ORDINANCE NO. <u>1242</u>

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY ONE AND LIGHT COMMERCIAL TO HEAVY COMMERCIAL (PETITION NO. 21-005-R); AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

- **WHEREAS**, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and
- WHEREAS, the City of Okeechobee has initiated Zoning District Boundary Change Petition No. 21-005-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land consisting of approximately 3.995 acres from Residential Single Family-One (RSF-1) and Light Commercial (CLT) to Heavy Commercial (CHV); and
- WHEREAS, said Petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such Petition is consistent with the Comprehensive Plan; and
- WHEREAS, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on September 16, 2021, determined that such Petition is consistent with the Comprehensive Plan; and
- WHEREAS, the City Council agreed with the recommendation of the Planning Board and hereby finds such rezoning Petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.
- **NOW, THEREFORE**, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 3.995 acres, as the subject property, located in the City of Okeechobee, to-wit:

LOTS 1 TO 12, INCLUSIVELY OF BLOCK 121, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; and

LOTS 1 TO 12, INCLUSIVELY OF BLOCK 110, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SECTION 2: ZONING MAP AMENDMENT.

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 for said Block 121 and CLT for said Block 110 to CHV.

SECTION 3: CONFLICT.

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

SECTION 4: SEVERABILITY.

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

<u>SECTION 5</u>: **EFFECTIVE DATE.** This Ordinance shall become effective immediately after its adoption at the second and final City Council public hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this 26th day of October 2021.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this 16th day of November 2021.

ATTEST:

Dowling R. Watford, Jr., Mayor

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney

VIII. NEW BUSINESS CONTINUED

- A. Continued. Motion and second by Council Members Jarriel and Chandler to set November 16, 2021, as the final public hearing, and approve the first reading of proposed Ordinance No. 1241. Council Member Clark noted for the record she has a conflict of interest and will be abstaining from voting on this motion as she is the applicant and property owner for the Petition. A concurrent request to change the FLU to C was adopted under Public Hearing item V. A., Application No. 21-006-SSA. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is to continue the existing commercial rental space. The only public comment was from Mr. Dobbs of 209 NE 2nd Street, who was in attendance on behalf of the applicant. Motion Carried[•].
- B. Motion by Council Member Keefe to read by title only, proposed Ordinance No. 1242 regarding Petition No. 21-005-R, rezoning Block 121, from Residential Single Family-One (RSF-1) and Block 110, from Light Commercial (CLT) to CHV, all being in the CITY OF OKEECHOBEE, PB 5/PG 5, [Okeechobee County public records and located between NE 2nd and 3rd Avenues and NE 3rd to 5th Streets, City Initiated, property owner is Glenwood Park, LLC, as presented in Exhibit 7]; seconded by Council Member Jarriel. Motion Carried Unanimously.

Attorney Fumero read proposed Ordinance No. 1242 by title only as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM RSF-1 AND CLT TO CHV, PETITION NO. 21-005-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion and second by Council Members Chandler and Keefe to set November 16, 2021, as the final public hearing, and approve the first reading of proposed Ordinance No. 1242. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is a commercial development on the vacant property. The only public comment was from Mr. Dobbs of 209 NE 2nd Street who stated he was in favor of the petition. Mayor Watford disclosed for the record that he discussed this issue with Mr. Dobbs prior to the meeting, additionally he stated did not support approving this Petition. **Motion Carried**. [Note: Abandonment of Right-of-Way Petitions No. 21-001-AC and 21-002-AC are pending for these blocks.]

C. Motion by Council Member Jarriel to read by title only, proposed Ordinance No. 1243 regarding Application No. 21-003-TA amending the Land Development Regulations (LDR's) Sections 86-2, 86-3, 86-4, 86-71, 86-90 and 86-91, adding Article V and Section 86-91, amending Form 18 in Appendix A, and adding an application fee to Appendix C all related to Subdivisions, splitting, and joining platted lots [as presented in Exhibit 8]; seconded by Council Member Clark. Motion Carried Unanimously.

Attorney Fumero read proposed Ordinance No. 1243 by title only as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING CHAPTER 86 OF THE LDR'S OF THE CITY OF OKEECHOBEE; AMENDING SECTION 86-2, CLARIFYING THE CITY'S AUTHORITY TO REGULATE THE DIVISION AND JOINING OF LAND IN THE CITY; AMENDING SECTION 86-3, CLARIFYING THE APPLICABILITY OF THE CHAPTER TO INCLUDE JOINING LAND; AMENDING SECTION 86-4, ADDING A DEFINITION FOR LOT, ADDING A DEFINITION FOR PARCEL, ADDING A DEFINITION FOR PLATTED PARCEL SPLIT, DELETING THE DEFINITION FOR PLOT; AMENDING THE TITLE OF ARTICLE II FROM PLANS AND PLATS TO PLATTING; CHANGING DIVISION 3-SIMPLE LOT SPLIT/DE MINIMIS SUBDIVISIONS TO ARTICLE III-DE MINIMIS SUBDIVISIONS; AMENDING SECTION 86-90, CLARIFYING THAT STRUCTURE SETBACKS SHALL BE INCLUDED ON SURVEYS, PROHIBITING CREATIONS OF PARCELS WITH SPLIT FLU DESIGNATIONS, **REQUIRING CONSIDERATION OF UTILITY LINES AND WASTEWATER TREATMENT SYSTEMS; CHANGING** DIVISION 4-PROCEDURES FOR APPLICATION SUBMISSION AND APPROVAL OF JOINDER OF LOTS TO ARTICLE IV-JOINDERS: AMENDING SECTION 86-91 TO PROHIBIT JOINING PARCELS WITH DIFFERENT FLU DESIGNATIONS; CREATING NEW ARTICLE V-PLATTED PARCEL SPLITS, PROVIDING PROCEDURES AND STANDARDS FOR DIVIDING EXISTING PLATTED PARCELS; RENUMBERING EXISTING ARTICLES III, IV, AND V; AMENDING APPENDIX A OF THE LDR'S OF THE CITY OF OKEECHOBEE, AMENDING FORM 18, PROVIDING PLATTED PARCEL SPLIT APPLICATION STANDARDS AND PROCEDURES; AMENDING APPENDIX C OF THE LDR'S OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR PLATTED PARCEL SPLITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion and second by Council Members Clark and Jarriel to set November 16, 2021, as the final public hearing and approve the first reading of proposed Ordinance No. 1243. **Motion Carried Unanimously**.

D. Motion by Council Member Jarriel to approve an invoice in the amount of \$1,648.34 submitted by the Okeechobee Board of County Commissioners for participation in the Okeechobee Utility Authority (OUA) Working Group regarding the OUA Interlocal Agreement [as presented in Exhibit 9]; seconded by Council Member Clark. Motion Carried Unanimously.

V. QUASI-JUDICIAL PUBLIC HEARING ITEMS CONTINUED

E.

- Rezoning Petition No. 21-005-R, from Residential Single Family-One to Heavy Commercial (CHV) on 2.07± acres located in the 200 block of Northeast 3rd Street and from Light Commercial to CHV on 1.93± acres located in the 300 block of Northeast 4th Street Lots 1 to 12, of Blocks 121 and 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County. The City is initiating the changes to make the property's zoning designation consistent with the FLUM designation of Commercial and to allow for development options within the CHV district.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Mr. Frank Mitchell Stephens, 17705 Middlebrook Way, Boca Raton, Florida, Mrs. Monica Clark, 804 North Parrott Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
 - 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
 - 3. Board Member Brass inquired as to why the City was initiating this request. Planner Smith explained the previous requests to rezone to Residential Multiple Family (21-002-R and 21-003-R) were denied by the City Council on July 15, 2021. Given the FLUM is currently Commercial, this rezoning request to CHV would bring the parcels into conformance and consistency with the Comprehensive Plan. Mr. Stephens explained he originally proposed to build townhomes. He is not sure about what the proposed use would be right now as he is waiting to see whether the request to rezone will be approved. Board Member Jonassaint inquired about what the City can do in the future to avoid this type of situation for property owners so one would not have to go through the request process and be charged an application fee more than one time. Board Member Baughman commented he understands about not giving up commercial property although, in regards to the previous request for a multifamily use of apartments, he thinks of this more as a commercial type of business.
 - 4. Mrs. Monica Clark commented possibly a workshop between the City Council and the Planning Board may be a good idea on this topic.
 - 5. There were no Ex-Parte disclosures offered.
 - 6. Motion by Board Member Baughman, seconded by Board Member Jonassaint to recommend to the City Council approval of Rezoning Petition No. 21-005-R as presented in [Exhibit 5, which includes the findings as required for granting petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for approval]. Motion Carried Unanimously. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AND CALLED FOR A RECESS AT 7:54 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 8:00 P.M.

Α. City Planning Consultant Smith reviewed the Staff Report regarding potential text amendments to the City's Planned Unit Development (PUD) Regulations within Division 12, 13, and 14 of Article III, Chapter 90. As briefly mentioned at the July 15, 2021, Planning Board Meeting, he explained it would be positive for the city to bring forth a new PUD section which would allow some flexibility and bring forth some new projects. He included some regulations from Naples, Hillsborough County, Sarasota County, Bradenton, Collier County, Fort Myers, and Homestead for inspiration. In general, PUD's are development projects that a county or municipality considers comprehensively at one time, usually through a planned development zoning process. They should contain a site plan for the entire development and any specifications/regulations under which the project will be built. They typically allow for deviations from the standard code requirements, often allowing for a mix of uses. In the case of residential planned developments, clustering of density is often allowed such that lot sizes may be smaller than typically permitted as long as the total density of the subject does not exceed the maximum density.

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Staff Report Rezoning Request

Prepared for:	The City of Okeechobee
Applicant:	The City of Okeechobee
Address:	All Parcels in Blocks 110 and 121 between NE 2nd Ave and NE 3rd Ave and between NE 3rd St and NE 5th St
Petition No.:	21-005-R
Request:	Residential Single Family One and Light Commercial to Heavy Commercial



General Information

Owner	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496	
Site Address	All parcels in Block 110 and Block 121 Between NE 2 nd Ave and 3 rd Ave and Between NE 3 rd Street and 5 th Street	
Parcel Identification	3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, 3-15-37-35-0010-01100-0010	
Contact Person	Steven L Dobbs, Consultant	
Contact Phone Number	863.634.0194	
Contact Email Address	mitchstephens@gmail.com	

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

Request

The matter before the Local Planning Agency and City Council is an application to rezone 3.995 acres of land located on two blocks between NE 2nd Avenue and 3rd Avenue and between NE 3rd Street and 5th Street. Block 110 is currently zoned Light Commercial, and Block 121 is currently zoned Residential Single Family One.

At their August 3, 2021 meeting, the City of Okeechobee Council directed staff to prepare a cityinitiated rezoning of these blocks to Heavy Commercial. This change is consistent with the current Future Land Use Map designation of both blocks, which is Commercial. Both blocks were the subject of recent rezoning and future land use map amendment requests which were denied by the City:

- 21-002-SSA: Application to change the future land use of Block 110 from Commercial to Multifamily Residential.
- 21-003-SSA: Application to change the future land use of Block 121 from Commercial to Multifamily Residential.
- 21-002-R: Application to change the zoning of Block 110 from CLT to RMF
- 21-003-R: Application to change the zoning of Block 121 from RFS1 to RMF

Future Land Use, Zoning and Existing Use

	Existing Proposed	
Future Land Use	Commercial	Commercial
Zoning	Residential Single Family One/ Light Commercial	Heavy Commercial
Use of Property	Vacant	Development and uses consistent with CHV district.
Acreage	3.995 Acres	3.995 Acres

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

	Future Land Use	Multi-Family Residential
North	Zoning	RMF Residential Multiple Family
	Existing Use	Duplexes
	Future Land Use	Single Family Residential and Commercial
		RSF1 Residential Single Family One and CPO Commercial Professional Office
	Existing Use	House of Worship and vacant
	Future Land Use	Commercial and Multi-Family Residential
South	Zoning	CHV Heavy Commercial and RMF Residential Multiple Family
	Existing Use	Offices
	Future Land Use	Commercial
West Zoning CHV Heavy Commercial		CHV Heavy Commercial
	Existing Use	House of Worship and Funeral Home

Analysis

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

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

<u>Owner Response</u>: "The proposed request in not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated."

<u>Staff Comment</u>: We agree that rezoning both blocks to Heavy Commercial is consistent with their Commercial future land use designations.

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

<u>Owner Response</u>: "The proposed development of these parcels to Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations."

<u>Staff Comment</u>: The City is not directing that the Owner develop a certain use on the subject property other than it be consistent with the Heavy Commercial zoning district.

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

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

<u>Staff Comment</u>: Development of additional commercial uses at this location, which is in close proximity to both US-441 and SR-70 should have a positive affect on the City's tax base and the public interest.

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

<u>Owner Response</u>: "The proposed use is appropriate for the location and will keep the parcels commercial as mandated by the City Council."

<u>Staff Comment</u>: Most of the uses which are listed as permitted in the CHV district are appropriate for the location, should be reasonably compatible with adjacent land uses, and fit the pattern of commercial uses being located in close proximity to the commercial corridors.

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

<u>Owner Response</u>: "The proposed use should positively impact property values, living conditions and be an improvement to the adjacent property, and development of previously undeveloped land."

<u>Staff Comment</u>: Development of this property, which is currently vacant, should positively affect property values and should not deter improvement of development of adjacent property. Living conditions at the few nearby residences should not be affected by commercial infill in this area which is already predominantly commercial.

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact

of any nuisance or hazard to the neighborhood.

<u>Owner Response</u>: "The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the South by NE 3rd Street, to the East by NE 3rd Avenue, to the North by NE 5th Street, and to the West by NE 2nd Avenue ROW."

<u>Staff Comment</u>: Any future development must be performed in compliance with the City's landscape buffer requirements. Sensitivity to adjacent uses will be considered at time of site plan approval.

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

<u>Owner Response</u>: "The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is in keeping with commercial corridor theme."

<u>Staff Comment</u>: There are no residential uses allowed by right in the CHV district. Residential density can only be permitted by special exception. If the owner were to, at some point in the future, petition the City for a special exception for one of the listed special exception uses such as an assisted living facility, the potential for overburdening of facilities would be evaluated by the Board of Adjustment as part of that request.

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

<u>Owner Response</u>: "The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4th Street to Taylor Creek. This project will not adversely affect public safety."

<u>Staff Comment:</u> Impacts to the roadways, stormwater management and public safety features of any potential development will be addressed at time of site plan review.

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

<u>Owner Response</u>: "The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: No comment.

Recommendation

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

Submitted by:

2

Ben Smith, AICP Sr. Planner September 7, 2021

Planning Board Public Hearing: September 16, 2021 City Council Public Hearing: (tentative) October 19, 2021 and November 16, 2021

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



FUTURE LAND USE SUBJECT SITE AND ENVIRONS





ZONING SUBJECT SITE AND ENVIRONS





AERIAL SUBJECT SITE AND ENVIRONS



	y of Okeechobee	Date: 8-3-21	Petition No. 21-005-R	
General Services Department 55 S.E. 3 rd Avenue, Room 101		Fee Paid:	Jurisdiction: PB+CC	
	eechobee, Florida 34974-2903	1 st Hearing: Q-16-21	2 nd Hearing: 10-19-21 & 11-16-21	
Phone: (863) 763-3372, ext. 9820		Publication Dates:		
Fax	:: (863) 763-1686	Notices Mailed:	9-1-21	
	Rez	one, Special Exception a APPLICANT INFORMA		
1	Name of property owner(s): Glenw	ood Park, LLC		
2	Owner mailing address: 17705 Mid	dlebrook Way, Boca Raton, FL	33496	
3	Name of applicant(s) if other than	owner		
4	Applicant mailing address:			
	E-mail address: mitchstephens@gma	il.com		
5	Name of contact person (state rela	ationship): Steven L. Dobbs - (Consutant	
6	Contact person daytime phone(s):	863-634-0194		
		PROPERTY INFORMA	TION	
	Property address/directions to pro From SR 70 and 441, head north on 441.		roject will be the two blocks on the left after NE	
7	2nd Avenue.			
8	Describe current use of property:			
ð	Vacant			
	Describe improvements on proper Vacant	ty (number/type buildings, o	welling units, occupied or vacant, etc.	
9	Vacant			
	Source of potable water: OUA Method of sewage disposal: OUA			
10				
	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe:			
	No			
11				
12	Is a pending sale of the property s	ubject to this application be	ing granted? No	
	Describe uses on adjoining property to the North:			
13	North: Single Family residential East: House of Worshin, vacant			
	South: Commercial	West: Con	nmercial	
14	Existing zoning:RSF1/Light Commerce	ial Future Land Use classif	cation: Commercial	
	Have there been any prior recent	a enobial execution varian	eo, or sito plan approvals on the	
15	property? () No (A) Yes. If yes provide date, petition number and nature of approval.			
	July 6, 2021 - 21-003-R RSF1 to RMF an	d 21-002-R CLT to RMF	senied by city council	
16	Request is for: (X_) Rezone ()) Special Exception (_) Variance	
17	Parcel Identification Number: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040,			
	3-15-37-35-0010-01210-0030, 3-15-37-3 3-15-37-35-0010-01210-0090, 3-15-37-35			

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	REQUIRED ATTACHMENTS
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
20	Last recorded warranty deed: May 27, 2021 & July 20, 2021
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number
	b. Legal description of property pertaining to the application
	c. Computation of total acreage to nearest tenth of an acre
	d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature

Printed Name

Date

Frank mitchell stephens

Mitch Stephens

Date

8/1/2021

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

	ADDITIONAL INFORMATION REQUIRED FOR A REZONING
A	Current zoning classification: Light Commercial and Residential Single Family-Dov
в	Describe the desired permitted use and intended nature of activities and development of the property? The client is proposing to construct one of the permitted uses under the Heavy Commercial Zoning
С	Is a Special Exception necessary for your intended use? (X) No () Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? (X) No () Yes If yes, briefly describe:
Е	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

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

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

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

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

- 6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood
- 7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services
- 8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
- 9. The proposed use has not been inordinately burdened by unnecessary restrictions.

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

Glenwood Park

Responses to Standards for Considering Changes in Zoning

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

The proposed request in not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated.

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

The proposed development of these parcels to Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

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

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

The proposed use is appropriate for the location and will keep the parcels commercial as mandated by the City Council.

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the South by NE 3^{rd} Street, to the East by NE 3^{rd} Avenue, to the North by NE 5^{th} Street, and to the West by NE 2^{nd} Avenue ROW.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts will be accounted for within the existing available amenities and is in keeping with the commercial corridor theme.

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

The proposed use will not impact traffic congestion as existing streets provide adequate capacity for the additional traffic. There are City ditches surrounding the property, but the best location to drain is in the southeast portion of the site, which flow down NE 4th Street to Taylor Creek. This project will not adversely affect public safety.

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

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

Glenwood Park

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

Glenwood Park LLC owns all the parcels in Block 110 and Block 121. The parcels total 3.995 acres of land between NE 2nd Avenue and 3rd Avenue and between NE 3rd Street and 5th Street. The Owner of Glenwood Park, Mr. Stephens, is proposing a change of zoning on the subject property. The parcels are currently located in the City of Okeechobee with a current zoning of Residential Single Family One/Light Commercial.

This property is located in Section 15, Township 37S, and Range 35E, with the property's parcel IDs 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120 and 3-15-37-35-0010-01100-0010.

The primary intent of rezoning this parcel is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office zoned lands.

This application requests the City grant a change in zoning on this parcel from the existing Residential Single Family One/Light Commercial to Heavy Commercial. The property can be accessed off any of the streets listed above.

Mr. Stephens requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of this parcel of land to Heavy Commercial.

Detail by Entity Name

Florida Limited Liability Company GLENWOOD PARK, LLC

Filing Information

Document Number	L21000242266
FEI/EIN Number	NONE

Date Filed 05/24/2021

State FL

Status ACTIVE

Principal Address

17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

Mailing Address

17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

Registered Agent Name & Address

STEPHENS, FRANK M 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

Authorized Person(s) Detail

Name & Address

Title MGR

STEPHENS, FRANK M 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

Title MGR

2021 QUALIFIED FUND, LLC 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

Annual Reports

No Annual Reports Filed

Document Images

05/24/2021 -- Florida Limited Liability View image in PDF format

Florida Department of State, Division of Corporations



Official Records File#2021006747 Page(s):3 Jerald D Bryant, Clerk of the Circuit Court & Comptroller Okeechobee, FL Recorded 5/28/2021 4:17 PM Fees: RECORDING \$27.00 D DOCTAX PD \$1,190.00

Parcel ID Number: 3-15-37-35-0010-01210-0060

Prepared by and return to: COLTEN ENDICOTT Okee-Tantie Title Company, Inc. 105 NW 6th Street Okeechobee, Florida 34972 FILE NO. 38827

Warranty Deed

This Indenture, Executed this May 227, 2021 A.D. Between

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

whose address is 210 NE 3RD AVE, Okeechobee, Florida 34972, hereinafter called the grantor, to

GLENWOOD PARK, LLC., A FLORIDA LIMITED LIABILITY COMPANY,

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, 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: 3-15-37-35-0010-01210-0060

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, 2020.

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:

FROLCOTS Witness P ted Name Witness Printed Name

Sc. Q	Q	(Seal)
SHAUN C. PENROD		

Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

C (Seal) DESIREE A. PENROD

Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida County of Okeechobee

The foregoing instrument was acknowledged before me by means of Physical presence or [] online notarization, this May 27, 2021, by SHAUN C. PENROD and DESIREE A. PENROD, HUSBAND and WIFE, who produced a drivers license as identification.

How	•
Notary Public Print Name:	Jan KAND11075
My Commission Expires	SPRIG 5-2024

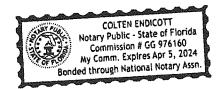


Exhibit "A"

LOTS 1 TO 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA(da/ '04/21)

File Number: 38827 Legal Description with Non Homestead Closer's Choice -



Official Records File#2021006946 Page(s):2 Jerald D Bryant, Clerk of the Circuit Court & Comptroller Okeechobee, FL Recorded 6/4/2021 8:34 AM Fees: RECORDING \$18.50 D DOCTAX PD \$1,120.00

Prepared by and return to: Patricia A. Ragon

Clear Title & Legal Services 202 NW 5th Street Okeechobee, FL 34972 863-824-6776 File Number: 3926-21

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 28th day of May, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum 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 THROUGH 12, INCLUSIVE, OF THE TOWN OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 ALD ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDED OF OKEECHOBEE COUNTY, FLORIDA.

Parcel Identification Number: 3-15-37-35-0010-01100-0010

Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2020**.

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:

Witness Name: лU

Witness Name: Tina Can Ibell

JKST HOLDINGS, LLC, Florida Limited Liability Company

Bý Koguk Authorized Agent Tobl

State of Florida

County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 31st day of March, 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

um

Notary Public

Printed Name:

Patricia A. Ragon



My Commission Expires:



Official Records File#2021009291 Page(s):2 Jerald D Bryant, Clerk of the Circuit Court & Comptroller Okcechobee, FL Recorded 7/23/2021 8:42 AM Fees: RECORDING \$18.50 D DOCTAX PD \$0,70

Prepared by and return to: Patricia A. Ragon

Clear Title & Legal Services 202 NW 5th Street Okeechobee, FL 34972 863-824-6776 File Number: 3926-21

_[Space Above This Line For Recording Data]_____

Corrected Warranty Deed

This Warranty Deed made this 20th day of July, 2021 between JKST Holdings, LLC, a Florida limited liability company whose post office address is P.O. Box 873, Port Salerno, FL 34992, grantor, and Glenwood Park, LLC, a Florida limited liability company whose post office address is 17705 Middlebrook Way, Boca Raton, FL 33496, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum 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 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel Identification Number: 3-15-37-35-0010-01100-0010

Subject to; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

This deed is being re-recorded to correct the legal description to add Block 110, to the deed recorded on 6/4/2021 Official Records File #2021006946, Public Records of Okeechobee County, Florida.

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, 2020.

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

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name SUMA Witness Name: JOHN CRESMELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

Tobi Kogut

State of Florida County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 21 day of July 2021 by Tobi Kogut of JKST HOLDINGS, LLC, Florida Limited Liability Company, on behalf of the corporation. He/she [] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]



Printed Name:

Notary Biolic andCl_ nrdan

My Commission Expires:

Warranty Deed - Page 2

DoubleTime®

Division of Corporations e Sellers 8004323622

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Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

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Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:

Division of Corporations Fax Number : (850)617-6381

From:

Account Name Account Number	CAPITOL SERVICES, 120160C00017	INC.
Phone Fax Number	(855)498-5500 (800)432-3622	

Enter the email address for this business entity to be used for futurer annual report mailings. Enter only one email address please.

Email Address:

....

FLORIDA LIMITED LIABILITY CO. GLENWOOD PARK, LLC

Certificate of Status	0
Certified Copy	1
Page Count	04
Estimated Charge	\$155.00

COVER LETTER

TO: New Filing Section Division of Corporations

SUBJECT: Glenwood Park, LLC Name of Limited Liability Company

The enclosed Articles of Organization and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to the following:

Frank M. Stephens	
Name of Person	
Capitol Services - Corporate Filings Team	
Firm/Company	
515 East Park Avenue 2nd Fl	
Address	.:
Tallahassee, FL 32301	\
City/State and Zip Code	: 0
mitchstephens@gmail.com	
E-mail address: (to be used for future annual report notification)	
For further information concerning this matter, please call:	6- 10-
Frank M. Stephens (919) 201-9913	
Name of Person Area Code Daytime Telephone Number	
Enclosed is a check for the following amount:	
\$125.00 Filing Fee & \$160.00 Filing Fee, Certificate of Status & Certificate o	
Malling Address Street Address	
Amendment SectionAmendment SectionDivision of CorporationsDivision of CorporationsP.O. Box 6327The Centre of TallahasseeTallahassee, FL 323142415 N. Monroe Street, Suite \$10Tallahassee, FL 32303Tallahassee	

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Glenwood Park, LLC

(Most contain the words "Limited Liability Company, "LL.C.," or "LLC.")

ARTICLE II - Address:

The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	Mailing Address:				
17705 Middlebrook Way	17705 Middlebrook Way				
Boca Raton, FL 33496	Boca Raton, FL 33496				

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature: (The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Plorida registration.)

The name and the Florida street address of the registered agent are:

Fran	KM. S	Steph	ens		
		Nem	e		
1770	5 Mida	llebro	ook Wa	У	
Florida	street addr	ess (P.O.	Box NOT	scoeptable)	
Boca	Rator	ı, FL	33496		
	City	(State	Zip	an a

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.

sint's Signature (REOURED)

(CONTINUED)

0

· ...

Leslie Sellers 8004323622

ARTICLE IV-

The name and address of each person authorized to manage and control the Limited Liability Company:

The: "AMBR" = Authorized Member	Name and Address:
"MGR" = Manager	
MGR	Frank M Stephens, 17705 Middlebrook Way, Boca Raton, FL 33496
MGR	2021 Qualified Fund, LLC, 17705 Middlebrook Way, Boca Raton, FL 33496
anna anns anns anns anns anns anns anns	
(Use attachment if necessary)	<u>,</u>

ARTICLE V: Effective date, if other than the date of filing: _

. (OPTIONAL) (If an effective date is listed, the date must be specific and cannot be more than five business days prior to or 90 days after the date of filling.)

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

ARTICLE VI: Other provisions, if any.

RECHIRED SIGNATURE:

Lourie Stephene

Signature of a member or an authorized representative of a member. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.8.

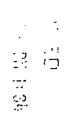
Laurie Stephens

Typed or printed name of signee

Filing Fees:

\$125.00 Filing Fee for Articles of Organization and Designation of Registered Agent

- \$ 30.00 Certified Copy (Optional)
- 5 5.00 Certificate of Status (Options))



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14	<u> </u>		218	14"	PINE	258	18"	PINE	298	32"	OAK	338	12"	CABBAG
BLOCK 90 P.B. 5, PG, 5			219	16"	CABBAGE PALM	259	48"	ΟΑΚ	299	24*	ΟΑΚ	339	18"	OF
HILOCK 90	A BLOCK 89		220	16-	CABBAGE PALM	260	30"	UNK	300	36°	OAK	340	14"	UN
D P.B. 5, PG. 5	P.B. 5, PG. 5	BLOCK 88 P.B. 5, PG. 5	221	10"	PINE	261	16"	CABBAGE PALM	301	12"	OAK	341	22"	OF
	and the second		222	10"	PINE	262	16*	MAPLE	302	14"	OAK	342	16"	OF
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	NO DÉMINICATION		226	18"	OAK	265	14"	CABBAGE PALM	305	16"	OAK	346	10"	04
70.0' S89'49'36'W 385.00' -	NB9*43'41"E 369.66'	70 NE 5TH STREET	227	12"	OAK	267	14"	OAK	307	18*	ОАК	347	16"	OF
	SEE SHEET 2 FOR BLOCK 110 DETAIL		228	18"	OAK	268	10"	OAK	308	16"	ОАК	348	24"	OF
FIND 5/8" IRON ROD & CAP-	THO 5/8" IRON ROD FIND 5/8" IRON ROD NO IDENTIFICATION		229	14"	OAK	269	14"	OAK	309	16"	OAK	349	14"	CABBAG
			230	14"	OAK	270	14"	OAK	310	12"	PINE	350	14"	CABBAG
BLOCK 109	STAMPED TESH LE BISS"SET 1/2" IRON ROD & CAP STAMPED TESH LE BISS" DI OOLK 110		231	14"	OAK	271 272	20" 16"	OAK OAK	311 312	12"	CABBAGE PALM	351 352	10"	CABBAG
	BLOCK THO	BLOCK 111	232	10"	UNK OAK	272	24"	OAK	312	14	CABBAGE FALM	353	12"	CABBAG
P.B. 5, P.G. 5	S' SET 1/2" RON ROD & CAP		234	12"	OAK	274	12"	OAK	314	14"	CABBAGE PALM	354	12"	CABBAG
Pro 5/8" MON ROO	STUPPO TEM LE STUPPO TEM LE SIS	A REAL PROPERTY AND	235	16"	PINE	275	32"	ΟΑΚ	315	10-	ОАК	355	12"	CABBAG
	SET 1/2" HON BOD & CAR	HO 3/8" HON ROD HO BENTIFICATION	236	12"	OAK	276	20"	OAK	316	16"	PINE	356	12"	CABBAG
PND 5/8" IRON ROD & CAP STANED "AR 6330" N89"50"07"E 299.91"	FILO S/8" IRON ROO STAMPED DOW LE BISS"		237	10"	OAK	277	14"	ΟΑΚ	317	12"	OAK	357	14"	PII
100.0" N89'50'07'E 384.90"	N89'47'50"E 369.84' (BASIS OF BEARINGS)	NE 4TH STREET	238	36"	OAK	278	12"	ΟΑΚ	318	16"	OAK	358	14"	CABBAG
	SEE SHEET 3 FOR	NE 411 SIKEET	239 240	16" 18"	OAK OAK	279 280	16" 12"	OAK OAK	319 320	12"	OAK OAK	359 360	34" 42"	40
	BLOCK 121 DETAIL		240	24"	OAK	280	12	PINE	320	12"	OAK	361	42	CABBAG
	- PHO 1/2" IRON ROD & CAP STAMPED TSSN UB 8155" PHO 1/2" IRON ROD & CAP		242	18"	OAK	282	14"	OAK	322	14"	OAK	362	14"	CABBAG
	STAMPED TESM LB 8155"	8	243	22"	OAK	283	18"	ΟΑΚ	323	12"	OAK	363	18*	`0A
8.66	PhO 1/2" IRON IROD & CAP STAMPED TESM LB 8155"		244	16"	PINE	284	12"	CABBAGE PALM	324	18"	OAK	364	36"	OA
BLOCK 122 P.B. 5, PG. 5	BLOCK 121 P.B. 5, PG. 5	BLOCK 120 P.B. 5, PG. 5	245	18"	OAK	285	12"	OAK	325	14*	OAK	365	36"	0A
F.B. 5, FG. 5	P.B. 3, PG. 3 Moi 1/2" IRON IRO & CVP STANPED TESH LIB B135" PRO 1/2" IRON IROD & CVP STANPED TESH LIB B135"	BLOCK 120 P.B. 5, PG. 5	246	24"	PINE	286 287	14" 10"	OAK UNK	326 327	12"	CABBAGE PALM OAK	366 367	14" 24"	PII
3	STANPED "BSN LB 8155"		247	32"	OAK	287	18"	OAK	327	12"	OAK	368	16"	04
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	Silvertu BSe LB 0155		250	22"	PINE	290	10"	ОАК	330	24"	ΟΑΚ	370	10"	OA
700' N89'51'30"E 384.90' -	S89'51'37'W 369.84'	NE 3RD STREET	251	18"	OAK	291	14-	OAK	331	36"	OAK	371	30"	PII
PHD NAIL & DSC- STMATED '15 4278			252	16"	OAK	292	12"	OAK	332	14"	CABBAGE PALM	372	14"	OA
			253	22"	PINE	293	16"	OAK	333	22"	OAK	373	12"	OA
441	THE S/S" RON ROO / NO DOMINICATION	Щ	254 255	12" 18"	CABBAGE PALM OAK	294 295	16" 16"	ΟΑΚ ΟΑΚ	334 335	22" 12"	OAK CABBAGE PALM	374 375	20" 12"	CABBAG
	994-195 197	IN IN	255	12"	OAK	295	10"	OAK	336	24"	OAK	376	16"	PIN
BLOCK 141 P.B. 5, PG. 5	BLOCK 142	BLOCK 143						1993 (1000						
· · · · · · · · · · · · · · · · · · ·	P.B. 5, PG. 5	BLOCK 143 P.B. 5, PG. 5												
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LEGEND:

C/L CENTERLINE R/W ID FND RIGHT-OF-WAY IDENTIFICATION FOUND OHU P.B. PG. O.R.B. OVERHEAD UTILITY LINE PLAT BOOK PAGE OFFICIAL RECORD BOOK 0.R.F. 19. OFFICIAL RECORD FILE UTILITY POLE TELEPHONE PEDESTAL WATER METER WATER VALVE SEWER SANITARY MANHOLE SINGLE SUPPORT SIGN NO ů CATCH BASIN

1. 4 9 5. 9

Z: My Drive BSM & ASSOCIATES, INC 2021 21-109 BHD 309 NE 4TH ST & PENROD BLOCK TO SOUTH DRAMING 21-109 SURVEY. Jung COVER Mor 26, 2021;

LEGAL DESCRIPTION:

- N89'48'47"E 370.02'

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 110, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.

NE 2ND STREET

LOT 1 THROUGH 12, INCLUSIVELY, BLOCK 121, CITY OF OKEECHOBEE, PLAT BOOK 5, PAGE 5, OKEECHOBEE COUNTY, FLORIDA.



(IN FEET) 1 INCH = 100 FT. (INTENDED DISPLAY SCALE)

- 2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- 3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- 4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE CENTERLINE OF NORTHEAST 4TH STREET BETWEEN BLOCKS 110 AND 121, SAID LINE BEARS N 89'47'50" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 6. THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE SURVEY SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE DESCRIPTION RECORDED IN OFFICIAL RECORDS BOOK 786, PAGE 1593, AND OFFICIAL RECORDS BOOK 816, PAGE 970 AS RECORDED IN THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.
- 8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- 10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C, WITH AN EFFECTIVE DATE OF 07/16/15.

#02

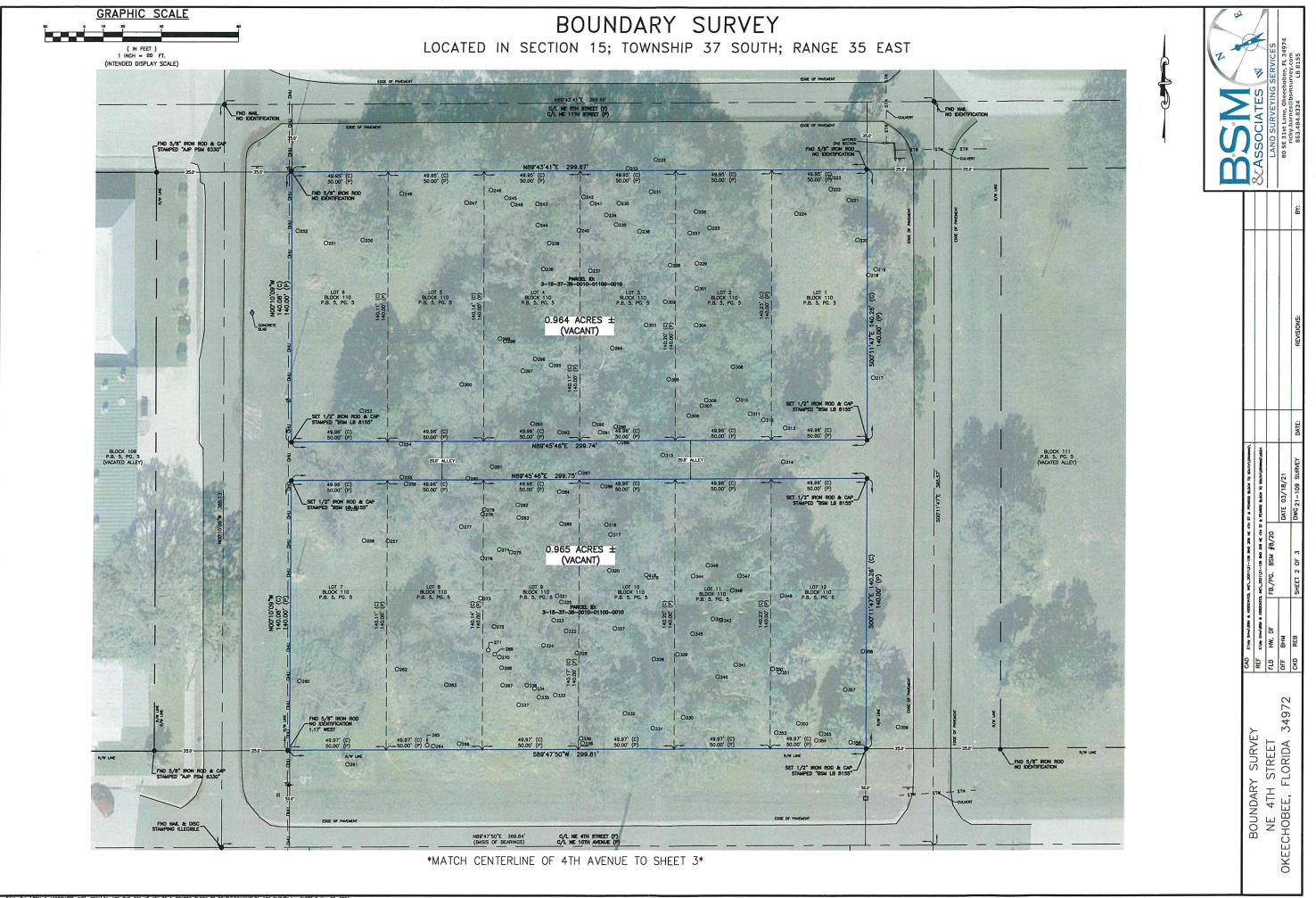
	TREE TYPE
	OAK
1	CABBAGE PALM
1	OAK
ĺ	UNK
1	OAK
ļ	OAK
	CABBAGE PALM
	PINE
	CABBAGE PALM
	OAK
	OAK
	CABBAGE PALM
	CABBAGE PALM
	OAK
1	OAK
1	OAK
	PINE
	OAK
	OAK
1	OAK
1	OAK
	PINE
	OAK
	OAK
1	PINE
1	CABBAGE PALM
1	PINE

	TREE TAE	
POINT ID	TREE SIZE	TREE TYPE
377	20"	PINE
378	26*	OAK
379	22*	PINE
380	24"	OAK
381	32"	OAK
382	18*	CABBAGE PALM
383	28"	ОАК
384	24"	OAK
385	14"	CABBAGE PALM
386	16*	OAK
387	14*	UNK
388	12*	UNK
389	16*	ΟΑΚ
390	12"	UNK
391	12"	UNK
392	16"	OAK
393	14-	CABBAGE PALM
394	36"	ΟΑΚ
395	14"	OAK
396	60"	ОАК
397	24"	ОАК
398	12"	CABBAGE PALM
399	36"	ОАК
400	18"	OAK
401	36"	ОАК
402	14"	CABBAGE PALM
403	32"	UNK
404	36"	UNK

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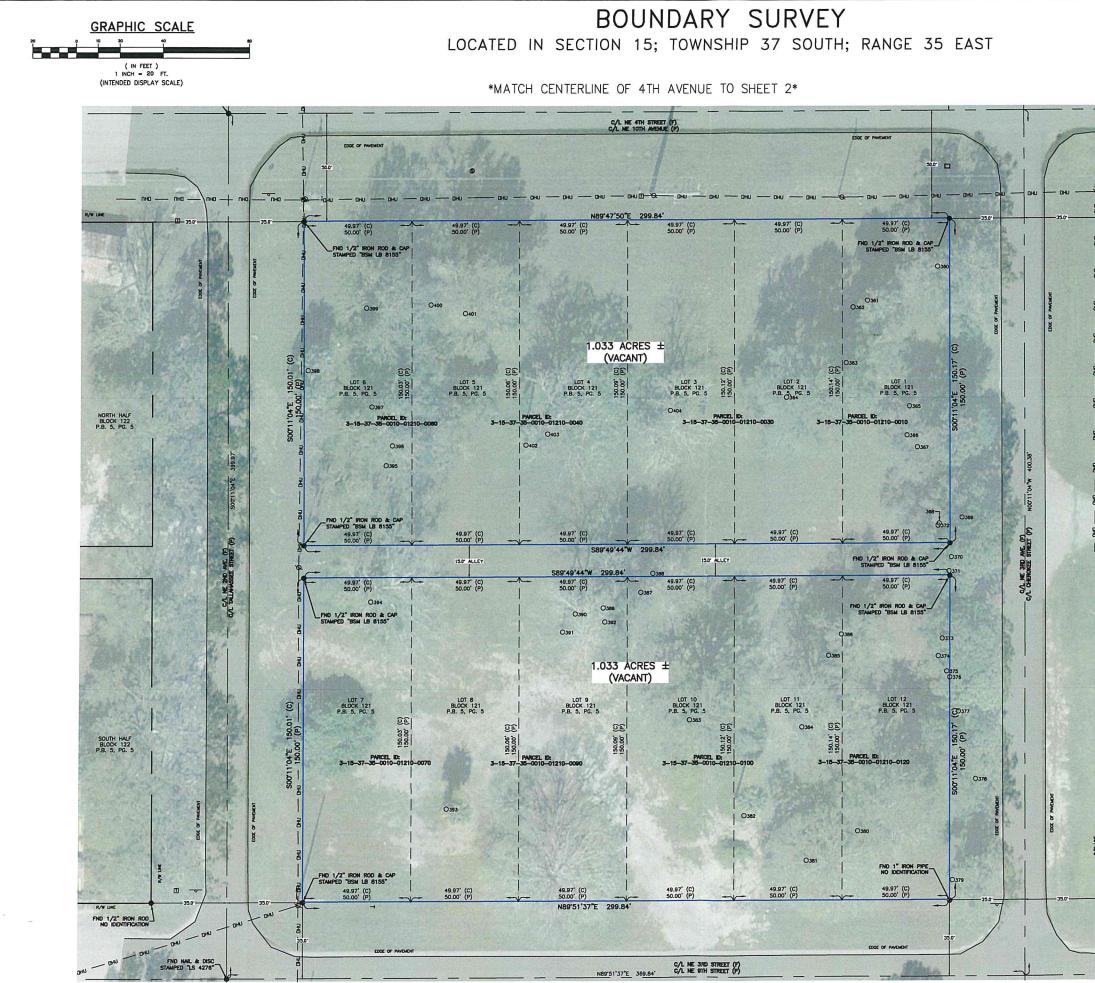
	F INSERVING ANY IZ	Z:/Wy Drive/IESH &	HW, DF	ВНМ	REB
	CAD	REF	FLD	OFF	CKD
CERTIFICATION: I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIFE CODE. FOR THE REPORT OF THE FOLLOWING PARTIES ONLY. 1) MITTS STERIER 2) STATE OF THE FOLLOWING PARTIES ONLY. 3) MITTS STERIER 1)		BOUNDARY SURVEY	NE 4TH STREET	ā	

BSN #		&CASSOCIATES & X	LAND SURVEYING SERVICES	80 SE 31st Lane, Okeechobee, FL 34974	863.484.8324 LB 8155
					BY:
					REVISIONS:
					DATE:
	ATH ST & PENNOD BLOCK TO SOUTH DRAWNER	I ST & PONDO BLOCK TO SOUTH/DIMINIC/MODI		DATE 03/18/21	DWG 21-109 SURVEY
	CAD ZIMP DIMINESH & ASSOCIATS, MCL_2021/21-109 BHD 309 ME 4TH S	Z./My Drive/mark & ASSOCIETS, SCL_TER/101-100 BND 308 ME 4TH ST &	FB./PG. RJ #1/20-22		SHEET 1 OF 3
	CAD ZIVIN DIMINISH & ASSOCI	REF ZIVAP DAMINERA & ASSOCIA	FLD HW, DF	OFF BHM	CKD REB
ORRECT IS THE F		BUUNDARY SURVEY	NE 4TH STREET	OKFECHORFE FLORIDA 34972	



2:\wy Drive\BSM & ASSOCUTES, INC_2021\21-109 BND JO9 ME 4TH ST & PENROD BLOCK TO SOUTH\DRAMMC\21-109 SURVEY.dmg SHEET 2 Mar 26, 2

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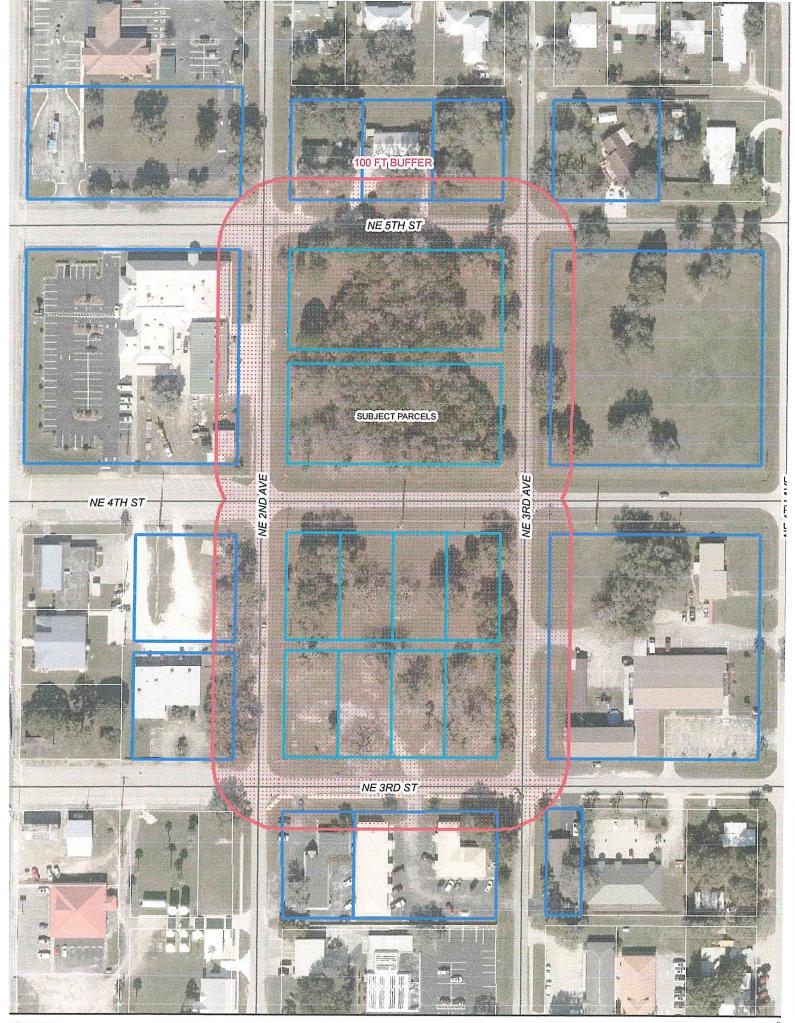
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A DRIVEN & ASSOCIATES, INC_2021\21-109 BND JOB NE 41H ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.G+G SHEET 3 Nor 20

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	BSN M		CCASSOCIATES &	LAND SURVEYING SERVICES	80 SE 31st Lane, Okeechobee, FL 34974	BY: 863.484.8324 LB 8155
<u>ha</u>						REVISIONS:
22 24						DATE:
E BLOCK 120 P.B. S. P.C. 5 (WAATED ALLEY)		2:/WA DH-4/82M & ASSOCATES, RCC_2021/21-109 840 308 HE 4TH 51 & PD-600 84.00X 10 SOUTI/DAMANAY	21/MP DHW/REAR & ASSOCIATE, INCL.2021121-108 (BHD 208 MC 4TH ST & FEDRICO BLOCK TO SOUTH/DRIVENCIAL	FB./PG. BSM #8/20	DATE 03/18/21	OF 3 DWG 21-109 SURVEY
		ASSOCATES, MCL. 7021/21	1-12/1202 NOC 1021/21-1	FB./PG.		SHEET 3
		CAD Z:\usy Drive\IEEM	REF ZIVAN DAMA USSA	FLD HW, DF	OFF BHM	CKD REB
PND 1/2" RON ROD HO IDENTFICATION RVM DEC				NE 4TH STREET	OKFFCHORFF, FLORIDA 34972	

3-15-37-35-0010-00880-0040 WILLIAMSON JOHN 1200 NE 96TH ST OKEECHOBEE FL 34972-0505 3-15-37-35-0010-00880-0060 MITCHELL RONALD 1105 SW 4TH ST OKEECHOBEE FL 34974 3-15-37-35-0010-00880-0000 SKYLINE RENOVATION SERVICES LLC 5276 JOG LN DELRAY BEACH FL 33484-6650 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 3-15-37-35-0010-00890-0070 VILEDA BAUDILIO 201 NE 5TH ST OKEECHOBEE FL 34972-2693 3-15-37-35-0010-00890-0070 ILEDA BAUDILIO 201 NE 5TH ST OKEECHOBEE FL 34972-2693 3-15-37-35-0010-00890-0010 IMAXH PROPERTIES LLC 152 PORGEE ROCK PL JUPITER FL 3458-1634 3-15-37-35-0010-01200-0010 CHURCH OF GOD 301 NE 4TH AVE OKEECHOBEE FL 34972 3-15-37-35-0010-0120-0010 CHURCH OF GOD 301 NE 4TH AVE OKEECHOBEE FL 34972	PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
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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 3-15-37-35-0010-01220-0010 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 3-15-37-35-0010-01220-0060 OKEECHOBEE PRESBYTERIAN CHURCH 312 N PARROTT AVE OKEECHOBEE FL 34972 3-15-37-35-0010-01220-0080 GREENBERGER JANIS P O BOX 1092 OKEECHOBEE FL 34973-0759 3-15-37-35-0010-01220-0100 SENIORS R ABLE INC PO BOX 759 OKEECHOBEE FL 34972-2115 3-15-37-35-0010-01410-0010 KRB REALTY LLC 269 NW 9TH ST OKEECHOBEE FL 34973-1177 3-15-37-35-0010-01410-0000 WALPOLE INC P O BOX 1177 OKEECHOBEE FL 34972 3-15-37-35-0010-01410-0000 WILLIAMS HAYNES E REV TRUST 206 N PARROTT AVE OKEECHOBEE FL 34972-2947 3-15-37-35-0010-01420-0010 WARK J TENNISWOOD DMD PA	3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
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3-15-37-35-0010-01430-0070 GRETCHEN ROBERTSON INVESTMENT 309 NE 2ND ST OKEECHOBEE FL 34972-2976	3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE	OKEECHOBEE	FL	34974
	3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166	OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0090 GRETCHEN ROBERTSON INVESTMENT 309 NE 2ND ST OKEECHOBEE FL 34972	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



Petition No. Al-005-R

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of <u>July 30</u>, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this <u>Z^{µ0}</u> day of

Angust, 2021

Frank mitchell stephens

Signature of Applicant

8/1/2021

Date

Mitch Stephens

Name of Applicant (printed or typed)

COUNTY OF Oler the bee

The foregoing instrument was acknowledged before me by means of P physical presence or \Box online notarization, this 2^{nd} day of August, 20 21, by Frank Milling who is personally known to me or produced _______as identification.

anna	www.www.www.
S JOTARY PURC	STEVEN L. DOBBS §
3 336	MY COMMISSION # HH49765 §
3970000	EXPIRES: October 01, 2024 §
Sama	$\sim \sim $

Notary Public Signature

CLT/C

Okeechobee County Property Appraiser Mickey L. Bandi, CFA

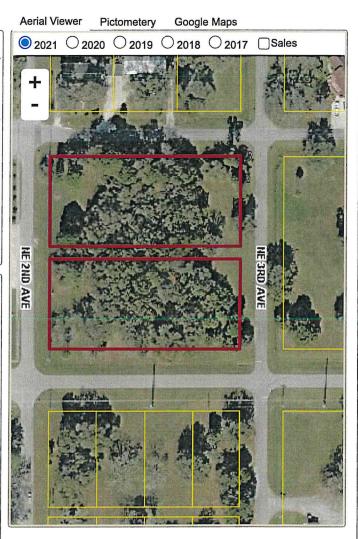
2020 Certified Values updated: 8/5/2021

Parcel: <	3-15-37-35-0010-0	<mark>1100-0010 (</mark> 33	3778) ≫								
Owner & Property Info Result: 1 of 9											
Owner	C/O FRANK M STEI 17705 MIDDLEBRO	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023									
Site	309 NE 4TH ST, OK	309 NE 4TH ST, OKEECHOBEE									
Description*	CITY OF OKEECHOB AND PLAT BOOK 5 P/ BLOCK 110	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	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	he Legal Descriptio	n for this parcel								

in any legal transaction. **The <u>Use Code</u> is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Assessment Va	lues				
tified Values	2020 Ce	ertified Values			
\$164,430	Mkt Land	\$167,040			
\$0	Ag Land	\$0			
\$0	Building	\$0			
\$0	XFOB	\$0			
\$164,430	Just	\$167,040			
\$0	Class	\$0			
\$164,430	Appraised	\$167,040			
\$0	SOH/10%	\$0			
\$164,430	Cap [?]				
\$0	Assessed	\$167,040			
i	Exempt	\$0			
city:\$164,430 other:\$164,430 school:\$164,430	Total Taxable	county:\$167,040 city:\$167,040 other:\$167,040 school:\$167,040			
	tified Values \$164,430 \$0 \$0 \$164,430 \$0 \$164,430 \$0 \$164,430 \$0 \$164,430 \$0 county:\$164,430 city:\$164,430 other:\$164,430	\$164,430 Mkt Land \$0 Ag Land \$0 Building \$0 XFOB \$164,430 Just \$0 Class \$164,430 Appraised \$0 SOH/10% \$164,430 Appraised \$0 SOH/10% \$164,430 Exempt \$0 Total			

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.



Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/21/2021	\$100	2021009291	WD	V	U	11
3/31/2021	\$160,000	2021006946	WD	V	Q	01
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
		NON	E		

Owner & Pr Owner Site Description* Area Use Code** *The <u>Description</u> in any legal trans. **The <u>Use Code</u>	3-15-37-35-0010 operty Info GLENWOOD PA C/O FRANK M S 17705 MIDDLEBI BOCA RATON, F NE 4TH ST, OKE CITY OF OKEECH PLAT BOOK 5 PAC BLOCK 121 0.258 AC VACANT COMME (1000) above is not to be used action. is a Dept. of Revenue c opment at 863-763-554 Assessment Va	RK LLC TEPHENS ROOK WAY L 33496-1023 ECHOBEE OBEE (PLAT E DEE 5) LOT 1 & S/T/F ERCIAL Tax I as the Legal Des ode. Please conta	Result: 2 0 BOOK 1 P EAST 1/2 R District	of 9	10 & DT 2	(ctometery Google M	and the second
Owner Site Description* Area Use Code** *The <u>Description</u> n any legal trans **The <u>Use Code</u> i	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F NE 4TH ST, OKE CITY OF OKEECH PLAT BOOK 5 PAC BLOCK 121 0.258 AC VACANT COMME (1000) above is not to be used action. is a Dept. of Revenue c opment at 863-763-554	TEPHENS ROOK WAY L 33496-1023 ECHOBEE OBEE (PLAT E DEE 5) LOT 1 & S/T/F ERCIAL Tax I as the Legal Des	BOOK 1 P EAST 1/2 R District	AGE 1 OF LC	OT 2		0 2019 0 2018 0) 2017
Site Description* Area Use Code** *The <u>Description</u> in any legal trans. **The <u>Use Code</u>	C/O FRANK M S 17705 MIDDLEBI BOCA RATON, F NE 4TH ST, OKE CITY OF OKEECH PLAT BOOK 5 PAC BLOCK 121 0.258 AC VACANT COMME (1000) above is not to be used action. is a Dept. of Revenue c opment at 863-763-554	TEPHENS ROOK WAY L 33496-1023 ECHOBEE OBEE (PLAT E DEE 5) LOT 1 & S/T/F ERCIAL Tax I as the Legal Des	BOOK 1 P EAST 1/2 R District	OF LO	OT 2	+		
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Area Use Code** *The <u>Description</u> in any legal trans. **The <u>Use Code</u> i	PLAT BOOK 5 PAC BLOCK 121 0.258 AC VACANT COMME (1000) above is not to be used action. is a Dept. of Revenue c opment at 863-763-554	GE 5) LOT 1 & S/T/F ERCIAL Tax I as the Legal Des	EAST 1/2 R District	OF LO	OT 2			
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*The <u>Description</u> in any legal trans **The <u>Use Code</u> i	(1000) above is not to be used action. is a Dept. of Revenue c opment at 863-763-554	as the Legal Des		50		No the Martin		
in any legal trans **The <u>Use Code</u> i	action. is a Dept. of Revenue c opment at 863-763-554	ode. Please conta	cription for					
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5/27/202	1 \$170,000	2021006747	WD	V		Q	05 (Multi-F	Parcel Sale) - show
11/20/201	8 \$105,000	0816/0970	WD	V		Q		03
10/27/199	\$0	0398/0544	WD	V		U		03
5/1/198	\$7 \$0	0286/1692	WD	V		U		03
Building	Characteristics							
Bldg Ske	etch D	escription*		Year	Blt	Base SF	Actual SF	Bldg Value
					NO	NE		
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Code	Description	Year E	Blt	Valu	e	Units Dims	Condit	tion (% Good)

Land Breakdown

Parcel: (<<)	3-15-37-35-001	0-01210-00:	30 (33815	5) (>:	>)	Aerial Viev		notony Constant	202
Owner & Pi					-) (netery Google M 2019 0 2018 0	the second s
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WAY	3			+			
Site	NE 4TH ST, OKE								
Description*	CITY OF OKEECH PLAT BOOK 5 PAG 2 BLOCK 121	OBEE (PLAT GE 5) L <mark>OT 3 &</mark>	BOOK 1 P/ WEST 1/2	GE 10 OF LC	2 & DT			14 A.	
Area	0.258 AC	S/T/	R	15-37-	-35			and the second	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
in any legal trans	VACANT COMMI (1000) above is not to be used action.	scription for t				A A			
**The <u>Use Code</u> Planning & Deve	is a Dept. of Revenue c lopment at 863-763-554	ode. Please cont 8 for zoning info	act Okeechol	bee Cou	unty	N.Y.		13.4	IND STREET
Property &	Assessment Va	lues							AVE
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Ag Land	\$0	Ag Land			\$0				
Building	\$0	Building	\$0					ALLAS.	ALL
XFOB	\$0	XFOB	\$0			THE ROOM	The second	A STATE	TEN A
Just	\$21,026	Just	\$21,360					A A A	1 Start
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11/20/201		0816/0970	WD	V		Q			03
10/27/199	97 \$0	0398/0544	WD	V		U			03
5/1/198	\$7 \$0	0286/1692	WD	V		U			03
Building	Characteristics	1							
Bldg Sk	etch [Description*		Year B	Blt N O	Base N E	SF	Actual SF	Bldg Value
	tures & Out Bu								

www.okeechobeena.com/gis/

Land Breakdown

Parcel: (<<)	3-15-37-35-001)-01210-0	040 (3381	6) (>	>)	Aprici V				Marrie	
			010 (0001			Aerial Vie			ery Google	the second of particular	
Owner & Pi	roperty Info					2021	2020	0 201	9 0 2018	0 2017	Jales
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WA				+					
Site	NE 4TH ST, OKE	ECHOBEE	((2			ANT I					
Description*	CITY OF OKEECH PLAT BOOK 5 PAC BLOCK 121					46.4			4		
Area	0.258 AC	S	T/R	15-37	-35				- Anna		
Use Code**	VACANT COMMI (1000)	ERCIAL Ta	x District	50							
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Land Breakdown

Parcel: 🤜	3-15-37-35-001	0-01210-006	0 (3381)	7) 🖂	\geq	Aerial Vie	wer Picto	ometery Google	Maps
Owner & Pr	operty Info) (Constitution of a literature of the literature o	2019 2018	
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WAY	3			+			
Site	NE 4TH ST, OKE	ECHOBEE					103	a William	
Description*	CITY OF OKEECH PLAT BOOK 5 PAC 5 BLOCK 121	OBEE (PLAT I GE 5) LOT 6 &	BOOK 1 PA	AGE 10	2 & DT	(The			4
Area	0.258 AC	S/T/	२	15-37-	-35		1 Mar	1 6 S 5 8	
Use Code**	VACANT COMMI (1000)	ERCIAL	District	50			10		
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Land Breakdown

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lickey L. Ban	bee County H di, CFA	Toperty	Appra	ISCI	RSFILE			updated: 8/5/2
Parcel: <	3-15-37-35-001	0-01210-007	<mark>0</mark> (33818	s) >>	Aerial Viewer Pic	tometery Go	ogle Maps	
Owner & P	roperty Info				2021 2020	0 2019 0 20	18 0 2017	Sales
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WAY	3		+			
Site	NE 3RD ST, OKE	ECHOBEE		- Andreas (China and Andreas)				
Description*	CITY OF OKEECH PLAT BOOK 5 PAG 8 BLOCK 121	OBEE (PLAT E GE 5) L <mark>OT 7 &</mark>	300K 1 P/ WEST 1/2	GE 10 & OF LOT				
Area	0.258 AC	S/T/I	२	15-37-35				- 11- A.A.
Use Code**	VACANT COMMI (1000)	ERCIAL Tax I	District	50				
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Bldg Sk	tetch [Description*	,	Year Blt	Base SF	Actual S	F	Bldg Value
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Code	Description	Year		Value	Units Dims		Condition (%	6 Good)
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8/9/2021

Parcel Co	3-15-37-35-0010	0-01210.0000	(32940		2	2 14 400 m				
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Owner & Pr	operty Info					0 2021 C	2020 0 2	019 0 20	18 0 2017	
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WAY				+	10700			
Site	NE 3RD ST, OKE	ECHOBEE	1999 - C. S.				- AND			
Description*	CITY OF OKEECH PLAT BOOK 5 PAC BLOCK 121								-	AND IN COLUMN
Area	0.258 AC	S/T/R		15-37	-35	A Part of the second			前的神.	A MARTIN S
Use Code**	VACANT COMME (1000)			50			and a state			
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Property &	Assessment Va	lues	100000 AT 1000				A A		M.	1 435
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Building	Characteristics									
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Code	Description	Year B	· · · · · · · · · · · · · · · · · · ·	Value		Units	Dims	<u>с</u>	Condition (%	(Good)
	Description		<u> </u>	1000 Magazine						
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RSF1/C

Aerial Viewer

Pictometery

Google Maps

2020 Certified Values

NE 3RD AVE

Land Value

Eff Rate

Adjustments

updated: 8/5/2021

Code

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Description

Owner & Pr	operty Info					0 2021	0 2020	O 2019			a section of		s
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	TEPHENS ROOK WAY				+				N. S. S.	法して		
Site	NE 3RD ST, OKE	the second se				1 COST							Ę
Description*	CITY OF OKEECH PLAT BOOK 5 PAG 11 BLOCK 121	IOBEE (PLAT E	OOK 1 PA	AGE 10 2 OF L	0 & OT				ALL.		A SA		•
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Property &	Assessment Va	lues							子言		a.	्य	
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Building	\$0	Building			\$0	A CONTRACT	N Start		1		AN	No.	
XFOB	\$0	XFOB			\$0								
Just	\$21,026	Just		\$21,3	60					MAN AND AND AND AND AND AND AND AND AND A	Caller And	1 6 36	
Class	\$0	Class			\$0							1.5	
Appraised	\$21,026	Appraised		\$21,3	60		and manufacture of					S. Martin	
SOH Cap [?]	\$0	SOH/10%			\$0					. 22			
Assessed	\$21,026	Cap [?]				1.00		-	-	AND NOT	the a	-	3
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				I	101	١E							
✓ Extra Fea	tures & Out Bu	ildings (Cod	es)										
Code	Description	Year E		Value		Units	Dime	6	(Condition	(%	Good)	
				١	101	١E							
Land Bree	akdown												
	Description		Linit				Adjust			Eff Do		Lon	

Units

Mickey L. Bandi, CFA

Okeechobee County Property Appraiser

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

Parcel: (<<)	3-15-37-35-001	0-01210-012	<mark>0 (</mark> 3382 [,]	1) (>:	>)	Aerial Viewer	Distant			
	roperty Info		(_				gle Maps	
		DK LL O				0 2021 0 20	20 0 201	9 0 2018	5 0 201	
Owner	GLENWOOD PA C/O FRANK M S 17705 MIDDLEB BOCA RATON, F	3			+ **		3			
Site	NE 3RD ST, OKEECHOBEE						1.2			
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121					AL AL				
Area	0.258 AC	S/T/F	R 15-37-35			AVEATE		- 24		
Use Code**	(1000)		District 50							
in any legal trans **The <u>Use Code</u> Planning & Deve	above is not to be used action. Is a Dept. of Revenue of lopment at 863-763-554 Assessment Va	ode. Please conta 18 for zoning info.				- And - Market	1 Action		NE 3RD AVE	1
	rtified Values	-	tified Ve	dues				State.	ì	
Mkt Land		Mkt Land	rtified Values \$21,360						5	
Ag Land		Ag Land			\$0	X X .	tat.	11.16	1	
Building		Building		\$0				· Stat	8 G.	
XFOB		XFOB		\$0		S. F. F	Real .	a 1977.		
Just	\$21,026		\$21,360					一面的	4	
Class		Class			\$0					
Appraised		Appraised		\$21,360						South and
SOH Cap [?]		SOH/10%						ACC.		
Assessed	\$21,026	Cap [?]		\$0			41			
Exempt	\$0	Assessed		\$21,3	60		the factor	a (X	4
	county:\$21,026	Exempt			\$0			C. Mar	0	
Total Faxable	city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	city other	:\$21,3 :\$21,3 :\$21,3 :\$21,3	60 60		. Form			7
	wnership changes cai to full Market value, v									
Sales His	story									
Sale Date	Sale Price	Book/Page	Deed			Qualification (Codes)		RCode		Philippine - Courte - Calabara
5/27/202		2021006747	WD V			Q		05 (Multi-Parcel Sale) - show		
11/20/201	8 \$105,000	0816/0970	WD	V		Q			03	
Building	Characteristics									
Bldg Sk	etch [Description*		Year B	lt	Base SF	A	ctual SF		Bldg Value
	1		l	Ν	ION	E				
V Fytra Fea	atures & Out Bu	ildings (Code))							
Code	Description	Year B		Value		Units Di	ms	Co	ndition (% Good)
			<u> </u>							
z Law J Da	eakdown									
Land Break	akuown									