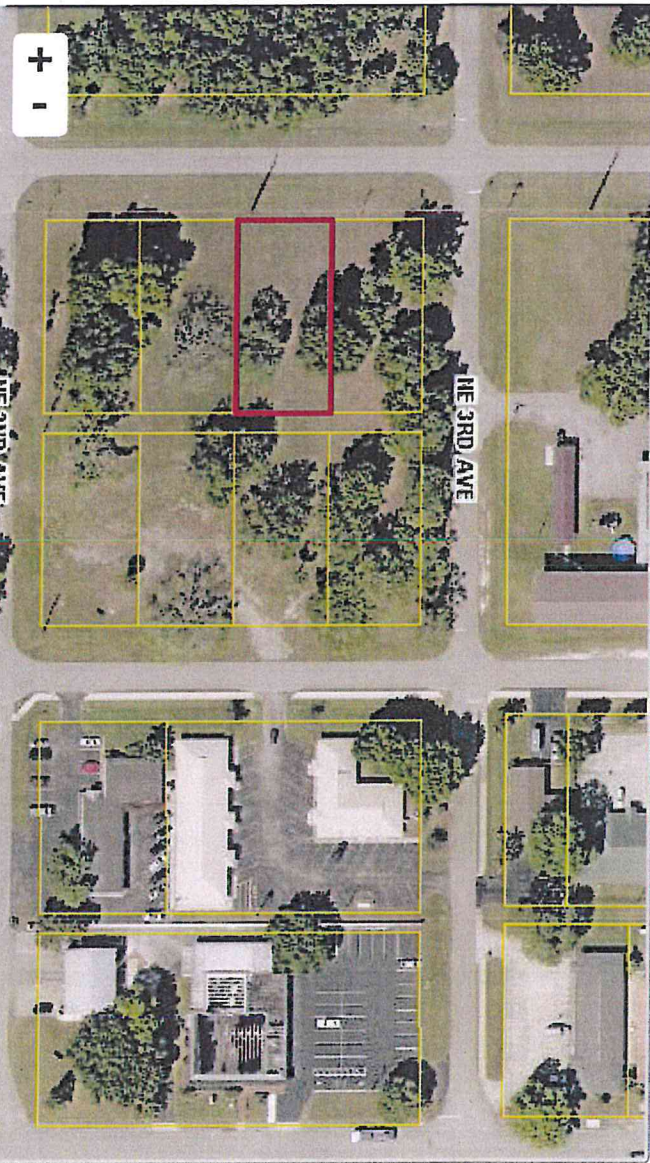
Aerial Viewer Pictometry Google Maps

**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 & Development at 863-763-5548 for zoning info.

2020  2019  2018  2017  2015  Sales



**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**

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# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSFI/C

**2020 Certified Values**

updated: 4/8/2021

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

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

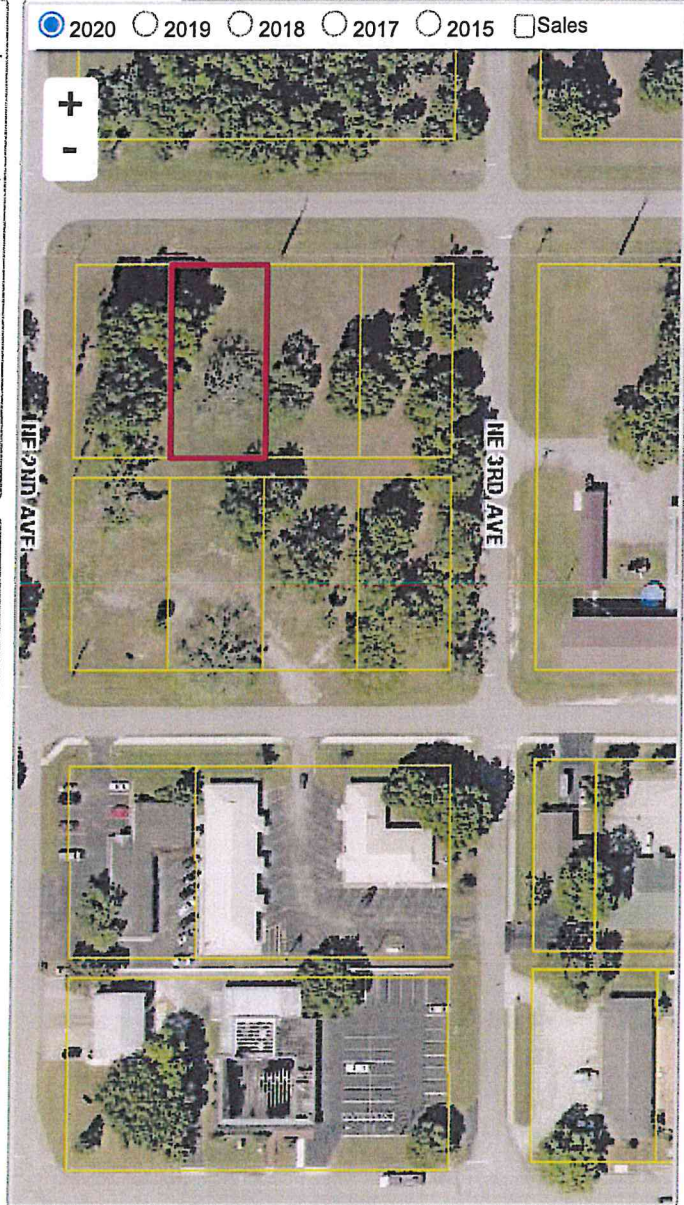
Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District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

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

NONE						
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RSF/C

# 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

\*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.

2020  2019  2018  2017  2015  Sales



## 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

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

NONE						
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RSF1/c

# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

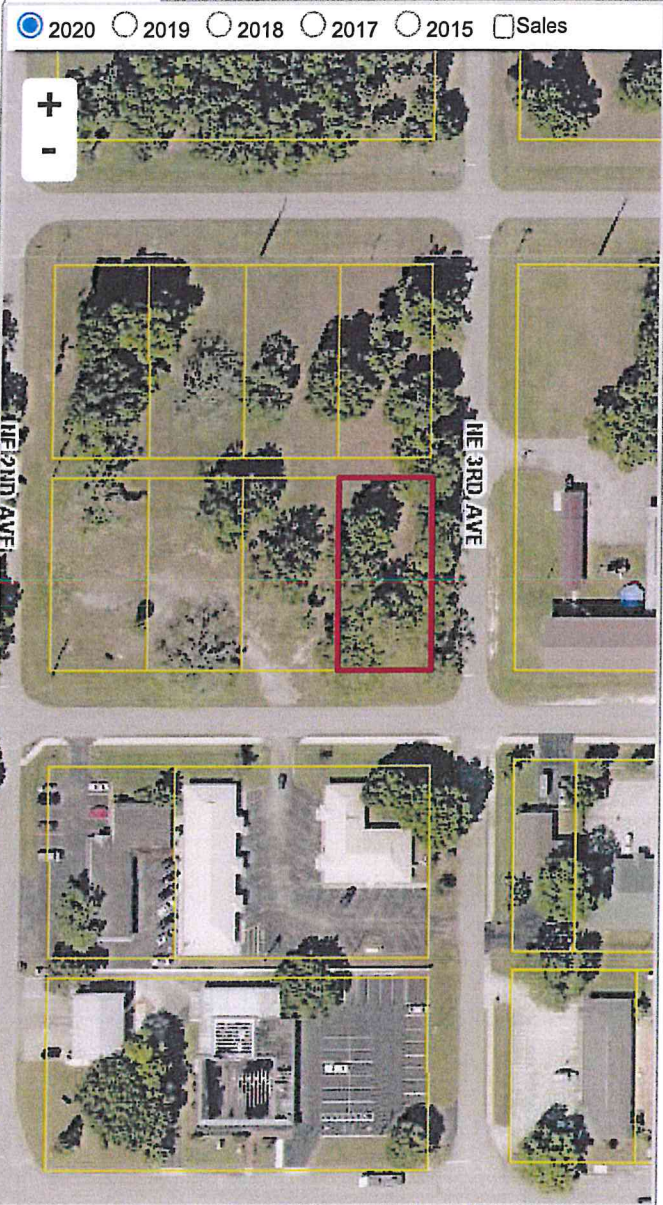
Parcel: << **3-15-37-35-0010-01210-0120 (33821)** >>

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 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

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

## 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

RSFI/c

# Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

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

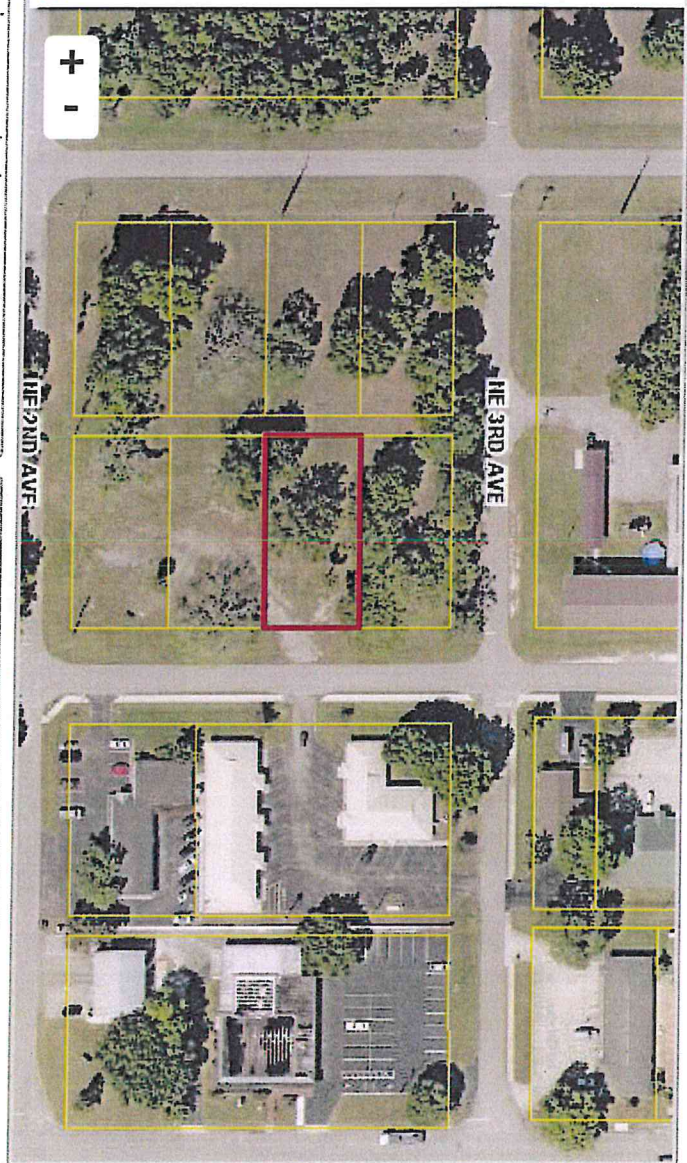
Aerial Viewer Pictometry Google Maps

## 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

\*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.

2020  2019  2018  2017  2015  Sales



## 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

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

## 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

*RSFI/c*

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

Aerial Viewer Pictometry Google Maps

### Owner & Property Info

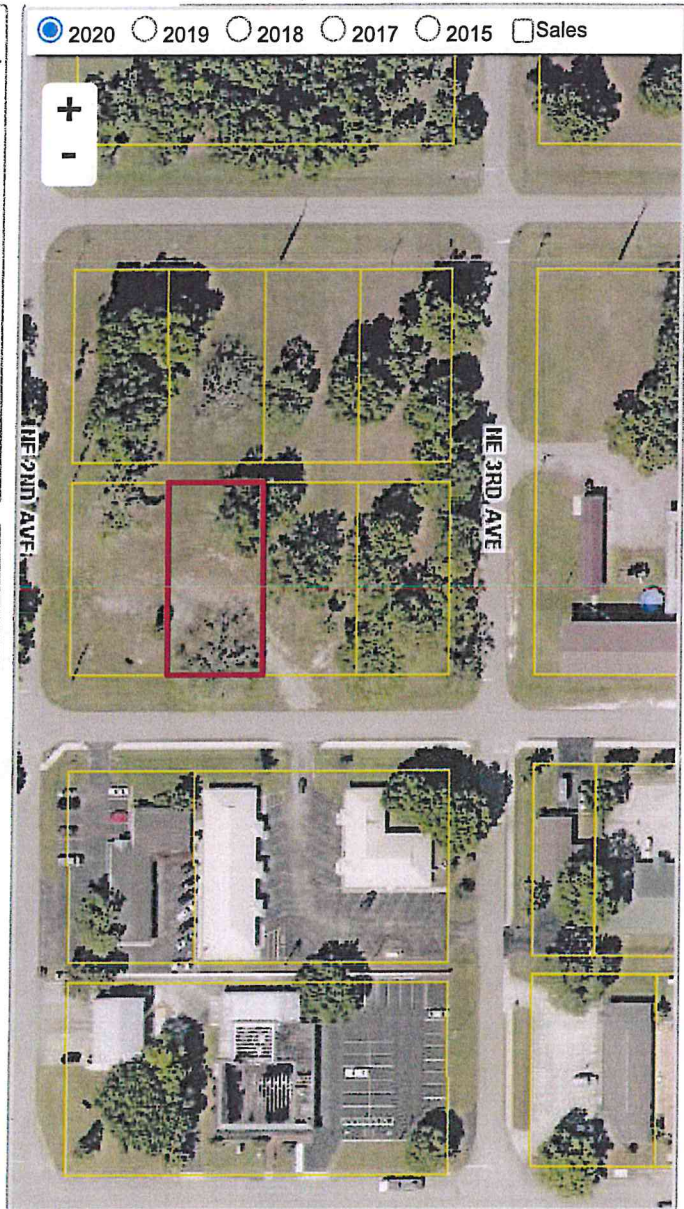
Owner	PENROD SHAUN C PENROD DESIREE A 2437 SW 33RD CIR OKEECHOBEE, FL 34974-5723		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District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

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

### Building Characteristics

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

### Extra Features & Out Buildings (Codes)

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Code	Description	Units	Adjustments	Eff Rate	Land Value
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**Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

**2020 Certified Values**

updated: 4/8/2021

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

Aerial Viewer Pictometry Google Maps

2020  2019  2018  2017  2015  Sales

**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

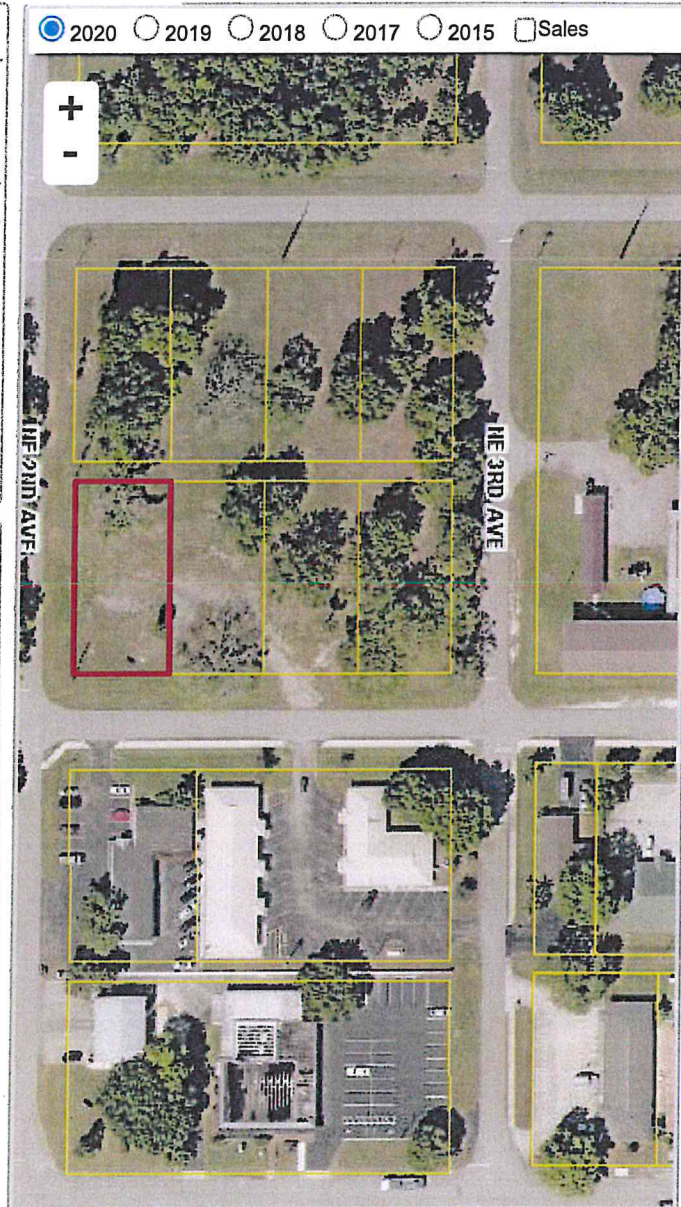
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Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026	Total Taxable	county:\$21,360
	city:\$21,026		city:\$21,360
	other:\$21,026		other:\$21,360
	school:\$21,026		school:\$21,360

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.



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**Building Characteristics**

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
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**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*

**LaRue**  
**planning**

1375 Jackson Street # 206 Fort Myers, FL 33901

## 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 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.





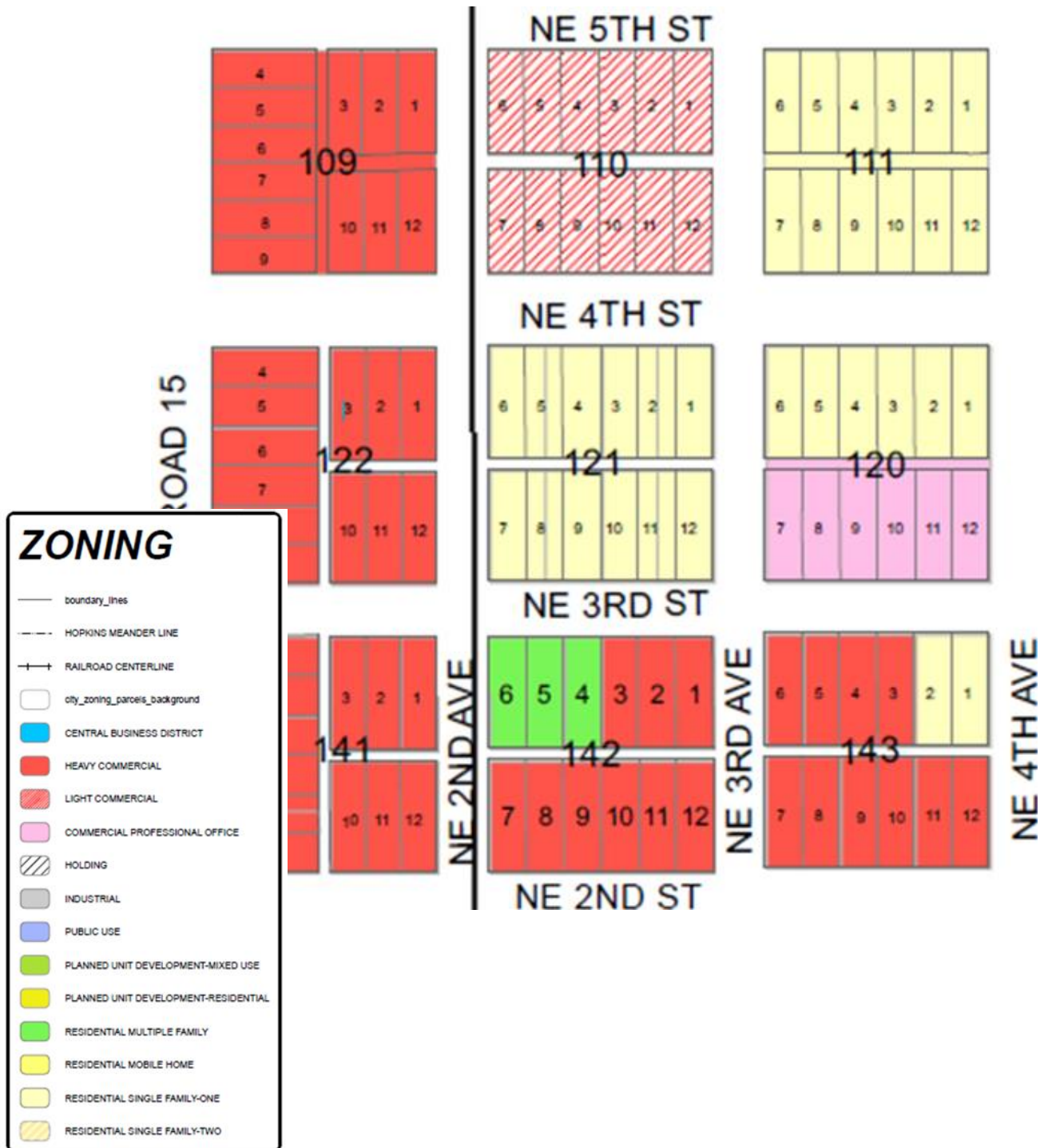
### FUTURE LAND USE

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: June 17, 2021

City Council 1<sup>st</sup> Reading: (tentative) July 6, 2021

City Council 2<sup>nd</sup> Reading and Public Hearing: (tentative) July 20, 2021