



City of Okeechobee
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974
November 18, 2021
LIST OF EXHIBITS

Draft Minutes

October 21, 2021, Summary of Committee Action

Staff Report/Application

Site Plan Review Application No. 21-006-TRC



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
OCTOBER 21, 2021
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, October 21, 2021, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation and Pledge of Allegiance was led by City Administrator Gary Ritter.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Fire Chief Herb Smith, Okeechobee County Fire Rescue (OCFR) Captain Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. City Planning Consultant Ben Smith, Okeechobee Utility Authority (OUA) Executive Director John Hayford, Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. City Attorney Gloria Velazquez, Okeechobee County Environmental Health Director Victor Faconti and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Building Official Newell, seconded by Public Works Director Allen, to dispense with the reading and approve the July 15, 2021, August 19, 2021, and September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

A. Site Plan Review Application No. 21-005-TRC, construction of a proposed 12-unit, two-story condominium building for sale to third parties on 1.31± acres located at 116 Southeast 8th Avenue.

- 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval with the following criteria being met prior to issuance of any building permits: the appropriateness of this plan as it applies to fire truck access should be addressed by the Fire Department in their review and the City's engineering service should review the proposed stormwater facilities and the submitted drainage report to ensure on site stormwater will be captured and released according to all applicable standards.
- 2. OCFR Captain Hazellief commented for maneuverability purposes, after entering the site, will need a way to turn the fire trucks around. There is a dead-end corridor that is approximately 200 feet which is over the maximum amount allowed by state code. In addition, he requested the location of the fire hydrant and fire department connection for the sprinkler system. Building Official Newell expressed concern with the North entrance/exit and suggested also adding a South one to keep traffic congestion down at the entrance to the Northshore Plaza. By having two entrances/exits a loop would be created for the fire trucks to maneuver better. Public Works Director Allen commented 30 by 30 high intensity prismatic stop signs are required. OUA Executive Director Hayford requested utility plans showing the fire hydrants, water mains and meters.
- 3. Mr. Loris Asmussen, Engineer on behalf of Property Owner, B & T Fair Investments, Inc. was present. He commented he would consider the suggestion of two access points for entering and exiting the site. He's not planning on doing any work on the bank of Taylor Creek.
- 4. No public comments were offered.
- 5. Chairperson Ritter disclosed he has spoken to Mr. Asmussen regarding the proposed project.

V. NEW BUSINESS ITEM CONTINUED

6. Motion by Building Official Newell, seconded by OCFR Captain Hazellief to approve Site Plan Review Application No. 21-005-TRC, as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval] with the following condition: add a second access point to the South for entering/exiting the proposed site. **Motion Carried Unanimously.**

VI. Chairperson Ritter adjourned the meeting at 10:22 A.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT



Staff Report Site Plan Review:

Prepared for: *The City of Okeechobee*

Applicant: *Glades Gas Company of Okeechobee, Inc*

Address: *804 N Parrott Ave*

Parcel ID: *3-15-37-35-0010-00490-0110*

Petition No.: *21-006-TRC*

Description: *Parking Reduction Request*

LaRue
planning

1375 Jackson Street # 206 Fort Myers, FL 33901

General Information

Owner / Applicant	Glades Gas Company of Okeechobee, Inc 804 N Parrott Ave Okeechobee, FL 34972
Contact Person	Monica M. Clark 863.763.2114 monica@gladesac.com
Site Address	804 N Parrott Ave
Parcel ID	3-15-37-35-0010-00490-0110
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Commercial	Commercial
Zoning District	Heavy Commercial	Heavy Commercial
Use of Property	No development proposed. Commercial rental space to continue	No development proposed. Commercial rental space to continue
Acreage	0.651 acres	0.651 acres

Future Land Use, Zoning and Existing Uses on Surrounding Properties

North	Future Land Use	Commercial
	Zoning District	Heavy Commercial
	Existing Land Use	Unoccupied Commercial Building
East	Future Land Use	Industrial
	Zoning District	Industrial
	Existing Land Use	Gas Tank Storage
South	Future Land Use	Commercial
	Zoning District	Heavy Commercial
	Existing Land Use	CSX RR and Automobile Repair
West	Future Land Use	Industrial
	Zoning District	Industrial
	Existing Land Use	Unoccupied Automobile Repair Building

General Description and Analysis

The subject property contains an existing 9,030 net square foot building with several separate business spaces and a total of 23 on-site parking spaces. There are several businesses currently occupying the subject property and the Applicant would like to add another. The City’s Land Development Code requires that each use provide a certain number of parking spaces based on the number of square feet of floor area that the business occupies. Based on the types of existing and proposed uses and the City’s standards, there are not sufficient on-site parking spaces to meet the City’s parking standards for all of the uses.

The Applicant has submitted this parking reduction request, according to the provisions of City Land Development Code Section 90-483, for approval to allow these businesses to occupy the Applicant’s property without conforming to the strict parking requirements. The Applicant has provided a narrative describing the operations of each business and their parking demands. Site surveys have been submitted by the Applicant to demonstrate the average parking usage at various times of the day. Further, the Applicant presented pertinent facts that favor a parking reduction.

1. The ballet use operates mainly after 5pm, thus allowing it to share existing daytime parking.
2. The utility parking requires fenced in parking at an offsite location.

The table below represents the parking requirements consistent with the Land Development Code Section 90-512 (2) and (3), space regulations required versus the parking requested by the Applicant to be allowed following an approved reduction.

Use	Square Feet of Building Floor Area	Number of Parking Spaces Required per City Code	Applicant’s Requested Parking Spaces Based on Use
Florida Public Utilities	2,275	1 space / 300 sqft of floor area 8 spaces	2
Glades AC	4,595 (2,065 office 1,450 showroom 1,080 warehouse)	1 space / 300 sqft of floor area 2,065 = 7 spaces 1 space / 500 sqft of floor area 1,450 = 3 spaces 10 total spaces	3-5
Chiropractor (Replacing Glades Electric)	1,080	1 space / 180 sqft of floor area 6 spaces	5
Okeechobee Ballet	2,160	1 space / 200 sqft of floor area 11 spaces	4 (after 5pm)
Total	10,110 (gross sqft) 9,030 (net sqft)	35 spaces required (11 spaces intended use after 5pm thereby reducing daytime parking requirement to 24)	16

The Applicant has submitted evidence of parking usage much lower than the requirements of the Code. Under Section 90-483 (modification of parking and loading requirements) in the CHV Zoning District required parking shall not be reduced by more than 20%. Given this fact it becomes important to determine what the actual required parking total should be for this site. Since the Okeechobee Ballet use is restricted to after 5pm hours, the daytime total of spaces required is 24 not 35. The Applicant has seemingly met the burden for being granted a reduction of required parking up to 20% or 5 spaces from what is required.

Recommendation

Based on the foregoing analysis, the parking requirement is 35 spaces which have been reduced to 24 spaces based on use after 5pm. The 24 spaces are further reduced by 20% or 5 spaces, requiring a total of 19 parking spaces for this site. Staff recommends approval of this request to allow a reduction of the on-site parking to 19 required spaces.

Submitted by:

James G. LaRue

James G. LaRue, AICP
November 5, 2021

TRC Hearing date: November 18, 2021

FUTURE LAND USE Subject Site and Environs

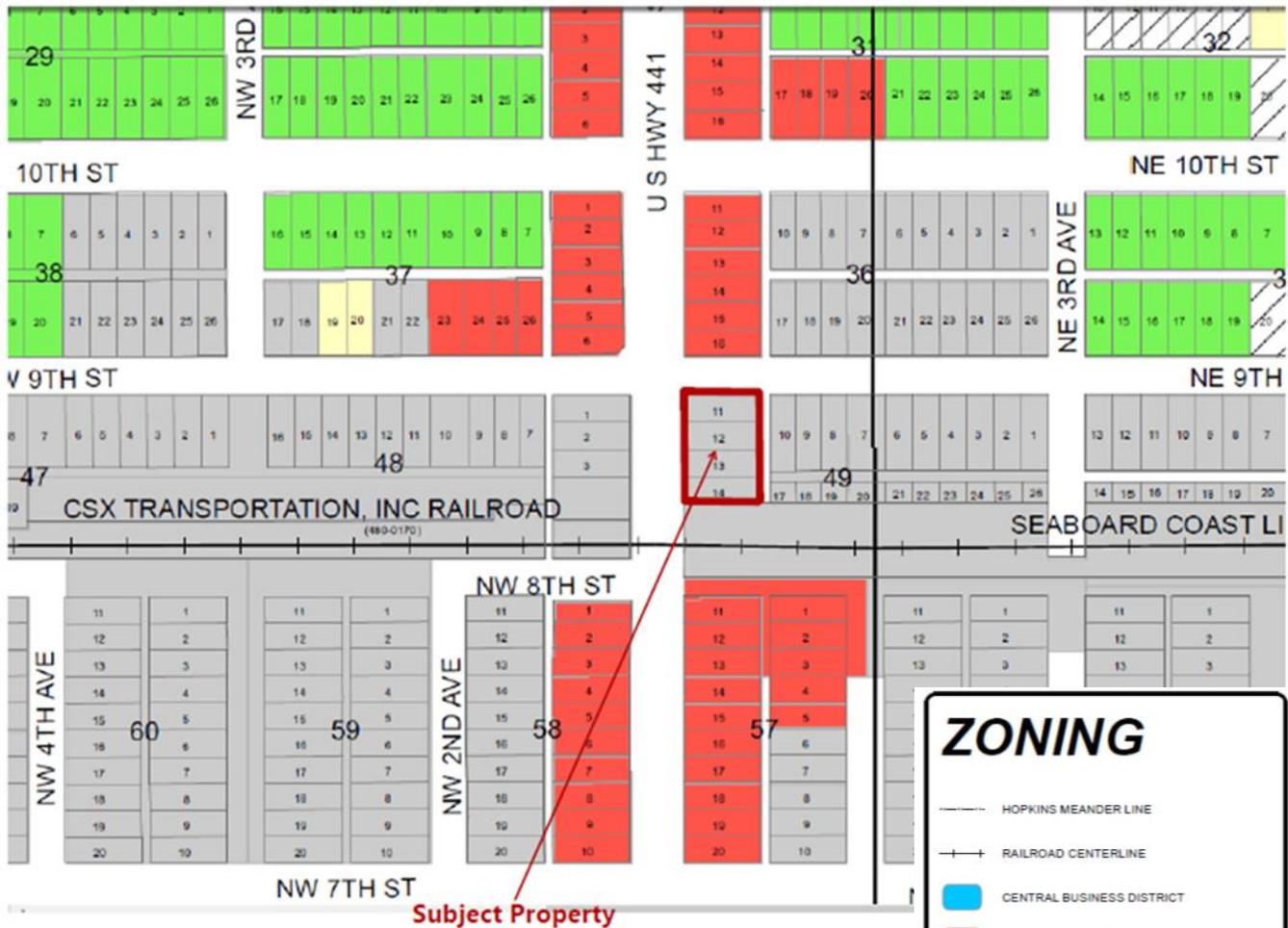


LAND USE CLASSIFICATIONS

- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- EASEMENT
- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- UNINCORPORATED

ZONING

Subject Site and Environs



ZONING

- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC FACILITIES
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO
- UNINCORPORATED

EXISTING LAND USE
Subject Site and Environs



Parking Reduction Application

City of Okeechobee Planning and Development
55 SE 3rd Avenue, Okeechobee, FL 34974
Phone (863) 763-3372 • Fax (863) 763-1686

Parking Reduction Application

Per City Code Section 90-483, property owners of existing developments in the City of Okeechobee, which are proposing a change of use that would require more parking than is currently present on site, may submit requests to provide less parking and/or loading spaces than is required by Sections 90-512 and 90-513 by filling out this application, paying the application fee and providing the required submittals on the attached checklist.

Submittal Date: 10-5-21 Petition Number: 21-006-TRC

Name of Applicant: Glades Gas Company of Okeechobee, Inc

Name of Property Owner (if other than Applicant):

Address of Applicant: 804 N. Parrott Ave, Okeechobee, Fl 34972

Contact Person (if other than Applicant): Monica M. Clark

Applicant/Contact Person Phone Number: 863-763-2114

Applicant/Contact Person Address: 804 N. Parrott Ave, Okeechobee, Fl 34972

Applicant/Contact Person Email Address: monica@gladesac.com

Subject Property Address: 804 N. Parrott Ave, Okeechobee, Fl 34972

Subject Property Parcel ID Number(s): 3-15-37-35-0010-00490-0110 (33529)

Subject Property Acreage: .651 AC

Number of On-site Standard Vehicle Spaces and Loading Spaces: 23, 11 in front

12 in back - all paved, currently using unpaved parking on adjacent property

Current or Previous Use(s) and the Floor Area of the Use(s): see attached

Proposed Use(s) and the Floor Area of the Use(s): see attached

Parking Reduction Application

CRITERIA FOR GRANTING A PARKING REDUCTION (City LDC Sec. 90-483)

Materials such as site plans, aerials, sketches, written descriptions of proposed on-site operations, or other materials should be submitted by the Applicant that demonstrate the parking reduction request is appropriate, justified and in the public interest and that one or several of the following criteria are met. Depending on the scope and type of proposed use(s), the City Administrator or their designee is authorized to require a parking study be performed for the application to be considered complete and the request to be considered by the technical review committee.

- a. Submittal of a parking study demonstrating that the proposed use or combination of uses will have a peak parking demand less than the requirements of Sections 90-512 and/or 90-513.
- b. The location, design and proposed uses of the site provide for and encourage exceptional pedestrian and bicycle access.
- c. The site will contain multiple uses with opportunities for internal capture and shared use of parking facilities, and the hours of peak demand for two or more of the proposed uses do not normally overlap.
- d. Public street parking is located adjacent to the site.
- e. Drive through service is available and adequate space for stacking of vehicles is provided. Designated stacking lanes shall be designed to minimize congestion associated with internal circulation as well as site ingress and egress.
- f. The subject property and/or building is in an historic district or is of historic interest.

SUBMITTAL CHECKLIST

<u>No.</u>	<u>Checklist Items</u>	<u>Check</u>
1.	Copy of recorded warranty deed indicating current ownership	<input checked="" type="checkbox"/> ✓
2.	Notarized letter of consent (required if applicant is different from property owner)	<u>N/A</u>
3.	Property survey	<input checked="" type="checkbox"/> ✓
4.	Legal description	<input checked="" type="checkbox"/> on survey
5.	Location map	<input checked="" type="checkbox"/> ✓
6.	Supplemental supporting information	<input checked="" type="checkbox"/>
7.	Application fee of \$250	<input checked="" type="checkbox"/> ✓



GLADES AIR CONDITIONING
AUTHORIZED APPLIANCE SVC CO

City of Okeechobee

Planning Board

RE: Reduction of Parking

Current uses and requirements:

Currently we have 9030 sq feet of building space with 23 paved parking spots that is divided by the following:

802 N Parrott: 2275 sq feet; Florida Public Utilities, currently has 4 full time employees, 1 part time employee and no public can enter their building. 3 of the full-time employees' park on the property adjacent to our property at 102 NE 9th ST due to Florida Statues, NFPA and Homeland Security requirements for a Licensed Propane Company. All propane vehicles must always be locked inside the fenced in area while located on the property. In fact, when we re-designed the use of the property in 2005, I had the City's permission for 2 additional non-paved spaces within the fenced in area when calculating the number of parking spots; however, it was never notated in the City paperwork. City requires 6 spaces. Use 2.

804 – 806 N Parrott; 4595 sq ft, occupied by my company Glades AC and Authorized Appliance, currently we have 6 service men that drive their AC trucks home every day and 3 full time office persons that park at the office 8am – 5pm. Of the 4595 sq ft we have 1450 sq ft of showroom space for appliances, 1080 sq ft of warehouse space for equipment and materials for the AC division and 2065 sq ft of office space. The city requires 8 spaces. Use 3 - 5.

808 N Parrott, 1080 sq ft was the home to Glades Electric, we have a pending rental contract for a Chiropractor that will have 2 treatment rooms and will be here 2 days a week with 3 employees and 2 patients at a time. Glades Electric required 3.6 spaces; Dr. office requires 11 spaces. Expected use 5.

810-812, 2160 sq ft is the home to Okeechobee Ballet, 1 full time employee and 1 part time employee. 90 % of her space is floor area for her classes that are limited to 5-10 students depending on the children's age. The City of Okeechobee restricted her classes to after 5pm so as not to interfere with the parking of the plaza. The other businesses close at 5pm Monday – Friday. City requires 11 spaces. Use 1 for instructor and at most 2-3 parents stay for the younger students.

Since most of the parking is based on square footage, we would probably need close to 30-36 spaces, however the only time since 2005 that we have used all 23 existing spaces is for a company event such as our 90th birthday or a rehearsal for a show from the Ballet. (Shows are performed off-site). A usual day here has 2 to 3 cars parked in the front lot and 3- 5 cars out of the 12 spots in the rear.

I am asking that for as long as FPU rents from me that we include the 6 unpaved parking spaces in the fenced in area for the total count of spaces required and would like a reduction of 9 spaces in the total count of paved spaces based on the uses of the current building. Florida Public Utilities has agreed to give me a letter agreeing to the fact that their trucks are parked in the unpaved area of the fenced in area located at 102 NE 9th Street.

President, Moses M. Clark

AIR CONDITIONING

REFRIGERATION

ICE MACHINE

APPLIANCES

804 N Parrott Avenue, Okeechobee, FL 34972

311 E. Sugarland Highway, Clewiston, FL 33440

863-763-2114 863-763-2116 Fax

863-983-8111 863-983-1800 Fax

500 Rec
50 Doc

QUIT-CLAIM DEED

RAMCO FORM 8

OP. BCK 281 PAGE 417

This Quit-Claim Deed, Executed this 2nd day of March, A. D. 19 85, by

VERNON L. DEXTER

first party, to GLADES GAS COMPANY OF OKEECHOBEE, INCORPORATED

whose postoffice address is 804 North Parrott Avenue, Okeechobee, Florida, 33472

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.)

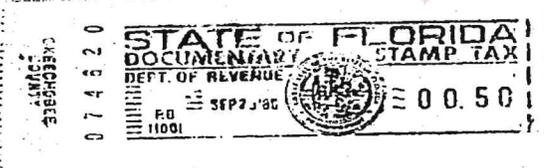
Witnesseth, That the said first party, for and in consideration of the sum of \$ 1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, to-wit: lying and being in the County of Okeechobee State of Florida

Lots 10, 11, 12 and the North 40 feet of Lots 17, 18 and 19 of Block 49, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, Page 5, public records of Okeechobee County, Florida.

COPY

183259

FILED FOR RECORD
OKEECHOBEE COUNTY, FL.
1986 SEP 24 PM 2:17
GLORIA J. FORD
CLERK OF CIRCUIT COURT



To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise 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 behoof 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 presence of:

[Signature]

[Signature]
Vernon L. Dexter

[Signature]

STATE OF FLORIDA,
COUNTY OF OKEECHOBEE.

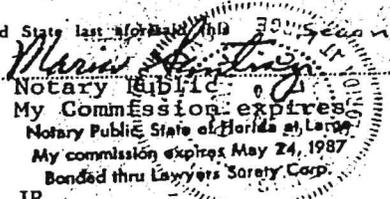
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

VERNON L. DEXTER

to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of March A. D. 19 85

(NOTARY SEAL)



This Instrument prepared by:
Address

JOHN D. CASSELS, JR.
Attorney at Law
P. O. Box 968
Okeechobee, Florida

Rec 4/5
Dec 4/5
4/5

This Warranty Deed Made the 16th day of October A. D. 1981 by DAN M. MCCARTHY - as to a 4/9 interest, VERNON L. DEXTER - as to 3/9 interest, J. D. CASSELS - as to a 1/9 interest, KATHLEEN M. DEXTER - as to a 1/9 interest hereinafter called the grantor, to

GLADES GAS COMPANY, OF OKEECHOBEE, INCORPORATED a corporation existing under the laws of the State of Florida with its permanent postoffice address at 804 North Parrott Avenue, Okeechobee, Florida 33472 hereinafter called the grantee:

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

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, releases, conveys and confirms unto the grantee, all that certain land situate in OKEECHOBEE County, Florida, viz:

Lots 13 and 14 of Block 49, in the TOWN OF OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of St. Lucie County, Florida.

FILED FOR RECORD OKEECHOBEE COUNTY, FLA.

143439

1981 OCT 19 PM 3:21

CLIF BETTS, JR. CLERK OF CIRCUIT COURT

OKEECHOBEE COUNTY

055248



Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise 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, 19 80

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

Signed, sealed and delivered in our presence:

Witness to all four: Martha J. Clay, J. D. Casseles, STATE OF FLORIDA, COUNTY OF OKEECHOBEE

Signed: DAN M. MCCARTHY, VERNON L. DEXTER, J. D. CASSELS, KATHLEEN M. DEXTER

officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared DAN M. MCCARTHY, VERNON L. DEXTER, J. D. CASSELS, KATHLEEN M. DEXTER

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of October, A. D. 1981



Notary Signature: Martha J. Clay, NOTARY PUBLIC, My Commission Expires:

This instrument prepared by: JOHN D. CASSELS, JR. Post Office Box 968 Okeechobee, Florida 33472

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES OCT 27 1985 BONDED THROUGH GENERAL INS. UNDERWRITERS

THIS INDENTURE, Made this 31st day of October

by and between Van Lightsey and Gertrude Lightsey, his wife,

of the County of Okeechobee, in the State of Florida

parties of the first part, and Dan M. McCarthy, whose post office address is P.O.Box 7228, Clewiston, Florida; D. B. McCarthy, whose post office address is P.O.Box 517, Okeechobee, Florida, and Vernon L. Dexter, whose post office address is Belle Glade, Florida, dba GLADES GAS COMPANY, whose post office address is: Clewiston, Florida
of the County of Hendry, in the State of Florida
parties of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and no/100 - - - - - Dollars, and other valuable considerations, lawful money of the United States of America, to them in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed to the said parties of the second part, their heirs and assigns forever, all of the following described land in ~~St. Louis~~ Okeechobee County, Florida, to-wit:

Lots 11, 12, 13 and 14 and the North 40 feet of
Lots 17, 18 and 19 of Block 49 in the Town of
Okeechobee, Florida.

This is a Corrective Deed to correct the name of the grantee in that deed from Van Lightsey and Gertrude Lightsey, his wife, to Glades Gas Company, executed on August 9, 1955 and recorded on September 12, 1955 in the office of the Clerk of the Circuit Court of Okeechobee County, Florida.

TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto the said parties of the second part, their heirs and assigns, in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that said described property is free from all liens and encumbrances.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said parties of the first part have executed this deed under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Mr. Meserovi Van Lightsey (SEAL)
Ida Mae Mc Duffie Gertrude Lightsey (SEAL)

(SEAL)

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH }

6058 5 PAGE 464

I HEREBY CERTIFY, That on this day, before me, an officer duly authorized in the State
aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Van Lightsey and Gertrude Lightsey, his wife,

to me known to be the person s described in and who executed the foregoing instrument, and
severally acknowledged before me that they executed the same as their free act
and deed for the uses and purposes therein stated.

WITNESS my hand and official seal in the County and State last aforesaid this 22
day of November A. D. 1955.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires: Feb. 21, 1958

Warranty Deed

TO

Plant

DATE:

Description:

*Lots 10, 11, 12, 13 + 14
Block 49*

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH }

FILED FOR RECORD on this

November 23, 1955

at *11* o'clock *A.* M. and recorded in

Deed Book *5*, Page *463-464*

public records of said county.

WYNNES E. WILLIAMS

CLERK, Clerk of Circuit Court

By *Clarence Burdick*

Deputy Clerk

4194

100-16098-1-1954

This Indenture, Made this 19th day of November, A. D. 1955. Between Van Lightsey and Gertrude Lightsey, his wife,

5 OCT 4 1955

of the County of Okeechobee and State of Florida part ies of the first part, and Dan M. McCarthy, whose post office address is ~~at his residence~~ P.O. Box 7228, Clewiston, Florida; D. B. McCarthy, whose post office address is P.O. Box 517, Okeechobee, Florida, and Vernon L. Dexter, whose post office address is Belle Glade, Florida, dba ~~XXXXXX~~ BELLE GLADES GAS COMPANY, ~~XXXXXX~~ whose post office address is Clewiston, Florida of the County of Hendry, in the State of Florida, part ies of the second part. Witnesseth, that the said part ies of the first part, for and in consideration of the sum of Ten and no/100- - - - - Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part ies of the second part and their heirs and assigns forever, all that certain parcel of land lying and being in the County of Okeechobee, and State of Florida, more particularly described as follows:

Lot 10 of Block 49 in the Town of Okeechobee, Florida.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said part ies of the first part do covenant with the said part ies of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances whatsoever and that they have good right and lawful authority to sell the same; and the said part ies of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said part ies of the first part have hereunto set their hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

[Signature]
Lda Mae Mc Duffie

[Signature]
Gertrude Lightsey

LS
LS
LS
LS

State of Florida,
County of Okeechobee

5 PAGE 466

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared Van Lightsey and Gertrude Lightsey his wife to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said Gertrude Lightsey known to me to be the wife of the said Van Lightsey on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this
November

22 day of

A. D. 19 55

Notary Public, State of Florida

at large

My commission expires 21 day of

February, A. D. 1968

Warranty Deed

DREW'S FORM R. E. 4

To

Date

Abstract of Description

State of Florida,
County of Okeechobee

On this 23 day of November, A. D. 1955, at 11 o'clock A. M., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 465-466 of Book 5 in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the 11th Judicial Circuit of said State, in and for said County.

HAYNES E. WILLIAMS

Haynes E. Williams
Clerk, D. C.

The H. W. E. Drew Company, Jacksonville, Florida.

41195

This Indenture, Made this ninth day of August, A. D. 1955.

Between Van Lightsey and Gertrude Lightsey, his wife, PAGE 5 PAGE 463

of the County of Okeechobee and State of Florida part ies of the first part, and Glades Gas Company whose mailing address is Clewiston, Florida PAGE 340

of the County of Hendry and State of Florida

part Y of the second part. Witnesseth, that the said part ies of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable considerations to them in hand paid, the receipt whereof is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said party of the second part and its heirs and assigns forever, all that certain parcel of land lying and being in the County of Okeechobee and State of Florida, more particularly described as follows:

Lots 11, 12, 13 and 14 and the North 40 feet of Lots 17, 18 and 19 of Block 49 in the Town of Okeechobee, Florida.

2.40 State
2.75 Fed.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: To Have and to Hold the same in fee simple forever.

And the said part ies of the first part do covenant with the said part Y of the second part that they are lawfully seized of the said premises, that they are free from all encumbrances whatsoever and that they have good right and lawful authority to sell the same; and the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said parties of the first part have hereunto set their hand s and seal s the day and year above written.

Signed, sealed and delivered in our presence:

Handwritten signatures of Van Lightsey and Gertrude Lightsey, each accompanied by a circular seal containing the initials 'L.S.'.

State of Florida,
County of OKEECHOBEE

BOOK 114 PAGE 341

I Hereby Certify, That this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared Van Lightsey and Gertrude Lightsey, his wife

to me well known and known to me to be the individual s described in and who executed the foregoing deed, and they acknowledged then and there before me that they executed said deed.

And I Further Certify, That the said Gertrude Lightsey known to me to be the wife of the said Van Lightsey on a separate and private examination, taken and made in the above named State and County by and before me, separately and apart from her said husband, did this day acknowledge before me, an officer authorized to take acknowledgments of deeds, that she executed the foregoing deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

Witness my hand and official seal this ninth day of August, A. D. 1955.

Notary Public, State of Florida at Large.
My commission expires 21st day of February, A. D. 19 58.

DEW'S FORM R. E. 4
Warrantly Deed

To

Date

Abstract of Description

State of Florida,
County of Okeechobee

On this 12 day of September A. D. 1955, at 10:30 o'clock P.m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages 341-342 of Book 114 in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the 11th Judicial Circuit of said State, in and for said County,
HAYNES E. WILLIAMS-

Clerk,
Clara Walby, C.

40952





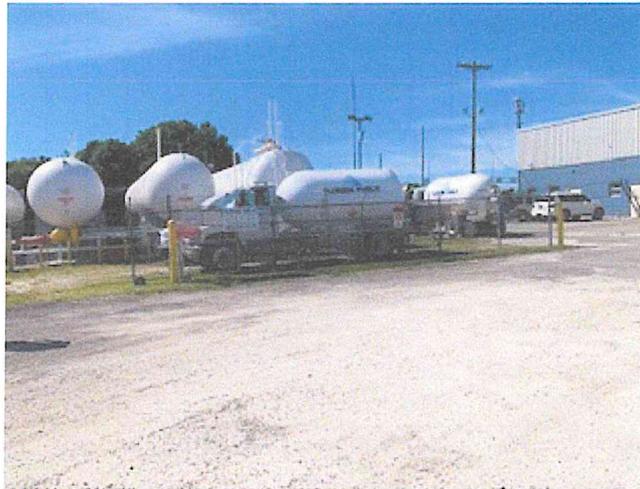
11:00 am - Tuesday
4 vehicles in back



11:00 am Tuesday
2 vehicles in front



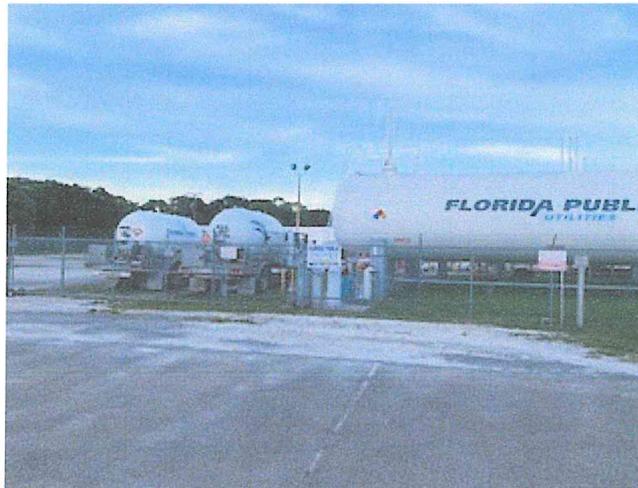
FPU TRUCKS IN FENCED IN AREA



FPU TRUCKS IN FENCED IN AREA



No public notice by FPU



5pm - Trucks parked
in fenced in area



4- 5pm - 2 Vehicles @ The Ballet
2 vehicles @ Blades Gas/Ac



4-5 pm 1 vehicle Ballet
1 vehicle FPA

BOUNDARY SURVEY PREPARED FOR GLADES GAS OF OKEECHOBEE, INC.

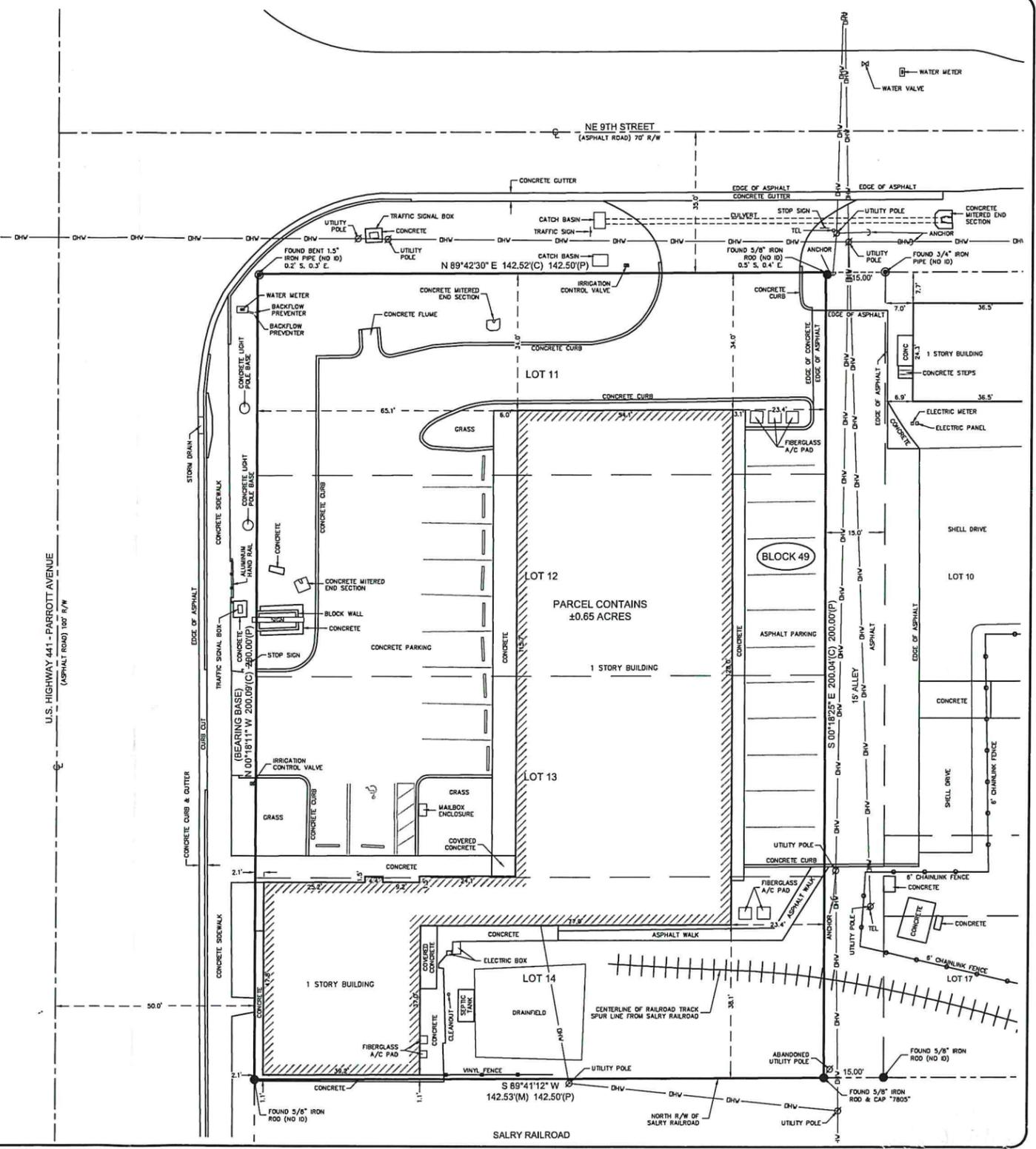


SCALE IN FEET
1" = 20'
MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE

DESCRIPTION:
LOTS 11, 12, 13 AND 14, BLOCK 49, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

- PROJECT SPECIFIC NOTES:**
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
 - 2) SITE ADDRESS: 804 N. PARROTT AVENUE.
 - 3) PARCEL ID: 3-15-37-35-0010-00490-0110.
 - 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0415C, DATED 07/16/15.
 - 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
 - 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
 - 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
 - 10) BEARING REFERENCE: THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR NORTH 00°18'11" WEST.
 - 11) DATE OF LAST FIELD SURVEY: 04/26/21.

PREPARED FOR THE EXCLUSIVE USE OF:
GLADES GAS OF OKEECHOBEE, INC.
CENTERSTATE BANK, ISAOA
FEE & FEE, PLLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



BOUNDARY SURVEY	05/10/21	368/17-19	WC	JJR
DESCRIPTION	DWG. DATE	FB/PG	BY	CK
SCALE 1" = 20'	DRAWING NUMBER: 21-175			
SHEET 1 OF 1				

LEGEND
 ● - Set Iron Rod and Cap "LB 8360" ■ - Found CM
 ○ - Found Iron Rod (and Cap) ⊗ - Found Pipe (and Cap)

ABBREVIATIONS
 C=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; ELY=Easterly; E/P=Edge of Pavement; ESM=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&(C)=Iron Rod (and Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; WLY=Northerly; NVD(N)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; R=Property Line; P=Plot; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utility and Drainage; R=Radius; R/W=Right-of-Way; S=South; SLY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; WLY=Westerly; UTIL=Utility(ies); ⚡=Spot Elevation based on indicated Datum.

STANDARD NOTES:

1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

TRADEWINDS SURVEYING GROUP, LLC.
 200 SW 3rd Avenue
 Okeechobee, FL 34974
 Tel: (863) 763-2887
 Fax: (863) 763-4342

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

REDUCED
 SCALE NOT TO BE USED

ZONING SUBJECT SITE AND ENVIRONS



Subject Property

ZONING

- boundary_lines
- - - HOPKING MEANDER LINE
- + + RAILROAD CENTERLINE
- city_zoning_carrels_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 7/29/2021

Parcel: << **3-15-37-35-0010-00490-0110 (33529)** >>

Aerial Viewer Pictometry Google Maps

2020 2019 2018 2017 2015 Sales

Owner & Property Info

Result: 1 of 1

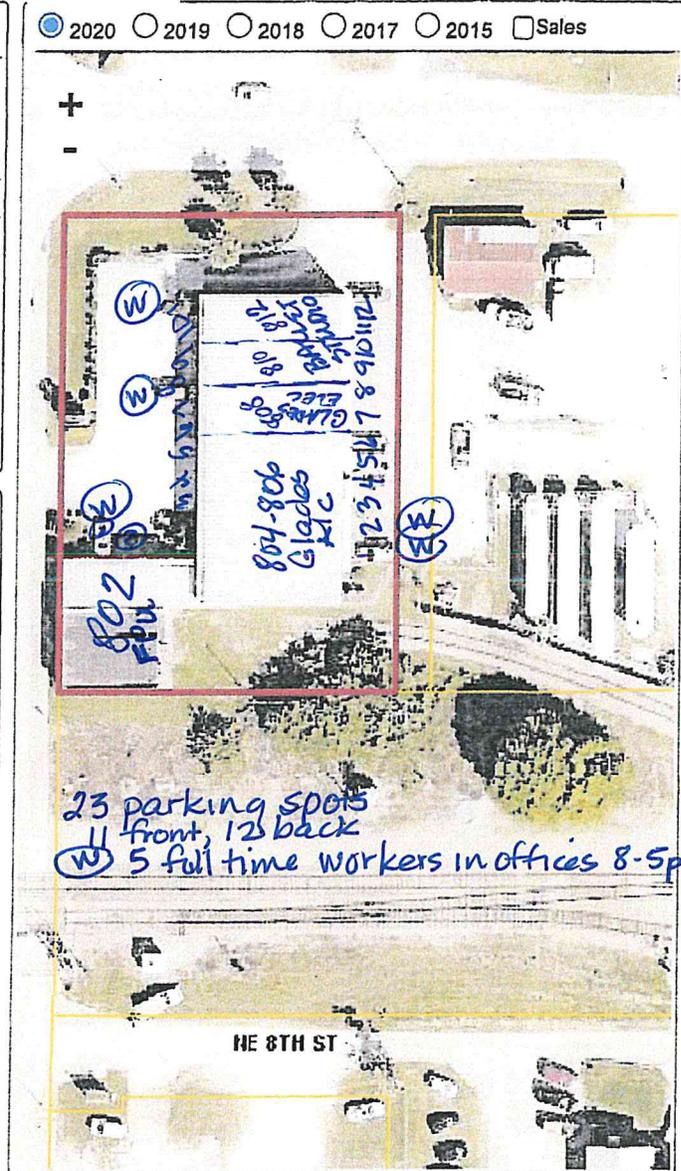
Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

*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. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$117,450	Mkt Land	\$126,150
Ag Land	\$0	Ag Land	\$0
Building	\$212,844	Building	\$219,592
XFOB	\$30,874	XFOB	\$33,882
Just	\$361,168	Just	\$379,624
Class	\$0	Class	\$0
Appraised	\$361,168	Appraised	\$379,624
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$361,168	Assessed	\$379,624
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$361,168	Total Taxable	county:\$379,624
	city:\$361,168		city:\$379,624
	other:\$361,168		other:\$379,624
	school:\$361,168		school:\$379,624

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
3/2/1985	\$0	0281/0417	QC	I	U	
3/1/1985	\$0	0281/0418	QC	I	U	
10/16/1981	\$0	0245/0054	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE (4900)	1961	1830	2196	\$42,202
Sketch	NBHD CENTR (3800)	2005	7200	7875	\$177,390

*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 B	COM SLB WLK	2006	\$10,342	4972.00	0 x 0	PD (80%)



SCALE: 1" = 25' BT
MIDDED LEGAT SCALE

DESCRIPTION:
LOTS 11, 12, 13 AND 14, BLOCK 49, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).

- 2) SITE ADDRESS: 804 N. PARROTT AVENUE.
- 3) PARCEL ID: 3-1537-35-0010-04980-0110.
- 4) F.I.R.M. ZONE: "X". MAP NO. 12093C0415C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT AFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEYOR'S RECORD SHALL BE THE RESPONSIBILITY OF THE SIGNING PARTY OR PARTIES IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) BEARING REFERENCE: THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR NORTH 00°18'11" WEST.
- 11) DATE OF LAST FIELD SURVEY: 04/28/21.

PREPARED FOR THE EXCLUSIVE USE OF:
GLADES GAS OF OKEECHOBEE, INC.
CENTERSTATE BANK, ISAQA
FEE & FEE, PLLC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

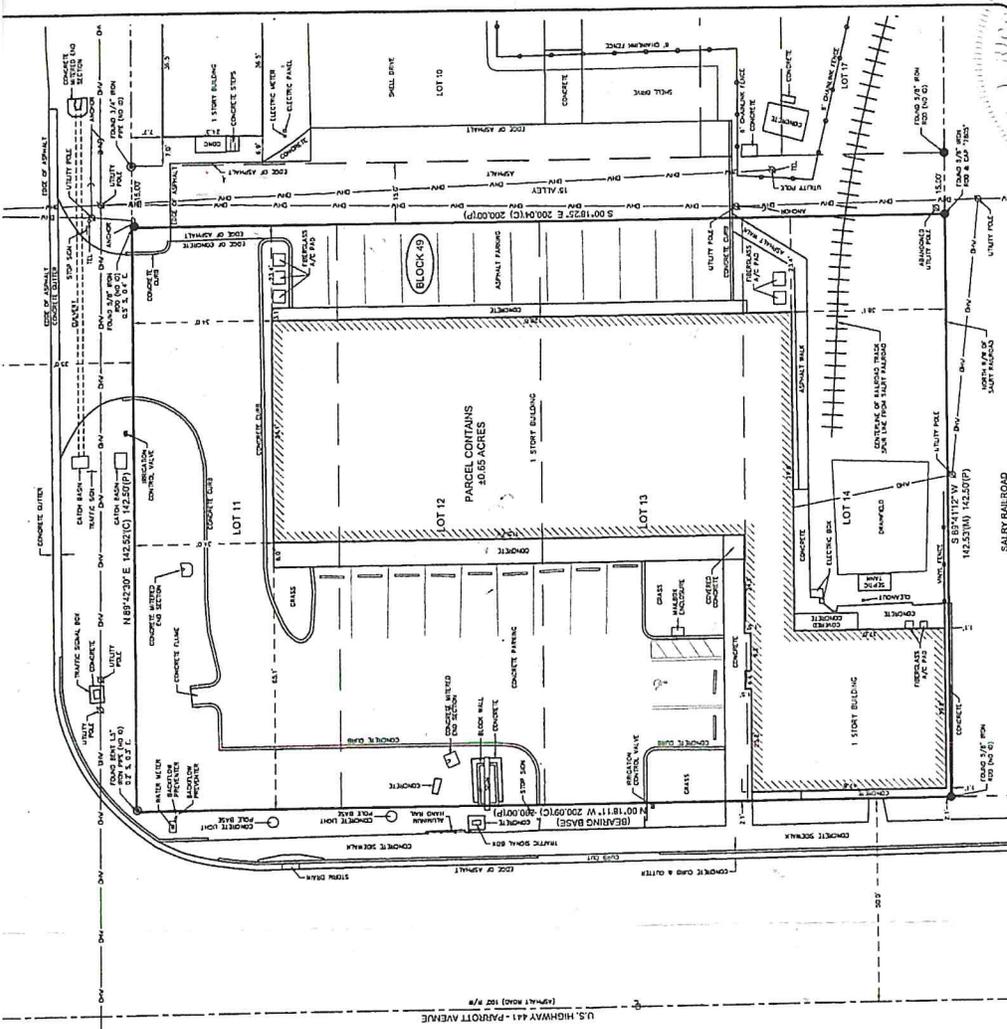
LEGEND
 Set Iron Rod and Cap 1/8 B360
 Found Iron Rod (end Cap)
 Found Pipe (end Cap)
 REVISIONS: BLOCK 49, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. THIS SURVEY WAS PREPARED BY TRADEWINDS SURVEYING GROUP, LLC. THE SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT AFFECT THIS PARCEL. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEYOR'S RECORD SHALL BE THE RESPONSIBILITY OF THE SIGNING PARTY OR PARTIES IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE. BEARING REFERENCE: THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR NORTH 00°18'11" WEST. DATE OF LAST FIELD SURVEY: 04/28/21.

BOUNDARY SURVEY
DATE: 05/10/21
BY: JLR
CHECKED BY: WC
DRAWN BY: CR

STANDARD NOTES:
1. No search of the public records for determination of ownership or restrictions affecting the lands shown herein has been made.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for uses by others not specifically named.
4. The surveyor does not warrant the accuracy of the survey or the information thereon.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for

TRADEWINDS SURVEYING GROUP, LLC.

200 SW 3rd Avenue
Okeechobee, FL 34974
Phone: (888) 687-3874
Fax: (888) 763-6342



EXISTING LAND USE
AERIAL OF SUBJECT SITE AND ENVIRONS



S000319 W 200.08(F) 200(P)

COMMERCIAL WAREHOUSES

SITE DATA: (EXISTING SITE CONDITIONS)

TOTAL SITE AREA:	1.38 AC.
AREA OF DEVELOPMENT:	(28,498 S.F.) 0.65 AC. (100%)
EXISTING BUILDING AREA:	3,899 S.F. (13.68%)
EXISTING CONCRETE AREA:	14,221 S.F. (50.00%)
EXISTING SHELL DRIVE:	1,487 S.F. (5.22%)
TOTAL IMPERVIOUS AREA:	19,607 S.F. (68.80%)
TOTAL PERVIOUS AREA:	8,891 S.F. (31.20%)

SITE DATA: (PROPOSED SITE CONDITIONS)

TOTAL SITE AREA:	1.38 AC.
AREA OF DEVELOPMENT:	(28,498 S.F.) 0.65 AC. (100%)
EXISTING BUILDING AREA:	1,800 S.F. (6.32%)
PROPOSED BUILDING AREA:	7,944 S.F. (28.88%)
PROPOSED ASPHALT AREA:	8,673 S.F. (30.43%)
EXISTING CONCRETE AREA:	1,625 S.F. (5.70%)
PROPOSED CONCRETE AREA:	1,460 S.F. (5.12%)
TOTAL IMPERVIOUS AREA:	21,502 S.F. (75.45%)
TOTAL PERVIOUS AREA:	6,996 S.F. (24.55%)

ZONING:

IND - INDUSTRIAL

PROPOSED USE:

GAS COMPANY/RETAIL

BUILDING SET BACKS:

REQUIRED:

FRONT = 25'
 SIDE = 15'
 REAR = 30'

PARKING:

REQUIRED:
 3,240 S.F. (1 SPC./300 S.F.) = 11 SPACES
 3,936 S.F. (1 SPC./500 S.F.) = 8 SPACES
 1,800 S.F. (1 SPC./500 S.F.) = 4 SPACES
23 SPACES TOTAL

1 HANDICAP SPACES REQUIRED

PROVIDED:

23 TOTAL SPACES - 1 H/C SPACE

WATER/WASTEWATER:

POTABLE WATER FOR THIS PROJECT WILL BE PROVIDED BY CITY OF OKEECHOBEE UTILITY SYSTEMS DEPARTMENT VIA A PROPOSED 2" WATER SERVICE CONNECTION.

WASTEWATER DISPOSAL FOR THIS PROJECT WILL BE PROVIDED BY A PROPOSED SEPTIC/DRAINFIELD SYSTEM PER OKEECHOBEE HEALTH DEPARTMENT CRITERIA.

OWNER:

GLADES GAS CO. of OKEECHOBEE

804 NORTH PARROTT AVE.
OKEECHOBEE, FLORIDA 34972
(863) 763-2114

SURVEYOR

DEHAYS DESIGN

606 NORTHWEST PARK ST.
OKEECHOBEE, FLORIDA, 34972
(863) 467-8889

48 HOURS BEFORE DIGGING
CALL TOLL FREE

2005 APPROVED PLANS CITY OF OKEECHOBEE

STEPHEN COO & ASSOCIATE
 - CONSULTING ENGR.
 • CIVIL ENGINEERING • SITE PLANNING •

209 N.E. SAGAMORE T
 PORT ST. LUCIE, FLORIDA
 Tel 1-772-879-7779 Fax 1-
 FLORIDA CERTIFICATE OF AUTHORIZATION

SCPE

HORIZONTAL CONTROL, STRIPING and SIGNAGE PLAN

GLADES GAS COMPANY

PROPOSED BUILDING AND SITE IMPROVEMENTS

FLORIDA
 OKEECHOBEE,

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

IND/I

2021 Preliminary Certified

updated: 9/30/2021

Parcel: << 3-15-37-35-0010-00490-0110 (33529) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

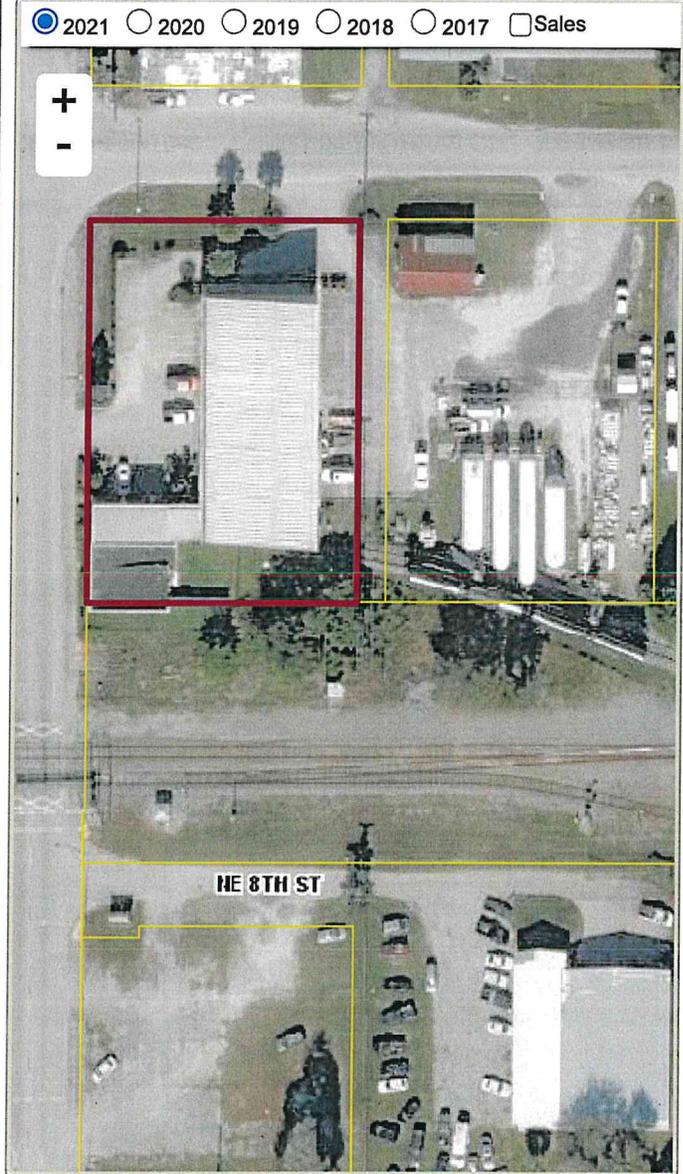
Owner	GLADES GAS COMPANY OF OKEECHOBEE INCORPORATED 804 N PARROTT AVE OKEECHOBEE, FL 34972-2103		
Site	804 N PARROTT AVE, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 TO 14 INC BLOCK 49		
Area	0.651 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

*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. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2020 Certified Values		2021 Preliminary Certified	
Mkt Land	\$126,150	Mkt Land	\$126,150
Ag Land	\$0	Ag Land	\$0
Building	\$219,592	Building	\$226,373
XFOB	\$33,882	XFOB	\$34,623
Just	\$379,624	Just	\$387,146
Class	\$0	Class	\$0
Appraised	\$379,624	Appraised	\$387,146
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$379,624	Assessed	\$387,146
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$379,624 city:\$379,624 other:\$379,624 school:\$379,624	Total Taxable	county:\$387,146 city:\$387,146 other:\$387,146 school:\$387,146

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
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3/1/1985	\$0	0281/0418	QC	I	U	
10/16/1981	\$0	0245/0054	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	OFFICE (4900)	1961	1830	2196	\$43,587
Sketch	NBHD CENTR (3800)	2005	7200	7875	\$182,786

*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 B	COM SLB WLK	2006	\$10,342	4972.00	0 x 0	PD (80%)

CONC B	COM SLB WLK	2006	\$1,483	671.00	0 x 0	PD (85%)
CONC B	COM SLB WLK	2006	\$19,249	8710.00	0 x 0	PD (85%)
CONC I	BUMPERS	2006	\$145	11.00	0 x 0	PD (85%)
CONC D	CURB & GUT	2006	\$2,663	482.00	0 x 0	PD (85%)
FENC J	6'VNYL PNL	2020	\$741	33.00	x	PD (100%)

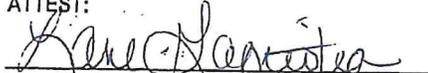
▼ Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
067NP5	NO PARROTT (MKT)	200.000 FF (0.651 AC)	1.0000/.8700 1.0000/ /	\$631 /FF	\$126,150

SECTION 8: Effective Date. This Ordinance shall take effect immediately upon its passage.

INTRODUCED for First Reading and set for Final Public Hearing on this 20th day of April, 2021.

ATTEST:

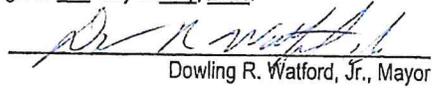

Lane Gamiotea, CMC, City Clerk


Dowling R. Watford, Jr., Mayor

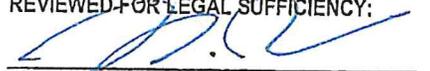
PASSED AND ADOPTED after Second and Final Public Hearing this 18th day of May, 2021.

ATTEST:


Lane Gamiotea, CMC, City Clerk


Dowling R. Watford, Jr., Mayor

REVIEWED FOR LEGAL SUFFICIENCY:


John J. Fumero, City Attorney