

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: 11-25-20	Petition No. 21-001-SE
		Fee Paid: 500.00	Jurisdiction: BOA
		1 st Hearing: 1-21-21	2 nd Hearing: N/A
		Publication Dates:	
		Notices Mailed: 1-6-21	
Rezone, Special Exception and Variance - APPLICANT INFORMATION			
1	Name of property owner(s): Bashar 605, LLC		
2	Owner mailing address: 201 SE 24 th Ave., Pompano Beach, FL 33062		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address: 201 SE 24 th Ave., Pompano Beach, FL 33062		
	E-mail address: ejames@elainejohnsonjames.com		
5	Name of contact person (state relationship): Elaine Johnson James, Attorney		
6	Contact person daytime phone(s): (561) 245-1144		
PROPERTY INFORMATION			
7	Property address/directions to property: 605 NE Park Street, Okeechobee, Florida 34972		
8	Describe current use of property: <i>First floor – restaurant/lounge; Second floor – formerly used as a residence</i>		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc.) One two-story building, in which first floor is used for a commercial business, and owner desires to have one residential unit on the second floor. Source of potable water: Okeechobee Utility Authority Method of sewage disposal: Okeechobee Utility Authority		
10	Approx. acreage: .244 Is property in a platted subdivision? Yes		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: <i>Approximately 35 yards north of Park Street (State Hwy 70) on the 605 Parcel, is a two story concrete building. When the Owner/Applicant purchased the 605 Parcel in August 2020, an adult woman had been living on the second floor of the building for several years.</i>		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property: <i>The Parcel is part of a three parcel assemblage owned by three limited liability companies, which have the same Manager and Owner. To the North, 104 NE 6th Ave., part of the Assemblage, is used as a single family residence. To the East, 625 NE Park Street, part of the Assemblage, is a grocery store and parking lot. To the West, separated from 605 NE Park Street by a fence, the parcel at 601 NE Park St. is used as a liquor store. To the South is State Hwy 70/North Park Street</i>		
14	Existing zoning: <i>CHC, heavy commercial</i> Future Land Use classification: <i>Commercial</i>		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (XX) No (____) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (____) Rezone (XX) Special Exception (____) Variance		
17	Parcel Identification Number: 3-15-37-35-0010-01490-0090		

REQUIRED ATTACHMENTS

✓	18	Applicant's statement of interest in property: Applicant owns the property.
✓	19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
✓	20	Last recorded warranty deed:
N/A	21	Notarized letter of consent from property owner (if applicant is different from property owner) N/A
✓	22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓	23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓	24	Affidavit attesting to completeness and correctness of the list (attached)
	25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

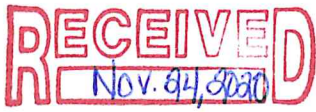
Signature

Printed Name

Date

Elaine Johnson James - Elaine Johnson James - Nov. 1, 2020

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



Elaine Johnson James, P. A.

■ Phone: 561•245•1144 ■ Fax: 561•244•9580
■ Email: cjames@elainejohnsonjames.com ■ www.elainejohnsonjames.com
■ P. O. Box 31512, Palm Beach Gardens, FL 33420

November 24, 2020

VIA EMAIL

Ms. Patty Burnette
City of Okeechobee
General Services Department
55 S.E. 3rd Avenue, Room 101
Okeechobee, FL 34974-2903

Re: Revised Application for Special Exception for 605 NE Park Street in Okeechobee, Florida

Dear Ms. Burnette:

Enclosed please find a floor plan and revised Application submitted by my client, Bashar 605 LLC for a Special Exception, permitting one residential unit on the second floor of the building at 605 NE Park Street in Okeechobee. With my letter of November 1, 2020, I previously submitted the deed, maps, lists and certified surveys required for the application as well as a \$530 check for the application fee. Please destroy that check; I have mailed to you a \$500 check to take its place, per your instruction.

If you have any questions or require additional information, please contact me by telephone or email. Thank you so very much for your assistance and your courtesy. Happy Thanksgiving. Be well and safe.

Sincerely,


Elaine Johnson James

Enclosures

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: <i>Ref. Sec. 90-283(17) one dwelling unit per (commercial) building</i> One residential unit on second floor of building at 605 NE Park Street in Okeechobee, Florida
B	Are there similar uses in the area? No (<input type="checkbox"/>) (XX) Yes If yes, briefly describe them: The parcel to the north of the building is a residence. Since the proposed exception is residential use on the second floor of a building that is used for commerce, there are not any new proposed buildings, traffic will not be impacted, and additional landscaping is not required. Residential use on the second floor is consistent with the Comprehensive Plan and permitted by Ordinance. Water and sewer utility service already is provided to the entire building. No nuisances or potential problems are implicated by residential use on the second floor.
C	If a business, briefly describe the nature of the business, number of employees, hours of operation, and any activities to be conducted outside of a building:
D	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the special exception or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips, and level of service on all adjacent roadway links with and without the project.
E	Responses addressing the standards and required findings for a special exception as described below. Attach additional sheets as necessary.

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

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

1. Demonstrate that the proposed location and site are appropriate for the use. **The parcel to the North of 605 NE Park is a residence.**
2. Demonstrate how the site and proposed buildings have been designed so they are compatible with the adjacent uses and the neighborhood, or explain why no specific design efforts are needed. **New buildings are not proposed.**
3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary. **Please see section B, above.**
4. Demonstrate what is proposed to reduce the impact of any potential hazards, problems or public nuisance generated by the use; or explain how the nature of the use creates no such potential problems. **No potential problems or hazards are implicated by having one residential unit on the second floor.**
5. Demonstrate how the utilities and other service requirements of the use can be met. **The Okeechobee Utility Authority already provides water and sewer utility service to the entire building.**
6. Demonstrate how the impact of traffic generated will be handled, off site and on site. **One residential unit on the second floor will not impact traffic. Ample parking space is available.**

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

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

1. The use is not contrary to the Comprehensive Plan requirements. **The use of part of the second floor as one residential unit is not contrary to the Comprehensive Plan.**
2. The use is specifically authorized as a special exception use in the zoning district. **Sec. 90-283(17) permits a special exception to be granted so that there can be one residential on the second floor of a commercial building.**
3. The use will not have an adverse effect on the public interest. **Providing one residential unit is in the public's interest, not contrary to it.**
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is not detrimental to urbanizing land use patterns. **The parcel to the north is a residential unit. The proposed use is compatible with adjacent uses and not detrimental to urbanizing land use patterns.**
5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property. **The proposed addition of a residential unit will increase property values and provide a home for someone. It will not impact the development of neighboring property.**
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses. **No nuisance or hazard will be caused by having one residential unit on the second floor of the building.**
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services. **One residential unit will not create a density pattern of any kind.**
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety. **One residential unit will not create traffic congestion or flood or drainage problems, nor will it affect public safety.**

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

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

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 11/2/2020

Parcel: << **3-15-37-35-0010-01490-0090 (33944)** >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	BASHAR 605 LLC 201 SE 24TH AVE POMPANO BEACH, FL 33062-5307		
Site	605 NE PARK ST, OKEECHOBEE		
Description*	CITY OF OKEECHOBEE (PLAT BOOK 1 PAGE 10 & PLAT BOOK 5 PAGE 5) LOT 9 & THE WEST 1/2 OF LOT 10 BLOCK 149		
Area	0.244 AC	S/T/R	15-37-35
Use Code**	MXD RES/OFF/STO (1200)	Tax District	50

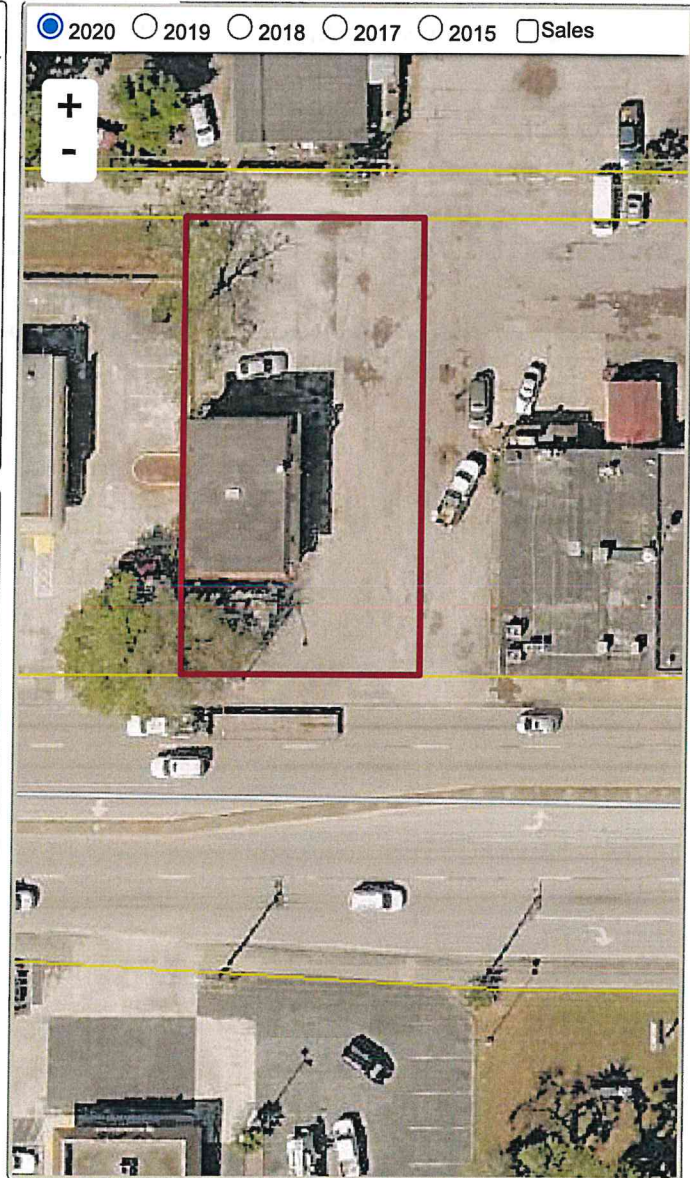
*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**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

2019 Certified Values		2020 Certified Values	
Mkt Land	\$64,432	Mkt Land	\$64,432
Ag Land	\$0	Ag Land	\$0
Building	\$71,400	Building	\$73,491
XFOB	\$5,147	XFOB	\$5,307
Just	\$140,979	Just	\$143,230
Class	\$0	Class	\$0
Appraised	\$140,979	Appraised	\$143,230
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$140,979	Assessed	\$143,230
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$140,979	Total Taxable	county:\$143,230
	city:\$140,979		city:\$143,230
	other:\$140,979		other:\$143,230
	school:\$140,979		school:\$143,230

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	Quality (Codes)	RCode
8/18/2020	\$240,000	2020008985	WD	I	Q	01
8/7/2014	\$66,700	0776/1547	WD	I	U	11
8/7/2014	\$217,128	0749/1301	WD	I	Q	01
8/13/2001	\$400,600	0460/1926	WD	I	U	02 (Multi-Parcel Sale) - show
1/27/1997	\$0	0387/1557	WD	I	U	03
11/1/1993	\$100,000	0350/0431	WD	I	Q	
3/1/1969	\$2,500	0114/0778	WD	V	Q	
3/1/1968	\$0	0107/0169	WD	V	U	03
12/1/1967	\$0	0105/0536	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	REST LOUNG (5601)	1969	2801	3277	\$73,491

*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	1973	3552	6840.00	0 x 0	PD (25%)
CONC B	COM SLB WLK	1983	1282	1972.00	0 x 0	PD (25%)
LNI1	LGHT INCD	2006	90	1.00	0 x 0	PD (50%)
CONC B	COM SLB WLK	2006	383	184.00	0 x 0	PD (80%)

▼ **Land Breakdown**

Code	Description	Units	Adjustments	Eff Rate	Land Value
067EP5	W OF CRK 200 (MKT)	10,650.000 SF (0.244 AC)	1.0000/1.0000 1.0000/ /	\$6 /SF	\$64,432

Search Result: 1 of 1

© Okeechobee County Property Appraiser | Mickey L. Bandi, CFA | Okeechobee, Florida | 863-763-4422

by: GrizzlyLogic.com



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

Detail by Entity Name

Florida Limited Liability Company

BASHAR 605 LLC

Filing Information

Document Number L20000203017
FEI/EIN Number NONE
Date Filed 07/20/2020
State FL
Status ACTIVE

Principal Address

201 SE 24TH AVE
POMPANO BEACH, FL 33062

Mailing Address

201 SE 24TH AVE
POMPANO BEACH, FL 33062

Registered Agent Name & Address

ELAINE JOHNSON JAMES, ESQ
5080 NORTH OCEAN DR 11B
RIVIERA BEACH, FL 33404

Authorized Person(s) Detail

Name & Address

Title MGR

YATAK, BASHAR
201 SE 24TH AVE
POMPANO BEACH, FL 33062

Annual Reports

No Annual Reports Filed

Document Images

07/20/2020 -- Florida Limited Liability [View image in PDF format](#)



THIS INSTRUMENT PREPARED BY AND RETURN TO:

William P. Jacobson, Esq.

Home Title America Inc.

105 South Narcissus Avenue, Suite 200

West Palm Beach, Florida 33401

Our File No.: **20-0057(Parcel 2)**

\$240,000.00

Property Appraisers Parcel Identification (Folio) Number: 3-15-37-35-0010-01490-0090

Florida Documentary Stamps in the amount of **\$1,680.00** have been paid hereon.

Space above this Line for Recording Data

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of August, 2020 by **Ruiz Investments LLC**, a Florida limited liability company, whose post office address is 625 NE Park Street, Okeechobee, FL 34972 herein called the Grantor, to **Bashar 605, LLC**, a Florida limited liability company whose post office address is 201 SE 24th Avenue, Pompano Beach,, FL 33062, hereinafter called the Grantee;

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

W I T N E S S E T H: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

LOT 9 AND THE WEST 1/2 OF LOT 10, BLOCK 149, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND AS RECORDED IN PLAT BOOK 5, PAGE 5, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

Subject to easements, restrictions and reservations of record and taxes for the year 2020 and thereafter.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2019.

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

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Yuriela Peña Hernandez

Witness #1 Printed Name

Witness #2 Signature

Stanley M Mays Jr

Witness #2 Printed Name

Ruiz Investments LLC, a Florida limited liability company

Antonio Ruiz

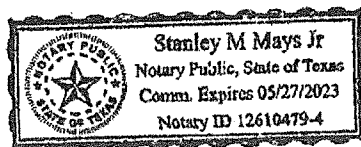
By: Antonio Ruiz, Manager

State of Texas

County of Harris

The foregoing instrument was acknowledged before me this 18 day of August 2020, Antonio Ruiz, Manager of Ruiz Investments LLC, a Florida limited liability company who appeared by physical presence or online notarization and has produced as identification

SEAL

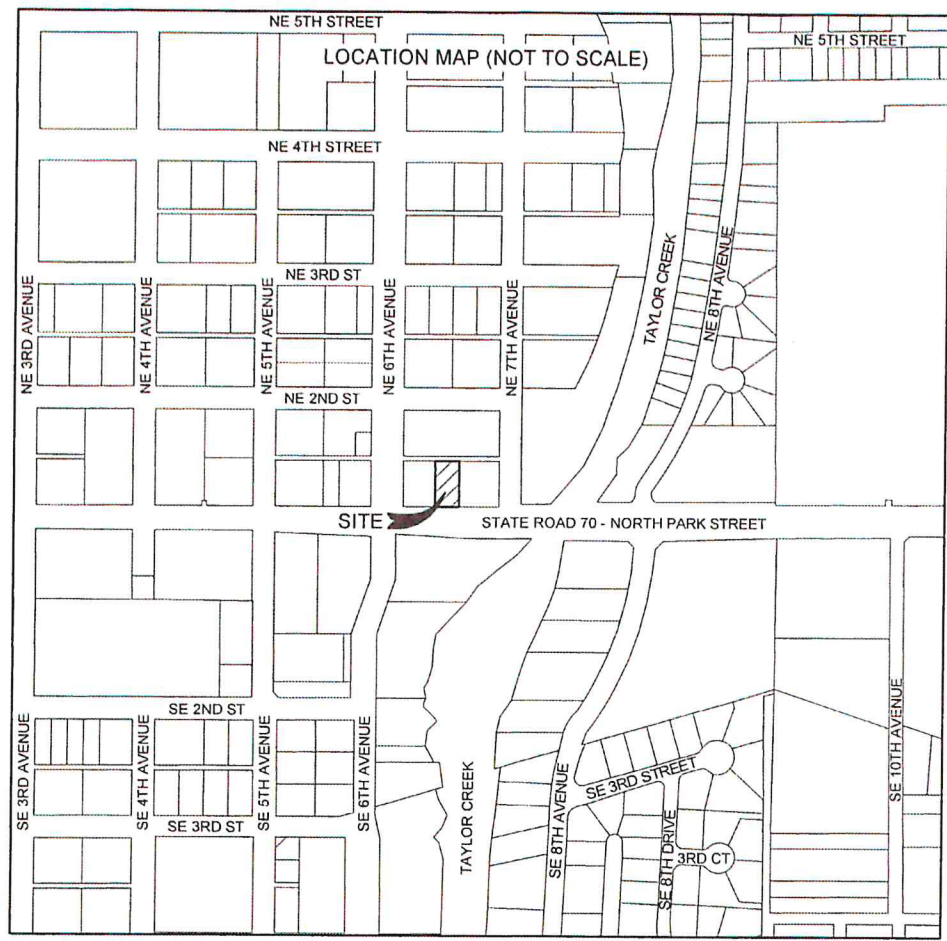


Stanley M Mays Jr
Notary Public

STANLEY M MAYS JR
Printed Notary Name

My commission expires: **05/27/2023**

BOUNDARY SURVEY PREPARED FOR BASHAR 605, LLC.



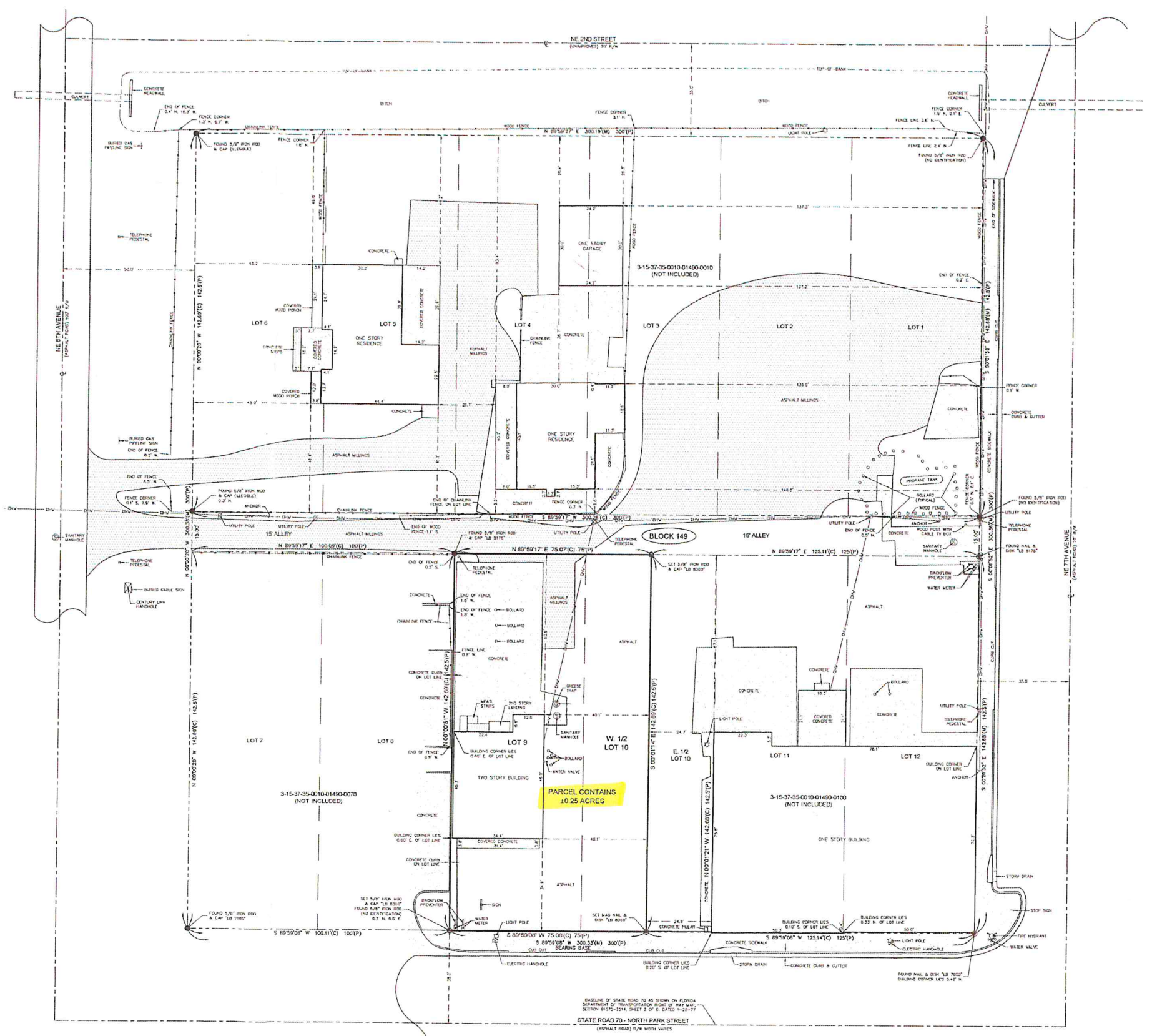
DESCRIPTION:

LOT 9 AND THE WEST 1/2 OF LOT 10, BLOCK 149, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND ALSO RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
- 2) SITE ADDRESS: 605 NE PARK STREET.
- 3) PARCEL ID: 3-15-37-35-0010-01490-0090.
- 4) F.I.R.M. ZONE: "X". MAP NO. 12093C0480C, DATED 07/16/15.
- 5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
- 6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
- 7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
- 8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
- 10) BEARING REFERENCE: THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 70 IS TAKEN TO BEAR SOUTH 89°59'08" WEST.
- 11) DATE OF LAST FIELD SURVEY: 08/11/20.

PREPARED FOR THE EXCLUSIVE USE OF:
BASHAR 605, LLC., A FLORIDA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
WAUCHULA STATE BANK
HOME TITLE AMERICA, INC.



TRADEWINDS SURVEYING GROUP, LLC.
200 SW 3rd Avenue
Okeechobee, FL 34974
Tel: (863) 763-2887
Fax: (863) 763-4342

John A. Rine, P.S.M. (LS 4506) LB 8360

REDUCED
SCALE NOT VALID

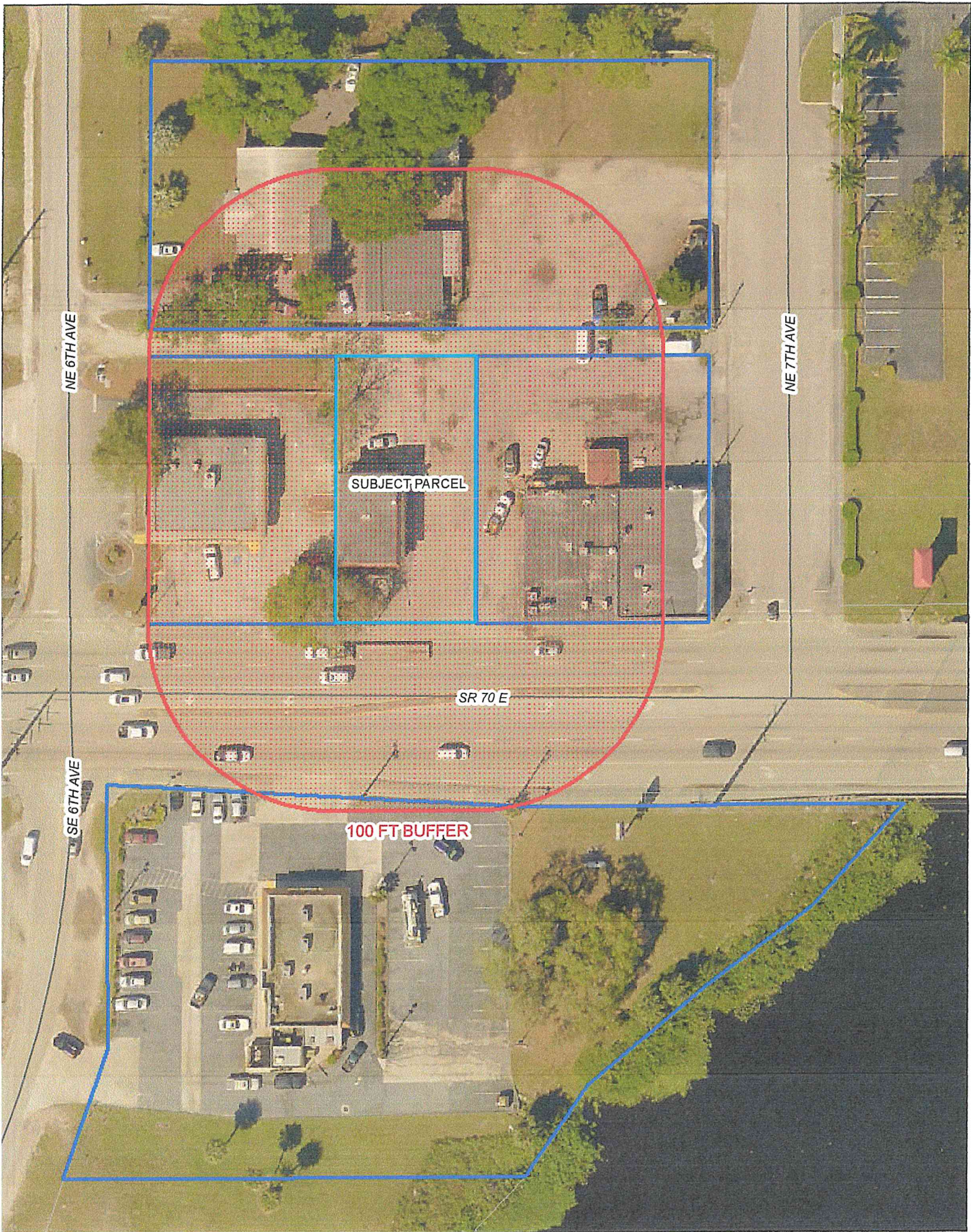
BOUNDARY SURVEY
LYING IN
SECTION 15, TOWNSHIP 37 SOUTH, RANGE 35 EAST
OKEECHOBEE COUNTY, FLORIDA

STANDARD NOTES:
1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4506.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

LEGEND
● - Set Iron Rod and Cap "LB 8360"
● - Found Iron Rod (and Cap)
● - Found Pipe (and Cap)
ABBREVIATIONS
B-Bearing, B-Bearingmark, C-Centerline, C-Contourline, CATV-Cable TV, CM-Concrete Monument, CON-Concrete, D-Ditch, A-Airline or Canal, E-East, E-1/2-1/2, E-1/4-1/4, E-1/8-1/8, E-1/16-1/16, E-1/32-1/32, E-1/64-1/64, E-1/128-1/128, E-1/256-1/256, E-1/512-1/512, E-1/1024-1/1024, E-1/2048-1/2048, E-1/4096-1/4096, E-1/8192-1/8192, E-1/16384-1/16384, E-1/32768-1/32768, E-1/65536-1/65536, E-1/131072-1/131072, E-1/262144-1/262144, E-1/524288-1/524288, E-1/1048576-1/1048576, E-1/2097152-1/2097152, E-1/4194304-1/4194304, E-1/8388608-1/8388608, E-1/16777216-1/16777216, E-1/33554432-1/33554432, E-1/67108864-1/67108864, E-1/134217728-1/134217728, E-1/268435456-1/268435456, E-1/536870912-1/536870912, E-1/1073741824-1/1073741824, E-1/2147483648-1/2147483648, E-1/4294967296-1/4294967296, E-1/8589934592-1/8589934592, E-1/17179869184-1/17179869184, E-1/34359738368-1/34359738368, E-1/68719476736-1/68719476736, E-1/137438953472-1/137438953472, E-1/274877906848-1/274877906848, 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#23

PARCEL NUMBER	OWNER	ADDRESS 1	CITY	STATE	ZIP
31537350010014600070	BURK DONALD L	200 NE 6TH AVE	OKEECHOBEE	FL	34972-4581
31537350010014600100	PEACOCK DANNY R & DEBBIE L	205 NE 7TH AVE	OKEECHOBEE	FL	34972
31537350010014700060	4 GIRLS PROPERTIES INC	701 NE 3RD ST	OKEECHOBEE	FL	34972-4576
31537350010014800010	4 GIRLS PROPERTIES INC	701 NE 3RD ST	OKEECHOBEE	FL	34972-4576
31537350010014900010	RUIZ INVESTMENTS LLC	625 NE PARK ST	OKEECHOBEE	FL	34972-4547
31537350010014900070	ABC PROPERTIES, LTD	P O BOX 593688	ORLANDO	FL	32859
31537350010014900100	RUIZ INVESTMENTS LLC	625 NE PARK ST	OKEECHOBEE	FL	34972-4547
31537350010015000010	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY	STUART	FL	34997-4937
3153735001001500001A	OKEECHOBEE UTILITY AUTHORITY	100 SW 5TH AVE	OKEECHOBEE	FL	34974-4221
31537350010015000100	SALMON NITA	888 US HIGHWAY 441 SE	OKEECHOBEE	FL	34974-7422
31537350010015000110	BE A MAN BUY LAND LLC	4260 SE FEDERAL HWY	STUART	FL	34997-4937
31537350010017100120	FORTEX HOLDINGS LLC	12212 WILD IRIS WAY #111	ORLANDO	FL	32837-7628
321373500200252000A0	BRAVOFLORIDA LLC	4220 EDISON LAKES PKWY	MISHAWAKA	IN	46545-1462
321373500200252000A1	BRAVOFLORIDA LLC	4220 EDISON LAKES PKWY	MISHAWAKA	IN	46545-1462



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

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE



Affidavit Attesting to the Completeness and Accuracy of the List of Surrounding Property Owners

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of October 22, 2020, and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this on the 1st day of November 2020.

Signature of Applicant

Elaine Johnson James
for Bashor 605 LLC

November 1, 2020

Date

Bashor 605, LLC by Elaine Johnson James, its Attorney

Name of Applicant (printed or typed)

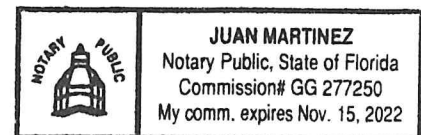
STATE OF FLORIDA

COUNTY OF PALM BEACH

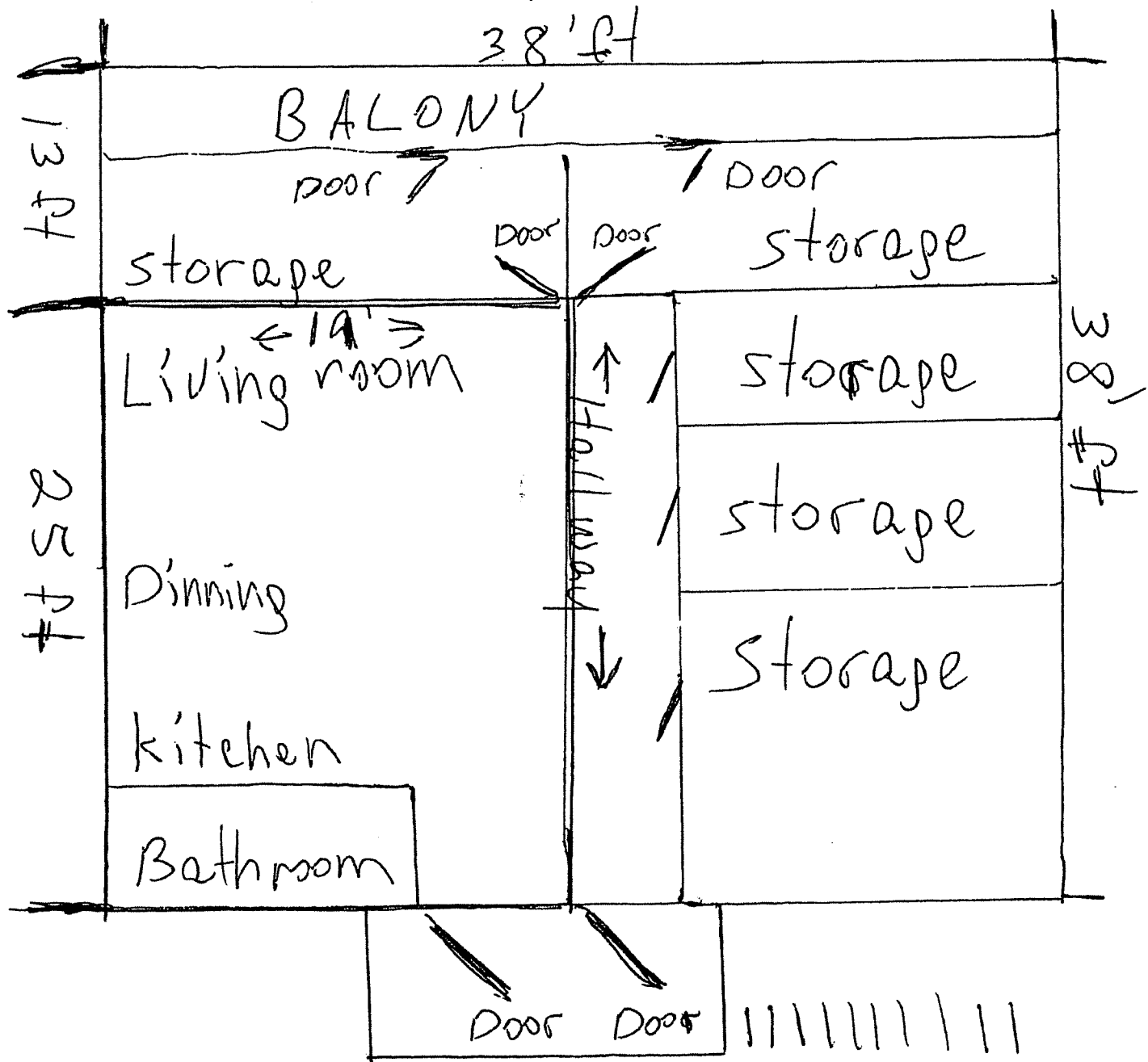
The foregoing instrument was acknowledged before me by means of physical presence, this 1st day of November 2020 by Elaine Johnson James, who is personally known to me.

Juan Martinez

Notary Public Signature



Drawing for upstairs
 605 NE PARK ST
 Okeechobee, FL 34972



Living quarters
 apartment 19' x 25' 475' stairs to upstairs