

ORDINANCE NO. 1245

AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING TO HEAVY COMMERCIAL (CHV) AND RESIDENTIAL MULTIPLE FAMILY (RMF), PETITION NO. 21-001-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Okeechobee, Florida has adopted Ordinance No. 402 in which a revised Official Zoning Map was adopted for said City; and

WHEREAS, the City has received and reviewed Zoning District Boundary Change Petition No. 21-001-R, submitted by Blue Springs Holdings, LLC, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning certain tracts of land totaling 54.8 acres; 16.8 acres from Holding to CHV and 38.0 acres from Holding to RMF; and

WHEREAS, said petition was reviewed by the City's Planning Consultant who determined, based on initial findings and review, that such petition is inconsistent with the Comprehensive Plan; and

WHEREAS, said petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on October 21, 2021, determined that such petition is inconsistent with the Comprehensive Plan; and

WHEREAS, the City Council hereby finds such rezoning petition to be consistent with the City's Comprehensive Plan and deems it in the best interest of the inhabitants of said City to amend aforesaid revised Zoning Map as hereinafter set forth.

NOW, THEREFORE, be it ordained before the City Council of the City of Okeechobee, Florida; presented at a duly advertised public meeting; and passed by majority vote of the City Council; and properly executed by the Mayor or designee, as Chief Presiding Officer for the City; that:

SECTION 1: LEGAL DESCRIPTION.

The following described land consisting of approximately 54.8 acres, as the subject property, located in the City of Okeechobee, to-wit:

PARCEL: (P1) THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1) A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET;

THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2) A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SECTION 2: ZONING MAP AMENDMENT.

1. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 16.8 acres of the aforementioned subject project be changed from Holding to CHV:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.

2. That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect approximately 38.0 acres of the aforementioned subject project be changed from Holding to RMF:

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

SECTION 3: CONFLICT.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 4: SEVERABILITY.

If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

SECTION 5: EFFECTIVE DATE.

This Ordinance shall become effective immediately after its adoption at the second and final City Council public hearing.

INTRODUCED for First Reading and set for Final Public Hearing on this **16th** day of **November 2021**.

Dowling R. Watford, Jr., Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

PASSED AND ADOPTED after Second and Final Public Hearing this **7th** day of **December 2021**.

Dowling Watford, Mayor

ATTEST:

Lane Gamiotea, CMC, City Clerk

REVIEWED FOR LEGAL SUFFICIENCY:

John J. Fumero, City Attorney



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD AND WORKSHOP MEETING
OCTOBER 21, 2021
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:11 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.

- A. Comprehensive Plan Large Scale Future Land Use Map (FLUM) Amendment Application No. 21-001-LSA from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the Northeast section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending **denial**. He commented originally this application was being considered as a Large Scale FLUM Amendment but recently legislation was changed and the maximum acreage for a Small Scale FLUM Amendment within a Rural Area of Opportunity changed from 20 acres to 100 acres. Therefore, this Application will be handled as a Small Scale FLUM Amendment and processed accordingly.
 - 2. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC, was present. Regarding traffic concerns raised by the Board, Mr. Dobbs commented he doesn't believe State Road 70 will stay as a four-laned road and this proposed project can be phased so they can meet the requirements needed. He has not started any design planning yet although, there are possible other access points that may be able to be used instead of solely Northeast 8th Avenue. He further commented there is someone who owns this property, and they have the right to develop it. The proposed site plan when designed, will still need approval from the Technical Review Committee before any construction can take place.
 - 3. Two emails and one phone call were received and read into the record by Board Secretary Burnette from Ms. Dorothy Harris, 508 Northeast 10th Avenue, Ms. Connie Raynor, 203 Northeast 8th Avenue and Mr. and Mrs. Sal Ventimiglia, 211 Northeast 8th Avenue in which all expressed their concerns against the proposed project. Public comments were offered against the proposed project by Mr. Neil Olmsted, 501 Northeast 8th Avenue, Ms. Marian Brewer, 201 Northeast 8th Avenue, Ms. Jennifer Lynch, 506 Northeast 9th Avenue, Ms. Pedie Dickerhoof, 212 Northeast 8th Avenue, Ms. Amanda Carter, 507 Northeast 9th Avenue, Mr. Bob Brandenburg, 303 Northeast 8th Avenue, and Ms. Dorothy Harris, 508 Northeast 10th Avenue.

V. PUBLIC HEARING ITEM A CONTINUED

87 surrounding property owner notices were mailed, signage was posted on the subject parcel and the application was advertised in the local newspaper.

4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B.** Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:49 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING at 7:49 P.M. AND CONVENED THE WORKSHOP AT 7:52 P.M.

- B.** City Planning Consultant Smith commented given the length of Workshop Item A he would discuss Item B first. He reviewed the Planning Staff Report regarding changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundation for all Zoning Districts. Staff has been made aware of drainage and flooding issues at several properties within the City which seem to have resulted from lot filling and earthmoving practices performed on neighboring parcels. He is wishing to examine potential code changes to prevent these situations from continuing to occur. He proposed the City may wish to remove text in Section 90-79 of the Land Development Regulations which requires a minimum foundation elevation and adopt standards to prevent owners from adding so much fill that it creates flooding for neighbors. In addition, maybe adopting some generalized standards to regulate lot filling and earthmoving.

Discussion ensued among the Board regarding water not draining on another person's property and ways to get rid of the water on one's property. Definity agree that there needs to be some sort of enforcement mechanism so that one cannot simply bring in dirt and build up areas of their property or fill in swales, but they are not sure if the City should require permits for this or not.

VI. WORKSHOP ITEM B CONTINUED

After a lengthy discussion among the Board, the consensus was to have the Planner do more research and bring the item back in another workshop.

- A.** Due to the lateness of the hour, the consensus of the Board was to continue this item to another meeting.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:42 P.M.

- VII.** Chairperson Hoover adjourned the meeting at 8:42 P.M.

Submitted by:

Patty M. Burnette, Secretary

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

DRAFT



Staff Report

Rezoning Request

Prepared for: *The City of Okeechobee*

Applicant: *Blue Spring Holdings, LLC*

Address: *NE 9th Avenue*

Petition No.: *21-001-R*

Request: *Change from Residential Single Family
to Commercial and Residential Multiple
Family*



General Information

Applicant /Owner	Blue Spring Holdings, LLC
Applicant Address	10860 SW 25 th Street Davie, FL 33324
Applicant Email Address	gad4545@gmail.com
Site Address	NE 9 th Avenue
Parcel Identification	2-15-37-35-0A00-00003-0000 and 2-15-37-35-0A00-00002-A000
Contact Person	Steven L. Dobbs
Contact Phone Number	863.824.7644
Contact Email Address	sdobbs@stevedobbsengineering.com
For the legal description of the project or other information regarding this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City’s website prior to the advertised public meeting at https://www.cityofkeechobee.com/agendas.html	

Request

The matter before the Local Planning Agency and City Council is a request to rezone a 54.8 acre parcel. The parcel is currently zoned Holding. The applicant’s request is to change 16.8 acres to Heavy Commercial (CHV) and to change the remaining 38 acres to Residential Multiple Family (RMF). The applicant has submitted a concurrent request for a Future Land Use Map amendment to change the 16.8 acres to Commercial and the remaining 38 acres to Multifamily Residential.

If approved for the Future Land Use Map amendment and this rezoning, the applicant has stated plans to construct a storage facility on the commercial portion and multifamily residential on the remaining area.

Future Land Use, Zoning and Existing Use

	Existing	Proposed
Future Land Use	Single Family Residential	Commercial
Zoning	Holding	Heavy Commercial
Use of Property	Vacant	Storage Facility and Multifamily Housing
Acreage	54.793 acres	54.793 acres

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

North	Future Land Use	Industrial
	Zoning	Industrial
	Existing Use	Vacant
East	Future Land Use	Okeechobee County Urban Residential Mixed Use
	Zoning	Okeechobee County Residential Mixed
	Existing Use	Residential, Commercial and Vacant
South	Future Land Use	Single Family Residential and Commercial
	Zoning	Residential Mobile Home and Heavy Commercial
	Existing Use	Mobile Homes and Vacant
West	Future Land Use	Industrial and Single Family Residential
	Zoning	Industrial and Residential Single Family
	Existing Use	Residential and Vacant

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. The Applicant has provided brief comments to each of the required findings. These are repeated below in Times Roman typeface exactly as provided by the Applicant. Staff has made no attempt to correct typos, grammar, or clarify the Applicant’s comments. Staff comments are shown in this Arial typeface.

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

Applicant Response: “The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial.”

Staff Comment: The City’s Comprehensive Plan provides adopted level of service standards and other policies which ensure the those standards are maintained. The traffic analysis report submitted by the applicant finds that maximum development of the proposed commercial area could generate a volume of vehicle trips that would exceed adopted level of service D for SR-70. We find that the applicant’s requested future land use map change to Commercial is inconsistent with the comprehensive plan requirements and therefore, the request for Heavy Commercial is contrary to the comprehensive plan requirements.

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

Applicant Response: “The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Medium Density Residential is specifically authorized under the proposed zoning district in the Land Development Regulations.”

Staff Comment: City LDC Section 90-192 specifically lists multiple-family dwellings as a permitted use in the RMF district. City LDC Section 90-283 specifically lists enclosed warehouse and storage as a special exception use in the CHV district. If this rezoning is approved, the applicant will also need to request and be approved for a special use exception in order to move forward with stated plans.

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

Applicant Response: “The proposed land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.”

Staff Comment: Staff agrees that multifamily housing is needed within the city and that providing it in this location creates a good transition between disparate surrounding land uses (industrial, commercial, residential). The storage use is also an appropriate use for the proposed location. However, approval of the requested change to CHV would allow a variety of other uses that could create traffic congestion which would have an adverse effect on the public interest.

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

Applicant Response: “The proposed rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.”

Staff Comment: The main compatibility concern is the potential for traffic generation to cause congestion in the surrounding roadway network.

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.*

Applicant Response: “The proposed uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop previously undeveloped land.”

Staff Comment: If the intensity of the commercial use is limited and if a new roadway is constructed on the unimproved public right-of-way of NE 13th Ave from SR-70 to the subject property, then we agree that there should not be any adverse effect on property values, living conditions, or development potential of adjacent property.

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.*

Applicant Response: “The proposed use can be suitably buffered from surrounding uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.”

Staff Comment: The main concern for buffering will be to protect the existing residential manufactured home subdivision which lies in the middle of the subject property, and there is

no reason to doubt that suitable buffering can be provided at time of site plan review.

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

Applicant Response: “The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.”

Staff Comment: The applicant has provided letters from the appropriate service providers of water, wastewater disposal, and public schools which state that there is adequate capacity to accommodate the potential development that could be built if the requested map changes are approved. However, as discussed above, there are unaddressed concerns regarding the potential to overburden SR-70.

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

Applicant Response: “The proposed use will not impact traffic congestion as this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. This project will not adversely affect public safety.”

Staff Comment: The applicant should not expect to route traffic through river run resort via NE 8th Ave. The traffic analysis report submitted by the applicant finds that if the property develops to its maximum potential, including both the proposed commercial and multifamily area, the projected maximum trips generated will require connection to, or construction of, a two-lane collector or arterial roadway to connect to the City/regional roadway network. This will require construction of a roadway along the currently unimproved right-of-way of NE 13th St from SR-70 to the subject parcel. However, this will be determined at time of site plan approval. Drainage of the site will also be addressed at time of site plan review. The close proximity to Taylor Creek provides ample opportunity to improve the stormwater management at the site.

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

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

Staff Comment: No comment.

Recommendation

Based on the staff recommendation for denial of the corresponding Future Land Use Map amendment and based on the foregoing analysis, we find the requested rezoning to be inconsistent with the City's Comprehensive Plan. Therefore, we recommend **denial** of the Applicant's rezoning request.

Submitted by:



Ben Smith, AICP
Sr. Planner

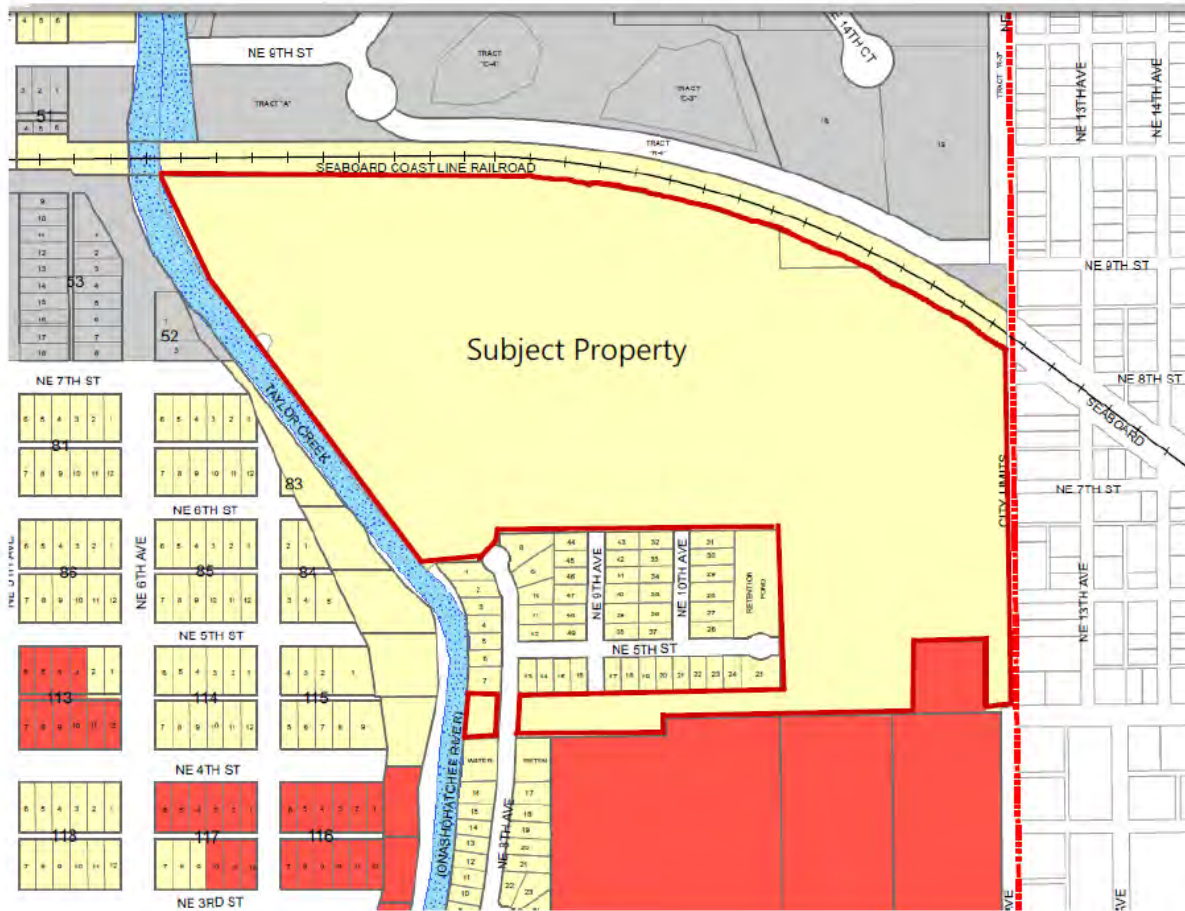
October 11, 2021

Planning Board Public Hearing: October 21, 2021

City Council Public Hearing: (TBD)

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

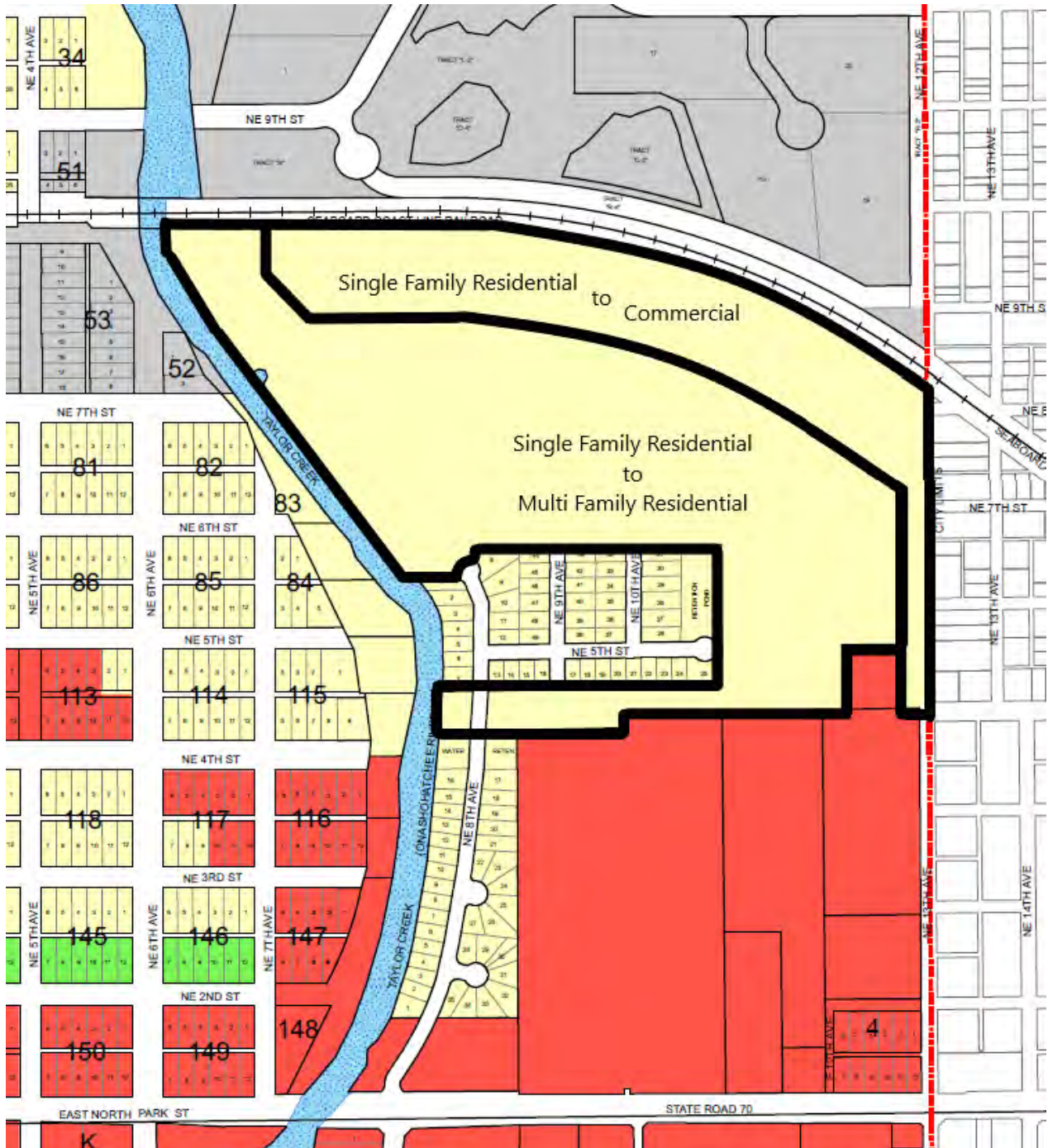
FUTURE LAND USE SUBJECT SITE AND ENVIRONS



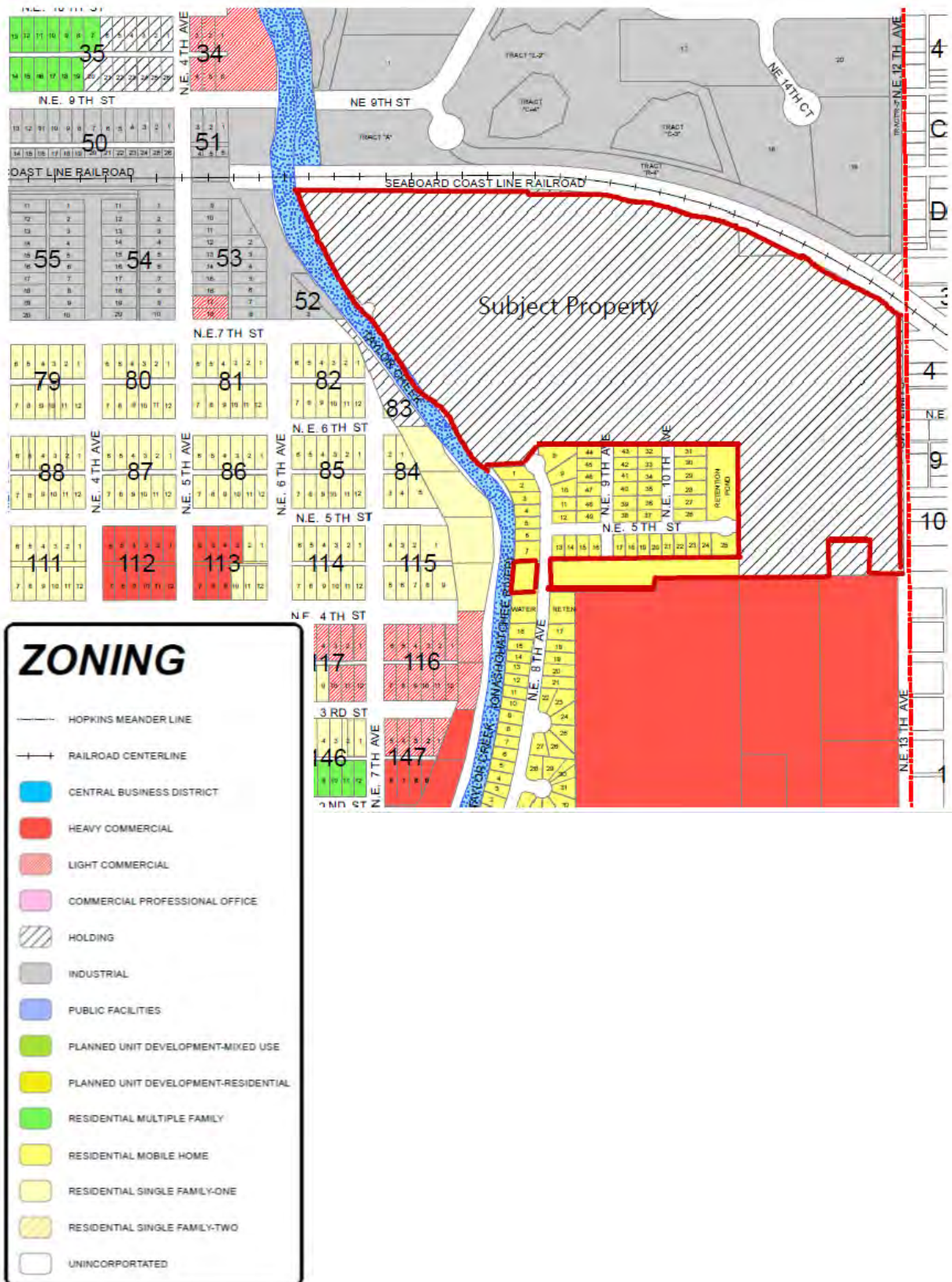
LAND USE CLASSIFICATIONS

- boundary_lines
- lot_line
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES
- ▨ EASEMENT
- city_zoning_parcel_background
- +—+— RAILROAD CENTERLINE
- HOPKINS MEANDER LINE

PROPOSED LAND USE CHANGE



ZONING SUBJECT SITE AND ENVIRONS



AERIAL SUBJECT SITE AND ENVIRONS



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: 9-7-21 3:29PM	Petition No. 21-001-R
		Fee Paid:	Jurisdiction: PB+CC
		1 st Hearing: 10-21-21	2 nd Hearing:
		Publication Dates:	
		Notices Mailed: 10/6/21	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Blue Spring Holding, LLC		
2	Owner mailing address: 10860 SW 25th Street, Davie, FL 33324		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: gad4545@gmail.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-824-7644		
PROPERTY INFORMATION			
7	Property address/directions to property: 500 block of NE 9th Avenue, Okeechobee FL 34972: from the intersection of SR70 and NE 8th Avenue, headed north, proceed to the end of the cul de sac and the property is north of that cul de sac.		
8	Describe current use of property: Agricultural		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. Vacant Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 54.793 Is property in a platted subdivision? No		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: There was a code violation for cleared vegetation, but that has been resolved.		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Industrial East: Single Family Residential South: Commercial/Trailer Park West: Single Family		
14	Existing zoning: Holding Future Land Use classification: Single Family		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (X) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (X) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 2-15-37-35-0A00-00003-0000		


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: 10/29/2019 10-28-2019, 8-31-2020
N/A 21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three property surveys (one no larger than 11x17) containing: a. Certified boundary survey, 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
✓ 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

Gad Reggev

Date

9/7/21

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



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

Detail by Entity Name

Florida Limited Liability Company

BLUE SPRING HOLDINGS LLC

Filing Information

Document Number L16000070519
FEI/EIN Number N/A
Date Filed 04/08/2016
Effective Date 04/08/2016
State FL
Status ACTIVE

Principal Address

10860 SW 25 ST
DAVIE, FL 33324

Mailing Address

10860 SW 25 ST
DAVIE, FL 33324

Registered Agent Name & Address

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

CAPETOWN LLC
10860 SW 25 ST
DAVIE, FL 33324

Annual Reports

Report Year	Filed Date
2019	04/02/2019
2020	02/26/2020
2021	02/11/2021

Document Images

02/11/2021 -- ANNUAL REPORT

[View image in PDF format](#)



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

Detail by Entity Name

Florida Limited Liability Company

CAPE TOWN LLC

Filing Information

Document Number	L12000020182
FEI/EIN Number	45-4674655
Date Filed	02/10/2012
Effective Date	02/09/2012
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	02/20/2012
Event Effective Date	NONE

Principal Address

10860 SW 25 STREET
DAVIE, FL 33324

Mailing Address

10860 SW 25 STREET
DAVIE, FL 33324

Registered Agent Name & Address

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324

Name Changed: 04/21/2013

Address Changed: 04/21/2013

Authorized Person(s) Detail

Name & Address

Title MGRM

REGGEV, ROY
10860 SW 25 STREET
DAVIE, FL 33324

Title mgr

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L16000070519

Entity Name: BLUE SPRING HOLDINGS LLC

Current Principal Place of Business:

10860 SW 25 ST
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 ST
DAVIE, FL 33324 US

FEI Number: NOT APPLICABLE

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CAPETOWN LLC
10860 25 ST
DAVIE, FL 33324 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGR
Name CAPETOWN LLC
Address 10860 SW 25 ST
City-State-Zip: DAVIE FL 33324

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date

2021 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L12000020182

Entity Name: CAPE TOWN LLC

Current Principal Place of Business:

10860 SW 25 STREET
DAVIE, FL 33324

Current Mailing Address:

10860 SW 25 STREET
DAVIE, FL 33324 US

FEI Number: 45-4674655

Name and Address of Current Registered Agent:

REGGEV, GAD
10860 SW 25 STREET
DAVIE, FL 33324 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: GAD REGGEV

02/11/2021

Electronic Signature of Registered Agent

Date

Authorized Person(s) Detail :

Title MGRM
Name REGGEV, ROY
Address 10860 SW 25 STREET
City-State-Zip: DAVIE FL 33324

Title MGR
Name REGGEV, GAD
Address 10860 SW 25 STREET
City-State-Zip: DAVIE FL 33324

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ROY REGGEV

MGR

02/11/2021

Electronic Signature of Signing Authorized Person(s) Detail

Date



Record and Return to:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

This instrument prepared by:
Matthew B. Wealcatch, Esq.
4000 Hollywood Blvd., Suite #725-S
Hollywood, FL 33021

Property Appraisers Parcel
Identification (Folio) Number(s):
No. 2-15-37-35-0A00-00002-A000

WARRANTY DEED

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, and all pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural wherever the context so admits or requires.)

THIS INDENTURE, made this 31 day of August, 2020, **BETWEEN, Robert Lee Dennis, Individually, a single man and Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise, Daniel L. Brumley, a married man, Angela Jewett, a married woman, and Rebecca Brumley Hampton, a married woman**, whose post office address is 1590 SW 28 ST., OKEECHOBEE, FL 34974 (collectively party of the first part and/or Grantor), to **BLUE SPRING HOLDINGS LLC, a Florida limited liability company**, whose post office address is 10860 SW 25 ST., DAVIE, FL 33324 (party of the second part).

WITNESSETH, That the said party of the first part, in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, its heirs, successors, and assigns forever, the following described land, situate, and being in the County of Broward, State of Florida, to-wit:

The West 1/2 of the SE 1/4 of the SW 1/4 of the NE 1/4, lying South of the railroad, Section 15, Township 37 South, Range 35 West, Okeechobee County, Florida, Less that portion thereof previously sold to Fred and Carol Walker.

SUBJECT TO:

1. Taxes for the year 2020 and subsequent years, not yet due and payable.
2. Easements, Dedications, Limitations, etc. of record, and zoning ordinances, without, however, reimposing the same.

**** Grantors hereby warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantors' residence and homestead address are:**

Robert Lee Dennis: 1590 SW 28th Street, Okeechobee, Florida 34974

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

IN WITNESS WHEREOF, The said party of the first part has hereunto set its hand and seal the day and year first above written.

[WITNESSES, SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON FOLLOWING PAGES]

Signed, sealed and delivered
in the presence of:

Julia Scott
Print Name: Julia Scott
Witness #1

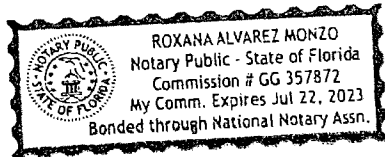
By: Robert Lee Dennis
Print Name: **Robert Lee Dennis, Individually
and as Personal Representative of the Estate of
Freida Wise-Dennis formerly known as Freida
Wise**

Amberlee Crummins
Print Name: Amberlee Crummins
Witness #2

STATE OF FLORIDA

COUNTY OF Okaloosa

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2 day of Sept, 2020 by **Robert Lee Dennis, Individually and as Personal Representative of the Estate of Freida Wise-Dennis formerly known as Freida Wise**.



Roxana Alvarez Monzo
NOTARY PUBLIC, State of Florida
Print Name: Roxana Alvarez
My Commission Expires: July 22 2023

____ Personally Known OR Produced Identification

Type of Identification Produced: FL Driver License
D920-772-41-015-0

Signed, sealed and delivered
in the presence of:

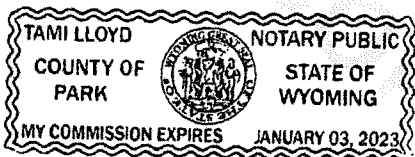
Natalie Giacometto
Print Name: Natalie Giacometto
Witness #1

Celena Shaffer
Print Name: Celena Shaffer
Witness #2

Daniel L. Brumley
By: DANIEL L. BRUMLEY
Print Name: **Daniel L. Brumley**

STATE OF WY
COUNTY OF Park

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21 day of Aug, 2020 by **Daniel L. Brumley**.



Tami Lloyd
NOTARY PUBLIC, State of WY
Print Name: Tami Lloyd
My Commission Expires: 1/3/23

____ Personally Known OR Produced Identification
Type of Identification Produced: WY DL 109348-144

Signed, sealed and delivered
in the presence of:

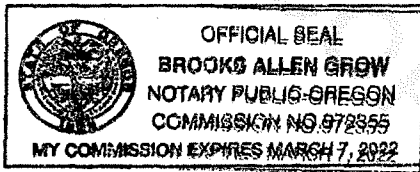
Crystal Eide
Print Name: Crystal Eide
Witness #1

Susan D Corp
Print Name: Susan D Corp
Witness #2

By: Angela Jewett
Print Name: Angela Jewett

STATE OF Oregon
COUNTY OF Clackamas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 02 day of September, 2020 by Angela Jewett.



Brooks Allen Grow
NOTARY PUBLIC, State of Oregon
Print Name: Brooks Allen Grow
My Commission Expires: March 7, 2022

 Personally Known OR Produced Identification
Type of Identification Produced: Oregon Driver's License

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Bruce R. Abernethy, Jr.
Witness #1

[Signature]
Print Name: Jane L. Brock
Witness #2

By: [Signature]
Print Name: **Rebecca Brumley Hampton**

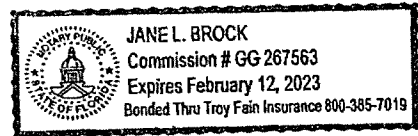
STATE OF Florida

COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of August, 2020 by **Rebecca Brumley Hampton**.

[Signature]
NOTARY PUBLIC, State of _____
Print Name: _____
My Commission Expires: _____

_____ Personally Known OR Produced Identification
Type of Identification Produced: Driver's License





This Instrument Prepared By:
TOM W. CONELY, III
CONELY & CONELY, P.A.
Post Office Drawer 1367
Okeechobee, FL 34973-1367

Property Appraiser's Parcel ID#:
2-15-37-35-0A00-00003-0000

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made and entered into this 28th day of October, 2019, between CONSUELO PATRICIA ORDONEZ TURRIAGO, as the duly qualified and acting Personal Representative of the Estate of JAVIER E. ORDONEZ, deceased, First Party, and BLUE SPRINGS HOLDING, LLC, a Florida limited liability company, whose address is 10860 SW 25th Street, Davie, FL 33324, Second Party.

WITNESSETH: That the said First Party, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to her in hand paid by the said Second Party, the receipt of which is hereby acknowledged, does hereby grant, convey, bargain, and sell to the said Second Party and its successors and assigns forever, all right, title and interest of the First Party in that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in Okeechobee County, Florida, to-wit:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2

OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD, the premises herein granted unto Second Party, the heirs or successors and assigns of Second Party forever

First Party warrants and covenants that:


1. First Party has not done or suffered anything whereby the premises have been incumbered in any way whatsoever, except as aforesaid, and

2. The real property described herein was not the homestead of the decedent; that the decedent resided at 20020 NW 80th Drive, Okeechobee, FL 34972 (Parcel No. 1-12-36-33-0010-00000-01110) when he died.

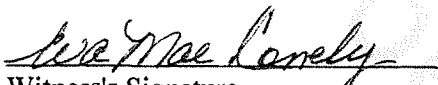
THIS DEED is executed and delivered pursuant to authority vested in said Personal Representative by virtue of the Order Authorizing Sale of Real Property, filed in that certain Probate Proceeding in the Circuit Court for Okeechobee County, Florida, entitled "In Re: Estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, and being Probate No. 2016-CP-51 in the files of said Court.

IN WITNESS WHEREOF, the said First Party as personal representative of the estate of the decedent, has hereunto set her hand and seal the day and year first above written.

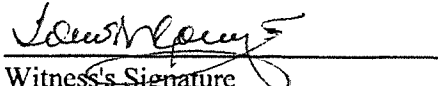
Signed, sealed and delivered
in the presence of:



CONSUELO PATRICIA ORDONEZ
TURRIAGO
Calle 41 #21-34
Bogata, Columbia




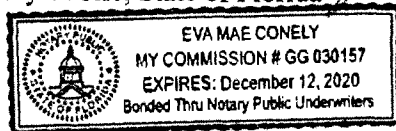
Witness's Signature
EVA MAE CONELY
Witness's name printed



Witness's Signature
TOM W. CONELY, III
Witness's name printed

**STATE OF FLORIDA
COUNTY OF OKEECHOBEE**

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.


Notary Public, State of Florida



This Instrument Prepared By:
Tom W. Conely, III
Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973-1367

Property Appraiser's Property ID#
2-15-37-35-0A00-00003-0000

IN THE CIRCUIT COURT FOR
OKEECHOBEE COUNTY,
FLORIDA.

PROBATE DIVISION

CASE NO. 2016-CP-51

In re:
Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ,
Deceased.

**PERSONAL REPRESENTATIVE'S RELEASE
OF REAL PROPERTY**

The undersigned, CONSUELO PATRICIA ORDONEZ TURRIAGO, whose address is Calle 41 #21-34, Bogata, Columbia, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, hereby acknowledges that title to the real property located in Okeechobee County, Florida, owned by the decedent at the time of death, described as follows:

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL:

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING. THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 0°20'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

Property Appraiser's Parcel Identification Number 2-15-37-35-0A00-00003-0000 (the "Property"), has been sold, transferred and conveyed by the Personal Representative to Blue Springs Holdings, LLC, a Florida limited liability company, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in Blue Springs Holdings, LLC, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of decedent has executed this instrument on October 28, 2019.

Executed in the presence of:

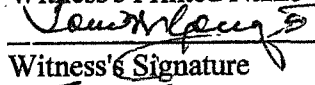


CONSUELO PATRICIA ORDONEZ
TURRIAGO
Personal Representative of the Estate of
JAVIER EDUARDO ORDONEZ GARAY,
a/k/a JAVIER E. ORDONEZ, deceased
Calle 41 #21-34, Bogata Columbia



Witness's Signature
EVA MAE CONELY

Witness's Printed Name

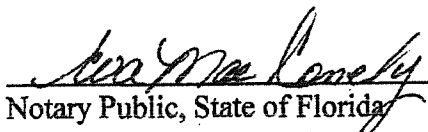


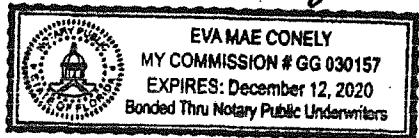
Witness's Signature
TOM W. CONELY, III

Witness's Printed Name

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me on October 28, 2019, by CONSUELO PATRICIA ORDONEZ TURRIAGO, as personal representative of the estate of JAVIER EDUARDO ORDONEZ GARAY, a/k/a JAVIER E. ORDONEZ, deceased, who has produced a passport as proof of identity.


Notary Public, State of Florida



Blue Spring Holdings, LLC

Responses to Standards for Considering Changes in Zoning

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

The proposed request is not contrary to the Comprehensive plan requirements and is currently zoned Holding and the surrounding properties are zoned Residential Mobile Home, Single Family, Commercial and Industrial.

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

The proposed Household Storage Facility on Heavy Commercial zoned land (requiring a special exception) and a Multi-Family community on land zoned Residential Multiple Family 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 land use change would be a logical extension of River Run resort and should have a positive impact on the public interest to develop land that has access to all utilities and roads and bring the land value up as a developed parcel instead of undeveloped. Multi-Family residences will provide workforce, affordable housing in a master planned community that should benefit the public interest, while the Household Storage component serves to meet the needs of the community and local residents.

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 rezoning to Commercial and Residential will allow appropriate uses and is compatible with the surrounding land use patterns and should not create a detriment to the future growth of this area.

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 uses should positively impact property values, living conditions and be an improvement to the adjacent property and develop 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 uses to the east, west, southeast, and north. Adequate setbacks and landscape buffers will reduce any negative influence of multi-family residences, while the storage facility is sited along the northern edge adjacent to existing railroad tracks and away from existing surrounding uses.

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

The proposed uses and impacts to services should not overburden public facilities and will be addressed in project review. Adequate public services and utilities exist for the proposed multi-family community and storage facility. Recreational improvements and amenities are proposed within the planned community to offset the impacts to local public facilities. School impacts from future school aged children will be addressed appropriately. The potential development impacts will be within the scope of local review and conditions of approval for the proposed project.

- 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 this parcel was previously planned to access through River Run Resort along NE 8th Avenue, and when including a secondary access along the currently undeveloped NE 13th Avenue ROW, this should provide adequate access to this project. A separate access ROW to the storage facility is proposed along the eastern property line. There is an existing ditch to the south of this project that drains directly to Taylor Creek that discharges directly into the Rim Canal adjacent to Lake Okeechobee. 5 acres of on-site water management lakes will provide adequate storage for all impervious areas within the development. 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.

Blue Spring Holdings, LLC

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

Blue Spring Holding, LLC, has purchase this parcel that is approximately 54.8 acres located in Section 15, Township 37S, and Range 35E. The property's parcel ID is 2-15-37-35-0A00-00003-0000. It is currently located in the City of Okeechobee with a current zoning of Holding.

The primary intent of rezoning this parcel is to change the zoning of 16.8 acres to Heavy Commercial (CHV) and 38 acres to Residential Multiple-Family (RMF). The proposed zoning is generally consistent with adjacent lands at this location surrounded by a Residential Mobile Home subdivision to the southwest, single family homes to the east and west and commercial to the southeast and industrial to the north. This dual use zoning will allow a multi-family residential community and household storage facility to compliment the existing pattern of uses.

This application is for the City to grant a zoning on this parcel from the existing Holding to 16.8 acres of Heavy Commercial and 38 acres of Residential Multiple-Family. There is currently once access off NE 8th Avenue through River Run Resort and a proposed second access off NE 13th Avenue, a currently undeveloped City ROW or to the east off undeveloped ROWs on NE 5th or 6th Streets.

Blue Spring Holdings, LLC requests that the Planning Board recommend to the City Council to grant the request to rezone this parcel of land to Heavy Commercial and Residential Multiple Family.

LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

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AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN N 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES

TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING,

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
✓ 1-15-37-35-0030-00040-0010	OKEECHOBEE COUNTY	✓ 304 NW 2ND STREET		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00020-0010	NEAL VINELLE J	✓ PO BOX 921		OKEECHOBEE	FL	34973-0921
- 1-15-37-35-0040-00020-0060	BRADY LASHONDA DINSE	✓ 29060 SW 160TH AVE		HOMESTEAD	FL	33033-2330
✓ 1-15-37-35-0040-00020-0090	SINGH RITA	✓ 133-43 128TH STREET		SOUTH OZONE PARK	NY	11420
✓ 1-15-37-35-0040-00020-0110	GARLAND JAMES	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
1-15-37-35-0040-00020-0120	GARLAND JAMES	✓ 14997 BRAHMA RD		POLK CITY	FL	33868
✓ 1-15-37-35-0040-00030-0010	BYRD DEMOND	✓ 609 NW 15TH ST		OKEECHOBEE	FL	34972-4358
✓ 1-15-37-35-0040-00030-0050	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00030-0060	GIVENS ARNETTA	✓ 1996 NICKLAUS DRIVE		TALLAHASSEE	FL	32301
✓ 1-15-37-35-0040-00030-0070	COPE WILLIE FRED	✓ 1178 GREAT GLEN WAY		LAWRENCEVILLE	GA	30045-9103
✓ 1-15-37-35-0040-00030-0080	OKEECHOBEE COUNTY	✓ VACANT NE 13TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00040-0010	ARROYO-SANCHEZ PEDRO L	✓ 511 NW 20TH LN		OKEECHOBEE	FL	34972-4300
✓ 1-15-37-35-0040-00040-0030	KEARNEY THOMAS	✓ 2111 NW 28TH AVE		FT. LAUDERDALE	FL	33311
✓ 1-15-37-35-0040-00040-0040	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00040-0050	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0020	CESG LLC	✓ 636 NE 101ST ST		MIAMI SHORES	FL	33138-2427
✓ 1-15-37-35-0040-00050-0040	OKEECHOBEE COUNTY	✓ 304 NW SECONO STREET ROOM 106		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00050-0050	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00050-0060	WHITE TODDRICK J	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
1-15-37-35-0040-00080-0020	NEAL EDDIE JAMES JR	✓ 1224 NE 16TH AVENUE		OKEECHOBEE	FL	34972
1-15-37-35-0040-00080-0090	LOUIS TODD M	✓ 2002 SHERMAN AVE		PALATKA	FL	32177-5839
✓ 1-15-37-35-0040-00080-0120	THOMAS JOAN COLTON	✓ PO BOX 3338		LAKELAND	FL	33802-3338
✓ 1-15-37-35-0040-00090-0060	AITKEN BYRON S	✓ 3706 GREENWOOD AVE		WEST PALM BEACH	FL	33407
✓ 1-15-37-35-0040-00090-0070	JMTL ENTERPRISES LLC	✓ 3775 US 1 SOUTH		ST AUGUSTINE	FL	32086-7100
✓ 1-15-37-35-0040-00090-0080	MCQUEEN MABLE (ESTATE)	✓ PO BOX 3048		OKEECHOBEE	FL	34973
✓ 1-15-37-35-0040-00090-0100	WELLS ANGELO R	✓ 954 SE 38TH AVE		OKEECHOBEE	FL	34974
✓ 1-15-37-35-0040-00100-0010	JOHNSON JOHNNY	✓ 10345 SW 149TH TERR		MIAMI	FL	33716
✓ 1-15-37-35-0040-00100-0020	ALLEN LYNNELL (ESTATE)	✓ 531 NE 13TH AVENUE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00100-0030	WHITE JOHN JR	✓ 519 NE 13TH AVE		OKEECHOBEE	FL	34972-3171
✓ 1-15-37-35-0040-00100-0050	HOWARD ELLIS GROUP LLC	✓ 4301 NW 35TH AVE		FORT LAUDERDALE	FL	33309-4123
✓ 1-15-37-35-0040-00100-0060	BARRETT ELVIS ALONSO	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 1-15-37-35-0040-00110-0020	JOHNSON CANDACE	✓ 480 NE 13TH AVE		OKEECHOBEE	FL	34972
- 1-15-37-35-0040-00110-0060	RILEY JULIUS LAROSE JR	✓ 6559 BROOKSHIRE ST		FAYETTEVILLE	NC	28314-5115
✓ 1-15-37-35-0040-00110-0090	HOUZE VANESSA	✓ 1290 NE 11TH ST		OKEECHOBEE	FL	34972-3035
✓ 1-15-37-35-0070-0000D-0200	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
✓ 1-15-37-35-0070-0000D-0230	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
1-15-37-35-0070-0000D-0240	ARDLEY LAMAR	✓ 1641 BLUE JAY CIR		WESTON	FL	33327-2009
2-15-37-35-0A00-00003-A000	BE A MAN BUY LAND LLC	✓ 4260 SE FEDERAL HWY		STUART	FL	34997-4937
✓ 2-15-37-35-0A00-00003-B000	BUTLER SYLVESTER	✓ 1873 NE 3RD STREET		OKEECHOBEE	FL	34972
✓ 2-15-37-35-0A00-00007-0000	RACETRAC PETROLEUM INC	✓ 200 GALLERIA PKWY SE STE 900		ATLANTA	GA	30339-5945
✓ 2-15-37-35-0A00-00009-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
2-15-37-35-0A00-00011-0000	GRIGSBY WILLIAM R JR	✓ 10282 PAYNE RD		SEBRING	FL	33875-9457
✓ 3-15-37-35-0010-00010-001A	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001D	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00010-001F	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00010-001I	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
3-15-37-35-0010-00010-001J	ANITA'S RENTAL PROPERTIES INC	✓ 701 NE 3RD ST		OKEECHOBEE	FL	34972-4576
✓ 3-15-37-35-0010-00010-001L	MASON WILLIAM H	✓ 1032 SW 20TH AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-0010-00510-0010	IVANS PROPERTIES LLC	✓ 542 NW 36TH TER		OKEECHOBEE	FL	34972-2202
✓ 3-15-37-35-0010-00530-0010	DIAMOND R FERTILIZER CO INC	✓ 4100 GLADES ROAD		FT PIERCE	FL	34981
✓ 3-15-37-35-0010-00820-0030	WATFORD DOWLING R REV TRUST	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972
✓ 3-15-37-35-0010-00820-0070	LAROSE JACQUES S	✓ 605 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00820-0110	ROBINSON DAWN	✓ 649 NE 6TH ST		OKEECHOBEE	FL	34972-2671
✓ 3-15-37-35-0010-00840-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-00840-0030	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0010	WATFORD MARTHA B	✓ 2706 NE 6TH CT		OKEECHOBEE	FL	34972-3354
3-15-37-35-0010-01150-0080	GRIFFIS CHARLES J	✓ 701 NE 4TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-01160-0010	LIGHTSEY RICK A	✓ 502 NE 6TH AVE		OKEECHOBEE	FL	34972
NO 3-15-37-35-0020-00000-00A0	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
✓ 3-15-37-35-0020-00000-0180	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0190	TRC INVESTMENTS LLC	✓ 1132 NE 12TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0020-00000-0C30	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0C40	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-0020-00000-0L20	CITY OF OKEECHOBEE	✓ 55 SE 3RD AVENUE		OKEECHOBEE	FL	34974-2903
3-15-37-35-021A-00000-00E0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-00W0	RIVER RUN RESORT HOA	UNKNOWN				
3-15-37-35-021A-00000-0130	VENTIMIGLIA SALVATORE	✓ 222 SE PARADISE PL		STUART	FL	34997-7320
3-15-37-35-021A-00000-0140	BARRETT ELVIS A	✓ 208 NE 17TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0150	WALDRON BETTY M	✓ 301 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0160	BRANDENBURG ROBERT A	✓ 303 NE 8TH AVE		OKEECHOBEE	FL	34972-4513
✓ 3-15-37-35-021A-00000-0170	MINTON FREDDIE L	✓ 302 NE 8TH AVENUE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021A-00000-0180	ARRIAGA FERMIN	✓ 2302 SW 3RD AVE		OKEECHOBEE	FL	34974
✓ 3-15-37-35-021A-00000-0190	DICKERHOOF PEDIE DUKE	✓ 212 NE 8TH AVE		OKEECHOBEE	FL	34972-4504
✓ 3-15-37-35-021B-00000-0010	OLMSTED NEIL I	✓ 501 NE 8TH AVE		OKEECHOBEE	FL	34972
✓ 3-15-37-35-021B-00000-0030	FORLIFER RICHARD G	✓ 407 NE 8TH AVENUE		OKEECHOBEE	FL	34972

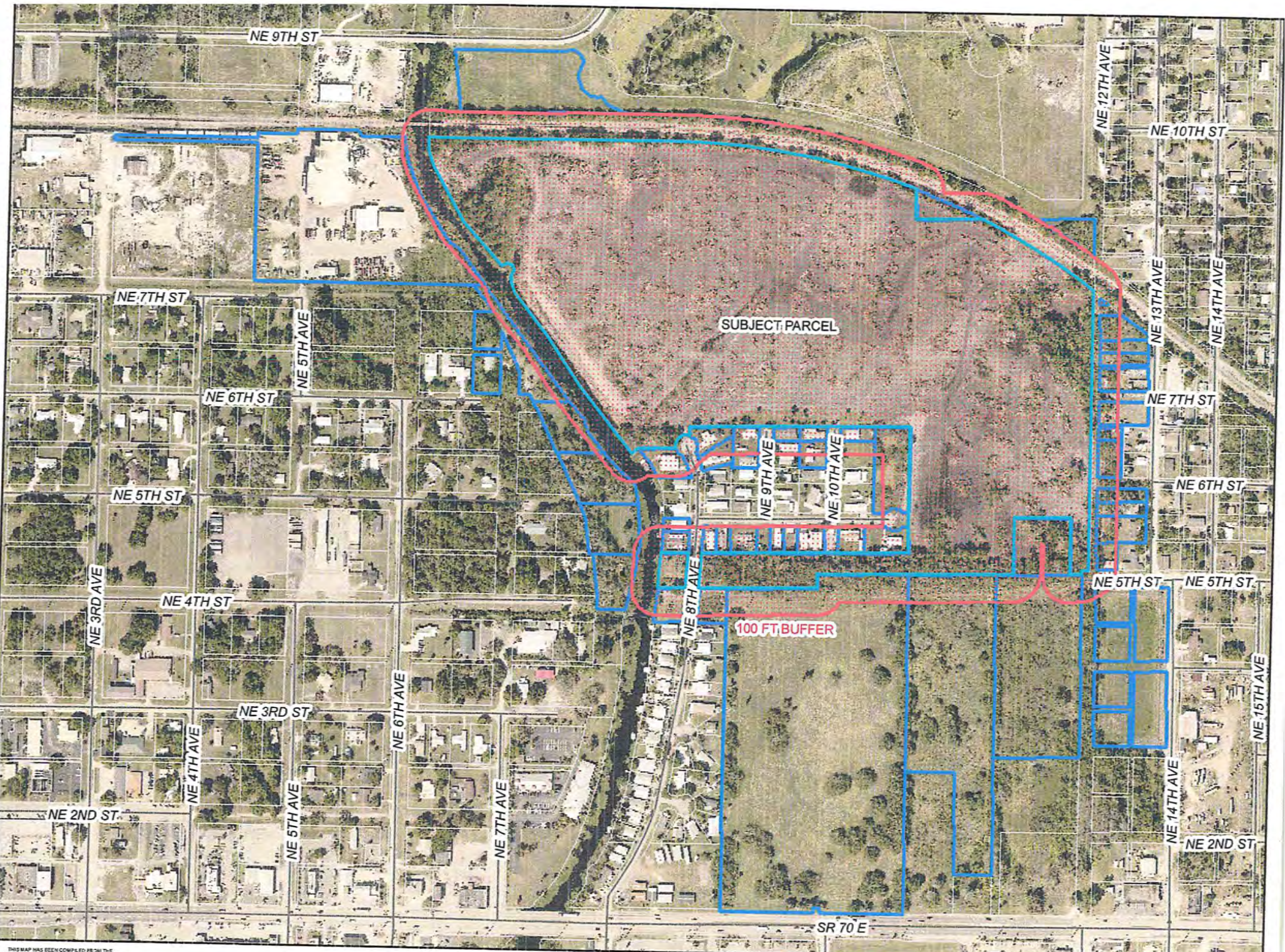
3-15-37-35-021B-00000-0040	FORLIFER RICHARD G	407 NE 8TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0050	HELMS ROSEMARY A	BOX 54	SAINT GEORGE	KS	66535	
✓ 3-15-37-35-021B-00000-0060	MASTALER TERRELL	✓ 401 NE 8TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0070	MOSHIER ROBERT R	✓ 309 NE 8TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0080	LALLY MICHAEL D	✓ 6650 3RD PL SW	VERO BEACH	FL	32968-3179	
✓ 3-15-37-35-021B-00000-0090	BECK DEBRA	✓ 508 NE 8TH AVE	OKEECHOBEE	FL	34972-4512	
✓ 3-15-37-35-021B-00000-00A0	RIVER RUN RESORT HOA	UNKNOWN				
✓ 3-15-37-35-021B-00000-0100	CANCINO MARIA D	✓ 408 NE 8TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0110	MURPHY ANTHONY	✓ 406 NE 8TH AVE	OKEECHOBEE	FL	34972-4509	
✓ 3-15-37-35-021B-00000-0120	MERRY CHARLIE T JR	✓ 404 NE 8TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0130	CANCINO MARIA ELENA	✓ 310 NE 8TH AVE	OKEECHOBEE	FL	34972-4514	
✓ 3-15-37-35-021B-00000-0140	PHILLIPS RACHELLE D	112 WINDING HOLLOW CV	GEORGETOWN	TX	78628	
✓ 3-15-37-35-021B-00000-0150	THOMAS TIMOTHY LEE	✓ 809 NE 5TH STREET	OKEECHOBEE	FL	34972-2	
✓ 3-15-37-35-021B-00000-0170	BOOTH JUDY ANN	✓ 903 NE 5TH ST	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0180	LAKE SIDE FARMS LLC	✓ 19537 LAKE RD	ROCKY RIVER	OH	44116-1858	
✓ 3-15-37-35-021B-00000-0190	NAVE MICHAEL	✓ 2304 NORTHGATE BLVD	AUBURN	IN	46706-1015	
✓ 3-15-37-35-021B-00000-0210	NEAL LAVON BOWMAN	✓ 1001 NE 5TH STREET	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0220	HOUSER LARRY D	✓ 2190 SE 25TH DR	OKEECHOBEE	FL	34974-6475	
✓ 3-15-37-35-021B-00000-0240	GORBY JAMES L	✓ 1009 NE 5TH STREET	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0260	SCHOONMAKER DENNIS D	✓ P O BOX 2141	OKEECHOBEE	FL	34973	
✓ 3-15-37-35-021B-00000-0280	MURRAY KENNETH	✓ 502 NE 10TH AVENUE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0290	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056	
3-15-37-35-021B-00000-0300	VERANO TAMMY L	✓ PO BOX 2056	OKEECHOBEE	FL	34973-2056	
✓ 3-15-37-35-021B-00000-0310	HARRIS DOROTHY	✓ 508 NE 10TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0320	BAULDIE PRISCILLA T	✓ 507 NE 10TH AVE	OKEECHOBEE	FL	34972-4516	
✓ 3-15-37-35-021B-00000-0330	SEGARRA JEFFREY D	✓ 503 NE 10TH AVE	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0350	VIEYRA-ROSALES REBECA ARANA	✓ 501 NE 10TH AVE	OKEECHOBEE	FL	34972-4516	
✓ 3-15-37-35-021B-00000-0360	MILLER PATRICIA A	✓ 509 NE 10TH AVE	OKEECHOBEE	FL	34972-4523	
✓ 3-15-37-35-021B-00000-0380	JOHNSON TONY R	✓ 486 TEAYS LN	HURRICANE	WV	25526	
✓ 3-15-37-35-021B-00000-0400	WATSON ALEXIS, MINOR	✓ C/O VICKI DOLCE, CUSTODIAN	2761 NW 63RD TER	OKEECHOBEE	FL	34972-9741
✓ 3-15-37-35-021B-00000-0410	GARCIA OFELIA	✓ 500 NW 17TH ST	OKEECHOBEE	FL	34972	
✓ 3-15-37-35-021B-00000-0420	KANE STEPHEN PAUL (DEC)	✓ 1437 CHOBEE ST	OKEECHOBEE	FL	34974	
✓ 3-15-37-35-021B-00000-0430	LYNCH PAUL F III	✓ 506 NE 9TH AVE	OKEECHOBEE	FL	34972-4511	
✓ 3-15-37-35-021B-00000-0440	CARTER MICHAEL	✓ 507 NE 9TH AVE	OKEECHOBEE	FL	34972-4511	
✓ 3-15-37-35-021B-00000-0460	WHITE BRANDI ANN	✓ 503 NE 9TH AVE	OKEECHOBEE	FL	34972-4511	
✓ 3-15-37-35-021B-00000-0470	WHITE TROY D	✓ 7866 US HIGHWAY 441 SE	OKEECHOBEE	FL	34974-9537	
✓ 3-15-37-35-021B-00000-0480	JOHNSON RICKIE G	✓ 33137 CERCELIA RD	DADE CITY	FL	33523	
✓ 3-15-37-35-021B-00000-0490	MURDORF MABEL SILLS	✓ 891 NE 5TH ST	OKEECHOBEE	FL	34972-4519	

See below

3-15-37-35-021B-00000-

0420

-owner - Mark C
Grimage
-same address



SUBJECT PARCEL

100 FT. BUFFER

SR 70 E

THIS MAP HAS BEEN COMPILED FROM THE MOST AUTHENTIC INFORMATION AVAILABLE AND OKEECHOBEE COUNTY PROPERTY APPRAISERS OFFICE DOES NOT ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS CONTAINED HEREON

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



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 August 27, 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 7th day of

September, 2021

Signature of Applicant

9/7/21

Date

Gad Reggev

Name of Applicant (printed or typed)

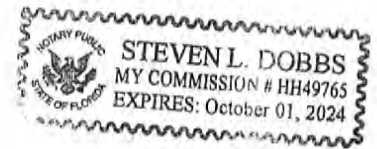
State of Florida

County of Okeechobee

Sworn to and subscribed before me this 7th day of September 2021 Personally known to me or produced _____ as identification and did not take an oath.

Notary Public, State of Florida

Seal:



LEGAL DESCRIPTION EXHIBIT

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

SECTION BREAKDOWN & PARENT PARCEL: SECTION 15; TOWNSHIP 37 SOUTH; RANGE 35 EAST (SCALE: 1 INCH = 500 FEET)

LEGEND:

C/L	CENTERLINE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
O.R.F.	OFFICIAL RECORD FILE
P.B.	PLAT BOOK
S.R.	STATE ROAD
W/	WITH
(C)	CALCULATED
(F)	FIELD
(P)	PLAT
(D)	DEED
L&E1	LESS & EXCEPT 1
L&E2	LESS & EXCEPT 2
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P1	PARCEL 1
R	RADIUS
Δ	DELTA
L	LENGTH
S	SECTION
T	TOWNSHIP
R	RANGE
P.P.1	PROPOSED PARCEL 1
P.P.2	PROPOSED PARCEL 2

PROPOSED LEGAL DESCRIPTION:

PROPOSED PARCEL 1 (RESIDENTIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15 AND THE POINT OF BEGINNING; THENCE SOUTH 89°21'12" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 250.69 FEET TO THE EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE NORTH 03°39'44" EAST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 80.23 FEET TO THE SOUTHWEST CORNER OF RIVER RUN RESORT PLAT, SAID PLAT BEING RECORDED IN PLAT BOOK 6 AT PAGE 33, OF SAID PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THE FOLLOWING SIX COURSES ARE ALONG THE RIVER RUN RESORT BOUNDARY:

- 1) THENCE NORTH 89°21'12" EAST, A DISTANCE OF 245.23 FEET TO SAID WEST LINE OF THE EAST HALF OF SECTION 15;
- 2) THENCE NORTH 89°20'32" EAST, A DISTANCE OF 673.22 FEET;
- 3) THENCE NORTH 00°15'42" WEST, A DISTANCE OF 465.85 FEET;
- 4) THENCE SOUTH 89°21'31" WEST, A DISTANCE OF 872.67 FEET;
- 5) THENCE SOUTH 00°16'50" EAST, A DISTANCE OF 79.38 FEET;
- 6) THENCE SOUTH 89°18'01" WEST, A DISTANCE OF 136.19 FEET TO SAID EAST RIGHT-OF-WAY OF TAYLOR CREEK'S IMPROVED CHANNEL;

THENCE NORTH 37°55'09" WEST ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1201.62 FEET TO THE BEGINNING OF A CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 323.00 FEET AND A DEGREE OF CURVATURE OF 34°35'11"; THENCE ALONG SAID CURVE AND SAID EAST RIGHT-OF-WAY, AN ARC DISTANCE OF 194.98 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SALRY RAILROAD; THENCE NORTH 89°48'55" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 320.00 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 518.50 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE SOUTH 89°20'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH 00°17'10" EAST ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 208.70 FEET TO THE SOUTHWEST CORNER OF SAID LANDS AND THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89°20'32" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1067.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 38.016 ACRES MORE OR LESS.

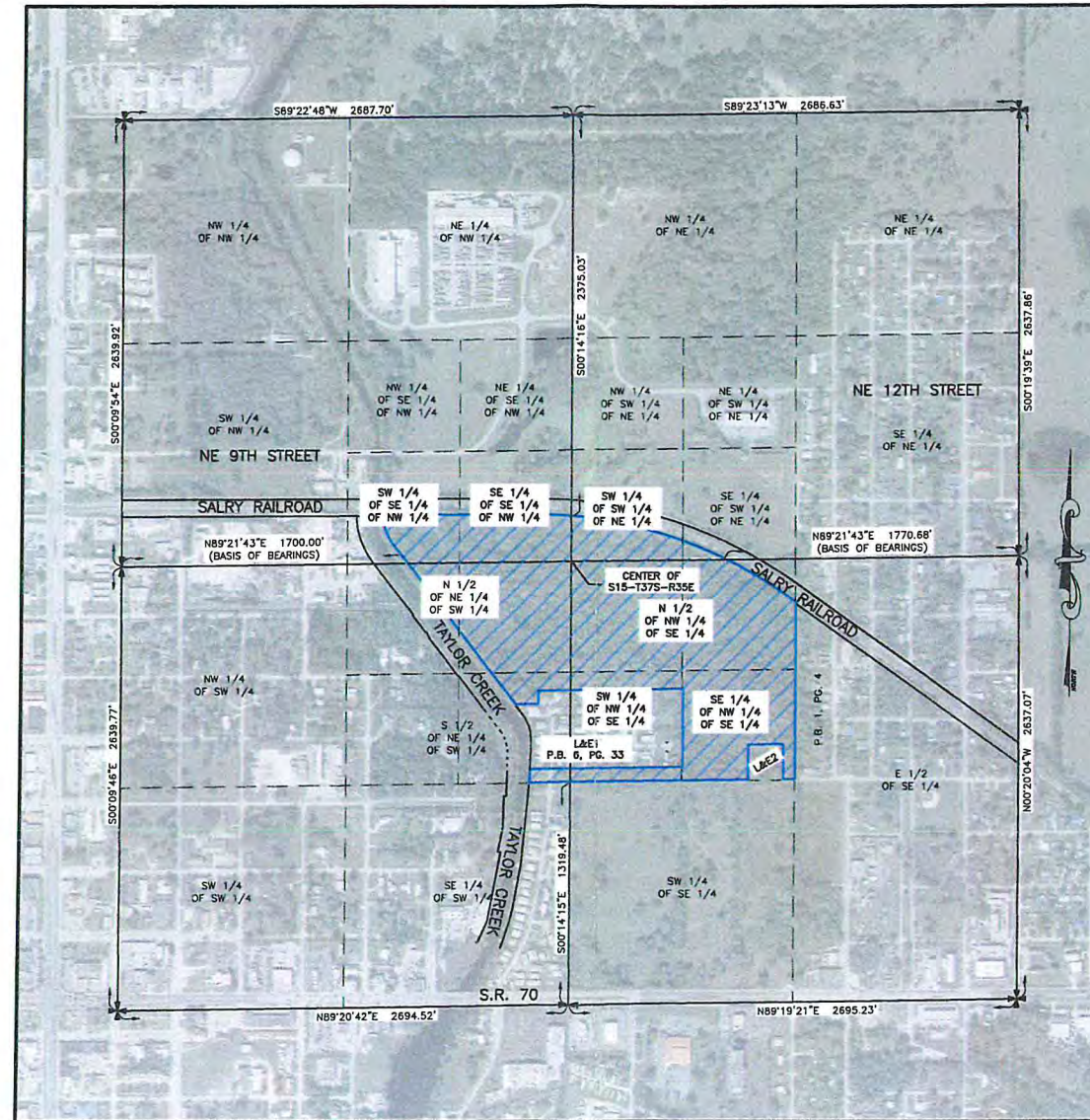
PROPOSED PARCEL 2 (COMMERCIAL TRACT, AS SHOWN ON SHEET 2)

A PARCEL OF LAND LYING IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 00°14'15" WEST ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 15, A DISTANCE OF 1319.48 FEET TO SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 89°20'32" EAST ALONG THE SOUTH LINE OF NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 1276.49 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°20'32" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 70.00 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00°17'10" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1055.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SALRY RAILROAD AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2634.92 FEET, A DEGREE OF CURVATURE OF 36°54'16", A CHORD BEARING OF NORTH 71°43'57" WEST, AND A CHORD DISTANCE OF 1667.98 FEET; THENCE ALONG SAID CURVE AND SAID SOUTH RIGHT-OF-WAY, AN ARC DISTANCE OF 1697.16 FEET; THENCE SOUTH 89°48'55" WEST ALONG SAID SOUTH RIGHT-OF-WAY, A DISTANCE OF 581.03 FEET; THENCE SOUTH 00°11'05" EAST, A DISTANCE OF 163.66 FEET; THENCE SOUTH 37°55'09" EAST, A DISTANCE OF 172.40 FEET; THENCE NORTH 89°48'55" EAST, A DISTANCE OF 475.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2334.92 FEET AND A DEGREE OF CURVATURE OF 40°23'01"; THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 1645.72 FEET; THENCE SOUTH 00°17'10" EAST, A DISTANCE OF 727.21 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 696 AT PAGE 1998 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND TO THE POINT OF BEGINNING.

SAID LANDS LYING IN OKEECHOBEE COUNTY, FLORIDA AND COMPRISING 16.777 ACRES MORE OR LESS.



PARENT PARCEL LEGAL DESCRIPTION:

PARCEL: (P1)

THE SW 1/4 OF THE NE 1/4 AND N 1/2 OF THE NW 1/4 OF THE SE 1/4 SOUTH OF THE SAL RAILROAD RIGHT-OF-WAY; SW 1/4 OF THE NW 1/4 OF THE SE 1/4; THE SE 1/4 OF THE NW 1/4 OF THE SE 1/4; NORTH 1/2 OF THE NE 1/4 OF THE SW 1/4; AND THE S 1/2 OF THE NE 1/4 OF THE SW 1/4 LYING EAST OF TAYLOR CREEK; FRACTIONAL NW 1/4 EAST OF TAYLOR CREEK AND SOUTH OF THE SAL RAILROAD; AND ALL THAT PORTION OF LAND LOCATED IN THE NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4, SOUTH OF THE SAL RAILROAD IN SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, THAT LIES EAST OF TAYLOR CREEK IMPROVED CHANNEL AS RECORDED IN PLAT BOOK 3, PAGE 29, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

TOGETHER WITH: (P2)

THE WEST 1/2 OF THE SE 1/4 OF THE SW 1/4 OF THE NE 1/4, LYING SOUTH OF THE RAILROAD, SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 WEST, OKEECHOBEE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E1)

A PORTION OF THE SE 1/4 AND A PORTION OF THE SW 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE 1/4 CORNER ON THE SOUTH LINE OF SAID SECTION 15, BEAR N 00°10'04" E ALONG THE 1/4 SECTION LINE A DISTANCE OF 1399.41 FEET TO THE POINT OF BEGINNING, THENCE BEAR N 89°25'18" E ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE N 1/2 OF THE S 1/2 OF SAID SECTION 15, A DISTANCE OF 673.21 FEET TO THE EAST LINE OF THE SW 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 15; THENCE BEAR N 00°11'25" W ALONG THE AFORESAID EAST LINE A DISTANCE OF 450.00 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 873.03 FEET; THENCE BEAR S 00°10'04" E A DISTANCE OF 83.36 FEET; THENCE BEAR S 89°25'18" W A DISTANCE OF 119.60 FEET TO THE EASTERLY SHORE LINE OF TAYLOR CREEK; THENCE BEAR THE FOLLOWING COURSES IN A SOUTHERLY DIRECTION ALONG THE EASTERLY SHORE LINE OF TAYLOR CREEK AS FOLLOWS: S 36°59'52" E A DISTANCE OF 70.15 FEET; S 26°01'09" E A DISTANCE OF 49.01 FEET; S 20°22'54" E A DISTANCE OF 24.40 FEET; S 09°48'57" E A DISTANCE OF 23.52 FEET; S 02°45'22" E A DISTANCE OF 49.28 FEET; S 02°0'24" E A DISTANCE OF 49.34 FEET; S 02°34'03" W A DISTANCE OF 76.66 FEET; S 00°53'25" W A DISTANCE OF 44.65 FEET; THENCE BEAR N 89°25'18" E A DISTANCE OF 245.92 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT THE FOLLOWING PARCEL: (L&E2)

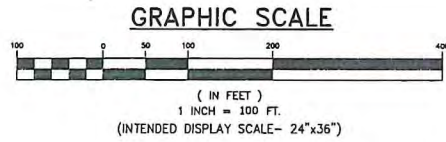
A PARCEL OF LAND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NW 1/4 OF THE SE 1/4 OF SECTION 15, THENCE PROCEED S 89°21'13" W ALONG THE SOUTH LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 89°21'13" W ALONG SAID SOUTH LINE A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N 00°20'48" W ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 A DISTANCE OF 208.70 FEET; THENCE DEPARTING SAID PARALLEL LINE, RUN S 89°21'13" E A DISTANCE OF 208.70 FEET; THENCE RUN S 00°20'48" E ALONG A LINE PARALLEL WITH AND 70.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) THE AFORESAID EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SECTION 15, A DISTANCE OF 208.70 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

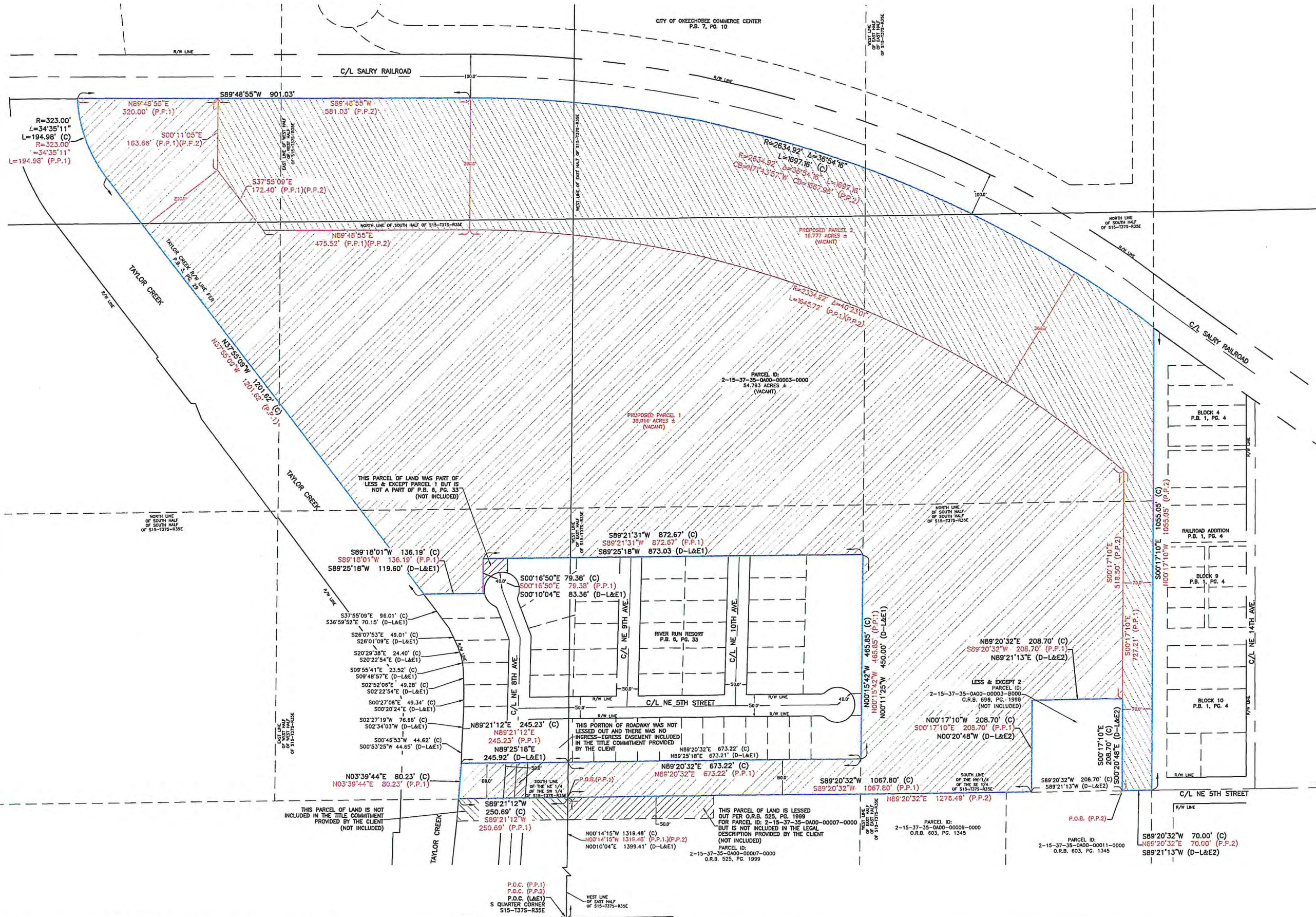
1. THE LEGAL DESCRIPTION EXHIBIT IS DATED IS SEPTEMBER 1, 2021.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE NORTH LINE OF SOUTH HALF OF SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS N 89°21'43" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE PARENT PARCEL LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS EXHIBIT IS BASED ON A TITLE COMMITMENT COMPLETED BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT NUMBER FL19168978, DATED SEPTEMBER 03, 2019. PROPOSED LEGAL DESCRIPTIONS WERE PREPARED BY BSM & ASSOCIATES, INC.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
5. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE LAND BOUNDARY INFORMATION SYSTEM (LABINS) DATED 2018 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

REVISIONS:	DATE:	BY:		
DATE: 04/20/20	DWG: 20-097 LEGAL	SHEET 1 OF 2		
CAD: 1/1/20	REF: 1/1/20	OFF: BHM		
FILE: 1/1/20	CHK: REB			
LEGAL DESCRIPTION EXHIBIT NE 9TH AVENUE OKEECHOBEE, FLORIDA 34972				



LEGAL DESCRIPTION EXHIBIT

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



BSM & ASSOCIATES
LAND SURVEYING SERVICES
309 NE 31st Lane, Okeechobee, FL 34974
ricky.bermes@bmsurvey.com
888-464-8324 LD 0125

DATE	BY	REVISIONS
08/16/21	BHM	UPDATE SURVEY TO REMOVE ADDITIONAL PARCEL ID
02/04/21	REB III	UPDATE BOUNDARY SURVEY TO INCLUDE NEW PARCEL

DATE	BY	REVISIONS
04/14/20	REB	DATE
DWG 20-097	LEGAL	DATE

DATE	BY	REVISIONS
04/14/20	REB	DATE
DWG 20-097	LEGAL	DATE

LEGAL DESCRIPTION EXHIBIT
NE 9TH AVENUE
OKEECHOBEE, FLORIDA 34972