



City of Okeechobee
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974
June 15, 2023
LIST OF EXHIBITS

Draft Minutes

May 18, 2023, Summary of Committee Action

Staff Report/Exhibit 1

Pre-Application Plat review/Site Plan Application No.
23-003-TRC



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
MAY 18, 2023
DRAFT SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, May 18, 2023, at 10:05 A.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. Okeechobee County Environmental Health (OCEH) Director Dianna May, Okeechobee Utility Authority (OUA) Executive Director John Hayford, Committee Secretary Patty Burnette, and General Services Secretary Keli Trimnal were also present. City Planning Consultant Ben Smith was available via Administrator Ritter's cell phone (Zoom was inoperable). City Attorney Gloria Velazquez, and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Building Official Newell, seconded by Public Works Director Allen, to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Building Official Newell, seconded by OCFR Bureau Chief Hazellief, to dispense with the reading and approve the February 16, 2023, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

- A. Continued from the February 16, 2023, Meeting, Site Plan Review Application No. 23-001-TRC, to construct 28 rental units in two phases (six duplexes, two single-family homes and associated parking on each block) on 4.24± acres, located between Northeast (NE) 3rd and 5th Streets and NE 2nd and 3rd Avenues, Lots 1 to 12 of Blocks 110 and 121, CITY OF OKEECHOBEE.
 - 1. City Planning Consultant Mr. Ben Smith of Morris-Depew Associates, Inc. briefly reviewed the Planning Staff Report, noting this report is in regard to revised plans that were submitted after the February Meeting. He is recommending the following conditions are satisfied prior to the issuance of any building permit: updated elevations and floor plans need to be submitted that are consistent with the site plan; primary front setbacks shall be at least 25 feet for all structures; site plan must provide lot coverage calculations and impervious surface calculations for each lot; demonstrating compliance with Section 90-450 of the City's Land Development Regulations (LDRs); Applicant agrees that if utilities are not provided separately to each structure and lot, parcels may not be subdivided unless a master homeowners association is created to manage shared utilities; landscape plans shall demonstrate compliance with landscape buffer standards per Section 90-534(2) of the City's LDRs or the TRC may approve alternative landscape plans per Section 90-539 of the City's LDRs; and Engineering review comments shall be addressed as required by the City Administrator and Public Works Director.
 - 2. Police Chief Hagan expressed concerns about the possibility of individual rooms being rented out, given there are four bedrooms in each dwelling unit, disturbances between tenants, and there being a possibility of parking issues. There would not be enough parking spaces for renting out individual rooms if everyone had a vehicle and then there could be issues with tenants parking in the rights-of-way. Public Works Director Allen is concerned with future subdividing of the drainage system as past practices have shown that homeowner associations have disbanded and then the Public Works Department becomes involved with maintenance. Administrator Ritter inquired as to whether there would be a manager on site and also commented about his concern with parking.

V. NEW BUSINESS ITEM A CONTINUED

3. Mr. Steven Dobbs, Applicant Mr. Frank Mitchell Stephens, [Registered Agent, Glenwood Park, LLC], and Mr. Russell Stephens, were present and available for questions. Mr. Dobbs clarified that the Planner's contingencies are being addressed at this time and will be met. Mr. Mitch Stephens advised that policies should be met regarding the application process, placement, and evictions. He further explained that he is not planning on low income housing although he is trying to keep costs down by proposing a blended model. Meaning a building could be rented to an entire family and a building could have individual rooms rented out.
4. No Public comments were offered.
5. Administrator Ritter disclosed he had spoken to Mr. Mitch Stephens, and Mr. Dobbs.
6. Motion by Public Works Director Allen, seconded by OCFR Bureau Chief Hazellief, to approve Site Plan Review Application No. 23-001-TRC, as presented in [Exhibit 1, which includes the Planning Consultants analysis of findings and recommendation for approval] with the following conditions being satisfied prior to the issuance of any building permit: updated elevations and floor plans need to be submitted that are consistent with the site plan; primary front setbacks shall be at least 25 feet for all structures; site plan must provide lot coverage calculations and impervious surface calculations for each lot; demonstrating compliance with Section 90-450 of the City's LDRs; Applicant agrees that if utilities are not provided separately to each structure and lot, parcels may not be subdivided unless a master homeowners association is created to manage shared utilities; landscape plans shall demonstrate compliance with landscape buffer standards per Section 90-534(2) of the City's LDRs or the TRC may approve alternative landscape plans per Section 90-539 of the City's LDRs; and Engineering review comments shall be addressed as required by the City Administrator and Public Works Director.
Motion Carried four to one, Police Chief Hagan voting No.

- B.** Administrator Ritter discussed with Committee Members some recent changes made regarding the review of site plan submittals. The application submittals will now be emailed electronically for review. As part of the review process, comments and/or concerns are being requested back from the members before the actual meeting is scheduled in hopes that the applicant would be able to address them, and approvals would not be contingent on so many conditions. In addition, he mentioned to the members that he was having the City's Attorney review Chapter 70, Article II, Division 4 of the City's Code of Ordinances to see whether possible amendments could be proposed. This chapter established the TRC. Currently, the members of this Committee are subject to the Sunshine Act, thereby making it difficult for staff to speak with one another about the applications. If staff could speak to each other, the review process of site plans may be expedited quicker, thereby possibly saving the developers valuable money, time, and resources. No official action was required on this item.

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Chairperson Ritter adjourned the meeting at 11:01 A.M.

Submitted by:

Patty M. Burnette, Secretary

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

23-003-TRC

Site Plan Review Staff Report



Applicant | Park Street Okeechobee, LLC

Parcel Identification | 2-15-37-35-0A00-00009-0000, 2-15-37-35-0A00-00009-A000 2-15-37-35-0A00-00011-0000, 2-15-37-35-0A00-00010-0000, 3-15-37-35-0210-00010-0010



Prepared for The City of Okeechobee

General Information

Owner: William R. Grigsby, Jr.

Applicant: Park Street Okeechobee LLC

Primary Contact: Scott Winch, (386) 527-6729 / swinch@kinghux.com

Parcel Identification: 2-15-37-35-0A00-00009-0000, 2-15-37-35-0A00-00009-A000, 2-15-37-35-0A00-00011-0000, 2-15-37-35-0A00-00010-0000, 3-15-37-35-0210-00010-0010

Note: For the legal description of the project or other information relating 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>

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

Parcel Identification: 2-15-37-35-0A00-00009-0000	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Commerce Center
Acreage	6.626 Acres	Subject to a replat

Parcel Identification: 2-15-37-35-0A00-00009-A000	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Commerce Center
Acreage	0.485 Acres	Subject to a replat

Parcel Identification: 2-15-37-35-0A00-00011-0000	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Commerce Center
Acreage	4.95 Acres	Subject to a replat

Parcel Identification: 2-15-37-35-0A00-00010-0000	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Commerce Center
Acreage	2.129 Acres	Subject to a replat

Parcel Identification: 3-15-37-35-0210-00010-0010	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial	Heavy Commercial
Use of Property	Vacant	Commerce Center
Acreage	2.028 Acres	Subject to a replat

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

	Future Land Use	Zoning	Existing Use
North	Commercial, Multifamily Residential	Holding, Residential Multifamily	Vacant land
East	Within Unincorporated Okeechobee County: Commercial Corridor Mixed-Use, Urban Residential Mixed-Use	Residential Mixed (RM), Commercial (C), Commercial 2 (C-2)	Vehicle Sales, Vacant land
South	Commercial	Heavy Commercial (CHV)	Post Office, Restaurant, Retail
West	Commercial	Heavy Commercial (CHV)	Gas Station/Convenience Retail

General Description

The request for consideration by the City's Technical Review Committee is an application for a re-plat and associated infrastructure plan for a proposed commerce center. The current re-plat proposes to divide the subject property into four (4) developable parcels and an additional roadway tract. Staff analysis of the submitted application and plans is provided below. Areas of deficiency or concern are highlighted in yellow.

Adequacy of Public Facilities

Potable Water and Sewer: The applicant has provided documentation confirming the availability of potable water and sanitary sewer services.

Traffic Generation: The applicant has provided a traffic analysis prepared by Buckholz Traffic which analyzes available roadway capacity for an automated car wash, a 4600 sq/ft fast food restaurant with a drive-through window, a 110-room hotel, and 107,000 sf of self-storage space. The traffic analysis was completed for a previous internal site design which included an internal loop road. The infrastructure plan has since been revised to provide one ingress/egress point to SR-70, with no opportunities for vehicle turnarounds.

Access and Internal Circulation: The applicant proposes offsite improvement of NE 13th Ave right-of-way (which is currently unimproved) from SR-70 to NE 3rd St. At the terminus of the proposed improvement of NE 13th St, a westward extension of NE 3rd St is proposed. The proposed plans are problematic for two reasons:

The proposed extension of NE 3rd St does not align completely with the existing segment of NE 3rd St.

The proposed extension of NE 3rd St dead ends with no turn around or additional roadway connection.

If the segment of NE 13th Ave from NE 3rd St to NE 5th St is ever needed to be improved, the plat should consider that future improvement through a reservation and dedication of that area for that purpose.

Service Vehicle Access and Egress: Sufficiency of fire truck access and egress to be addressed by the Fire Department.

Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Street alignment §86-141(b)(1)	Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or	The proposed extension of NE 3 rd St does not align completely with the existing segment of NE 3 rd
Dead-end Streets §86-141(p)	Half or partial streets shall be prohibited. Wherever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tract.	The plat shall reserve land along the existing NE 13 th Ave ROW to be dedicated for the future improvement of NE 13 th Ave.

Dead-end Streets §86-141(q)	Dead-end streets, designed to be so permanently, shall be prohibited except when designed as culs-de-sac. Such streets shall be as provided in the public works manual without special permission of the city council, where due to unusual circumstances involving larger designs or topographical conditions a greater length may be deemed necessary.	Proposed extension of NE 3 rd St does not provide a connection to another roadway or a cul-de-sac.
Minimum Lot Area §90-196(1)	6,250 square feet for all uses	Lot 1: 2.773 acres Lot 2: 3.130 acres Lot 3: 5.510 acres Lot 4: 3.981 acres In Compliance
Minimum Lot Width §90-285(1)	50'	Lot 1: 216' Lot 2: 246.5' Lot 3: 402.2' Lot 4: 271.2' In Compliance

Compliance with Water Management Design Requirements

The current plans only consider drainage for the proposed roadway and apparently will rely on individual systems for each parcel. Section 3.9 (b) of Volume II of the SFWMD ERP Applicant's Handbook, mandates a master water management system to be provided for the subdivision. This will require an application to be submitted to the SFWMD and permitting through their system. To meet this requirement, additional SFWMD design requirements will need to be incorporated into the plans.

Survey Correctness

The survey incorrectly labels NE 3rd Street as Eighth Street, incorrectly labels NE 4th Street as Ninth Street and NE 4th St and incorrectly labels NE 13th Avenue as Lincoln Street.

The descriptions referenced by preliminary plat and Opinion of Title do not match, which is not in compliance with F.S. §177.091 (11).

Additional minor errors are circled on attached survey. A spelling error is circled on the first page and the red circled text on plat requires 90 degree rotation and leaders.

Special warranty deed dated June 23, 2011 describes several abandonments on page 4 of 8, though it does not indicate abandonment of 12th Ave was ever completed. However, notations on the survey indicate that this is an abandoned right-of-way having been reclaimed per the FS 177.085 reversionary

clause. Either the title report must reflect that abandonment of 12th Ave aka Mobley Street was completed, or survey boundaries must be revised to reflect actual ownership of property. If the applicant is hereby requesting abandonment of that ROW through this plat approval, then that must be clearly stated and additional information may be required for consideration of this request.

Infrastructure Plans

Due to the level of review that is required for infrastructure plans and the amount of revisions that will likely be necessary to comply with SFWMD design requirements, review for completeness and adequacy of the infrastructure plans will commence upon confirmation from SFWMD that the plat and plans substantially comply with their requirements.

Recommendation

Based on the foregoing analysis, we find the following areas of deficiency which must be addressed:

1. The traffic impact study must be revised to reflect the proposed design.
2. The internal dead-end roadway must be redesigned to either provide a connection to another roadway or provide a turnaround.
3. The proposed plat and associated infrastructure plans must be revised to comply with SFWMD design standards.
4. The survey must be revised for accuracy.
5. Proposed internal roadway (extension of existing NE 3rd St) should be aligned with the existing 3rd street right-of-way.
6. If the segment of NE 13th Ave from NE 3rd St to NE 5th St is ever needed to be improved, the plat should consider that future improvement through a reservation and dedication of that area for that purpose.
7. Provide an updated Opinion of Title with a description that matches the proposed plat.
8. Clarification on the abandonment of NE 12th Ave aka Mobley Street must be provided.

Submitted by:



Ben Smith, AICP

Director of Planning

June 8, 2023

Okeechobee Technical Review Committee Hearing: June 15th, 2023

Supplemental Exhibits

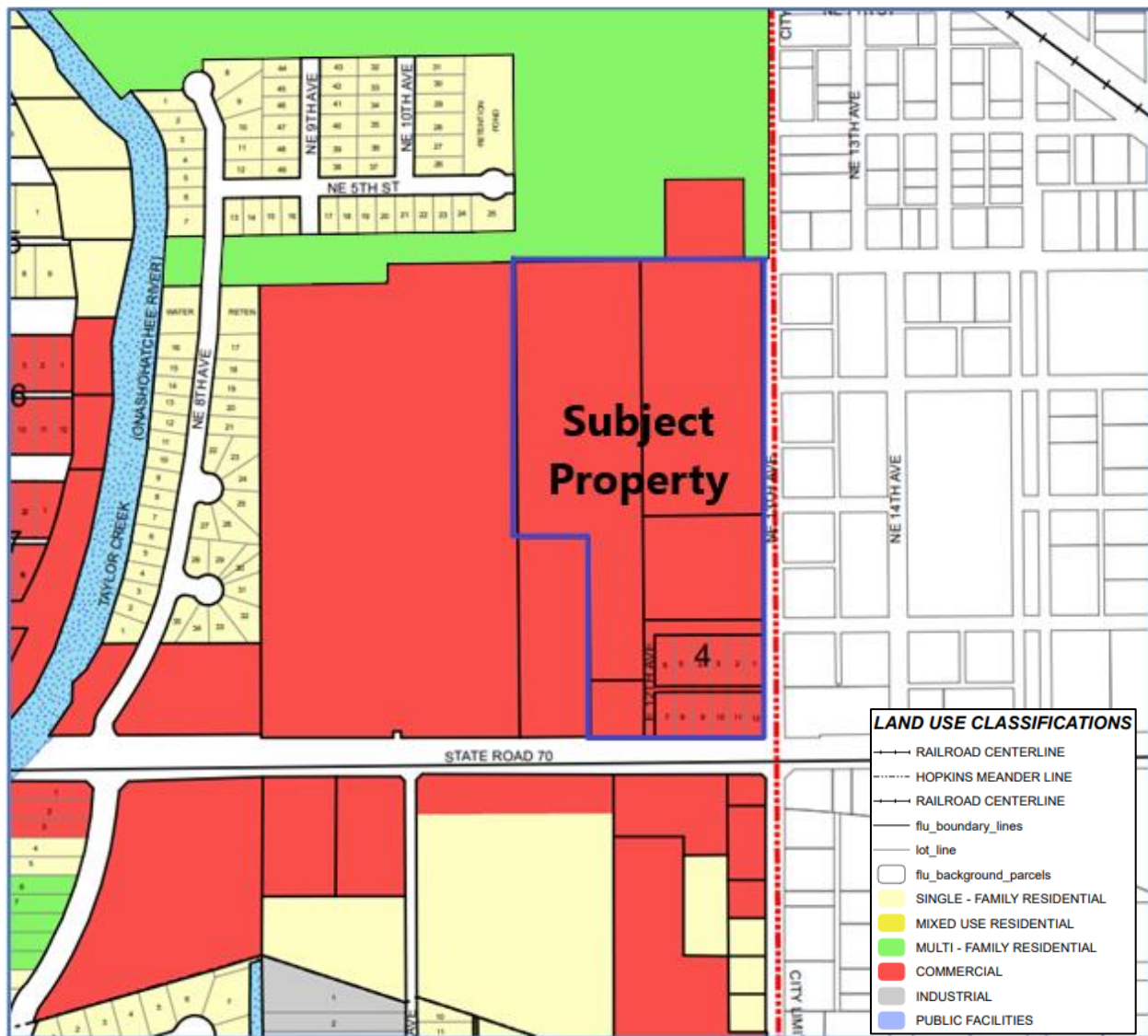


Exhibit A: Future Land Use Map

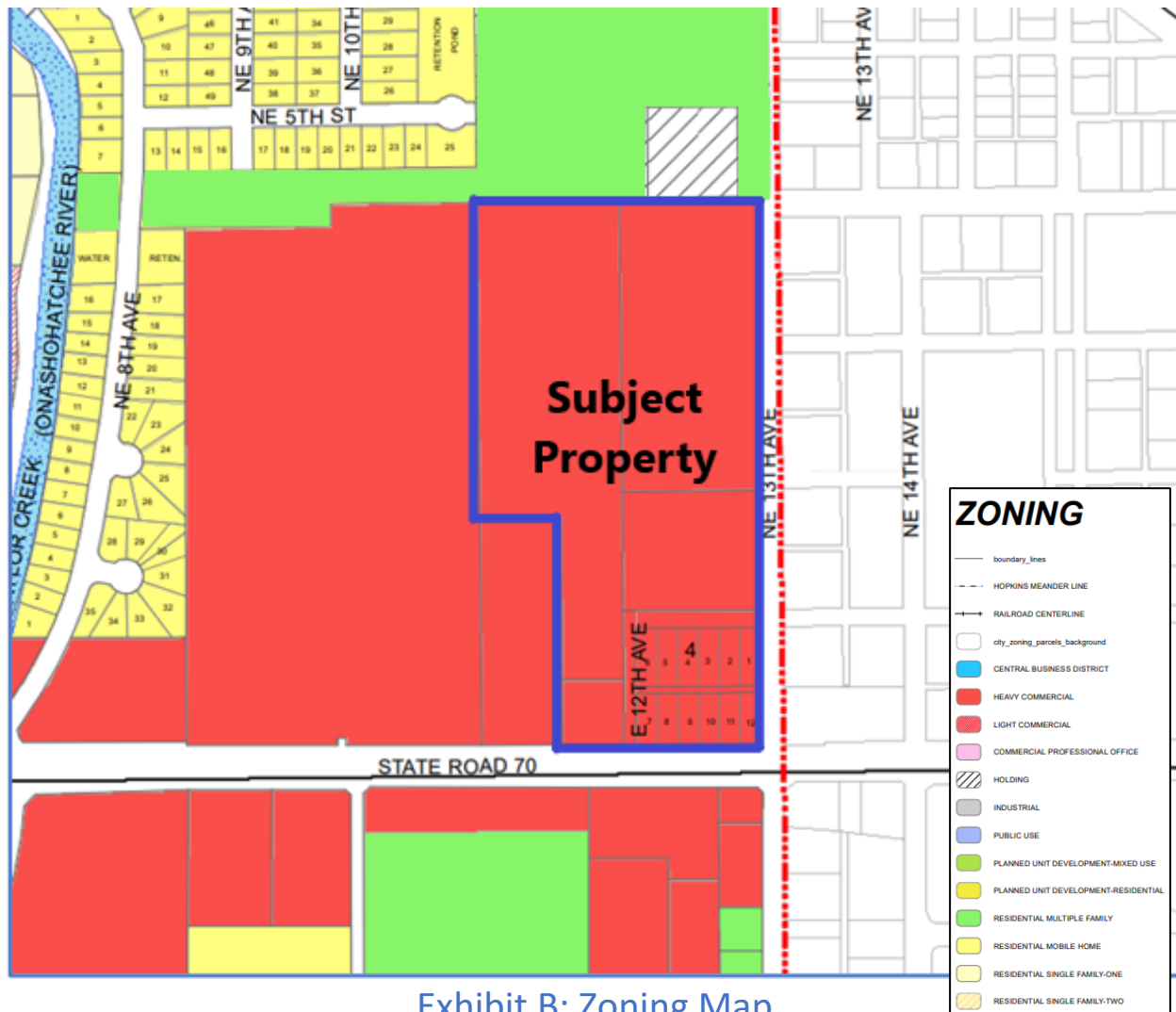


Exhibit B: Zoning Map



Exhibit C: Existing Land Use Map

PARK STREET COMMERCE CENTER

A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 17,
AND UNPLATTED LANDS; LOCATED IN THE SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA

CERTIFICATION OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

KING CONDOR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, BY ITS DULY ELECTED
MANAGER, DOES HEREBY DEDICATE THE FOLLOWING:

EASEMENTS

THE STORMWATER, UTILITY, SANITARY SEWER, & LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO PARK STREET
OKEECHOBEE, LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS
AND EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS.

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADJACENT LOT OWNERS AND PARK STREET OKEECHOBEE,
LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS AND EGRESS
AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS.

ROADWAYS

THE RIGHT-OF-WAYS, TRACTS "A" AND "B" AS SHOWN HEREON, OF NORTHEAST 13TH AVENUE AND NORTHEAST 3RD STREET, ARE HEREBY
DEDICATED TO THE PUBLIC, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION,
AND IS PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME AND ITS CORPORATE
SEAL TO BE HEREUNTO AFFIXED BY ITS MANAGER THIS _____ DAY OF _____, 2023.

KING CONDOR PARTNERS, LLC

BY: _____ WITNESS: _____ WITNESS: _____

MANAGER'S PRINTED NAME PRINTED NAME PRINTED NAME

ACCEPTANCE OF DEDICATIONS– PARK STREET OKEECHOBEE, LLC:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

PARK STREET OKEECHOBEE, LLC, A FLORIDA COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID COMPANY AS
STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____ BY: _____

PRINTED NAME MANAGER'S PRINTED NAME

WITNESS: _____

PRINTED NAME

ACCEPTANCE OF DEDICATIONS– PUBLIC:

THE CITY OF OKEECHOBEE HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,
AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____ BY: _____

PRINTED NAME DOWLING R. WATFORD JR.
MAYOR, CITY OF OKEECHOBEE, FL.

WITNESS: _____

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, _____, MANAGER OF PARK STREET OKEECHOBEE, LLC, A
FLORIDA COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION,
AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, _____, MAYOR, CITY OF OKEECHOBEE, OKEECHOBEE COUNTY,
FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND
THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

DEDICATION ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED, _____, MANAGER OF KING CONDOR PARTNERS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO
EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY
ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR
AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I, JERALD D. BRYANT, CLERK OF CIRCUIT COURT AND COMPTROLLER OF
OKEECHOBEE COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT WAS FILED
FOR RECORD ON THE _____ DAY OF _____, 2023 IN PLAT BOOK
_____, PAGE _____.

JERALD D. BRYANT
CLERK OF CIRCUIT COURT AND COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA

ACCEPTANCE BY CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR
RECORD BY THE CITY COUNCIL FOR THE CITY OF OKEECHOBEE, FLORIDA, THIS
_____ DAY OF _____, 2023. APPROVAL OF THIS PLAT FOR RECORDING
DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE STREETS,
ROADWAYS, EASEMENTS OR OTHER FEATURES DEPICTED ON THE PLAT REGARDLESS
OF THEIR DEDICATION. NO DEVELOPMENT RIGHTS ARE GRANTED SOLELY BY THE
EXECUTION AND RECORDING OF THIS PLAT. ALL PURCHASERS ARE RESPONSIBLE
FOR OBTAINING ANY NECESSARY STATE OR LOCAL PERMITS AND LICENSES PRIOR
TO DEVELOPMENT.

DOWLING R. WATFORD JR.
MAYOR, CITY COUNCIL

CITY SURVEYOR:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT UNDERSIGNED SURVEYOR AND MAPPER DULY
LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY
WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ DATE: _____

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 6199

CITY ATTORNEY:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM.

BY: _____ DATE: _____

JOHN J. FUMERO
CITY ATTORNEY
CITY OF OKEECHOBEE, FLORIDA

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THIS PLAT HAS BEEN FILED FOR
RECORD AT _____ .

THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
JERALD D. BRYANT
CLERK OF THE COURT
BY: _____
DEPUTY CLERK



CERTIFICATE OF TITLE:

THE UNDERSIGNED, _____, WITH FEE & FEE TITLE
COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY
CERTIFY THAT, AS OF THE _____ DAY OF _____, 2023.

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN
HEREON IS IN THE NAME OF KING CONDOR PARTNERS, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE
DEDICATION.

(B) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE
BEEN PAID THROUGH THE YEAR 2022.

(C) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD
ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

1. NO MORTGAGES ARE RECORDED.

BY: _____ DATE: _____

FEE & FEE, PLLC
400 NW 2ND STREET
OKEECHOBEE, FL 34972

SURVEYOR'S CERTIFICATION:

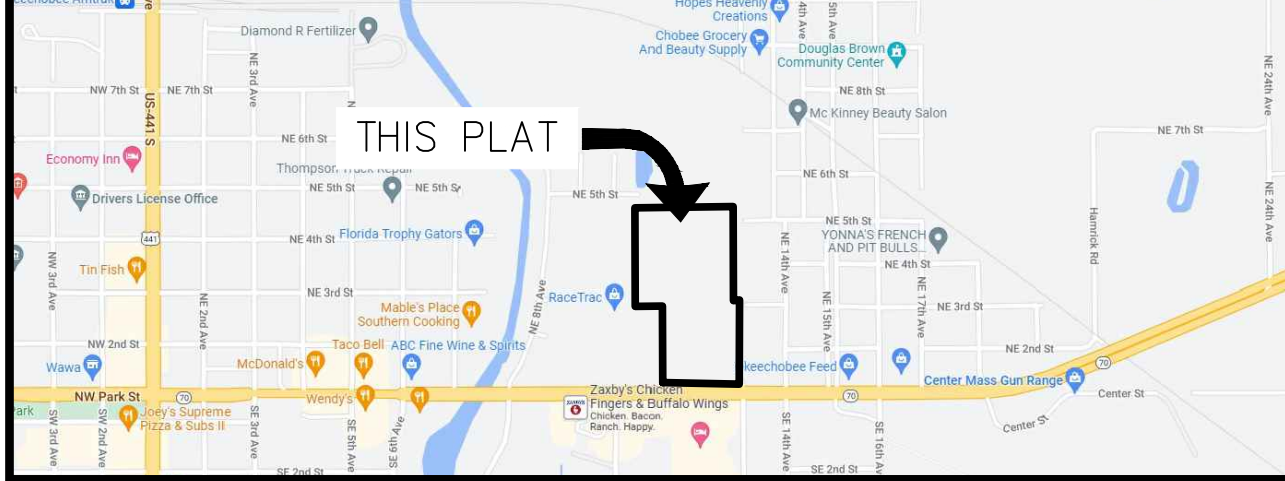
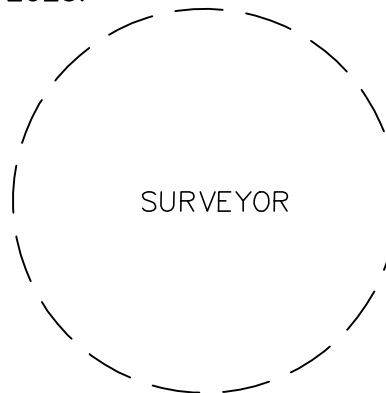
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY
RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS
ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT
PERMANENT REFERENCE MONUMENTS ACCORDING TO SECTION
177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED
BY LAW; AND THAT PERMANENT CONTROL POINTS AND MONUMENTS
ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET
UNDER THE GUARANTEES POSTED FOR THE REQUIRED
IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPLIES
WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, AS AMENDED.

FOR THE FIRM:

BSM & ASSOCIATES, INC.
80 SE 31ST LANE
OKEECHOBEE, FL 34974
CERTIFICATE OF AUTHORIZATION NO. LB 8155

THIS _____ DAY OF _____, 2023.

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



LEGEND:

C/L	CENTERLINE
FND	FOUND
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS OR RANGE
Δ	DELTA
L	ARC LENGTH
CB	CHORD BEARING
OD	CHORD DISTANCE
N:	NORTHING
E:	EASTING
●	SET 1/2" IRON ROD & CAP, STAMPED "BSM LB 8155"
⊙	SET NAIL & DISK STAMPED "PRM BSM LB 8155"
⊗	SET 1/2" IRON ROD W/ ALUMINUM DISC STAMPED "PRM BSM LB 8155"; UNLESS IF OTHERWISE NOTED FLORIDA DEPARTMENT OF TRANSPORTATION PLAT BOOK
F.D.O.T.	IDENTIFICATION
P.B.	SECTION OR SOUTH
ID	TOWNSHIP
S	DRAINAGE EASEMENT
T	NUMBER
D.E.	PLAT CORNER
NO.	ALSO KNOWN AS
P.C.	PERMANENT REFERENCE MONUMENT
A.K.A.	FLORIDA POWER AND LIGHT
PRM	
F.P.&L.	

LOCATION MAP:

(NOT TO SCALE)

INDEX OF PAGES:

SHEET 1 = COVER PAGE
SHEET 2 = SKETCH OF PLAT

TABULAR DATA:

LOT 1	= 2.771 ACRES ±
LOT 2	= 3.135 ACRES ±
LOT 3	= 4.014 ACRES ±
LOT 4	= 5.506 ACRES ±
TRACT "A"	= 0.006 ACRES ±
TRACT "B"	= 0.719 ACRES ±

A PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF
OKEECHOBEE COUNTY, FLORIDA AND A PORTION OF THE UNPLATTED LANDS OF EAST HALF OF THE
SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP
37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) CORNER OF SAID
SECTION 15, THENCE NORTH 89°19'21" EAST ALONG THE SOUTH LINE OF AID SECTION 15, A DISTANCE
OF 860.10 FEET;

THENCE NORTH 00°14'14" WEST, A DISTANCE OF 69.27 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF STATE ROAD 70 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP SECTION 91070-2514 AND THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°14'14" WEST, A DISTANCE OF 524.71 FEET;

THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 186.30 FEET TO A POINT ON THE WEST LINE OF THE
WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 00°14'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 675.35 FEET TO A POINT ON
A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST
ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 89°19'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 672.87 FEET TO A POINT
ON THE EAST LINE OF SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF
SAID SECTION 15;

THENCE SOUTH 00°18'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 895.52 FEET TO A POINT ON
THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET;

THENCE NORTH 89°58'38" WEST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 26.31 FEET TO
THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST 13TH AVENUE FORMERLY
LINCOLN STREET PER PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY,
FLORIDA;

THENCE SOUTH 00°26'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.86
FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70;

THENCE SOUTH 89°49'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 462.36
FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 16.151 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 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 SOUTH LINE OF SECTION 15, TOWNSHIP 37
SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 89°19'21" EAST AND ALL OTHER BEARINGS ARE
RELATIVE THERETO.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS
ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS.
ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- BUILDING SETBACKS SHALL BE AS APPROVED BY THE CITY OF OKEECHOBEE, FLORIDA.
- NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS
OF THIS COUNTY.

PARK STREET COMMERCE CENTER

A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 17,
AND UNPLATTED LANDS; LOCATED IN THE SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA

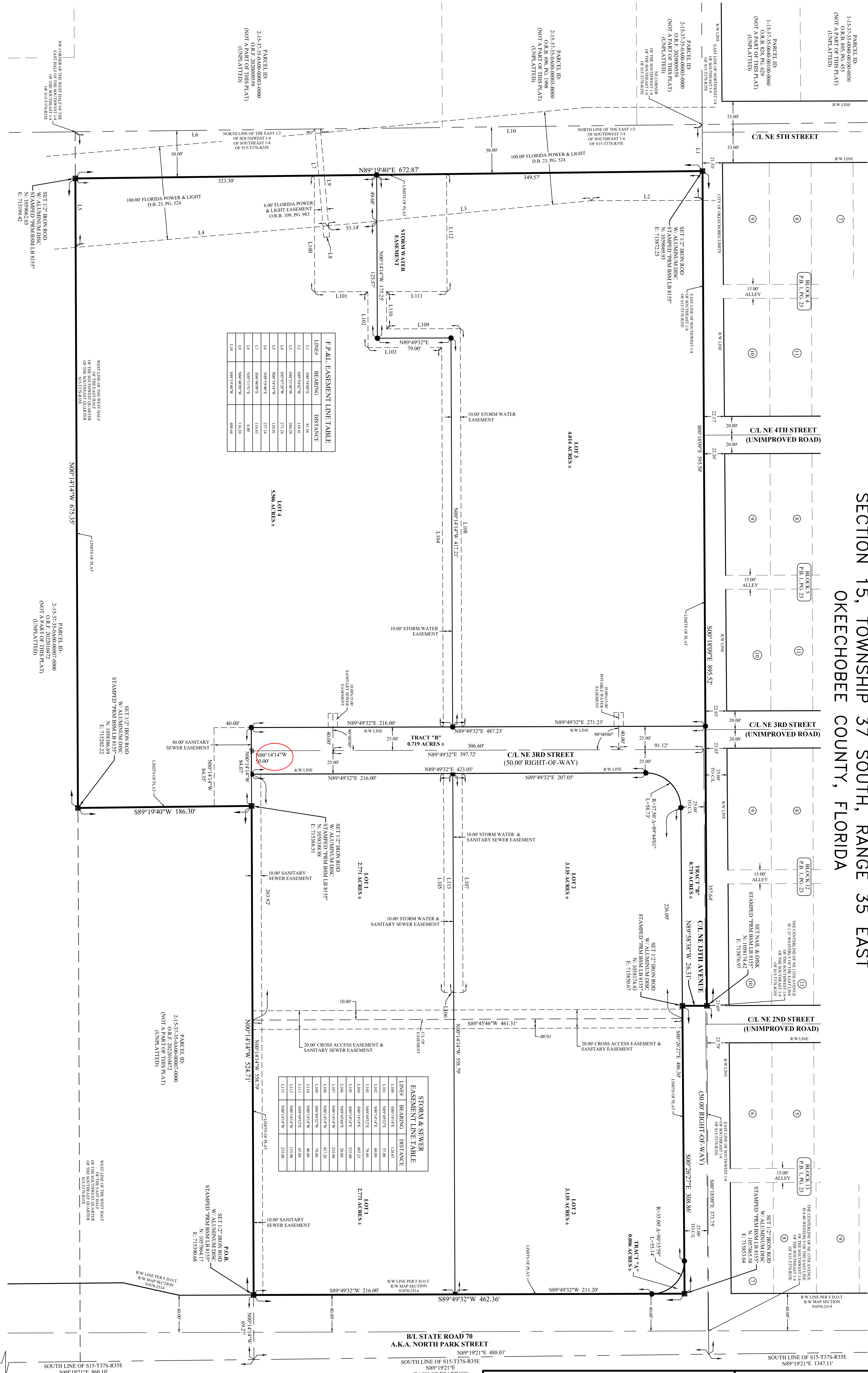
EAST LINE OF S15-T37S-R35E
SE CORNER
S15-T37S-R35E
N: 103°18'46.60"
E: 71°22'5.97"

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THIS PLAT HAS BEEN FILED FOR
RECORD AT _____
THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON _____
PAGES _____ THROUGH _____
JERALD D. BRYANT
CLERK OF THE COURT
BY _____
DEPUTY CLERK

B.S.M. & ASSOCIATES
LAND SURVEYING SERVICES

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



LINE#	BEARING	DISTANCE
L1	S89°19'40"W	672.87'
L2	S89°19'40"W	194.41'
L3	S89°19'40"W	284.29'
L4	S89°19'40"W	271.26'
L5	S89°19'40"W	124.01'
L6	S89°19'40"W	227.14'
L7	S89°19'40"W	100.00'
L8	S89°19'40"W	154.20'
L9	S89°19'40"W	660.00'

LINE#	BEARING	DISTANCE
L100	S89°19'40"W	124.01'
L101	S89°19'40"W	57.00'
L102	S89°19'40"W	60.00'
L103	S89°19'40"W	79.00'
L104	S89°19'40"W	40.00'
L105	S89°19'40"W	125.00'
L106	S89°19'40"W	25.00'
L107	S89°19'40"W	25.00'
L108	S89°19'40"W	25.00'
L109	S89°19'40"W	25.00'
L110	S89°19'40"W	25.00'
L111	S89°19'40"W	25.00'
L112	S89°19'40"W	25.00'
L113	S89°19'40"W	25.00'
L114	S89°19'40"W	25.00'
L115	S89°19'40"W	25.00'
L116	S89°19'40"W	25.00'
L117	S89°19'40"W	25.00'
L118	S89°19'40"W	25.00'
L119	S89°19'40"W	25.00'
L120	S89°19'40"W	25.00'

GRAPHIC SCALE


1 INCH = 50 FT.

(INTENDED DISPLAY SCALE)

CITY OF OKEECHOBEE

Application for **PLAT** Plan Review

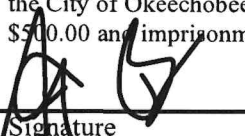
Pag 1 of 3

	City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received Feb-April 2023
		Application No. 23-003-TRC
		Fee Paid: 1484.53 4-25-23
		Receipt No. 59295/59296
		Hearing Date:
APPLICANT INFORMATION		
1	Name of property owner(s): William R. Grigsby, Jr.	
2	Owner mailing address: 10282 Payne Road, Sebring, Florida 33875	
3	Name of applicant(s) if other than owner: Park Street Okeechobee, LLC	
4	Applicant mailing address: 603 East Fort King Street, Ocala, Florida 34471	
5	Name of contact person (state relationship): Scott Winch - Development Consultant for Applicant	
6	Contact person daytime phone(s) and email address: (386) 527-6729 / swinch@kinghux.com	
7	Engineer: Name, address and phone number: American Civil Engineering Co. c/o Johnny Herbert PE, 207 N. Moss Road, Suite #211, Winter Springs, Florida 32708 - (407) 376-1777	
8	Surveyor: Name, address and phone number: BSM & Associates, Inc. Richard Barnes 863-484-8324 ricky.barnes@bsmsurvey.com 80 Se 31st Lane Okeechobee, FL 34974	
PROPERTY and PROJECT INFORMATION		
9	Property address/directions to property: Those certain 5 parcels of land totaling approximately 16.2 acres located directly across from 1000 State Road 70 East, Okeechobee, Florida.	
10	Parcel Identification Number <small>Parcel #1: 2-15-37-35-0A00-00011-0000, Parcel #2: 2-15-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-0A00-00009-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010</small>	
11	Current Future Land Use designation: Commercial ✓	
12	Current Zoning district: CHV - Commercial Heavy District ✓	
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. Plat application request to reconfigure the parcels listed in item #10 into four new commercial parcels and a city dedicated roadway.	
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. existing single family home, vacant	
15	Total land area in square feet (if less than two acres): _____ or acres: 16.15+/- acres	
16	Is proposed use different from existing or prior use <input checked="" type="checkbox"/> Yes) <input type="checkbox"/> No)	

CITY OF OKEECHOBEE
Application for **PLAT** Plan Review

Pag 2 of 3

17	Number and description of phases: This is for a plat, 1 phase.
18	Source of potable water: OUA. This is for a plat, see infrastructure site plan submittal for information
19	Method of sewage disposal: OUA. This is for a plat, see infrastructure site plan submittal for information

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS	
20	Applicant's statement of interest in property Attached.
21	One (1) copy of last recorded warranty deed Attached.
22	Notarized letter of consent from property owner (if applicant is different from property owner)
23	Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC surveys, (one to be no larger than 11 x 17; scale not less than one inch to 20 feet; North point) containing: <ul style="list-style-type: none"> 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
24	Two (2) sets of aerials of the site.
25	This is for a plat application
26	This is for a plat application
27	This is for a plat application
28	This is for a plat application
29	This is for a plat application
30	This is for a plat application
31	USB flash drive of application
32	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre. 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.
NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.	
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 summary denial of this application.	
 Signature	Adam Ramsay Printed Name
	1-17-2023 Date

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

CITY OF OKEECHOBEE
Application for **PLAT** Review
City of Okeechobee
Checklist for **PLAT** Review


Pag 3 of 3

	REQUIRED INFORMATION
1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan) See cover page
3	Eleven (11) copies of sealed site plan drawings prepared at a scale no smaller than one inch equals 60 feet, or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary, and the scale, legend, and author block all on one 24" by 36" sheet. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities)
	3.5 Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs See Sheet C8.0
4	Drawing notes and calculations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of the owner See Sheet C1.0
	4.2 Name, address and phone number of any agent, architect, engineer and planner See Sheet C1.0
	4.3 Complete legal description of the property See Sheet C1.0
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties See Sheet C4.0
	4.5 Total acreage of the property (square footage if less than two acres) See Sheet C4.0
	4.6 Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity) N/A
	4.7 Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations No parking proposed phase 1, parking per lot separately as submitted
	4.8 Impervious surface calculations showing: the square footage and as a% of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces See Sheet C4.0

CITY OF OKEECHOBEE

Application for Site Plan Review

Pag 1 of 3

	City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received Feb-April
		Application No. 23-006-120
		Fee Paid: 1481.50
		Receipt No. 59189
		Hearing Date:

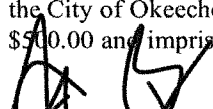
APPLICANT INFORMATION	
1	Name of property owner(s): William R. Grigsby, Jr.
2	Owner mailing address: 10282 Payne Road, Sebring, Florida 33875
3	Name of applicant(s) if other than owner: Park Street Okeechobee, LLC
4	Applicant mailing address: 603 East Fort King Street, Ocala, Florida 34471
5	Name of contact person (state relationship): Scott Winch - Development Consultant for Applicant
6	Contact person daytime phone(s) and email address: (386) 527-6729 / swinch@kinghux.com
7	Engineer: Name, address and phone number: American Civil Engineering Co. c/o Johnny Herbert PE, 207 N. Moss Road, Suite #211, Winter Springs, Florida 32708 - (407) 376-1777
8	Surveyor: Name, address and phone number: BSM & Associates, Inc. Richard Barnes 863-484-8324 ricky.barnes@bsmsurvey.com 80 Se 31st Lane Okeechobee, FL 34974
PROPERTY and PROJECT INFORMATION	
9	Property address/directions to property: Those certain 5 parcels of land totaling approximately 16.2 acres located directly across from 1000 State Road 70 East, Okeechobee, Florida.
10	Parcel Identification Number <small>Parcel #1: 2-15-37-35-0A00-00011-0000, Parcel #2: 2-15-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-0A00-00009-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010.</small>
11	Current Future Land Use designation: Commercial
12	Current Zoning district: CHV - Commercial Heavy District
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary. Site plan and plat application request for infrastructure (roadways, utilities, storm) for future commercial development project which will consist of four individual commercial lots. Lots will be permitted separately at later date.
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary. Proposed 1039 LF road with utility stubs (water/sewer) for four future commercial lots. Stormwater easement proposed for outfall and lots to provide their own stormwater as needed. OUA lift station is proposed.
15	Total land area in square feet (if less than two acres): _____ or acres: 16.15+/- acres
16	Is proposed used different from existing or prior use <input checked="" type="checkbox"/> Yes) <input type="checkbox"/> No)

CITY OF OKEECHOBEE

Application for Site Plan Review

Pag 2 of 3

17	Number and description of phases: Phase I: Construction of common road and lot infrastructure stubs. Phase II: Individual lots permitted separately. Phase III: Construction of buildings and other applicable improvements.
18	Source of potable water: OUA. County existing 12" watermain, north SR 70.
19	Method of sewage disposal: OUA. Proposed lift station into county manhole south of SR 70.

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS	
20	Applicant's statement of interest in property Attached .
21	One (1) copy of last recorded warranty deed Attached .
22	Notarized letter of consent from property owner (if applicant is different from property owner)
23	Three (3) CERTIFIED BOUNDARY and TOPOGRAPHIC surveys, (one to be no larger than 11 x 17; 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
24	Two (2) sets of aerials of the site.
25	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included)
26	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
27	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
28	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
29	Three (3) copies of sealed drainage calculations.
30	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.
31	USB flash drive of application
32	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre. 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.
NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.	
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 summary denial of this application.	
<div style="display: flex; justify-content: space-between; align-items: center;">  <div style="text-align: center;"> <p>Adam Ramsay</p> <p>1-17-2023</p> </div> </div>	

City of Okeechobee
55 Southeast 3rd Avenue
Okeechobee, Florida 34974
Phone: (863) 763-3372 Fax (863) 763-1686

Application for Pre-Application Plat Review

Name of Project: Replat of Price Addition and Addition of Unplatted Lands

Applicant: Park Street Okeechobee, LLC Property Owner: William R. Grigsby, Jr.

Description of project including all proposed uses: Replat of Price Addition (PB 2, PG 17); adding unplatted, contiguous, undeveloped acreage to the Plat; amending the Plat to provide for lots for commercial uses, tracts for stormwater retention, dedicated streets, utility easements, etc.

Number/description of phases: Phase 1- Site clearing; Phase 2- Installation of infrastructure like streets, utilities, drainage improvements; Phase 3- Construction of improvements on individual lots

Location of/Directions to the project: Vacant property that fronts SR 70, bordered by NE 13 Street on the east and NE 12 Street on the west; property is located just west of the City limits and north of SR 70

Existing improvements on property: Overhead power lines, guyed wires; shellrock circular driveway (to be realigned/improved as NE 13 St); vacant SFR with septic system (to be removed)

Is proposed use different from existing or prior use? (☒ Yes) (☐ No) (☐ N/A)

Total Land area in square feet: — or acres: 17.439

Existing impervious surface: — square feet 0.04 acres 0.2 % of site

Additional impervious surface: — square feet 9.30 acres 53.3 % of site

Proposed total impervious surface — square feet 9.30 acres 53.3 % of site

Source of Potable Water: OUA Method of sewage disposal: OUA

Current zoning: Heavy Commercial Current Future Land Use: Commercial

Parcel identification number: See attached.

Name of project: Replat of Price Addition (PB 2; PG 17) and Addition of Unplatted Lands

Applicant: Park Street Okeechobee, LLC

Address: 603 East Fort Street, Ocala, FL 33471

Phone: 386-527-6729

Fax: _____

Other phone: _____

Contact Person: Katie Edwards-Walpole, Esq.

Address: 9321 Chelsea Drive South, Plantation, FL 33324

Phone: (305) 281-7323

Fax: _____

Other phone: _____

Property Owner: William R. Grigsby, Jr.

Address: 10282 Payne Road

Sebring, FL 33875

Phone: _____

Fax: _____

Engineer: Johnny Herbert, IV, American Civil Engineering Co.

Address: 207 N. Moss Road, #211

Winter Springs, FL 32708

Phone: 407-376-1777

Fax: _____

Surveyor: Richard E. Barnes, III, BSM & Associates

Address: 80 SE 31 Lane

Okeechobee, FL 34974

Phone: 863-484-8324

Fax: _____

CITY OF OKEECHOBEE	Date:	Application No.
GENERAL SERVICES DEPARTMENT	Fee Paid:	Jurisdiction:
55 SE THIRD AVENUE	1st Hearing:	2nd Hearing:
OKEECHOBEE, FL 34974	Publication Dates:	
Tele: 863-763-3372 Ext. 218	Notices mailed:	
Fax: 863-763-1686	Project Name:	

**City of Okeechobee
Checklist for Pre-Application Plat Review**

Page 1 of 3

	Description	Date Submitted	Ck'd
1	Copy of completed application		
2	Eleven (11) copies of plat drawings (no larger than 11 X 17)		
3	Eleven (11) copies of construction plans (no larger than 11 X 17)		
4	Three (3) sealed boundary and topographic surveys with legal description of site and parcel number included.		
5	Three (3) copies of sealed drainage calculations		
6	Location map of site (may be on the cover sheet)		
7	Two (2) sets of Aerials of the site		
8	One (1) copy of most recent recorded Warranty Deed		
9	Other supporting documentation (pictures, conceptual drawings, etc.) optional		
10	Non-refundable application fee \$400.00 plus \$30 acre		

Note: Please be advised, application will only be processed upon completion of all required documents.



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

Detail by Entity Name

Florida Limited Liability Company

PARK STREET OKEECHOBEE, LLC

Filing Information

Document Number L22000487870

FEI/EIN Number NONE

Date Filed 11/14/2022

State FL

Status **ACTIVE**

Principal Address

603 EAST FORT KING STREET
OCALA, FL 34471

Mailing Address

603 EAST FORT KING STREET
OCALA, FL 34471

Registered Agent Name & Address

RAMSAY, ADAM

603 EAST FORT KING STREET
OCALA, FL 34471

Authorized Person(s) Detail

Name & Address

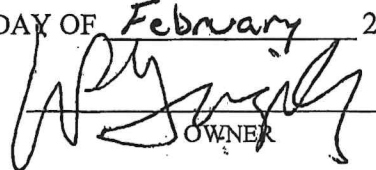
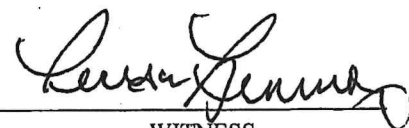
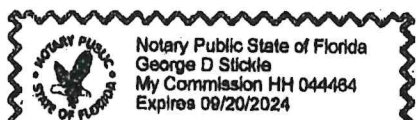
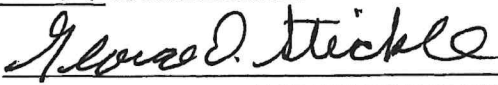
Title MGR

RAMSAY, ADAM P
603 EAST FORT KING STREET
OCALA, FL 34471

Annual Reports

No Annual Reports Filed

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

Name of Property Owners: WILLIAM R. GRIGSBY, JR.		
Mailing Address: 10282 Payne Road, Sebring, Florida 33875		
Home Telephone: N/A	Work:	Cell:
Property Address: <small>Those certain 5 parcels of land referenced below totaling approximately 16.2 acres and located in close proximity to 975 NE Park Street, Okeechobee, Florida 34972</small>		
Parcel ID Number: <small>Parcel #1: 2-15-37-35-0A00-00011-0000, Parcel #2: 2-15-37-35-0A00-00009-0000, Parcel #3: 2-15-37-35-0A00-00009-A000, Parcel #4: 2-15-37-35-0A00-00010-0000, and Parcel #5: 3-15-37-35-0210-00010-0010.</small>		
Name of Applicant: Park Street Okeechobee, LLC and its successors and assigns		
Home Telephone: (321) 704 - 2840	Work:	Cell:
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>13</u> DAY OF <u>February</u> , 20 <u>23</u> .		
 OWNER	 WITNESS	
OWNER	WITNESS	
STATE OF FLORIDA COUNTY OF <u>Highlands</u>		
The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>13</u> day of <u>Feb</u> , 20 <u>23</u> , by <u>William R. Grigsby, Jr.</u> , (Name of Person) who is personally known to me or produced <u>Florida I.D.</u> as identification.		
 Notary Public State of Florida George D. Stickler My Commission HH 044484 Expires 09/20/2024		 NOTARY PUBLIC SIGNATURE

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

Parcel ID Numbers:
2-15-37-35-0A00-00009-A000
2-15-37-35-0A00-00009-0000
2-15-37-35-0A00-00011-0000
2-15-37-35-0A00-00010-0000
3-15-37-35-0210-00010-0110
3-15-37-35-0210-00010-0080
3-15-37-35-0210-00010-0040
3-16-37-35-0210-00010-0010

FILE NUM 2006011065
OR BK 00603 PG 1345
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 06/20/2006 04:34:38 PM
RECORDING FEES 18.50
DEED DOC 18,433.80
RECORDED BY R Parrish
Pgs 1345 - 1346; (2pgs)

WARRANTY DEED

THIS WARRANTY DEED made this 20th day of June, 2006, between **GREAT LAKES HOLDINGS, LLC**, a Florida limited liability company, whose mailing address is 410 SE 2nd Avenue, Okeechobee, FL 34974, hereinafter called the **GRANTOR**, to **WILLIAM R. GRIGSBY, JR.**, whose mailing address 518 Bear Road, Lake Placid, FL 33852, hereinafter called the **GRANTEE**:

(Wherever used herein, the terms "Grantors" and "Grantees" 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 \$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, to-wit:

PARCEL 1 (PER O.R.B. 527, PGS. 869-870):

THE WEST HALF (W ½) OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) LYING NORTH OF STATE ROAD NO. 70 (FORT PIERCE ROAD), IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE FOLLOWING:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF (E ½) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 15, RUN NORTH 594 FEET, EAST 186.3 FEET, SOUTH 594 FEET; WEST 186.3 FEET TO THE POINT OF BEGINNING.

ALSO LESS THE NORTH 50 FEET WHICH IS RESERVED FOR ROAD PURPOSES.

ALSO LESS: A STRIP OF LAND 7 FEET WIDE SITUATE ADJACENT TO AND NORTHERLY OF THE EXISTING 66 FOOT RIGHT OF WAY OF STATE ROAD 70, LYING, WITHIN THE WEST ½ OF THE EAST ½ OF SW 1/4 OF SE 1/4, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS THE WEST 186.3 FEET THEREOF; CONTAINING .02 OF AN ACRE, MORE OR LESS.

PARCEL 2 (PER O.R.B. 528, PGS. 1342-1343):

ALL OF LOTS 1 THROUGH 12, INCLUSIVE, LYING NORTH OF NORTH PARK STREET (A/K/A S.R. 70 F/K/A FORT PIERCE ROAD) AS NOW CONSTRUCTED, IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 3 (PER O.R.B. 528, PGS. 1342-1343):

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THENCE RUN SOUTH 00°18'26" EAST ALONG THE EASTERLY LINE THEREOF, 668.71 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°18'26" EAST, 276.28 FEET TO THE NORTHEAST CORNER OF PRICE ADDITION TO OKEECHOBEE CITY ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17; THENCE RUN SOUTH 89°50'34" WEST, ALONG THE NORTHERLY LINE THEREOF, 336.76 FEET TO THE NORTHWEST CORNER OF SAID PRICE ADDITION; THENCE RUN NORTH 00°17'46" WEST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 15, A DISTANCE OF 273.38 FEET; THENCE RUN NORTH 89°20'47" EAST AND PARALLEL WITH THE NORTHERLY LINE OF PREVIOUSLY MENTIONED SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER, A DISTANCE OF 336.71 FEET TO THE POINT OF BEGINNING.

PARCEL 4 (PER O.R.B. 528, PGS. 1342-1343):

THE ALLEY IN BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING BETWEEN LOTS 1-6 AND 7-12.

PARCEL 5 (PER O.R.B 528, PGS 1342-1343):

THE STREET KNOWN AS NORTHEAST 2ND STREET (F/K/A CENTER STREET) AS IT RUNS EAST FROM NORTHEAST 12TH AVENUE TO NORTHEAST 13TH AVENUE, PARTICULARLY LOCATED NORTH OF BLOCK 4, PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PARCEL 6 (PER O.R.B 554, PG 338):

ALL THAT PART OF THE NORTH 668.71 FEET OF THE E 1/2 OF THE E 1/2 OF SW 1/4 OF SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, LESS AND EXCEPT THE NORTH 50 FEET THEREOF.

Subject to those easements in favor of Florida Power and Light recorded in O.R. Book 109, Page 983 and O.R. Book 23, Page 524 and matters contained on the Plat of Price Addition to Okeechobee City recorded in Plat Book 2, Page 17, all being in the Public Records of Okeechobee County, Florida.

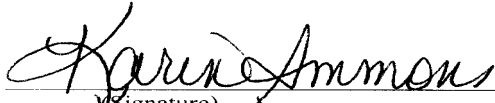
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.


* Singular and plural are interchangeable as context requires.

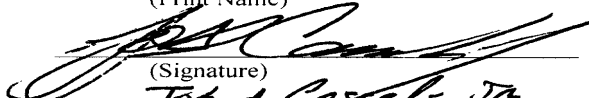
IN WITNESS WHEREOF, the said GRANTOR have executed this Deed the day and year first above written.

Signed, Sealed and Delivered in our presence:

GREAT LAKES HOLDINGS, LLC, a Florida limited liability company


(Signature)
Karin Ammons
(Print Name)

BY: 
D. Robert Willson, Managing member

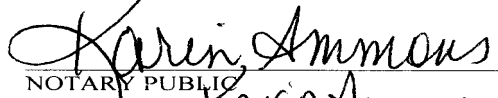

(Signature)
John S. Cassels, Jr.
(Print Name)

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

Signed and sworn to (or affirmed) before me this 20th day of June, 2006, by D. ROBERT WILLSON, as Managing Member of GREAT LAKES HOLDINGS, LLC, a Florida limited liability company, who is personally known to me.



Karin Ammons
My Commission DD211896
Expires July 11, 2007


NOTARY PUBLIC
Print Name: Karin Ammons

83
\$69.50

This Document Prepared by:
Michael B. Johnson, Esq.
MCCATHERN | MOOTY | GRINKE, L.L.P.
3710 Rawlins, Suite 1600
Dallas, Texas 75219

~~When Recorded, return this Deed~~
And send tax statements to:
William R. Grigsby, Jr.
518 Bear Road
Lake Placid, Florida 33852

Parcel ID No. R3-15-37-35-0210-00010-0010
Documentary Stamps: \$875.00

FILE NUM 2011006369
OR BK 00702 PG 1302
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/28/2011 01:50:19 PM
AMT 125,000.00
RECORDING FEES \$69.50
DEED DOC \$875.00
RECORDED BY M Pinon
Pgs 1302 - 1309; (8pgs)

Asset No. 10216068706
1209 & 1221 NE Park St, Okeechobee FL

Commonwealth GF# 0228003703

SPECIAL WARRANTY DEED

This Special Warranty Deed is dated as of the 23rd day of June, 2011, by the FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA, whose address is 1601 Bryan Street, Energy Plaza, Dallas, Texas 75201 (hereinafter called "Grantor") to WILLIAM R. GRIGSBY, JR., an individual, whose address is 518 Bear Road, Lake Placid, Florida 33852 (hereinafter called "Grantee").

Grantor, for and in consideration of the sum of \$125,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, ALIENS, REMISES, RELEASES, CONVEYS and CONFIRMS unto Grantee the following described real property known as 1209 and 1221 NE Park Street, Okeechobee, Okeechobee County, Florida (the "Property"):

See Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made subject and subordinate to all easements, rights-of-way, encumbrances, exceptions, covenants, conditions, restrictions, encroachments, reservations, access limitations and all other matters filed of record as of the date hereof (collectively, the "Permitted Exceptions"), but only to the extent such Permitted Exceptions affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained, and reference herein to the Permitted Exceptions shall not serve to reimpose same.

SPECIAL WARRANTY DEED – Page 1

Return To:
Lawyers/Commonwealth Land Title
2400 Maitland Center Parkway STE-200
Maitland, FL 32751
Attention: Myrna H. Small
File No. TLF10-000 494C

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions as aforesaid, unto Grantee, and Grantee's successors and assigns, forever; and Grantor does hereby bind Grantor, and Grantor's successors and assigns, to warrant and forever defend, all and singular, the Property, subject to the Permitted Exceptions, unto Grantee, and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

BY ACCEPTANCE OF THIS DEED, GRANTEE ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE ANY REPRESENTATIONS AS TO THE PHYSICAL CONDITION OF THE PROPERTY, OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY (OTHER THAN WARRANTIES OF TITLE AS PROVIDED AND LIMITED HEREIN). GRANTEE EXPRESSLY AGREES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE PROPERTY IS CONVEYED "AS IS" AND "WITH ALL FAULTS", AND GRANTOR EXPRESSLY DISCLAIMS, AND GRANTEE ACKNOWLEDGES AND ACCEPTS THAT GRANTOR HAS DISCLAIMED, ANY AND ALL REPRESENTATIONS, WARRANTIES OR GUARANTIES OF ANY KIND, ORAL OR WRITTEN, EXPRESS OR IMPLIED (EXCEPT AS TO TITLE AS HEREIN PROVIDED AND LIMITED) CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION, (i) THE VALUE, CONDITION, MERCHANTABILITY, HABITABILITY, MARKETABILITY, PROFITABILITY, SUITABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE, OF THE PROPERTY, (ii) THE MANNER OR QUALITY OF THE CONSTRUCTION, OR THE MATERIALS, IF ANY, INCORPORATED INTO THE CONSTRUCTION, OF ANY IMPROVEMENTS TO THE PROPERTY, (iii) THE MANNER OF REPAIR, QUALITY OF REPAIR, STATE OF REPAIR OR LACK OF REPAIR OF ANY SUCH IMPROVEMENTS, AND (iv) ACCESS. GRANTEE HAS MADE ALL INSPECTIONS OF THE PROPERTY TO DETERMINE ITS VALUE AND CONDITION DEEMED NECESSARY OR APPROPRIATE BY GRANTEE. GRANTEE ACKNOWLEDGES THAT GRANTEE IS NOT RELYING ON ANY INFORMATION PROVIDED BY GRANTOR IN DETERMINING THE PROPERTY CONDITION. BY ACCEPTANCE OF THIS DEED, GRANTEE SPECIFICALLY ASSUMES ALL RISK, COSTS AND LIABILITIES OF WHATEVER NATURE ARISING OUT OF THE CONDITION OF THE PROPERTY.

Grantee, by its acceptance hereof, does hereby assume and agree to pay any and all ad valorem taxes and special assessments pertaining to the Property for calendar year 2011 and subsequent years, there having been a proper proration of ad valorem taxes for the current calendar year between Grantor and Grantee. Pursuant to 12 U.S.C. §1825(b)(3), the Federal Deposit Insurance Corporation is not liable for any penalties, fines, fees or court costs resulting from the failure of any person to pay any real property tax, personal property tax, probate or recording tax or any recording or filing fees when due.

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

Signed, sealed and delivered in the presence of: **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA**

Daphne Dave

Witness Signature

Printed Witness Name: Daphne Dave

James R. Bruce II

Witness Signature

Printed Witness Name: JAMES R. BRUCE II

By: [Signature]

Printed Name: Dwayne D. Barfell

Title: ATTORNEY IN FACT

STATE OF Florida

§

§

COUNTY OF Duval

§

The foregoing instrument was acknowledged before me this 21st day of June, 2011, by Dwayne D Barfell, of the **FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF RIVERSIDE NATIONAL BANK OF FLORIDA**, who is personally known to me or who have produced as identification.

[Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Kathryn F. Swanson
Commission # EE047379
Expires: DEC. 07, 2014
BONDED THRU ATLANTIC BONDING CO., INC.

Kathryn F Swanson
NOTARY PUBLIC - STATE OF Florida
My Commission Expires: 12/07/2014

SPECIAL WARRANTY DEED – Page 3

U:_Cases\Cases\Park Street-10216068706-Closing Docs\Florida Special Warranty Deed.doc

EXHIBIT A

Legal Description

All of Lots 1 through 12, inclusive, lying North of North Park Street (a/k/a S.R. 70 f/k/a Fort Pierce Road) as now constructed, in Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida.

-AND-

The alley in Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida, lying between Lots 1 through 6 and 7 through 12, as vacated by Ordinance recorded in Official Records Book 359, Page 830, Public Records of Okeechobee County, Florida.

-AND-

The street known as Northeast 2nd Street (f/k/a Center Street) as it runs East from Northeast 12th Avenue to Northeast 13th Avenue, particularly located North of Block 4, PRICE ADDITION TO OKEECHOBEE CITY, according to the plat thereof recorded in Plat Book 2, Page 17, of the public records of Okeechobee County, Florida, as vacated by Ordinance recorded in Official Records Book 359, Page 830, Public Records of Okeechobee County, Florida.

Tax Parcel ID No. R3-15-37-35-0210-00010-0010

Commonly known as 1209 and 1221 NE Park Street, Okeechobee, Florida 34972

EXHIBIT A, Legal Description – Solo Page

L:\Data\Commercial\Title Work\Prescient\Prescient - 1209 & 1221 NE Park St., FL GF# 2228003703\Florida Special Warranty Deed.doc

Prepared by: Renee Marie Araujo, Esq.
FDIC East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

(Leave Blank Above this Line for Recording Information)
(Space above this line must be at least 3 inches)

LIMITED POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS, that the **FEDERAL DEPOSIT INSURANCE CORPORATION**, a Corporation organized and existing under an Act of Congress, hereinafter called the "FDIC," acting in its Receivership capacity or separate Corporate capacity or as Manager of the FSLIC Resolution Fund has acquired and will acquire certain assets for liquidation and has determined that it is necessary to appoint a representative to act on its behalf in connection with the maintenance and liquidation of said assets, hereinafter called the "Acquired Assets."

WHEREAS, the FDIC desires to designate **DWAYNE D. BARFELL** as attorney-in-fact for the limited purpose of facilitating the management and disposition of the Acquired Assets; and

WHEREAS, the undersigned has full authority to execute this instrument on behalf of the FDIC under applicable Resolutions of the FDIC's Board of Directors and redelegations thereof.

NOW, THEREFORE, the FDIC appoints **DWAYNE D. BARFELL** as its true and lawful attorney-in-fact to act in its name, place, and stead, and hereby grants **DWAYNE D. BARFELL** the authority, subject to the limitations herein, as follows:

(1) Sign, seal and deliver as the act and deed of the FDIC any instrument in writing, and to do every other thing necessary and proper for the collection and recovery of any and all monies and properties of every kind and nature whatsoever for and on behalf of the FDIC and to give proper receipts and acquittance therefor in the name and on behalf of the FDIC;

(2) Release, discharge or assign any and all judgments, mortgages on real estate or personal property, including the release and discharge of the same of record in the Official or Public Records of the Clerk of any Circuit Court or any other official public records or registries, wherever located, where payments on account of the same in redemption or otherwise may have been made by the

debtor(s), and to endorse receipt of such payment upon the records in any appropriate public office;

(3) Receive, collect and give all proper acquittance for any other sums of money owing to the FDIC for any Acquired Asset which the attorney-in-fact may sell or dispose of;

(4) Execute any and all transfers and assignments as may be necessary to assign any securities or other choses in action;

(5) Sign, seal, acknowledge and deliver any and all agreements, easements, or conveyances as shall be deemed necessary or proper by the FDIC attorney-in-fact in the care and management of the Acquired Assets;

(6) Sign, seal, acknowledge and deliver indemnity agreements and surety bonds in the name of and on behalf of the FDIC;

(7) Sign receipts for the payment of all rents and profits due or to become due on the Acquired Assets;

(8) Execute, acknowledge and deliver deeds of real property in the name of the FDIC;

(9) Extend, postpone, release and satisfy or take such other action regarding any mortgage lien held in the name of the FDIC;

(10) Execute, acknowledge and deliver in the name of the FDIC a power of attorney wherever necessary or required by law to any attorney employed by the FDIC;

(11) Foreclose any mortgage or other lien on either real or personal property, wherever located;

(12) Do and perform every act necessary for the use, liquidation or collection of the Acquired Assets held in the name of the FDIC;

(13) Sign, seal, acknowledge and deliver any and all documents as may be necessary to settle any action(s) or claim(s) asserted against the FDIC, either in its Receivership or Corporate capacity, or as Manager of the FSLIC Resolution Fund.

This Power of Attorney shall be effective October 26, 2009, and shall continue in full force and effect through October 25, 2011, unless otherwise terminated by any official of the FDIC authorized to do so by the Board of Directors of the FDIC.

IN WITNESS WHEREOF, the FDIC, by its duly authorized officer empowered by appropriate resolution of its Board of Directors, has caused these presents to be subscribed in its name this 9th day of June, 2010.

FEDERAL DEPOSIT INSURANCE CORPORATION

By: *Michael Cody Lee*
Name: **MICHAEL CODY LEE**
Title: Manager of Customer Service -
East Coast Temporary Satellite Office
7777 Baymeadows Way West
Jacksonville, FL 32256

Signed in the presence of:

Witness: *[Signature]*
Printed Name: Joseph L. Marciano

Witness: *[Signature]*
Printed Name: Samuel R. Stangle

STATE OF FLORIDA }
COUNTY OF DUVAL }

On this 9th day of June, 2010, before me, a Notary Public in and for the State of Florida appeared MICHAEL CODY LEE, to me personally known, who, being by me first duly sworn did depose that he/she is Manager of Customer Service, East Coast Temporary Satellite Office of the Federal Deposit Insurance Corporation (the "Corporation"), in whose name the foregoing Limited Power of Attorney was executed and subscribed, and the said Limited Power of Attorney was executed and subscribed on behalf of the said Corporation by due authority of the Corporation's Board of Directors, and the said MICHAEL CODY LEE, acknowledged the said Limited Power of Attorney to be the free act and deed of said Corporation.

[PLACE NOTARY SEAL BELOW HERE]

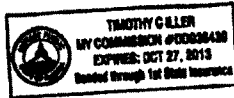


[Signature]
Notary Public
Printed Name of Notary: Timothy C. Illor
Commission No.: 00936439
My Commission expires: 10/27/2013

STATE OF FLORIDA }
 }
 COUNTY OF DUVAL }

On this 9 day of June, 2010, before me, a Notary Public in and for the State of Florida appeared Jeffrey W. Marciano (witness #1) and Samuel R. Stangle (witness #2), to me personally known to be the persons whose names are subscribed as witness to the foregoing instrument of writing, and after being duly sworn by me stated on oath that they saw MICHAEL CODY LEE, Manager of Customer Service, East Coast Temporary Satellite Office, of the Federal Deposit Insurance Corporation, the person who executed the foregoing instrument, and had subscribed the same, and that they had signed the same as a witness at the request of the person who executed the same.

[PLACE NOTARY SEAL BELOW HERE]



Notary Public [Signature]
 Printed Name of Notary: Timothy C. Fuller
 Commission No.: 00936439
 My Commission expires: 10/27/2015

STATE OF FLORIDA
 DUVAL COUNTY

I, THE UNDERSIGNED Clerk of the Circuit Court, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit Court of Duval County, Florida, and the same is in full force and effect.

WITNESS my hand and seal of Clerk of Circuit Court at Jacksonville, Florida, this the 9 day of June, 2010

JIM FULLER
 Clerk, Circuit and County Courts
 Duval County, Florida.
 By [Signature]
 Deputy Clerk



PARK STREET OKEECHOBEE, LLC

603 East Fort King Street
Ocala, Florida 34471

VIA EMAIL

April 6, 2023

City of Okeechobee / General Services Department
Attention: Patty Burnette
55 S.E. 3rd Avenue, Room 101
Okeechobee, Florida 34974

Re: Park Street Commerce Center – Statement of Interest in Property

Dear Ms. Burnette:

On behalf of Park Street Okeechobee, LLC (“**Applicant**”), this letter constitutes Applicant’s Statement of Interest in the following property (collectively, the “**Property**”):

- Parcel #1: 2-15-37-35-0A00-00011-0000
- Parcel #2: 2-15-37-35-0A00-00009-0000
- Parcel #3: 2-15-37-35-0A00-00009-A000
- Parcel #4: 2-15-37-35-0A00-00010-0000
- Parcel #5: 3-15-37-35-0210-00010-0010

Applicant is purchasing the Property via that certain vacant land contract between Applicant (as successor-by-assignment to WGT, Inc.) and William R. Grigsby, Jr. (“**Seller**”) dated September 2, 2022 (the “**Contract**”). Applicant intends to develop the Property into a commercial real estate project to be commonly known as the Park Street Commerce Center (“**Project**”) consisting of four separate parcels (as more particularly described in Applicant’s site plan and other related documents) with portions of shared common area infrastructure, including without limitation, roadways, drainage, lift station, utility lines, project signs, entrance features, outfall pipe, sewer connection, and all other real and personal property (or interest therein) intended by Applicant for the common use and enjoyment of all lot owners within the Project (collectively, “**Common Area Infrastructure**”).

The Common Area Infrastructure will be governed by that certain Master Development Agreement for Park Street Commerce Center (“**Development Agreement**”) of which Applicant (or its assignee) shall be the “**Developer**” under the Development Agreement. The Development Agreement shall include, without limitation, provisions addressing the design, permitting, construction, maintenance, and repair of the Common Area Infrastructure, and provisions for sharing of the costs thereof by the lot owners of parcels within the Project. All easements, water management system, and other rights related to the Common Area Infrastructure will be incorporated into the Development Agreement. Notwithstanding the foregoing, Applicant intends to dedicate certain items constituting the Common Area Infrastructure such as the roadways, lift station, sewer connection, and outfall pipe to the City of Okeechobee (“**City**”), the County of Okeechobee (“**County**”), and/or other governmental authorities, respectively.

Applicant is hereby submitting Applicant’s master site plan and preliminary plat for the Project in order for Applicant to obtain approval of said site plan, including multiple individual lot site plans and related special exception applications pertinent to Applicant or as jointly submitted by Applicant and a third-party future owner / user of a specific lot within the Project (“**Co-Applicant**,” and as further described below, if applicable), and plat from all governing authorities, including approval of the vacation of any existing recorded plat (“**Site Plan Approval**”). Subject to Applicant obtaining Site Plan Approval, Applicant will enter into a development agreement with the City which shall grant Applicant all rights necessary to develop the Project. More specifically, Applicant desires to enter into separate development agreements with the City

Park Street Commerce Center – Statement of Interest in Property

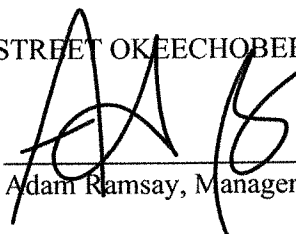
- Lot 2: Culver's Restaurant with Drive-Thru

Applicant sincerely looks forward to working with the City to develop this exciting project and making a large investment in the City's future and that of its residents, local businesses, and others in the surrounding community. Please direct all questions regarding the Project to Scott Winch at swinch@kinghux.com and/or (386) 527-6729.

Very truly yours,

PARK STREET OKEECHOBEE, LLC

By:


Adam Ramsay, Manager

Cc: Gary Ritter, City Administrator (*via email*)

PARK STREET COMMERCE CENTER

A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 17,
AND UNPLATTED LANDS; LOCATED IN THE SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA

CERTIFICATION OF OWNERSHIP & DEDICATION:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

KING CONDOR PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE ABOVE DESCRIBED LAND, BY ITS DULY ELECTED
MANAGER, DOES HEREBY DEDICATE THE FOLLOWING:

EASEMENTS

THE STORMWATER, UTILITY, SANITARY SEWER, & LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO PARK STREET
OKEECHOBEE, LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS
AND EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS.

CROSS ACCESS EASEMENT

THE CROSS ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADJACENT LOT OWNERS AND PARK STREET OKEECHOBEE,
LLC A FLORIDA COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION AND MAINTENANCE OF FACILITIES, AND INGRESS AND EGRESS
AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS.

ROADWAYS

THE RIGHT-OF-WAYS, TRACTS "A" AND "B" AS SHOWN HEREON, OF NORTHEAST 13TH AVENUE AND NORTHEAST 3RD STREET, ARE HEREBY
DEDICATED TO THE PUBLIC, FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION,
AND IS PERPETUAL MAINTENANCE OBLIGATION OF THE CITY OF OKEECHOBEE, OKEECHOBEE COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE UNDERSIGNED COMPANY HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME AND ITS CORPORATE
SEAL TO BE HEREUNTO AFFIXED BY ITS MANAGER THIS _____ DAY OF _____, 2023.

KING CONDOR PARTNERS, LLC

BY: _____ WITNESS: _____ WITNESS: _____

MANAGER'S PRINTED NAME PRINTED NAME PRINTED NAME

ACCEPTANCE OF DEDICATIONS– PARK STREET OKEECHOBEE, LLC:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

PARK STREET OKEECHOBEE, LLC, A FLORIDA COMPANY, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID COMPANY AS
STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____ BY: _____

PRINTED NAME MANAGER'S PRINTED NAME

WITNESS: _____

PRINTED NAME

ACCEPTANCE OF DEDICATIONS– PUBLIC:

THE CITY OF OKEECHOBEE HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,
AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS _____ DAY OF _____, 2023.

WITNESS: _____ BY: _____

PRINTED NAME DOWLING R. WATFORD JR.
MAYOR, CITY OF OKEECHOBEE, FL.

WITNESS: _____

PRINTED NAME

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, _____, MANAGER OF PARK STREET OKEECHOBEE, LLC, A
FLORIDA COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION,
AND THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID
CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED, _____, MAYOR, CITY OF OKEECHOBEE, OKEECHOBEE COUNTY,
FLORIDA, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND
THEY EACH DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

DEDICATION ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED, _____, MANAGER OF KING CONDOR PARTNERS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUAL DESCRIBED IN AND WHO
EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION, AND HE DULY
ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAME, AS SUCH OFFICER FOR
AND IN BEHALF OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL AT OKEECHOBEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE.

MY COMMISSION EXPIRES: _____

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I, JERALD D. BRYANT, CLERK OF CIRCUIT COURT AND COMPTROLLER OF
OKEECHOBEE COUNTY, FLORIDA DO HEREBY CERTIFY THAT THIS PLAT WAS FILED
FOR RECORD ON THE _____ DAY OF _____, 2023 IN PLAT BOOK
_____, PAGE _____

JERALD D. BRYANT
CLERK OF CIRCUIT COURT AND COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA

ACCEPTANCE BY CITY COUNCIL:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR
RECORD BY THE CITY COUNCIL FOR THE CITY OF OKEECHOBEE, FLORIDA, THIS
_____ DAY OF _____, 2023. APPROVAL OF THIS PLAT FOR RECORDING
DOES NOT CONSTITUTE ACCEPTANCE FOR MAINTENANCE OF THE STREETS,
ROADWAYS, EASEMENTS OR OTHER FEATURES DEPICTED ON THE PLAT REGARDLESS
OF THEIR DEDICATION. NO DEVELOPMENT RIGHTS ARE GRANTED SOLELY BY THE
EXECUTION AND RECORDING OF THIS PLAT. ALL PURCHASERS ARE RESPONSIBLE
FOR OBTAINING ANY NECESSARY STATE OR LOCAL PERMITS AND LICENSES PRIOR
TO DEVELOPMENT.

DOWLING R. WATFORD JR.
MAYOR, CITY COUNCIL

CITY SURVEYOR:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT UNDERSIGNED SURVEYOR AND MAPPER DULY
LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY
WITH THE REGULATIONS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

BY: _____ DATE: _____

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 6199

CITY ATTORNEY:

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

IT IS HEREBY CERTIFIED THAT THE FORGOING PLAT IS APPROVED AS TO FORM.

BY: _____ DATE: _____

JOHN J. FUMERO
CITY ATTORNEY
CITY OF OKEECHOBEE, FLORIDA

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THIS PLAT HAS BEEN FILED FOR
RECORD AT _____ .

THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
JERALD D. BRYANT
CLERK OF THE COURT
BY: _____
DEPUTY CLERK



CERTIFICATE OF TITLE:

THE UNDERSIGNED, _____, WITH FEE & FEE TITLE
COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DOES HEREBY
CERTIFY THAT, AS OF THE _____ DAY OF _____, 2023.

(A) THE RECORD TITLE TO THE LAND AS DESCRIBED AND SHOWN
HEREON IS IN THE NAME OF KING CONDOR PARTNERS, LLC, A
FLORIDA LIMITED LIABILITY COMPANY, THE ENTITY EXECUTING THE
DEDICATION.

(B) PURSUANT TO FLORIDA STATUTE 197.192 ALL TAXES HAVE
BEEN PAID THROUGH THE YEAR 2022.

(C) ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD
ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS:

1. NO MORTGAGES ARE RECORDED.

BY: _____ DATE: _____

FEE & FEE, PLLC
400 NW 2ND STREET
OKEECHOBEE, FL 34972

SURVEYOR'S CERTIFICATION:

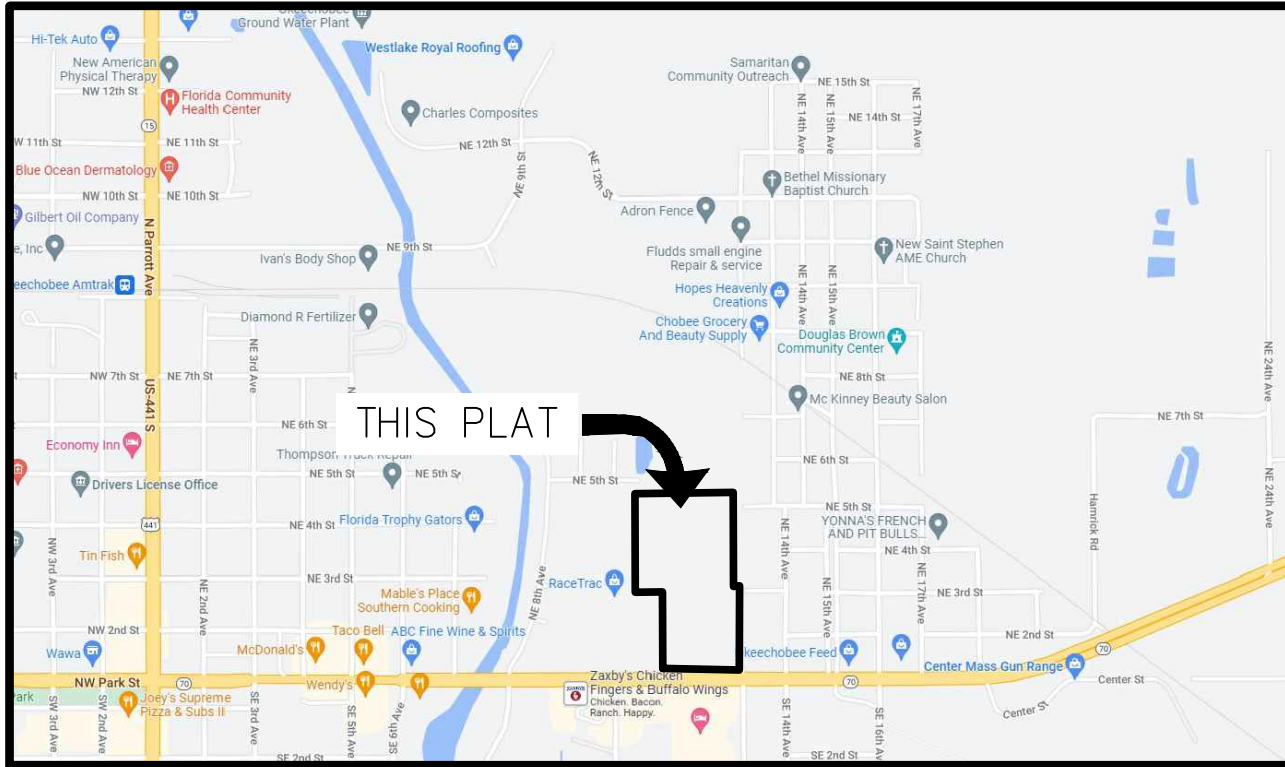
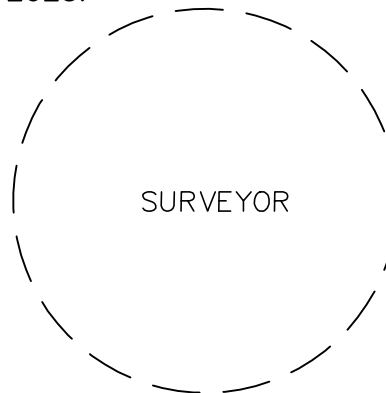
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE
AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY
RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS
ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT
PERMANENT REFERENCE MONUMENTS ACCORDING TO SECTION
177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED
BY LAW; AND THAT PERMANENT CONTROL POINTS AND MONUMENTS
ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES WILL BE SET
UNDER THE GUARANTEES POSTED FOR THE REQUIRED
IMPROVEMENTS, AND FURTHER, THAT THE SURVEY PLAT COMPLIES
WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, AS AMENDED.

FOR THE FIRM:

BSM & ASSOCIATES, INC.
80 SE 31ST LANE
OKEECHOBEE, FL 34974
CERTIFICATE OF AUTHORIZATION NO. LB 8155

THIS _____ DAY OF _____, 2023.

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



LEGEND:

C/L	CENTERLINE
FND	FOUND
R/W	RIGHT OF WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
R	RADIUS OR RANGE
Δ	DELTA
L	ARC LENGTH
CB	CHORD BEARING
OD	CHORD DISTANCE
N:	NORTHING
E:	EASTING
●	SET 1/2" IRON ROD & CAP, STAMPED "BSM LB 8155"
⊙	SET NAIL & DISK STAMPED "PRM BSM LB 8155"
⊗	SET 1/2" IRON ROD W/ ALUMINUM DISC STAMPED "PRM BSM LB 8155"; UNLESS IF OTHERWISE NOTED FLORIDA DEPARTMENT OF TRANSPORTATION PLAT BOOK
F.D.O.T.	IDENTIFICATION
P.B.	SECTION OR SOUTH
ID	TOWNSHIP
S	DRAINAGE EASEMENT
T	NUMBER
D.E.	PLAT CORNER
NO.	ALSO KNOWN AS
P.C.	PERMANENT REFERENCE MONUMENT
A.K.A.	FLORIDA POWER AND LIGHT
PRM	
F.P.&L.	

LOCATION MAP:

(NOT TO SCALE)

INDEX OF PAGES:

SHEET 1 = COVER PAGE
SHEET 2 = SKETCH OF PLAT

TABULAR DATA:

LOT 1	= 2.771 ACRES ±
LOT 2	= 3.135 ACRES ±
LOT 3	= 4.014 ACRES ±
LOT 4	= 5.506 ACRES ±
TRACT "A"	= 0.006 ACRES ±
TRACT "B"	= 0.719 ACRES ±

A PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF
OKEECHOBEE COUNTY, FLORIDA AND A PORTION OF THE UNPLATTED LANDS OF EAST HALF OF THE
SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP
37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (1/4) CORNER OF SAID
SECTION 15, THENCE NORTH 89°19'21" EAST ALONG THE SOUTH LINE OF AID SECTION 15, A DISTANCE
OF 860.10 FEET;

THENCE NORTH 00°14'14" WEST, A DISTANCE OF 69.27 FEET TO A POINT ON THE NORTH
RIGHT-OF-WAY LINE OF STATE ROAD 70 AS PER FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP SECTION 91070-2514 AND THE **POINT OF BEGINNING**;

THENCE CONTINUE NORTH 00°14'14" WEST, A DISTANCE OF 524.71 FEET;

THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 186.30 FEET TO A POINT ON THE WEST LINE OF THE
WEST HALF (1/2) OF THE EAST HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF THE
SOUTHEAST ONE QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 00°14'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 675.35 FEET TO A POINT ON
A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST
ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SAID SECTION 15;

THENCE NORTH 89°19'40" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 672.87 FEET TO A POINT
ON THE EAST LINE OF SOUTHWEST ONE-QUARTER (1/4) OF THE SOUTHEAST ONE-QUARTER (1/4) OF
SAID SECTION 15;

THENCE SOUTH 00°18'09" EAST ALONG SAID EAST LINE, A DISTANCE OF 895.52 FEET TO A POINT ON
THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF NORTHEAST 2ND STREET;

THENCE NORTH 89°58'38" WEST ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 26.31 FEET TO
THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NORTHEAST 13TH AVENUE FORMERLY
LINCOLN STREET PER PLAT BOOK 2, AT PAGE 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY,
FLORIDA;

THENCE SOUTH 00°26'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 308.86
FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70;

THENCE SOUTH 89°49'32" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 462.36
FEET TO THE **POINT OF BEGINNING**.

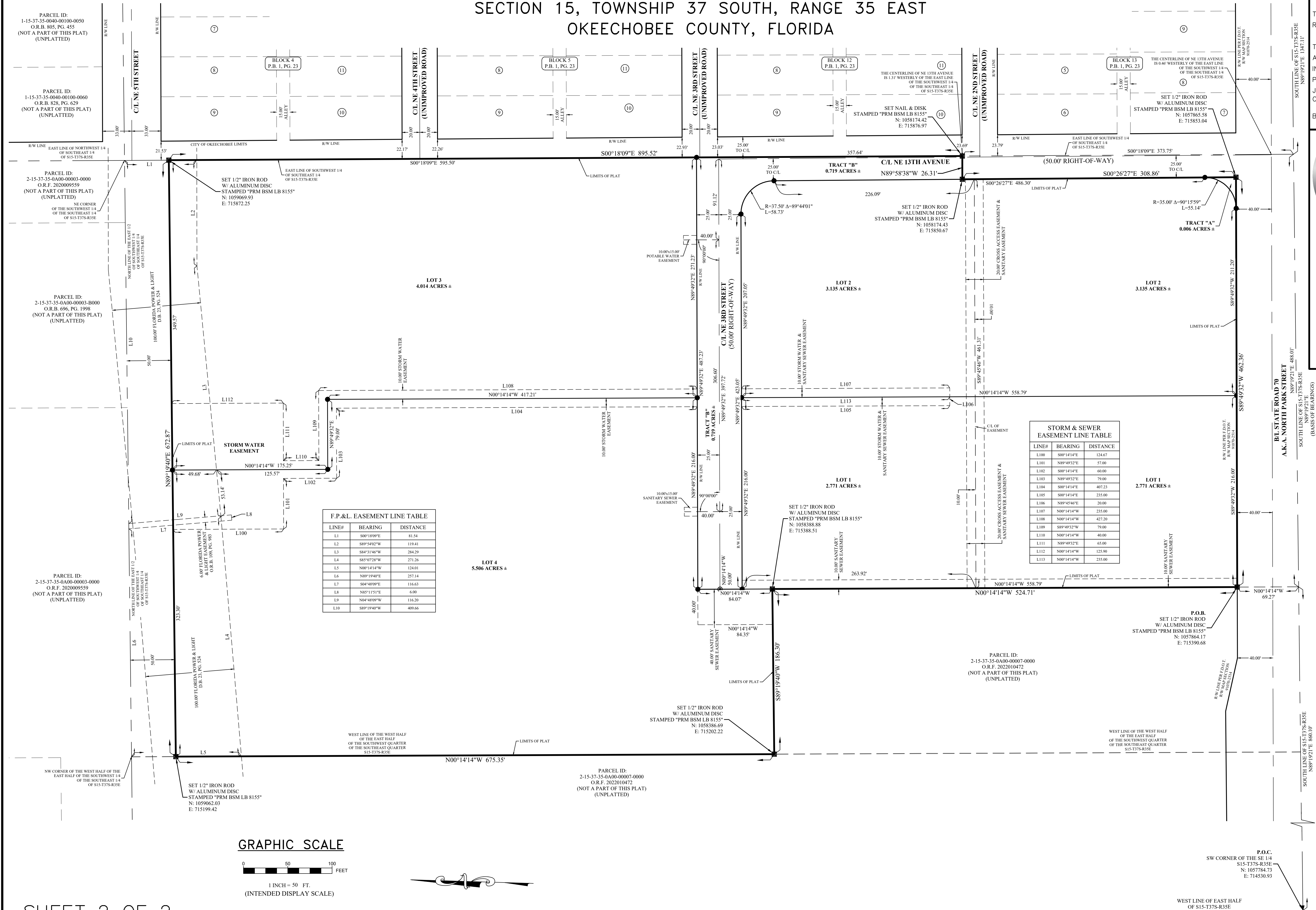
SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 16.151 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- 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 SOUTH LINE OF SECTION 15, TOWNSHIP 37
SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 89°19'21" EAST AND ALL OTHER BEARINGS ARE
RELATIVE THERETO.
- THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE
SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS
ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS.
ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- BUILDING SETBACKS SHALL BE AS APPROVED BY THE CITY OF OKEECHOBEE, FLORIDA.
- NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE
SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN
AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL
RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS
OF THIS COUNTY.

PARK STREET COMMERCE CENTER

A REPLAT OF PRICE ADDITION TO OKEECHOBEE CITY, AS RECORDED IN PLAT BOOK 2, PAGE 17,
AND UNPLATTED LANDS; LOCATED IN THE SOUTHEAST 1/4,
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA



STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THIS PLAT HAS BEEN FILED FOR
RECORD AT _____ .

THIS _____ DAY OF _____
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK _____ ON
PAGES _____ THROUGH _____
JERALD D. BRYANT
CLERK OF THE COURT

BY: _____
DEPUTY CLERK



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

PROTITLE USA INSURANCE COMPANY
FILE NUMBERS: 956478, 956492, 956480, 956493, 956490
(ADDITIONAL INFORMATION LISTED BELOW IS FROM ABOVE MENTIONED TITLE SEARCHES)

1) EASEMENT, RECORDED ON 09/24/1968 IN BOOK 109 AND PAGE 983 (AS DEPICTED HEREON)
2) AFFIDAVIT OF CONTINUOUS MARRIAGE, RECORDED ON 03/31/2004 IN BOOK 00527 AND PAGE 0867 (BLANKET IN NATURE)
3) AFFIDAVIT, RECORDED ON 03/31/2004 IN BOOK 00527 PAGE 0871 (NOT A SURVEY MATTER)
4) PRO 01/08/2007 620/897 (NOT A SURVEY MATTER)

- 1) EASEMENT, RECORDED ON 09/24/1968 IN BOOK 109 AND PAGE 983 (AS DEPICTED HEREON)
- 2) AFFIDAVIT OF CONTINUOUS MARRIAGE, RECORDED ON 03/31/2004 IN BOOK 00527 AND PAGE 0867 (BLANKET IN NATURE- AFFECTS PARCEL 2)
- 3) AFFIDAVIT, RECORDED ON 03/31/2004 IN BOOK 00527 PAGE 0871 (NOT A SURVEY MATTER)

NO ADDITIONAL INFORMATION AVAILABLE

0 300 600 Feet
1 INCH = 300 FT.
(INTENDED DISPLAY SCALE)

STATE ROAD 70

TOTAL **16.151 ACRES ±**

SYMBOL	SECTION OR SOUTH	C/L	CENTERLINE
T	TOWNSHIP	R/W	RIGHT-OF-WAY
R	RANGE	ID	IDENTIFICATION
①	LOT IDENTIFICATION LABEL	O.R.B.	OFFICIAL RECORD BOOK
+ 19.8'	EXISTING ELEVATION	O.R.F.	OFFICIAL RECORD FILE
N:	NORTHING	PG.	PAGE
E:	EASTING	OHU	OVERHEAD UTILITY LINE
ELEV.	ELEVATION	FND	FOUND
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	C.C.R.	CERTIFIED CORNER RECORD
F	FIELD		PROPERTY LINE
P	PLAT		UTILITY POLE
D	DEED		SINGLE SUPPORT SIGN
			DELINQUENT POST
		B/L	BASELINE
		W/	WITH
		S.R.	STATE ROAD
			LIGHT POLE
		↓	GUY ANCHOR
			TELEPHONE PEDESTAL
ED, IN BLOCK 4, PRICE			ELECTRIC JUNCTION BOX
CHOCOBEE COUNTY, FLORIDA.		B	BOLLARD
			WATER METER
THE PUBLIC RECORDS OF			STORM WATER MANHOLE
AL RECORDS BOOK 359, PAGE			ELECTRICAL SERVICE BOX
			FIRE HYDRANT
17TH AVENUE, PARTICULARLY			WATER VALVE
17, OF THE PUBLIC RECORDS			WATER LINE
CHOCOBEE COUNTY,			CURB INLET
			SANITARY MANHOLE

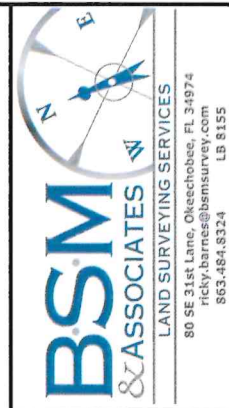
1. THE SURVEY DATE IS JANUARY 12, 2023.
2. THIS IS A **BOUNDARY & TOPOGRAPHIC SURVEY**, AS DEFINED IN CHAPTER 51-17.050(1) OF THE FLORIDA ADMINISTRATIVE CODE.
3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND 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 SOUTH LINE OF SECTION 15, T8N 34W 35R T8N, RANGE 35 EAST. SAID LINE BEARS NORTH 89°19'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS ESTABLISHED BY FLORIDA DEPARTMENT OF TRANSPORTATION CONTROL POINT "BM 2" AND "BM 204" HAVING A PUBLISHED ELEVATION OF 23.49' AND 23.85' (NAVD88) RESPECTIVELY. ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.1.
7. THE COORDINATES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
8. THIS SURVEY HAS THE BENEFIT OF A TITLE SEARCHED COMPLETED BY PROTITILE USA INSURANCE COMPANY WITH FILE NUMBERS: 956478 956492, 956480, 956493, 956490.
9. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY IS BASED ON THE ABOVE TITLE SEARCHES.
10. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
11. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND SHOWN PER PLAT.
12. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM FLORIDA DEPARTMENT OF TRANSPORTATION AERIALS DATED 2022 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
13. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0480C, WITH AN EFFECTIVE DATE OF 07/16/15.
14. WETLAND POINTS WERE COLLECTED ON FEBRUARY 15, 2023 AND WERE DESIGNATED BY ECOLOGICAL CONSULTING OF FLORIDA.

1) PARK STREET OKEECHOBEE, LLC
2) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
3) FEE & FEE, P.L.L.C.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA MAPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES THEM 1, 3, 4, & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 11, 2023.

DATE OF MAP: 4/12/24

RICHARD L. EVANS III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 7074



BOUNDARY & TOPOGRAPHIC SURVEY			
HWY 70 EAST			
OKEECHOBEE, FLORIDA 34972			
CAD	C:\My Documents & Associates\10052222-041\ALTA TOWN ALATL - NORTH CONDOM PART\REFLAT & BOUNDARY TOWNON 2		
REF	C:\My Documents & Associates\10052222-041\ALTA TOWN ALATL - NORTH CONDOM PART\REFLAT & BOUNDARY TOWNON 2\0001		
FLD DF	FB /PG	BSM #8/20	
OFF BHM		DATE 11/11/22	
CKD REB	SHEET 1 OF 3	DWG	3-23-23
		DATE:	REVISED BOUNDARY TO REFLECT CITY COMMENTS
		BY:	REVISIONS:

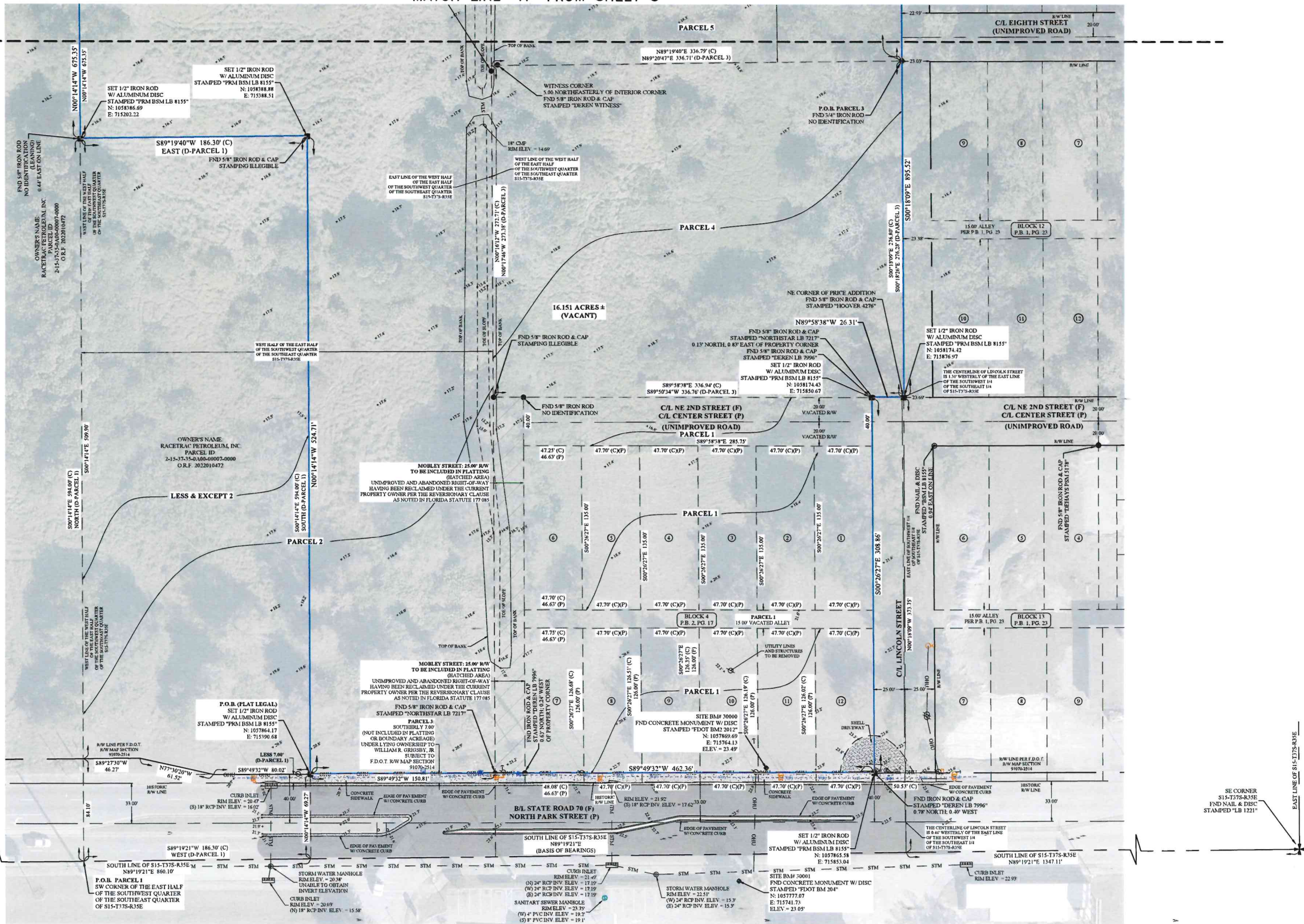
BOUNDARY & TOPOGRAPHIC SURVEY
TO ALTA/NSPS
LAND TITLE STANDARDS
LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST

GRAPHIC SCALE

0 40 80 Feet
1 INCH = 40 FT.
(INTENDED DISPLAY SCALE)



MATCH LINE "A" FROM SHEET 3



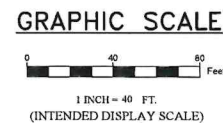
BOUNDARY & TOPOGRAPHIC SURVEY				HWY 70 EAST				OKEECHOBEE, FLORIDA 34972			
CAD	REF	FLD	DF	OFF	BM	CD	REB	DATE	DWG	SHEET	OF
								11/1/22	BSM #620	3-23-23	3
REVISED BOUNDARY TO REFLECT CITY COMMENTS				BY:				DATE:			
				REVISIONS							



BSM
& ASSOCIATES

LAND SURVEYING SERVICES

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



MATCH LINE "A" FROM SHEET 2

BOUNDARY & TOPOGRAPHIC SURVEY					
HWY 70 EAST					
OKEECHOBEE, FLORIDA 34972					
CAD	C:\DWG\DWG\BIBI.A - A.DWG\CAITRE.DWG\2022-04-08 14:24 TOPOG PLAT - KENDIS CONDOIR PARTITIONED PLAT & REVISIONS V.BRNDON B.				
REF	0.750 DWG\BIBI.A - A.DWG\CAITRE.DWG\2022-04-08 14:24 TOPOG PLAT - KENDIS CONDOIR PARTITIONED PLAT & REVISIONS V.BRNDON B.				
FLD DF		FB / PC	BSN #8/20	DATE 1/11/22	3-23-23
OFF BHM				DWG	SHEET 3 OF 3
KCD REF				DWG	DATE:
					REVISED BOUNDARY TO REFLECT CITY COMMENTS
					BY:



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

November 29, 2022

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

Mr. Johnny Herbert IV, P.E.
American Civil Engineering Co.
207 N. Moss Road, Suite 211
Winter Springs, Florida 32708

Ref: **Wastewater Capacity Request**

Parcel ID: 2-15-37-35-0A00-00009-0000
2-15-37-35-0A00-00009-A000
2-15-37-35-0A00-00010-0000
2-15-37-35-0A00-00010-0010
2-15-37-35-0A00-00011-0000

Dear Mr. Herbert:

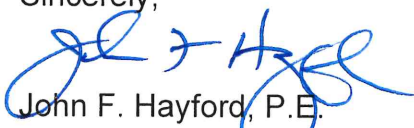
In reference to a request of the availability of wastewater capacity to the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.0 MGD.

During the twelve month period from June 2021 to May 2022, the annual average daily demand was 0.956 MGD, or about 32% of the current 3.0 MGD treatment capacity. The OUA has wastewater service near the subject property. Any extensions or upgrade requirements to the wastewater system due to the designs or demands of the proposed project will be at the project owner's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,


John F. Hayford, P.E.
Executive Director



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

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

November 29, 2022

Mr. Johnny Herbert IV, P.E.
American Civil Engineering Co.
207 N. Moss Road, Suite 211
Winter Springs, Florida 32708

Ref: **Water Capacity Request**

Parcel ID: 2-15-37-35-0A00-00009-0000
2-15-37-35-0A00-00009-A000
2-15-37-35-0A00-00010-0000
2-15-37-35-0A00-00010-0010
2-15-37-35-0A00-00011-0000

Dear Mr. Herbert:

In reference to a request for the availability of water capacity to the subject property, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from June 2021 to May 2022, the maximum daily flow was 3.86 MGD, or about 64% of capacity. At the present time, the OUA has excess capacity at the treatment plants. The OUA does have a potable water distribution main in the State Road 70E right-of-way. Any upgrade requirements to the water main infrastructure due to the design or demands of the proposed project will be at the property owners' expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,

John F. Hayford
Executive Director
Okeechobee Utility Authority



ACCESS MANAGEMENT PERMIT CHECKLIST

PERMIT APPLICATION		
<p>All permits Category C and above must have a Pre-Application Meeting with FDOT Staff and provide the permit application and conceptual site plan for the meeting. This is to be coordinated with the local operations center.</p> <p>Staff recommendations and determination of traffic impacts areas will be provided at the Pre-Application meeting to expedite review of the permit submittal in One Stop Permitting.</p> <p>FDOT - One Stop Permitting</p> <p>The permit submittal in OSP must include a complete set of signed and sealed plans, signed and sealed Traffic Study, and the required project related information in accordance with Florida Administrative Code 14-96.</p>	<p>ACCESS MANAGEMENT COUNTIES/REVIEWERS:</p> <p><u>DeSoto & Hardee:</u></p> <p>Megan Hurst 863-519-2258 or megan.hurst@dot.state.fl.us</p> <p><u>Manatee & Sarasota:</u></p> <p>Kim Strickland 863-519-2236 or kim.strickland@dot.state.fl.us</p> <p><u>Polk, Highlands, and Okeechobee:</u></p> <p>John Johnson 863-519-2387 or john.johnson@dot.state.fl.us</p> <p><u>Lee, Collier, Charlotte, Glades, & Hendry:</u></p> <p>Mark Clark 239-225-1984 or mark.clark@dot.state.fl.us</p>	
GENERAL INFORMATION		
<input checked="" type="checkbox"/>	The Department does not permit development in phases.	All property under ownership to be included in the complete submittal. Entire property to be included in both plans and traffic study.
<input checked="" type="checkbox"/>	Access and Drainage permits are reviewed and approved simultaneously.	<ul style="list-style-type: none"> Ensure all permit submittals are made simultaneously via the OSP website. Plans for drainage and access permits are required to match.
<input checked="" type="checkbox"/>	Off-system Improvements	<ul style="list-style-type: none"> Any proposed changes to city or county access will require the provision of a signed Letter of Authorization from the appropriate agency.
<input checked="" type="checkbox"/>	Drainage permits	<ul style="list-style-type: none"> Any proposed development adjacent to the State Road, irrespective of access connection, is required to submit for a drainage permit.
PLANS		
<input checked="" type="checkbox"/>	Cover Sheet	<ul style="list-style-type: none"> Include Location Include vicinity map Include permit application numbers
<input checked="" type="checkbox"/>	Existing Conditions	<ul style="list-style-type: none"> Include entire property under ownership Include all existing buildings. Include all existing driveways Include all parking and internal site circulation plan.

<input checked="" type="checkbox"/>	Proposed Site plan	<ul style="list-style-type: none"> • Include entire property under ownership • Include all proposed buildings. • Include all proposed driveways • Include all parcels to be served with requested access. • Include all parking and internal site circulation plan.
<input checked="" type="checkbox"/>	Roadway Improvements	<ul style="list-style-type: none"> • Roadway Improvement Plans • All proposed improvements, left turn lane(s), right turn lane(s), signal plans, intersection improvements, etc. • Cross sections every 50-feet. • All existing and proposed connections are to be called out. • Must be designed in accordance with Florida Design Manual.
<input type="checkbox"/>	Truck turning template	<ul style="list-style-type: none"> • Utilize FDOT approved software. • Utilize largest anticipated vehicle • Provide ingress and egress all connection locations • Provide internal site circulation
<input checked="" type="checkbox"/>	Driveway Detail Sheet	<ul style="list-style-type: none"> • Driveway geometrics (lane widths, radii, etc. (standards 16' inbound, 12' outbound, and 35' radii) • Centerline profile(s) with elevation and slope percentage from centerline of State Road to 50' beyond property line.
<input checked="" type="checkbox"/>	Aerial Exhibit	<ul style="list-style-type: none"> • Include all connection and median features within 600' of the proposed driveway(s) for a roadway with a speed 45 mph or less. • Show all connection and median features within 1320' of the proposed driveway(s) for a roadway with a speed greater than 45 mph.
<input checked="" type="checkbox"/>	Boundary Survey	<ul style="list-style-type: none"> • Show adjacent parcels, label ownership and all known easements. • Show location of all property boundaries. • Provide a copy of the Warranty Deed.
NON-CONFORMING ACCESS		
<input type="checkbox"/>	Draft cross access agreement	<ul style="list-style-type: none"> • Draft cross access agreement provided for review • Submitted via OSP in conjunction with permit application. • Reviewed and approved by FDOT Legal and Surveying and Mapping.
<input type="checkbox"/>	Court recorded cross Access agreement	<ul style="list-style-type: none"> • Court recorded cross access agreement to be provided in OSP with final permit set for records.
TRAFFIC STUDY		
<input checked="" type="checkbox"/>	Category C and above applications (600 trips or more a day)	<ul style="list-style-type: none"> • Executive Summary • Introduction • Existing Conditions • Proposed Conditions

		<ul style="list-style-type: none"> • Mitigation and Improvements • Conclusions and Recommendations • Appendix
☒	Background and project description	<ul style="list-style-type: none"> • Project location map and site plan • Type of proposed uses • Size - building square footages, units, etc. • Construction schedule – opening and build-out years • Study needs to include posted and planned speed limits, design speeds for major roadways, context classification and access classification. Include spacing requirements for Access Class. • On cover page include FDOT Section and MP numbers from FDOT Straight Line Diagram https://fdotewp1.dot.state.fl.us/slogis/Reviewed and approved by FDOT Legal and Surveying and Mapping.
☒	Existing Conditions	<ul style="list-style-type: none"> • Document field review of existing conditions including turn lane lengths and queueing conditions during peak hours. • Include Aerial of intersections. • Signal timings - for study area • Multimodal accommodations including transit, pedestrians, and bicyclists • AM/PM turning movement counts (TMCs) - include truck, pedestrian, and bicycles • Include any discussions/agreements with local entity • Account for other planned developments in the area • Document programmed improvements on state and local roads in study area
☒	Traffic Forecasts: <i>Utilize the most recent version of the ITE Trip Generation (currently 11th Edition).</i>	<ul style="list-style-type: none"> • Daily/AM/PM Peak hours. Provide source, trip rates and table of calculations by land-use • Trip Distribution - Include model data and historical data. Show Graphically. • FDOT Planning assist on approval of trip distributions and growth rates. Show graphic of percent distribution and trips. • Use ITE approved pass-by and capture rates. • Background traffic - adjust appropriately. Show graphically. • Background plus project trips. Show graphically.
☒	Traffic Analysis	<ul style="list-style-type: none"> • Capacity analysis- project driveways and impacted intersections • AM and PM peak hours analyses - unless special circumstances require mid-day/weekends. • Analysis volumes match graphics and truck percentages match TMC • Multimodal evaluation • Reasonable signal timings • Existing analysis results match field conditions • Include input and output data sheets • Summarize LOS/Delay - with and without project results • Signal warrant analysis - provide signed and sealed based on FDOT D1 procedures.

		<ul style="list-style-type: none"> • If warrants met – separate ICE required • Access spacing - meet agency access spacing guidelines • Turn lane analysis • Mitigation measures result in acceptable operations
SIGNAL WARRANT ANALYSIS Manual on Uniform Traffic Control Devices (MUTCD) - FHWA (dot.gov)		
<input type="checkbox"/>	To be provided if signal warranted are met in accordance with MUTCD	<ul style="list-style-type: none"> • Submitted upon approval of Traffic Study Only • Complete document in PDF format • Document to signed and sealed
INTERSECTION CONTROL 'ICE' ANALYSIS Intersection Operations and Safety (fdot.gov)		
<input type="checkbox"/>	ICE Analysis required	<ul style="list-style-type: none"> • Proposed signal locations • Reconstruction of existing intersections • Driveway Access Category E and above • Complete document in PDF format • Document to be signed and sealed

Spacing Standards:

TABLE 2

Class	Medians	Median Openings		Signal	Connection	
		Full	Directional		More than 45MPH Posted Speed	45 MPH and less Posted Speed
<input type="checkbox"/> 2	Restrictive w/Service Roads	2,640	1,320	2,640	1,320	660
<input type="checkbox"/> 3	Restrictive	2,640	1,320	2,640	660	440
<input type="checkbox"/> 4	Non-Restrictive			2,640	660	440
<input type="checkbox"/> 5	Restrictive	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	660	2,640 at greater than 45 MPH Posted Speed 1,320 At 45 MPH or less Posted Speed	440	245
<input type="checkbox"/> 6	Non-Restrictive			1,320	440	245
<input checked="" type="checkbox"/> 7	Both Median Types	660	330	1,320	125	125

Site Specific Comments:

1. This location on SR 70 is Section # 9107000, Mile Post 10.33
2. This will be a mixed retail development with a carwash, quick service restaurant and outdoor storage.

3. The full-median opening that aligns with SE13th Street does not meet the full median opening spacing standards of 660 feet. When this development moves forward, the department would look to have the full median opening modified to a dual directional median opening.
4. The Department would request the developer explore shifting the driveway on the western portion of the site to a location to prevent exiting traffic from accessing the adjacent directional median opening, as these short weave scenarios create operational and safety concerns.
5. The developer should explore establishing adequate throat depth for the main driveway location, to prevent operational issues and potential queueing back into the state facility.
6. The developer should be aware the Department will require any existing driveway features be removed and the right of way restored with this permit.
7. A Traffic Impact Study will be required for this project. The study must meet the requirements outlined in the checklist and include intersection evaluation for the U-turns at all appropriate locations (SR 70/ NE 14th, SR 70, and SE 10th Ave).
8. Off-site improvement will be evaluated during the permit review process.
9. If off-site improvements are required, the improvements must be design per FDOT Standard Plans and the Florida Design Manual.
10. FPID # 444641-1 SR 70 Resurfacing from east of US 441 to NE 17th Ave. The Project Manager is Phil Menke, he can be reached at (863) 519-2803.

Thursday, December 1, 2022

Access Management / District Drainage

Sign in Sheet 10:15am - 11:00am

Park Prime Retail - SR70 Okeechobee

	Name	Company	Phone	Email
<input type="radio"/>	Douglas Stewart	FDOT Permitting	(863) 471-4851	douglas.stewart@dot.state.fl.us
<input type="radio"/>	Brad Musser	FDOT Manager	(863) 612-4624	bradley.musser@dot.state.fl.us
<input type="radio"/>	Samantha Ervin	FDOT Drainage	(863) 519-2586	samantha.ervin@dot.state.fl.us
<input type="radio"/>	Jimmy Vilce	FDOT Permitting	(863) 519-2311	jimmy.vilce@dot.state.fl.us
<input type="radio"/>	Rob Bliven	FDOT Design	(863) 519-2481	rob.bliven@dot.state.fl.us
<input type="radio"/>	Mark Clark	FDOT Access	(239) 225-19840	mark.clark@dot.state.fl.us
<input type="radio"/>	Rob Swann	FDOT Safety	(863) 519-2447	rob.swann@dot.state.fl.us
<input type="radio"/>	Johnny Herbert	American Civil Eng.	(407) 376-1777	johnny@americancivilengineering.com
<input type="radio"/>	Gary Ritter	Okeechobee City	(863) 763-9812	gritter@cityofokeechobee.com
<input type="radio"/>	David Allen	Okeechobee City	(863) 763-9812	dallen@cityofokeechobee.com
<input type="radio"/>	Patty Burnette	Okeechobee City	(863) 763-9812	pburnette@cityofokeechobee.com



AMERICAN CIVIL ENGINEERING CO.

207 NORTH MOSS ROAD, SUITE 211 • WINTER SPRINGS, FLORIDA 32708

Telephone: (407) 327-7700 • www.americancivilengineering.com

Advancing Civilization Since 1990

January 12, 2023

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

Subject: Traffic Impact Statement of Park Street Commerce Center

Park Street Commerce Center is a proposed mixed use commercial development covering 16.2 acres on current undeveloped property in Okeechobee Florida. The location of the project is along State Road 70 East, 3/4ths of a mile from the intersection with US441. Intended uses for the proposed development include drive-through restaurant, car wash, hotel, and personal storage. The city shared the August 2020 traffic impact analysis performed by MacKenzie Engineering & Planners performed for the westered neighboring site consisting of a fuel station and 14 acres of undeveloped commercial land. Their report summary included roadway improvements for the fuel station and based all 14 acres of future commercial land developed as general commercial. The proposed uses of Park Street Commerce Center (205 trips/acre) are below general commercial rates (465 trips/acre). Below are the AM/PM peak hourly generation rates along with average daily trip rates for the proposed development based on ITE data.

AVERAGE DAILY TRIPS

		AM PEAK	PM PEAK	AVG DAILY TRIPS
AUTOMATED CAR WASH (ITE 11TH ED, CODE 948)				
1 TUNNEL		= 12 TRIPS	= 14 TRIPS	= 166 TRIPS
FAST-FOOD RESTAURANT W/ DRIVE-THROUGH WINDOW (ITE 11TH ED, CODE 934)				
4600 SF 44.61 TRIPS PER 1,000 SF	= 206 TRIPS			
4600 SF 33.03 TRIPS PER 1,000 SF		= 152 TRIPS		= 2,148 TRIPS
HOTEL (ITE 10TH ED, CODE 310)				
100 ROOMS 0.46 TRIPS PER ROOM	= 46 TRIPS			
100 ROOMS 0.59 TRIPS PER ROOM		= 59 TRIPS		= 800 TRIPS
MINI-STORAGE (ITE 11TH ED, CODE 151)				
107,000 SF 0.15 TRIPS PER 1,000 SF	= 17 TRIPS			
107,000 SF 0.16 TRIPS PER 1,000 SF		= 18 TRIPS		= 156 TRIPS
TOTAL AVG. DAILY TRIPS		= 281 TRIPS	= 243 TRIPS	= 3,270 TRIPS

Should you have any questions or would like to discuss the project at any time during your review, please contact me (407)376-1777 or at Johnny@americancivilengineering.com.

Sincerely,

American Civil Engineering Company

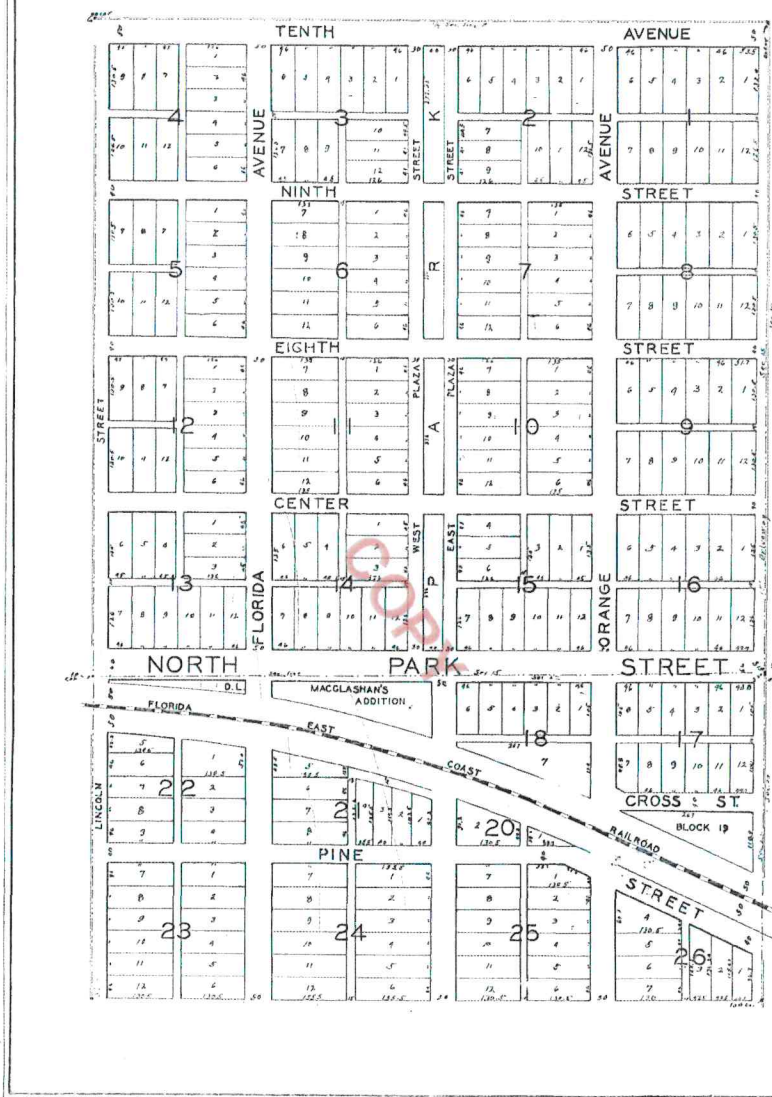
Johnny Herbert IV, P.E.
Partner

RIVERSIDE PARK SUB.

PLAT BK 1 f.

RIVERSIDE PARK SUBDIVISION
OKEECHOBEE CITY FLORIDA

SCALE ONE INCH EQUALS 100 FEET



County of Okeechobee
State of Florida } ss.

[illegible]

D R H Nease
Barrie S. McNeill
OWNERS

County of Oreehobee } S.S.
State of Floride }

I in hereby certify that on the 24th day of September, AD 1923, personally appeared before me J. R. ALLEN and Carrie R. Allen, personally known to me to be the persons who executed the foregoing declaration, and they acknowledged before me that they executed the same freely and voluntarily for the purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Ocala, Florida, this the 24th day of September, AD 1923.

AD 1924.
W. H. Dunnecliff
 Notary Public
 My Commission Expires Feb. 16, 1927

County of Okechobee } S.S.
State of Florida }

I do hereby certify that the foregoing Plat is a true and correct representation of a Survey of the above described lands as made by me for J.R. McGill and Currie B. McGill, owners; and that the same as Surveyed and Platted is accurate to the best of my knowledge and belief.

R. E. Willis

County Surry, Albemarle County Florida

Subscribed and Sworn to before me at
Ocala, Florida, this 22nd day of September
A.D. 1929.

R. P. Fletcher
Notary Public State of Iowa
My Commission expires Feb 15, 1927.

N. H.
Sund.

FILED FOR RECORD Feb. 12 1905
AND DULY RECORDED. 11-10-05
COUNTY CLERK