

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: <u>8-3-21</u>	Petition No. <u>21-005-R</u>
		Fee Paid:	Jurisdiction: <u>PB+CC</u>
		1 st Hearing: <u>9-16-21</u>	2 nd Hearing: <u>10-19-21 & 11-16-21</u>
		Publication Dates:	
		Notices Mailed: <u>9-1-21</u>	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Glenwood Park, LLC		
2	Owner mailing address: 17705 Middlebrook Way, Boca Raton, FL 33496		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: mitchstephens@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
PROPERTY INFORMATION			
7	Property address/directions to property: From SR 70 and 441, head north on 441, turn right at NE 3rd Street, the project will be the two blocks on the left after NE 2nd Avenue.		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 3.995 Acres Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Single Family residential East: House of Worship, vacant South: Commercial West: Commercial		
14	Existing zoning: RSF1/Light Commercial Future Land Use classification: Commercial		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? () No (X) Yes. If yes provide date, petition number and nature of approval. July 6, 2021 - 21-003-R RSF1 to RMF and 21-002-R CLT to RMF <i>denied by City Council</i>		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, and 3-15-37-35-0010-01100-0010		

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

Confirmation of Information Accuracy

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

Signature

Printed Name

Date

Frank Mitchell Stephens

Mitch Stephens

8/1/2021

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

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

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

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

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

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

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

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

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

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

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

Glenwood Park

Responses to Standards for Considering Changes in Zoning

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Glenwood Park

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

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

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

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

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

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

Detail by Entity Name

Florida Limited Liability Company
GLENWOOD PARK, LLC

Filing Information

Document Number L21000242266
FEI/EIN Number NONE
Date Filed 05/24/2021
State FL
Status ACTIVE

Principal Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Mailing Address

17705 MIDDLEBROOK WAY
BOCA RATON, FL 33496

Registered Agent Name & Address

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

Authorized Person(s) Detail

Name & Address

Title MGR

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

Title MGR

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

Annual Reports

No Annual Reports Filed

Document Images

[05/24/2021 -- Florida Limited Liability](#) [View image in PDF format](#)



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

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

Warranty Deed

This Indenture, Executed this May 27, 2021 A.D. Between

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

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

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

whose post office address is: 17705 MIDDLEBROOK WAY, Boca Raton, Florida 33496, hereinafter called the grantee:

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

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

Legal Description as Exhibit "A"

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2020.

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

Signed, sealed and delivered in our presence:

[Signature]
Witness Printed Name Colten Endicott

[Signature]
Witness Printed Name Maira Crespim

[Signature] (Seal)
SHAUN C. PENROD
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

[Signature] (Seal)
DESIREE A. PENROD
Address: 210 NE 3RD AVE, Okeechobee, Florida 34972

State of Florida
County of Okeechobee

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

[Signature]
Notary Public
Print Name: Colten Endicott
My Commission Expires April 5, 2024

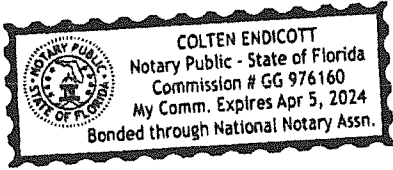


Exhibit "A"

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

File Number: 38827

Legal Description with Non Homestead
Closer's Choice



Prepared by and return to:
Patricia A. Ragon

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

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Warranty Deed

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

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

LOTS 1 THROUGH 12, INCLUSIVE, OF THE TOWN OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 ALD ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDED OF OKEECHOBEE COUNTY, FLORIDA.

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

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

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

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

Signed, sealed and delivered in our presence:

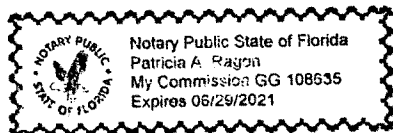
Patricia A. Ragon
Witness Name: Patricia A. Ragon
Tina Campbell
Witness Name: Tina Campbell

JKST HOLDINGS, LLC, Florida Limited Liability Company
By: Tobi Kogut
Tobi Kogut, Authorized Agent

State of Florida
County of Okeechobee

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

[Notary Seal]



Patricia A. Ragon
Notary Public
Printed Name: Patricia A. Ragon
My Commission Expires: _____



Official Records File#2021009291 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 7/23/2021 8:42 AM
Fees: RECORDING \$18.50 D DOCTAX PD \$0.70

Prepared by and return to:
Patricia A. Ragon

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

[Space Above This Line For Recording Data]

Corrected Warranty Deed

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

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County, Florida to-wit:

LOTS 1 THROUGH 12, BLOCK 110, INCLUSIVE, OF THE CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A COPY OF SAID PLAT IS RECORDED IN PLAT BOOK 1, PAGE 10 AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

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

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

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

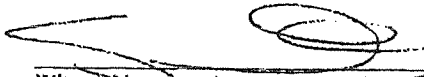
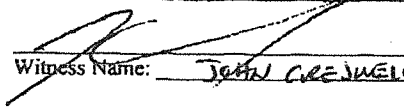
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons, whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

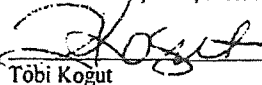
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:


 Witness Name: SUSAN KOGUT

 Witness Name: JOHN CREWELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

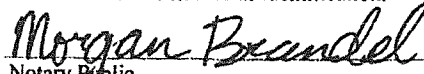
By: 
 Tobi Kogut

State of Florida
County of Okeechobee

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

[Notary Seal]




 Notary Public

Printed Name: Morgan Brandel

My Commission Expires: 3/25/24

COPY

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

((H21000206696 3)))



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

5/25/21

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

From: Account Name : CAPITOL SERVICES, INC. Account Number : I20160000017 Phone : (855)498-5500 Fax Number : (800)432-3622

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

Email Address:

FLORIDA LIMITED LIABILITY CO. GLENWOOD PARK, LLC

Table with 2 columns: Item, Value. Rows: Certificate of Status (0), Certified Copy (1), Page Count (04), Estimated Charge (\$155.00)

2021 MAY 24 PM 1:26

COVER LETTER

TO: New Filing Section
Division of Corporations

SUBJECT: Glenwood Park, LLC
Name of Limited Liability Company

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

Please return all correspondence concerning this matter to the following:

Frank M. Stephens
Name of Person

Capitol Services - Corporate Filings Team
Firm/Company

515 East Park Avenue 2nd Fl
Address

Tallahassee, FL 32301
City/State and Zip Code

mitchstephens@gmail.com
E-mail address: (to be used for future annual report notification)

FILED
MAY 24 2021
TALLAHASSEE, FL 32301

For further information concerning this matter, please call:

Frank M. Stephens at (919) 201-9913
Name of Person Area Code Daytime Telephone Number

Enclosed is a check for the following amount:

- \$125.00 Filing Fee
- \$130.00 Filing Fee & Certificate of Status
- \$155.00 Filing Fee & Certified Copy (additional copy is enclosed)
- \$160.00 Filing Fee, Certificate of Status & Certified Copy (additional copy is enclosed)

Mailing Address
Amendment Section
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Street Address
Amendment Section
Division of Corporations
The Centre of Tallahassee
2415 N. Monroe Street, Suite 810
Tallahassee, FL 32303

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

ARTICLE I - Name:

The name of the Limited Liability Company is:

Glenwood Park, LLC

(Must contain the words "Limited Liability Company," "L.L.C.," or "LLC.")

ARTICLE II - Address:

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

Principal Office Address:

17705 Middlebrook Way
Boca Raton, FL 33496

Mailing Address:

17705 Middlebrook Way
Boca Raton, FL 33496

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:

(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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

Frank M. Stephens

Name

17705 Middlebrook Way

Florida street address (P.O. Box **NOT** acceptable)

Boca Raton, FL 33496

City

State

Zip

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


Registered Agent's Signature (REQUIRED)

(CONTINUED)

ARTICLE IV-

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

Title:

AMBR = Authorized Member

MGR = Manager

MGR

Name and Address:

Frank M Stephens, 17705 Middlebrook Way,
Boca Raton, FL 33496

2021 Qualified Fund, LLC, 17705
Middlebrook Way, Boca Raton, FL 33496

MGR

(Use attachment if necessary)

ARTICLE V: Effective date, if other than the date of filing: _____ (OPTIONAL)

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

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

ARTICLE VI: Other provisions, if any.

REQUIRED SIGNATURE:

Laurie Stephens

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

Laurie Stephens

Typed or printed name of signee

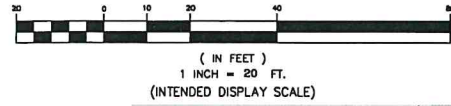
Filing Fees:

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

\$ 30.00 Certified Copy (Optional)

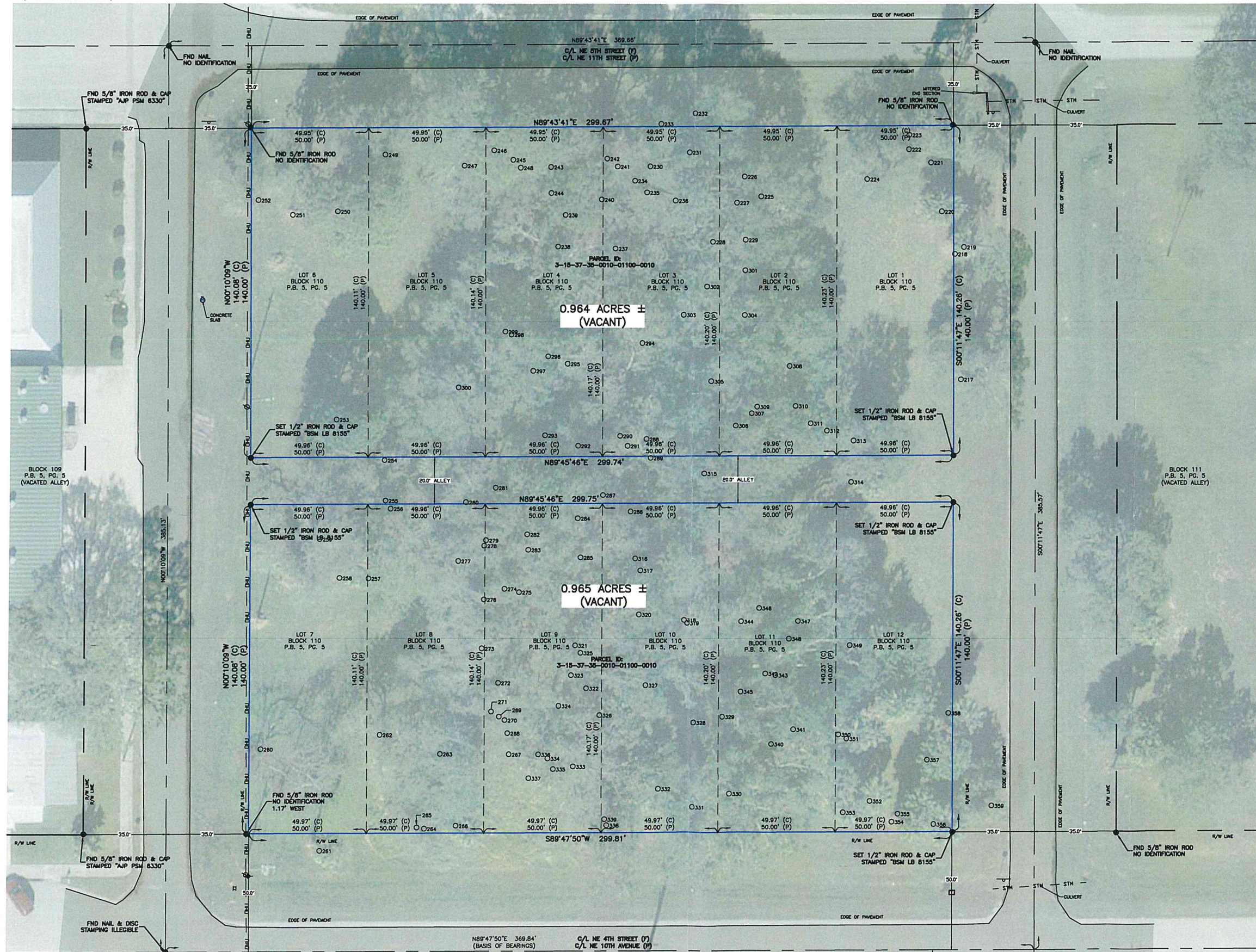
\$ 5.00 Certificate of Status (Optional)

GRAPHIC SCALE



BOUNDARY SURVEY

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

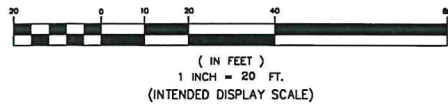


MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3

BSM & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
ricky.barnes@bsmsurvey.com
883-464-8324 LB 8155

CAD	Z:\My Drive\BSM & ASSOCIATES, INC.\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21
REF	Z:\My Drive\BSM & ASSOCIATES, INC.\2021\21-109 BND 309 NE 4TH ST & PENROD BLOCK TO SOUTH\DRAWING\21-109 SURVEY.dwg	DATE	03/18/21
FLD	HW, DF	DATE	03/18/21
OFF	BHM	DATE	03/18/21
CKD	REB	DATE	03/18/21
SHEET 2 OF 3		DATE	03/18/21
BOUNDARY SURVEY		DATE	03/18/21
NE 4TH STREET		DATE	03/18/21
OKEECHOBEE, FLORIDA 34972		DATE	03/18/21

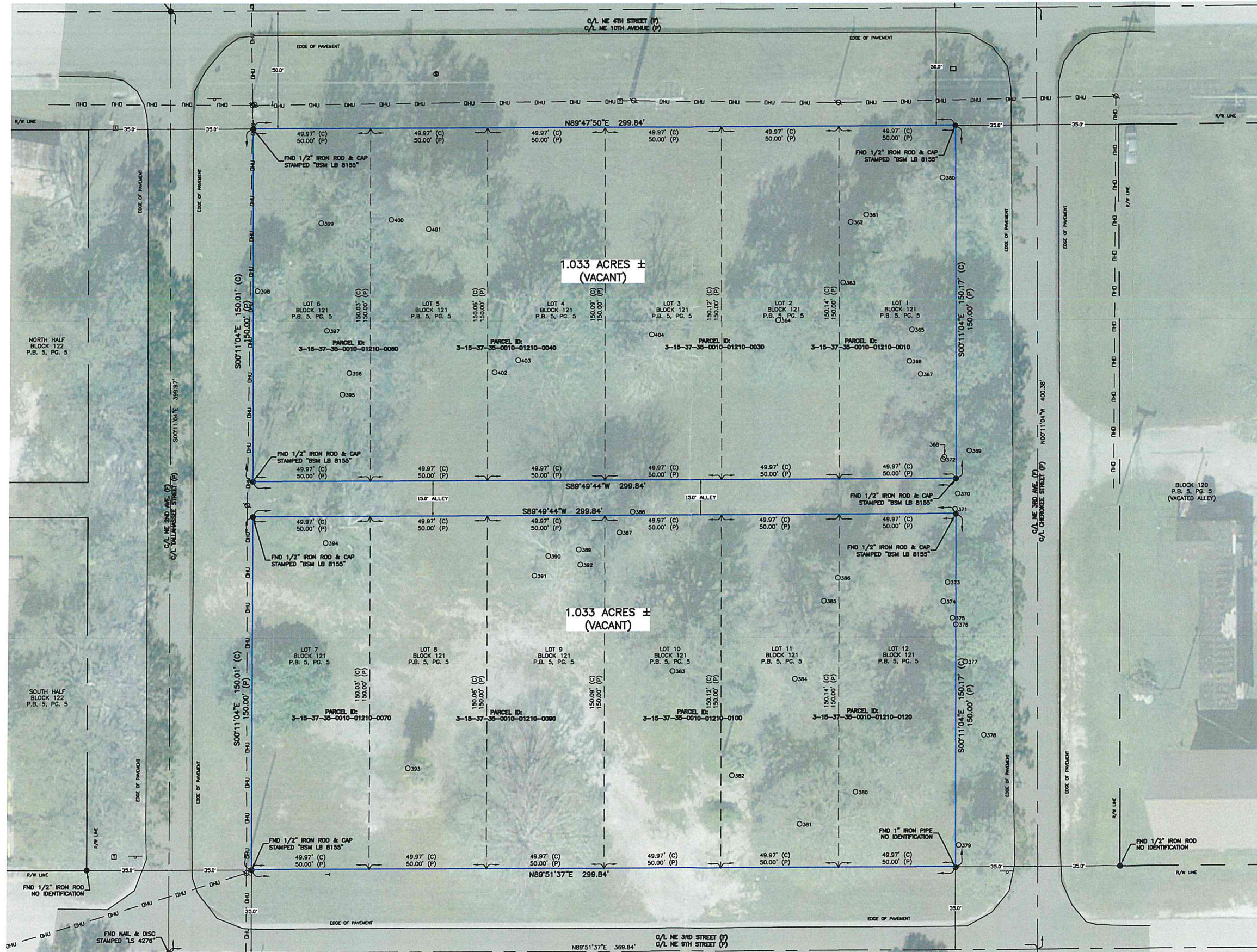
GRAPHIC SCALE



BOUNDARY SURVEY

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

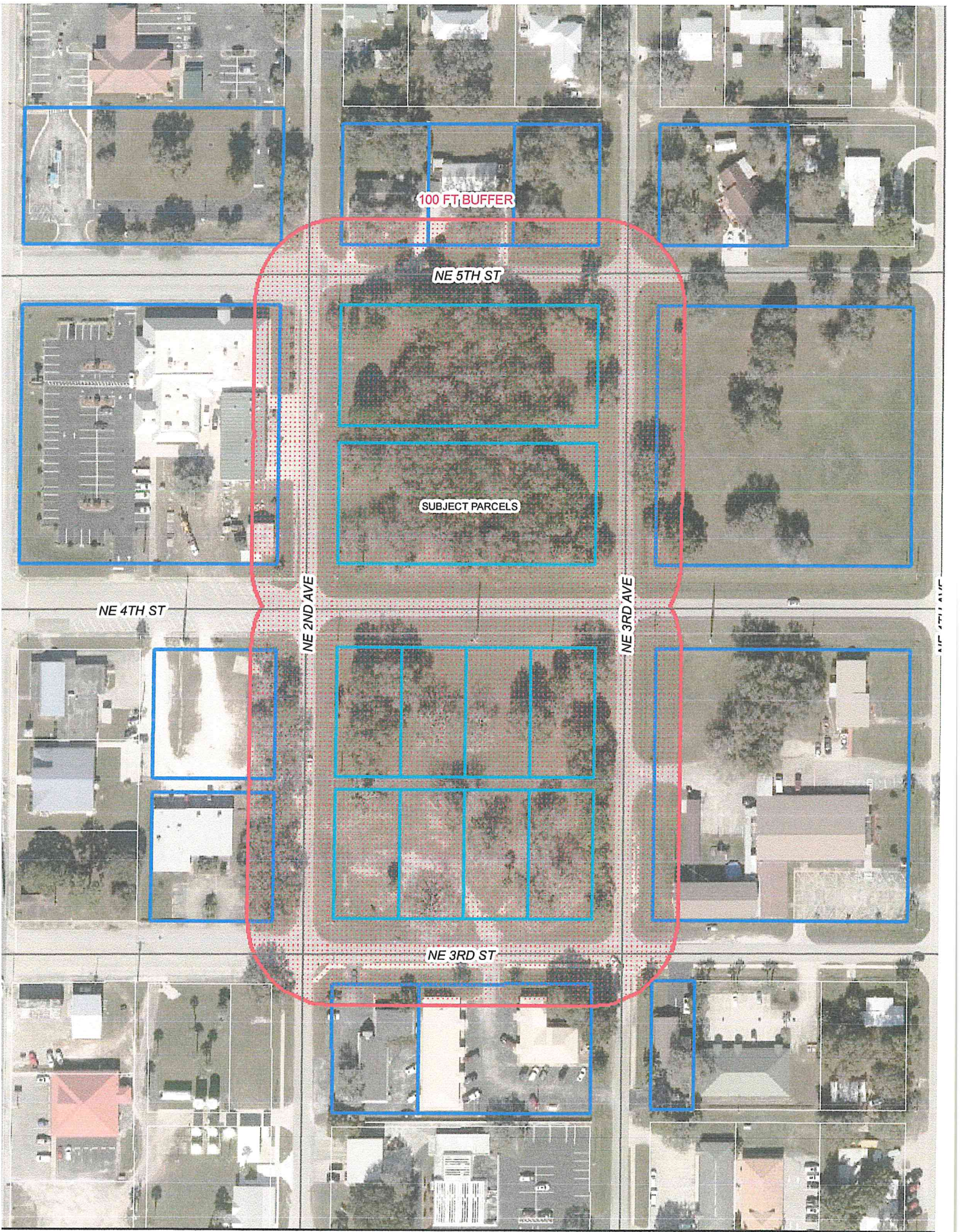
MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2



B.S.M. & ASSOCIATES
LAND SURVEYING SERVICES
80 SE 31st Lane, Okeechobee, FL 34974
rclay@bsmsurvey.com
863-164-8324
LB 8135

BOUNDARY SURVEY		DATE: 03/18/21	BY:
NE 4TH STREET		FB/PG: BSM #B/20	REVISIONS:
OKEECHOBEE, FLORIDA 34972		DATE: 03/18/21	BY:
SHEET 3 OF 3		DATE: 03/18/21	REVISIONS:
DWG 21-109 SURVEY		DATE: 03/18/21	BY:

PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	SKYLINE RENOVATION SERVICES LLC	5276 JOG LN	DELRAY BEACH	FL	33484-6650
3-15-37-35-0010-00890-0010	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0040	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00890-0060	COLT PENNY M	1601 SW 35TH CIR	OKEECHOBEE	FL	34974
3-15-37-35-0010-00890-0070	VILLEDA BAUDILIO	201 NE 5TH ST	OKEECHOBEE	FL	34972-2605
3-15-37-35-0010-00890-0090	II PARTNERS INC	P O BOX 2293	OKEECHOBEE	FL	34973-2293
3-15-37-35-0010-00890-0110	LMXN HOLDINGS LLC	1887 SW 8TH ST	OKEECHOBEE	FL	34974-3910
3-15-37-35-0010-00900-0010	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-00900-0070	TAMAL PROPERTIES LLC	152 PORGEE ROCK PL	JUPITER	FL	33458-1634
3-15-37-35-0010-01090-0010	LAKE REAL ESTATE HOLDINGS LLC	400 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01110-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01200-0010	CHURCH OF GOD	301 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0010	OKEECHOBEE PRESBYTERIAN	312 N PARROTT AVE	OKEECHOBEE	FL	34972-2933
3-15-37-35-0010-01220-0040	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0060	OKEECHOBEE PRESBYTERIAN CHURCH	312 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01220-0080	GREENBERGER JANIS	P O BOX 1092	OKEECHOBEE	FL	34973-1092
3-15-37-35-0010-01220-0100	SENIORS R ABLE INC	PO BOX 759	OKEECHOBEE	FL	34973-0759
3-15-37-35-0010-01410-0010	KRB REALTY LLC	269 NW 9TH ST	OKEECHOBEE	FL	34972-2115
3-15-37-35-0010-01410-0020	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01410-0040	KIRCHMAN OIL COMPANY	P O BOX 1625	BELLE GLADE	FL	33430-6625
3-15-37-35-0010-01410-0060	WILLIAMS HAYNES E REV TRUST	206 N PARROTT AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01410-0100	WALPOLE INC	P O BOX 1177	OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-01420-0010	MARK J TENNISWOOD DMD PA	208 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0050	SLOAN & RILEY HOLDINGS LLC	202 NE 3RD ST	OKEECHOBEE	FL	34972-2947
3-15-37-35-0010-01420-0070	205 OKEECHOBEE LLC	205 NE 2ND ST	OKEECHOBEE	FL	34972-2974
3-15-37-35-0010-01430-0010	HORNER WANDA	211 NE 4TH AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-01430-0030	THERAPY CENTER OF OKEECHOBEE I	637 SE 74TH AVE	OKEECHOBEE	FL	34974
3-15-37-35-0010-01430-0060	PENROD CONSTRUCTION COMPANY	P O BOX 3166	OKEECHOBEE	FL	34973-3166
3-15-37-35-0010-01430-0070	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972-2976
3-15-37-35-0010-01430-0090	GRETCHEN ROBERTSON INVESTMENT	309 NE 2ND ST	OKEECHOBEE	FL	34972



100 FT BUFFER

NE 5TH ST

SUBJECT PARCELS

NE 4TH ST

NE 2ND AVE

NE 3RD AVE

NE 3RD ST

**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 July 30, 2021 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 2nd day of August, 2021.

Frank Mitchell Stephens

8/1/2021

Signature of Applicant

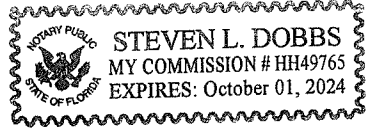
Date

Mitch Stephens

Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2nd day of August, 2021, by Frank Mitchell Stephens who is personally known to me or produced _____ as identification.



Steven L. Dobbs
Notary Public Signature

CLT/c

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

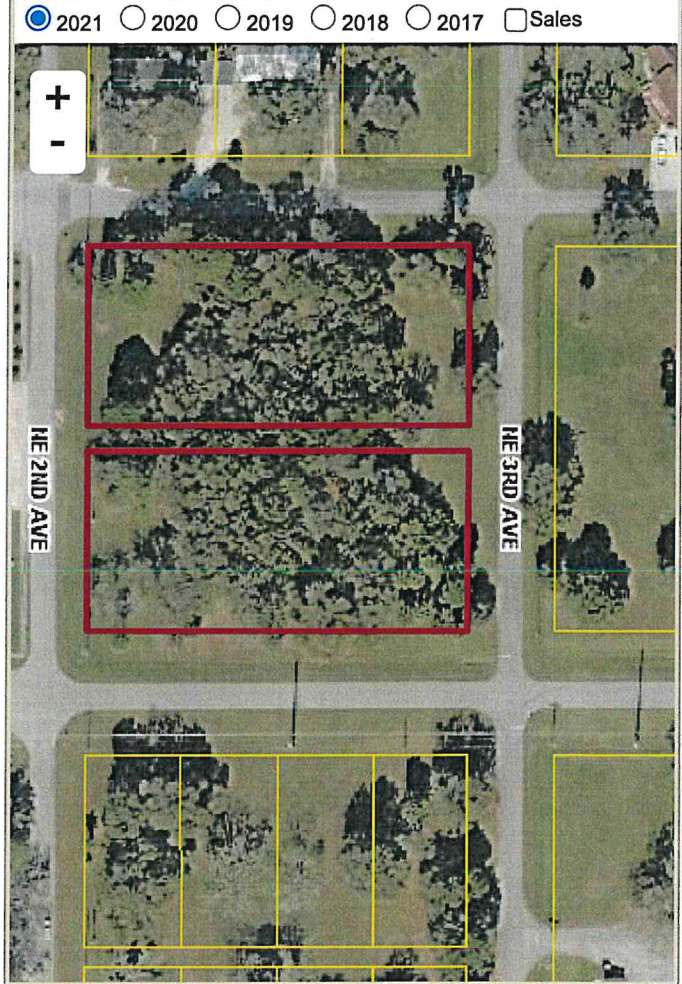
Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 9

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	309 NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 AND PLAT BOOK 5 PAGE 5) LOTS 1 TO 12 INC BLOCK 110		
Area	1.928 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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



Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$164,430	Mkt Land	\$167,040
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$164,430	Just	\$167,040
Class	\$0	Class	\$0
Appraised	\$164,430	Appraised	\$167,040
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$164,430	Assessed	\$167,040
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$164,430 city:\$164,430 other:\$164,430 school:\$164,430	Total Taxable	county:\$167,040 city:\$167,040 other:\$167,040 school:\$167,040

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
7/21/2021	\$100	2021009291	WD	V	U	11
3/31/2021	\$160,000	2021006946	WD	V	Q	01
2/28/2017	\$90,000	0786/1593	WD	V	Q	01
12/18/2014	\$27,100	0755/1673	SW	V	U	16
1/1/2009	\$28,600	0676/1328	WD	V	U	16
11/26/2008	\$172,700	0663/0479	WD	V	Q	
12/4/2004	\$0	0563/1428	QC	V	U	03
10/1/1988	\$100	0299/0499	WD	V	U	03
4/1/1970	\$100	0119/0659	WD	V	Q	

Building Characteristics

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

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/C

2020 Certified Values

updated: 8/5/2021

Parcel: << **3-15-37-35-0010-01210-0010 (33814)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 2 of 9

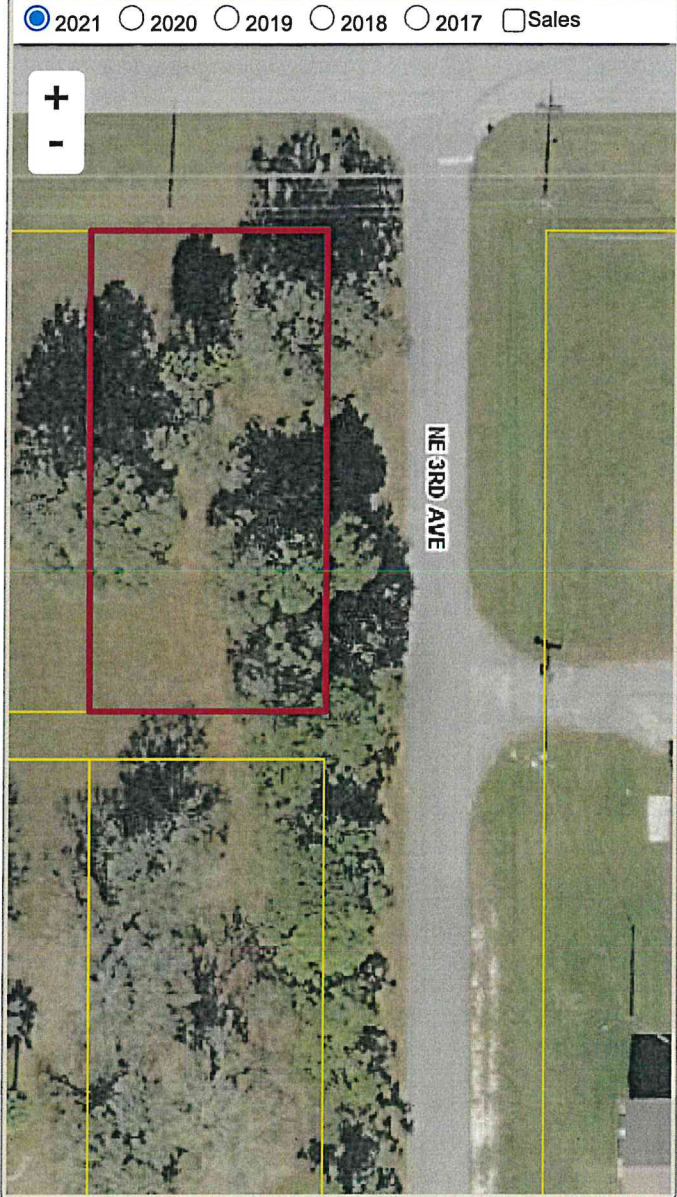
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 1 & EAST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026	Total Taxable	county:\$21,360
	city:\$21,026		city:\$21,360
	other:\$21,026		other:\$21,360
	school:\$21,026		school:\$21,360

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF1/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 3 & WEST 1/2 OF LOT 2 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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



Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Okeechobee County Property Appraiser *RSF1/C*

2020 Certified Values

Mickey L. Bandi, CFA

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 4 & EAST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

2021 2020 2019 2018 2017 Sales



Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026	Total Taxable	county:\$21,360
	city:\$21,026		city:\$21,360
	other:\$21,026		other:\$21,360
	school:\$21,026		school:\$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/C

2020 Certified Values

updated: 8/5/2021

Parcel: << **3-15-37-35-0010-01210-0060 (33817)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 4TH ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 6 & WEST 1/2 OF LOT 5 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

2021 2020 2019 2018 2017 Sales



Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03
10/27/1997	\$0	0398/0544	WD	V	U	03
5/1/1987	\$0	0286/1692	WD	V	U	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/IC

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 7 & WEST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

PSF1/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

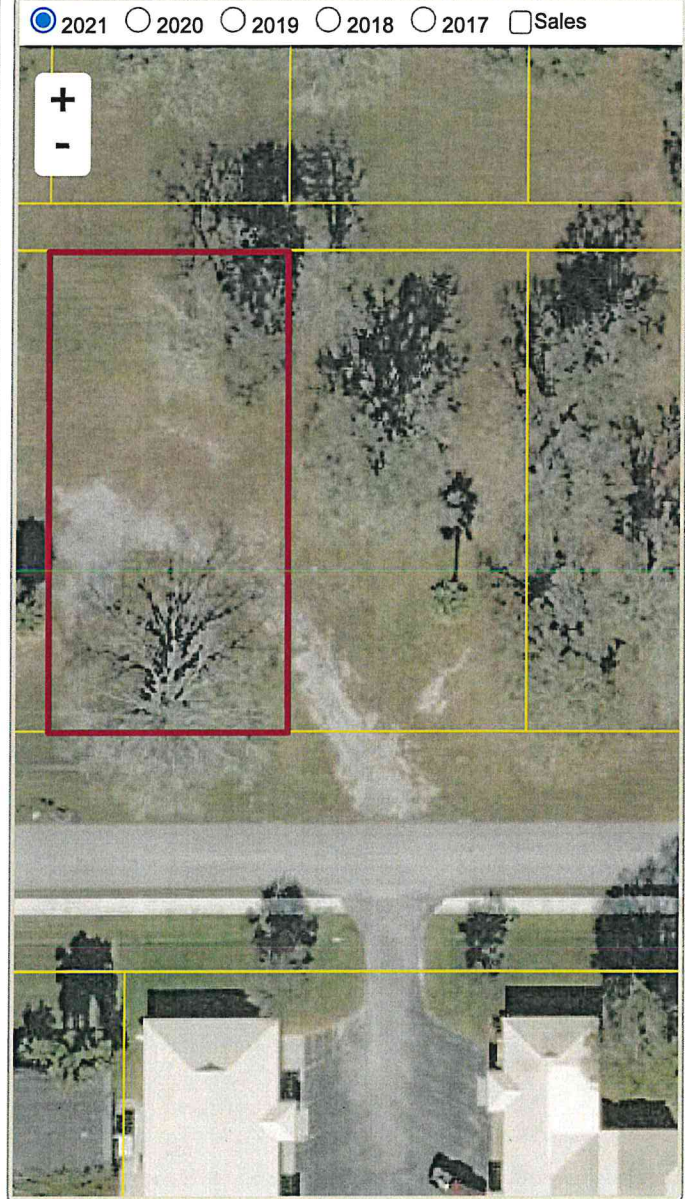
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
Appraised	\$21,026	Appraised	\$21,360
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$21,026	Assessed	\$21,360
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$21,026 city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360 school:\$21,360

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



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/27/2021	\$170,000	2021006747	WD	V	Q	05 (Multi-Parcel Sale) - show
11/20/2018	\$105,000	0816/0970	WD	V	Q	03

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

RSF/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 10 & WEST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

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

Property & Assessment Values

2019 Certified Values		2020 Certified Values	
Mkt Land	\$21,026	Mkt Land	\$21,360
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$21,026	Just	\$21,360
Class	\$0	Class	\$0
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Code	Description	Units	Adjustments	Eff Rate	Land Value
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Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

PSF/C

2020 Certified Values

updated: 8/5/2021

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

Aerial Viewer Pictometry Google Maps

Owner & Property Info

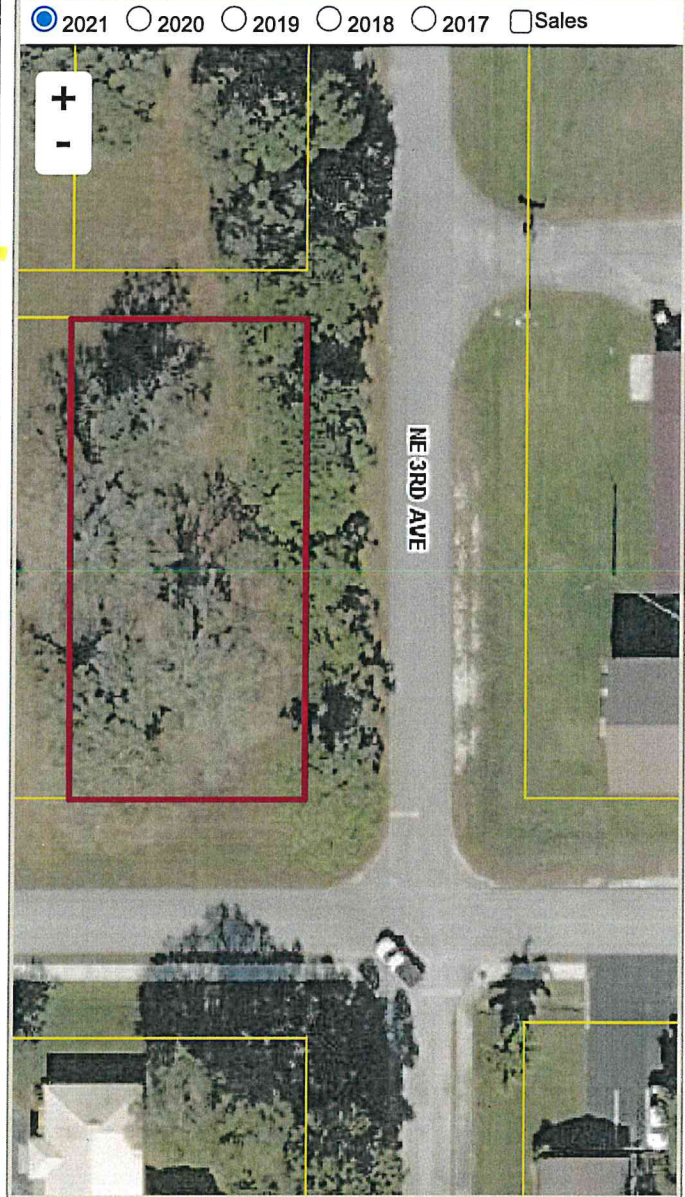
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023		
Site	NE 3RD ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 12 & EAST 1/2 OF LOT 11 BLOCK 121		
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.
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Exempt	\$0	Exempt	\$0
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Building Characteristics

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Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
NONE					



Staff Report

Rezoning Request

Prepared for: The City of Okeechobee

Applicant: The City of Okeechobee

*Address: All Parcels in Blocks 110 and 121
between NE 2nd Ave and NE 3rd Ave
and between NE 3rd St and NE 5th St*

Petition No.: 21-005-R

*Request: Residential Single Family One and
Light Commercial to Heavy Commercial*



General Information

Owner	Glenwood Park, LLC 17705 Middlebrook Way Boca Raton, FL 33496
Site Address	All parcels in Block 110 and Block 121 Between NE 2 nd Ave and 3 rd Ave and Between NE 3 rd Street and 5 th Street
Parcel Identification	3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, 3-15-37-35-0010-01100-0010
Contact Person	Steven L Dobbs, Consultant
Contact Phone Number	863.634.0194
Contact Email Address	mitchstephens@gmail.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at https://www.cityofokeechobee.com/agendas.html	

Request

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

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

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

Future Land Use, Zoning and Existing Use

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

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

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

Analysis

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

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

Owner Response: "The proposed request in not contrary to the Comprehensive Plan requirements. The 3.995 acres sites are currently zoned Residential Single Family One/Light Commercial. The

surrounding properties are zoned Residential Single Family One, Heavy Commercial, Residential Multi Family and Commercial Professional Office making the zoning change compatible by keeping the Commercial Corridor intact as the City Council has mandated.”

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

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

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

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

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

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

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

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

Owner Response: “The proposed use is appropriate for the location and will keep the parcels commercial as mandated by the City Council.”

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

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

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

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

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

of any nuisance or hazard to the neighborhood.

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

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

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

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

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

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

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

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

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

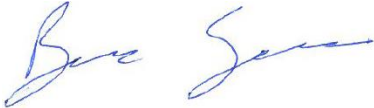
Owner Response: “The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Comment: No comment.

Recommendation

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

Submitted by:



Ben Smith, AICP
Sr. Planner

September 7, 2021

Planning Board Public Hearing: September 16, 2021

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

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

FUTURE LAND USE SUBJECT SITE AND ENVIRONS



ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS

