

## **ORDINANCE NO. 1256**

**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO HEAVY COMMERCIAL (CHV), PETITION NO. 22-004-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**, Anita Nunez, Registered Agent of Anita's Rental Properties has heretofore filed Petition No. 22-004-R, pursuant to the Land Development Regulations of the City of Okeechobee for the purpose of rezoning a certain tract of land consisting of approximately 2.41 acres from RSF-1 to CHV; and

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

**WHEREAS**, said Petition being reviewed by the City's Planning Board at a duly advertised Public Hearing held on June 16, 2022, determined that such petition is consistent with the Comprehensive Plan; and

**WHEREAS**, the City Council agreed with the recommendation of the Planning Board and 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 2.41 acres, as the subject property, located in the City of Okeechobee, to-wit:

BEGINNING 921.5 FEET SOUTH OF THE NE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

**SECTION 2: ZONING MAP AMENDMENT.**

That the aforesaid Revised Zoning Map of the City of Okeechobee be amended to reflect the subject property to be changed from RSF-1 to CHV.

**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 thirty-one (31) days after its adoption if the associated Comprehensive Plan Amendment, No. 22-004-SSA, is adopted and not timely challenged. If the Comprehensive Plan is timely challenged, this ordinance shall become effective on the date the State Land Planning Agency, or the Administration Commission enters a final order determining the Comprehensive Plan Amendment to be in compliance.

**INTRODUCED** for First Reading and set for Final Public Hearing on this **19<sup>th</sup>** day of **July 2022**.

ATTEST:

\_\_\_\_\_  
Dowling R. Watford Jr., Mayor

\_\_\_\_\_  
Lane Gamiotea, CMC, City Clerk

**PASSED AND ADOPTED** after Second and Final Public Hearing this **16<sup>th</sup>** day of **August 2022**.

ATTEST:

\_\_\_\_\_  
Dowling R Watford Jr., Mayor

\_\_\_\_\_  
Lane Gamiotea, CMC, City Clerk

**REVIEWED FOR LEGAL SUFFICIENCY:**

\_\_\_\_\_  
John J. Fumero, City Attorney

**IV. PRESENTATIONS AND PROCLAMATIONS CONTINUED**

**B.** Continued: Election day voting will be from 7:00 AM to 7:00 PM; at the County Polling or Voting Precinct(s), which have been established by the County Supervisor of Elections and Board of County Commissioners; or during the Early Voting period as provided by State Law, to be held from October 29, through November 5, 2022, from 8:30 AM to 7 PM, at the Supervisor of Elections Office; or Vote-By-Mail as provided by State Law. Said Referendum wording shall appear on the General Election Ballot, as adopted on June 7, 2022, and set out in the Section 5.B of City Ordinance No. 1253: Revision of the City Charter for the City of Okeechobee, Florida. Shall the Charter for the City of Okeechobee be updated and revised to (i) incorporate a Citizens' Bill of Rights; (ii) update and modernize the City Charter; (iii) codify a number of charter-type provisions in the City Code of Ordinance, but not in the City Charter; (iv) eliminate provisions that are obsolete or inconsistent with, state law and municipal governance; and (v) render the City Clerk office from an elective position to an appointive position. Yes \_\_\_\_ No \_\_\_\_."

**V. CONSENT AGENDA**

Motion by Council Members Jarriel and Keefe to:

**A.** [Dispense with the reading and] approve the meeting Minutes for June 7, 2022, June 21, 2022, and July 5, 2022 [as presented in **Exhibit 3**]; and

**B.** Approve the June 2022 Warrant Register [in the amounts: General Fund, \$919,737.14; Public Facilities Improvement Fund, \$24,995.23; and Capital Improvement Projects Fund, \$9,614.63, as presented in **Exhibit 4**].

**Motion Carried Unanimously.**

**VI. NEW BUSINESS**

**A.** Motion and second by Council Members Jarriel and Clark to read by title only, proposed Ordinance No. 1256 for Rezoning Petition No. 22-004-R, submitted by Anita Nunez/Anita's Rental Properties to rezone 2.41+/- vacant unplatted acres [as presented in **Exhibit 5**]. **Motion Carried Unanimously.**

City Attorney John Fumero read proposed Ordinance No. 1256 by title only, as follows: "**AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM RESIDENTIAL SINGLE FAMILY-ONE (RSF-1) TO HEAVY COMMERCIAL (CHV), PETITION NO. 22-004-R; AMENDING THE ZONING MAP; ACCORDINGLY, PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**"

Motion and second by Council Members Chandler and Jarriel to approve the first reading of proposed Ordinance No. 1256 and set August 16, 2022, as the final hearing date [per Planner Ben Smith, contingent upon the associated Comprehensive Plan Future Land Use Map Amendment Application No. 22-004-SSA being adopted on August 2, 2022]. **Motion Carried Unanimously.**

**B.** Motion and second by Council Members Keefe and Clark to approve an Application submitted by Okeechobee Main Street (OKMS), to temporarily close a portion of Southwest 6<sup>th</sup> Avenue between North and South Park Streets, from 5:00 P.M. on August 5, 2022, to 2:00 P.M. August 6, 2022, for the dedication and unveiling of the Cattle Drive Sculpture and Cattlemen's Square Park [in **FLAGLER PARK BLOCK L**/Park No. 5, as presented in **Exhibit 6**]. **Motion Carried Unanimously.**

**C.** Motion and second by Council Members Chandler and Keefe to approve the 2022-23 School Resource Officer Agreement for Okeechobee Christian Academy [as presented in revised **Exhibit 7**, distributed during the Meeting]. **Motion Carried Unanimously.**

**D.** Motion and second by Council Members Jarriel and Clark to approve the renewal of a Memorandum of Understanding with Okeechobee County for the administration of Traffic Control Preemption [as presented in **Exhibit 8**]. **Motion Carried Unanimously.**

**E.** Administrator Ritter distributed a four-page spreadsheet prioritizing the Projects as presented in during the July 5, 2022, Workshop. The first three pages listed possible projects, without the potential of grant funding, and their ranking. The fourth page prioritized the projects with potential grant funding. Staff will utilize the spreadsheet to assist with preparing the proposed budget. Following various questions, Mayor Watford suggested the Council discuss any specific projects with Administrator Ritter prior to the Budget Workshops. No official action was requested or required for this item.

**V.**

**PUBLIC HEARING ITEM B CONTINUED**

3. No public comments were offered.
4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-004-SSA, as presented in [Exhibit 2, 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 approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 19, 2022.

**QUASI-JUDICIAL ITEM**

- C.** Rezoning Petition No. 22-004-R, requests to rezone from RSF-1 to CHV, on 4.21± acres, located in the 1000 block of the East side of South Parrott Avenue for the proposed use of developing a new commercial business.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
  2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to CHV for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to C be approved. For the record, a notation was made that the correct acreage amount for the petition request should be 2.41± and not 4.21.
  3. Mr. Dobbs, Consultant for the Property Owner, Anita Nunez, Registered Agent of Anita's Rental Properties, Inc. was present and available for questions. There were none.
  4. No public comments were offered.
  5. No Ex-Parte disclosures were offered.
  6. Motion by Board Member Brass, seconded by Board Member Baughman to recommend approval to the City Council for Rezoning Petition No. 22-004-R as presented in [Exhibit 3, 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 approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for July 19, 2022, and August 16, 2022.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:25 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

Gary expressed his thanks for the Board Members' attendance at the Joint Workshop with the City Council that was held on May 24, 2022, and would update them once information was received from the Central Florida Regional Planning Council. He gave a brief update on how the City Charter would be presented on the ballot.

**VII. Chairperson Hoover adjourned the meeting at 6:31 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.

# 22-004-R

## Rezoning Staff Report



**Applicant | Anita's Rental Properties**  
**Address | 1000 Block of the East Side of South Parrott Ave**



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Anita's Rental Properties

**Applicant:** Anita's Rental Properties

**Primary Contact:** Steven L. Dobbs (863)-634-0194

**Site Address:** 1000 Block of the East Side of South Parrott Ave

**Parcel Identification:** 2-21-37-35-0A00-00045-0000

**Note:** For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>

## Future Land Use, Zoning, and Existing Use of Subject Property

<b>Parcel Identification:</b> 2-21-37-35-0A00-00045-0000	<b>Existing</b>	<b>Proposed</b>
<b>Future Land Use</b>	Multi-Family Residential	Commercial
<b>Zoning</b>	Residential Single Family-1	Heavy Commercial
<b>Use of Property</b>	Vacant	Restaurant
<b>Acreage</b>	2.41	2.41

## Future Land Use, Zoning, and Existing Use of Surrounding Properties

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Use</b>
<b>North</b>	Commercial	Commercial	Bar/restaurant
<b>East</b>	Mixed-Use Residential	Holding	Vacant
<b>South</b>	Multi-Family Residential	Residential Single Family-1	Single Family dwelling
<b>West</b>	Commercial	Commercial	Vehicle sales, Motel

## Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single Family-1 to Heavy Commercial. The request involves a parcel that is approximately



2.41 acres with frontage on US-441, a principal arterial roadway. The survey provided as part of the application submittal indicates that 0.40 acres of wetlands exist on the subject parcel. In the responses below, the Applicant states that the intended usage is a restaurant. If this rezoning is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the CHV district.

## Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

### 1) *The request is not contrary to comprehensive plan requirements*

**Applicant Response:** The proposed request is not contrary to the Comprehensive plan requirements. The 2.41 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

Staff Comment: The subject property is located within the Commercial Corridor along US-441. The requested Heavy Commercial zoning designation is consistent with the abutting uses to the north, and adjacent uses to the west, which are also both zoned Heavy Commercial. Though the subject property abuts a parcel zoned Multi-Family Residential to the south and Holding to the east, the prevailing land use of property with frontage on this segment of US-441 is Commercial. If the Applicant's concurrent comprehensive plan amendment request to change the Future Land Use from Multifamily Residential to Commercial is approved, then staff finds that the requested zoning designation will be consistent with the Comprehensive Plan.

### 2) *The use is specifically authorized under the zoning district regulations applied for.*

**Applicant Response:** The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

Staff Comment: Per Section 90-282(3) of the LDC, restaurants, take-out restaurants, and cafes are all allowed uses within the Heavy Commercial zoning designation. Staff finds that the requested use is consistent with the City of Okeechobee Land Development Code.

### 3) *Approval of the request will not have an adverse effect on the public interest*

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

Staff Comment: The proposed zoning change from Residential Single-Family 1 to Heavy Commercial would allow for uses that are more consistent with the predominant commercial land use pattern found along US-441 and for the development of additional consumer options.

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

**Applicant Response:** The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

Staff Comment: Surrounding uses include restaurants and other commercial uses. Additionally, the subject property is located within the US-441 commercial corridor, in which the City has historically encouraged the development of commercial uses. Staff finds that the requested usage is compatible with proximate uses and consistent with the established surrounding land use pattern.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties*

**Applicant Response:** The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential land.

Staff Comment: Allowing for the highest and best use of this property to be realized through commercial development should positively impact property values and living conditions and may encourage improvement of adjacent properties.

- 6) *The 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 or use cross access to complement the adjacent uses.

Staff Comment: The subject property is large enough that adequate space for any required buffers is available. Once a site plan is proposed, it will be reviewed by staff and the City's Technical Review Committee for compliance with all applicable landscaping and buffering requirements.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services*

**Applicant Response:** The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

Staff Comment: The proposed commercial usage will not affect density patterns and it is not expected that any commercial use of this property will overburden public facilities.

- 8) *Approval of the request 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 the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.



Staff Comment: The Applicant provided a Traffic Impact Study for this rezoning application and the associated Small Scale Comprehensive Plan Amendment (22-004-SSA) that was completed by MacKenzie Engineering & Planning, Inc. All calculations and references are included as they appear on the TIS. Staff agrees with this analysis of the TIS that there is adequate roadway capacity to support the traffic volume that the proposed amendment could create.

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

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

Staff Comment: Agreed.

## Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Commercial future land use, we find that this request to rezone the subject parcel from RSF-1 to CHV is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:



Ben Smith, AICP

Director of Planning

June 7, 2022

Okeechobee Planning Board Hearing June 16, 2022

## Supplemental Exhibits

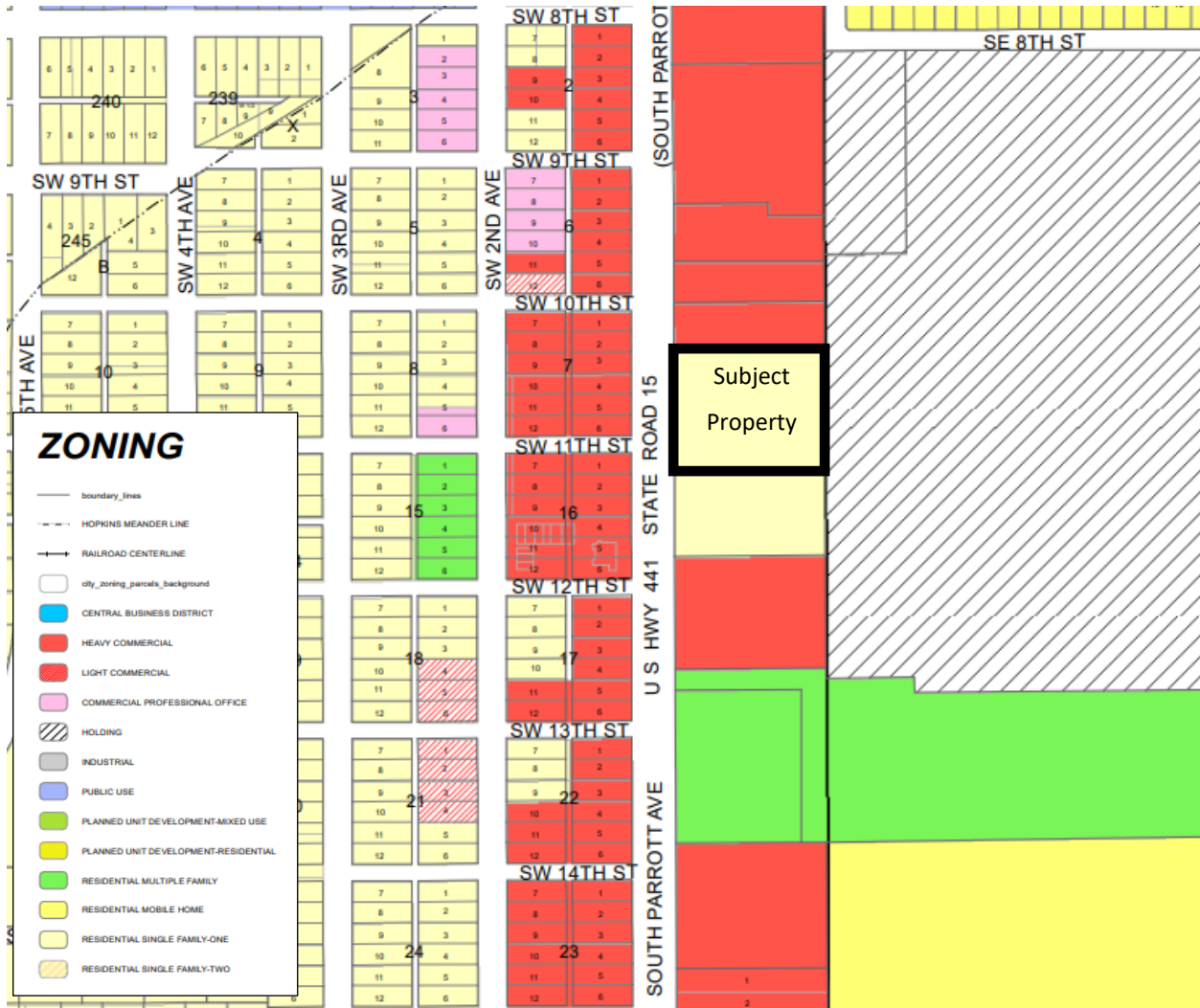


Exhibit C: Existing Zoning

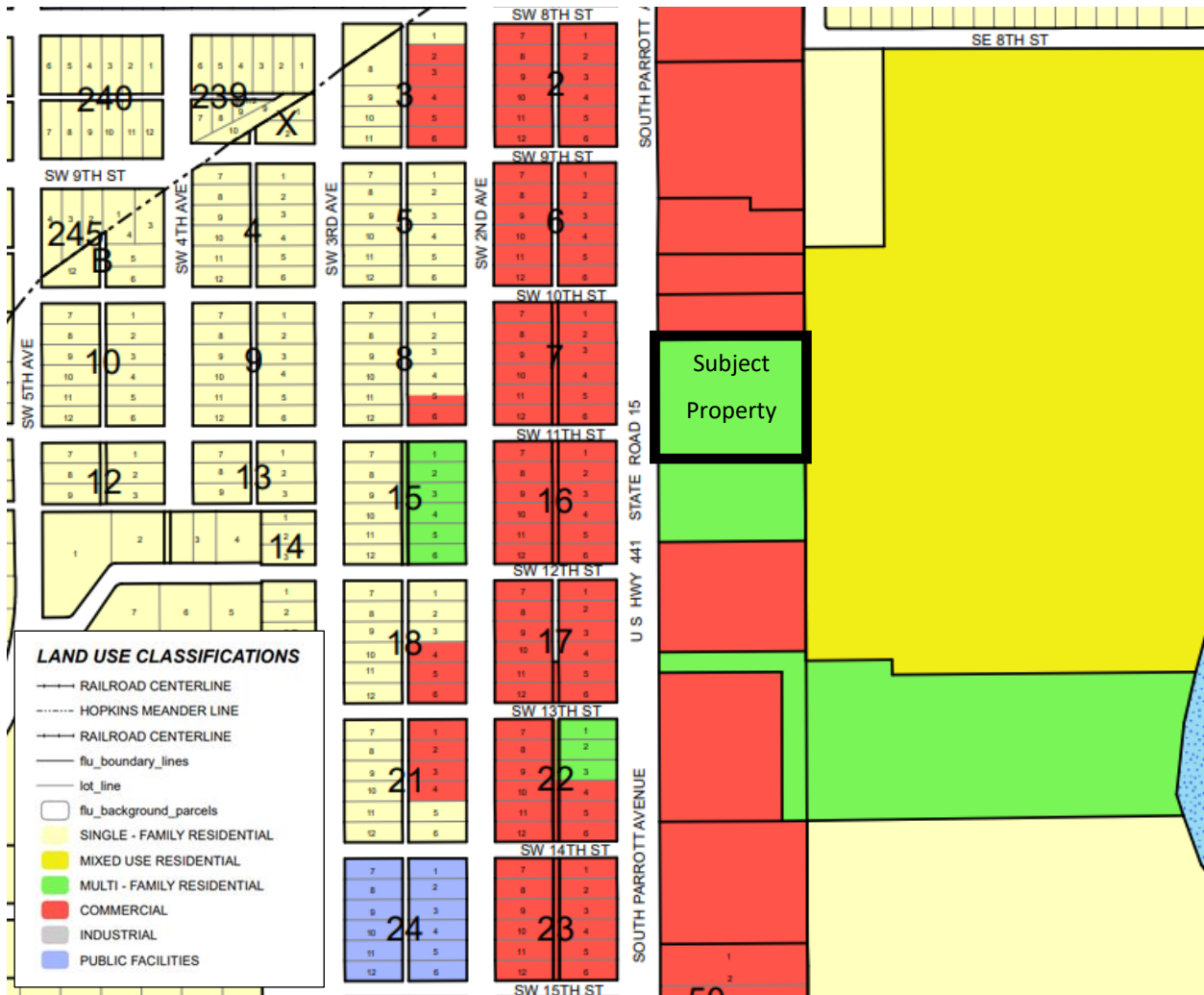


Exhibit D: Future Land Use

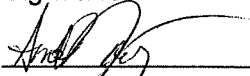
<b>City of Okeechobee</b> <b>General Services Department</b> <b>55 S.E. 3<sup>rd</sup> Avenue, Room 101</b> <b>Okeechobee, Florida 34974-2903</b> <b>Phone: (863) 763-3372, ext. 9820</b> <b>Fax: (863) 763-1686</b>		Date: <u>5-3-22</u>	Petition No. <u>22-004-R</u>
		Fee Paid: <u>922.00</u>	Jurisdiction: <u>PB+CC</u>
		1 <sup>st</sup> Hearing: <u>6-16-22</u>	2 <sup>nd</sup> Hearing: <u>7-19-22 &amp; 8-16-22</u>
		Publication Dates: <u>6-14-22</u>	<u>8-3-22</u>
		Notices Mailed: <u>6/1</u>	
<b>Rezoning, Special Exception and Variance</b>			
<b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): Anita's Rental Properties, Inc.		
2	Owner mailing address: 701 NE 3rd Street, Okeechobee, FL 33972		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: anunez974@yahoo.com		
5	Name of contact person (state relationship): Steven L. Dobbs - Consultant		
6	Contact person daytime phone(s): 863-634-0194		
<b>PROPERTY INFORMATION</b>			
7	Property address/directions to property: Unaddressed S. Parrott Avenue, Okeechobee, FL 34974 - From SR 70 and 441, head south on 441 for 0.7 miles, the property will be on the east side of Parrott Avenue.		
8	Describe current use of property: Vacant		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. None  Source of potable water: OUA      Method of sewage disposal: OUA		
10	Approx. acreage: 2.41 Acres      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: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Commercial      East: Vacant South: Single Family      West: Commercial		
14	Existing zoning: Residential Single Family - 1      Future Land Use classification: Multi - Family Residential		
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) Rezoning ( ) Special Exception ( ) Variance		
17	Parcel Identification Number: 2-21-37-35-0A00-00045-0000		

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 <b>Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B</b> <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.</b>
20	Last recorded warranty deed: <u>January 4, 2022</u> <u>18-29-21</u>
21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) <b>CERTIFIED BOUNDARY</b> surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

**Confirmation of Information Accuracy**

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

Signature



Printed Name

Anita Nunez

Date

5-2-2022

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

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

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

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

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



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

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood
7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services
8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.
9. The proposed use has not been inordinately burdened by unnecessary restrictions.

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

**Anita's Rental Properties, Inc.**

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

Anita's Rental Properties, Inc owns a parcel on 441S, just south of Parrott Island Grill, in the City of Okeechobee, the parcels total 2.40 acres. The owner is proposing a change of zoning on the subject property. This property is located in Section 21, Township 37S, and Range 35E, with the property's parcel IDs 2-21-37-35-0A00-00045-0000. It is currently located in the City of Okeechobee with a current zoning of Residential Single Family-one.

The primary intent of rezoning these parcels is to amend the zoning classification to Heavy Commercial. The proposed zoning is compatible with adjacent lands at this location surrounded by Heavy Commercial to the north, south and west, while the property to the east is Holding.

This application requests the city to grant a change in zoning on these parcels from the existing Residential Single Family-one to Heavy Commercial. The property can be accessed Highway 441 S.

Anita's Rental Properties, Inc. requests that the Planning Board recommend to the City Council to grant the requested zoning amendment of these parcels to Heavy Commercial.

**Anita's Rental Properties, Inc.**

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

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

The proposed request is not contrary to the Comprehensive plan requirements. The 2.40 acres site is currently zoned Residential Single Family-one, and the surrounding properties are zoned Heavy Commercial, and Holding making the zoning change compatible by completing the Heavy Commercial zoning in this area and is in accord with the City Council's commitment to a commercial corridor.

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

The proposed development of a restaurant on Heavy Commercial zoned land is specifically authorized under the proposed zoning district in the Land Development Regulations.

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

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

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

The proposed use is appropriate for the location with restaurants to the north, south and west of the parcel.

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

The proposed use should positively impact property values, living conditions by constructing an additional restaurant and be an improvement to the adjacent property, and development of previous single family residential 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 or use cross access to complement the adjacent uses.

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

The use will not create density patterns that would overburden any public facilities. The potential development impacts are on an arterial road that can handle much more traffic than it currently experiences.

- 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 the existing arterial road provides adequate capacity for the additional traffic. FDOT has drainage to the west and there is drainage to the east into Taylor Creek. This project will not adversely affect public safety.

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

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

Petition No. 22004-R

**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 1, 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 2<sup>nd</sup> day of May, 2022.

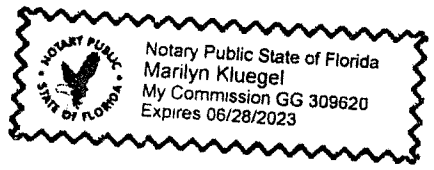
Anita Nunez  
Signature of Applicant

5-2-2022  
Date

Anita Nunez  
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 2<sup>nd</sup> day of May, 2022, by Anita Nunez, who is personally known to me or produced \_\_\_\_\_ as identification.



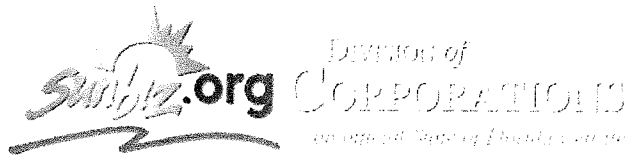
Marilyn Kluegel  
Notary Public Signature

PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-21-37-35-0A00-00043-0000	ILKBAL PROPERTIES LLC	C/O YUSUF ILKBAL	1111 S PARROTT AVE	OKEECHOBEE	FL	34974
2-21-37-35-0A00-00046-0000	K J INVESTMENTS ENTERPRISES LL	5461 NE 56TH PKWY		OKEECHOBEE	FL	34972
2-21-37-35-0A00-00046-A000	RISSANEN GWENDOLYN E	2485 HOPEWELL RD		MILTON	GA	30004-2808
2-21-37-35-0A00-00047-0000	KEMP PROPERTIES OF OKEECHOBEE	1508 NE 39TH BLVD		OKEECHOBEE	FL	34972
2-22-37-35-0A00-00031-0000	TAYLOR CREEK FISHING VILLAGE	1411 SW 5TH AVE		OKEECHOBEE	FL	34974-5017
2-22-37-35-0A00-00032-0000	ARC HR5STP3002 LLC	38 WASHINGTON SQ		NEW PORT	RI	02840
2-22-37-35-0A00-00033-0000	STABILITY PROPERTY MANAGEMENT	1411 SW 5TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0030	STRAAT CAR WASH PROPERTY LLC	120 SW 8TH STREET		MIAMI	FL	33130
3-21-37-35-0040-00060-0060	DECARLO FRANK	405 SW 2ND STREET		OKEECHOBEE	FL	34974
3-21-37-35-0040-00060-0120	MITCHELL GIANINNA A	1105 SW 4TH ST		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0010	PACIFIC CREEK LLC	2025 MIMOSA AVE		OKEECHOBEE	FL	34974
3-21-37-35-0040-00070-0040	1012 PARROTT LLC	2336 SE OCEAN BLVD #333		FORT PIERCE	FL	34949-3330
3-21-37-35-0040-00070-0070	GARCIA NAHUM H	115 SW 10TH ST		STUART	FL	34996-3310
3-21-37-35-0040-00160-0010	AZTECA 1100 INVESTMENT LLC	C/O JESUS & YOLANDA LUNA	8890 NE 12TH LN	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0010	HAZELLIEF DAVID E	1200 SOUTH PARROTT AVENUE		OKEECHOBEE	FL	34974-8148
3-21-37-35-0040-00170-0030	1208SPARROTTAVE LLC	C/O SONIA DI CHIARA	9993 ROBINS NEST RD	OKEECHOBEE	FL	34974
3-21-37-35-0040-00170-0070	CURREN KENNETH YOUNG	1201 SW 2ND AVE		BOCA RATON	FL	33496-2103
3-21-37-35-004A-00000-0010	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974-5221
3-21-37-35-004A-00000-0020	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0030	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-00C0	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974
3-21-37-35-004A-00000-0100	BRYAN FAMILY COMMERCIAL	6300 SE 128TH AVE		OKEECHOBEE	FL	34974









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

## Detail by Entity Name

Florida Profit Corporation

ANITA'S RENTAL PROPERTIES, INC.

### Filing Information

Document Number	P18000032145
FEI/EIN Number	82-5059710
Date Filed	04/02/2018
Effective Date	04/16/2018
State	FL
Status	ACTIVE

### Principal Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Mailing Address

701 NE 3RD ST  
OKEECHOBEE, FL 34972

### Registered Agent Name & Address

Nunez, Anita  
701 NE 3rd St  
Okeechobee, FL 34972

Name Changed: 04/24/2020

Address Changed: 04/24/2020

### Officer/Director Detail

#### **Name & Address**

Title P

NUNEZ, ANITA  
2085 SE 4TH ST  
OKEECHOBEE, FL 34972

### Annual Reports

Report Year	Filed Date
2020	04/24/2020
2021	04/27/2021

2022                      04/19/2022

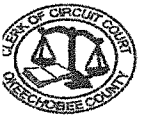
**Document Images**

<u>04/19/2022 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/27/2021 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/24/2020 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>03/13/2019 -- ANNUAL REPORT</u>	<a href="#">View image in PDF format</a>
<u>04/02/2018 -- Domestic Profit</u>	<a href="#">View image in PDF format</a>



Official Records File#2022001094 Page(s):5  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/27/2022 8:47 AM  
Fees: RECORDING \$44.00 D DOCTAX PD \$0.00

20



Official Records File#20220000100 Page(s):3  
Jerald D Bryant, Clerk of the Circuit Court & Comptroller  
Okeechobee, FL Recorded 1/4/2022 9:22 AM  
Fees: RECORDING \$27.00 D DOCTAX PD \$4,413.50

**NOTE: THIS DEED IS BEING RE-RECORDED TO INCORPORATE THE PROOF OF AUTHORITY OF THE PERSON SIGNING, GRANTED BY RESOLUTION.**

This instrument prepared by:  
Nason, Yeager, Gerson, Harris & Fumero, P.A.  
Brian C. Hickey, Esquire  
3001 PGA Blvd., Suite 305  
Palm Beach Gardens, Florida 33410

Tax I.D. No. 2-21-37-35-0A00-00044-0000  
Tax I.D. No. 2-21-37-35-0A00-00045-0000

#### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29<sup>th</sup> day of December, 2021, between The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, for the benefit of The Altobello Family Donor Advised Fund, whose address is 700 S. Dixie Highway, Suite 200, West Palm Beach 33401, hereinafter referred to as "**Grantor**", and Anita's Rental Properties, Inc., a Florida corporation, whose address is 701 NE 3<sup>rd</sup> Street, Okeechobee, Florida 34972, hereinafter referred to as "**Grantee**".

#### WITNESSETH:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration, in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, those certain lands situate, lying and being in the County of Okeechobee, State of Florida, more particularly described on **Exhibit A** attached hereto, together with all improvements thereon (collectively, the "**Property**").

SUBJECT TO the following permitted exceptions ("**Permitted Exceptions**"):

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable; and
2. Conditions, restrictions, easements and reservations of record, if any, none of which are hereby reimposed.

TOGETHER with all the tenements, hereditaments and appurtenances belonging or in anywise appertaining to the Property, and the reversion or reversions, remainder or remainders, rents, issues and profits of the Property.

AND Grantor hereby represents, warrants and covenants that Grantor has good right and lawful authority to sell and convey the Property and that Grantor will defend the title of said Property, subject to the Permitted Exceptions, against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

Grantor warrants that at the time of this conveyance, the Property is not the Grantor's 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.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered  
in the presence of:

GRANTOR:

The Community Foundation for Palm Beach  
and Martin Counties, Inc., a Florida not-for-  
profit corporation

By: Steven Erjavec  
Steven Erjavec, Chief Financial Officer

Nichollette S. Miskura  
Witness #1 Signature

Nichollette Miskura  
Witness #1 Print Name

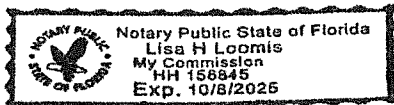
Bonnie Mitchell  
Witness #2 Signature

Bonnie Mitchell  
Witness #2 Print Name

(SEAL)

STATE OF FLORIDA )  
COUNTY OF PAUM BEACH ) SS:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this December 27, 2024 by STEVEN ERJAVEC, President CFO of The Community Foundation for Palm Beach and Martin Counties, Inc., a Florida not-for-profit corporation, on its behalf, who is personally known to me or who has produced a Driver's License as identification.



Lisa H. Loomis  
Notary Signature  
LISA H. LOOMIS  
Print Notary Name

NOTARY PUBLIC  
State of Florida at Large  
My Commission Expires: 10/08/2025

**EXHIBIT A**  
**LEGAL DESCRIPTION**

**PARCEL 1:**

Beginning at the Southeast corner of Section 21, Township 37 South, Range 35 East and run North along Section line of said Section 21, a distance of 1426 feet for a POINT OF BEGINNING;

From said point of beginning run West, on a line parallel to the South boundary of said Section 21, 361 feet, more or less, to the East boundary of Parrott Avenue; thence run South, along East boundary line of said Parrott Avenue, 200 feet; thence run East on a line parallel with the South boundary of said Section 21, a distance of 361 feet, more or less, to the East Boundary of said Section 21; thence run North, along East boundary of said Section 21, to the POINT OF BEGINNING.

Said land lying and comprising a part of SE 1/4 of SE 1/4 and Government Lot 4 of said Section 21.

**PARCEL 2:**

Beginning 921.5 feet South of NE Corner of SE 1/4 of Section 21, Township 37 South, Range 35 East, and run South 293.3 feet along Section line to a point 1426 feet North from the SE Corner of said SE 1/4 of said Section 21; run thence West at right angles 361 feet, more or less, to the East boundary of Parrott Avenue in the City of Okeechobee; run thence North along Parrott Avenue 293.3 feet; run thence East at right angles 361 feet, more or less, to the point of beginning.

Lying in and comprising a part of Government Lot 4, in Section 21, Township 37 South, Range 35 East.

subject property  
# 22-004-R



DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**CERTIFICATE OF CORPORATE RESOLUTION**

I HEREBY CERTIFY that I am the duly elected and qualified Secretary of the **COMMUNITY FOUNDATION FOR PALM BEACH AND MARTIN COUNTIES, INC.**, a Florida not-for-profit corporation, and that the following resolutions were duly adopted in accordance with the Articles of Incorporation and Bylaws of the Corporation on November 19, 2021.

**WHEREAS:** The Community Foundation for Palm Beach and Martin Counties (the "Foundation") owns two lots in Okeechobee, Florida described in Exhibit A (the "Property").

**WHEREAS:** A contracted offer of \$630,500 all cash, no contingencies, closing within five business days from buyer's receipt and approval of title commitment has been received from Anita's Enterprises, Inc.

**RESOLVED:** The Foundation is authorized to sell the Property under the terms and conditions as stated above.

**RESOLVED:** [Steven Erjavec, Chief Financial Officer] of the Foundation, is hereby authorized, empowered, and directed to execute and deliver, on behalf of the Foundation, any and all agreements, documents, certificates or instruments, including but not limited to a sales contract and all other agreements otherwise deemed necessary or appropriate to accomplish the approved sale of the Property.

IN WITNESS WHEREOF, I have hereunto affixed my name as Secretary, and have caused the corporate seal to be hereunto affixed, this 19th day of November 2021.

**COMMUNITY FOUNDATION FOR PALM  
BEACH AND MARTIN COUNTIES, INC.** a  
Florida not-for-profit corporation.

(CORPORATE SEAL)

DocuSigned by:  
*Christina M. Macfarland*  
8770322B198C40C...  
By: \_\_\_\_\_  
Christina M. Macfarland, Secretary

DocuSign Envelope ID: 5FFCF807-82E3-45B8-A7E2-50D6A29D7642

**EXHIBIT A**  
**Property**

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH RANGE 35 EAST, AND RUN NORTH ALONG SECTION LINE OF SA ID SECTION 21, A DISTANCE OF 1426 FEET FOR A POINT OF BEGINNING; FROM SA ID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH ALONG EAST BOUNDARY LINE OF SA ID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SA ID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SA ID SECTION 21, TO THE POINT OF BEGINNING. SA ID LAND LYING IN AND COMPRISING A PART OF THESE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

and

BEGINNING 921.5 FEET SOUTH OF THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

subject property  
# 22-004-R

Subject Property  
# 22-004-R

PARCEL 1:  
BEGINNING AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST AND RUN NORTH ALONG SECTION LINE OF SAID SECTION 21, A DISTANCE OF 1426 FEET FOR POINT OF BEGINNING;  
FROM SAID POINT OF BEGINNING RUN WEST, ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 21, 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE; THENCE RUN SOUTH, ALONG EAST BOUNDARY LINE OF SAID PARROTT AVENUE, 200 FEET; THENCE RUN EAST ON A LINE PARALLEL WITH THE SOUTH BOUNDARY OF SAID SECTION 21, A DISTANCE OF 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF SAID SECTION 21; THENCE RUN NORTH, ALONG EAST BOUNDARY OF SAID SECTION 21, TO THE POINT OF BEGINNING.  
SAID LAND LYING AND COMPRISING A PART OF SE 1/4 OF SE 1/4 AND GOVERNMENT LOT 4 OF SAID SECTION 21.

BEGINNING 921.5 FEET SOUTH OF THE SE CORNER OF SE 1/4 OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST, AND RUN SOUTH 293.3 FEET ALONG SECTION LINE TO A POINT 1426 FEET NORTH FROM THE SE CORNER OF SAID SE 1/4 OF SAID SECTION 21; RUN THENCE WEST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE EAST BOUNDARY OF PARROTT AVENUE IN THE CITY OF OKEECHOBEE, RUN THENCE NORTH ALONG PARROTT AVENUE 293.3 FEET, RUN THENCE EAST AT RIGHT ANGLES 361 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. LYING IN AND COMPRISING A PART OF GOVERNMENT LOT 4, IN SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST.

A map of the study area in the Southwest District of Chicago. The map shows a grid of streets. Major roads include S.R. 70 (top), U.S. Highway 441 (vertical), and SW 12th St and SW 20th St (horizontal). A black square labeled 'SITE' is located on U.S. Highway 441, between SW 12th St and SW 20th St. To the right of the map, a blue area represents a body of water, with the 'Robert Taylor site' labeled near the bottom right. A north arrow is located in the top right corner of the map.

N 89°45'59" E 357.31'(M) EAST 361±(D)

P.O.C.  
(PARCEL 2)  
NE CORNER OF THE SE 1/4  
OF SECTION 21-37-35  
FOUND AXLE (NO ID)

- P.O.B.  
(PARCEL 2)  
FOUND 5/8" IRON ROD &  
CAP "KAB 4820" 0.3" W.  
IN FENCE LINE

UNPLATTED  
TAYLOR CREEK FISHING VILLAGE\*  
NO ADDRESS ASSIGNED  
2-22-37-35-0A00-00031-0000

P.O.B.  
(PARCEL 1)  
FOUND 5/8" IRON ROD (NO ID)  
FOUND 2"x2" CONCRETE  
MONUMENT "NO ID" 0.5' W.

TOTAL PARCEL  
CONTAINS ±4.05 ACRES

PARCEL 2  
±2.41 ACRES

4 ACRES

"ILKBAL PROPERTIES LLC."  
1111 S. PARROTT AVE.  
2-21-37-35-0A00-00043-0000

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE DEED(D) AND MEASURED(M).
- 2) SITE ADDRESS: 1105 S. PARROTT AVENUE.
- 3) PARCEL ID: 2-21-37-35-0A00-00045-0000 & 2-21-37-35-0A00-00044-0000.
- 4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) BEARING REFERENCE: THE EAST LINE OF SECTION 21 IS TAKEN TO BEAR NORTH 00°17'05" WEST.
- 11) DATE OF LAST FIELD SURVEY: 03/11/22.

## ID = IDENTIFICATION

## ANITA'S RENTAL PROPERTIES, INC.

[illegible]

ADD PARCEL 1 & 2 ACREAGE BOUNDARY SURVEY	DWG. DATE	05/05/22	N/A	WC	JJR
	DESCRIPTION	SCALE	1" = 40'	BY	CK
SHEET	1	OF	1	FB/PC	WC