



City of Okeechobee
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974
September 21, 2023
LIST OF EXHIBITS

Staff Report/Exhibit 1 Abandonment of Right-of-Way Petition No. 23-002-AC

Staff Report/Exhibit 2 Site Plan Review Application No. 23-004-TRC

23-002-AC

Right-of-Way Abandonment Staff Report



Applicant | Guelff Family Limited Partnership
Parcel Identification | 3-28-37-35-0050-00340-0030, 3-28-37-35-0050-00340-0050, 3-28-37-35-0050-00340-0110



Prepared for The City of Okeechobee

General Information

Owner: Guelff Family Limited Partnership, Porter Holdings of Okeechobee

Applicant: Steven M. Guelff

Primary Contact/Agent: Steven M. Guelff, (863) 441-2850, drguelff@yahoo.com

Parcel Identification: 3-28-37-35-0050-00340-0030, 3-28-37-35-0050-00340-0050, 3-28-37-35-0050-00340-0110

Legal Description

Parcel 3-28-37-35-0050-00340-0110:

LOTS 11 AND 12, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel 3-28-37-35-0050-00340-0050:

LOTS 5 AND 6, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Parcel 3-28-37-35-0050-00340-0030:

LOTS 3 AND 4, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 17, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

	Existing Right-of-Way
Future Land Use	Commercial
Zoning	Heavy Commercial
Use of Property	Vacant Right-of-Way
Acreage	0.07

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

	Future Land Use	Zoning	Existing Use
North	Commercial	Heavy Commercial	Retail, Professional Office
South	Commercial	Heavy Commercial	SW 18 th ST, Professional Office, Single-Family Dwelling
East	Commercial	Heavy Commercial	US 441, Retail, Residential Access Driveway
West	Single-Family Residential	Residential Single Family-One	SW 2 nd Ave, Single-Family Dwelling Units

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Technical Review Committee is an application to abandon the alley that runs through Block 34, between SW 18th St to the south and SW 17th St to the north. The alley is 15 feet wide by 199.58 feet long, totaling 2,994 square feet (0.07 acres). The northern portion of the right-of-way was previously vacated in official record book 499, page 506, and the remaining alley is currently designated as public right-of-way. The Applicant has identified that the two (2) parcels bounding the alleyway to the east will absorb the acreage from the abandonment, enlarging both parcels from 0.325 acres to 0.36 acres respectively. The adjacent property owner has provided a signed letter of no objection to the request. Staff analysis of the submitted application and supplemental documentation is provided below. Areas of deficiency or concern are highlighted in yellow.



Exhibit A: Subject Right-of-Way

Consistency with LDC Section 78-33

City LDC Section 78-33 requires that applicants for right-of-way vacation requests must address the following standards. The applicant has not provided responses to the standards however, a staff analysis is provided below.

- 1) *Proposed vacation is consistent with the comprehensive plan.*

Applicant Response: Yes.

Staff Response: The City of Okeechobee Comprehensive Plan does not provide any standards or regulations regarding abandonment or vacation of rights-of-way.

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

Applicant Response: Not it is not.

Staff Response: Access to the subject property is provided via SW 17th St to the north, SW 18th St to the south, S.R 441 to the east, and SW 2nd Ave to the west. Staff find that the right-of-way is not the sole access to any property on Block 34, and the remaining access is not an easement.

- 3) *Proposed vacation is in the public interest and provides a benefit to the city.*

Applicant Response: Yes.

Staff Response: The northern portion of the subject right-of-way has been previously vacated, and the remaining alley has not been improved to facilitate vehicle traffic. Vacating the right-of-way will transfer maintenance responsibilities to the current property owner, which benefits the City, allowing for public resources to be allocated elsewhere; and incrementally increasing the tax base.

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

Applicant Response: No.

Staff Response: The provided survey indicates that no utilities or utility easements are located within the subject right-of-way. Furthermore, the applicant has obtained a signed petition including Florida Public Utilities, Okeechobee Utility Authority, Comcast Cable, Embarq d/b/a Century Link, and Florida Power & Light authorizing the vacation of the alley.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that the request to vacate the subject right-of-way is consistent with the City's Comprehensive Plan, the requirements of Sec. 78-33, and is not injurious to the adjacent property owner. Staff recommend **approval** of this request.

Submitted by:



Ben Smith, AICP
Director of Planning
September 14, 2023

City of Okeechobee Technical Review Committee September 21, 2023

Supplemental Exhibits

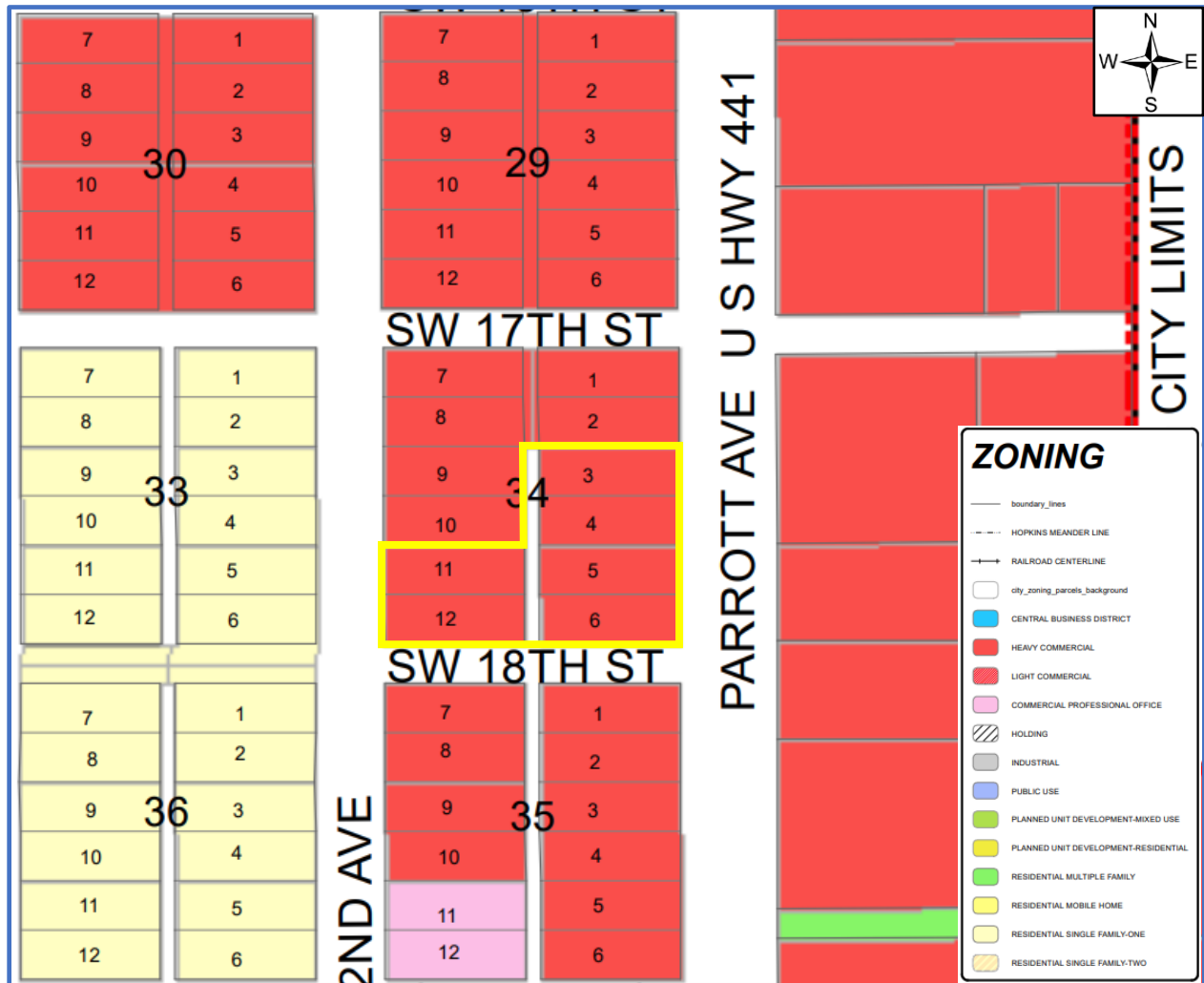


Exhibit B: Existing Zoning Map

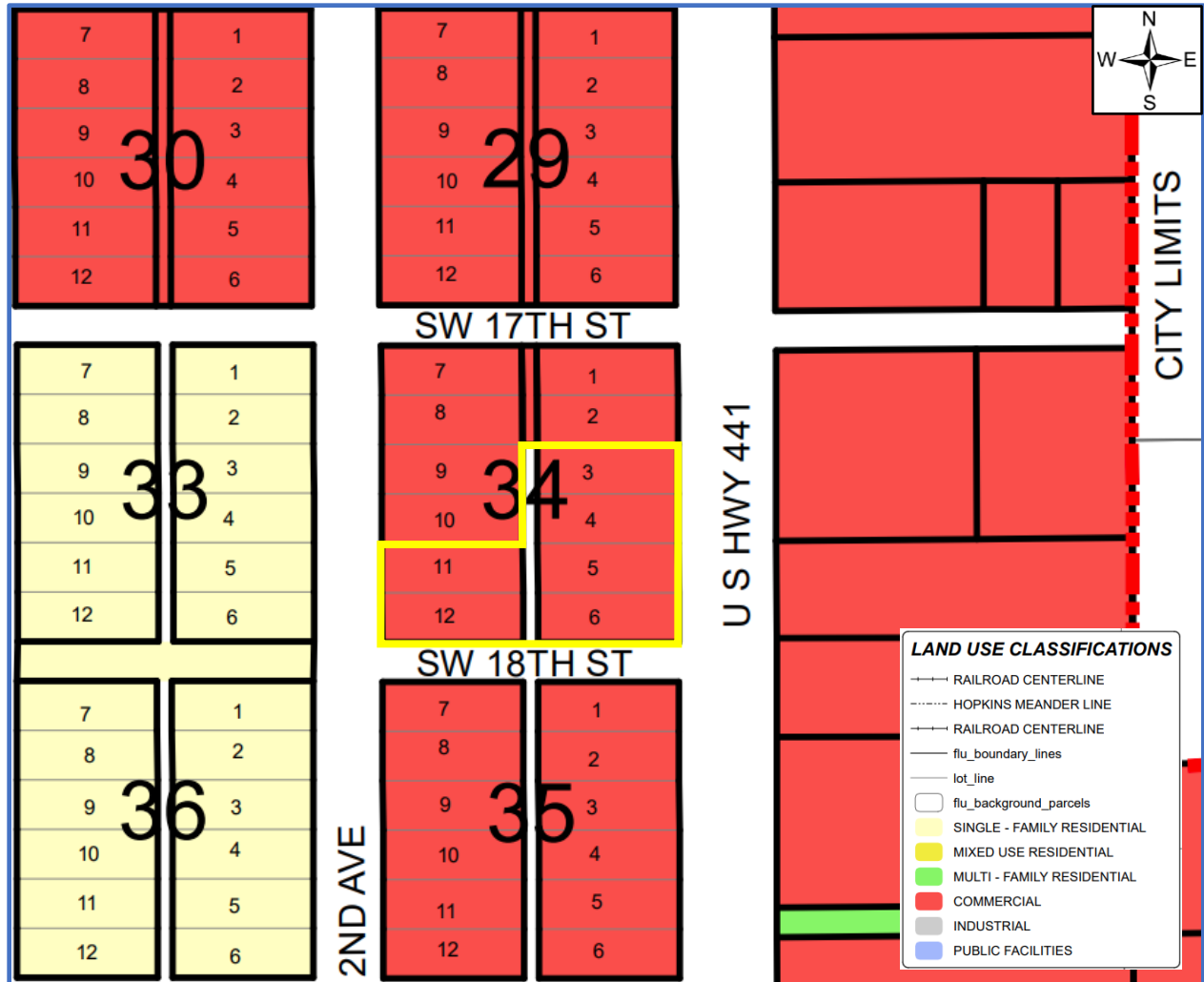


Exhibit C: Existing Future Land Use Map



Exhibit D: Existing Land Uses

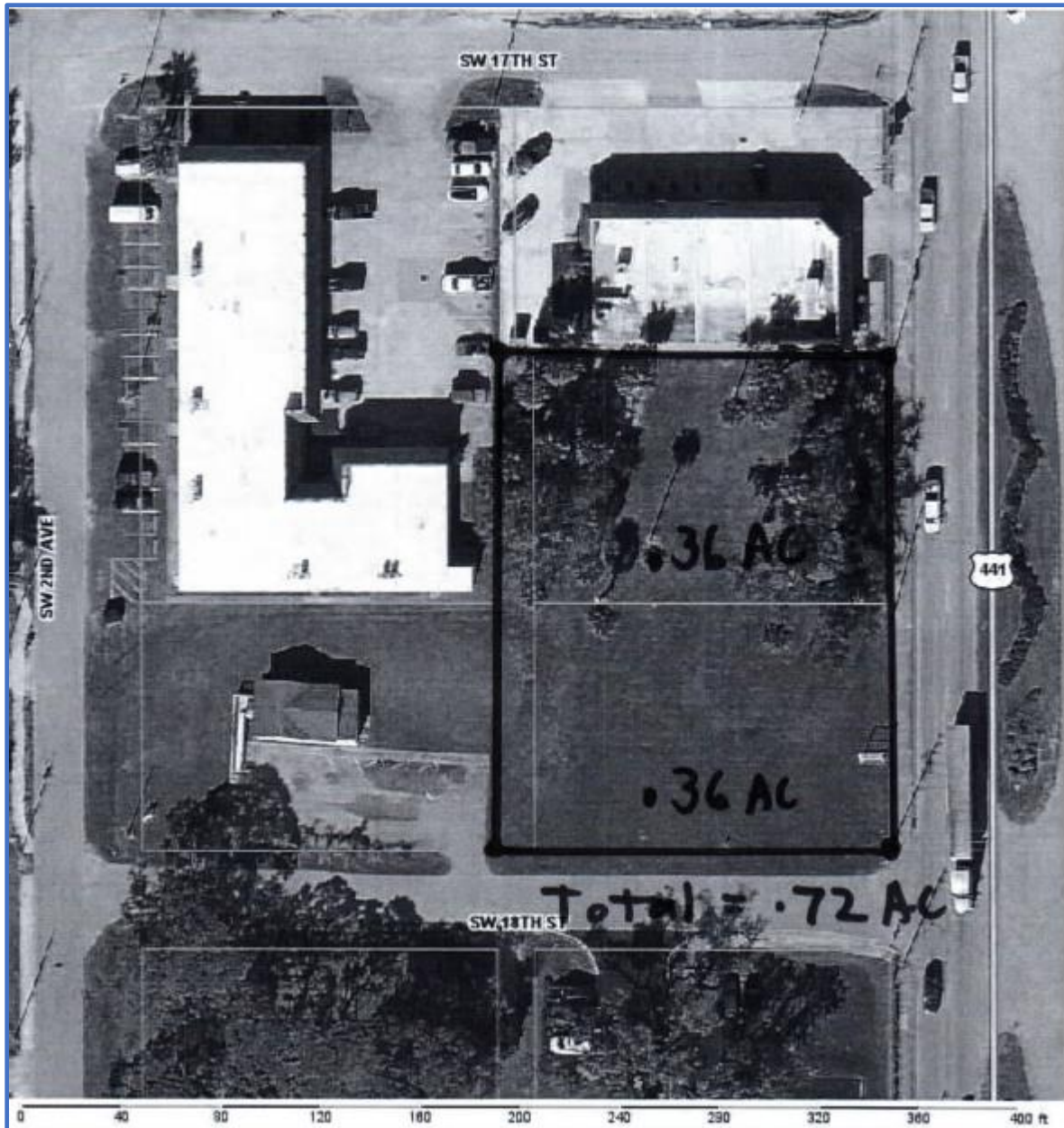


Exhibit E: Proposed Lot Line



CITY OF OKEECHOBEE
General Services Department
55 Southeast 3rd Street
Okeechobee, Florida 34974
863-763-3372 X 9824
Fax: 863-763-1686

ABANDONMENT OF RIGHT-OF-WAY PETITIONPETITION NO. 23-002AC

Application fee (non-refundable) \$600.00 Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.	Date Fee Paid: <u>6-28-23</u>	Receipt No: <u>59405</u>
	TRC Meeting: <u>9-21-23</u>	Publication Date: <u>—</u>
	PB/BOA Meeting: <u>10-19-23</u>	Publication Dates: <u>10-4-23</u>
	City Council 1 st Reading: <u>11-7-23</u>	CMR Letter E-mailed: <u>—</u>
	City Council Public Hearing: <u>12-5-23</u>	Publication Date: <u>—</u>

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

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

The portion of the 15.0 footwide alley in Block 34, lying between lots 3 through 6 and lots 9 through 12, Block 34, First Addition to South Okeechobee, according to the plat thereof as recorded in Plat Book 1, Page 17 Okeechobee County, FL

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

Purpose of the Right-of-Way Abandonment:

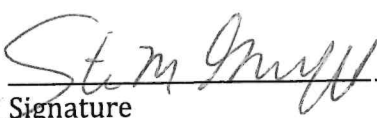
to close the 15 ft alley running through my parcels

* Contact Info: Jerri Hill
863-634-6796
jerri.lynn.920@gmail.com

PETITION NO. 23-002AC

✓	Name of property owner(s):	Guelff Family Limited Partnership
	Owner(s) mailing address:	205 Sea Biscuit Lane, Lake Park, FL 33851
	Owner(s) e-mail address:	*drquelff@yahoo.com
	Owner(s) daytime phone(s):	863-441-2850
	Fax:	863-382-3909

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

✓	Confirmation of Information Accuracy	
<p>I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition is for use by the City of Okeechobee in processing my request. False or misleading information may be punishable by a fine of up to \$500.00 and imprisonment of up to 30 days and may result in the summary denial of this petition.</p>		
	Steven M. Guelff	4/25/23
Signature	Printed Name	Date

23 002Ac

PLEASE COMPLETE THE FOLLOWING

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

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

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

2. Proposed vacation does not cut off the sole access to any property, and the remaining access meets the requirements.
No its not

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

4. Proposed vacation would not jeopardize the location of any utility.
No

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



Parcel ID Number: 3-28-37-35-0050-00340-0110 et

Prepared by and return to:
MELANIE ANDERSON
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 39177

Warranty Deed

This Indenture, Executed this November 30, 2021 A.D. Between

JKST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

whose address is P.O.BOX 873, Port Salerno, Florida 34992, hereinafter called the grantor, to

GUELFF FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP,

whose post office address is: 601 US 27 S, Sebring, Florida 33870, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

Parcel ID Number: 3-28-37-35-0050-00340-0110 et

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

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

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

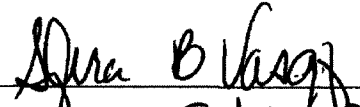
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2021.

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

Signed, sealed and delivered in our presence:



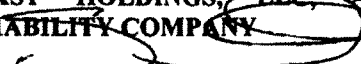
Witness Printed Name Melanie F. Anderson

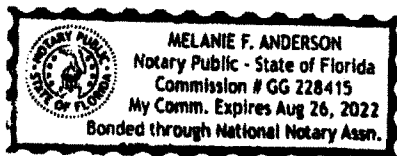


Witness Printed Name Sybil B. Vasquez

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [N/A] online notarization, this November 30, 2021, by SHAUN M. KOGUT, AUTHORIZED MEMBER OF JKST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, who produced a drivers license as identification.

JKST HOLDINGS, LLC, A FLORIDA LIMITED
LIABILITY COMPANY  AMBR (Seal)
BY: SHAUN M. KOGUT, AMBR
Address: P.O.BOX 873, Port Salerno, Florida 34992





Notary Public
Print Name: Melanie F. Anderson

My Commission Expires Aug. 26, 2022

Exhibit "A"

Lots 3, 4, 5, 6, 11 and 12, Block 34, First Addition to South Okeechobee, according to the Plat thereof, recorded in Plat Book 1, Page 17, of the Public Records of Okeechobee County, Florida.

COPY

File Number: 39177

Legal Description with Non Homestead
Closer's Choice

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0030 (35916) >>

Owner & Property Info

Owner	GUELF F FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	1702 S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 3 & 4 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	VACANT (0000)	Tax District	50

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

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$89,540	Mkt Land	\$107,300
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$89,540	Just	\$107,300
Class	\$0	Class	\$0
Appraised	\$89,540	Appraised	\$107,300
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$89,540	Assessed	\$107,300
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$89,540 city:\$89,540 other:\$89,540 school:\$89,540	Total Taxable	county:\$107,300 city:\$107,300 other:\$107,300 school:\$107,300

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

Aerial Viewer Pictometry Google Maps

2023 2022 2021 2020 2019 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2021	\$330,000	2021015259	WD	I	Q	05 (Multi-Parcel Sale) - show
11/9/2016	\$100	0782/0789	WD	V	U	11
11/9/2016	\$110,000	0782/0788	WD	V	Q	01
11/13/2006	\$0	0618/0161	WD	I	U	03
10/23/2000	\$110,000	0445/1398	WD	I	U	03
8/23/2000	\$100	0444/1069	PR	I	U	01
10/2/1997	\$0	0398/0944	WD	I	U	03
11/1/1992	\$0	0339/1092	WD	I	U	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP4	SO PARROTT (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/.8500000 /	\$1,073 /FF	\$107,300

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0050 (35917) >>

Owner & Property Info

Owner	GUELFY FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOT 5 & 6 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$89,540	Mkt Land	\$107,300
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$89,540	Just	\$107,300
Class	\$0	Class	\$0
Appraised	\$89,540	Appraised	\$107,300
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$89,540	Assessed	\$107,300
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$89,540 city:\$89,540 other:\$89,540 school:\$89,540	Total Taxable	county:\$107,300 city:\$107,300 other:\$107,300 school:\$107,300

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

Aerial Viewer Pictometry Google Maps

2023 2022 2021 2020 2019 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2021	\$330,000	2021015259	WD	I	Q	05 (Multi-Parcel Sale) - show
11/3/2016	\$140,000	0782/0791	WD	V	Q	05 (Multi-Parcel Sale) - show
5/25/2004	\$399,900	0534/0047	WD	I	U	02 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0044	QC	V	U	03
7/30/2003	\$0	0509/0181	QC	V	U	03
3/1/1971	\$5,300	0000/0000	03	V	Q	

▼ Building Characteristics

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

▼ Extra Features & Out Buildings (Codes)

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

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP4	SO PARROTT (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/.8500000 /	\$1,073 /FF	\$107,300

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0110 (35919) >>

Owner & Property Info

Owner	GUELF F FAMILY LIMITED PARTNERSHIP 601 US 27 S SEBRING, FL 33870-2168		
Site	1703 SW 2ND AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 11 & 12 BLOCK 34		
Area	0.325 AC	S/T/R	28-37-35
Use Code**	OFFICE BLD 1STY (1700)	Tax District	50

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

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$35,670	Mkt Land	\$41,325
Ag Land	\$0	Ag Land	\$0
Building	\$32,611	Building	\$34,326
XFOB	\$9,003	XFOB	\$10,871
Just	\$77,284	Just	\$86,522
Class	\$0	Class	\$0
Appraised	\$77,284	Appraised	\$86,522
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$77,284	Assessed	\$86,522
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$77,284 city:\$77,284 other:\$77,284 school:\$77,284	Total Taxable	county:\$86,522 city:\$86,522 other:\$86,522 school:\$86,522

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

Aerial Viewer Pictometry Google Maps

2023 2022 2021 2020 2019 Sales

**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
11/30/2021	\$330,000	2021015259	WD	I	Q	05 (Multi-Parcel Sale) - show
11/3/2016	\$140,000	0782/0791	WD	I	Q	05 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0047	WD	I	U	02 (Multi-Parcel Sale) - show
5/25/2004	\$0	0534/0044	QC	I	U	03
7/2/2003	\$0	0509/0183	QC	I	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE SFR (4700)	1955	819	835	\$34,326

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

▼ Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dirms	Condition (% Good)
ASPH 2	COM SLB WLK	2006	\$9,351	3744.00	0 x 0	PD (75%)
CONC B	COM SLB WLK	2006	\$1,444	534.00	0 x 0	PD (80%)
CONC I	BUMPERS	2006	\$76	5.00	0 x 0	PD (75%)

▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP8	SO SIDE ST (MKT)	100.000 FF (0.325 AC)	1.0000/.8700 1.0000/ /	\$413 /FF	\$41,325

Porter Holdings of Okeechobee
818 Hwy 441 SE
Okeechobee, FL 34974

RE: Alley closing

To whom it may concern:

I am writing this letter to let all those involved know, that Porter Properties Management and Porter Holdings of Okeechobee, have absolutely no objection to the closing of the remaining portion of the alley located between SW 17th and SW 18th Streets, Okeechobee.

Thank you,

Stephen G. Porter

Stephen G. Porter
Property Owner

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0010 (35915) >>

Owner & Property Info

Owner	PORTER HOLDINGS OF OKEECHOBEE 818 US HIGHWAY 441 SE OKEECHOBEE, FL 34974-7422		
Site	1700 S PARROTT AVE OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 1 & 2 BLOCK 34 & THE EAST 1/2 OF THAT PORTION OF VACATED ALLEY ADJOINING LOTS 1 & 2 AS VACATED IN ORB 499, PAGE 506		
Area	0.344 AC	S/T/R	28-37-35
Use Code**	MXD RES/OFF/STO (1200)	Tax District	50

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

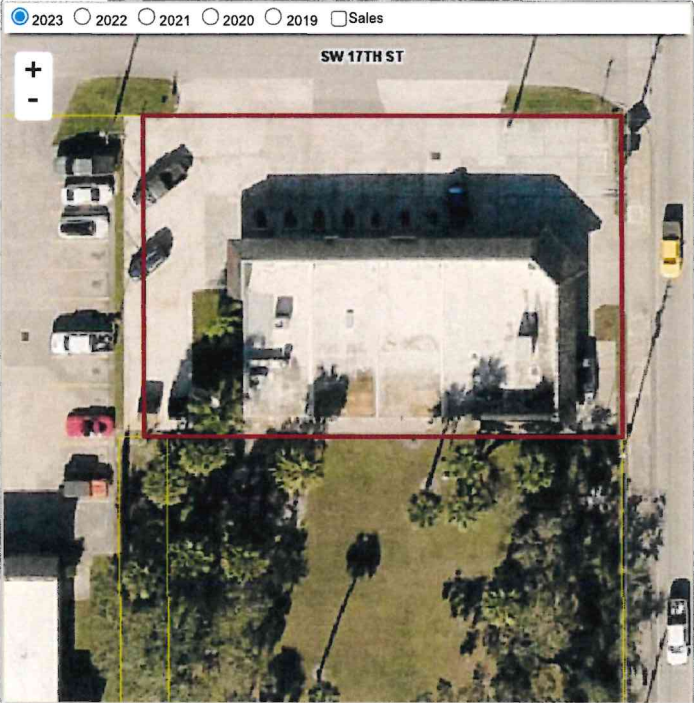
**The Use Code is a Dept. of Revenue code and is used solely for Property Appraisal purposes. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$91,960	Mkt Land	\$110,200
Ag Land	\$0	Ag Land	\$0
Building	\$131,524	Building	\$144,660
XFOB	\$20,810	XFOB	\$27,012
Just	\$244,294	Just	\$281,872
Class	\$0	Class	\$0
Appraised	\$244,294	Appraised	\$281,872
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$13,149
Assessed	\$244,294	Assessed	\$281,872
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$244,294 city:\$244,294 other:\$244,294 school:\$244,294	Total Taxable	county:\$268,723 city:\$268,723 other:\$268,723 school:\$281,872

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

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/31/2016	\$100	0775/1514	QC	I	U	11
5/13/2016	\$100	0775/0230	QC	I	U	11
6/1/1984	\$61,500	0262/0962	WD	V	U	03
12/1/1980	\$0	0239/0315	WD	I	U	03
9/1/1978	\$0	0221/0971	WD	I	U	03
11/1/1973	\$0	0153/0437	WD	V	U	03
2/1/1970	\$0	0124/0483	WD	V	U	03
12/1/1966	\$0	0101/0231	WD	V	U	03
6/1/1965	\$0	0092/0435	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	NBHD CENTR (3800)	1984	4918	5933	\$144,660

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC E	CURB	1983	\$186	31.00	0 x 0	PD (75%)
CONC F	PRK STRM/D	1983	\$25,760	8807.00	0 x 0	PD (75%)
CONC I	BUMPERS	2002	\$151	10.00	0 x 0	PD (75%)
FENC Q	6'1/2 CYPR	2002	\$229	32.00	0 x 0	PD (50%)
CONC B	COM SLB WLK	2006	\$565	209.00	0 x 0	PD (80%)
CONC I	BUMPERS	2017	\$121	6.00	0 x 0	PD (100%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP4	SO PARROTT (MKT)	100.000 FF (0.344 AC)	1.0000/.8900 1.0000/.8500000 /	\$1,102 /FF	\$110,200

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973
File No. 16-9020
Parcel No: 3-28-37-35-0050-00340-0010

FILE NUM 2016005081
OR BK 775 PG 1514
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/02/2016 03:56:36 PM
AMT \$10.00
RECORDING FEES \$18.50
DEED DOC \$0.70
RECORDED BY M Pinon
Pgs 1514 - 1515; (2 pgs)

Corrective
QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 31 day of May, 2016, by STEPHEN G. PORTER and MARY A. PORTER, his wife, whose mailing address is 818 Highway 441 Southeast, Okeechobee, FL 34974, first party, to PORTER HOLDINGS OF OKEECHOBEE, LLC, whose mailing address is 818 Highway 441 Southeast, Okeechobee, Florida 34974, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of OKEECHOBEE, State of Florida, to wit:

LOTS 1 AND 2, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THE EAST ½ OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 1 AND 2 AS VACATED IN OFFICIAL RECORD BOOK 499 AT PAGE 506, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE FIRST PARTY AND IS BEING GIVEN TO CORRECT THE SPELLING OF THE NAME OF THE SECOND PARTY.

SUBJECT TO restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Melody L Wright
WITNESS

Melody L Wright
Printed Name of Witness

Zoe Zalta
WITNESS

Zoe Zalta
Printed Name of Witness

Stephen G. Porter
STEPHEN G. PORTER

Mary A. Porter
MARY A. PORTER

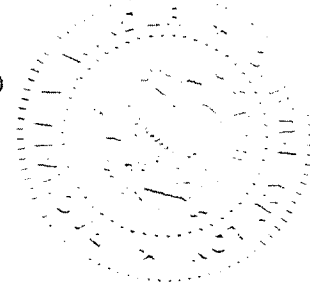
STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me this 31 day of May, 2016, by Stephen G. Porter and Mary A. Porter ☐ who are personally known to me, or ☐ who has produced FLA as identification.

Rachael V. Winder
NOTARY PUBLIC

Rachael V. Winder
Printed Name of Notary Public - State of Maine
My Commission Expires August 30, 2018

(Seal)



IT IS HEREBY CERTIFIED THAT WE HAVE PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO US BY THE PARTIES HERETO. WE DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION OR QUANTITY OF LAND AS WE DID NOT EXAMINE THE TITLE TO THE PROPERTY INVOLVED.



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

Detail by Entity Name

Florida Limited Liability Company

PORTER HOLDINGS OF OKEECHOBEE, LLC

Filing Information

Document Number	L06000043660
FEI/EIN Number	20-4767988
Date Filed	04/26/2006
Effective Date	04/26/2006
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/01/2016
Event Effective Date	NONE

Principal Address

1700 SOUTH PARROTT AVENUE
OKEECHOBEE, FL 34974

Mailing Address

818 HWY 441 SE
OKEECHOBEE, FL 34974

Registered Agent Name & Address

PORTER, STEPHEN G
818 HWY 441
OKEECHOBEE, FL 34974

Authorized Person(s) Detail

Name & Address

Title MGRM

MARY PORTER TRUST
818 HWY 441 SE
OKEECHOBEE, FL 34974

Title MGR

SCHOPPMAYER, MINDY

2675 NE 54TH TRAIL
OKEECHOBEE, FL 34972

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	02/15/2022
2023	02/01/2023

Document Images

02/01/2023 -- ANNUAL REPORT	View image in PDF format
02/15/2022 -- ANNUAL REPORT	View image in PDF format
01/27/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/11/2018 -- ANNUAL REPORT	View image in PDF format
01/29/2017 -- ANNUAL REPORT	View image in PDF format
06/01/2016 -- CORLCAUTH	View image in PDF format
02/01/2016 -- ANNUAL REPORT	View image in PDF format
01/30/2015 -- ANNUAL REPORT	View image in PDF format
01/18/2014 -- ANNUAL REPORT	View image in PDF format
02/16/2013 -- ANNUAL REPORT	View image in PDF format
01/18/2012 -- ANNUAL REPORT	View image in PDF format
01/31/2011 -- ANNUAL REPORT	View image in PDF format
02/03/2010 -- ANNUAL REPORT	View image in PDF format
03/31/2009 -- ANNUAL REPORT	View image in PDF format
03/05/2008 -- ANNUAL REPORT	View image in PDF format
04/20/2007 -- ANNUAL REPORT	View image in PDF format
10/23/2006 -- LC Amendment	View image in PDF format
04/26/2006 -- Florida Limited Liability	View image in PDF format

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 7/13/2023

Parcel: << 3-28-37-35-0050-00340-0070 (35918) >>

Owner & Property Info

Owner	PORTER PROPERTIES MANAGEMENT 818 US HIGHWAY 441 SE OKEECHOBEE, FL 34974-7422		
Site	107 SW 17TH ST OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 7, 8, 9 & 10 BLOCK 34 & THE WEST 1/2 OF THAT PORTION OF VACATED ALLEY ADJOINING LOTS 7 & 8 AS VACATED IN ORB 499 PAGE 506		
Area	0.688 AC	S/T/R	28-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

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

**The Use Code is a Dept. of Revenue code and is used solely for Property Appraisal purposes. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$72,980	Mkt Land	\$84,550
Ag Land	\$0	Ag Land	\$0
Building	\$283,047	Building	\$311,285
XFOB	\$39,238	XFOB	\$49,857
Just	\$395,265	Just	\$445,692
Class	\$0	Class	\$0
Appraised	\$395,265	Appraised	\$445,692
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$10,901
Assessed	\$395,265	Assessed	\$445,692
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$395,265 city:\$395,265 other:\$395,265 school:\$395,265	Total Taxable	county:\$434,791 city:\$434,791 other:\$434,791 school:\$445,692

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

Aerial Viewer Pictometry Google Maps

2023 2022 2021 2020 2019 Sales



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/13/2016	\$100	0775/0228	QC	I	U	11
4/13/2016	\$195,500	0773/1029	WD	I	U	16
1/31/2006	\$0	0592/1005	QC	I	U	03
6/1/1985	\$60,000	0269/1929	WD	I	U	03
10/1/1980	\$25,000	0237/1004	WD	V	Q	
9/1/1978	\$0	0221/0971	WD	V	U	03
11/1/1973	\$0	0153/0437	WD	V	U	03
2/1/1970	\$0	0124/0433	WD	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	NBHD CENTR (3800)	1985	11269	12734	\$311,285

*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.


Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC F	PRK STRM/D	1984	\$35,243	12049.00	0 x 0	PD (75%)
CONC I	BUMPERS	1984	\$725	48.00	0 x 0	PD (75%)
ASPH 2	COM SLB WLK	1984	\$9,900	6144.00	0 x 0	PD (65%)
FENC P	6'1/2 PINE	1990	\$272	54.00	0 x 0	PD (50%)
CONC B	COM SLB WLK	2006	\$1,354	534.00	0 x 0	PD (75%)
LNQ1	LGHT QURZ	2000	\$1,323	4.00	0 x 0	PD (75%)
LPQ2	LGHT P QRZ	2002	\$1,040	1.00	0 x 0	PD (75%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067SP8	SO SIDE ST (MKT)	200.000 FF (0.688 AC)	1.0000/.8900 1.0000/ /	\$423 /FF	\$84,550

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973
File No. 16-9020
Parcel No: 3-28-37-35-0050-00340-0070


FILE NUM 2016004616
OR BK 775 PG 228
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 05/17/2016 01:43:17 PM
AMT \$10.00
RECORDING FEES \$18.50
DEED DOC \$0.70
RECORDED BY M Pinon
Pgs 228 - 229; (2 pgs)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 13 day of May, 2016, by **STEPHEN G. PORTER and MARY A. PORTER, his wife**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, FL 34974, first party, to **PORTER PROPERTIES MANAGEMENT, LLC.**, whose mailing address is 818 Highway 441 Southeast, Okeechobee, Florida 34974, second party.

(Wherever used herein, the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **OKEECHOBEE**, State of Florida, to wit:

LOTS 7, 8, 9 AND 10, BLOCK 34, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THE WEST ½ OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOTS 7 AND 8 AS VACATED IN OFFICIAL RECORD BOOK 499 AT PAGE 506, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THE PROPERTY HEREIN CONVEYED IS NOT THE HOMESTEAD PROPERTY OF THE FIRST PARTY.

SUBJECT TO restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Zoe Zalta
WITNESS
Zoe Zalta
Printed Name of Witness

Ashley Senterre
WITNESS
Ashley Senterre
Printed Name of Witness

Stephen G. Porter
STEPHEN G. PORTER

Mary A. Porter
MARY A. PORTER

STATE OF MAINE
COUNTY OF Hancock

The foregoing instrument was acknowledged before me this 13 day of May, 2016, by Stephen G. Porter and Mary A. Porter 9 who are personally known to me, or 9 who has produced FLD as identification.

Rachael V. Winder
NOTARY PUBLIC

Rachael V. Winder
Printed Name of Notary Public
Notary Public, State Of Maine
My Commission Expires: 2018

(Seal)

IT IS HEREBY CERTIFIED THAT WE HAVE PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO US BY THE PARTIES HERETO. WE DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION OR QUANTITY OF LAND AS WE DID NOT EXAMINE THE TITLE TO THE PROPERTY INVOLVED.



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

Detail by Entity Name

Florida Limited Liability Company

PORTER PROPERTIES MANAGEMENT, LLC

Filing Information

Document Number	L16000074843
FEI/EIN Number	81-2411211
Date Filed	04/15/2016
State	FL
Status	ACTIVE
Last Event	LC STMNT OF AUTHORITY 21
Event Date Filed	06/01/2016
Event Effective Date	NONE

Principal Address

818 HWY 441 SE
OKEECHOBEE, FL 34974

Mailing Address

2675 NE 54th Trail
OKEECHOBEE, FL 34972

Changed: 02/01/2023

Registered Agent Name & Address

PORTER, STEPHEN G
818 HWY 441 SE
OKEECHOBEE, FL 34974

Authorized Person(s) Detail

Name & Address

Title President

PORTER, STEPHEN G
818 HWY 441 SE
OKEECHOBEE, FL 34974

Title Manager

Schoppmeyer, Mindy L
2675 NE 54th Trail
Okeechobee, FL 34972

Annual Reports

Report Year	Filed Date
2021	01/27/2021
2022	02/15/2022
2023	02/01/2023

Document Images

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01/22/2020 -- ANNUAL REPORT	View image in PDF format
02/13/2019 -- ANNUAL REPORT	View image in PDF format
02/11/2018 -- ANNUAL REPORT	View image in PDF format
01/29/2017 -- ANNUAL REPORT	View image in PDF format
06/01/2016 -- CORLCAUTH	View image in PDF format
04/15/2016 -- Florida Limited Liability	View image in PDF format

23002-AC

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, Gueff Family Limited Partnership,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: 3-28-37-35-0050-00340-0050 (35917)
3-28-37-35-0050-00340-0030 (35916)
3-28-37-35-0050-00340-0110 (35919)
(insert the legal description of the property)

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: the portion of the 15.0 foot wide alley in Block 34, lying between lots 3 through 12, block 34, first addition to South Okeechobee according to the plat
(insert the legal description of the street or alley requesting to be closed) therefore as recorded for Plat Book 1, Page 17, Okeechobee County, FL

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. If it is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Steven M. Gueff
Signature of Property Owner

Steven M. Gueff
Printed Name

Gueff Family Limited Partnership
Signature of Property Owner

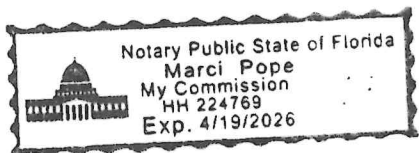
Owner / GP
Printed Name

STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of April, 2023 by _____, who is personally known to me or who produced
(Name of Person)

_____ as identification.

Marci Pope
NOTARY PUBLIC SIGNATURE





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

Detail by Entity Name

Florida Limited Partnership

GUELFF FAMILY LIMITED PARTNERSHIP

Filing Information

Document Number A03000001525
FEI/EIN Number 20-1461126
Date Filed 10/27/2003
State FL
Status ACTIVE
Last Event REINSTATEMENT
Event Date Filed 01/13/2017

Principal Address

205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Changed: 03/14/2020

Mailing Address

205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Changed: 03/14/2020

Registered Agent Name & Address

GUELFF, STEVEN M
205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Name Changed: 01/13/2017

Address Changed: 03/14/2020

General Partner Detail

Name & Address

GUELFF, STEVEN M
205 SEA BISCUIT LANE
LAKE PLACID, FL 33852

Annual Reports

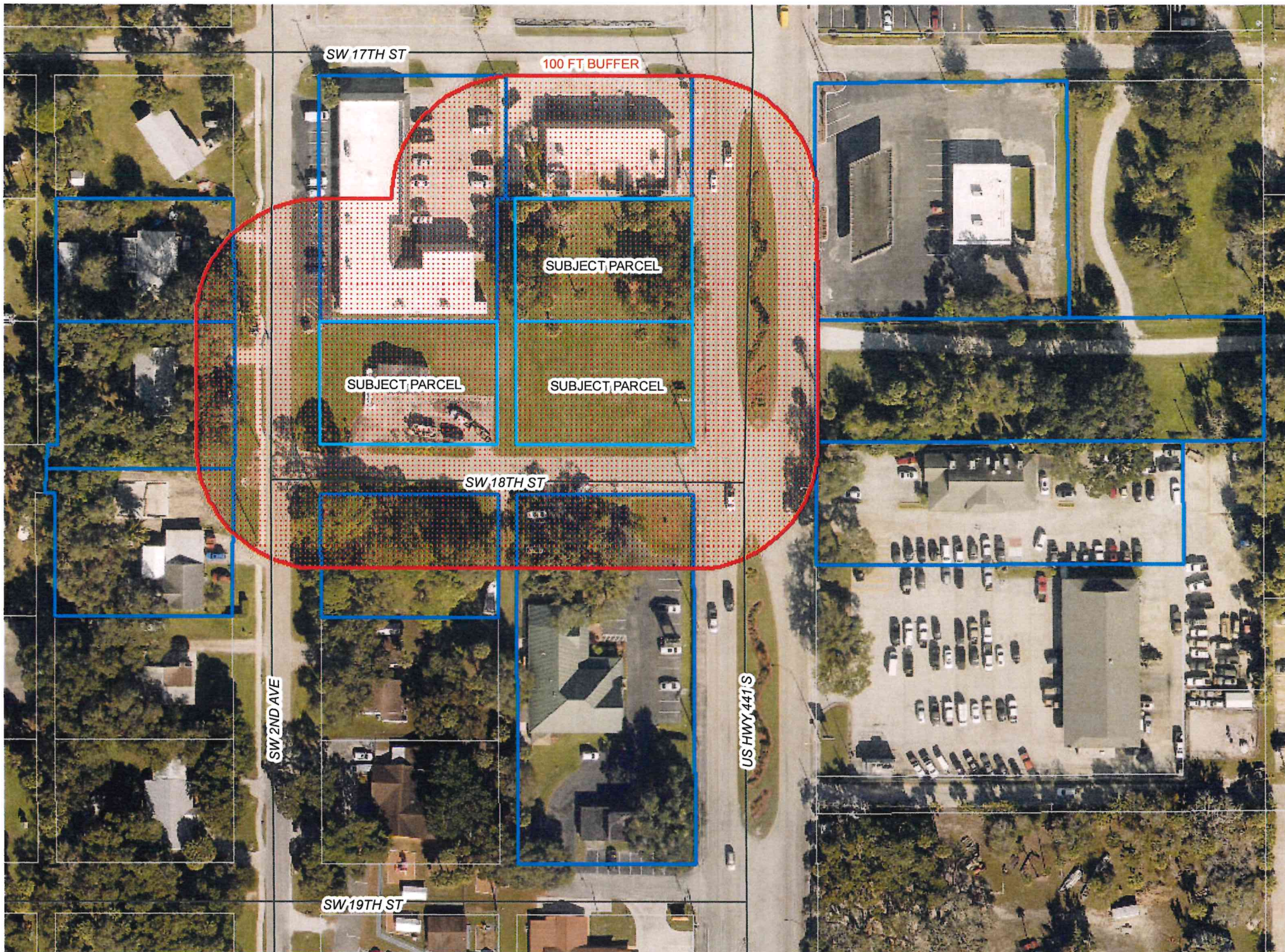
Report Year	Filed Date
2021	01/28/2021
2022	04/11/2022
2023	03/07/2023

Document Images

03/07/2023 -- ANNUAL REPORT	View image in PDF format
04/11/2022 -- ANNUAL REPORT	View image in PDF format
01/28/2021 -- ANNUAL REPORT	View image in PDF format
03/14/2020 -- ANNUAL REPORT	View image in PDF format
03/29/2019 -- ANNUAL REPORT	View image in PDF format
01/23/2018 -- ANNUAL REPORT	View image in PDF format
01/13/2017 -- REINSTATEMENT	View image in PDF format
04/27/2015 -- ANNUAL REPORT	View image in PDF format
01/29/2014 -- ANNUAL REPORT	View image in PDF format
02/20/2013 -- ANNUAL REPORT	View image in PDF format
01/05/2012 -- ANNUAL REPORT	View image in PDF format
02/10/2011 -- ANNUAL REPORT	View image in PDF format
04/30/2010 -- ANNUAL REPORT	View image in PDF format
01/28/2009 -- ANNUAL REPORT	View image in PDF format
05/01/2008 -- ANNUAL REPORT	View image in PDF format
06/13/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
01/21/2005 -- REINSTATEMENT	View image in PDF format
10/27/2003 -- Domestic LP	View image in PDF format

#5
#6

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-28-37-35-0A00-00023-0000	MINDFUL OKEECHOBEE LLC	C/O JEFFREY S PECHTER	280 NE 2ND AVE	OKEECHOBEE	FL	33444
2-28-37-35-0A00-00024-A000	POGEY'S PLAZA INC	1759 S PARROTT AVE		OKEECHOBEE	FL	34974
2-28-37-35-0A00-00025-0000	POGEY'S INC	1759 S PARROTT AVENUE		OKEECHOBEE	FL	34974-1586
2-28-37-35-0A00-00026-0000	HENDRY WILLIAM L REV TRUST	P O DRAWER 1337		OKEECHOBEE	FL	34973-1337
2-28-37-35-0A00-00028-A000	AZTECA #3 INVESTMENTS LLC	8890 NE 12TH LN		OKEECHOBEE	FL	34974-8148
2-28-37-35-0A00-00030-0000	SOUTH PARROTT EYE CARE LLC	606 N PARROTT AVE		OKEECHOBEE	FL	34972-2646
2-28-37-35-0A00-00033-0000	AUTOZONE INC #1249	P O BOX 2198	DEPT 8088	MEMPHIS	TN	38101-2198
3-28-37-35-0050-00290-0040	WILLIAMSON CATTLE COMPANY	9050 NE 12TH DR		OKEECHOBEE	FL	34972-0517
3-28-37-35-0050-00300-0040	NEW HORIZONS OF TREASURE COAST	ATTN: ACCOUNTS PAYABLE	4500 W MIDWAY ROAD	FT PIERCE	FL	34981-4823
3-28-37-35-0050-00330-0010	MITCHELL GIANINNA A	1700 SW 2ND AVE		OKEECHOBEE	FL	34974-6186
3-28-37-35-0050-00330-0030	HARRELL IDA (DEC)	1706 SW 2ND AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00330-0050	KENNEDY KAREN L	6121 LANSHIRE DR		TAMPA	FL	33634-3042
3-28-37-35-0050-00330-0070	SILVAS CELESTINA G	1703 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0090	VARGAS PATRICIA GRAJEDA	1705 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00330-0110	MURPHY CASSIE NICOLE	1709 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
3-28-37-35-0050-00340-0010	PORTER HOLDINGS OF OKEECHOBEE	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
3-28-37-35-0050-00340-0070	PORTER PROPERTIES MANAGEMENT	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
3-28-37-35-0050-00350-0050	PRITCHARD LOWELL	1802 S PARROTT AVENUE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00350-0070	CASO BART F JR	PO BOX 583		OKEECHOBEE	FL	34973
3-28-37-35-0050-00350-0090	CASO BART F JR	PO BOX 583		OKEECHOBEE	FL	34973
3-28-37-35-0050-00350-0110	CHILDREN'S ACADEMIES OF	1811 SW 2ND AVE		OKEECHOBEE	FL	34974-6146
3-28-37-35-0050-00360-0010	HOWARD DELBERT	1804 SW 2ND AVE		OKEECHOBEE	FL	34974-6168
3-28-37-35-0050-00360-0030	GOMEZ JOSE T	PO BOX 3049		OKEECHOBEE	FL	34973
3-28-37-35-0050-00360-0050	DECOURSEY KIARA S	608 AMELIA CIR APT 2		BELLE GLADE	FL	33430
3-28-37-35-0050-00360-0070	COVARRUBIAS ARACELLY	1801 SW 3RD AVE		OKEECHOBEE	FL	34974
3-28-37-35-0050-00360-0090	JESUS ES MI REDENTOR	1651 SW 32ND AVE		OKEECHOBEE	FL	34974-5433
3-28-37-35-0050-00290-0010	ARRANTS LLC	399 SW 18TH ST		OKEECHOBEE	FL	34974
3-28-37-35-0050-00290-0060	CITY OF OKEECHOBEE	55 SE 3RD AVE		OKEECHOBEE	FL	34974



THIS MAP HAS BEEN COMPILED FROM THE
3RD AUTHENTIC INFORMATION AVAILABLE AND
OKFEECHOREE COUNTY PROPERTY APPRAISER'S
OFFICE OF RECORDS, LANE 3, 1000 S.W. 10TH AVENUE, SUITE 100, GAINESVILLE, FL 32609

OKFEECHOREE COUNTY PROPERTY APPRAISER'S OFFICE

JUL 27 2023

Petition No. 23-002-AC

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

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of June 27, 2023, and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 25th day of

July, 2023.

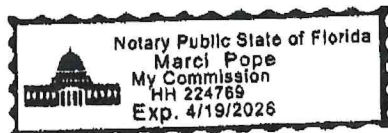
Steven M. Gueiff
Signature of Applicant

7/25/23
Date

Steven M. Gueiff
Name of Applicant (printed or typed)

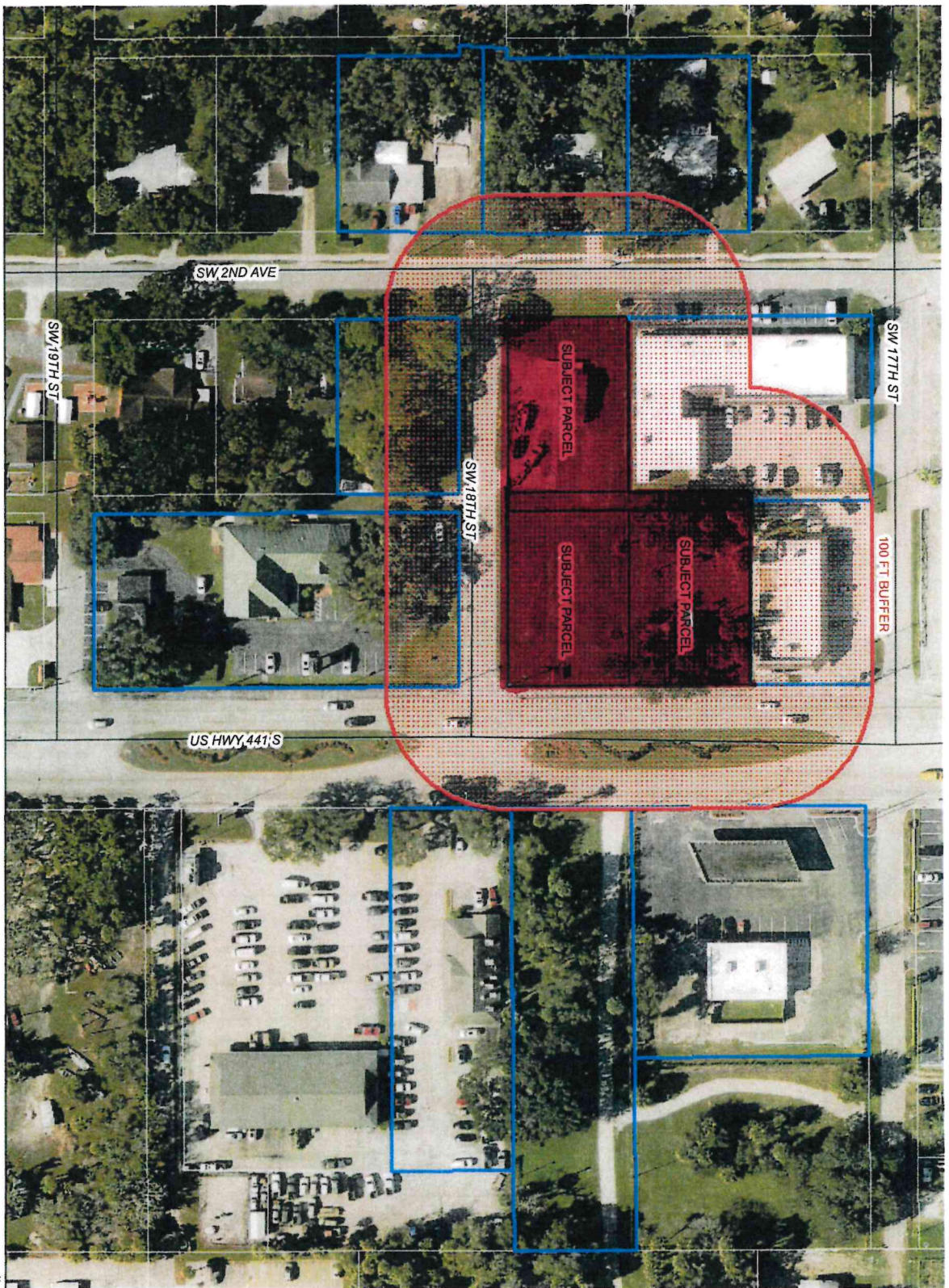
STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of July, 2023, by Steven M. Gueiff, who is personally known to me or produced as identification.
(Name of Person)



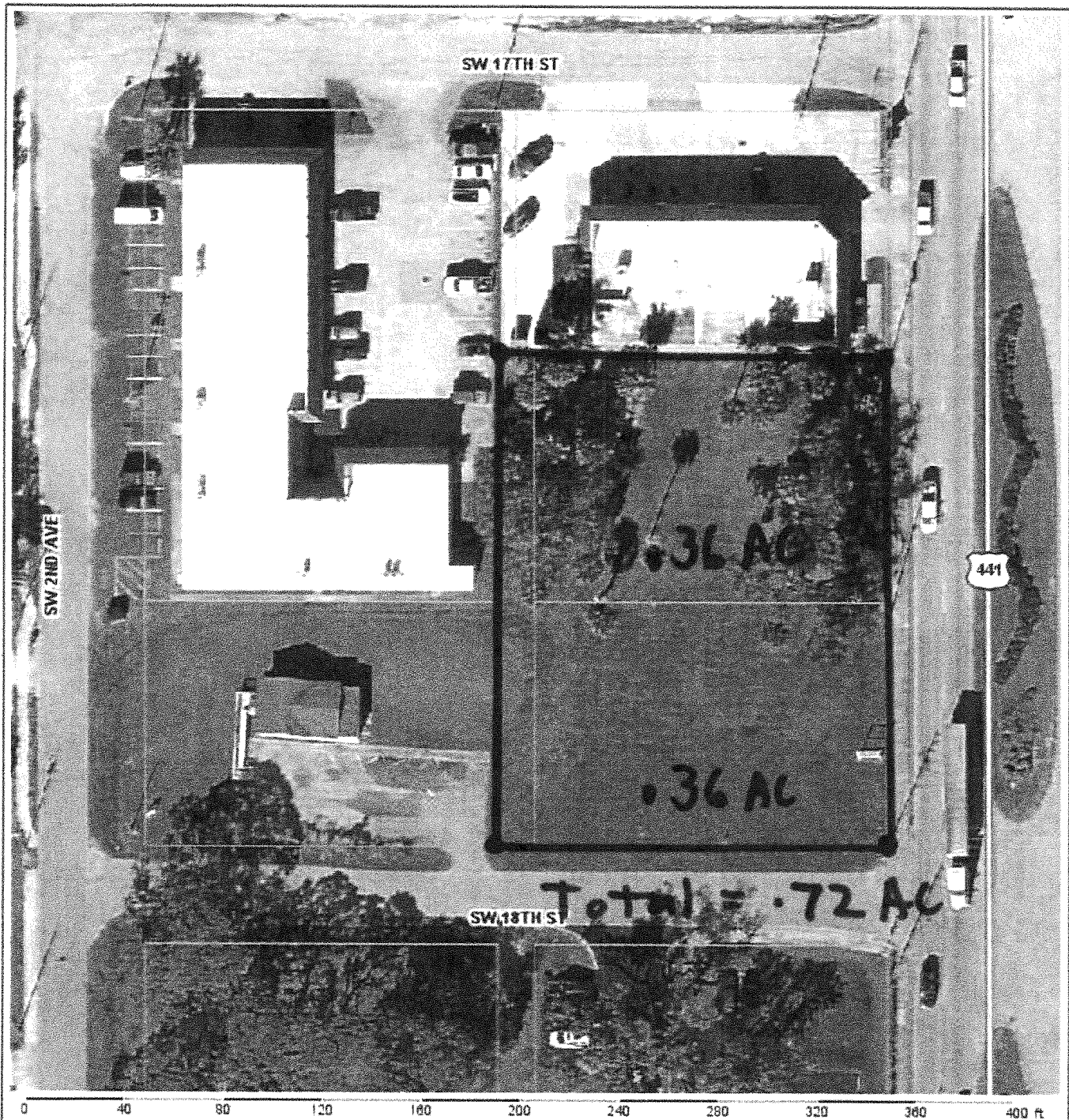
Marci Pope
NOTARY PUBLIC SIGNATURE

OKLAHOMA COUNTY PROPERTY APPRAISER'S OFFICE



How property
will look
after.

Property will all be combined
to make one parcel.
One parcel is outlined in
red.



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

PARCEL: | |

Owner:

Site:

Sales

Info

NONE

2022 Certified Values

Mkt Lnd

Ag Lnd

Bldg

XFOB

Just

Appraised

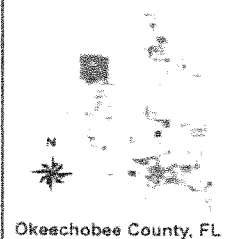
Assessed

Exempt

Total

Taxable

NOTES:



Okeechobee County, FL

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

GrizzlyLogic.com

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

Instructions:

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

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

Florida Power & Light	FPL HAS NO objection
863-467-3708	NO power lines in said
Donna Padgett	Right OF WAY

Donna Padgett Donna PADGETT 467-3708 5-17-23
 Authorized Signature Typed Name & Title Phone No. Date

Embarq d/b/a Century Link	
941-421-0205	
Camille Knotts	
camille.knotts@lumen.com	
Nre.easement@centurylink.com	

 Authorized Signature Typed Name & Title Phone No. Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

 Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

 Authorized Signature Typed Name & Title Phone No. Date

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

 Authorized Signature Typed Name & Title Phone No. Date

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

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

 Authorized Signature Typed Name & Title Phone No. Date

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

23. 002-AC

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Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
<i>Embarq d/b/a Century Link</i>	<i>Lumen/Centurylink has no objection</i>		
941-421-0205	<i>with this easement location</i>		
Camille Knotts	<i>Camille Knotts</i>		
<u>camille.knotts@lumen.com</u>			
<u>me.easement@centurylink.com</u>			
<i>Camille Knotts</i>	<i>Camille Knotts</i>	<i>941-421-0205</i>	<i>5/15/2023</i>
Authorized Signature	Typed Name & Title <i>propt</i>	Phone No.	Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
<u>daniel_tiburcio2@comcast.com</u>	

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

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

Authorized Signature	Typed Name & Title	Phone No.	Date
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Gil Culbreth, Co-Trustee			
863-763-3154			
Authorized Signature	Typed Name & Title	Phone No.	Date

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Utility Companies Authorization Form

23002-AC

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Donna Padgett	

Authorized Signature

Typed Name & Title

Phone No.

Date

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941-421-0205	
Camille Knotts	
camille.knotts@lumen.com	
Nre.easement@centurylink.com	

Authorized Signature

Typed Name & Title

Phone No.

Date

Comcast Cable	
Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

Daniel Tiburcio

Daniel Tiburcio Construction Spec 2

772-321-1566

05/16/2023

Authorized Signature

Typed Name & Title

Phone No.

Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

Authorized Signature

Typed Name & Title

Phone No.

Date

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

Authorized Signature

Typed Name & Title

Phone No.

Date

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

Authorized Signature

Typed Name & Title

Phone No.

Date

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Comcast Cable	
Daniel Tiburcio	
772-321-1566	
daniel_tiburcio2@comcast.com	

Authorized Signature Typed Name & Title Phone No. Date

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

 _____
Authorized Signature John Hayford, Executive Director 863-763-9460 May 10, 2023
Typed Name & Title Phone No. Date

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

Authorized Signature Typed Name & Title Phone No. Date

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

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

Authorized Signature Typed Name & Title Phone No. Date

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION

Utility Companies Authorization Form

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Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
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772-321-1566			
daniel_tiburcio2@comcast.com			

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

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

<u>IVAN GIBBS</u>	Ivan Gibbs/Engineering Technician	561-723-3459	6-9-2023
Authorized Signature	Typed Name & Title	Phone No.	Date

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

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

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

FIRST ADDITION

SOUTH OKEECHOBEE

A SUBDIVISION OF A PART OF SECTIONS 21 & 28, T. 37 S - R. 35 E

CITY of OKEECHOBEE, OKEECHOBEE COUNTY.
STATE of FLORIDA

October 1924

300

[illegible]

R. Willie

State of Florida
County of Orange

This plat was first for record in the office of the Clerk of Circuit Court on the 9th day of October A.D. 1928 and it is recorded in Plat Book 1 at page 17. Public records of Orange County, State of Florida.

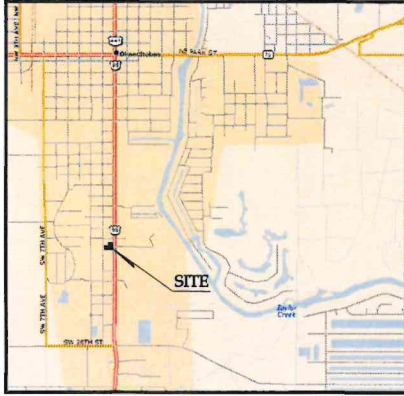
CE Simmons

"ROYAL OAK ADDITION"

COPY

1-1

ALTA/NSPS LAND TITLE SURVEY



Vacinity Map
(N.T.S.)

- LEGEND:
- (T) = Flat Ties
 - (F) = Field Data
 - = 5/8" Iron Rod & Cap Set (1.8 7827)
 - 3/4" Iron Pipe Follower (No Cap. Bent)
 - 1" Iron Pipe Follower (No Cap)
 - 3/4" Iron Pipe Follower (Flagging)
 - "MAG" Nail & Disc Set (7807)
 - ◆ = Temporary Benchmarks (TBM)
 - ◆ = Wood Power Pole
 - Guy Anchor
 - Water Winch(s)
 - Water Meter
 - Water Valve
 - Gas L&L Label
 - Backflow Preventer
 - Fire Hydrant
 - Well
 - Curb Joint
 - Fiber Optic Cable Marker
 - Gas Line Marker
 - Valve Culvert End
 - Sign
 - Fiber Optic Vault
 - Telephone Junction Box
 - Electric Vault
 - Asphalt Pavement
 - Concrete Area
 - Wood Privacy Fence
 - Handicapped Parking

THE FOLLOWING SCHEDULE B-11 ITEMS WERE OBTAINED FROM TITLE COMMITMENT POLICY PROVIDED BY CLIENT (COMMITMENT NUMBER 126-21), AS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE OF MARCH 7, 2023 @ 5:00 PM:

ITEMS 1 THROUGH 9 ARE NON SURVEY RELATED MATTER OR OTHERWISE NOT PLOTTABLE.

TABLE A: ITEM 11(b) THERE WAS NO EVIDENCE OF UNDERGROUND UTILITIES FLAGGED IN THE FIELD, HOWEVER THERE IS ABOVE GROUND EVIDENCE OF FIBER OPTIC, NATURAL GAS AND WATER SYSTEM.

LEGAL DESCRIPTION:

(ORB 782, PG 799)
 Lots 3 and 4, Block 34, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof as recorded in Plat Book 1, Page 17, public records of Okeechobee County, Florida.
 AND
 (ORB 782, PG 791)
 Lots 5, 6, 11 and 12, Block 34, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof as recorded in Plat Book 1, Page 17, Okeechobee County, Florida.

Total square footage of all Lots is 42,788 sf or 0.982 ac±. Does NOT include alley.

Parking Spaces 1 Handicap, 4 regular

Setback Limits Front 20', Rear 10', Side 8' When on a corner lot the setback limit on one side may vary.

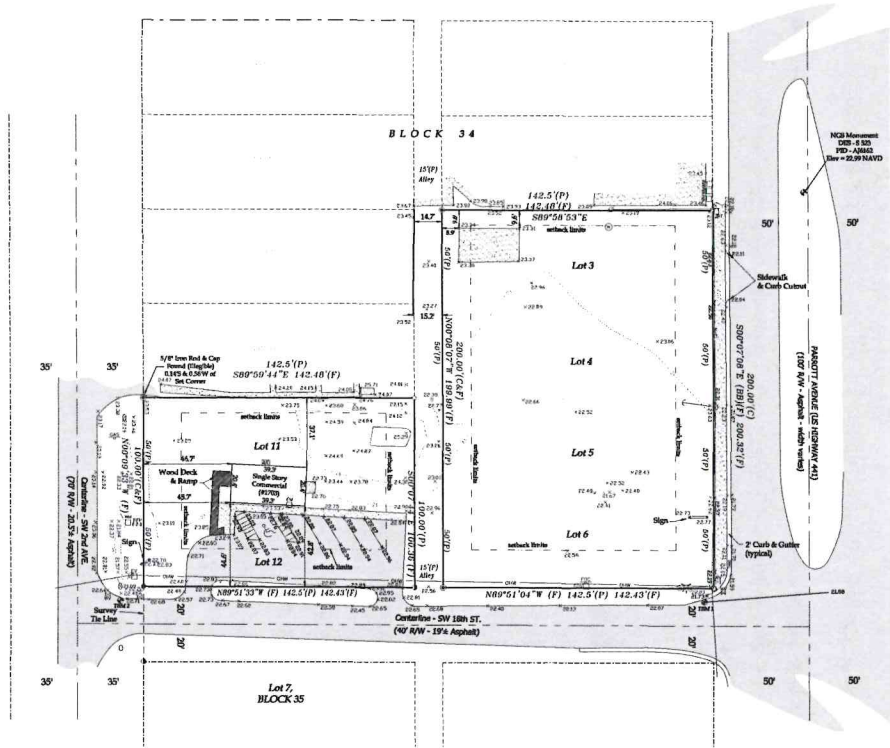
ATION, KARLSON LAW GROUP, P.A., AND
COMPANY/ATFS:

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/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,3,4,5,6(b),7,8,9,11(b),14,16,17 and 18 of Table A thereof. The fieldwork was complete on 4/23/2023.
Date of Plat or Map: 5/4/2023.

Robert Phillip Schuler, P.L.S.
Florida Registration # LS 2930
Certificate of Authorization # LB 7827

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

EMBOSSSED
SEAL



HORIZONTAL CONTROL DATA:

Florida State Plane Coordinate System, East Zone,
North American Datum of 1983 (2011 adjustment)
Established Control using
Designation: S 523
PID: AJ6162
Elevation: 22.99' NAVD 1988

TBM #1:
"MAG" Nail & Disc Set (LB 7827)
Elevation = 21.92'
TBM #2:
"MAG" Nail & Disc Set (LB 7827)
Elevation = 22.83'
NAVD 1988

PROPERTY ADDRESS:
1702 S. PARROTT AVE. & 1703 SW 2ND AVENUE
OKEECHOBEE, FL 34974

SURVEYOR'S NOTES:

- 1) Electric Service is underground and was not located or shown.
- 2) The legal description shown herein was provided by client.
- 3) The parcel shown herein lies in ZONE "X", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community No. 12899C, Parcel 0460C, effective July 16, 2013.
- 4) Underground Improvements, if any, were not located unless shown herein.
- 5) Field bearings are based on the West right of way of Parrott Ave, as being 500°10'00" E (BB).

INDEX DEVELOPMENT MANAGEMENT	ALTA/NSPS LAND TITLE SURVEY
---------------------------------	--------------------------------

PROJECT NO.:
OK00101701A

Field Survey Completed:
4-25-2023

Drawn: RKM

P.D: S-115, PG-01

Sherco, Inc.
SURVEYING SERVICES
16 North Lake Avenue
Aventura, Florida 33180
Ofc: (603) 453-4113 Fax: (603) 453-4150

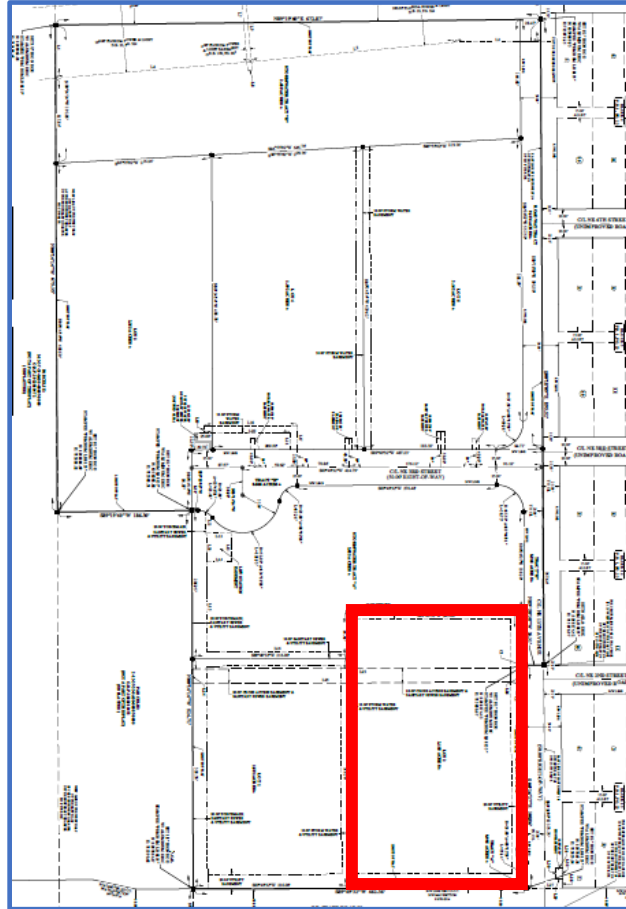


Checklist for Abandonment of Right-of-Way
Petition No. 23-002-AC

	Required Information and Attachments	Date Rcv'd	Ck'd
1	Application fee (non-refundable) \$600.00 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.	2d 6/28	
2	Completed and signed petition		✓
3	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.		✓
4	Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition).		✓
5	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.		✓
6	List of all property owners within 300' of subject property (See Information Request Form attached)		✓
7	Site Plan of property after abandonment. (No larger than 11x 17)		
8	Utility Companies Authorization Form. (See attached) <u>FPL () Century link () Comcast () Duca () FDU ()</u>		✓
9	Copy of recorded Plat of the Subdivision where right-of-way exists no Larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)		✓

23-004-TRC

Site Plan Review Staff Report



Applicant | Park Street Okeechobee, LLC
Site | 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: Josh Cockriel, josh.cockriel@kimley-horn.com, (904) 828-3900

Site Address: Highway 70 E, Okeechobee, FL

Parcel Identification: 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(s)

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning	Heavy Commercial (CHV)	Heavy Commercial (CHV)
Use of Property	Vacant	Culver's
Acreage	2.16 (replat)	2.16 acres

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

	Future Land Use	Zoning	Existing Use
North	Commercial	Heavy Commercial (CHV)	Vacant, Proposed Park Street Commerce Center
East	(Okeechobee County) Commercial Corridor Mixed-Use	(Okeechobee County) Residential Mixed (RM) Commercial (C) Commercial 2 (C-2)	Unimproved NE 13 th Ave, Vehicle Sales, Vacant Property
South	Commercial	Heavy Commercial (CHV)	SR-70, Retail, Fast-Food Restaurant, Post Office
West	Commercial	Heavy Commercial (CHV)	Vacant, Proposed Park Street Commerce Center

General Description

The request for consideration by the City's Technical Review Committee is an application for Site Plan Review of a 4,827 sq/ft fast-food restaurant with drive through service, located on Lot 2 of the proposed Park Street Commerce Center. This site plan is prepared for a proposed parcel that is part of a replat for a subdivision that has yet to be finalized. Further review may be necessary once the final plat is approved, as the layout and specifics of the parcel are subject to change at this time. Please see application 23-003-TRC for more information related to the replat and associated infrastructure plans.

The applicant has submitted a concurrent special exception application to approve the proposed drive-through. Access to the 2.16-acre subject property is provided by NE 13th Ave, which is currently unimproved. 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: Availability of potable water and sewer service for this site has not been included within the application submittal package.

Traffic Generation: The applicant has provided a traffic analysis prepared by American Civil Engineering Co. which demonstrates available roadway capacity for a 4,600 sq/ft drive-through restaurant, which is less than the proposed 4,827 sq/ft facility.

Additionally, the provided traffic impact study calculated traffic generation for 52 apartment units on Lot 3 of the plat however, multifamily residential is not an allowable use within the CHV zoning district.

AVERAGE DAILY TRIPS			
<hr/>			
AUTOMATED CAR WASH (ITE 11TH ED, CODE 948) 1 TUNNEL	AM PEAK = 12 TRIPS	PM PEAK = 14 TRIPS	AVG DAILY TRIPS = 166 TRIPS
<hr/>			
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

Traffic Impact Statement

Access and Internal Circulation: Two ingress/egress driveways are proposed on the eastern property boundary with access to NE 13th Ave (Lincoln Street).

An ingress/egress driveway is proposed on the western property boundary, providing through-access to the abutting commercial parcel to the west.

The site plan does not demonstrate that the access driveways and the internal drive aisles are a minimum 24' wide.

Furthermore, the proposed cross-access easement is 20' wide, which is not consistent with the minimum required 24' wide drive aisle width. It is recommended that the proposed easement width is revised in the proposed plat.

Functionality of the drive through will be determined as part of the special use exception for that feature.

A crosswalk for pedestrians should be provided through the drive-through lanes to access the proposed sidewalk.

Service Vehicle Access and Egress:

A. Fire Truck

Sufficiency of fire truck access and egress to be addressed by the Fire Department.

B. Loading Zone

No Loading zones are required, and none are proposed.

C. Dumpster Location and/or Trash Collection

The applicant has identified a dumpster enclosure, located on a dumpster pad on the site plan. Multiple parking spaces obstruct access to the dumpster. In addition, accessing the dumpster requires obstruction of the proposed pedestrian walkway to provide removal services. Sufficiency of the dumpster enclosure and location will be addressed by the solid waste provider.

Consistency and Compatibility with Adjacent Uses

Consistency and Compatibility Analysis:

The proposed drive-through restaurant use is consistent with the comprehensive plan and is compatible with surrounding uses. Drive-through service is a special exception use within the Heavy Commercial (CHV) zoning district. The applicant has submitted a concurrent special exception application, 23-001-SE, to approve the drive-through use. The City's Board of Adjustment will determine whether the drive through is approved, denied, or approved with conditions. The subject property has frontage on SR-70, proximate to other commercial uses, and it is not expected that the proposed restaurant use will create any adverse impacts on the health, safety, and welfare of the surrounding community.

Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-282	Restaurant, take-out restaurant, café are permitted principal uses within the CHV district	In compliance
Permitted Special Exception Uses §90-283	Drive-through service is a permitted special exception use within the CHV district	The applicant has submitted a concurrent special exception application to approve the restaurant with drive-through service.
Minimum Lot Area §90-196(1)	6,250 square feet for all uses	2.16 acres, In compliance
Minimum Lot Width §90-285(1)	50'	245'. In compliance
Min front yard setback §90-285(2)(a)	20' to buildings; ten feet to parking and driveway	Minimum 20', In compliance
Minimum Required Side Setbacks §90-285(2)(a)	8'; 20' abutting residential zoning district	8' proposed; In compliance
Minimum Required Rear Yard §90-285(2)(a)	10'; 20' abutting a residential zoning district.	10', In compliance
Max lot coverage §90-285(3)	50%	5.14% proposed; In compliance
Max impervious surface §90-285(3)	85%	67.8% proposed; In compliance
Max height §90-285(4)	45 feet	23'.3" proposed In compliance
Parking spaces location §90-511(a)	Required off-street parking and loading spaces shall be located on the same parcel as the primary use, unless approved by TRC upon submittal of written agreement to ensure continued availability	In compliance
Min parking space dimensions §90-511(b)	9' by 20'	dimensions of the proposed spaces are not provided
Min parking access width §90-511(d)(2)	a. Parking spaces between 75 degrees and 90 degrees angles to the driveway, 24 feet.	Drive aisle width is not indicated on the site plan. a minimum 24' width must be provided for all driveways and 2-

	<p>b. Parking spaces angled from 60 degrees up to but not including 75 degrees to the driveway, 20 feet.</p> <p>c. Parking spaces any other angle to the driveway 16 feet.</p>	way access aisles, including proposed cross-access easement
Paving §90-511(e)(1)	Each parking and loading space shall be paved	In compliance
Parking and loading space layout §90-511(e)(2)	Each parking space shall be designed to permit access without moving another vehicle.	in compliance
Parking and loading space layout §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic hazards.	No designated pedestrian crosswalks depicted
Parking and loading space layout §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	No pedestrian walkway/cross-walk provided from northern-most parking spaces to the proposed pedestrian walkway along the eastern side of the building.
Parking and loading space layout §90-511(e)(6)	For new construction, no parking space accessed via a driveway from a public road shall be located closer than 20 feet from the right-of-way line of said public road.	Minimum 20' setback from "Lincoln Street" not indicated on the site plan
Space Regulations §90-512(2)	1 space per 75 sq/ft of customer service area	<p>4,827 sq/ft proposed</p> <p>65 spaces required</p> <p>79 total spaces proposed</p>
Min number of ADA parking spaces FL Accessibility Code §208.2	<p>1 ADA space required for 25 parking spaces</p> <p>4 ADA spaces required for 76 to 100 spaces provided</p>	Only 3 ADA spaces proposed
Min ADA parking space dimensions FL Accessibility Code §502	12' by 20' w/ a 5' wide access aisle	Space dimensions are not indicated on the site plan
Off-street loading space requirement regulations; Commercial, Industrial §90-513(2)	1 for 5,000 to 25,000 square feet floor area, plus	<p>Proposed structure is 4,827 sq/ft</p> <p>No loading space required.</p>

Required Landscaping §90-532	At least 1 tree and 3 shrubs shall be planted for every 3,000 sq/ft of lot area, excluding areas of existing vegetation which are preserved.	32 trees and 94 shrubs are required; 62 trees and 630 shrubs are proposed.
All vehicular use areas containing eight or more parking spaces, or containing an area greater than 2,400 square feet, shall provide perimeter and interior landscaping as follows: (90-533)		
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(1)	At least 18 square feet of landscaped area for each required parking space.	65 spaces required; 1,170 sq/ft of landscaped area required; In compliance
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(2)	At least one tree for each 72 square feet of required landscaped area.	16.25 trees required for vehicular use areas; 21 trees proposed within vehicular use area;
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(3)	Shade trees shall be planted at no more than 20 feet on centers	In compliance
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(4)	A minimum two feet of landscaping shall be required between vehicular use areas and on-site buildings and structures, except at points of ingress and egress.	Width of the landscaped areas between the proposed building and the vehicular use areas is not provided.
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(5)	The minimum dimension for any required landscaped area within a parking or vehicular use area shall be four feet except for that adjacent to on-site buildings and structures.	dimensions of the landscaped islands not provided
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(6)	A landscaped island, minimum five feet by 15 feet and containing at least one tree, shall be required for every ten parking spaces with a maximum of 12 uninterrupted parking spaces in a row.	dimensions of the proposed landscaped islands not provided
Landscaping Requirements for Parking and Vehicular Use Areas §90-533(7)	The remainder of a parking landscape area shall be landscaped with grass, ground cover, or other landscape material.	In compliance
Landscape buffer areas §90-534(1)	Minimum width of buffer along street frontage shall be ten feet and on other property lines, two feet.	buffer widths not completely provided Only an 8' landscape buffer is proposed along SR-70 frontage,

Landscape buffer areas §90-534(2)	At least 1 tree and 3 shrubs for each 300 sq/ft of required landscaped buffer	<p>Northern boundary: 245' Required buffer: 490 sq/ft 2 trees & 5 shrubs required 5 trees & 16 shrubs proposed; In compliance</p> <p>Southern boundary with street frontage: 245' Required buffer: 2,450 sq/ft 8 trees & 25 shrubs required. 8 trees & 127 shrubs proposed; In compliance</p> <p>Eastern boundary with street frontage: 335.6' Required buffer: 3,356 sq/ft (not including 2 vehicular access driveways, each 24' wide) 11 trees & 34 shrubs required. 13 trees & 126 shrubs proposed; In compliance</p> <p>Western boundary: 359.6' Required buffer: 719.2 sq/ft 3 trees & 8 shrubs required 14 trees & at least 44 shrubs proposed</p>
Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50' on centers abutting the street	In compliance
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material.	In compliance
Landscape design and plan §90-538(a)	Proposed development, vehicular and pedestrian circulation systems, and site drainage shall be integrated into the landscaping plan.	No pedestrian walkway proposed between the northern parking spaces and the proposed building.
Landscape design and plan §90-538(b)	Existing native vegetation shall be preserved where feasible, and may be used in calculations to meet these landscaping requirements.	The applicant is not proposing to preserve any native vegetation.
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	4 species proposed; In compliance
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity	In compliance

	they would interfere with utility services	
Landscape design and plan §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	In compliance
Landscape design and plan §90-538(f)	Landscaping ground covers should be used to aid soil stabilization and prevent erosion.	In compliance
Landscape design and plan §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	In compliance
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent of the total number of plants required shall be state native moderate or very drought tolerant species.	Native trees make up 100% of proposed plantings; In compliance
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	In compliance
Utility Corridor Requirements §90-543(b)	No tree shall be planted where it could, at mature height, conflict with overhead utility lines. Larger trees (trees with a mature height of 30 feet or more) shall be planted no closer than a horizontal distance of 30 feet from the nearest overhead utility line. Medium trees (trees with a height of 20 to 30 feet) shall be offset at least 20 feet horizontally from the nearest overhead utility line. Small trees (trees with a mature height of less than 20 feet) shall not be required to meet a minimum offset, except that no tree, regardless of size shall be planted within five feet of any existing or proposed utility implement.	In compliance
Sidewalks § 78-36	Sidewalks shall be provided along each right-of-way.	No sidewalks proposed along NE 13 th Ave

	Pedestrian access shall be provided from the development to the ROW facilities.	
--	---	--

Recommendation

Based on the foregoing analysis, we recommend revisions to the application package to include the following:

1. Plans must be consistent with final plat approval and all conditions of that approval.
2. Building permits may not be issued until final plat approval of 23-003-TRC.
3. A monument sign is proposed, although no sign plan has been submitted with the site plan application (Appendix B, Information 11). Proposed signage location and design plans must be submitted for review.
4. Availability of potable water and sewer service for this site must be demonstrated.
5. The traffic study must be revised for consistency with the proposed intensity of the principal structure and for uses allowed within the CHV zoning district.
6. The applicant must provide dimensions and length of the proposed drive-through queue (all proposed lanes) to determine adequacy of on-site traffic circulation.
 - a. Stacking lanes should be designed to minimize traffic congestion.
 - b. Typical vehicle dimensions for proposed queuing should be provided.
7. Revise dumpster enclosure location to address conflicts with parking facility.
8. Landscaping is proposed within the utility easement. Public works to determine whether a condition of approval is necessary to address removal and replacement for utility maintenance.
9. Dimensions for parking spaces, drive aisles, setbacks, landscape buffers and other features must be provided to determine compliance. .
10. Internal pedestrian walkways should be designated.
11. A crosswalk for pedestrians should be provided through the drive-through lanes to access the proposed sidewalk.
12. A sidewalk should be provided on 13th Ave.

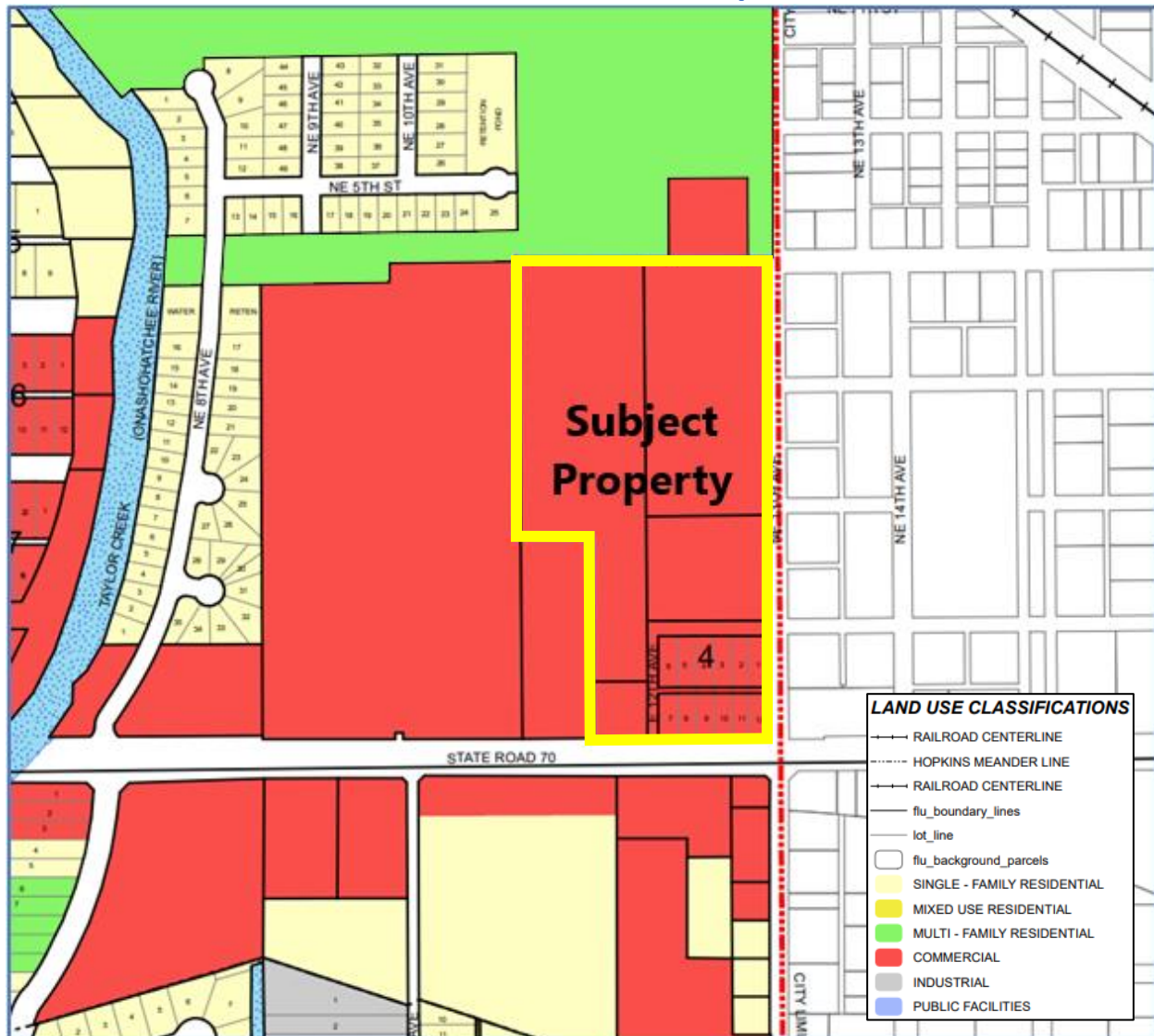
Submitted by:



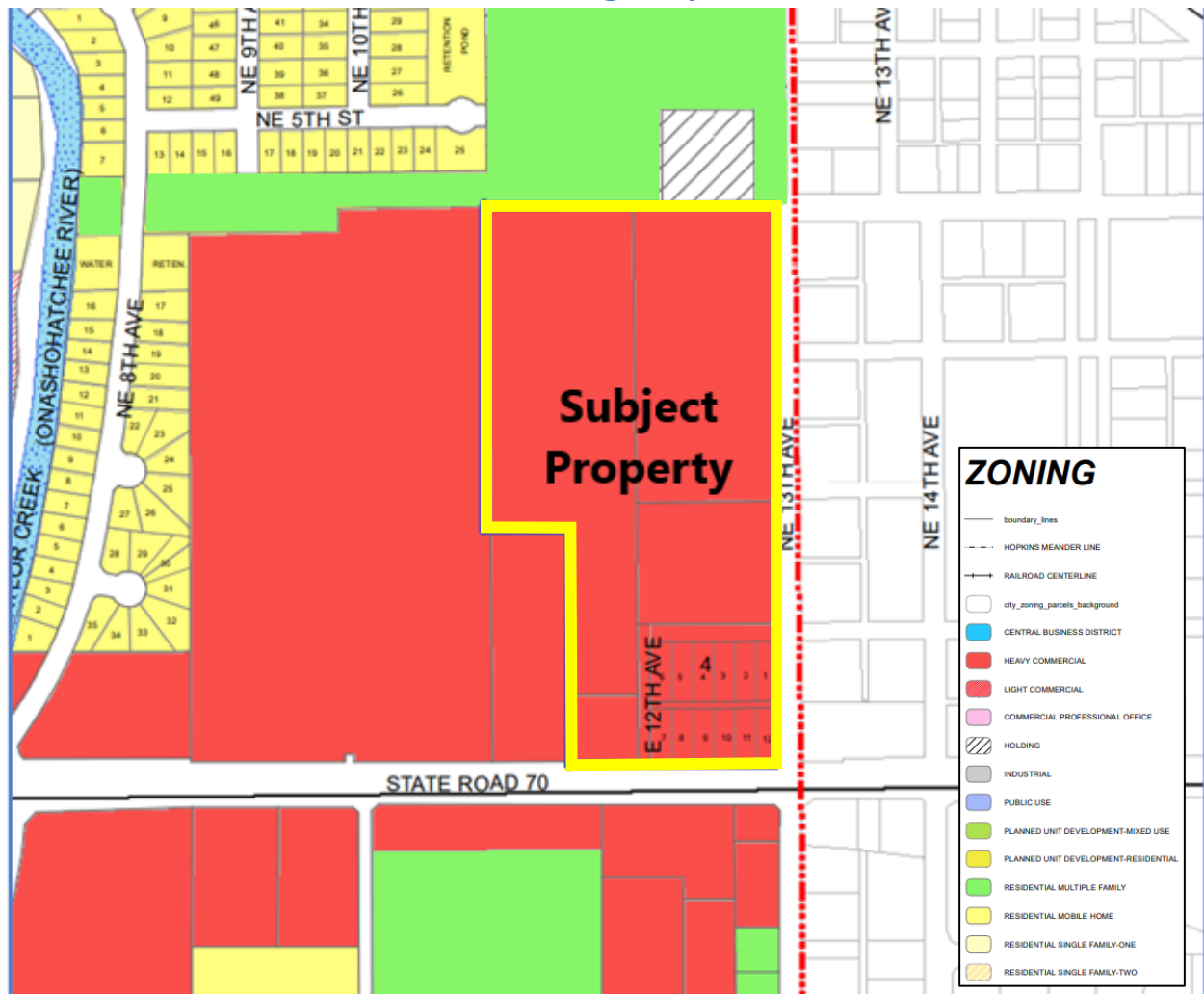
Ben Smith, AICP
Director of Planning
September 15, 2023

Okeechobee Technical Review Committee Hearing: TBD

Future Land Use Map



Zoning Map




Aerial Identifying Existing Land Use



CITY OF OKEECHOBEE

Application for Site Plan Review

Pag 1 of 3

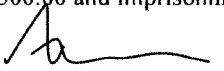
	City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: pburnette@cityofokeechobee.com	Date Received 8-15-23
		Application No. 23-004-TRC
		Fee Paid: 2/23/23 \$
		Receipt No. 59178 \$
		Hearing Date: 9-21-23
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): Josh Cockriel, P.E. (Civil Engineer)	
6	Contact person daytime phone(s) and email address: (904) 828-3900 / josh.cockriel@kimley-horn.com	
7	Engineer: Name, address and phone number: Kimley-Horn c/o Josh Cockriel, P.E. - 12740 Gran Bay Parkway West, Suite 2350 - (904) 828-3909	
8	Surveyor: Name, address and phone number: BSM & Associates, Inc. c/o Richard Barnes, 80 SE 31st Lane, Okeechobee, Florida 34974, (863) 484-8324	
PROPERTY and PROJECT INFORMATION		
9	Property address/directions to property: Future Lot 2 PARK STREET COMMERCE CENTER Those certain 2 parcels of land totaling approximately 2.16+/- acres located directly across from 1000 State Road 70 East, Okeechobee, Florida	
10	Parcel Identification Number 3-15-37-35-0210-00010-0010 and 2-15-37-35-0A00-00010-0000	
11	Current Future Land Use designation: Commercial	
12	Current Zoning district: Heavy Commercial	
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. Proposed 4,827 sqft. Culver's quick service restaurant and associated parking areas and green space. Culver's typically operates less than 16 hours per day and does not include outdoor sales.	
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. The property is currently a vacant lot.	
15	Total land area in square feet (if less than two acres): _____ or acres: 2.16+/-	
16	Is proposed use 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: One Phase.
18	Source of potable water: Okeechobee Utility Authority
19	Method of sewage disposal: Gravity sewer to master development system.

ATTACHMENTS REQUIRED FOR ALL APPLICATIONS	
20	Applicant's statement of interest in property
21	One (1) copy of last recorded warranty deed
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	Two (2) copies of sealed site plan drawings (see attached checklist for details of items to be included)
26	Two (2) copies of drawing indicating facades for all buildings, including architectural elevations.
27	Two (2) 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	Two (2) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71 (A) (5)).
29	Two (2) 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.	
 Signature	<u>Adam Ramsay</u> Printed Name
	<u>8/15/23</u> Date

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

Rev. 08/23

CITY OF OKEECHOBEE
Application for Site Plan Review
City of Okeechobee
Checklist for Site Plan 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)
3	Two (2) 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
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of the owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner
	4.3 Compete legal description of the property
	4.4 Future land use designation, current zoning and existing land use of the property and all abutting properties
	4.5 Total acreage of the property (square footage if less than two acres)
	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)
	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
	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



[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 92-3774303

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

Report Year	Filed Date
2023	04/28/2023

Document Images

[04/28/2023 -- ANNUAL REPORT](#) [View image in PDF format](#)

[11/14/2022 -- Florida Limited Liability](#) [View image in PDF format](#)

PARK STREET OKEECHOBEE, LLC

603 East Fort King Street
Ocala, Florida 34471

VIA EMAIL

August 11, 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 five 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 Declaration of Covenants, Conditions, Easements, and Restrictions for Park Street Commerce Center (“**Declaration**”) of which Applicant (or its assignee) shall be the “**Declarant**” under the Declaration. The Declaration 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 Declaration. 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 for the following lots within the Project in order to develop said lot for the uses described below:

- Lot 1: Express Car Wash Facility

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*)

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 ½ OF THE E ½ 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.

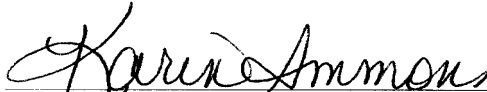
and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* Singular and plural are interchangeable as context requires.

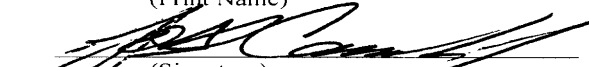
IN WITNESS WHEREOF, the said GRANTOR have executed this Deed the day and year first above written.

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

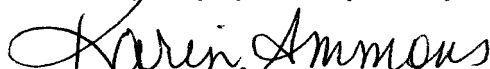

(Signature)
John S. Cassels, Jr.
(Print Name)

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

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:

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

Parcel ID Number:

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.

Name of Applicant:

Park Street Okeechobee, LLC and its successors and assigns

Home Telephone:

(321) 704 - 2840

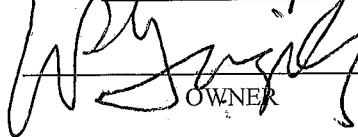
Work:

Cell:


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.

IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS 13

DAY OF February, 2023.


OWNER

OWNER


WITNESS

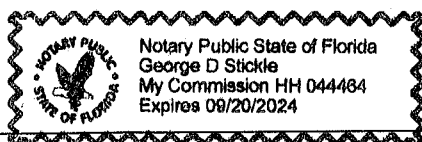
WITNESS

STATE OF FLORIDA

COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of Feb, 2023, by William R. Grigsby, Jr.,
(Name of Person)

who is personally known to me or produced Florida I.D. as identification.

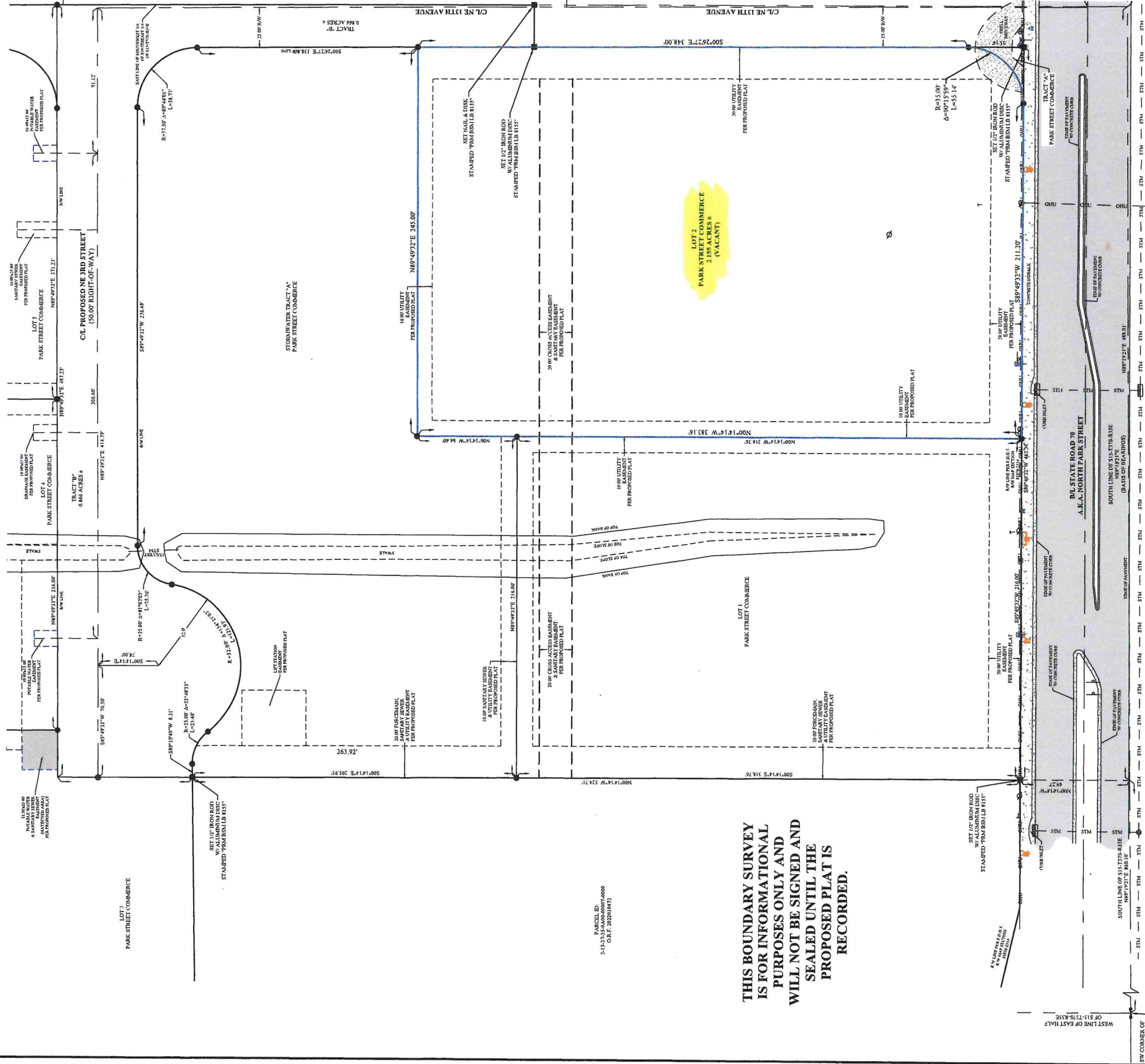




NOTARY PUBLIC SIGNATURE

BOUNDARY SURVEY

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



**THIS BOUNDARY SURVEY
IS FOR INFORMATIONAL
PURPOSES ONLY AND
WILL NOT BE SIGNED AND
SEALED UNTIL THE
PROPOSED PLAT IS
RECORDED.**









LEGAL DESCRIPTION:

LOT 2, PARK STREET COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ??, PAGE ??, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- THE SURVEY DATE IS FEBRUARY 15, 2023.
- THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 31-1.03(9)(1) OF THE FLORIDA ADMINISTRATIVE CODE.
- 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.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC SURVEYING TECHNIQUES. CONNECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- THE COORDINATE SYSTEM UTILIZED HEREON IS 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 SURVEYING TECHNIQUES. CONNECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- THIS SURVEY DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE SURVEY, THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A GUARANTEE OF TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
- ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER UNRECORDED PLAT:
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 130903C, PANEL NUMBER 0404C, WITH AN EFFECTIVE DATE OF 07/16/15.

LEGEND:

S	SECTION OR SOUTH	CL	CENTERLINE
T	TOWNSHIP	R/W	RIGHT-OF-WAY
R	RANGE OR RADIUS	ID	IDENTIFICATION
N	NOTHING	O.R.	OFFICIAL RECORD BOOK
E	EASTING	O.I.F.	OFFICIAL RECORD FILE
ELEV.	ELEVATION	PG.	PAGE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	L	ARC LENGTH
F	FIELD	OHU	OVERHEAD UTILITY LINE
P	PLAT	FND	FOUND
D	DEED	C.C.R.	CERTIFIED CORNER RECORD
A.K.A.	ALSO KNOWN AS		PROPERTY LINE
	SET 1/2" IRON ROD & CAP STAMPED "BSM LB 8155"		UTILITY POLE
	STORM WATER MANHOLE		SINGLE SUPPORT SIGN
	FIRE HYDRANT	B/L	DELINEATOR POST
	WATER VALVE	W/	BASELINE
	CURB INLET		WITH
	SANITARY MANHOLE		LIGHT POLE
	WATER METER		GUY ANCHOR
	ELECTRIC SERVICE BOX		TELEPHONE PEDESTAL
			ELECTRIC JUNCTION BOX
			BOLLARD
			DEGREE OF CURVATURE

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE.

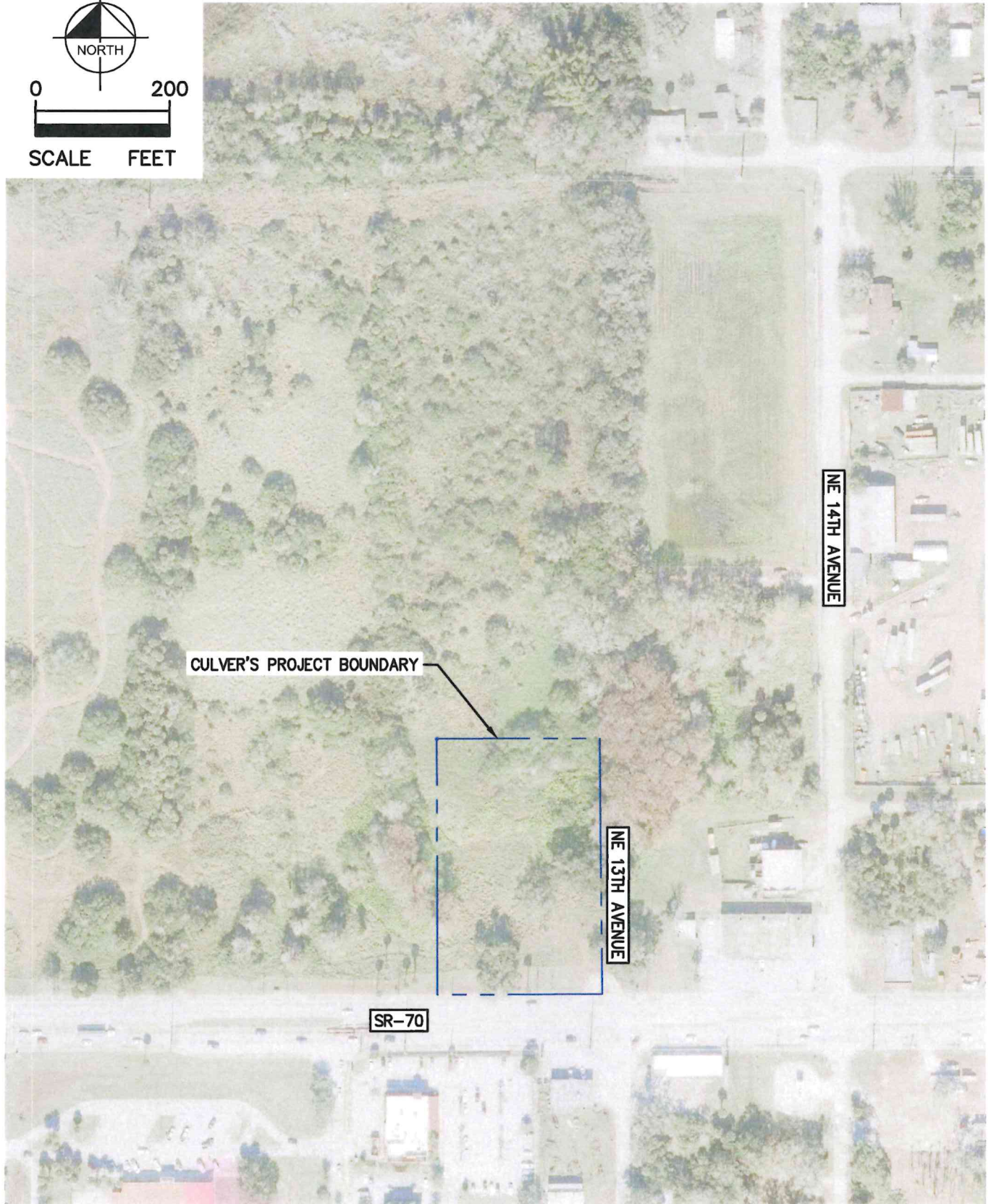
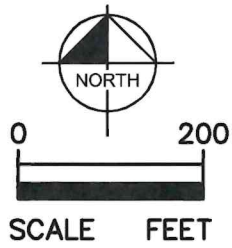
FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

FOR THE FIRM:
BSM & ASSOCIATES, INC.

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



BOUNDARY SURVEY			
HIGHWAY 70 EAST			
OKEECHOBEE, FLORIDA 34972			
CAD	OWB BOWMAN & ASSOCIATES, INC020225-040 ALFA TORN O PLAT - SINGE CONDO PARTNERSHIPS L & LOT SURVEY		
REF	OWB BOWMAN & ASSOCIATES, INC020225-040 ALFA TORN O PLAT - SINGE CONDO PARTNERSHIPS L & LOT SURVEY		
FILED	IF, DF	FB, PG. RJ #12/022	
OFF	EGB		DATE 02/15/23
CKD	REB	SHEET 1 OF 1	8/19/23
			DATE
			DWG 23-45 BND LOT 2
			REVISED PLAT
			REVISIONS:
			TIL
			BY:



Drawing name: K:\AX_Civil\045523036 - Culvers Okeechobee FL\Cadd\Exhibits\Site Location Map.dwg Site Location Aug 21, 2023 10:03am by: Tripp Miller

SITE AERIAL EXHIBIT - CULVER'S OKEECHOBEE, FL