

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>4-4-22</u>	Petition No. <u>22-001-SE</u>
	Fee Paid: <u>Receipt No. 58752</u>	Jurisdiction: <u>BOA</u>
	1 st Hearing: <u>5-19-22</u>	2 nd Hearing: <u>N/A</u>
	Publication Dates:	
	Notices Mailed: <u>5/4/22</u>	

Rezone, Special Exception and Variance

APPLICANT INFORMATION

1	Name of property owner(s): <u>Jason Ferrell / Dowling Watford Rev Tr</u>
2	Owner mailing address: <u>900 St Rd 78 W Okeechobee FL</u>
3	Name of applicant(s) if other than owner <u>Jason Ferrell / Dowling Watford Rev Tr</u>
4	Applicant mailing address: <u>900 St Rd 78 W Okeechobee 2006 NE 16th Ct</u>
	E-mail address: <u>Eaglebayjason@gmail.com</u>
5	Name of contact person (state relationship): <u>863-634-7737 Jason Ferrell</u>
6	Contact person daytime phone(s): <u>863-634-7737</u>

PROPERTY INFORMATION

7	Property address/directions to property: <u>800 NW Park St</u> / <u>NW 9th Ave</u> <u>lots 11+12 Block 162</u> / <u>lots 1-6 Block 162</u>
8	Describe current use of property: <u>Used car lot / vacant</u>
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) <u>1000 sq ft building / No change utilizing existing</u> Source of potable water: <u>DWA</u> Method of sewage disposal: <u>DWA</u>
10	Approx. acreage: <u>11+12 = .325 / .977</u> Is property in a platted subdivision? <u>YES</u>
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <u>NO</u>
12	Is a pending sale of the property subject to this application being granted? <u>NO</u>
13	Describe uses on adjoining property to the North: North: <u>Vacant land / County Rd Dept.</u> East: <u>Vacant lot / vacant lot</u> South: <u>Hwy 70 / Farmers Market - Used car lot</u> West: <u>Elis Trailer sales / commercial building</u>
14	Existing zoning: <u>CHV</u> Future Land Use classification: <u>Commercial</u>
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. <u>Special Exception 16-001-SE Jan. 21, 2016 Approved for outdoor vehicle sales</u>
16	Request is for: () Rezone (X) Special Exception () Variance
17	Parcel Identification Number: <u>3-15-37-35-0010-01620-0010</u> <u>3-15-37-35-0010-01620-0110</u>

REQUIRED ATTACHMENTS

✓ 18	Applicant's statement of interest in property: <u>Owner/leasee</u>
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: <u>8/23/2013</u> <u>7/7/05</u>
✓ 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

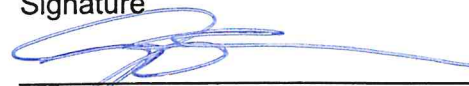
Confirmation of Information Accuracy

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

 JASON FERRELL 4-11-22

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

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: Display Outdoor Sales + Storage Ref. Sec. 90-283 (5) Outdoor Sales and Storage, building trades contractor
B	Are there similar uses in the area? No ☐ ☒ Yes If yes, briefly describe them: eli's trailer sales most bussiness in this area utilize outdoor sale
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building: Outdoor display of carports + sheds 1 employee 9-5 Mon-Sat for Both Parcells
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception 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.
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

STANDARDS FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(b), LDR page CD70:19]

Applicants are required by Sec. 70-373(b) to address the following issues in his/her presentation before the Board of Adjustment. Staff strongly recommends that the Applicant include, in his/her application, materials that address each of these issues in order to allow Staff and the Board of Adjustment sufficient time to adequately consider the Applicant's request.

- Demonstrate that the proposed location and site are appropriate for the use.
Surrounding land is utilizing same use
- Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed.
No specific design needed only used for office space
- Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.
No visual screening. Property to be used for display
- Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems.
Follows the utilization of the area.
No potential problems
- Demonstrate how the utilities and other service requirements of the use can be met.
N/A
- Demonstrate how the impact of traffic generated will be handled, off site and on site.
N/A

FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

It is the Applicant's responsibility to convince the Board of Adjustment that approval of the proposed special exception is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the Board of Adjustment to find that:

1. The use is not contrary to the Comprehensive Plan requirements.
NO
2. The use is specifically authorized as a special exception use in the zoning district.
YES
3. The use will not have an adverse effect on the public interest.
NO
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns.
NO
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.
NO
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.
NO
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.
NO
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
NO

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

NOTE: AN APPROVAL OF A SPECIAL EXCEPTION EXPIRES IF A BUILDING PERMIT APPLICATION HAS NOT BEEN SUBMITTED WITHIN TWO YEARS OF THE APPROVAL [Sec. 70-348(4)]

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 3/31/2022

Parcel: (<<) **3-15-37-35-0010-01620-0110 (34012)** (>>)**Owner & Property Info**

Owner	FERRELL JASON 900 SR 78 W OKEECHOBEE, FL 34974		
Site	800 NW PARK ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 11 & 12 BLOCK 162		
Area	0.325 AC	S/T/R	15-37-35
Use Code**	STORES/1 STORY (1100)	Tax District	50

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

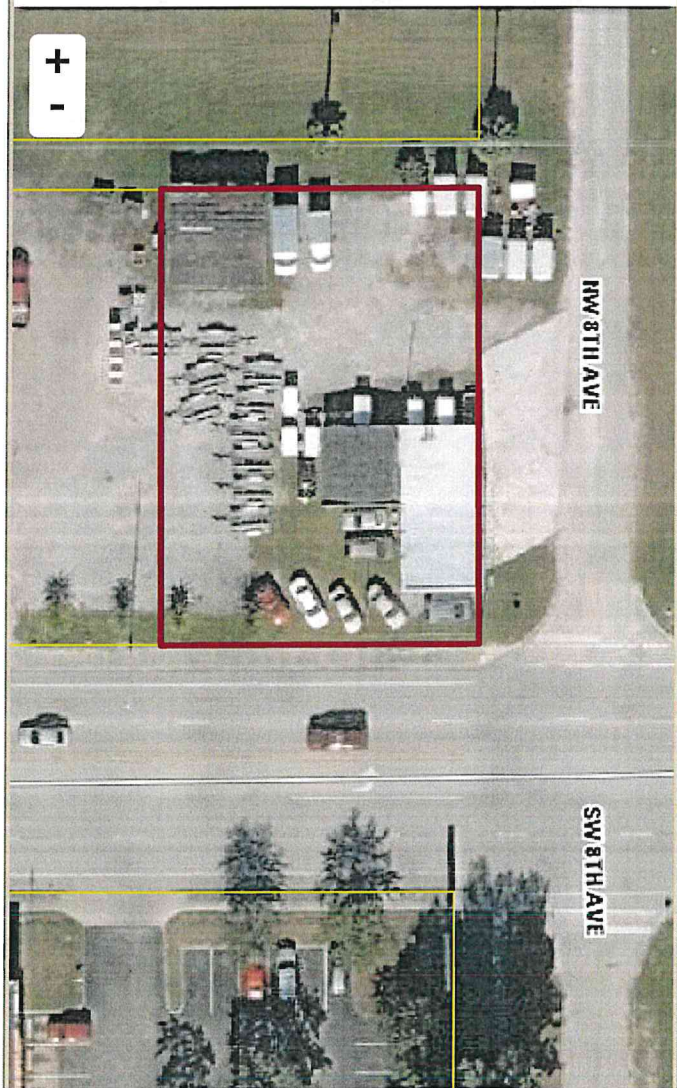
**The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.

Property & Assessment Values

2020 Certified Values		2021 Certified Values	
Mkt Land	\$74,820	Mkt Land	\$74,820
Ag Land	\$0	Ag Land	\$0
Building	\$20,681	Building	\$21,219
XFOB	\$5,615	XFOB	\$5,615
Just	\$101,116	Just	\$101,654
Class	\$0	Class	\$0
Appraised	\$101,116	Appraised	\$101,654
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$101,116	Assessed	\$101,654
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$101,116 city:\$101,116 other:\$101,116 school:\$101,116	Total Taxable	county:\$101,654 city:\$101,654 other:\$101,654 school:\$101,654

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

Aerial Viewer Pictometry Google Maps

☒ 2021 ☐ 2020 ☐ 2019 ☐ 2018 ☐ 2017 ☐ Sales
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
8/23/2013	\$87,500	0735/1038	WD	I	Q	01
12/4/2010	\$0	0695/1208	WD	V	U	11
11/24/2010	\$0	0695/1206	WD	V	U	11
12/16/1997	\$0	0399/1333	WD	I	U	03
12/9/1997	\$0	0399/0378	WD	I	U	02 (Multi-Parcel Sale) - show
8/1/1985	\$0	0217/1506	WD	I	U	03
3/1/1985	\$0	0269/0585	CT	I	U	03
2/1/1974	\$28,000	0155/0867	WD	I	Q	

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	STORE LC (4101)	1950	1250	1826	\$21,219

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

#20

FILE NUM 2013008840
OR BK 735 PG 1038
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 08/27/2013 02:14:42 PM
AMT \$87,500.00
RECORDING FEES \$18.50
DEED DOC \$612.50
RECORDED BY M Pinon
Pgs 1038 - 1039; (2 pgs)

Parcel ID Number: 3-15-37-35-0010-01620-0110
Sylvia E. Burk
Prepared by and Return to:
Okee-Tantie Title Company, Inc.
105 N. W. 6th Street
Okeechobee, Florida 34972

FILE NO. 32670

Warranty Deed

This Indenture, Executed this August 23, 2013 A.D. Between

GHAZALA MATIN ABDULLAH,

whose address is 1012 STATE ST NW, ATLANTA, GA 30318, hereinafter called the grantor, to

JASON FERRELL, A MARRIED MAN,

whose post office address is: ~~1000 STATE STREET~~, OKEECHOBEE, FL 34974, hereinafter called the grantee:
900 State Rd 78 West

(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:

LAND DESCRIBED ON EXHIBIT "A" ATTACHED.

THE CAPTION PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Parcel ID Number: 3-15-37-35-0010-01620-0110

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

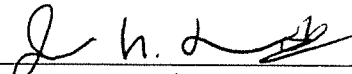
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

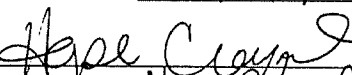
To Have and to Hold, the same in fee simple forever.

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, 2012.

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

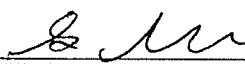
Signed, sealed and delivered in our presence:

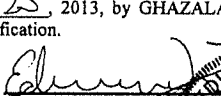
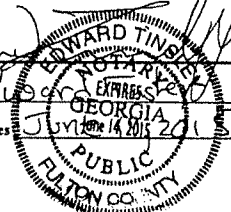

Witness Printed Name Vick R. Frank #


Witness Printed Name Hope Crawford

State of GEORGIA
County of Fulton

The foregoing instrument was acknowledged before me this August 23, 2013, by GHAZALA MATIN ABDULLAH, who is/are personally known to me or who has produced a drivers license as identification.

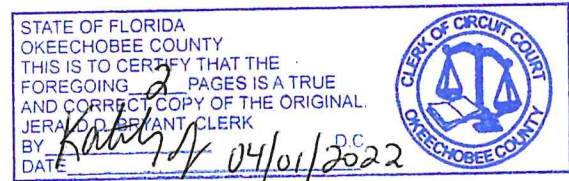

GHAZALA MATIN ABDULLAH (Seal)
Address: 1012 STATE ST NW, ATLANTA, GA 30318


Notary Public
Print Name: Edward Tinsley
My Commission Expires June 14 2015


DEED Okeechobee
Closers' Choice

Exhibit "A"

LOTS 11 AND 12 BLOCK 162, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN
PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.(ss/jd'13)



File Number: 32670

Legal Description with Non Homestead
Closer's Choice

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2021 Certified Values

updated: 3/31/2022

Parcel: << **3-15-37-35-0010-01620-0010 (34010)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	WATFORD DOWLING R REV TRUST WATFORD MARTHA B REV TRUST 2706 NE 6TH CT OKEECHOBEE, FL 34972		
Site	NW 9TH AVE OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 1 TO 6 INC BLOCK 162		
Area	0.977 AC	S/T/R	15-37-35
Use Code**	VACANT COMMERCIAL (1000)	Tax District	50

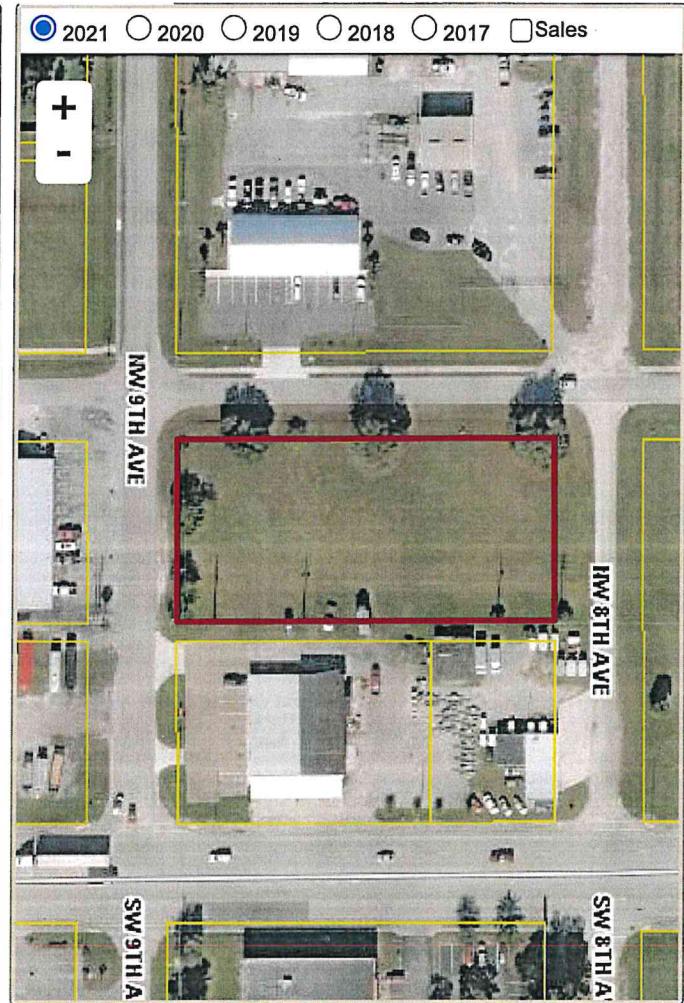
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2020 Certified Values		2021 Certified Values	
Mkt Land	\$182,700	Mkt Land	\$182,700
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$182,700	Just	\$182,700
Class	\$0	Class	\$0
Appraised	\$182,700	Appraised	\$182,700
SOH/10% Cap [?]	\$391	SOH/10% Cap [?]	\$0
Assessed	\$182,700	Assessed	\$182,700
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$182,309 city:\$182,309 other:\$182,309 school:\$182,700	Total Taxable	county:\$182,700 city:\$182,700 other:\$182,700 school:\$182,700

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
7/7/2005	\$0	0569/0702	WD	V	U	03
7/7/2005	\$0	0569/0697	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

Code	Description	Units	Adjustments	Eff Rate	Land Value
067WP6	SIDE STREET (MKT)	300.000 FF (0.977 AC)	1.0000/.8700 1.0000/1	\$609 /FF	\$182,700

Doc. 50
Rec. 47.00

#80



FILE NUM 2005015070
OR BK 00569 PG 0702
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 07/07/2005 04:04:27 PM
RECORDING FEES 44.00
DEED DOC 0.70
RECORDED BY M Anuez

This Instrument Prepared By
And Return to:
TOM W. CONELY, III
Post Office Drawer 1367
Okeechobee, Florida 34973

Property Appraiser's Parcel ID#:

3-15-37-35-0010-00680-0010
3-15-37-35-0010-00680-0140
3-15-37-35-0010-00810-0010
3-15-37-35-0010-00810-0070
3-15-37-35-0010-00820-0030
3-15-37-35-0010-00840-0010
3-15-37-35-0010-00840-0030
3-15-37-35-0010-00980-0010
3-15-37-35-0010-00980-0070
3-15-37-35-0010-01010-0010
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3-15-37-35-0010-01140-0070
3-15-37-35-0010-01150-0010
3-15-37-35-0010-01150-0050
3-15-37-35-0010-01410-0080
3-15-37-35-0010-01620-0010
3-15-37-35-0010-01740-0070
3-21-37-35-0020-02470-0210
3-21-37-35-0020-02470-0300
3-21-37-35-0020-02470-0310
2-21-37-35-0A00-00031-0000
1-18-38-35-0A00-00005-0000
1-11-36-36-0A00-00006-0000
1-28-37-35-0A00-00053-A000

This instrument is prepared from information provided by the parties. Marketability of Title is not guaranteed nor accuracy of the description, as title was not examined.

WARRANTY DEED

THIS WARRANTY DEED made the 7th day of July, 2005, by D. R. WATFORD, SR. a/k/a D. R. WATFORD, a/k/a DOWLING R. WATFORD SR., a/k/a DOWLING R. WATFORD, and MARTHA B. WATFORD, his wife, hereinafter called the grantor to MARTHA B. WATFORD, as Trustee of THE MARTHA B. WATFORD REVOCABLE TRUST U/A DATED APRIL 12, 2005, whose postoffice address is P. O. Box 518, Okeechobee, Florida 34973, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" shall include all 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 \$1.00 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:

AN UNDIVIDED ONE-HALF (½) INTEREST IN:

Lots 1 thru 26, inclusive, Block 68; Lots 1 thru 12, inclusive, Block 81; Lots 3 thru 6, inclusive, Block 82; Lots 1 thru 5, inclusive, Block 84; Lots 1 thru 12, inclusive, Block 98; Lots 1 thru 12, inclusive, Block 101; Lots 1 thru 12, inclusive, Block 114; Lots 1, 5, 6 and 7, Block 115; Lot 8, LESS North 20 feet, and Lot 9, Block 141; **Lots 1 thru 6, inclusive, Block 162;** Lots 7, 8, and 9, Block 174, OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 5, public records of Okeechobee County, Florida.

AND:

AN UNDIVIDED ONE-HALF (½) INTEREST IN:

Lots 21, 22, 23 and 24, Block 247, FIRST ADDITION TO OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 6, public records of Okeechobee County, Florida.

ALSO: Unsurveyed Triangular Lot in E½ of Block 247 and Unsurveyed Triangular Lot in W½ of Block 247, FIRST ADDITION TO OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 6, public records of Okeechobee County, Florida.

ALSO: From the NE Corner of Government Lot 5, Section 21, Township 37 South, Range 35 East, run thence West along North boundary line of said Government Lot 5, 896.9 feet to an intersection with Hopkins Meander Line; thence Southwesterly along meander line 6 feet for a P.O.B.; thence South paralleling the East boundary line of Government Lot 5, 505.8 feet; thence West 291 feet to an intersection with said Hopkins Meander Line; thence Northeasterly along meander line 583.6 feet to P.O.B. Being a part of Government Lot 5, Section 21, Township 37 South, Range 35 East.

LESS AND EXCEPT:

A portion of the unnumbered triangular lot in the W½ of Block 247, FIRST ADDITION TO OKEECHOBEE, according to the plat thereof recorded in Plat Book 5, page 6, public records of Okeechobee County, Florida, being more particularly described as follows:

Beginning at the Northwest Corner of Lot 1 of plat of SHERMAN HEIGHTS, according to the plat thereof recorded in Plat Book 3, page 21, public records of Okeechobee County, Florida, bear West to the intersection of the East Right-of-Way Line of Southwest 7th Avenue, a distance of 93.27 feet; thence bear South 00°18'17" West along the said East Right-of-Way Line of Southwest 7th Avenue to the point of a curvature of a curve to the left, a distance of 100.09 feet, said curve having a radius of 25.00 feet and a long chord bearing South 41°45'57" East a distance of 33.50 feet; thence along arc of said curve to the Southwest Corner of aforesaid Lot 1 of SHERMAN HEIGHTS, a distance of 36.71 feet; thence bear North 29°45'00" East a distance of 144.07 feet to the POINT OF BEGINNING.

AND:

AN UNDIVIDED ONE-FOURTH (¼) INTEREST IN:

That part of Lot 33 Eagle Bay Survey lying between the present State Highway and the East line of Eagle Bay Sub-Drainage District Main Canal.

ALSO: Beginning at the intersection of the North boundary line of Lot 33 of Eagle Bay Survey, with the West boundary line of Eagle Bay Sub-Drainage District Main Canal, thence run in a Southwesterly direction along the West line of said Main Canal for a distance of 1414 feet, more or less, to the South boundary line of Lot 34 projected Westward; thence West along said South boundary line projected a distance of 660 feet to a point; thence in a Northeasterly direction parallel with the West line of aforesaid Main Canal for a distance of 1414 feet, more or less, to the North boundary line of said Lot 33; thence East along the North boundary line of said Lot 33 for a distance of 660 feet to the point of beginning. (Comprising a part of Lots 33, and 35 of said Eagle Bay Survey). All according to the plat of Eagle Bay Survey of Section 7 and parts of Sections 5, 6, 8, 17, 18 and 19, Township 38 South, Range 35 East. Lying in and comprising a part of Section 18, Township 38 South, Range 35 East.

AND:

AN UNDIVIDED ONE-HALF (½) INTEREST IN:

Lot 1, Block A, OAK GROVE ADDITION TO CITY OF OKEECHOBEE, according to the plat thereof recorded in Plat Book 2, page 86, public records of Okeechobee County, Florida.

AND:

AN UNDIVIDED ONE-FOURTH ($\frac{1}{4}$) INTEREST IN:

The West one-half ($W\frac{1}{2}$) of the Southeast one-quarter ($SE\frac{1}{4}$) of Section 11, Township 36 South, Range 36 East, LESS the North 50 feet thereof for road purposes.

AND:

AN UNDIVIDED ONE-HALF ($\frac{1}{2}$) INTEREST IN:

Being a parcel of land lying in Section 28, Township 37 South, Range 35 East, Okeechobee County, Florida, and lying in and comprising a portion of that certain parcel of land as recorded in Official Records Book 458, page 1181 (O.R. 458/1181) of the public records of Okeechobee County, Florida, and being more particularly described as follows:

Commence at the Southeast Corner of Section 28, Township 37 South, Range 35 East; thence South $89^{\circ}29'06''$ West along the Southerly boundary line of said Section 28, a distance of 407.35 feet to the point of intersection of said Southerly boundary line with the center line of State Road 15 (U.S. Hwy. 441); thence North $00^{\circ}04'00''$ West along the said center line, a distance of 577.38 feet to a point; thence South $89^{\circ}56'34''$ West a distance of 50 feet to a point lying on the Westerly right-of-way line of said State Road 15 (U.S. Hwy. 441), said point being also the Southeast Corner of said OR 458/1181 and the POINT OF BEGINNING; thence continue South $89^{\circ}56'34''$ West along the Southerly boundary line of said OR 458/1181 a distance of 426.27 feet to a point lying 200.00 feet East of the Southwest Corner of said OR 458/1181; thence North $00^{\circ}00'24''$ West along a line that is 200.00 feet East of and parallel with the Westerly boundary line of said OR 458/1181, for a distance of 167.54 feet to a point; thence North $89^{\circ}54'10''$ East for a distance of 426.10 feet to a point lying on the aforesaid Westerly right-of-way line of State Road 15 (US Hwy. 441), and lying also on the Easterly boundary line of said OR 458/1181; thence South $00^{\circ}40'00''$ East along said right-of-way line, and along said Easterly boundary line a distance of 167.83 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Okeechobee County, Florida.

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

TO HAVE AND TO HOLD the said property in fee simple upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

The Trustee shall have, without court order or approval, the power and discretion to do all such acts, undertake all such proceedings and exercise all such rights and privileges in the management of the trust estate as if the sole owner thereof, including, without limiting the generality of the terms hereof, all duties, powers and responsibilities granted to Trustees under Chapters 737 and 738, Florida Statutes, as presently constituted and as they may be amended from time to time.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said property shall be as Trustee of an express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any contract, obligation or indebtedness except only so far as the trust property in the actual possession of the Trustee shall be applicable for the payment and discharge thereof; and it shall be expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on part of the Trustee, wholly in form purporting to the representations, warranties, covenants, undertakings and agreements of said Trustee, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally, but are made and intended for the purpose of binding only the trust property specifically described herein; and that no personal liability or personal responsibility is

assumed by nor shall at any time be asserted or enforceable against the Trustee individually on account of any instrument executed by or on account of any representation, warranty, covenant, undertaking or agreement of the said Trustee, either expressly or implied, all such personal liability, if any, being expressly waived and released and all persons and corporations whomsoever and whatsoever shall be waived and released and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing of record of this Deed.

In no case shall any party dealing with said Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said Trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee in relation to said property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in aid of the trust agreement or in some amendment thereof; and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) if the conveyance is made by a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement hereunder and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale or other disposition of said property, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable in or to said real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

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, 2004.

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:

Betty Jean Larnier
Witness's Signature

Witness's name typed or printed

David M. Larnier
Witness's Signature

Witness's name typed or printed

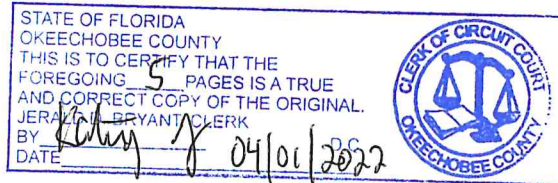
D.R. Watford, Sr. (SEAL)
D.R. Watford, Sr., a/k/a D.R. Watford
a/k/a Dowling R. Watford
a/k/a Dowling R. Watford, Sr.
P.O. Box 518
Okeechobee, FL 34973

Martha B. Watford (SEAL)
Martha B. Watford
P. O. Box 518
Okeechobee, FL 34973

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 7th day of July, 2005,
by D.R. WATFORD, SR., a/k/a D. R. WATFORD, a/k/a DOWLING R. WATFORD, SR.,
a/k/a DOWLING R. WATFORD, and MARTHA B. WATFORD, his wife, who are
personally known to me.

Betty Jean Lanier
Notary Public



Last Will and Testament

of

DOWLING R. WATFORD

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

I, DOWLING R. WATFORD, being of sound and disposing memory, and having Social Security Number 261-10-4689, hereby declare that I am a resident of the State of Florida, and make this my Last Will and Testament, hereby revoking and annulling all other wills and codicils heretofore made by me.

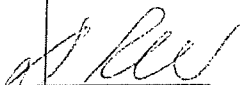
ARTICLE I.

I direct that my body be buried in a Christian-like manner suitable to the circumstances of my life.

ARTICLE II.

I hereby direct that all my just debts and funeral expenses be paid as soon after my death as may be reasonably convenient, provided however, that my Personal Representative shall not be required to pay any obligation in advance of its maturity.

I further direct that all estate, succession, or other death taxes, duties, charges, or assessments imposed on or in relation to any property by reason of my death, whether passing under this Will or otherwise, shall be paid by my Personal Representative out of the


D.R.W.

assets of my estate without proration or any charge therefor against any person who receives such property under the terms of this Will or otherwise.

ARTICLE III.

As permitted by Section 732.515 of the Florida Probate Code, I may or may not leave a written statement or list indicating to whom I wish to give certain items of tangible personal property that have sentimental value to me. If the list exists at the time of my death, it will be signed and dated by me and kept with this, my Last Will and Testament. In the event that I leave no such written statement or list, then all of my tangible personal property shall become a part of the residue of my estate and shall pass under the residuary clause contained herein, unless otherwise provided herein.

ARTICLE IV.

Except for the property I may dispose of in accordance with Article III, I give all of my property, real, personal or mixed, wherever situate to my beloved spouse, MARTHA B. WATFORD, in fee simple and absolutely, if she survives me.

ARTICLE V.

If my beloved spouse predeceases me, then except for the property I may dispose of in accordance with Article III, I give all my property, real, personal or mixed of whatsoever kind and wherever situate, to the then serving Trustee of THE DOWLING R. WATFORD REVOCABLE TRUST, created prior to the execution of this will, as that Trust may be amended from time to time, to be added to the principal of that trust, and held, administered and distributed in accordance with all of its terms, conditions and limitations. If the devise to that trust is ineffective for any reason, I give all my residual estate to my Personal Representative, as Trustee, upon the same terms

Cornely & Cornely, P.A., Okeechobee, Florida


D.R.W.

and conditions set forth in THE DOWLING R. WATFORD REVOCABLE TRUST as of this date, those terms being specifically incorporated by reference.

ARTICLE VI.

In the event that my beloved spouse and I die under circumstances in which it cannot be determined who died first, then it shall be presumed that I survived my spouse, and this Will and the dispositions thereunder shall be construed on that presumption.

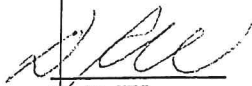
ARTICLE VII.

I hereby nominate, constitute and appoint my beloved spouse, MARTHA B. WATFORD as Personal Representative of my estate. In the event that my beloved spouse predeceases me, or in the event she fails to qualify or refuses to serve as Personal Representative of my estate, then I nominate, constitute and appoint my son, DOWLING R. WATFORD, JR., as Personal Representative of my estate. If both my beloved spouse and my son, DOWLING R. WATFORD, JR., predecease me, or in the event they fail to qualify or refuse to serve as Personal Representative of my estate, then I nominate, constitute and appoint my granddaughter, DANI MICHELENA, as Personal Representative of my estate.

I direct that my Personal Representative and her successor shall not be required to furnish any bond or other security for the faithful performance of duties as Personal Representative in any jurisdiction whatsoever, and if any bond is required, no surety shall be furnished thereon.

ARTICLE VIII.

My Personal Representative shall be governed by the provisions of Sections 733.612 and 732.402 and Chapter 738, Florida Statutes, that are not in conflict with this will, and shall have all additional powers and protection granted by statutes to personal


D.R.W.

Conely & Conely, P.A., Okeechobee, Florida

representatives and to trustees at the time of application that are not in conflict with this will. In addition and not in limitation of any common-law or statutory authority, for the purpose of

- A. obtaining funds for payment of taxes of any kind, claims and the cost of administration,
- B. paying bequests and making distributions,
- C. managing estate property, and
- D. any other proper purpose,

my Personal Representative, without application to any court, may acquire, retain, invest, reinvest, exchange, lease, sell, borrow, mortgage, pledge, transfer and convey real and personal property in such manner and on such terms without limit as to time as he or she may deem advisable, even for terms beyond the expected administration of my estate. No purchaser or lender shall be held liable to see to the propriety of the transaction nor to the application of the proceeds.

ARTICLE IX.

In drawing this, My Last Will and Testament, I have kept in mind all of my relatives, whether by blood or marriage, and have given only to those whom I have wished to give, and have not forgotten anyone.

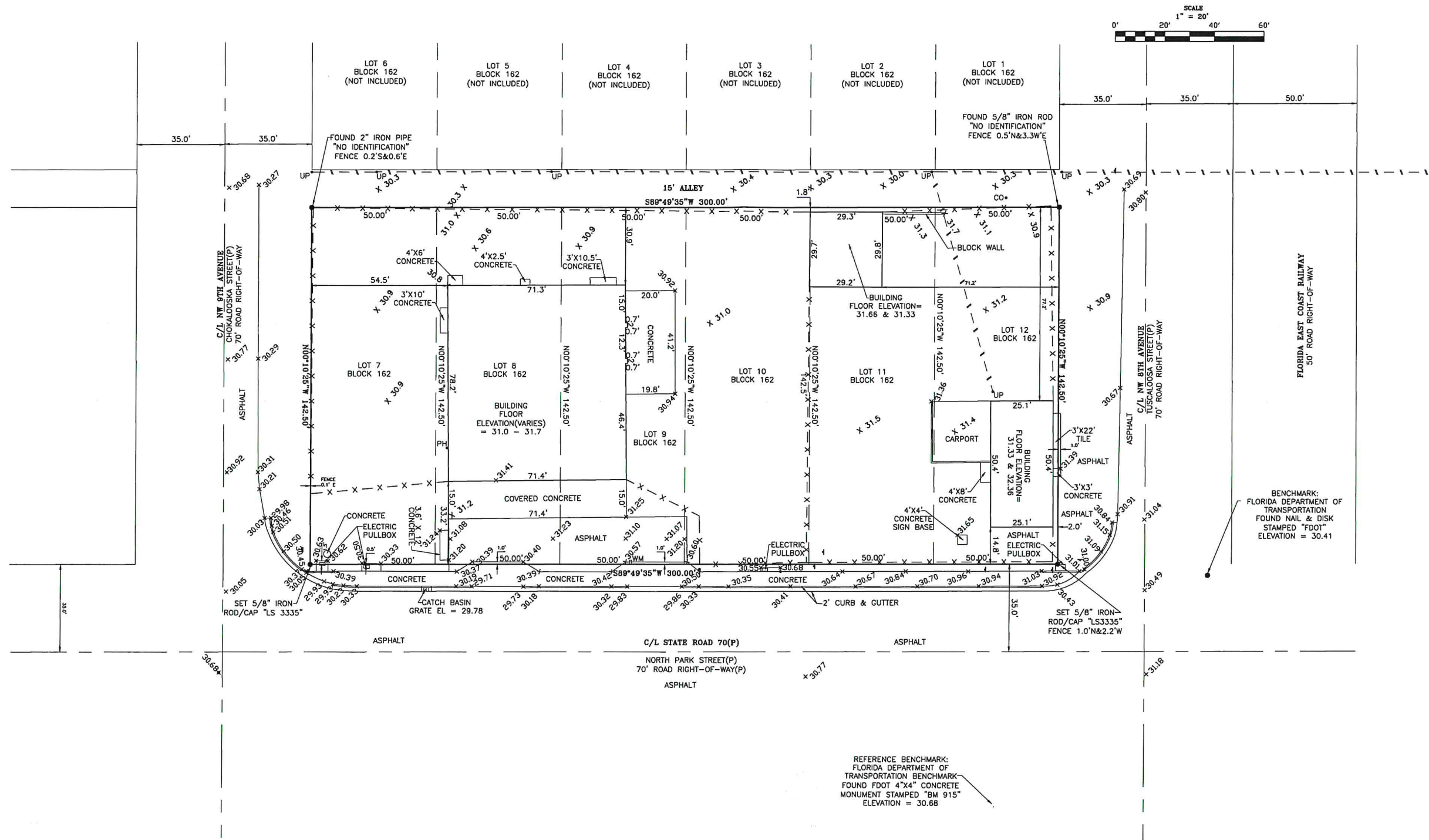
IN WITNESS WHEREOF, I have hereunto set my hand and seal at Okeechobee, Florida, this April 12, 2005.


DOWLING R. WATEORD


D.R.W.

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

Name of Property Owners: Dawling Watford Rev Tr		
Mailing Address: 2706 NE 6th Ct Okeechobee FL 34972		
Home Telephone:	Work:	Cell: 863-610-2333
Property Address: NW 9th Ave Okeechobee FL 34972		
Parcel ID Number: 3-15-37-35-0010-01620-0010		
Name of Applicant: Jason Ferrell		
Home Telephone:	Work:	Cell: 863-634-7737
The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.		
IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>7</u>		
DAY OF <u>Apr</u> 20 <u>22</u>  OWNER <u>Dawling R. Watford, Jr.</u> OWNER		 WITNESS  WITNESS
STATE OF FLORIDA COUNTY OF <u>Okeechobee</u>		
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this <u>7</u> day of <u>April</u> , 20 <u>22</u> , by <u>Dawling R. Watford</u> (Name of Person) who is <u>personally known to me</u> or produced _____ as identification.		
		<u>Patricia K. Trinnal</u> NOTARY PUBLIC SIGNATURE



DESCRIPTION:

LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 162, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

MAP OF BOUNDARY SURVEY

SURVEY REPORT

CERTIFIED TO:

JASON FERRELL

REVISIONS:

BY: REVISIONS:

BY: MIXON LAND SURVEYING, INC.

LEGEND:

UP = WOOD UTILITY POLE
↓ = GUY ANCHOR
- - - = OVERHEAD UTILITY
-X- = FENCELINE
TV = CABLE RISER

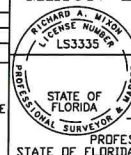
FH = FIRE HYDRANT
PH = PHONE
SS = SEWER SERVICE
WM = WATER METER
WV = WATER VALVE

(PR) = PRO-RATED
(D) = DEED
(P) = PLAT
(M) = MEASURED
(C) = CALCULATED
ELEV. = ELEVATION

POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
ORB = OFFICIAL RECORD BOOK
R = RADIUS
L = ARC LENGTH
Δ = DELTA ANGLE
C/L = CENTERLINE

R/W = RIGHT OF WAY
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
E. = EXISTING ELEVATION
P. = PROPOSED ELEVATION
S. = STREET SIGN

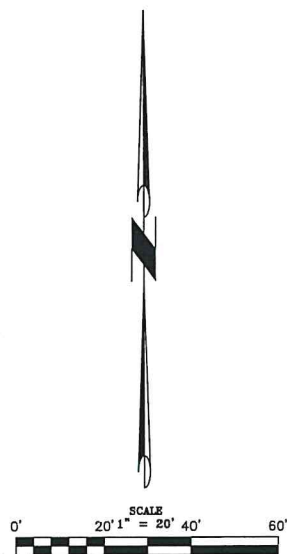
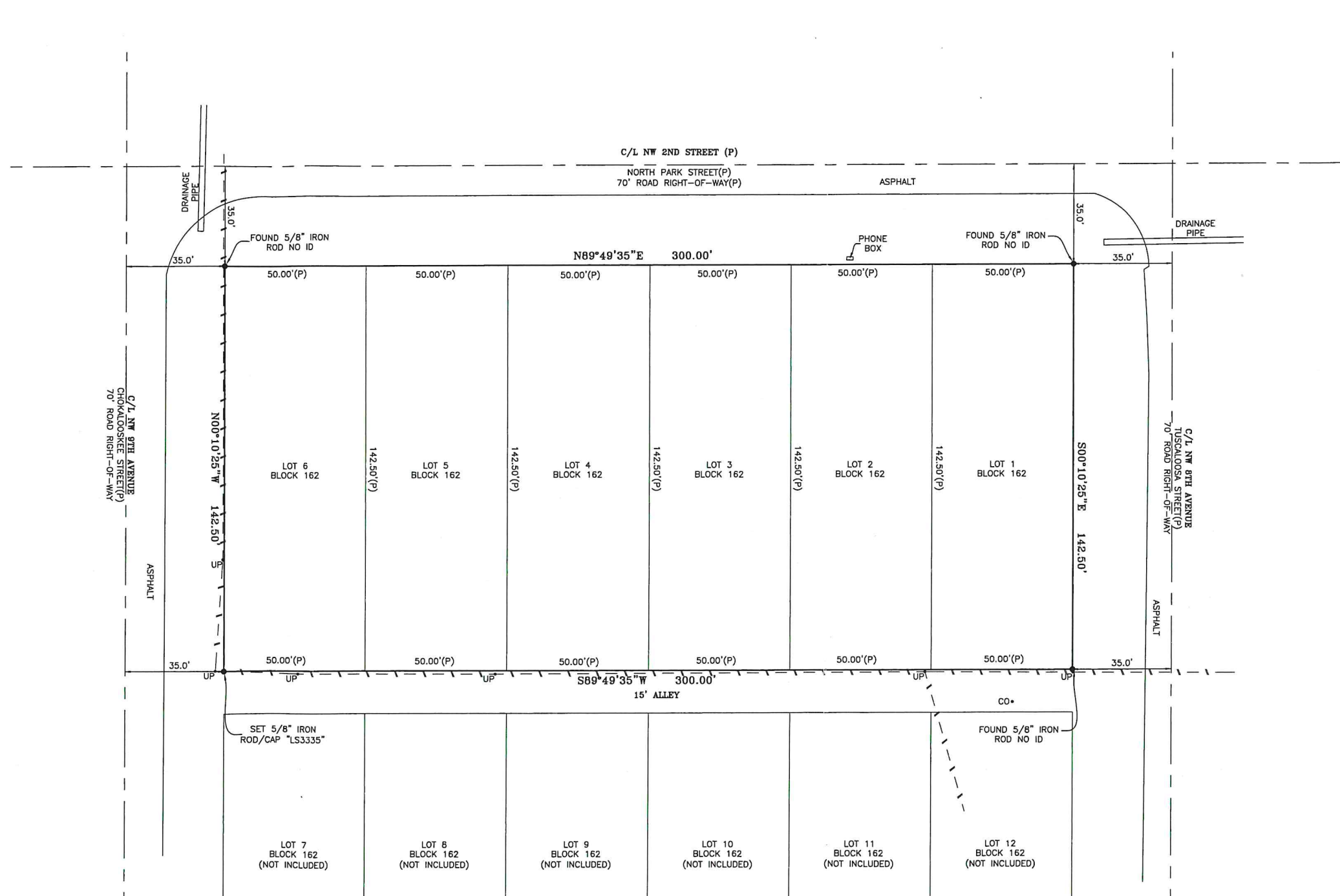
EOW = EDGE OF WATER
CB = CATCH BASIN
MES = MITERED END SECTION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE
SMH = SEWER MANHOLE
DMH = DRAINAGE MANHOLE



RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 3335

12450 NE 26TH AVENUE
OKEECHOBEE FLORIDA 34972
772 260 5302 RANIXON@GMAIL.COM
DATE: 2022.04.11
15:05:02 -0400

FOR SPECIAL EXCEPTION PURPOSES ONLY
THIS WILL INCLUDE LOTS 11 AND 12 BLOCK 162



DESCRIPTION:
LOTS 1 THRU 6, INCLUSIVE, BLOCK 162,
OKEECHOBEE, ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 5, PAGE
5, PUBLIC RECORDS OF OKEECHOBEE
COUNTY, FLORIDA

MAP OF BOUNDARY SURVEY

SURVEY REPORT

- 1.) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
- 2.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3.) ONLY VISIBLE ENCROACHMENTS AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON UNLESS OTHERWISE NOTED.
- 4.) DESCRIPTION FURNISHED BY CLIENT.
- 5.) PARCEL SUBJECT TO ALL EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS OF WAY.
- 6.) ALL LOT DIMENSIONS ARE PLAT AND MEASURED, UNLESS OTHERWISE NOTED.
- 7.) PROPOSED SITE PLAN SUBJECT TO APPROVAL BY GOVERNING AGENCIES.
- 8.) PARCEL CONTAINS: 42,750 SQUARE FEET OR 0.98 ACRES MORE OR LESS.
- 9.) STREET ADDRESS: NW 9TH AVENUE
- 10.) PARCEL GRAPHICALLY LOCATED IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) ZONE X, COMMUNITY PANEL No 12093C0480C.
- 11.) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 12.) THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
- 13.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N 00°10'25" W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NW 9TH AVENUE (CHOKALOSKEE STREET).
- 14.) THIS SURVEY REMAINS THE PROPERTY OF MIXON LAND SURVEYING, INC.
- 15.) WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.

CERTIFIED TO:

JASON FERRELL

REVISIONS:

DATE:

BY:

REVISIONS:

DATE:

BY:

MIXON LAND SURVEYING, INC.

12450 NE 26TH AVENUE
OKEECHOBEE, FLORIDA 34972
772 260 5302 RAMIXON@GMAIL.COM
STATE OF FLORIDA CERTIFICATE NO. LB4199

RICHARD A. MIXON
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA CERTIFICATE NO. "L.S. 3335"

LEGEND:

UP = WOOD UTILITY POLE
↓ = GUY ANCHOR
— = OVERHEAD UTILITY
—X— = FENCELINE
TV = CABLE RISER

FH = FIRE HYDRANT
PH = PHONE
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D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
X.O. = EXISTING ELEVATION
P.O. = PROPOSED ELEVATION
TOB = TOP OF BANK

ID = IDENTIFICATION
CB = CATCH BASIN
MES = MITERED END SECTION
CMP = CORRUGATED METAL PIPE
RCP = REINFORCED CONCRETE
PIPE = SEWER MANHOLE
DMH = DRAINAGE MANHOLE

Digitally signed by
RICHARD A. MIXON
Date: 2022.03.31
12:57:58 -04'00'
RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. "L.S. 3335"

JOB NO. 22-045
CADD FILE:
BY: GM
SURVEY DATE:
03/30/2022
SHEET 1 OF 1

PARCEL NUMBER	OWNER	ADDRESS 1
2-16-37-35-0A00-00007-0000	AJP LAND COMPANY	7050 SW 86TH AVENUE
2-16-37-35-0A00-00008-0000	PERRETTA JOSEPH	510 SW PORT ST LUCIE BLVD
2-16-37-35-0A00-00009-0000	HAMRICK SARAH REGINA REV TR	PO BOX 837
2-21-37-35-0A00-00003-B000	NEWCOMER MARY ANN	PO BOX 1537
2-21-37-35-0A00-00006-C000	HAVEN OF REST INC	32801 US HIGHWAY 441 N LOT 244
2-21-37-35-0A00-00053-0000	SALRY RR	C/O CSX CORP
3-15-37-35-0010-01300-0070	OKEECHOBEE COUNTY	ROAD & BRIDGE
3-15-37-35-0010-01320-0010	CASTANEDA RUBEN	PO BOX 101
3-15-37-35-0010-01320-0020	SMITH MARLENA M	905 NW 3RD ST
3-15-37-35-0010-01320-0220	16330B78 TRUST	C/O R SIMOES TRUSTEE
3-15-37-35-0010-01320-0240	16330B70 TRUST	C/O R SIMOES TRUSTEE
3-15-37-35-0010-01320-0250	MORA JUAN LUIS MONJARAS	907 NE 31ST TER
3-15-37-35-0010-01340-0010	AJP LAND COMPANY	7050 SW 86TH AVE
3-15-37-35-0010-01610-0010	RIEDEL FAMILY LLC	1676 NE 54TH TRAIL
3-15-37-35-0010-01610-0020	RIEDEL FAMILY LLC	1676 NE 54TH TRAIL
3-15-37-35-0010-01610-0030	RIEDEL FAMILY LLC	1676 NE 54TH TRAIL
3-15-37-35-0010-01610-0050	PERRETTA JOSEPH	510 SW PORT ST LUCIE BLVD
3-15-37-35-0010-01610-005A	5H LLC	2473 SW 24TH AVENUE
3-15-37-35-0010-01620-0070	FERRELL JASON	900 SR 78 W
3-15-37-35-0010-01630-0010	KARLA & DEBRA HOLDINGS LLC	PO BOX 1565
3-15-37-35-0010-01630-0030	KARLA & DEBRA HOLDINGS LLC	PO BOX 1565
3-15-37-35-0010-01630-0050	ELI'S TRAILER SALES LLC	907 NW PARK ST
3-15-37-35-0010-01630-0220	DURRANCE CLYDE ROLAND II &	2155 SW 32ND ST
3-15-37-35-0010-01630-0240	ELI'S WESTERN WEAR INC	907 WN PARK STREET
3-15-37-35-0010-01980-0010	LOUIS ARRIGHI LIMITED PARTNERS	20 SUMMITT LN
3-15-37-35-0010-01990-0030	ELI'S WESTERN WEAR INC	907 NW PARK ST
3-15-37-35-0010-02010-0010	ROM IVAN I & NANCY JOINT REV T	145 CERISE CT
3-15-37-35-0010-02010-0030	BYRD JIMMY L SR	PO BOX 2344

ADDRESS 2	CITY	STATE	ZIP
	MIAMI	FL	33143
	PORT ST LUCIE	FL	34953
	OKEECHOBEE	FL	34973-0837
	OKEECHOBEE	FL	34973-1537
	OKEECHOBEE	FL	34972-0296
500 WATER ST J910	JACKSONVILLE	FL	33202
			00000
	OKEECHOBEE	FL	34973-0101
	OKEECHOBEE	FL	34972
601 HERITAGE DR STE 440	JUPITER	FL	33458-2777
601 HERITAGE DR STE 440	JUPITER	FL	33458-2777
	OKEECHOBEE	FL	34972-3413
	MIAMI	FL	33143
	OKEECHOBEE	FL	34972
	OKEECHOBEE	FL	34972
	OKEECHOBEE	FL	34972
	PORT ST LUCIE	FL	34953
	OKEECHOBEE	FL	34974
	OKEECHOBEE	FL	34974
	OKEECHOBEE	FL	34973
	OKEECHOBEE	FL	34973
	OKEECHOBEE	FL	34972-4117
	OKEECHOBEE	FL	34974
	OKEECHOBEE	FL	34972
	NOVATO	CA	94945
	OKEECHOBEE	FL	34972-4117
	DAYTONA BEACH	FL	32124
	OKEECHOBEE	FL	34973-2344

NW 3RD ST

100 FT BUFFER

NW 2ND ST

SUBJECT PARCELS

NW 9TH AVE

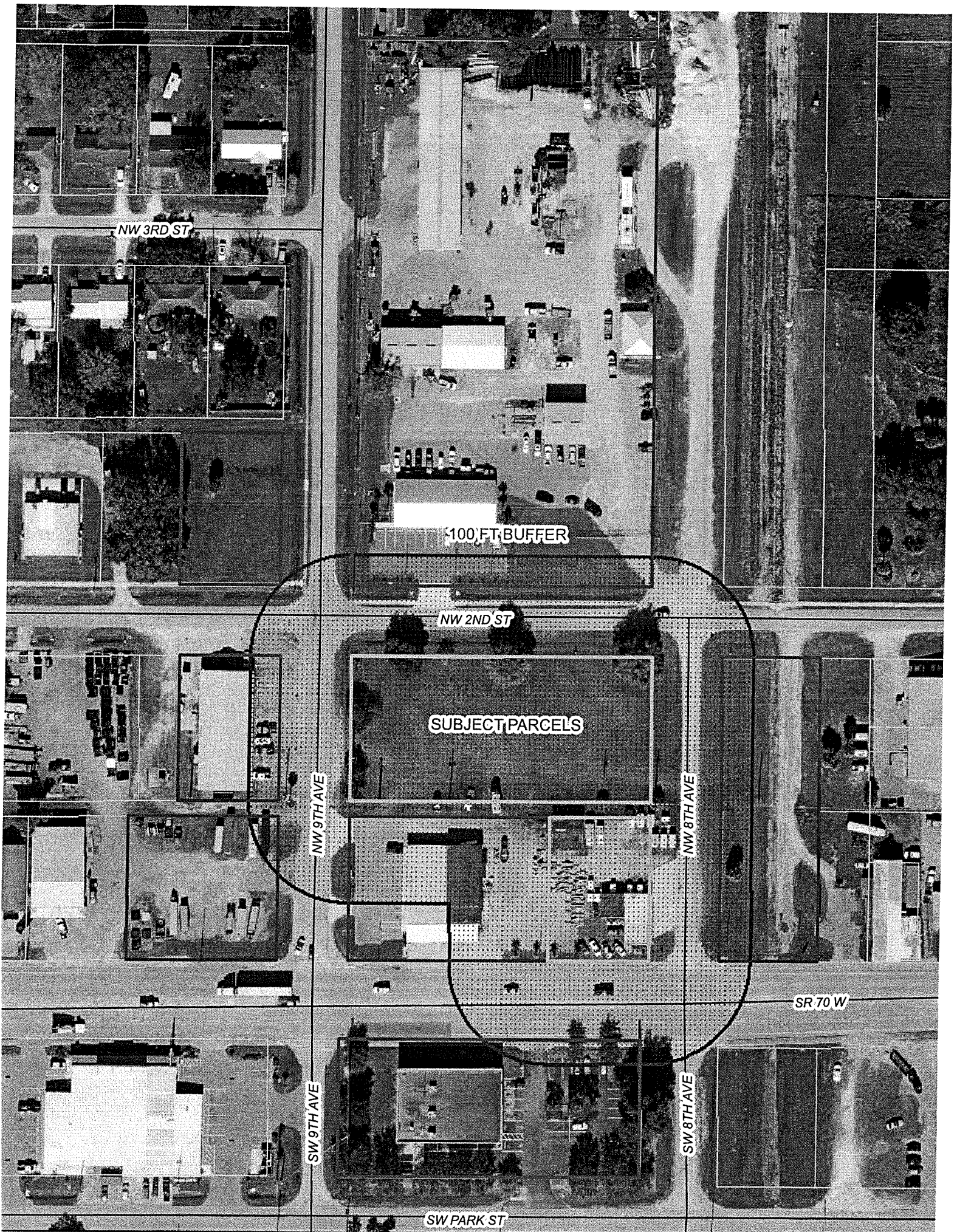
NW 8TH AVE

SR 70 W

SW 9TH AVE

SW 8TH AVE

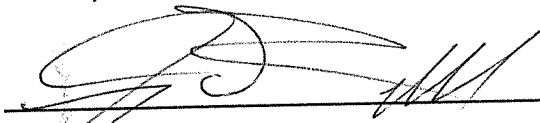
SW PARK ST



**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 April 4, 2022 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 4th day of

April, 2022.

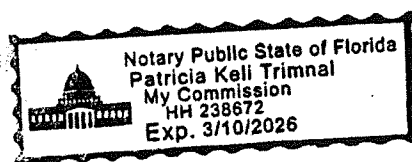

Signature of Applicant

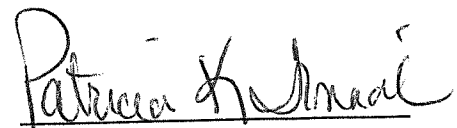
4/4/22
Date

Jason Ferrell
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 4 day of April, 2022, by Jason Ferrell, who is personally known to me or produced _____ as identification.




Notary Public Signature

