



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
MAY 16, 2024
LIST OF EXHIBITS

Draft Minutes

Summary of Board Action April 18, 2024

Staff Report/Exhibit 1

Abandonment of Right-of-Way Petition No. 24-001-SC



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
APRIL 18, 2024
DRAFT SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, April 18, 2024, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Board Members Phil Baughman, Carl Berlin, Jr., Karyne Brass, Mac Jonassaint, Jim Shaw, and Alternate Board Member J. Dean Murray were present. Vice Chairperson Doug McCoy and Alternate Board Member Jon Folbrecht were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Member Brass, seconded by Member Baughman to dispense with the reading and approve the March 21, 2024, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:02 P.M.

- A. Rereview Land Development Regulations (LDR) Text Amendment Application No. 23-002-TA, which proposes to amend Chapter 78, Land Development Standards, Article IV, Stormwater Management, to reflect required changes adopted by the State on stormwater management regulations.
 1. City Attorney Stephen Conteaguero with Nason, Yeager, Gerson, Harris & Fumero briefly reviewed the proposed ordinance stating this is to bring the existing City LDR into conformance with the Florida Department of Environmental Protection. This ordinance is to help protect the City's resources from the harmful effects of unmanaged stormwater runoff. It also addresses illicit discharges and post construction run off.
 2. No public comments were offered.
 3. No Ex-Parte disclosures were offered.
 4. Motion by Member Jonassaint, seconded by Member Berlin to recommend approval to the City Council for LDR Text Amendment Application No. 23-002-TA, as presented in [Exhibit 1]. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for May 7, 2024, and June 4, 2024. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:13 P.M.

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:14 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.

24-001-SC

Right-of-Way Abandonment Staff Report



Applicant | Jay Walpole

Parcel Identification | 3-15-37-35-0010-00460-0010, 3-15-37-35-0010-00460-022A, 3-15-37-35-0010-00470-0100



Prepared for The City of Okeechobee

General Information

Owner: Jay Walpole

Applicant: Jay Walpole

Primary Contact/Agent: Jay Walpole, (863) 634-1066, missy8062@yahoo.com

Parcel Identification: 3-28-37-35-0050-00340-0030, 3-28-37-35-0050-00340-0050, 3-28-37-35-0050-00340-0110

Legal Description of Subject Right-of-Way

ALL THAT PORTION OF NORTHWEST 5TH AVENUE (FORMERLY OSCEOLA STREET) LYING NORTH OF THE RAILROAD RIGHT-OF-WAY AND SOUTH OF NORTHWEST 9TH STREET (FORMERLY FIFTEENTH STREET), ACCORDING TO THE PLAT OF OKEECHOBEE, AS RECORDED IN PLAT BOOK 5 AT PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

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

	Future Land Use	Zoning	Existing Use
North	Multifamily Residential; Single Family Residential	Multifamily Residential	ROW (NW 9 th Street); Apartment Complex
South	Single Family Residential; Industrial	Industrial	Railroad
East	Industrial	Industrial	Manufacturing and Distribution
West	Industrial; Single-Family Residential	Industrial	Manufacturing and Distribution

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Technical Review Committee is an application to abandon the section of NW 5th Ave that runs in between Block 46 and Block 47, north of Seaboard Coast Line Railroad, and south of SW 9th Street. The alley is ±70 feet wide by ±247 feet long, totaling approximately 17,290 square feet (0.4 acres). The Applicant owns three of the abutting parcels and CSX/Seaboard Coast Line Railroad owns the other two abutting parcels. Please see Exhibit 1 below for the existing parcel configuration and Exhibit 2 below for the proposed parcel configuration post-abandonment.

With the exception of FP&L, all utilities have provided sign off, indicating that no equipment is located in the area to be vacated and no easements are requested. FP&L has not provided confirmation that equipment does or does not exist in the ROW and has not indicated whether an easement will be necessary.

The applicant has provided an email from a CSX representative stating that, “CSX does not object to the closure of the street as long we get the perpetual easement to access our tracks”.

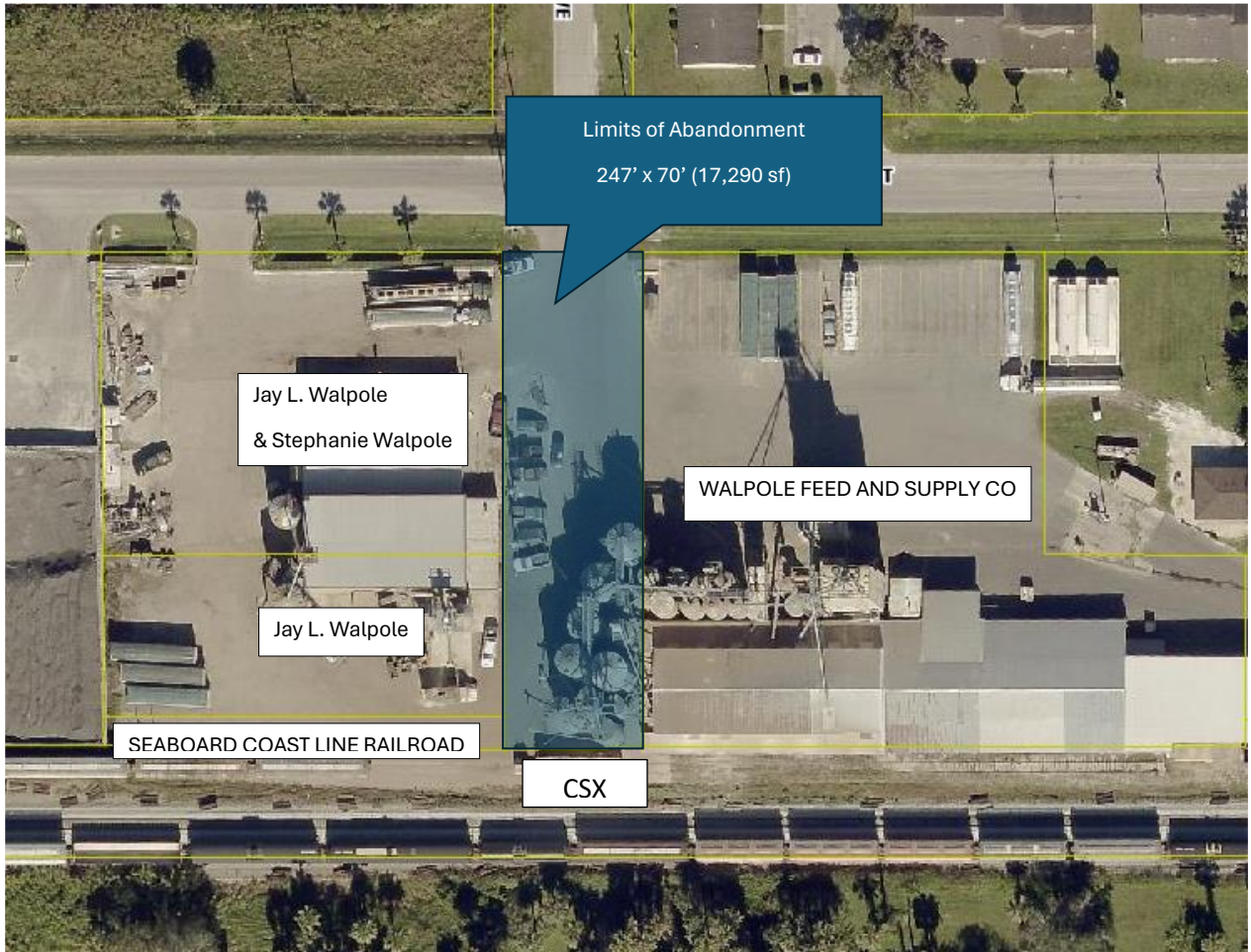


Exhibit 1: Existing Parcel Configuration and ROW Area to be Abandoned

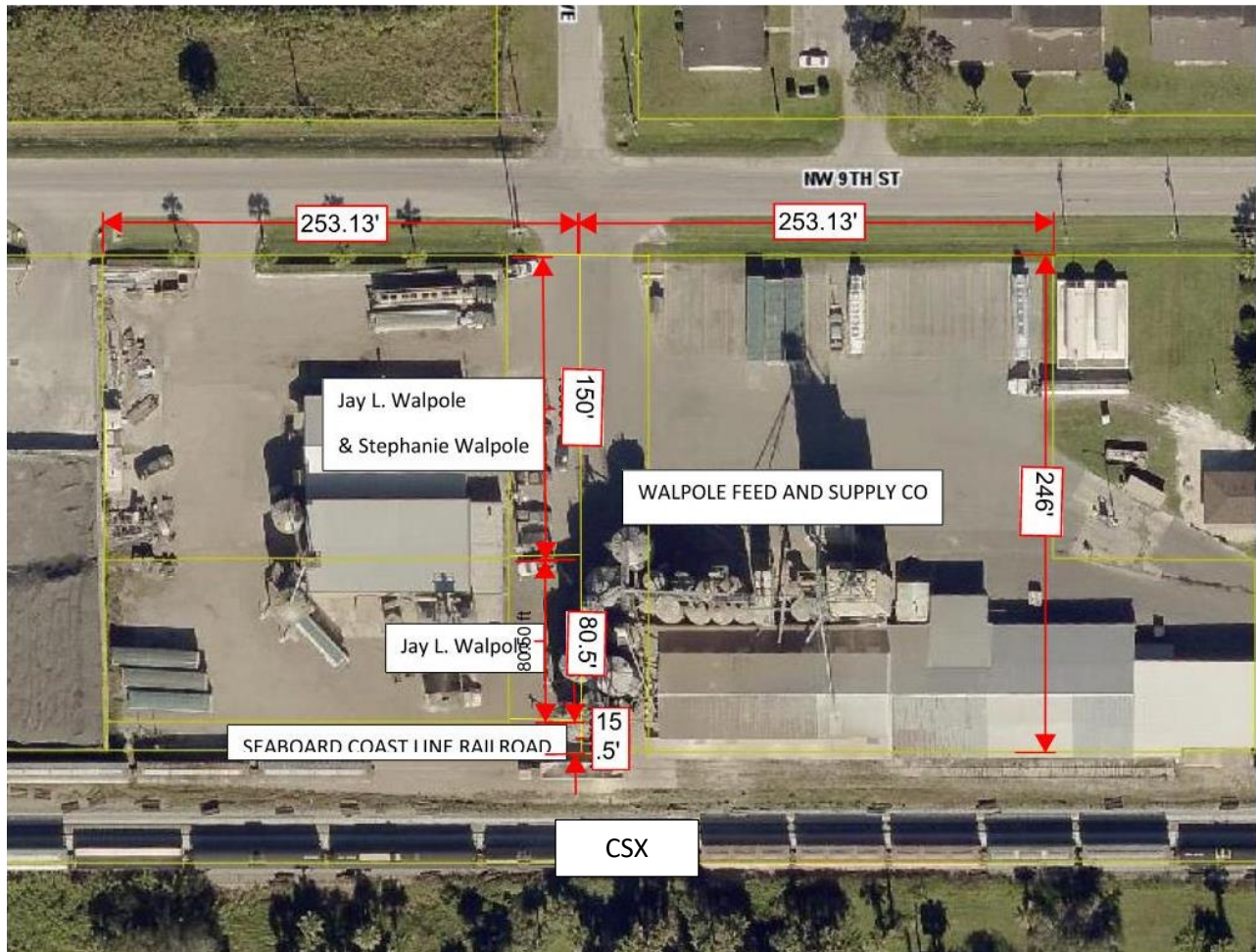


Exhibit 2: Proposed Parcel Configuration Post-Abandonment

Consistency with LDC Section 78-33

City LDC Section 78-33 requires that applicants for right-of-way vacation requests must address the following standards. The applicant's responses to the standards are provided below, followed by staff analysis.

1) *Proposed vacation is consistent with the comprehensive plan.*

Applicant Response: The requested right of way is currently not used for access or utilities, there is a mention of right of way in the City's Comprehensive plan with reference to access and proper traffic flow. Since this right of way ends at the railroad right of way and only allows for access to adjoining landowners, it would be feasible to abandon. The LDR's mention of Right of Way in section 78-32, which describes the uses of right of way within the city, also in section 78-33 which describes vacation of right of way requirements.

Staff Response: In response to the criteria, the City of Okeechobee Comprehensive Plan does not provide any standards or regulations regarding abandonment or vacation of rights-of-way. In

response to the applicant's statement, FPL has not confirmed that the ROW is free of any FPL equipment.

- 2) *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement.*

Applicant Response: The right of way is not sole access to any property and a remaining land will have access by easement. Copy of easement provided.

Staff Response: The subject ROW is the sole public access to the parcel identified by parcel ID# 3-15-37-35-0010-00460-0220. However, that parcel is also accessible by contiguous parcel 2-16-37-35-0A00-00005-0000, which is under common ownership by CSX.

- 3) *Proposed vacation is in the public interest and provides a benefit to the city.*

Applicant Response: The proposed vacation of the right of way is within the block that the applicant would like to add into his operation, so this vacation will allow the existing ROW square footage to add additional property to the applicants property and return tax rolls.

Staff Response: In addition to adding property to the City's tax rolls, vacating the right-of-way will transfer maintenance and liability responsibilities to a private property owner who already has equipment located within this ROW.

- 4) *Proposed vacation would not jeopardize the location of any utility.*

Applicant Response: There may be utilities within the requested abandonment. These will be protected with the easement attached.

Staff Response: The submitted draft easement provides an access easement to CSX. It is recommended that a separate public utility easement be provided for FPL equipment. As FPL has not indicated where equipment is or is not located, a PUE should cover the entire area to be vacated, including the portion that will be granted to CSX.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that the request to vacate the subject right-of-way is consistent with the City's Comprehensive Plan, the requirements of Sec. 78-33, and is not injurious to the adjacent property owner. Staff recommend **approval** of this request subject to the following conditions being met prior to recording the right-of-way vacation:

1. The applicant shall submit an access easement for review by the City Attorney that provides access to CSX Corp and Seaboard Coastline Railroad. The legal description shall correctly identify the portion of the vacated area to be granted to Walpole Feed and Supply Co.
2. Unless otherwise directed by FP&L, the applicant shall submit a public utility easement for review by the City Attorney that provides access to Florida Power & Light. Unless further delineated and directed by FPL, the legal description shall correctly identify the entirety of the of the area to be vacated. The easement shall be authorized by all owners of the subject property.

The City's Technical Review Committee met and reviewed this application on April 18, 2024, and recommended approval subject to all above conditions being met.

Submitted by:



Ben Smith, AICP
Director of Planning
May 1, 2024

City of Okeechobee Planning Board May 16, 2024

Supplemental Exhibits

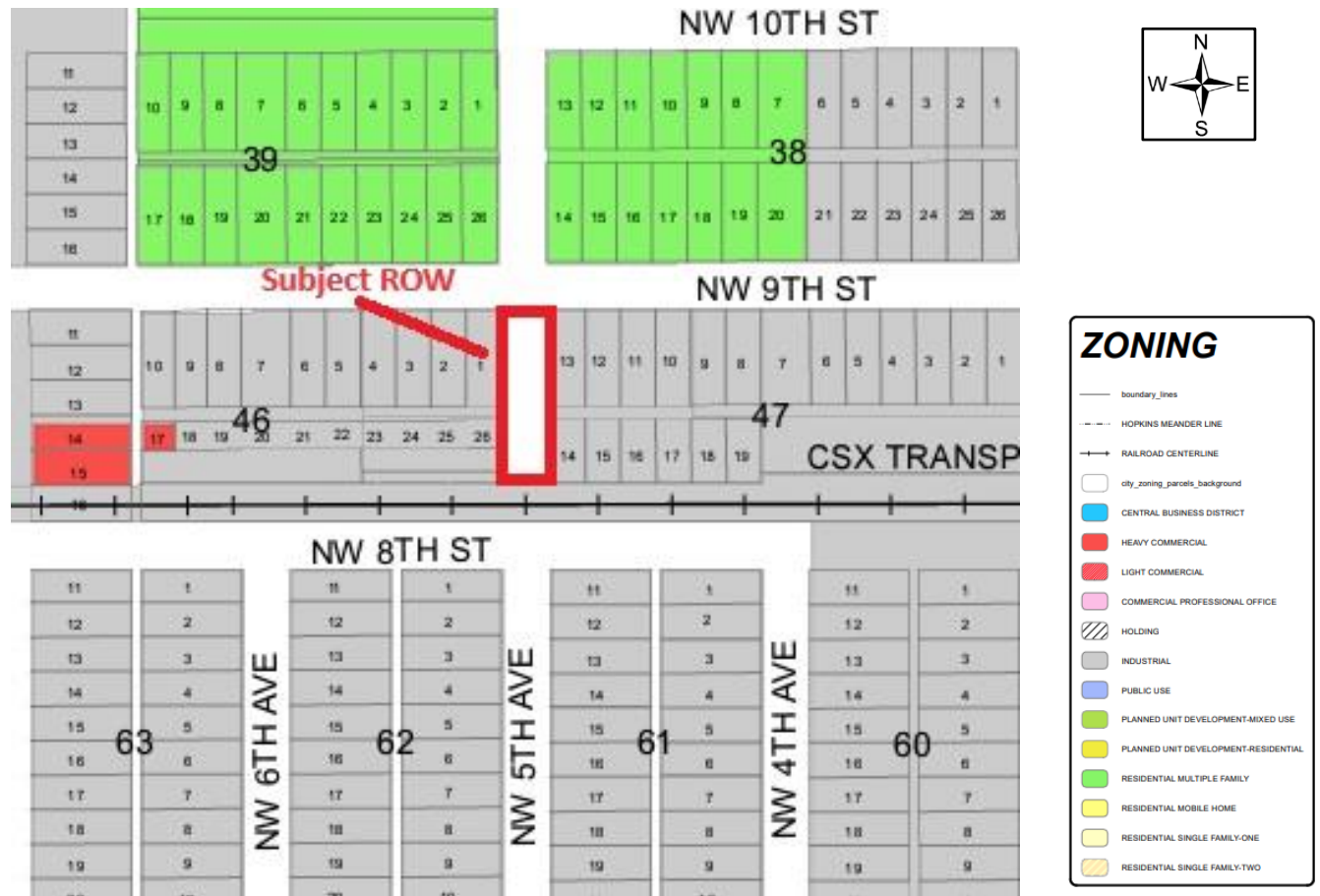
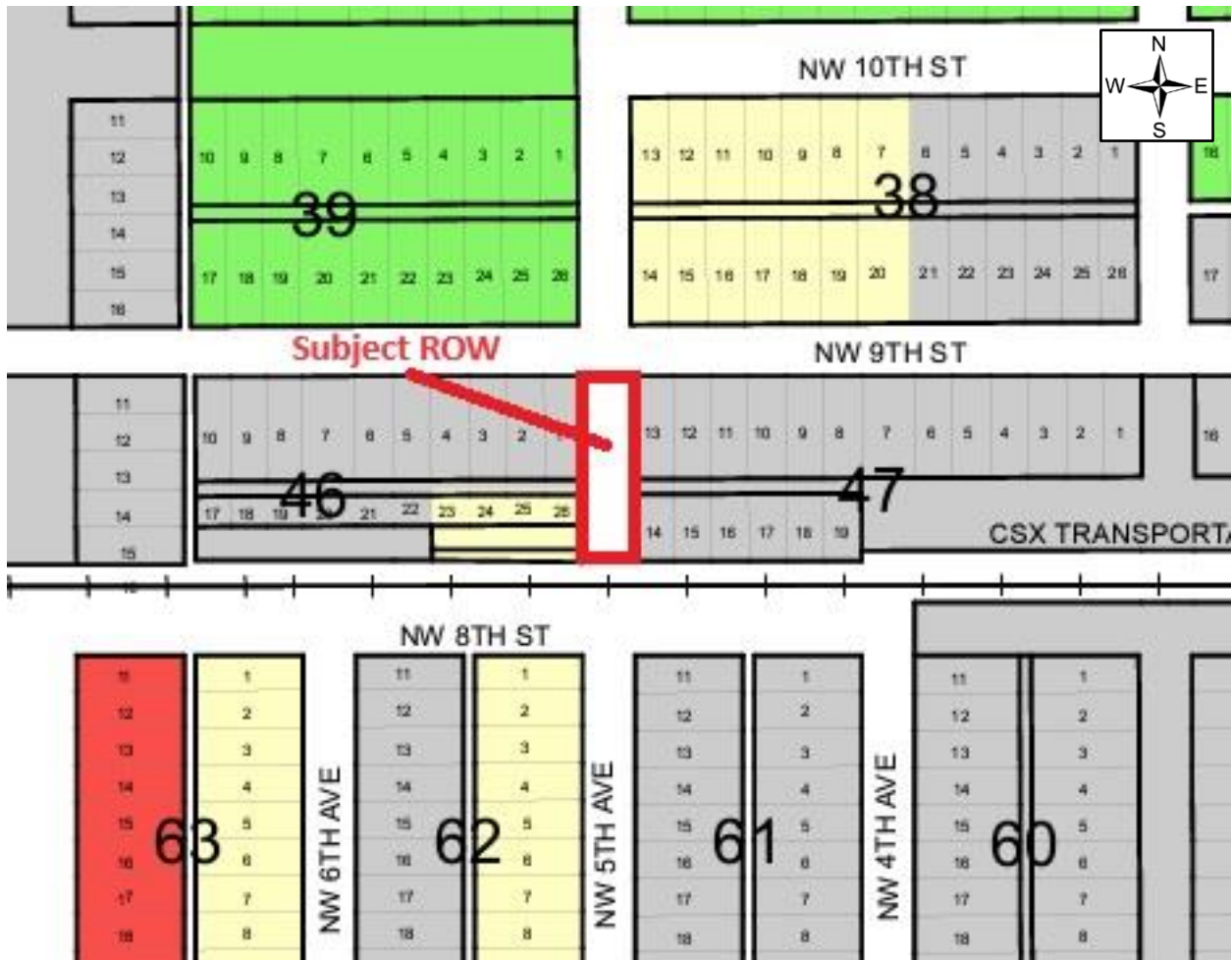


Figure 3: Existing Zoning Map



LAND USE CLASSIFICATIONS

- +—+— RAILROAD CENTERLINE
- - - - - HOPKINS MEANDER LINE
- +—+— RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- flu_background_parcel
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES

Exhibit 4: Existing Future Land Use Map



CITY OF OKEECHOBEE
General Services Department
55 Southeast 3rd Street
Okeechobee, Florida 34974
863-763-3372 X 9824
Fax: 863-763-1686

ABANDONMENT OF RIGHT-OF-WAY PETITION

PETITION NO. 24-001-SC

Application fee (non-refundable) \$600.00 Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges 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.	Date Fee Paid: 12-2-22	Receipt No: 59072
	TRC Meeting: 4-18-24	Publication Date: Letters Mailed: N/A
	PB/BOA Meeting: 5-16-24	Publication Dates: Letters Mailed: 5-1-24
	City Council 1 st Reading: 6-4-24	CMR Letter E-mailed:
	City Council Public Hearing: 7-2-24	Publication Date:

Right-of-way Definition: Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

Legal Description of the Right-of-Way to be Abandoned:

ALL THAT PORTION OF NORTHWEST 5TH AVENUE (FORMERLY OSCEOLA STREET) LYING NORTH OF THE RAILROAD RIGHT-OF-WAY AND SOUTH OF NORTHWEST 9TH STREET (FORMERLY FIFTEENTH STREET), ACCORDING TO THE PLAT OF OKEECHOBEE, AS RECORDED IN PLAT BOOK 5 AT PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

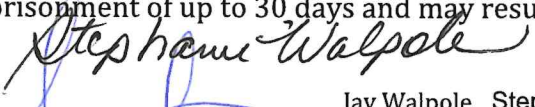
Note: Upon abandonment of a right-of-way in the City of Okeechobee or First Addition of City of Okeechobee Subdivision's, there may be a Fee Simple Interest from the Hamrick Trust. For more information contact Gil Culbreth, 3550 US Hwy 441 South, Okeechobee, Florida 34974, 863-763-3154.

Purpose of the Right-of-Way Abandonment:

The client needs the use of this street for his business.

✓	Name of property owner(s): Jay Walpole
	Owner(s) mailing address: PO BOX 1723, OKEECHOBEE, FL 34973-1723
	Owner(s) e-mail address: missy8062@yahoo.com
	Owner(s) daytime phone(s): 863-634-1066 Fax:

✓	Required Attachments
✓	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.
✓	Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition). SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS
✓	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.
✓	List of all property owners within 300' of subject property (See Information Request Form attached)
✓	Site Plan of property after abandonment. (No larger than 11x 17)
✓	Utility Companies Authorization Form. (See attached)
✓	Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)
	PLEASE NOTE: <i>If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)</i>

✓	Confirmation of Information Accuracy
I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 summary denial of this petition.	
	1/26/24
Jay Walpole Stephanie Walpole	
Signature	Printed Name Date

PLEASE COMPLETE THE FOLLOWING

**FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS
(Sec. 78-33, page CD78:4 in the LDR's)**

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

1. Proposed vacation is consistent with the Comprehensive Plan:
The requested right of way is currently not used for access or utilities, there is a mention of right of way in the City's Comprehensive plan with reference to access and proper traffic flow. Since this right of way ends at the railroad right of way and only allows for access to adjoining landowners, it would be feasible to abandon. The LDR's mention right of way in Section 78-32, which describes the uses of right of way within the City, also in Section 78-33, which describes vacation of right of way requirements.

2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:
The right of way is not sole access to any property and a remaining land will have access by easement. Copy of easement provided.

3. Proposed vacation is in the public interest and provides a benefit to the City:
The proposed vacation of the right of way is within a block that the applicant would like to add into his operation, so this vacation will allow the existing ROW square footage to add additional property to the applicants property and return the property to the tax rolls.

4. Proposed vacation would not jeopardize the location of any utility.
There may be utilities within the requested abandonment. These will be protected with the easement attached.

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

ACCESS EASEMENT

THIS AGREEMENT mad this ____ day of _____, 202____ between **Fort Drum Corporation**, herein called party of the first part and **CSX Railroad**, its successors and/or assigns of the State of Florida, herein called party of the second part.

WHEREAS, the party of the first part represents and warrants that it owns and has fee simple title to that certain parcel of real estate located in the City of Okeechobee, State of Florida, more particularly bounded and described as follows:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

NOW THEREFORE, it is mutually agreed as follows:

THAT the parties, for themselves, and assigns, grant and convey unto each party, and their assigns, an easement in, to, upon, over and across all that certain parcel of real estate described above.

Said Easement is given for the sole purpose of ingress, egress and utilities and it is agreed and understood that it is not to be construed as an easement given to the exclusion of any one party, and assigns, or to others later, granted a similar right.

TO HAVE AND TO HOLD the said easement unto the parties and unto their successors and assigns forever.

WITNESS as to the Party of the First Part:

Fort Drum Corporation

WITNESS
Printed Name: _____

Jay Walpole
Manager

WITNESS
Printed Name: _____

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

BEFORE ME, this ____ day of _____, 200____, personally appeared **Jay Walpole, Manager of Fort Drum Corporation** who is personally known to me: or produced _____ as identification.

Notary Public
My Commission Expires:

EXHIBIT "A"

LEGAL DESCRIPTION

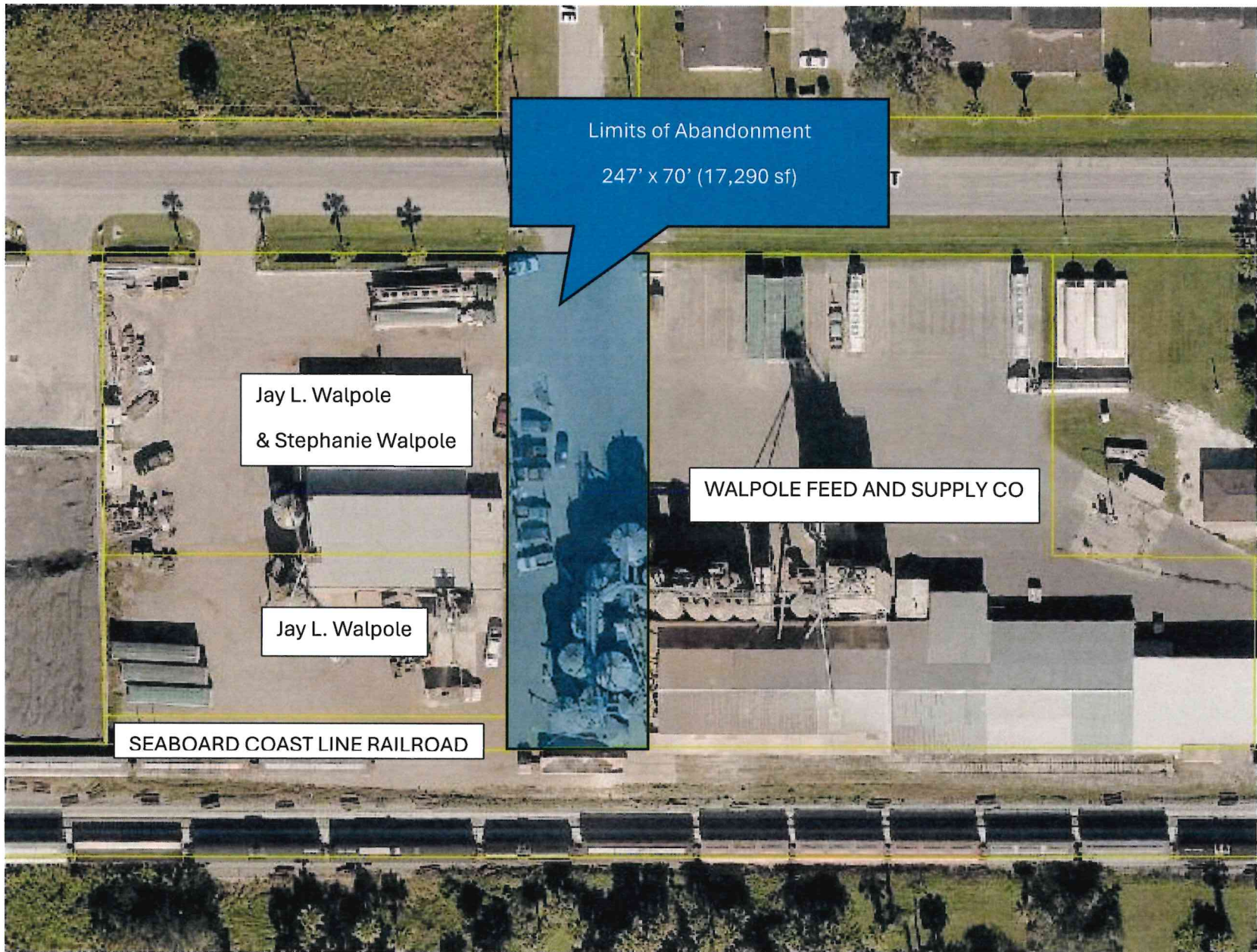
ALL THAT PORTION OF NORTHWEST 5TH AVENUE (FORMERLY OSCEOLA STREET) ADJACENT TO THE EASTERLY LINE OF LOT 1 AND ADJACENT TO THE NORTH ONE-HALF (1/2) OF THE VACATED ALLEY, BLOCK 46, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5 AT PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Checklist for Abandonment of Right-of-Way
Petition No. 24-001-SC

	Required Information and Attachments	Date Rcv'd	Ck'd
1	Application fee (non-refundable) \$600.00 ✓ Note: (Resolution No. 98-11) Schedule of Land Development Regulation Fees and Charges 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.	12/2/22	✓
2	✓ Completed and signed petition	12/2/22	1/26/24 ✓
3	✓ Copy of recorded deed of petitioner as well as any other property owner whose property is <u>contiguous to the right-of-way</u> .	12/2/22	✓
4	✓ Letters of Consent or Objection. (If more than one property owner is involved and they are not signing the petition).		10-27-23 ✓
5	✓ Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.	2/19/24 12/2/22	✓
6	✓ List of all property owners within 300' of subject property (See Information Request Form attached)	2/19/24 12/2/22	✓
7	✓ Site Plan of property after abandonment. (No larger than 11x 17)	3/10/24	✓
8	Utility Companies Authorization Form. (See attached) <u>FPL / century link (Easements)</u>	3/20/24 12/2/22	✓
9	✓ Copy of recorded Plat of the Subdivision where right-of-way exists no Larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)	12/2/22	✓

question in FPL due

Walpole – NW 5th Avenue Abandonment
Abandonment and Owner Identification Exhibit



Okeechobee County Property Appraiser

2022 Certified Values
updated: 12/1/2022

Retrieve Tax Record 2022 TRIM (pdf) 2022 Property Card >>> Show on GIS Map Print

Parcel: << 3-15-37-35-0010-00460-0010 (33504) >>

Aerial Viewer Pictometry Google Maps

2022 2021 2020 2019 2018 Sales parcel) click hover

Owner & Property Info		Result: 1 of 1	
Owner	WALPOLE JAY L WALPOLE STEPHANIE PO BOX 1723 OKEECHOBEE, FL 34973-1723		
Site	501 NW 9TH ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOTS 1, 2, 3 & 4 BLOCK 46 & NORTH 1/2 OF ALLEY LYING SOUTH OF LOTS 1, 2, 3 & 4 BLOCK 46		
Area	0.688 AC	S/I/T/R	15-37-35
Use Code**	MINERAL PROCESSING (4700)	Tax District	50

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



Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$34,500	Mkt Land	\$37,500
Ag Land	\$0	Ag Land	\$0
Building	\$162,382	Building	\$167,285
XFOB	\$12,189	XFOB	\$14,628
Just	\$209,071	Just	\$219,413
Class	\$0	Class	\$0
Appraised	\$209,071	Appraised	\$219,413
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$209,071	Assessed	\$219,413
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$209,071 city:\$209,071 other:\$209,071 school:\$209,071	Total Taxable	county:\$219,413 city:\$219,413 other:\$219,413 school:\$219,413

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

Sales History

Show Similar Sales within 1/2 mile						Fill out Sales Questionnaire	
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode	
8/10/2018	\$100	0811/1971	QC	I	U	11	
6/14/2017	\$0	0792/0968	WD	I	U	11	
1/30/2017	\$80,000	0785/0903	WD	I	U	30	
3/28/2007	\$0	0627/1092	WD	I	U	02 (Multi-Parcel Sale) - show	
9/17/1996	\$7,000	0386/0033	WD	I	U	03	
1/1/1991	\$22,500	0320/0997	WD	V	Q		
1/5/1953	\$0	0292/1192	N/A	V	U	03	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	WAREH BLDG (8400)	1992	3978	3978	\$56,552
Sketch	FEED MILL (8703)	2019	4344	4344	\$110,733

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

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
ASPH 2	COM SLB WLK	1991	\$10,790	21209.00	0 x 0	PD (25%)
CONC B	COM SLB WLK	2006	\$2,672	1581.00	0 x 0	PD (50%)
LNL1	LIGHT LED	2019	\$734	1.00	0 x 0	PD (85%)
CONC E	CURB	2019	\$432	72.00	0 x 0	PD (75%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
0611D1	RR VICINITY (MKT)	30,000.000 SF (0.688 AC)	1.0000/1.0000	1.0000/ /	\$37,500

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

FILE NUM 2017006368
OR BK 792 PG 968
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/22/2017 03:52:13 PM
RECORDING FEES \$10.00
RECORDED BY M Pinon
Pg 968; (1 pg)

Parcel ID Number: 3-15-37-35-0010-00460-0010

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made this 14th day of June, 2017, between **OKEECHOBEE ASPHALT & READY MIX CONCRETE, INC.**, a Florida corporation whose mailing address is PO Box 1994, Okeechobee, FL 34973, hereinafter called the **GRANTOR**, to **JAY L. WALPOLE and STEPHANIE WALPOLE**, a married couple, whose mailing address is PO Box 1664, Okeechobee, FL 34973, hereinafter called the **GRANTEE**:

(Wherever used herein, the terms "Grantors" and "Grantees" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

WITNESSETH:

That the **GRANTOR**, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **GRANTEE**, all that certain land situate in Okeechobee County, Florida, to-wit:

LOTS 1, 2, 3 AND 4, BLOCK 46, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SUBJECT TO restrictions, reservations and easements of record, if any.

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

* Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, the said **GRANTOR** have executed this Deed the day and year first above written.

Signed, Sealed and Delivered in our presence:

OKEECHOBEE ASPHALT & READY MIX
CONCRETE, INC., a Florida corporation

Karin Ammons
1st WITNESS-Signature
Karin Ammons
1st Witness-Print Name

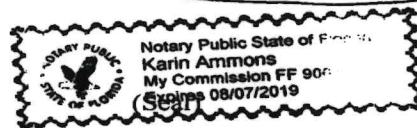
By: Robert P. GENT
ROBERT P. GENT, Vice President

Stephanie Gomez
2nd WITNESS-Signature
Stephanie Gomez
2nd Witness-Print Name

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 14th day of June, 2017, by ROBERT P. GENT, as Vice President of Okeechobee Asphalt & Ready Mix Concrete, Inc., who is personally known to me, or has produced _____ as identification.

Karin Ammons
NOTARY PUBLIC
Karin Ammons



ABSTRACTOR'S NOTE: THIS DEED IS BEING EXECUTED AND GIVEN TO CORRECT AN ERROR IN THAT CERTAIN WARRANTY DEED RECORDED IN O.R. BOOK 785, PAGE 903, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Prepared By and Return to
John D. Cassels, Jr.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

Parcel ID Number(s): 3-15-37-35-0010-00460-0010

FILE NUM 2018010256
OR BK 811 PG 1971
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 08/10/2018 03:40:06 PM
AMT \$10.00
RECORDING FEES \$10.00
DEED DOC \$0.70
RECORDED BY G Newbourn
Pg 1971 (1 pg)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 10 day of August, 2018, by **OKEECHOBEE ASPHALT & READY MIX CONCRETE, INC., a Florida corporation** whose mailing address is PO Box 1994, Okeechobee, FL 34973, first party, to **JAY L. WALPOLE and STEPHANIE WALPOLE, a married couple**, second party.

(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, wherever the context so admits or requires.)

WITNESSETH:

That the said first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **OKEECHOBEE**, State of Florida, to wit:

THE NORTH ½ OF ALLEYWAY LYING SOUTH OF LOTS 1, 2, 3 AND 4, INCLUSIVE, ALL IN BLOCK 46, CITY OF OKEECHOBEE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. SUBJECT TO restrictions, reservations and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in any wise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behalf of the said second party forever.

IN WITNESS WHEREOF the said first party has signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:

Jackie Palmer
Signature of Witness
Jackie Palmer
Printed Name of Witness

Stephanie Gomez
Signature of Witness
Stephanie Gomez
Printed Name of Witness

Robert P. Gent
ROBERT P. GENT, Vice President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 10 day of August, 2018, by **ROBERT P. GENT**, as Vice President of Okeechobee Asphalt & Ready Mix Concrete, Inc. who is personally known to me, or who have produced _____ as identification.

Stephanie Gomez
NOTARY PUBLIC
My Commission Expires:



Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 12/1/2022

Retrieve Tax Record

2022 TRIM (pdf)

2022 Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << **3-15-37-35-0010-00460-022A (33512)** >>

Aerial Viewer Pictometry Google Maps

2022 2021 2020 2019 2018 2017
 (zoom) (parcel) click hover

Owner & Property Info

Result: 1 of 1

Owner
 WALPOLE JAY L
 PO BOX 1723
 OKEECHOBEE, FL 34973-1723

Site
 NW 9TH ST OKEECHOBEE

CITY OF OKEECHOBEE BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK AND LYING IN AND COMPRISING A PORTION OF BLOCK 46, OKEECHOBEE. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY WITH THE EAST BOUNDARY LINE OF LOT 26 EXTENDED NORTH, OF SAID BLOCK 46, OKEECHOBEE; SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF N.W. 5TH AVENUE; THENCE BEAR SOUTH 00°00'00" EAST, ALONG SAID WEST BOUNDARY WAY LINE, AND ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR SOUTH 89°54'25" WEST, ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF LOT 22 OF SAID BLOCK 46; THENCE BEAR NORTH 00°00'00" WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY; THENCE BEAR NORTH 89°54'22" EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING, LESS THAT PORTION OF LOT 22 AND THAT PORTION OF 1/2 OF THE ALLEY LYING ADJACENT TO THE NORTH LINE OF LOT 22 <<<less

Description*

0.367 AC S/T/R 15-37-35
 PARKING LOT (2803) Tax District 50

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



Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$18,434	Mkt Land	\$20,038
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$8,555	XFOB	\$11,130
Just	\$26,989	Just	\$31,168
Class	\$0	Class	\$0
Appraised	\$26,989	Appraised	\$31,168
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$1,480
Assessed	\$26,989	Assessed	\$31,168
Exempt	\$0	Exempt	\$0
Total	county:\$26,989	Total	county:\$29,688
Taxable	city:\$26,989	Taxable	city:\$29,688
	other:\$26,989		other:\$29,688
	school:\$26,989		school:\$31,168

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

Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/19/2017	\$100	0785/0905	WD	V	U	11
7/29/2014	\$100	0749/0938	SW	V	U	11
4/11/2014	\$100	0745/0851	SW	V	U	11

Show Similar Sales within 1/2 mile (Fill out Sales Questionnaire)

Prepared By and Return to
John D. Cassels, Jr. Esq.
Cassels & McCall
P.O. Box 968
Okeechobee, Florida 34973

Parcel ID Number: 3-15-37-35-0010-00460-022A


FILE NUM 2017000891
OR BK 785 PG 905
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 01/30/2017 02:58:07 PM
AMT \$10.00
RECORDING FEES \$18.50
DEED DOC \$0.70
RECORDED BY S Greach
Pgs 905 - 906; (2 pgs)

WARRANTY DEED

THIS WARRANTY DEED made this 19 day of January, 2017, between FT. DRUM CORPORATION, a Florida corporation, whose mailing address is 269 NW 9th Avenue, Okeechobee, FL 34972, hereinafter called the GRANTOR, to JAY L. WALPOLE, a married man, whose mailing address is PO Box 1664, Okeechobee, FL 34973, hereinafter called the GRANTEE:

(Wherever used herein, the terms "Grantors" and "Grantees" include all the parties to this instrument, and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations).

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the GRANTEE, all that certain land situate in Okeechobee County, Florida, to-wit:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A".

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

* Singular and plural are interchangeable as context requires.

IN WITNESS WHEREOF, the said GRANTOR have executed this Deed the day and year first above written.


WITNESS

Joseph J. Turner
Print Witness Name


WITNESS

Kevin Sewell
Print Witness Name

FT. DRUM CORPORATION, a Florida corporation

BY: 
Jay L. Walpole, Vice President

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 19 day of January, 2017, by JAY L. WALPOLE, as Vice President of FT. DRUM CORPORATION, a Florida corporation, who is personally known to me.


NOTARY PUBLIC
My Commission Expires: June 14, 2018



MARGARET COOK
MY COMMISSION #FF114460
EXPIRES June 14, 2018
FloridaNotaryService.com
(407) 388-0183
(Seal)

IT IS HEREBY CERTIFIED THAT WE HAVE PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO US BY THE PARTIES HERETO. WE DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION OR QUANTITY OF LAND AS WE DID NOT EXAMINE THE TITLE TO THE PROPERTY INVOLVED.

9184-295407.WPD

EXHIBIT "A"

LEGAL DESCRIPTION

BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK AND LYING IN AND COMPRISING A PORTION OF BLOCK 46, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY WITH THE EAST BOUNDARY LINE OF LOT 26 EXTENDED NORTH, OF SAID BLOCK 46, OKEECHOBEE, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF N.W. 5TH AVENUE; THENCE BEAR S00°00'00" E, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR S89°54'25" W, ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF LOT 22 OF SAID BLOCK 46; THENCE BEAR N00°00'00" W, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY; THENCE BEAR N89°54'22" E, ALONG SAID CENTERLINE, FOR A DISTANCE OF 250.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.46 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.

9184-206563.WPD

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values
updated: 12/1/2022

Retrieve Tax Record

2022 TRIM (pdf)

2022 Property Card

Parcel List Generator

Show on GIS Map

Print

Parcel: << 3-15-37-35-0010-00470-0100 (33515) >>

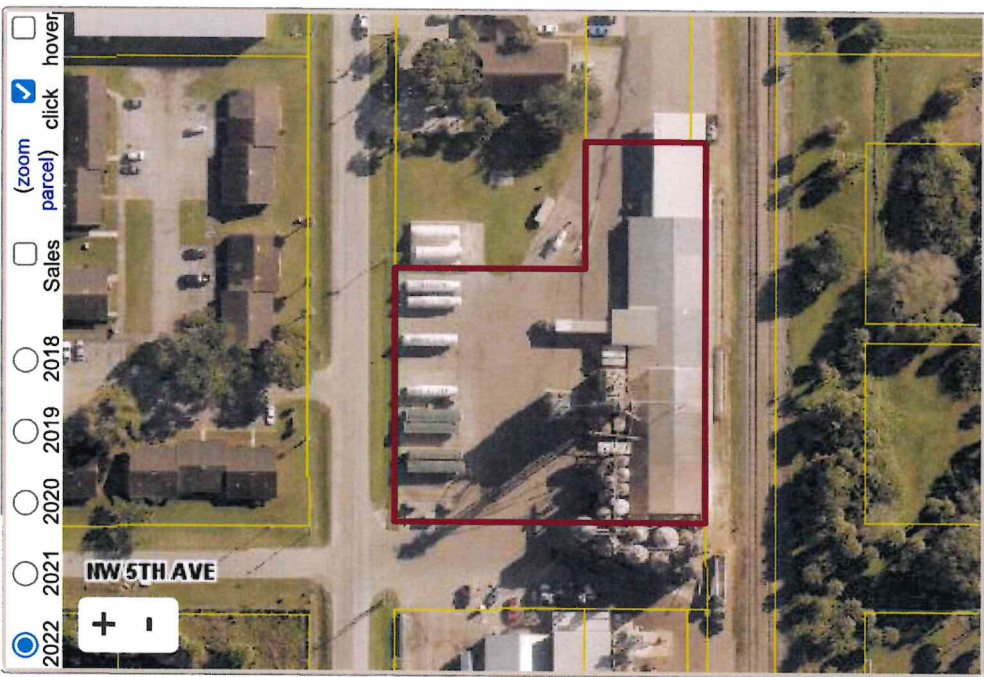
Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	WALPOLE FEED AND SUPPLY CO 2595 NW 8TH STREET OKEECHOBEE, FL 34972		
Site	491 NW 8TH ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE LOTS 10 THRU 13 & N 85.05 FT OF LOTS 14 TO 19 INC & VACATED ALLEY BETWEEN LOTS 10 THRU 13 & 14 THRU 17 & SOUTH 1/2 OF VACATED ALLEY NORTH OF LOTS 18 & 19 BLOCK 47		
Area	0.913 AC	S/T/R	15-37-35
Use Code**	WAREHOUSE/DISTRB (4800)	Tax District	50

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



Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$45,741	Mkt Land	\$49,719
Ag Land	\$0	Ag Land	\$0
Building	\$84,643	Building	\$86,688
XFOB	\$67,543	XFOB	\$80,003
Just	\$197,927	Just	\$216,410
Class	\$0	Class	\$0
Appraised	\$197,927	Appraised	\$216,410
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$197,927	Assessed	\$216,410
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$197,927 city:\$197,927 other:\$197,927 school:\$197,927	Total Taxable	county:\$216,410 city:\$216,410 other:\$216,410 school:\$216,410

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

Sales History

Show Similar Sales within 1/2 mile (Fill out Sales Questionnaire)

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
5/5/2004	\$0	0532/0847	QC	I	U	03
10/1/1992	\$0	0338/0206	WD	I	U	03
11/1/1976	\$0	0191/0269	WD	I	U	03
3/1/1976	\$0	0191/0261	WD	I	U	03
1/5/1953	\$0	0292/1192	N/A	V	U	03

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	FEED MILL (8703)	1930	17336	19230	\$80,528
Sketch	FEED MILL (8703)	2000	270	270	\$6,160

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

Extra Features & Out Buildings (Codes)

Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
CONC G	RAMPS	1994	\$274	108.00	18 x 6	PD (50%)
ASPH 2	COM SLB WLK	1994	\$74,590	47546.00	0 x 0	PD (80%)
LPL1	LGHT P LED	2000	\$836	1.00	0 x 0	PD (75%)
LNQ1	LGHT QURZ	2000	\$331	1.00	0 x 0	PD (75%)
LNL1	LGHT LED	2019	\$3,452	4.00	0 x 0	PD (100%)
LNM1	LGHT MERC	2019	\$520	1.00	0 x 0	PD (75%)

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
061ID1	RR VICINITY (MKT)	39,775.000 SF (0.913 AC)	1.0000/1.0000	1.0000 / \$1 /SF	\$49,719

Prepared by and return to:
J. Stephen Tierney, III
Neill, Griffin, Fowler, Tierney,
Neill & Marquis
Post Office Box 1270
Fort Pierce, Florida 34954



FILE NUM 2004009587
OR BK 00532 PG 0847
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FL
RECORDED 05/21/2004 03:14:02 PM
DEED DOC 0.70
RECORDED BY M Anvez

THIS QUIT CLAIM DEED, executed this 5 day of May, 2004, by Seminole Land Co., a Florida corporation, grantor, to Walpole Feed and Supply Co., a Florida corporation, grantee, whose post office address is 2595 NW 8th Street, Okeechobee, FL 34972.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

Witnesseth: That the said grantor, for and in consideration of the sum of \$10.00, in hand paid by the grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Okeechobee County, Florida, to wit:

The North 85.05 feet of Lots 14 thru 19, Block 47, Okeechobee, according to the plat ^{REED} thereof recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida, ₁₁₁₁

AND

Lots 10 thru 13, Block 47, Okeechobee, according to the plat ^{PARKING} thereof recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County, Florida, ₂₀₁

It is the intention of this Deed to convey all of the Grantor's interest in the subject property to the Grantee herein.

TITLE TO THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY THE SCRIVENER.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:



JOSEPH J. FORD

Printed Name of Witness
PHYLLIS L. BASS

Printed Name of Witness

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing was acknowledged before me this 5 day of May, 2004, by Edwin E. Walpole, III, as President of Seminole Land Co., [] who is personally known to me or [] who produced _____ as identification.

By: 
Edwin E. Walpole, III, as President
P.O. Box 1177, Okeechobee, FL 34973

SEMINOLE LAND CO.,


Odie Everett
Commission #DD198771
Expires: May 11, 2007
Print Name of Notary
Notary Public - State of Florida
My Commission Expires:
Bonded thru
Atlantic Bonding Co., Inc.

NEILL GRIFFIN FOWLER TIERNEY NEILL & MARQUIS
CHARTERED

P.O. BOX 1270, FORT PIERCE, FLORIDA 34954 · TELEPHONE (772) 464-8200

AN ORDINANCE VACATING AND CLOSING THE FOLLOWING DESCRIBED ALLEYWAY IN THE CITY OF OKEECHOBEE, FLORIDA.

BE IT ENACTED BY THE MAYOR AND COUNCIL OF THE CITY OF OKEECHOBEE, FLORIDA, THAT:

SECTION ONE. From and after the date this ordinance becomes effective, the following described alleyway shall be vacated and closed:

All of that unnamed twenty (20) feet alleyway, running East and West through Block 46 of the town of Okeechobee, Florida, also -

All of that unnamed twenty (20) feet alleyway, running East and West through Blocks 47 and 48 of the town of Okeechobee, Florida, according to plat recorded in Plat Book 2, Page 17, of the public records of St. Lucie County, Florida and also Plat Book 1, Page 10, Records Okeechobee County, Florida.

SECTION TWO: All ordinances in conflict herewith, be, and the same are hereby repealed.

SECTION THREE: This ordinance shall take effect upon its passage according to law.

SECTION FOUR: A certified copy of this ordinance shall be filed in the Public Records of Okeechobee County, Florida.

Read in full and by unanimous consent, passed to second reading.

Read in full and upon second reading, passed in open session this the 5 day of January, 1953.

R. E. Chandler
PRESIDENT CITY COUNCIL

ATTEST: *Beulah Spivey*
CITY CLERK

APPROVED BY ME, THIS THE 5 DAY OF JANUARY, 1953.

CLERK'S CERTIFICATE

W. H. L. ...
MAYOR

STATE OF FLORIDA)
COUNTY OF OKEECHOBEE) ss:
CITY OF OKEECHOBEE

I BONNIE S. THOMAS, HEREBY CERTIFY THAT I am the duly qualified Clerk of the City of Okeechobee, Florida; that the above and foregoing is a true and correct copy of a Document the original of which is on file in the Office of the City Clerk of the City of Okeechobee, Florida.
IN WITNESS WHEREOF I have hereunto set my hand and affixed the official seal of said city, this 18 day of January, A.D. 1953

SEAL

Bonnie S. Thomas
BONNIE S. THOMAS
CITY CLERK

8011-1193

195555

FILED FOR RECORD
OKEECHOBEE COUNTY, FL
1989 JUN 21 PM 1:45
GLORIA J. FORD
CLERK OF CIRCUIT COURT

CLERK OF CIRCUIT COURT

MAILED 10:00 AM JUN 21 1989
OKEECHOBEE COUNTY, FL
CLERK OF CIRCUIT COURT
Gloria J. Ford
1000 N. W. 1st St.
Fort Pierce, FL 34949
Phone: (888) 234-2345



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

Detail by Entity Name

Florida Profit Corporation

WALPOLE FEED AND SUPPLY CO.

Filing Information

Document Number	F39525
FEI/EIN Number	59-2122652
Date Filed	06/04/1981
State	FL
Status	ACTIVE

Principal Address

HWY 98 NORTH
2595 NW 8TH STREET
OKEECHOBEE, FL 34972

Changed: 01/15/2007

Mailing Address

P.O. BOX 1723
OKEECHOBEE, FL 34973

Changed: 01/22/2009

Registered Agent Name & Address

JAY WALPOLE
HWY 98 NORTH
2595 NW 8TH STREET
OKEECHOBEE, FL 34972

Name Changed: 01/15/2007

Address Changed: 03/13/2018

Officer/Director Detail

Name & Address

Title DPST

WALPOLE, JAY
P.O. BOX 1723
OKEECHOIBEE, FL 34973

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2022 Certified Values

updated: 12/8/2022

Parcel: << 3-15-37-35-0010-00460-0220 (33511) >>

Owner & Property Info

Owner	SEABOARD COAST LINE RAILROAD %WALPOLE FEED & SUPPLY CO 2595 NW 8TH STREET OKEECHOBEE, FL 34974		
Site	NW 9TH ST OKEECHOBEE		
Description*	CITY OF OKEECHOBEE N 87 FT OF LOTS 22 TO 26 INC & S 1/2 OF ADJOINING ALLEY BLOCK 46 LESS & EXCEPT THE FOLLOWING: CITY OF OKEECHOBEE BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK AND LYING IN AND COMPRISING A PORTION OF BLOCK 46, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY WITH THE EAST BOUNDARY LINE OF LOT 26 EXTENDED NORTH, OF SAID BLOCK 46, OKEECHOBEE, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF N.W. 5TH AVENUE; THENCE BEAR SOUTH 00°00'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR SOUTH 89°54'25" WEST, ALONG A LING LYING 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF LOT 22 OF SAID BLOCK 46; THENCE BEAR NORTH 00°00'00" WEST, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY; THENCE BEAR NORTH 89°54'22" EAST, ALONG SAID CENTERLINE, FOR A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING. <<<less		
Area	0.069 AC	S/T/R	15-37-35
Use Code**	VACANT (0000)	Tax District	50

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

Property & Assessment Values

2021 Certified Values		2022 Certified Values	
Mkt Land	\$3,506	Mkt Land	\$3,811
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$3,506	Just	\$3,811
Class	\$0	Class	\$0
Appraised	\$3,506	Appraised	\$3,811
SOH/10% Cap [?]	\$113	SOH/10% Cap [?]	\$79
Assessed	\$3,506	Assessed	\$3,811
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$3,393 city:\$3,393 other:\$3,393 school:\$3,506	Total Taxable	county:\$3,732 city:\$3,732 other:\$3,732 school:\$3,811

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

Aerial Viewer Pictometry Google Maps



Sales History

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

Building Characteristics

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

Extra Features & Out Buildings (Codes)

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

Land Breakdown

Code	Description	Units	Adjustments	Eff Rate	Land Value
061ID1	RR VICINITY (MKT)	3,049.000 SF (0.069 AC)	1.0000/1.0000 /	\$1 /SF	\$3,811



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

Detail by Entity Name

Florida Profit Corporation

SEABOARD COAST LINE RAILROAD COMPANY

Filing Information

Document Number S36830
FEI/EIN Number 00-0000000
Date Filed 03/11/1991
State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed 10/09/1992

Event Effective Date NONE

Principal Address

2915 S.W. 13 STREET
MIAMI, FL 33145

Mailing Address

2915 S.W. 13 STREET
MIAMI, FL 33145

Registered Agent Name & Address

TUCKER, J.
2915 S.W. 13 ST.
MIAMI, FL 33145

Name Changed: 04/04/1991

Officer/Director Detail

Name & Address

Title D

SCOTT, J.
2915 S.W. 13 ST.
MIAMI, FL

Annual Reports

No Annual Reports Filed

Document Images

This instrument prepared by
or under the direction of:

Kim R. Bongiovanni
Assistant General Counsel
Law Department
500 Water Street
Jacksonville, Florida 32202



FILE NUM 2014003849
OR BK 745 PG 851
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 04/17/2014 04:00:05 PM
AMT \$10.00
RECORDING FEES \$69.50
DEED DOC \$0.70
RECORDED BY M Pinon
Pgs 851 - 858; (8 pgs)

RETURN TO: Fort Drum Corporation
269 NW 9th Street
Okeechobee, FL 34972

*Rec 69.50
Doc .70*

SPECIAL WARRANTY DEED

THIS DEED, made this 11 day of April, ²⁰¹⁴~~2013~~, between CSX
TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street,
Jacksonville, Florida 32202, and whose Tax Identification Number is 54-6000720 hereinafter
called "Grantor", and FORT DRUM CORPORATION, a Florida corporation, whose mailing
address is 269 NW 9th Avenue, Okeechobee, Florida 34973, hereinafter called "Grantee",
WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the
singular or plural as the context may require or admit, and for purposes of
exceptions, reservations and/or covenants, shall include the heirs, legal
representatives and assigns of individuals or the successors and assigns of
corporations.)

THAT Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS
(\$1.00) and other valuable consideration, to it in hand paid by Grantee, the receipt of which is
hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT,
BARGAIN, SELL and CONVEY unto Grantee, its successors and assigns, that certain tract or
parcel of land situate, lying and being at Okeechobee, Okeechobee County, Florida, and having or
being a portion of parcels with Folio Tax Identification Numbers of 1-17-37-35-0A00-00001-1000,
3-15-37-35-0010-00460-0220, and 2-16-37-35-0A00-00005-0000 hereinafter designated "the
Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and
containing 2.41 acres, more or less.

*no longer
exists*

TOGETHER WITH all buildings, structures and improvements thereon, and all and
singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said
Premises belonging or in anyway incident or appertaining.

EXCEPTING unto Grantor the ownership in and to the Track within and on the Premises.

EXCEPTING unto Grantor the ownership in and to all existing signal and/or communication poles, wires, guys, etc., within or on the Premises and located generally along or near the eastern line thereof; and RESERVING unto Grantor a perpetual easement to maintain said existing signal and/or communication pole line, wires, guys, etc., and to reconstruct same, or to construct new poles, wires, guys, etc., sufficient in number and type to meet Grantor's present and future communication and/or signal needs, generally along the alignment of said existing pole line, TOGETHER WITH the right of ingress and egress to and from the reserved signal easement more particularly shown on Exhibit A.

RESERVING unto Grantor a perpetual non-exclusive roadway easement, hereinafter "the Roadway Easement", for the purpose of access over and across the Premises to Grantor's adjacent property, which Roadway Easement is more particularly described on Exhibit A attached hereto and incorporated herein.

RESERVING unto Grantor, its successors and assigns, a perpetual exclusive easement, hereinafter the "Occupancy Easement", in, over, under and along those portions of the Premises encumbered by existing occupancies of every type and nature, whether recorded or not, together with the right to maintain, operate, use, replace, relocate, renew and remove such occupancies.

TO HAVE AND TO HOLD the Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor hereby WARRANTS that: (a) SUBJECT TO reservations, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor; (b) Grantor will execute such other and further assurances of the same as may be required.

Grantee acknowledges that the premises ("Premises") conveyed hereunder has been historically used for railroad industrial operations and is being conveyed for use only as industrial or commercial property. Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns shall not use the Premises for any purpose other than industrial or commercial purposes and that the Premises will not be used for (a) any residential purpose of any kind or nature (residential use shall be defined broadly to include, without limitation, any use of the Premises by individuals or families for purposes of personal living, dwelling, or overnight accommodations, whether such uses are in single family residences, apartments, duplexes, or other multiple residential dwellings, trailers, trailer parks, camping sites, motels, hotels, or any other dwelling use of any kind), (b) any public or private school, day care, or any organized long-term or short term child care of any kind, or (c) any recreational purpose (recreational use shall be defined broadly to include, without limitation, use as a public park, hiking or biking trail, athletic fields or courts, or public gathering place), (d) agricultural or (e)

mitigation banking for wetlands. By acceptance of this deed, Grantee further covenants that it, its successors, heirs, legal representatives or assigns shall not use the groundwater underneath the Premises for human consumption, irrigation, or other purposes.

Grantee hereby agrees, as additional consideration for the conveyance of the Premises, to defend, indemnify and hold Grantor harmless from and against any and all liability, loss, cost and/or expense, including reasonable attorney fees, arising out of or in connection with any and all suits or causes of actions instituted by third parties against Grantor or Grantee as a result of the conveyance of the Premises to Grantee or as a result of the failure of title to any portion of the Premises.

Grantee and Grantor agree and acknowledge the covenants and easements contained in this Deed shall be covenants "in gross" and easements "in gross" which shall remain binding on Grantee, its successors, heirs, legal representatives and assigns regardless of whether Grantor continues to own property adjacent to the Premises. Grantee acknowledges Grantor will continue to have a substantial interest in enforcement of the said covenants and easements whether or not Grantor retains title to property adjacent to the Premises.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

AND FURTHER FOR THE CONSIDERATION AFORESAID, Grantor does hereby GRANT and CONVEY, WITHOUT WARRANTY, unto Grantee, Grantee's heirs, personal representatives, successors and/or assigns, a maintenance easement hereinafter referred to as "the Maintenance Easement", as more particularly described as Encroachment A in Exhibit E, attached hereto and incorporated herein, for the continued location and removal of the portion of the passenger station located on lands of Grantor adjacent to the Premises.

TO HAVE AND TO HOLD the Maintenance Easement and rights herein granted, solely for the purposes herein contained; SUBJECT, however, to any public utilities and other facilities located in, on, over, under or across the Maintenance Easement, and all agreements, easements and rights granted or reserved therefore, whether the instruments granting or reserving the same be recorded or unrecorded; ALSO SUBJECT to the terms, conditions, exceptions and reservations as follows:

1. Grantee, Grantee's heirs, personal representatives, successors and/or assigns, shall not at any time impair or interfere with the lateral or subjacent support of Grantor's properties, structures, tracks or improvements adjacent to the Maintenance Easement, or otherwise damage the same in any way.
2. Excluded from the Maintenance Easement are any other rights-of-way for access, ingress, or egress, whether by way of necessity, implication or otherwise, across or over other adjoining properties of Grantor.
3. At such time as the passenger station is removed or substantially damaged, the Maintenance Easement shall terminate, and Grantee, Grantee's heirs, personal representatives, successors and/or assigns,

EXHIBIT A

Description of property at: Okeechobee, Okeechobee County, FL
To: Fort Drum Corporation
CSXT Deed File No.: 2013-11523

PARCEL 1

BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK AND LYING IN AND COMPRISING A PORTION OF BLOCK 46, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY WITH THE EAST BOUNDARY LINE OF LOT 26 EXTENDED NORTH, OF SAID BLOCK 46, OKEECHOBEE, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF N.W. 5TH AVENUE; THENCE BEAR S00°00'00"E, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR S89°54'25"W, ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 250.00 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF LOT 22 OF SAID BLOCK 46; THENCE BEAR N00°00'00"W, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 80.26 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY; THENCE BEAR N89°54'22"E, ALONG SAID CENTERLINE, FOR A DISTANCE OF 250.00 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.46 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.

PARCEL 2

BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA AND LYING NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK, AND LYING IN AND COMPRISING A PORTION OF BLOCK 47 AND 48 AND A PORTION OF THE 70.00 FEET VACATED RIGHT-OF WAY OF N.W. 3RD AVENUE LYING BETWEEN BLOCKS 47 AND 48, OKEECHOBEE, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT

3-15-37-35-0010-00460-0220

BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY WITH THE EAST BOUNDARY LINE OF LOT 26 EXTENDED NORTH, OF SAID BLOCK 48, OKEE CHOBEE; THENCE BEAR S00°10'14"E, ALONG THE EAST BOUNDARY LINE OF LOT 26 OF SAID BLOCK 48, FOR A DISTANCE OF 50.28 FEET TO A POINT; THENCE BEAR S89°54'25"W, ALONG A LINE 80.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX MAIN TRACK, FOR A DISTANCE OF 95.17 FEET TO THE INTERSECTION WITH THE EAST BOUNDARY LINE OF LOT 24 OF SAID BLOCK 48; THENCE BEAR S00°00'00"E, ALONG SAID EAST BOUNDARY LINE, FOR A DISTANCE OF 30.00 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR S89°54'25"W, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 857.50 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY LINE OF LOT 20 OF SAID BLOCK 47; THENCE BEAR N00°00'00"W, ALONG SAID WEST BOUNDARY LINE, FOR A DISTANCE OF 80.27 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF THE VACATED 20 FEET WIDE ALLEY; THENCE BEAR N89°54'22"E, ALONG SAID CENTERLINE, FOR A DISTANCE OF 952.52 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 1.69 ACRES, MORE OF LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.

PARCEL 3

BEING A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, AND LYING 50.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF THE CSX RAILROAD MAIN TRACK, AND CONTAINING ALL OF LOT 4 AND A PORTION OF LOT 5, BLOCK 48, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 5 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 4, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 N. (PARROTT AVENUE); THENCE BEAR S00°10'14"E, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE EAST BOUNDARY LINE OF SAID LOT 4 AND 5, FOR A DISTANCE OF 80.18 FEET TO A POINT LYING 50.00 FEET NORTH OF SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK; THENCE BEAR S89°54'25"W, ALONG A LINE LYING 50.00 FEET NORTH OF AND PARALLEL WITH SAID CENTERLINE OF THE CSX RAILROAD MAIN TRACK, FOR A DISTANCE OF 142.45 FEET TO THE INTERSECTION WITH THE WEST BOUNDARY

LINE OF SAID LOT 5; THENCE BEAR N00°10'14"W, ALONG SAID WEST BOUNDARY LINE OF LOT 5 AND ALONG THE WEST BOUNDARY LINE OF SAID LOT 4, FOR A DISTANCE OF 80.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE BEAR N89°57'32"E, ALONG THE NORTH BOUNDARY LINE OF SAID LOT 4, FOR A DISTANCE OF 142.45 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 0.26 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS AND/OR RIGHTS-OF-WAY OF RECORD, IF ANY.

BEING more particularly shown on plat of survey dated March 6, 2014 prepared by Steven W. DeHays, Professional Land Surveyor Number 5178, DeHays Design, 13176 SW 144th Parkway, Okeechobee, Florida, 34974, incorporated herein by reference.

BEING a portion of the property acquired by Florida Western & Northern Railroad and the Seaboard Air Line Railroad Company, predecessors of Grantor, by the following instruments, recorded among the Public Land Records of Okeechobee County, Florida:

<u>Railroad</u>	<u>Acquired From</u>	<u>Date of Instrument</u>	<u>Book/Page</u>
FW&N RR	Okeechobee Co.	7/10/1924	7/47
FW&N RR	Okeechobee Co.	7/10/1924	7/51
FW&N RR	Okeechobee Co.	1/3/1925	7/343
SAL RR	Conley T W Jr et al	12/22/1958	28/449

Through mesne conveyances, the Florida Western & Northern Railroad Company was merged into the Seaboard Air Line Railroad Company. On July 1, 1967 the Atlantic Coast Line Railroad Company merged with the Seaboard Air Line Railroad Company to form the Seaboard Coast Line Railroad Company. On December 29, 1982 the Louisville And Nashville Railroad Company merged into Seaboard Coast Line Railroad Company, and the name of the surviving corporation changed to Seaboard System Railroad, Inc. On July 1, 1986, Seaboard System Railroad, Inc. changed its name to CSX Transportation, Inc.

2024 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# S26156

FILED
Jan 24, 2024
Secretary of State
0826131636CC

Entity Name: FT. DRUM CORPORATION

Current Principal Place of Business:

269 NW 9TH STREET
OKEECHOBEE, FL 34972

Current Mailing Address:

P.O. BOX 1177
OKEECHOBEE, FL 34973

FEI Number: 65-0241230

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WALPOLE, KEITH A
269 NW 9TH STREET
OKEECHOBEE, FL 34972 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

Officer/Director Detail :

Title VP
Name WALPOLE, JAY
Address 2595 NW 8 ST
City-State-Zip: OKEECHOBEE FL 34972

Title PRESIDENT, SECRETARY,
TREASURER
Name WALPOLE, KEITH A.
Address 269 NW 9TH ST
City-State-Zip: OKEECHOBEE FL 34972

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 an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: KEITH WALPOLE

PRESIDENT

01/24/2024

Electronic Signature of Signing Officer/Director Detail

Date



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Detail by Entity Name

Florida Profit Corporation

WALPOLE FEED AND SUPPLY CO.

Filing Information

Document Number F39525
FEI/EIN Number 59-2122652
Date Filed 06/04/1981
State FL
Status ACTIVE

Principal Address

HWY 98 NORTH
 2595 NW 8TH STREET
 OKEECHOBEE, FL 34972

Changed: 01/15/2007

Mailing Address

P.O. BOX 1723
 OKEECHOBEE, FL 34973

Changed: 01/22/2009

Registered Agent Name & Address

JAY WALPOLE
 HWY 98 NORTH
 2595 NW 8TH STREET
 OKEECHOBEE, FL 34972

Name Changed: 01/15/2007

Address Changed: 03/13/2018

Officer/Director Detail

Name & Address

Title DPST

WALPOLE, JAY
 P.O. BOX 1723
 OKEECHOIBEE, FL 34973

Annual Reports

Report Year	Filed Date
2022	03/22/2022
2023	02/08/2023
2024	02/01/2024

Document Images

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03/17/2014 -- ANNUAL REPORT	View image in PDF format
03/21/2013 -- ANNUAL REPORT	View image in PDF format
02/28/2012 -- ANNUAL REPORT	View image in PDF format
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02/01/2010 -- ANNUAL REPORT	View image in PDF format
01/22/2009 -- ANNUAL REPORT	View image in PDF format
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01/15/2007 -- ANNUAL REPORT	View image in PDF format
02/06/2006 -- ANNUAL REPORT	View image in PDF format
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03/25/1997 -- ANNUAL REPORT	View image in PDF format
03/25/1996 -- ANNUAL REPORT	View image in PDF format
01/27/1995 -- ANNUAL REPORT	View image in PDF format

Okeechobee County Property Appraiser

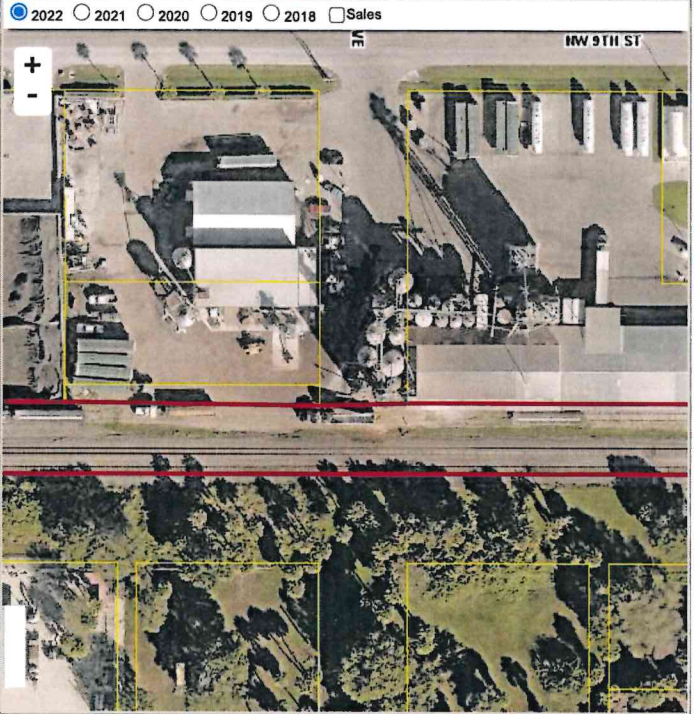
Mickey L. Bandi, CFA

2022 Certified Values

updated: 12/8/2022

Parcel: << **2-16-37-35-0A00-00005-0000 (32909)** >>

Aerial Viewer Pictometry Google Maps



Owner & Property Info			
Owner	SALRY RR C/O CSX CORP 500 WATER STREET J910 JACKSONVILLE, FL 33202		
Site	HWY 441 N OKEECHOBEE		
Description*	ALL OF THE RAILROAD AS NOW LYING AND LOCATED WITHIN THE CITY OF OKEECHOBEE		
Area	29.53 AC	S/T/R	16-37-35
Use Code**	CENTRALLY ASSED (9800)	Tax District	50
<small>*The Description above is not to be used as the Legal Description for this parcel in any legal transaction. **The Use Code is a Dept. of Revenue code. Please contact Okeechobee County Planning & Development at 863-763-5548 for zoning info.</small>			

Property & Assessment Values			
2021 Certified Values		2022 Certified Values	
Mkt Land	\$870,373	Mkt Land	\$1,034,543
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$0
Just	\$870,373	Just	\$1,034,543
Class	\$0	Class	\$0
Appraised	\$870,373	Appraised	\$1,034,543
SOH/10% Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$870,373	Assessed	\$1,034,543
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$870,373 city:\$870,373 other:\$870,373 school:\$870,373	Total Taxable	county:\$1,034,543 city:\$1,034,543 other:\$1,034,543 school:\$1,034,543

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

Sales History						
Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
NONE						

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

Extra Features & Out Buildings (Codes)						
Code	Description	Year Blt	Value	Units	Dims	Condition (% Good)
NONE						

Land Breakdown					
Code	Description	Units	Adjustments	Eff Rate	Land Value
009800	CENT ASSD (MKT)	1.000 UT (29.530 AC)	1.0000/1.0000 1.0000/ /	\$1,034,543 /UT	\$1,034,543



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Detail by Entity Name

Foreign Profit Corporation

CSX TRANSPORTATION, INC.

Filing Information

Document Number 806099
FEI/EIN Number 54-6000720
Date Filed 03/26/1946
State VA
Status ACTIVE
Last Event CORPORATE MERGER
Event Date Filed 12/23/1992
Event Effective Date NONE

Principal Address

500 WATER STREET
 JACKSONVILLE, FL 32202

Changed: 01/22/2010

Mailing Address

500 WATER STREET
 C-160
 JACKSONVILLE, FL 32202

Changed: 01/22/2010

Registered Agent Name & Address

C T CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Name Changed: 09/19/2016

Address Changed: 09/19/2016

Officer/Director Detail

Name & Address

Title Director, EVP and CFO

Pelkey, SEAN R.
500 WATER STREET
JACKSONVILLE, FL 32202

Title Assistant Corporate Secretary

ARMBRUST, STEVE C.
500 WATER STREET
JACKSONVILLE, FL 32202

Title Corporate Secretary

Burns, Michael S.
500 WATER STREET
JACKSONVILLE, FL 32202

Title Director, EVP and Chief Legal Officer

Goldman, Nathan D.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title President, CEO

Foote, James M.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title SVP - Network Planning

Barr, Brian
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title EVP - Operations

Boychuk, Jamie
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title EVP and Chief Administrative Officer

Sorfleet, Diana B.
500 WATER STREET

C-160
JACKSONVILLE, FL 32202

Title VP and Chief Accounting Officer

Williams, Angela C.
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title Director, EVP - Sales and Marketing

Boone, Kevin S.
500 WATER STREET
JACKSONVILLE, FL 32202

Title SVP and Chief Strategy Officer

Bezar, Farrukh A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title SVP of Sales

Adams, Arthur L.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Asset Utilization

Albright, William C
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP and General Counsel

Burns, Michael S.
500 WATER STREET
JACKSONVILLE, FL 32202

Title SVP - Engineering and Mechanical

Johnson, Ricky E.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Intermodal & Automotive

Kenney, Maryclare T.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Energy

Longson, Adam
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Total Rewards

Mullen, Michelle A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Human Resources and Chief Diversity Officer

Noel, Stephanie W.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Safety

Schwichtenberg, James
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Corporate Communications

Tucker, Bryan A.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Asset Management

Vierling, Jack R.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Labor Relations

Wall, Jeffrey D.
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Operations

Juggernaut, Gregory
500 WATER STREET
C-160
JACKSONVILLE, FL 32202

Title VP - Network Systems

Bittner, Deborah T.

500 WATER STREET
JACKSONVILLE, FL 32202

Title VP of Technology and Chief Information Security Officer

Eppinger, Gary
500 WATER STREET
JACKSONVILLE, FL 32202

Title VP - Finance and Treasury

Slater, William D.
500 WATER STREET
JACKSONVILLE, FL 32202

Annual Reports

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2020	03/19/2020
2021	04/08/2021
2022	05/01/2022

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05/23/2017 -- ANNUAL REPORT	View image in PDF format
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07/09/2010 -- Reg. Agent Change	View image in PDF format
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01/26/2009 -- ANNUAL REPORT	View image in PDF format
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04/25/2006 -- ANNUAL REPORT	View image in PDF format
08/05/2005 -- Reg. Agent Change	View image in PDF format
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04/30/2004 -- ANNUAL REPORT	View image in PDF format
03/26/2003 -- ANNUAL REPORT	View image in PDF format
04/01/2002 -- ANNUAL REPORT	View image in PDF format
10/09/2001 -- Reg. Agent Change	View image in PDF format

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05/18/1998 -- ANNUAL REPORT	View image in PDF format
05/08/1997 -- ANNUAL REPORT	View image in PDF format
04/27/1996 -- ANNUAL REPORT	View image in PDF format
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Florida Department of State, Division of Corporations



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seaboard coast line railroad

Entity Name List

Corporate Name	Document Number	Status
SEABOARD COAST LINE RAILROAD COMPANY	806099	NAME HS
SEABOARD COAST LINE RAILROAD COMPANY	S36830	INACT
SEABOARD COAST LINE RAILWAY SUPPLIES, INC.	840764	Active
SEABOARD COLD STORAGE, INC.	275516	INACT
SEABOARD COLD STORAGE OF ANDERSON ROAD, INC.	S97855	INACT
SEABOARD COLD STORAGE OF FORT MEYERS, INC.	K34099	INACT
SEABOARD COLD STORAGE OF JACKSONVILLE, INC.	J80590	NAME HS
SEABOARD COLD STORAGE OF JACKSONVILLE, INC.	J80590	INACT
SEABOARD COLD STORAGE OF LAKELAND, INC.	K18534	INACT
SEABOARD COLD STORAGE OF MANATEE, INC.	J77358	INACT
SEABOARD COLD STORAGE OF ORLANDO, INC.	J83132	INACT
SEABOARD COLD STORAGE OF PLANT CITY, INC.	K17500	INACT
SEABOARD COLD STORAGE, INC. OF WINTER HAVEN	G78680	INACT
SEABOARD COLD STORAGE OF WINTER HAVEN, INC.	K44901	INACT
SEABOARD COLD WAREHOUSE INC	149500	INACT
SEABOARD COMMERCIAL REALTY CORP.	J14820	NAME HS
THE SEABOARD COMPANIES, LLC	L06000020489	INACT
SEABOARD CONCRETE FINISHING CO	340194	INACT
SEABOARD CONDO CORP.	401970	INACT
SEABOARD CONSOLIDATED, INC.	H01011	INACT

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Detail by Entity Name

Florida Profit Corporation

SEABOARD COAST LINE RAILROAD COMPANY

Filing Information

Document Number S36830

FEI/EIN Number 00-0000000

Date Filed 03/11/1991

State FL

Status INACTIVE

Last Event ADMIN DISSOLUTION FOR ANNUAL REPORT

Event Date Filed 10/09/1992

Event Effective Date NONE

Principal Address

2915 S.W. 13 STREET
MIAMI, FL 33145

Mailing Address

2915 S.W. 13 STREET
MIAMI, FL 33145

Registered Agent Name & Address

TUCKER, J.
2915 S.W. 13 ST.
MIAMI, FL 33145

Name Changed: 04/04/1991

Officer/Director Detail

Name & Address

Title D

SCOTT, J.
2915 S.W. 13 ST.
MIAMI, FL

Annual Reports

No Annual Reports Filed

Document Images



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Detail by Entity Name

Foreign Profit Corporation

C T CORPORATION SYSTEM

Filing Information

Document Number	804598
FEI/EIN Number	51-0006522
Date Filed	09/09/1936
State	DE
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	12/20/2013
Event Effective Date	12/31/2013

Principal Address

1200 South pine island road
suite # 250
plantation, FL 33324-4459

Changed: 03/16/2022

Mailing Address

1200 south pine island road
suite # 250
plantation, FL 33324-4459

Changed: 03/16/2022

Registered Agent Name & Address

THE CORPORATION COMPANY
1200 SOUTH PINE ISLAND RD.
PLANTATION, FL 33324

Name Changed: 09/01/2017

Address Changed: 09/01/2017

Officer/Director Detail

Name & Address

Title PRESIDENT

04/24/2018 -- ANNUAL REPORT	View image in PDF format
09/01/2017 -- Reg. Agent Change	View image in PDF format
03/31/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
03/13/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
02/25/2014 -- ANNUAL REPORT	View image in PDF format
12/20/2013 -- Merger	View image in PDF format
04/12/2013 -- ANNUAL REPORT	View image in PDF format
04/12/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
04/26/2010 -- ANNUAL REPORT	View image in PDF format
04/28/2009 -- ANNUAL REPORT	View image in PDF format
04/07/2008 -- ANNUAL REPORT	View image in PDF format
04/12/2007 -- ANNUAL REPORT	View image in PDF format
04/21/2006 -- ANNUAL REPORT	View image in PDF format
04/11/2005 -- ANNUAL REPORT	View image in PDF format
04/15/2004 -- ANNUAL REPORT	View image in PDF format
06/05/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
05/05/2000 -- ANNUAL REPORT	View image in PDF format
04/19/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- ANNUAL REPORT	View image in PDF format
04/28/1993 -- ANNUAL REPORT	View image in PDF format
01/31/1992 -- Reg. Agent Change	View image in PDF format
06/28/1991 -- ANNUAL REPORT	View image in PDF format
06/28/1990 -- ANNUAL REPORT	View image in PDF format
07/27/1989 -- ANNUAL REPORT	View image in PDF format
07/13/1988 -- ANNUAL REPORT	View image in PDF format
07/23/1987 -- ANNUAL REPORT	View image in PDF format
06/30/1986 -- ANNUAL REPORT	View image in PDF format
07/02/1985 -- ANNUAL REPORT	View image in PDF format
07/13/1984 -- ANNUAL REPORT	View image in PDF format
09/08/1982 -- Reg. Agent Change	View image in PDF format
06/30/1982 -- ANNUAL REPORT	View image in PDF format
06/30/1981 -- ANNUAL REPORT	View image in PDF format
07/29/1980 -- ANNUAL REPORT	View image in PDF format
07/19/1979 -- ANNUAL REPORT	View image in PDF format
08/05/1978 -- ANNUAL REPORT	View image in PDF format
06/30/1977 -- ANNUAL REPORT	View image in PDF format
12/08/1976 -- Merger	View image in PDF format

06/28/1976 -- ANNUAL REPORT	View image in PDF format
06/30/1975 -- ANNUAL REPORT	View image in PDF format
04/05/1974 -- ANNUAL REPORT	View image in PDF format
04/03/1974 -- RA CERTIFICATE	View image in PDF format
03/10/1973 -- ANNUAL REPORT	View image in PDF format
01/26/1973 -- ANNUAL REPORT	View image in PDF format
03/21/1972 -- ANNUAL REPORT	View image in PDF format
12/21/1971 -- Amendment	View image in PDF format
11/24/1971 -- ANNUAL REPORT	View image in PDF format
07/13/1971 -- ANNUAL REPORT	View image in PDF format
07/09/1970 -- ANNUAL REPORT	View image in PDF format
06/30/1970 -- ANNUAL REPORT	View image in PDF format
06/30/1969 -- ANNUAL REPORT	View image in PDF format
06/26/1969 -- ANNUAL REPORT	View image in PDF format
05/27/1969 -- RA CERTIFICATE	View image in PDF format
06/25/1968 -- ANNUAL REPORT	View image in PDF format
06/20/1968 -- ANNUAL REPORT	View image in PDF format
06/12/1967 -- ANNUAL REPORT	View image in PDF format
06/08/1966 -- ANNUAL REPORT	View image in PDF format
07/20/1965 -- ANNUAL REPORT	View image in PDF format
07/30/1964 -- ANNUAL REPORT	View image in PDF format
06/27/1963 -- ANNUAL REPORT	View image in PDF format
06/29/1962 -- ANNUAL REPORT	View image in PDF format
06/12/1961 -- ANNUAL REPORT	View image in PDF format
06/28/1960 -- ANNUAL REPORT	View image in PDF format
06/24/1959 -- ANNUAL REPORT	View image in PDF format
06/04/1958 -- ANNUAL REPORT	View image in PDF format
06/18/1957 -- ANNUAL REPORT	View image in PDF format
05/27/1956 -- ANNUAL REPORT	View image in PDF format
05/16/1955 -- ANNUAL REPORT	View image in PDF format
05/15/1954 -- ANNUAL REPORT	View image in PDF format
05/25/1953 -- ANNUAL REPORT	View image in PDF format
06/25/1952 -- ANNUAL REPORT	View image in PDF format
06/15/1951 -- ANNUAL REPORT	View image in PDF format
12/26/1950 -- Amendment	View image in PDF format
06/12/1950 -- ANNUAL REPORT	View image in PDF format
06/20/1949 -- ANNUAL REPORT	View image in PDF format
06/24/1948 -- ANNUAL REPORT	View image in PDF format
06/12/1947 -- ANNUAL REPORT	View image in PDF format
06/14/1946 -- ANNUAL REPORT	View image in PDF format
06/14/1945 -- ANNUAL REPORT	View image in PDF format
06/08/1944 -- ANNUAL REPORT	View image in PDF format
06/07/1943 -- ANNUAL REPORT	View image in PDF format
06/09/1942 -- ANNUAL REPORT	View image in PDF format
06/19/1941 -- ANNUAL REPORT	View image in PDF format
06/27/1940 -- ANNUAL REPORT	View image in PDF format

07/01/1939 -- ANNUAL REPORT	View image in PDF format
06/22/1938 -- ANNUAL REPORT	View image in PDF format
07/01/1937 -- ANNUAL REPORT	View image in PDF format
09/09/1936 -- Domestic Profit	View image in PDF format
09/09/1936 -- RA CERTIFICATE	View image in PDF format

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Detail by Entity Name

Florida Profit Corporation

THE CORPORATION COMPANY

Filing Information

Document Number	017109
FEI/EIN Number	51-0099484
Date Filed	06/23/1925
State	FL
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	12/31/1973
Event Effective Date	NONE

Principal Address

1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Changed: 04/25/2019

Mailing Address

1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Changed: 04/25/2019

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 S. PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 04/25/2019

Address Changed: 09/21/2018

Officer/Director Detail

Name & Address

Title President

WEBER, JOHN
28 LIBERTY ST 42ND FL
NEW YORK, NY 10005

Title EVP, Secretary

INGATO, ROBERT
28 LIBERTY ST 26TH FL
NEW YORK, NY 10005

Title Asst. Secretary

SANDERS, ERIN
2700 LAKE COOK ROAD
RIVERWOODS, IL 60015

Title Director, VP, Asst. Treasurer

BALNIUS, J. MICHELE
2700 LAKE COOK ROAD
RIVERWOODS, IL 60015

Title Treasurer, VP

FELDMAN, IRVING
2700 LAKE COOK ROAD
RIVERWOODS, IL 60015

Title Director

MONTENEGRO, MARIA
28 LIBERTY ST 26TH FL
NEW YORK, NY 10005

Title Director

NESTOR, THOMAS J
28 LIBERTY ST 43RD FL
NEW YORK, NY 10005

Annual Reports

Report Year	Filed Date
2020	04/22/2020
2021	04/09/2021
2022	04/27/2022

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04/27/2022 -- ANNUAL REPORT	View image in PDF format
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04/15/2004 -- ANNUAL REPORT	View image in PDF format
01/21/2003 -- ANNUAL REPORT	View image in PDF format
02/04/2002 -- ANNUAL REPORT	View image in PDF format
03/19/2001 -- ANNUAL REPORT	View image in PDF format
05/05/2000 -- ANNUAL REPORT	View image in PDF format
04/19/1999 -- ANNUAL REPORT	View image in PDF format
04/23/1998 -- ANNUAL REPORT	View image in PDF format
01/27/1997 -- ANNUAL REPORT	View image in PDF format
05/01/1996 -- ANNUAL REPORT	View image in PDF format
07/12/1995 -- Dom/For AR	View image in PDF format
06/22/1995 -- ANNUAL REPORT	View image in PDF format
05/01/1995 -- Dom/For AR	View image in PDF format
05/01/1994 -- Dom/For AR	View image in PDF format
05/01/1993 -- Dom/For AR	View image in PDF format
07/21/1992 -- Dom/For AR	View image in PDF format
01/31/1992 -- Reg. Agent Change	View image in PDF format
06/28/1991 -- Dom/For AR	View image in PDF format
06/29/1990 -- Dom/For AR	View image in PDF format
07/13/1989 -- Dom/For AR	View image in PDF format
07/08/1988 -- Dom/For AR	View image in PDF format
06/30/1987 -- Dom/For AR	View image in PDF format
06/30/1986 -- Dom/For AR	View image in PDF format
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06/30/1980 -- Dom/For AR	View image in PDF format

07/19/1979 -- Dom/For AR	View image in PDF format
06/30/1978 -- Dom/For AR	View image in PDF format
06/30/1977 -- Dom/For AR	View image in PDF format
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07/28/1974 -- Dom/For AR	View image in PDF format
07/13/1974 -- Dom/For AR	View image in PDF format
04/05/1974 -- Amendment	View image in PDF format
06/18/1925 -- Domestic Profit	View image in PDF format

Florida Department of State, Division of Corporations

Patty Burnette

From: Gary Ritter
Sent: Wednesday, January 3, 2024 9:46 AM
To: Patty Burnette; Lane Gamiotea
Cc: Jacqueline Boer
Subject: FW: [EXTERNAL]Fwd: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5
Attachments: PSA Easement Acquisition Form.doc

I'm passing along the following string of emails between CSX and Steve Dobb's, Walpole's consultant on the abandonment and subsequent release of the easement over to Walpole. CSX does not object and Walpole is going to continue to utilize the area as it always has been so CSX will continue to have ingress and egress.

I believe this was the last box that needed to be checked since they also got a release from the Hamrick Trust. I had Gil touch base with me about a month ago concerning this hoping we could move it forward to completion.

What's the next step?

Gary

Gary Ritter
City Administrator



55 SE 3rd Avenue
Okeechobee, FL 34974
Phone: (863) 763-3372, ext. 9811
Direct: (863) 763-9811
Cell: (863) 610-1562
Email: gritter@cityofokeechobee.com
Website: www.cityofokeechobee.com

NOTICE: Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing, Florida Statute 668.6076.
CITY OF OKEECHOBEE ELECTRONIC DEVICE DISCLAIMER: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your correspondence via e-mail, text message, voice mail, etc., may therefore be subject to public disclosure.

From: Steven Dobbs <sdobbs@stevedobbsengineering.com>
Sent: Wednesday, December 13, 2023 11:13 AM
To: missy w. <missy8062@yahoo.com>; Gary Ritter <gritter@cityofokeechobee.com>
Subject: [EXTERNAL]Fwd: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

----- Forwarded message -----

From: **Rosa, Flavio** <Flavio_Rosa@csx.com>

Date: Fri, Oct 27, 2023 at 10:46 AM

Subject: RE: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

To: Steven Dobbs <sdobbs@stedobbsengineering.com>

Cc: missy w. <missy8062@yahoo.com>, Walpole, Keith <kwalpole@walpoleinc.com>, Florida Management <pC@newlinesco.com>, Rosa, Flavio <Flavio_Rosa@csx.com>

Steven,

My apologies for the delayed response. There has been several big projects that we have been working on that has taken a considerable amount of resources on our end.

➤ CSX does not object to the closure of the street as long we get the perpetual easement to access our tracks as discussed. In order to follow through with the execution of the letter, some due diligence on our end will be needed, i.e. title work, survey, etc. Please allow me a few weeks to have that work completed by my colleagues and I will get back with you.

For your convenience, I've included our standard easement acquisition form for your review. Once we have all the facts, I will incorporate it to the attached for your execution.

Thanks

Flavio Rosa

Manager Real Estate

CSX Transportation, Inc.

T. 904-279-3860

500 Water Street, J180, Jacksonville, FL 32202



From: Steven Dobbs <sdobbs@stedobbsengineering.com>

Sent: Tuesday, October 24, 2023 9:40 AM

To: Rosa, Flavio <Flavio_Rosa@csx.com>; Vazquez, Luis <Luis_Vazquez@csx.com>

Cc: missy w. <missy8062@yahoo.com>; Walpole, Keith <kwalpole@walpoleinc.com>; Florida Management

<pC@newlinesco.com>

Subject: Re: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

You don't often get email from sdobbs@stevedobbsengineering.com. [Learn why this is important](#)

This Message Is From an External Sender

This message came from outside your organization.

Mr. Rosa,

It sounds like CSX is in agreement CSX interest are satisfied with the current recorded easement, but for me to be able to move forward with the City of Okeechobee, I need to have the attached letter signed by the appropriate person within CSX.

Please confirm receipt and what action is required on my part if any.

On Fri, Sep 29, 2023 at 9:43 AM Steven Dobbs <sdobbs@stevedobbsengineering.com> wrote:

Mr. Rosa,

It sounds like CSX is in agreement CSX interest are satisfied with the current recorded easement, but for me to be able to move forward with the City of Okeechobee, I need to have the attached letter signed by the appropriate person within CSX.

Please confirm receipt and what action is required on my part if any.

----- Forwarded message -----

From: Steven Dobbs <sdobbs@stevedobbsengineering.com>

Date: Fri, Sep 15, 2023 at 3:29 PM

Subject: Re: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

To: Rosa, Flavio <Flavio_Rosa@csx.com>

Cc: missy w. <missy8062@yahoo.com>, Walpole, Keith <kwalpole@walpoleinc.com>, Florida Management <pC@newlinesco.com>

Just following up on this letter for CSX approval to abandon NW 5th Avenue.

Please call with any questions.

On Fri, Sep 8, 2023 at 3:45 PM Steven Dobbs <sdobbs@stevedobbsengineering.com> wrote:

Mr. Rosa,

Sorry I missed the meeting, would you be willing to sign this letter on behalf of the Walpoles to abandon the Road ROW?

On Wed, Aug 23, 2023 at 3:53 PM Rosa, Flavio <Flavio_Rosa@csx.com> wrote:

Hi Steven,

As of now, I am open 9-3 next Monday and Tuesday, the 28th and 29th. Please let know what time works for you.

Thanks

Flavio Rosa | CSX Transportation, Inc.

Manager Real Estate

500 Water Street – J180, 12th Floor | Jacksonville, FL 32202

O: 904-279-3860 E: Flavio_Rosa@CSX.com

From: Steven Dobbs <sdobbs@newlinesco.com>

Sent: Wednesday, August 9, 2023 1:00 PM

To: Rosa, Flavio <Flavio_Rosa@csx.com>

Cc: Vazquez, Luis <Luis_Vazquez@csx.com>; Steven Dobbs <sdobbs@stevedobbsengineering.com>; Josh Schmuckler <josh@newlinesco.com>; Esti Weinberger <ew@newlinesco.com>; Joshua Brown <jbrown@newlinesco.com>; Jennifer Busbin <jbusbin@newlinesco.com>; Yehuda Spira <Yspira@newlinesco.com>

Subject: Re: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

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Yes, just let me know when and I will work around your schedule.

Steven L. Dobbs, P. E.

863-634-0194

Sent from my iPhone

On Aug 9, 2023, at 12:24 PM, Rosa, Flavio <Flavio_Rosa@csx.com> wrote:

Good afternoon Steven,

My name is Flavio Rosa. I am Luis' colleague and will be your POC for the street vacation request and easement discussed below.

Would you have some time next week to jump on a quick call to discuss?

Please send me some times that would work for you and I will schedule a Microsoft teams meeting for us to discuss more in detail.

Thanks

Flavio Rosa | CSX Transportation, Inc.

Manager Real Estate

500 Water Street – J180, 12th Floor | Jacksonville, FL 32202

O: 904-279-3860 E: Flavio_Rosa@CSX.com

From: Vazquez, Luis <Luis_Vazquez@csx.com>
Sent: Wednesday, July 26, 2023 9:21 AM
To: Steven Dobbs <sdobbs@stevedobbsengineering.com>; Rosa, Flavio <Flavio_Rosa@csx.com>
Cc: Josh Schmuckler <josh@newlinesco.com>; Esti Weinberger <ew@newlinesco.com>; Joshua Brown <jbrown@newlinesco.com>; Busbin, Jennifer <jbusbin@newlinesco.com>; Yehuda Spira <Yspira@newlinesco.com>
Subject: RE: [E] Fwd: City of Okeechobee Abandonment--MP SX 908.5

Steven,

1. To the proposed easement, I will include my acquisition team into this since they handle street vacations, now.

1. I preliminary don't have an issue on this proposal, subject that the encroachment of truck parking ceases or is included in a lease agreement to allow for the truck parking within our ROW.

<https://propcsxone.csx.com/#/?lat=27.25194&lon=-80.83455>

<image001.png>

Regards,

Luis A. Vázquez | CSX Real Estate

Real Estate Sales & Leasing Analyst – South Region

AL, FL, GA, LA, MS, NC, SC, TN

500 Water Street, J-180, 12th Floor | Jacksonville, FL 32202
PH 904-279-3891 | Luis_Vazquez@CSX.com

From: Steven Dobbs <sdobbs@stevedobbsengineering.com>
Sent: Tuesday, July 25, 2023 3:13 PM
To: Vazquez, Luis <Luis_Vazquez@csx.com>
Cc: Josh Schmuckler <josh@newlinesco.com>; Esti Weinberger <ew@newlinesco.com>; Joshua Brown <jbrown@newlinesco.com>; Busbin, Jennifer <jbusbin@newlinesco.com>; Yehuda Spira

<Yspira@newlinesco.com>

Subject: Re: [E] Fwd: City of Okeechobee Abandonment

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Mr. Vazquez,

Sorry it took so long to get back to you, I will pass along your comments to the Walpoles, but your main question is why would they give you access while abandoning the road ROW and the answer is they have equipment in that road ROW that needs to be on their property, but they are not trying to limit Access.

On Wed, Jul 5, 2023 at 1:51 PM Vazquez, Luis <Luis_Vazquez@csx.com> wrote:

Steven,

Im not sure who Mr. Breedlove is but I cannot find him in the directory.

- Walpole looks to be stationing trucks for parking within CSX property adjacent to the Amtrak Station.
 - Those vehicles could be Amtrak vehicles if so, please specify and/or provide on site photos proving so.
 - They need to be moved ASAP including the parking cement 'bumpers'
- Why would Walpole require the abandonment of the road but grant the same footprint back to CSX for a perpetual access?

<image002.jpg>

Regards,

Luis A. Vázquez | CSX Real Estate

Real Estate Sales & Leasing Analyst – South Region

AL, FL, GA, LA, MS, NC, SC, TN

500 Water Street, J-180, 12th Floor | Jacksonville, FL 32202
PH 904-279-3891 | Luis_Vazquez@CSX.com

From: Vazquez, Luis
Sent: Wednesday, July 5, 2023 9:11 AM
To: Steven Dobbs <sdobbs@stevedobbsengineering.com>
Subject: RE: [E] Fwd: City of Okeechobee Abandonment

What is this is regards to? Is there a trailing email?

Is this in regards to a road abandonment leading to active, federally regulating mainline? Some background would be appreciated.

Regards,

Luis A. Vázquez | CSX Real Estate

Real Estate Sales & Leasing Analyst – South Region

AL, FL, GA, LA, MS, NC, SC, TN

500 Water Street, J-180, 12th Floor | Jacksonville, FL 32202
PH 904-279-3891 | Luis_Vazquez@CSX.com

From: Steven Dobbs <sdobbs@stevedobbsengineering.com>
Sent: Monday, July 3, 2023 3:08 PM
To: Vazquez, Luis <Luis_Vazquez@csx.com>
Subject: [E] Fwd: City of Okeechobee Abandonment

This Message Is From an External Sender

This message came from outside your organization.

Mr. Vazquez,

Please see request below, wanted to make sure Mr. Breedlove still worked for the company, would this easement assist in your signoff on the abandonment?

----- Forwarded message -----

From: **Steven Dobbs** <sdobbs@stevedobbsengineering.com>

Date: Mon, Jul 3, 2023 at 3:04 PM

Subject: Fwd: City of Okeechobee Abandonment

To: <Greg_Breedlove@csx.com>

Cc: Josh Schmuckler <josh@newlinesco.com>, Esti Weinberger <ew@newlinesco.com>, Busbin, Jennifer <jbusbin@newlinesco.com>, missy w. <missy8062@yahoo.com>, Patty Burnette <pburnette@cityofokeechobee.com>

Mr. Breedlove,

Please see email below. In hopes you can help.

----- Forwarded message -----

From: **Steven Dobbs** <sdobbs@stevedobbsengineering.com>

Date: Wed, May 24, 2023 at 10:12 AM

Subject: City of Okeechobee Abandonment

To: <Greg_Breedlove@csx.com>

Cc: Josh Schmuckler <josh@newlinesco.com>, Esti Weinberger <ew@newlinesco.com>, Busbin, Jennifer <jbusbin@newlinesco.com>, missy w. <missy8062@yahoo.com>, Patty Burnette <pburnette@cityofokeechobee.com>

Mr. Breedlove,

I was given your name by Mr. Walpole in hopes that you can help us move this project forward. They are hoping to abandon NW 5th Avenue between NW 9th Street and your railroad ROW. I have already been told that CSX would not sign off on the abandonment because they did not want to lose access to their rail. The ROW has been compromised over the years, but is still passable. We have prepared an easement in favor of CSX for the above ROW, if you would allow us to abandon this ROW through the City of Okeechobee. Please see attached the following:

CSX 5-18-2023.pdf - easement in favor of CSX

FL22039 CSX Exhibit - aerial exhibit showing the ROW to be abandoned and your RR ROW.

FL22039 Abandonment exhibit.pdf - The exhibit submitted to the City of Okeechobee

Adjacent Property Owner Abandonment Consent - Form letter from the City of Okeechobee for your consent to abandon the alley.

--

Steven L. Dobbs, P. E.

<image003.jpg>

Newlines & SLD have merged to better serve your engineering needs.

OFFICE:
209 NE 2nd Street
Okeechobee, FL 34972

MAILING:

1062 Jakes Way
Okeechobee, FL 34974

Phone: 863-824-7644
Cell: 863-634-0194

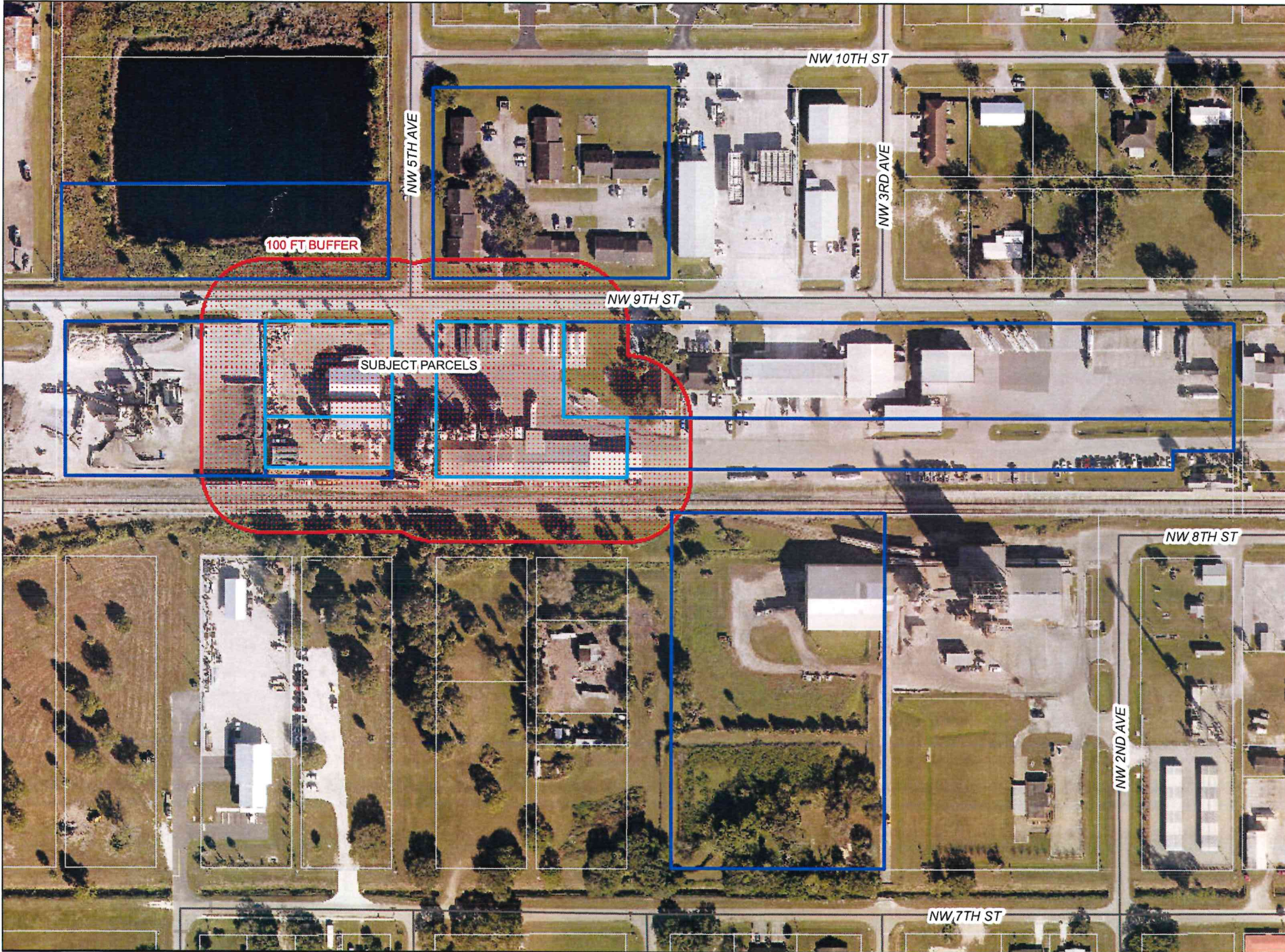
WWW.NEWLINESCO.COM

sdobbs@stevedobbsengineering.com

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PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
2-16-37-35-0A00-00005-0000	SALRY RR	C/O CSX CORP	500 WATER STREET J910	JACKSONVILLE	FL	33202
3-15-37-35-0010-00380-0030	303 REALTY LLC	PO BOX 848		OKEECHOBEE	FL	34973-0848
3-15-37-35-0010-00380-0070	TANGLEWOOD LTD	C/O A & M PROPERTIES INC	PO BOX 330	LAKELAND	FL	33802
3-15-37-35-0010-00390-0010	FOSLER LLC	C/O RANDY SIMLER	310 LAKE SHORE DR APT 3	LAKE PARK	FL	33403-3563
3-15-37-35-0010-00390-0170	FOSLER LLC	C/O RANDY SIMLER	310 LAKE SHORE DR APT 3	LAKE PARK	FL	33403-3563
3-15-37-35-0010-00460-0050	C W ROBERTS CONTRACTING INC	3372 CAPITAL CIR NE		TALLAHASSEE	FL	32308-3710
3-15-37-35-0010-00460-0220	SEABOARD COAST LINE RAILROAD	%WALPOLE FEED & SUPPLY CO	2595 NW 8TH STREET	OKEECHOBEE	FL	34974
3-15-37-35-0010-00470-0010	WALPOLE KEITH A	2850 SW 16TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00470-0200	FORT DRUM CORPORATION	PO BOX 1177		OKEECHOBEE	FL	34973-1177
3-15-37-35-0010-00600-0010	UNITED FEED CO-OP INC	BOX 485		OKEECHOBEE	FL	34973-0485
3-15-37-35-0010-00610-0010	UNITED FEED CO-OP INC	P O BOX 485		OKEECHOBEE	FL	34973-0485
3-15-37-35-0010-00610-0030	MASON WILLIAM H	1032 SW 20TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00610-0110	UNITED FEED CO-OP INC	P O BOX 485		OKEECHOBEE	FL	34973-0485
3-15-37-35-0010-00620-0010	MITCHELL G HANCOCK INC	704 NW 6TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00620-0110	MITCHELL G HANCOCK INC	704 NW 6TH AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00630-0010	MITCHELL G HANCOCK INC	704 NW 6TH AVE		OKEECHOBEE	FL	34972-2523

546
updated 2-19-24



100 FT BUFFER

SUBJECT PARCELS

NW 10TH ST

NW 5TH AVE

NW 3RD AVE

NW 9TH ST

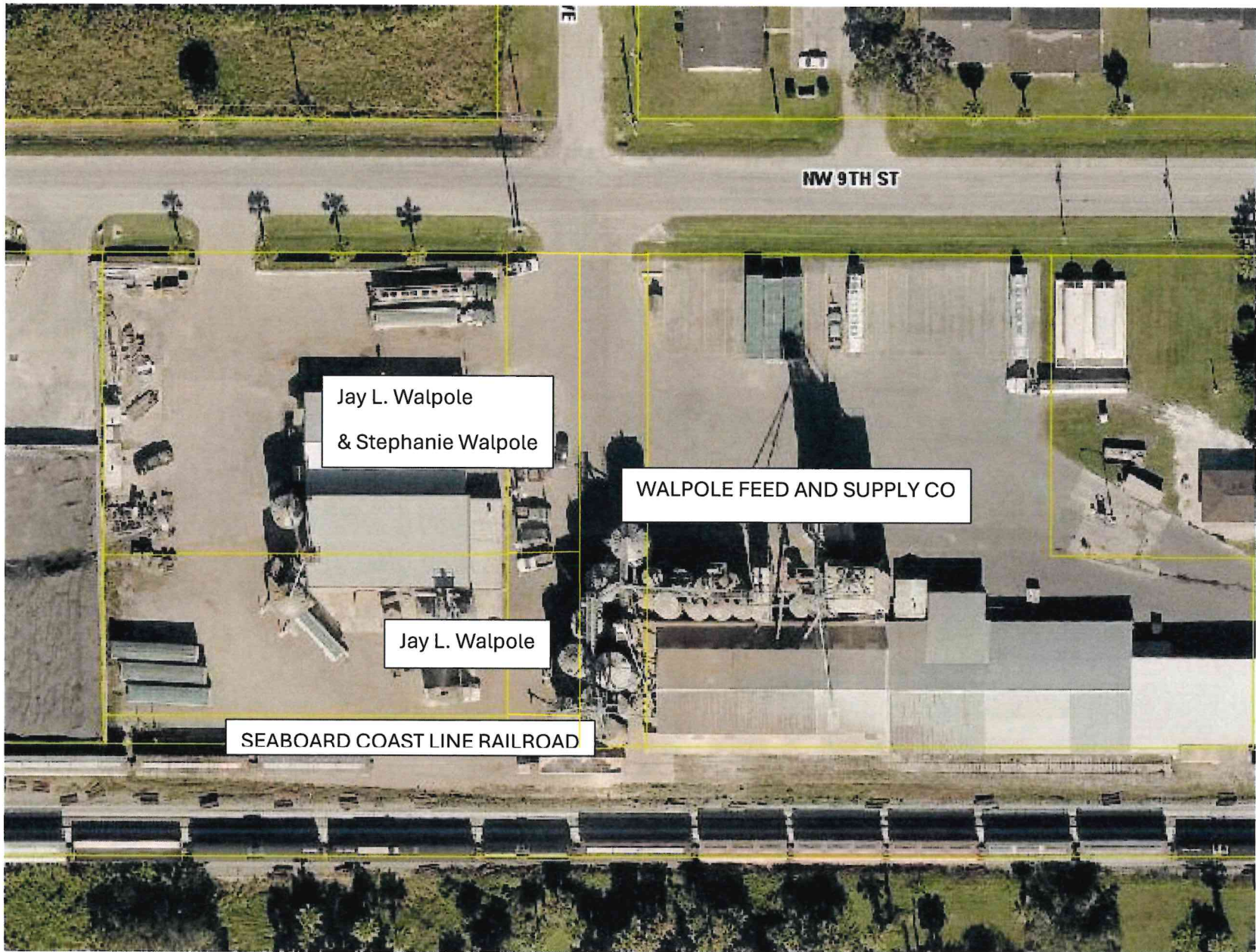
NW 8TH ST

NW 2ND AVE

NW 7TH ST



Walpole – NW 5th Avenue Abandonment
Post Abandonment Exhibit

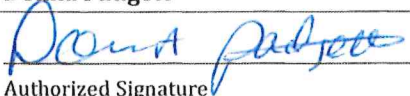


CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

Utility Companies: If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	FPL Has no objection However		
863-467-3708	IF Overhead or Underground		
Donna Padgett	Utilities are in this request we need		
	Donna Padgett	863-467-3708	11/9/22
Authorized Signature	Typed Name & Title	Phone No.	Date

Embarq d/b/a Century Link	
941-421-0205	
Camille Knotts	
camille.knotts@lumen.com	
Nre.easement@centurylink.com	

Authorized Signature _____ Typed Name & Title _____ Phone No. _____ Date _____

Comcast Cable	
Anthony Springsteel	
772-321-3425	
anthony_springsteel@cable.comcast.com	

Authorized Signature _____ Typed Name & Title _____ Phone No. _____ Date _____

Okeechobee Utility Authority	
John Hayford	
863-763-9460	
100 SW 5 th Avenue	

Authorized Signature _____ Typed Name & Title _____ Phone No. _____ Date _____

Florida Public Utilities	
Ivan Gibbs	
561-723-3459	
igibbs@chpk.com	

Authorized Signature _____ Typed Name & Title _____ Phone No. _____ Date _____

***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	
Gil Culbreth, Co-Trustee	
863-763-3154	

Authorized Signature _____ Typed Name & Title _____ Phone No. _____ Date _____

Patty Burnette

From: Padgett, Donna <Donna.Padgett@fpl.com>
Sent: Wednesday, March 20, 2024 1:59 PM
To: Patty Burnette; Gary Ritter; Steven L. Dobbs, P. E.
Cc: Busbin, Jennifer; Bsmith@m-da.com
Subject: [EXTERNAL]RE: [EXTERNAL]RE: [EXTERNAL]FW: ABANDONMENT REQUEST WALPOLE

Good afternoon

Patty

Yes, this is how I was advised to sign this abandonment request and city would get the easement taken care of
Been some time.

The highlighted area is to become an ingress egress and utility easement if I understand correctly.

In the blue circles show the fpl power poles and line approximate location. If this is going to be an ingress
egress

It will cover fpl facilities

thanks



DONNA PADGETT
TECHNICAL SPECIALIST I
OKEECHOBEE SERVICE CENTER - FPL
825 NE 34TH AVE
OKEECHOBEE FL 34972
OFC 863-467-3708
EMAIL: DONNA.PADGETT@FPL.COM

Supervisor:
ALEX NEHER
772-337-7058



42 W006 AT 0000 AT 0107



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Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader _____ at (o) 000-000-0000 or First.Last@fpl.com.



From: Patty Burnette <pburnette@cityofokeechobee.com>
Sent: Wednesday, March 20, 2024 9:06 AM
To: Padgett, Donna <Donna.Padgett@fpl.com>; Gary Ritter <g Ritter@cityofokeechobee.com>; Steven L. Dobbs, P. E. <sdobbs@stevdobbsengineering.com>
Cc: Busbin, Jennifer <jbusbin@newlinesco.com>; Bsmith@m-da.com
Subject: RE: [EXTERNAL]RE: [EXTERNAL]FW: ABANDONMENT REQUEST WALPOLE
Importance: High

Good Morning Ms. Donna.
I have attached what you signed off of back in November of 2022. The question we have is you indicated IF overhead or underground utilities are in this request you would need easement. We need to know if lines exist in this right-of-way and if so where and how much of an easement is needed by FPL. This request is the right-of-way of NW 5th Avenue South of NW 9th Street.
Thank you

Patty M. Burnette
General Services Director
City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974
Phone: (863) 763-3372 ext. 9820
Direct: (863) 763-9820
Fax: (863) 763-1686
e-mail: pburnette@cityofokeechobee.com
website: www.cityofokeechobee.com



Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing, Florida Statute 668.6076.

CITY OF OKEECHOBEE ELECTRONIC DEVICE DISCLAIMER: Florida has a very broad public records law. Most written communications to or from local officials regarding city business are public records available to the public and media upon request. Your correspondence via e-mail, text message, voice mail, etc., may therefore be subject to public disclosure.

From: Padgett, Donna <Donna.Padgett@fpl.com>

Sent: Wednesday, March 20, 2024 6:15 AM

To: Gary Ritter <gripper@cityofokeechobee.com>; Steven L. Dobbs, P. E. <sdobbs@stevedobbsengineering.com>

Cc: Busbin, Jennifer <jbusbin@newlinesco.com>; Patty Burnette <pburnette@cityofokeechobee.com>; Bsmith@mda.com

Subject: [EXTERNAL]RE: [EXTERNAL]FW: ABANDONMENT REQUEST WALPOLE

Morning

Pardon my confusion yes this is a separate request from the Feed mill.

I have responded to the ingress egress and utility easement for the feed mill location as well. But I haven't seen anything to sign off on for this one unless I missed it thanks

DONNA PADGETT
TECHNICAL SPECIALIST I
OKEECHOBEE SERVICE CENTER - FPL
825 NE 34TH AVE
OKEECHOBEE FL 34972
OFC 863-467-3708
EMAIL: DONNA.PADGETT@FPL.COM

Supervisor:
ALEX NEHER
772-337-7058



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Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader _____ at (o) 000-000-0000 or First.Last@fpl.com.



From: Gary Ritter <gitter@cityofokeechobee.com>
Sent: Tuesday, March 19, 2024 4:49 PM
To: Padgett, Donna <Donna.Padgett@fpl.com>; Steven L. Dobbs, P. E. <sdobbs@stevedobbsengineering.com>
Cc: Busbin, Jennifer <jbusbin@newlinesco.com>; Patty Burnette <pburnette@cityofokeechobee.com>; Bsmith@mda.com
Subject: RE: [EXTERNAL]FW: ABANDONMENT REQUEST WALPOLE

Donna,

Unless there is another abandonment somewhere else it has come to my attention this is the incorrect address and parcel numbers. So, this is not what we need for the NW 5th Street Walpole abandonment. I stand corrected if this is not the case.

Gary

-----Original Message-----

From: Padgett, Donna <Donna.Padgett@fpl.com>
Sent: Tuesday, March 19, 2024 7:02 AM
To: Steven L. Dobbs, P. E. <sdobbs@stevedobbsengineering.com>; Gary Ritter <gitter@cityofokeechobee.com>
Cc: Busbin, Jennifer <jbusbin@newlinesco.com>
Subject: [EXTERNAL]FW: ABANDONMENT REQUEST WALPOLE

Good morning
So still getting emails in regard to this that no one from FPL has responded.
See attached was emailed 3/14/24.
thanks

DONNA PADGETT
TECHNICAL SPECIALIST I
OKEECHOBEE SERVICE CENTER - FPL
825 NE 34TH AVE
OKEECHOBEE FL 34972
OFC 863-467-3708
EMAIL: DONNA.PADGETT@FPL.COM

Supervisor:
ALEX NEHER
772-337-7058

Visit the FPL Project Portal by visiting the link below to manage your FPL Residential and Commercial construction projects. Get information on construction services and project types, apply for your construction project, track project milestones, manage your project team and more. Please contact me with any questions or concerns. If you cannot reach me, feel free to contact my Engineering Leader _____ at (o) 000-000-0000 or First.Last@fpl.com.

-----Original Message-----

From: Padgett, Donna
Sent: Thursday, March 14, 2024 8:21 AM
To: Busbin, Jennifer <jbusbin@newlinesco.com>
Subject: ABANDONMENT REQUEST WALPOLE

DONNA PADGETT
TECHNICAL SPECIALIST I
OKEECHOBEE SERVICE CENTER - FPL
825 NE 34TH AVE
OKEECHOBEE FL 34972
OFC 863-467-3708
EMAIL: DONNA.PADGETT@FPL.COM

Supervisor:

11/10/2022



CenturyLink

Steven L Dobbs
209 NE 2nd Street
Okeechobee, FL 34972

P843296
No Reservations/No Objection

SUBJECT: vacation request for a portion of platted road right-of-way known as N.W. 5th Avenue, Okeechobee, FL.

Mr. Dobbs:

CenturyLink of Florida, Inc. has reviewed the request for the subject vacation and has determined that it has no objections with respect to the areas proposed for vacation as shown and/or described on Exhibit "A", said Exhibit "A" attached hereto and incorporated by this reference.

It is the intent and understanding of CenturyLink that this Vacation shall not reduce our rights to any other existing easement or rights we have on this site or in the area.

This vacation response is submitted WITH THE STIPULATION that if CenturyLink facilities are found and/or damaged within the vacated area as described, the Applicant will bear the cost of relocation and repair of said facilities.

If you have any questions please contact Jerry Peacock at 850-933-8440 or jerry.a.peacock@lumen.com.

Sincerely yours,

Victoria S. Bucher, SRWA, R/W-NAC, R/W-AMC
Network Real Estate- ROWA
33 North Main Street
Winter Garden, FL 34787
Victoria.bucher@lumen.com

CITY OF OKEECHOBEE RIGHT-OF-WAY ABANDONMENT PETITION
Utility Companies Authorization Form

Instructions:

Applicant: Deliver the petition and this form to the following Utility Companies for their comments. It must be signed and dated with a contact number for each person.

Utility Companies: If an easement is needed, provide a complete legal description for it. The City Attorney will address it as a nonexclusive perpetual easement within the Ordinance. If there is going to be a relocated easement, provide legal of where it's to be relocated to. The City Attorney will address this in the Ordinance by denoting the relocated easement is in an attached exhibit to the Ordinance. Additionally, the effective date will be upon the City's receipt of the recorded relocated easement between the owner and utility company and provided on the utility company's form.

Florida Power & Light	
863-467-3708	
Donna Padgett	

Authorized Signature	Typed Name & Title	Phone No.	Date
Embarq d/b/a Century Link			
941-421-0205			
Camille Knotts			
camille.knotts@lumen.com			
Nre.easement@centurylink.com			

Authorized Signature	Typed Name & Title	Phone No.	Date
Comcast Cable			
Anthony Springsteel			
772-321-3425			
anthony_springsteel@cable.comcast.com			

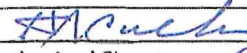
Authorized Signature	Typed Name & Title	Phone No.	Date
Okeechobee Utility Authority			
John Hayford			
863-763-9460			
100 SW 5 th Avenue			

Authorized Signature	Typed Name & Title	Phone No.	Date
Florida Public Utilities			
Ivan Gibbs			
561-723-3459			
igibbs@chpk.com			

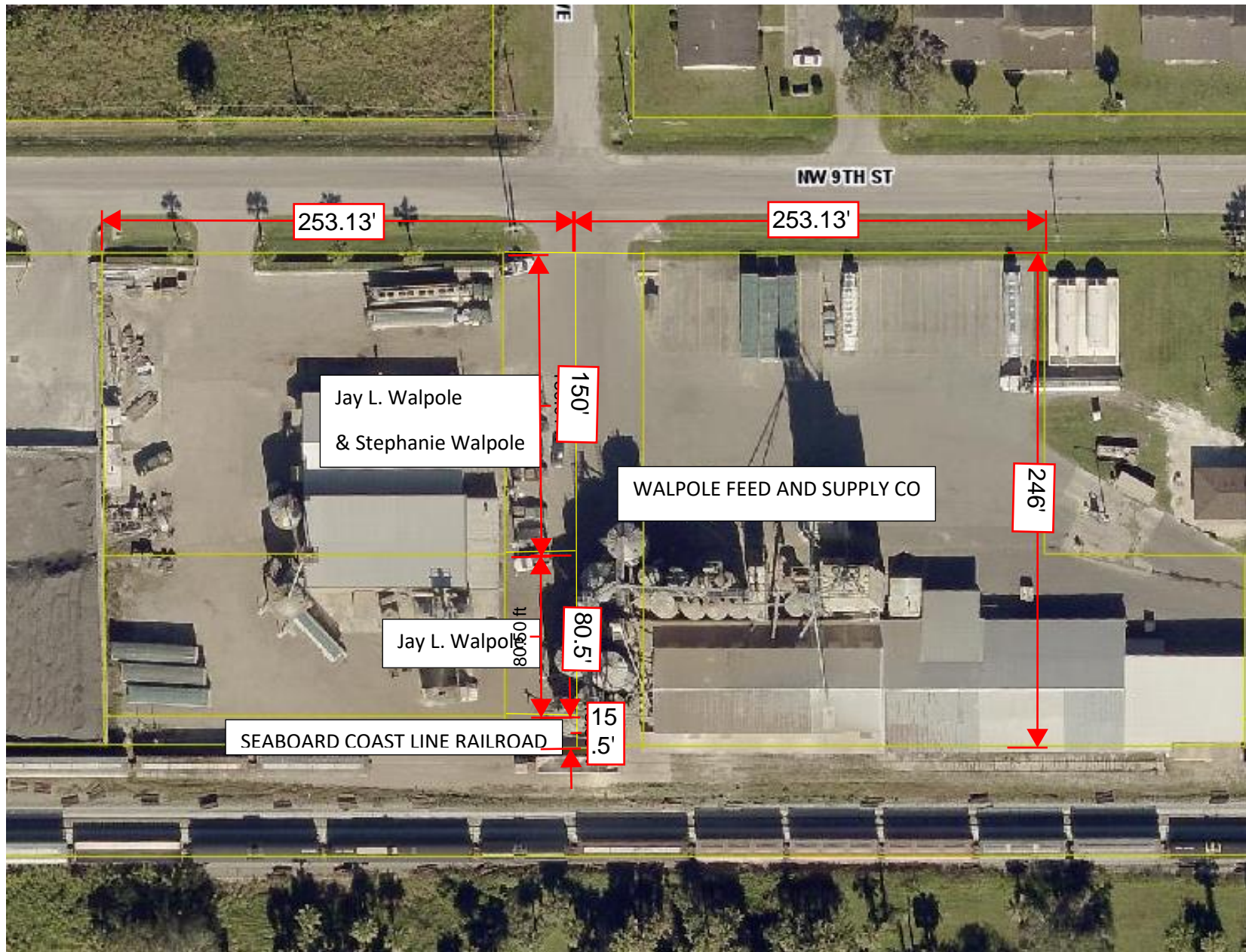
Authorized Signature	Typed Name & Title	Phone No.	Date
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***REQUIRED ONLY FOR CITY OF OKEECHOBEE & FIRST ADDITION TO CITY OF OKEECHOBEE SUBDIVISIONS**

Hamrick Estate	THE HAMRICK TRUST OWNS THE FEE INTEREST		
Gil Culbreth, Co-Trustee	IN THE RIGHT-OF-WAY		
863-763-3154			

Authorized Signature	Typed Name & Title	Phone No.	Date
	H. G. Culbreth Co-Trustee		8-9-21-2022

Walpole – NW 5th Avenue Abandonment
Post Abandonment Exhibit





CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
APRIL 18, 2024
DRAFT SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Administrator Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, April 18, 2024, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Mr. Noel Chandler; followed by the Pledge of Allegiance led by Administrator Ritter.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Keith Bourgault and OCFR Deputy Fire Marshal Jessica Sasser, Police Chief Donald Hagan, Public Works Maintenance Foreman Marvin Roberts, Code Enforcement Officer Anthony Smith, and Okeechobee Utility Authority Executive Director John Hayford. City Planning Consultant Ben Smith was present via Zoom. Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. Okeechobee County Environmental Health Director David Koerner, City Attorney Stephen Conteaguero and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Building Official Newell, seconded by OCFR Chief Bourgault, to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Building Official Newell, seconded by OCFR Chief Bourgault, to dispense with the reading and approve the December 21, 2023, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

- A. Abandonment of Right-of-Way (ROW) Petition No. 24-001-SC, requests to vacate the portion of Northwest (NW) 5th Avenue between NW 9th Street and the Seaboard Coast Line Railroad, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County, FL.
 - 1. City Planning Consultant Mr. Ben Smith of Morris-Depew Associates, Inc. reviewed the Planning Staff Report recommending approval based on the following conditions being met prior to recording the ROW vacation; Applicant shall submit an access easement for review by the City Attorney that provides access to CSX Corporation and the Seaboard Coast Line Railroad. The legal description shall correctly identify the portion of the vacated area to be granted to Walpole Feed and Supply Co. Unless otherwise directed by Florida Power & Light (FPL), the Applicant shall submit a public utility easement for review by the City Attorney that provides access to FPL. Unless further delineated and directed by FPL, the legal description shall correctly identify the entirety of the area to be vacated. The easement shall be authorized by all owners of the subject property. Prior to the City Council Hearing, Planner Smith further recommends a detailed sketch of the proposed parcel configuration post-abandonment be provided and for it to include proposed parcel dimensions.
 - 2. No City Staff comments were received.
 - 3. Mr. Jay Walpole, Applicant, and Mr. Steven Dobbs, were available for questions. There were none.
 - 4. No public comments were offered.
 - 5. Administrator Ritter disclosed he had spoken with the Applicant.

V. NEW BUSINESS ITEM A CONTINUED

6. Motion by Police Chief Hagan, seconded by Building Official Newell, to recommend approval to the Planning Board for Abandonment of Right-of-Way Petition No. 24-001-SC as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval] with the following conditions being met prior to recording the ROW vacation; Applicant shall submit an access easement for review by the City Attorney that provides access to CSX Corporation and the Seaboard Coast Line Railroad. The legal description shall correctly identify the portion of the vacated area to be granted to Walpole Feed and Supply Co. Unless otherwise directed by FPL, the Applicant shall submit a public utility easement for review by the City Attorney that provides access to FPL. Unless further delineated and directed by FPL, the legal description shall correctly identify the entirety of the area to be vacated. The easement shall be authorized by all owners of the subject property. Prior to the City Council Hearing, Planner Smith further recommends a detailed sketch of the proposed parcel configuration post-abandonment be provided and for it to include proposed parcel dimensions. **Motion Carried Unanimously.**

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

Administrator Ritter adjourned the meeting at 10:13 A.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 Technical Review Committee 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.