	of Okeechobee	Date: 8-3-21	Petition No.	21-005-R			
	neral Services Department	Fee Paid:	Jurisdiction:				
	S.E. 3 <sup>rd</sup> Avenue, Room 101 echobee, Florida 34974-2903	1 <sup>st</sup> Hearing: Q-16-2	2 <sup>nd</sup> Hearing:	10-19-21 & 11-16-21			
Pho	ne: (863) 763-3372, ext. 9820	Publication Dates:					
Fax:	: (863) 763-1686	Notices Mailed: 9-1-21					
(200) (200)	Rez	one, Special Exception  APPLICANT INFOR					
1	Name of property owner(s): Glenw						
2	Owner mailing address: 17705 Mide	dlebrook Way, Boca Raton,	FL 33496				
3	Name of applicant(s) if other than	owner					
4	Applicant mailing address:						
	E-mail address: mitchstephens@gma	il.com					
5	Name of contact person (state rela	ationship): Steven L. Dob	bs - Consutant				
6	Contact person daytime phone(s):	863-634-0194					
		PROPERTY INFOR	MATION				
7	Property address/directions to property SR 70 and 441, head north on 441, 2nd Avenue.		the project will be the two b	clocks on the left after NE			
	Describe current use of property:						
8	Vacant						
	Describe improvements on proper	ty (number/type huildin	re dwelling units occu	nied or vacant letc			
	Vacant	ry (namben type banam	go, awoming armo, oooa	piod of vacant, oto.			
9							
	Source of potable water: OUA	Method of sewage d	isposal: OUA				
10	Approx. acreage: 3.995 Acres	Is property in a platte	ed subdivision? Yes				
	Is there a use on the property that	is or was in violation of	a city or county ordina	nce? If so, describe:			
	No						
11							
12	Is a pending sale of the property su	ubject to this application	n being granted? No				
	Describe uses on adjoining proper						
13	North: Single Family residential	East:	House of Worship, vacant				
	South: Commercial	West	Commercial				
14	Existing zoning:RSF1/Light Commerci	<sub>al</sub> Future Land Use cla	ssification: Commer	cial			
<u>.                                     </u>	Have there been any prior rezoning	g, special exception. va	riance, or site plan app	rovals on the			
15	property? () No $(X_{})$ Yes. If	es provide date, petitio	on number and nature o	of approval.			
	July 6, 2021 - 21-003-R RSF1 to RMF and	***************************************	benied by cut	Lowier			
	Request is for: (X_) Rezone (_	) Special Exception	· · · · · · · · · · · · · · · · · · ·				
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,

(Rev 4/2020) Page 1 of 11

 $<sup>3-15-37-35-0010-01210-0090,\ 3-15-37-35-0010-01210-0100,\ 3-15-37-35-0010-01210-0120,\</sup> and$ 

<sup>3-15-37-35-0010-01100-0010</sup> 

122	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) <b>CERTIFIED BOUNDARY</b> 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

(Rev 4/2020) Page 2 of 11

	ADDITIONAL INFORMATION REQUIRED FOR A REZONING
A	Current zoning classification: Light Commercial and Requested zoning classification Heavy Commercial Residential Single Family
В	Describe the desired permitted use and intended nature of activities and development of the property?  The client is proposing to construct one of the permitted uses under the Heavy Commercial Zoning
С	Is a Special Exception necessary for your intended use? (X) No () Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? (X_) No () Yes If yes, briefly describe:
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:

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

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

Regulations.

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

- 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.

(Rev 4/2020) Page 6 of 11

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 uppecessary 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.

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

#### Glenwood Park

#### Responses to Standards for Considering Changes in Zoning

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

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

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

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

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

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

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

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

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

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

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

The proposed use can be suitably buffered from surrounding unlike uses to the west. The parcel is bounded to the South by NE 3<sup>rd</sup> Street, to the East by NE 3<sup>rd</sup> Avenue, to the North by NE 5<sup>th</sup> Street, and to the West by NE 2<sup>nd</sup> 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 4<sup>th</sup> 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 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue and between NE 3rd Street and 5<sup>th</sup> Street. The Owner of Glenwood Park, Mr. Stephens, is proposing a change of zoning on the subject property. The parcels are currently located in the City of Okeechobee with a current zoning of Residential Single Family One/Light Commercial.

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

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

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

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

#### **Detail by Entity Name**

Florida Limited Liability Company GLENWOOD PARK, LLC

**Filing Information** 

**Document Number** 

L21000242266

**FEI/EIN Number** 

NONE

**Date Filed** 

05/24/2021

State

FL

**Status** 

**ACTIVE** 

**Principal Address** 

17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

**Mailing Address** 

17705 MIDDLEBROOK WAY BOCA RATON, FL 33496

**Registered Agent Name & Address** 

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

**Authorized Person(s) Detail** 

Name & Address

Title MGR

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

Title MGR

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

**Annual Reports** 

No Annual Reports Filed

**Document Images** 

05/24/2021 -- Florida Limited Liability

View image in PDF format

Florida Department of State, Division of Corporations

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:

SHAUN C. PENROD

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

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.

My Commission Expires

COLTEN ENDICOTT
Notary Public - State of Fiorida
Commission # GG 976160
Ay Comm. Expires Apr 5, 2024
Bonded through National Notary Assn.

#### 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

[Space Above This Line For Recording Data]

#### **Warranty Deed**

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

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

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

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

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

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

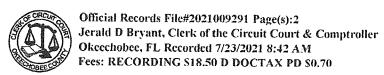
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

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

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

Signed, sealed and delivered	in our presence:		
Witness Name: Particles  J. Cyull  Witness Name: Tina Can	Rum A. Roger	JKST HOLDINGS, LLC, Florida Limited Liability Compan By: Tobi Koguk, Amhorized Agent	у
State of Florida County of Okeechobee			
31st day of March, 2021 by corporation. He/she [] is pe	Tobi Kogut of JKST HOLDI	y means of [X] physical presence or [] online notarization, the NGS, LLC, Florida Limited Liability Company, on behalf of the as produced a driver's license as identification.	is he
[Notary Seal]	······································	Notary Public  Printed Name: Patricia A. Ragon	
2000	Notary Public State of Florida Patricia A Rayon My Commission GG 108635 My Commission GG 108635	Printed Name: Patricia A. Ragon  My Commission Expires:	



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, Floridato-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: 5%

Witness Name: JOHN CRESUELL

JKST HOLDINGS, LLC, Florida Limited Liability Company

Tobi Kogut

State of Florida County of Okeechobee

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

[Notary Seal]

MORGAN H BRANDEL
Notary Public-State of Floride
Commission # GG 973359
My Commission Expires
March 25, 2024

Notary Bublic

Printed Name:

<u> Morgan BrandCl</u>

My Commission Expires:

3/25/24

Warranty Deed - Page 2

Double Time®



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)))



H210002066963ABC%

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

5/25/2

To:

Division of Corporations

Fax Number : (850) 617-6381

From:

Account Name : CAPITOL SERVICES, INC.

Account Number : 120160000017 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:

HAY 24

#### FLORIDA LIMITED LIABILITY CO. GLENWOOD PARK, LLC

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

Electronic Filing Menu

Corporate Filing Menu

Help

#### COVER LETTER

TO: New Filing Section Division of Corporations						
SUBJECT: Glenwood Park, LLC	L-24-37 L-1-212 G					
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 - Corpora						
	Firm/Company					
515 East Park Avenue 2nd	*					
	Address					
Tallahassee, FL 32301						
	City/State and Zip Code					
mitchstephens@gmail	d for future annual report notification)					
	( <u>(3</u>					
For further information concerning this matter, plea	se cali:					
Frank M. Stephens et (	919 201-9913					
Name of Person	Area Code Daytime Telephone Number					
Enclosed is a check for the following amount:						
\$125.00 Filing Fee & Certificate of Status	\$155.00 Filing Fee & \$160.00 Filing Fee, Certified Copy (additional copy is enclosed)  Certified Copy (additional copy is enclosed)					
Malling Address	Siron Address					
Amendment Section Division of Corporations P.O. Box 6327 Tallahasson, FL 32314	Amendment Section Division of Corporations The Centre of Tallahassoe 2415 N. Monroe Street, Suite 810 Tallahassee, FL 32303					

#### ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY

The name of the Limited Liability Company is:	
Glenwo	od Park, LLC
(Must contain the words "Limited L	iability Company, "L.L.C.," or "L.L.C.")
ARTICLE II - Address: The maiking address and street address of the principal off	See of the Limited Lisbility Company is:
Principal Office Address:	Melling Address:
17705 Middlebrook Way	17705 Middlebrook Way
Boca Raton, FL 33496	A CONTRACTOR OF THE PROPERTY O
ARTICLE III - Registered Agent, Registered Office, &	Boca Raton, FL 33496  Registered Agent's Signature:
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own I nother business entity with an active Plorida registration	: Registered Agent's Signature: Registered Agent. You must designate en individual or .)
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own F nother business entity with an active Plorida registration he name and the Florida street address of the registered a	: Registered Agent's Signature: logistered Agent. You must designate an individual or .)
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own Emother business entity with an active Florida registration the name and the Florida street address of the registered a Frank M. Ste	Registered Agent's Signature: Registered Agent. You must designate en individual or  gent are:  phens
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own I nother business entity with an active Florida registration. The name and the Florida street address of the registered a FRANK M. Ste	Registered Agent's Signature: Registered Agent. You must designate an individual or -)  spent are:  Phens  Name
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own Emother business entity with an active Florida registration. The name and the Florida street address of the registered a Frank M. Ste 17705 Middle	Registered Agent's Signature: Registered Agent. You must designate an individual or  ligent are: phens Name brook Way
ARTICLE III - Registered Agent, Registered Office, & The Limited Liability Company cannot serve as its own Emother business entity with an active Florida registration. The name and the Florida street address of the registered a Frank M. Ste 17705 Middle	Registered Agent's Signature: Registered Agent. You must designate an individual or  phens Name brook Way  (P.O. Box NOT acceptable)

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 603, F.S..

(CONTINUED)

<u>Dife:</u> "AMBR" = Authorized Member "MGR" = Manager	Name and Address:				
MGR	Frank M Stephens, 17705 Middlebrook Way, Boca Raton, FL 33496				
MGR	2021 Qualified Fund, LLC, 17705 Middlebrook Way, Boca Raton, FL 33496				
EV: Effective date, if other than the ective date is listed, the date must of filing.)	be specific and cannot be more than five business days prior to or 96 day				
E V: Effective date, if other than the ctive date is listed, the date must of filing.) the date inserted in this block does next's effective date on the Depart	be specific and cannot be more than five business days prior to or 90 day not meet the applicable statutory filing requirements, this date will not be				
E V: Effective date, if other than the ctive date is listed, the date must filling.) the date inserted in this block does next's effective date on the Depart	be specific and cannot be more than five business days prior to or 90 day not meet the applicable statutory filing requirements, this date will not be				
EV: Effective date, if other than the ctive date is listed, the date must of filing.) the date inserted in this block does next's effective date on the Depart EVI: Other provisions, if any.	be specific and cannot be more than five business days prior to or 98 day not meet the applicable statutory filing requirements, this date will not be ment of State's records.				
E V: Effective date, if other than the ective date is listed, the date must of filing.) the date inserted in this block does next's effective date on the Depart E VI: Other provisions, if any.  RECHIRED SEGNATURE:  Claural.  Signature of This document is earn aware that any	be specific and caused be more than five business days prior to or 96 day not meet the applicable statutory filing requirements, this date will not be ment of State's records.				
of filing.) the date inserted in this block does ment's effective date on the Depart E VI: Other provisions, if any.  RECHIRED SIGNATURE:  Cloured.  Signature of This document is e I am aware that any	not meet the applicable statutory filing requirements, this date will not be ment of State's records.  Liphana.  a member or an authorized representative of a member. Executed in accordance with section 605.0203 (1) (b), Florida Statues. false information submitted in a document to the Department of State egree felony as provided for in s.817.155, F.8.				

#### **BOUNDARY SURVEY**

**BOUNDARY RESOLUTION** (1 INCH = 100 FEET)

BLOCK 89

P.B. 5, PG. 5

BLOCK 110 P.B. 5, PG. 5

FIND 5/8" IRON ROD SET 1/2" IRON ROD & CAP NO IDENTIFICATION STAMPED "BSM LB 8155"

BLOCK 121

P.B. 5, PG. 5

BLOCK 142 P.B. 5, PG. 5

N89'48'47"E 370.02'

FND 1/2" IRON ROD & CAP STAMPED "BSM LB 8155"

FIND 5/8" IRON ROD NO IDENTIFICATION

**NE 6TH STREET** 

BLOCK 88 P.B. 5, PG. 5

**NE 5TH STREET** 

P.B. 5. PG. 5

**NE 4TH STREET** 

BLOCK 120

P.B. 5, PG. 5

**NE 3RD STREET** 

BLOCK 143

**NE 2ND STREET** 

PNO 5/8" IRON ROD NO IDENTIFICATION

⋛

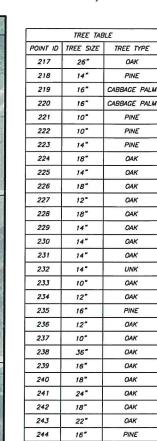
4TH

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

\*SEE SHEETS 2 AND 3 FOR TREE LOCATIONS\* TREE TARLE

TRFF TARIF

CABBAGE PALM



18"

24"

24"

32"

20"

22"

18"

16"

22"

12"

18"

12"

245

246

248

249

250

251

252

253

254

255

256

**AVENUE** 

4TH

빙

TREE TABLE			TREE TABLE			TREE TABLE			
POINT ID	TREE SIZE	TREE TYPE		POINT ID	TREE SIZE	TREE TYPE	POINT ID	TREE SIZE	TREE TYPE
257	16*	CABBAGE PALM		297	10"	OAK	337	16"	OAK
258	18"	PINE		298	32"	OAK	338	12"	CABBAGE PALM
259	48"	OAK		299	24"	OAK	339	18"	OAK
260	30"	UNK		300	36°	OAK	340	14"	UNK
261	16"	CABBAGE PALM		301	12"	OAK	341	22"	OAK -
262	16"	MAPLE		302	14"	OAK	342	16"	OAK
263	24"	OAK		303	12"	OAK	343	16"	OAK
264	16"	MAPLE	ľ	304	12"	OAK	344	22"	OAK
265	12"	MAPLE		305	20"	OAK	345	10"	OAK
266	14"	CABBAGE PALM		306	16"	OAK	346	10"	OAK
267	14"	OAK		307	18"	OAK	347	16"	OAK
268	10"	OAK		308	16"	OAK	348	24"	OAK
269	14"	OAK		309	16"	OAK	349	14"	CABBAGE PALM
270	14"	OAK		310	12"	PINE	350	14"	CABBAGE PALM
271	20"	OAK		311	12"	CABBAGE PALM	351	10"	CABBAGE PALM
272	16"	OAK		312	14"	CABBAGE PALM	352	14"	CABBAGE PALM
273	24"	OAK		313	14"	OAK	353	12"	CABBAGE PALM
274	12"	OAK		314	14"	CABBAGE PALM	354	12"	CABBAGE PALM
275	32"	OAK		315	10"	OAK	355	12"	CABBAGE PALM
276	20"	OAK		316	16"	PINE	356	12"	CABBAGE PALM
277	14"	OAK		317	12"	OAK	357	14"	PINE
278	12"	OAK		318	16"	OAK	358	14"	CABBAGE PALM
279	16"	OAK		319	12"	OAK	359	34"	OAK
280	12"	OAK		320	20"	OAK	360	42"	OAK
281	16"	PINE		321	12"	OAK	361	12"	CABBAGE PALM
282	14"	OAK		322	14"	OAK	362	14"	CABBAGE PALM
283	18"	OAK		323	12"	OAK	363	18*	`OAK
284	12"	CABBAGE PALM		324	18"	OAK	364	36"	OAK
285	12"	OAK		325	14"	OAK	365	36"	OAK
286	14"	OAK		326	12"	CABBAGE PALM	366	14"	PINE
287	10"	UNK		327	14"	OAK	367	24"	OAK
288	18"	OAK		328	12"	OAK	368	16"	OAK
289	20"	OAK		329	14"	OAK	369	20"	OAK
290	10"	OAK		330	24"	OAK	370	10"	OAK
291	14"	OAK		331	36"	OAK	371	30"	PINE
292	12"	OAK	ĺ	332	14"	CABBAGE PALM	372	14"	OAK
293	16"	OAK		333	22"	OAK	373	12"	OAK
294	16"	OAK		334	22"	OAK	374	20"	PINE

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

2		VICES	FL 34974 .com
	A	SER	obee,
BSM	& ASSOCIATES	LAND SURVEYING SERVICES	80 SE 31st Lane, Okeechobee, FL 34974 ricky,barnes@bsmsurvey.com

				BY:
				REVISIONS:
				DATE:
CAD 2/My Drive/ISSM & ASSOCIATES, INCL_2021/21-109 BHG 309 NE 4TH ST & PURIOD BLOCK TO SOUTH/JOHNNING	POSTO BLOCK TO STOUTH, DRAWNET, MODIL		DATE 03/18/21	DWG 21-109 SURVEY
. MC\_2021\21-109 890 309 NC 4TH ST	2/4 DA-VER & ASSOCIATE, PC_, ST21/21-108 BIG 308 HE 4TH ST & PUNED BLOCK TO STURNINGHOOD	FB./PG. RJ #1/20-22		SHEET 1 OF 3
Z:\us Driet\BSH & ASSOCIATS.	Z:\My Dries\BS# & ASSOCIAS, I	FLD HW, DF	ВНМ	
CAD	REF	FLD	OFF	CKD REB

#### **LEGEND:**

HIGHWAY

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HIGHWAY

U.S.

BLOCK 90 P.B. 5, PG. 5

FNO 5/8" IRON ROO & CAP STAMPED "AJP PSN 8330"

STAMPING ELEGIBLE 384.90'

BLOCK 109

BLOCK 122 P.B. 5, PG. 5

N89'51'30"E 384.90"

BLOCK 141 P.B. 5, PG. 5

	_
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
ID	IDENTIFICATION
FND	FOUND
OHU	OVERHEAD UTILITY LINE
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORD BOOK
O.R.F.	OFFICIAL RECORD FILE
10.	UTILITY POLE
•	TELEPHONE PEDESTAL
w m	WATER METER
M	WATER VALVE
<b>S</b>	SEWER SANITARY MANHOLE
0	SINGLE SUPPORT SIGN
	CATCH BASIN

#### LEGAL DESCRIPTION:

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

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

#### **BOUNDARY RESOLUTION SCALE** 1 INCH = 100 FT. (INTENDED DISPLAY SCALE)

#### **SURVEYOR'S NOTES:**

OAK

PINE

OAK

OAK

OAK

PINE

OAK

OAK

PINE

CABBAGE PALM

OAK

OAK

295

296

16"

10"

- 1. THE SURVEY DATE IS MARCH 18, 2021.
- 2. THIS IS A BOUNDARY SURVEY, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE.
- 3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A

OAK

335

336

12"

CABBAGE PALM

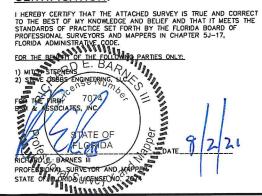
375

376

12"

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

#### **CERTIFICATION:**



SURVEY I STREET FLORIDA BOUNDARY 4TH NE 4TI-OKEECHOBEE, GRAPHIC SCALE **BOUNDARY SURVEY** LOCATED IN SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST ( IN FEET )
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE) N89'43'41'E 369.66'

C/L NE 5TH STREET (F)

C/L NE 11TH STREET (P) FND NAIL NO IDENTIFICATION FND 5/8" IRON ROD & CAP STAMPED "AJP PSM 6330" 49.95' (C) 50.00' (P) NOC'10'09'W 140.08' (C) 140.00' (P) LOT 6 BLOCK 110 P.B. 5, PG. 5 LOT 5 BLOCK 110 P.B. 5, PG. 5 LOT 1 BLOCK 110 P.B. 5, PG. 5 0.964 ACRES ± (VACANT) BLOCK 109 P.B. 5, PG. 5 (VACATED ALLEY) BLOCK 111 P.B. 5, PG. 5 (VACATED ALLEY) 0.965 ACRES ± (VACANT) LOT 7 BLOCK 110 P.B. 5, PG. 5 LOT 8 BLOCK 110 P.B. 5, PG. 5 NOC10'09"W 140.08" (C) 140.00" (P)

\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 3\*

C/L NE 4TH STREET (F) C/L NE 10TH AVENUE (P) BOUNDARY SURVEY
NE 4TH STREET
OKEECHOBEE, FLORIDA 349

34972

BOUNDARY SURVEY

GRAPHIC SCALE

O 10 20 40

( IN FEET )
1 INCH = 20 FT.
(INTENDED DISPLAY SCALE)

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

\*MATCH CENTERLINE OF 4TH AVENUE TO SHEET 2\*







 REF
 INAW DANAGE & MEDICALIS ACLASTICIS—OB SEG SEG AT SEG EDUCATOR SEGMENTATION

 FLD
 HW, DF
 FB./PG. BSM #8/20

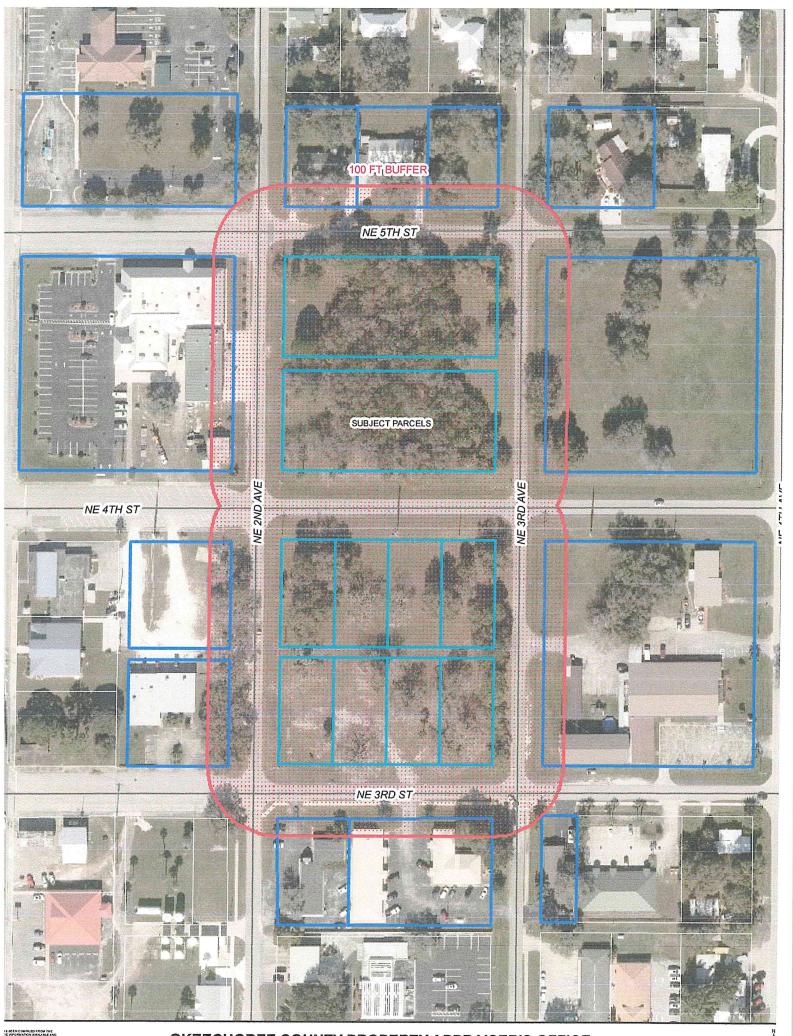
 OFF
 BHM
 DATE 03/18/21

 CKD
 REB
 SHEET 3 OF 3
 DWG 21-109 SURVEY
 DATE

BOUNDARY SURVEY NE 4TH STREET OKEECHOBEE, FLORIDA 34972

(INTENDED DISPLAY SCALE)			*MATCH	H CENTERLINE OF	4TH AVENUE TO S	SHEET 2*				
	- 1			C/L NE 1	4TH STREET (F) OTH AVENUE (P)			+ -		
	5 200	EDGE OF PAWEMENT	NAME OF				EDGE OF PAWEMENT			
	лна <b>3</b> лна <b></b>	- Dati - Dati - Dati	© 1 — они — они —	они — они — они — он	и <u>со 8. —</u> ани — ани — а	ни — они — они —	о— они — они — они		ни — они — о	
R/W LINE III - 35.0"	35.0	49.97* (C) 50.00* (P)	49.97* (C)	N89*47'50°E - 49.97' (C) 50.00' (P)	299.84* + 49.97' (C) 50.00' (P)	49.97' (C)	49.97' (C) - 50.00' (P)	35.0'	35.0"	R/V, LHE
		ND 1/2" IRON ROD & CAP ITAMPED "BSM LB 8155"	33.00 (F)	3330 (1)		40.000	FND 1/2" IRON ROD & CAP STAMPED "BSM LB 8155"			
00 O P PAREN	DHU.			Star			0	360	Del   PA	
	ā	O399	O400				O361 O362	OC O PACIEN	DCC OF PANCINE	
	(a)			1.033 ACF (VACAN	RES ±		low	(0) 1/2	E	
	S00'11'04'E 150.01' (©)	LOT 6 BLOCK 121 P.B. 5, PG. 5	LOT 5 900 BLOCK 121 900 P.B. 5, PG. 5 979	LOT 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	LOT 3 200 P.B. 5, PC. 5	LOT 2 BLOCK 121 P.B. 53 PG. 5	D363 LOT 1 BLOCK 121 P.B. 5, PG. 5	0011'04"E 150.17' 150.00' (P)	밀	
NORTH HALF BLOCK 122 P.B. 5, PG. 5	11'04'E	O397 PARCEL ID: 3-15-37-35-0010-01210-0		RCEL ID: -0010-01210-0040	O404 PARCEL ID: 3-15-37-35-0010-01	0364	O365 PARCEL ID: 7-35-0010-01210-0010	150011/04	2	
1.69	S00.	O396		O403			O366 O367		<b>2</b>	
100TE 399	DHG -	O.395							E   E	7
1.005	PNO PNO	0 1/2" IRON ROD & CAP					3687	O369		1
E E		49.97° (C) 50.00° (P)	49.97' (C) 50.00' (P)	49.97' (C) 50.00' (F) S89*49'44*W	AND DESCRIPTION OF THE PERSON	49.97* (C) - 50.00* (P)	49.97' (C) 50.00' (P)	0370	Pa	BLOCK 120 P.B. 5, PG. 5 (VACATED ALLEY)
CA. NE 200 AME (?) WALHWOOD STREET (?)		49.97' (C) -1	49.97' (C) 50.00' (P)	50.00° (B)	O388 (C) (C) (D) (D) (D) (D) (D) (D) (D) (D) (D) (D	49.97' (C) 50.00' (P)	FND 1/2" IRON ROD & CAP	O370 GE		(VACATED ALLEY)
75 To	FND	O394 1/2" IRON ROD & CAP PED "BSM LB 8155"		O390 O392		在第一组。	FND 1/2" IRON ROD & CAPSTAMPED "BSM LB 8155"			
	8			O391		Ose		0373	<b>,</b>	
	8			1.033 AC (VACA	CRES ±		The second second	O375 O376		
	(c)	LOT 7 BLOCK 121 P.B. 5, PC. 5	LOT 8 BLOCK 121 P.B. 5, PG. 5	LOT 9 BLOCK 121 P.B. 5, PG. 5	LOT 10 BLOCK 121 P.B. 5, PG. 5	LOT 11 BLOCK 121 P.B. 5, PG. 5	LOT 12 BLOCK 121 P.B. 5, PG. 5	<b>@377</b>		100
SOUTH HALF BLOCK 122 P.B. 5, PG. 5	7. 150.0 0.00' (P)	150.02	150.06' (C)	150.08	150.02' (C)	O384 @@		(P)		
	SOC11'04'E 150.01' (C)	PARCEL ID: 3-15-37-36-0010-01210-0070	3-15-37-36-	RCEL ID: -0010-01210-0090	PARCEL ID: 3-15-37-35-0010-01210-01	00 3-18-3	PARCEL ID: 17-35-0010-01210-0120	00011 150.001		
PARCIACIO I	N D		O393	to be a find		382		Si Privilent	or Pweuchd	
100	8 60					FILE SAN	O380	1000	900 MV	The second second
PAY DE	FND 1	/2" IRON ROD & CAP ED "BSM LB 8155"				O361	FNO 1" IRON PIPE NO IDENTIFICATION	O379		_FND 1/2" IRON ROD NO IDENTIFICATION
R/W LHE 35.0"	35.0°	49.97' (C) 50.00' (P)	49.97' (C) 50.00' (P)	49.97' (C) 50.00' (P) N89"51"37"E 299.84'	49.97' (C) 50.00' (P)	49.97* (C) 50.00* (P)	49.97' (C) 50.00' (P)	35.0	35.0"	R/W LINE
FNO 1/2" IRON ROO DINO IDENTIFICATION DINO DINO DINO DINO DINO DINO DINO D	in 320.	EDGE OF PAYDMENT					EDGE OF PAYEMENT	35.0		
OHU FNO NAIL & DISC STAMPED "LS 4276"	8	EAST OF PAPERS		N89"51"37"E	C/L NE 3/D STREET (F)  C/L NE STH STREET (P)		Maria	I		

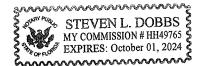
PARCEL NUMBER	OWNER	ADDRESS	CITY	STATE	ZIP
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	1200 NE 96TH ST	OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0060	MITCHELL RONALD	1105 SW 4TH ST	OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0070	ENTRY MARIE	500 NE 3RD AVE	OKEECHOBEE	FL	34972
3-15-37-35-0010-00880-0100	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



Petition	No	A1-005-R
rennon	NO.	•

# 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 requeste	d 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 with	nin three hundred (300) feet not including
intervening streets, alleys, or waterways, of the perimeter of the lands wh	ich are subjects of, or are contiguous to
but held under the same ownership as, the lands subject to the application	n 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 $2^{\mu\nu}$	day of
	uaj o.
Angust, 2021.	
To be without Attalia	
Track runched seephies	8/1/2021
Signature of Applicant	Date
Mitch Stephens	
Name of Applicant (printed or typed)	
STATE OF FLORIDA COUNTY OF Okeaho bee	



Notary Public Signature

CLT/C

#### **Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

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

Owner & Pr	operty Info	Resu	ılt: 1 of 9				
Owner	C/O FRANK M STEP 17705 MIDDLEBROO	GLENWOOD PARK LLC C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023					
Site	309 NE 4TH ST, OKE	ECHOBEE					
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	.928 AC S/T/R 15-37-35					
Use Code**	VACANT (0000)	Tax District	50				

<sup>\*</sup>The <u>Description</u> above is not to be used as the Legal Description for this parcel

**Property & Assessment Values** 

#### 2019 Certified Values 2020 Certified Values \$167,040 Mkt Land \$164,430 Mkt Land Ag Land \$0 Ag Land \$0 Building \$0 \$0 Building **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% \$0 Cap [?] Assessed \$164,430 \$167,040 Assessed Exempt Exempt county:\$164,430 county:\$167,040 Total city:\$164,430

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.

other:\$164,430 Total

school:\$164,430 Taxable

#### 2020 Certified Values

updated: 8/5/2021

Aerial Viewer	Pictometery Google Maps	
<b>○</b> 2021 ○ 2020	○ 2019 ○ 2018 ○ 2017 □ Sales	
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		-
HE 2ND AVE	HE JARD AVE	1
		1: *

Sales History		2.00	*			
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	٧	Q	

city:\$167,040

other:\$167,040

school:\$167,040

Building Characte	eristics				
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
	·	NON	E		

Taxable

in any legal transaction.

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

**Aerial Viewer** 

Pictometery

Google Maps

#### **Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

2020 Certified Values

updated: 8/5/2021

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

777						
Owner & Pr	operty Info	Result: 2	of 9			
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	NS VAY				
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	Tax District	50			

<sup>\*</sup>The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

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

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.

Actial viewer Pictornetery Google Maps
© 2021 ○ 2020 ○ 2019 ○ 2018 ○ 2017 □ Sales
H= 3RD AVE

Sales Histo	ry					
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	٧	U	03

school:\$21,360

Building Characte	eristics				
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
		NON	E		

Extra Fe	eatures & Out Build	dings (Codes)				
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
			NO	NE		

#### Land Breakdown

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

#### **Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

Use Code\*\*

(1000)

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



Aerial Viewer

Pictometery

Google Maps

**2020 Certified Values** 

updated: 8/5/2021

Owner & Pr	operty Info						
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	NS VAY					
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	Tax District	50				

<sup>\*</sup>The <u>Description</u> above is not to be used as the Legal Description for this parcel

Tax District

# NE 3RD AVE

Property & Assessment Values				
2019 Cer	tified Values	2020 Ce	ertified 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%	\$0	
Assessed	\$21,026	Cap [?]	Ψ	
Exempt	\$0	Assessed	\$21,360	
	county:\$21,026	Exempt	\$0	
Total Taxable	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 Histo	ry					
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	٧	U	03

Building Characte					
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value

▼ Extra Fe	eatures & Out Build	dings (Codes)				
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
			NO	NE		

in any legal transaction.

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

# Okeechobee County Property Appraiser PAFI/C Mickey L. Bandi, CFA

**2020 Certified Values** 

updated: 8/5/2021

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

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Aerial	Viewer
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Pictometery

Google Maps

Owner & Pr	operty Info		
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	IS VAY	
Site	NE 4TH ST, OKEECHOB	EE	
Description*	CITY OF OKEECHOBEE (F PLAT BOOK 5 PAGE 5) LO BLOCK 121	PLAT BOOK 1 P T 4 & EAST 1/2	OF LOT 5
Area	0.258 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

# 

#### Property & Assessment Values

Property &	Assessment va	lues			
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%	\$0		
Assessed	\$21,026	Cap [?]	40		
Exempt	\$0	Assessed	\$21,360		
Exempt	county:\$21,026	Exempt	\$0		
Total	city:\$21,026		county:\$21,360		
Taxable	other:\$21,026	Total	city:\$21,360		
	school:\$21,026	Taxable	other:\$21,360		
	1987 - 1989 - 1999-1994 - 1994-1994 - 1995 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994 - 1994		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.

A	Sales	Histo	ry
	<u> </u>	. 1	_

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

4	Building	Characteristics

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

7	Extra	<b>Features</b>	&	Out	<b>Buildings</b>	(Codes)

	atares a out band	, (CCCC)				
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
			NO	NE		

#### Land Breakdown

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

#### **Okeechobee County Property Appraiser**

2020 Certified Values

updated: 8/5/2021

Mickey L. Bandi, CFA

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

Owner & Pr	operty Info		
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	NS VAY	
Site	NE 4TH ST, OKEECHOB	EE	
Description*	CITY OF OKEECHOBEE (F PLAT BOOK 5 PAGE 5) LO 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 Le	ral Description for	this persol

The <u>Description</u> above is not to be used as the Legal Description for this parcel

in any legal transaction.

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

**Property & Assessment Values** 

#### 2019 Certified Values 2020 Certified Values Mkt Land \$21,026 Mkt Land \$21,360 \$0 Ag Land \$0 Ag Land **Building** \$0 Building \$0 **XFOB** \$0 XFOB \$0 Just \$21,026 Just \$21,360 Class \$0 Class \$0 Appraised \$21,026 Appraised \$21,360 \$0 SOH/10% SOH Cap [?] \$0 Cap [?] Assessed \$21,026 \$21,360 Assessed \$0 Exempt Exempt

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.

county:\$21,026

city:\$21,026

other:\$21,026 Total

school:\$21,026 Taxable

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▼ 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	

county:\$21,360

city:\$21,360

other:\$21,360

school:\$21,360

<b>Building Characte</b>	eristics				
Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value

Extra Fe	eatures & Out Build	dings (Codes)				
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
			NO	NE		

Total

Taxable

# Okeechobee County Property Appraiser RSF1/C Mickey L. Bandi, CFA

**2020 Certified Values** 

updated: 8/5/2021

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

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Owner & Pi	operty 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	e Leg	al Description for	this parcel	

in any legal transaction.

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

#### Property & Assessment Values

2019 Cer	tified 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%	\$0	
Assessed	\$21,026	Cap [?]		
Exempt	\$0	Assessed	\$21,360	
<u> </u>	county:\$21,026	Exempt	\$0	
Total	city:\$21,026	Same and the same	county:\$21,360	
Taxable	other:\$21,026	Total	city:\$21,360	
	school:\$21,026	Taxable	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.

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▼ 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	
		NON	E			

▼ Extra Fe	eatures & Out Build	dings (Codes)				,
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
	And the second s		NO	NE		

▼ Land Breakdown								
Description	Units	Adjustments	Eff Rate	Land Value				

#### **Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

Owner

Area

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

**2020 Certified Values** 

updated: 8/5/2021

**Owner & Property Info** 

**GLENWOOD PARK LLC** C/O FRANK M STEPHENS 17705 MIDDLEBROOK WAY BOCA RATON, FL 33496-1023

Site **NE 3RD ST, OKEECHOBEE** 

CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & EAST 1/2 OF LOT 8 Description\* 0.258 AC S/T/R 15-37-35

VACANT COMMERCIAL Use Code\*\* Tax District 50 (1000)\*The <u>Description</u> above is not to be used as the Legal Description for this parcel in any legal transaction.

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

#### **Property & Assessment Values**

2019 Cer	tified Values	2020 Ce	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%	\$0			
Assessed	\$21,026	Cap [?]	Ψ0			
Exempt	\$0	Assessed	\$21,360			
	county:\$21,026	Exempt	\$0			
Total	city:\$21,026		county:\$21,360			
Taxable	other:\$21,026	Total	city:\$21,360			
1.700.1700.077	school:\$21,026	Taxable	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

0816/0970

\$105,000

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	Aerial Viewer	Pictometery	Goo
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▼ 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

٧

WD

▼ Building Characte	eristics							
Bldg Sketch	Bldg Sketch Description* Year Blt Base SF Actual SF Bldg Value							
		NON	E					

▼ Extra Fe	eatures & Out Build	dings (Codes)			2	
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
		- Land on the second of the se	NO	NE	<u> </u>	

Land Br	eakdown				
Code	Description	Units	Adjustments	Eff Rate	Land Value

11/20/2018

#### **Okeechobee County Property Appraiser**

Mickey L. Bandi, CFA

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



**2020 Certified Values** 

updated: 8/5/2021

Street, Street		•	- Control							
Owner & Pr	Owner & Property Info									
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	NS VAY								
Site	NE 3RD ST, OKEECHOB	EE								
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 <u>Use Code</u> is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

**Aerial Viewer** 

Pictometery

Google Maps



#### **Property & Assessment Values**

2019 Cert	tified Values	2020 Ce	ertified 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%	\$0	
Assessed	\$21,026	Cap [?]	40	
Exempt	\$0	Assessed	\$21,360	
	county:\$21,026	Exempt	\$0	
Total Taxable	city:\$21,026 other:\$21,026 school:\$21,026	Total Taxable	county:\$21,360 city:\$21,360 other:\$21,360	
i			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.

~	Sal	les	History	

	·- <b>y</b>					
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

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Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
		NON	E		

#### Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
			NO	NF		

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Land B	Zand Breakdown									
Code	Description	Units	Adjustments	Eff Rate	Land Value					
					1					

**Aerial Viewer** 

Pictometery

Google Maps

#### **Okeechobee County Property Appraiser** Mickey L. Bandi, CFA

**2020 Certified Values** 

updated: 8/5/2021

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

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		l

Owner & Property Info				
Owner	GLENWOOD PARK LLC C/O FRANK M STEPHEN 17705 MIDDLEBROOK V BOCA RATON, FL 33496	NS VAY		
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 Tax District 50			
*The Description	above is not to be used as the Lor	ad Description for	this persol	

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

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

#### Property & Assessment Values

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

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

	7 Sales
NE (3RD) AVE	

#### ▼ Sales History

NO CONTRACTOR CONTRACT						
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

V	Build	dina	Chara	cteristics
4	Bull	aina	Cnara	cteristics

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

1	Lanu	Sieakuowii				
	Code	Description	Units	Adjustments	Eff Rate	Land Value
1						



# 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 <sup>nd</sup> Ave and 3 <sup>rd</sup> Ave and Between NE 3 <sup>rd</sup> Street and 5 <sup>th</sup> 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 <a href="https://www.cityofokeechobee.com/agendas.html">https://www.cityofokeechobee.com/agendas.html</a>

#### 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 2<sup>nd</sup> Avenue and 3<sup>rd</sup> Avenue and between NE 3<sup>rd</sup> Street and 5<sup>th</sup> 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

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

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

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

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."

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

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

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."

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

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

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

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

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

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."

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

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



#### of any nuisance or hazard to the neighborhood.

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 3<sup>rd</sup> Street, to the East by NE 3<sup>rd</sup> Avenue, to the North by NE 5<sup>th</sup> Street, and to the West by NE 2<sup>nd</sup> Avenue ROW."

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

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

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."

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

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

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 4<sup>th</sup> Street to Taylor Creek. This project will not adversely affect public safety."

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

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

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

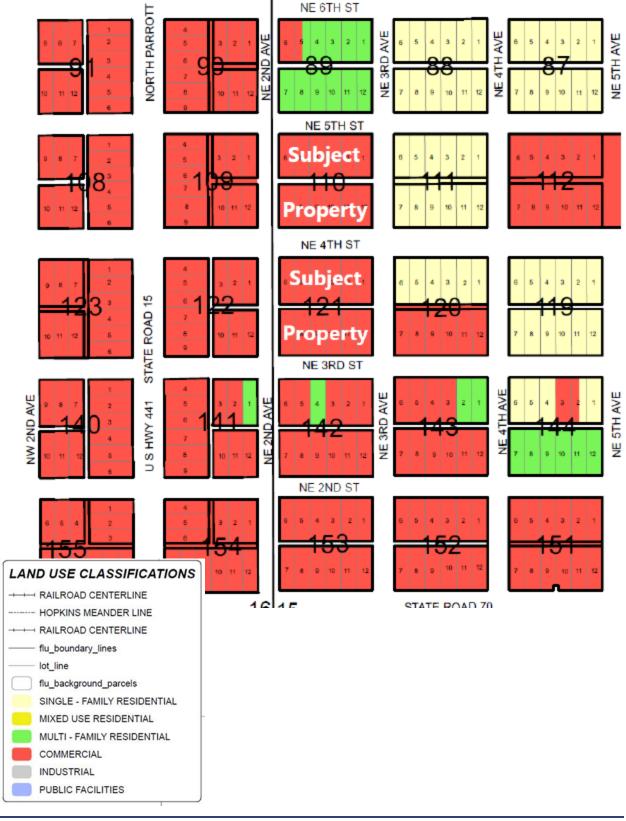
City Council Public Hearing: (tentative) October 19, 2021 and November 16, 2021

Attachments: Future Land Use, Subject Site & Environs

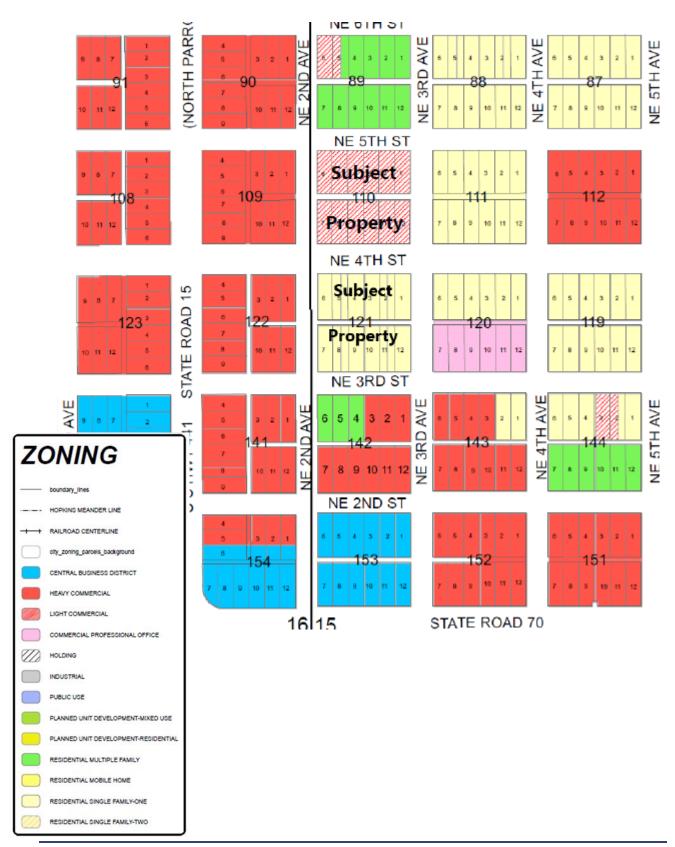
Zoning, Subject Site & Environs Aerial, Subject Site & Environs



# FUTURE LAND USE SUBJECT SITE AND ENVIRONS



#### ZONING SUBJECT SITE AND ENVIRONS



# AERIAL SUBJECT SITE AND ENVIRONS

