

City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: <u>12-8-30</u>	Petition No. <u>21-002-SE</u>
		Fee Paid:	Jurisdiction: <u>BOA</u>
		1 st Hearing: <u>1-21-21</u>	2 nd Hearing: <u>N/A</u>
		Publication Dates:	
		Notices Mailed: <u>1-6-21</u>	
Rezone, Special Exception and Variance APPLICANT INFORMATION			
1	Name of property owner(s): WILLIAMSON CATTLE COMPANY		
2	Owner mailing address: 9050 NE 12TH DRIVE OKEECHOBEE, FL 34972		
3	Name of applicant(s) if other than owner		
4	Applicant mailing address:		
	E-mail address: HEATHER@WILLIAMSONCATTLECO.COM		
5	Name of contact person (state relationship): STEVE DOBBS, CONSULTANT		
6	Contact person daytime phone(s): 863-634-0194		
PROPERTY INFORMATION			
7	Property address/directions to property: 1600 S PARROTT AVENUE, OKEECHOBEE, FL 34974		
8	Describe current use of property: MOVIE THEATRE		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. 14,208 SF AUDITORIUM Source of potable water: OUA Method of sewage disposal: OUA		
10	Approx. acreage: 1.0 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: NO		
12	Is a pending sale of the property subject to this application being granted?		
13	Describe uses on adjoining property to the North: North: RESTAURANT East: EYE CARE, AUTOMOTIVE South: STRIP MALL West: MEDICAL		
14	Existing zoning: HEAVY COMMERCIAL Future Land Use classification: COMMERCIAL		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<input checked="" type="checkbox"/>) No (<input type="checkbox"/>) Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (<input type="checkbox"/>) Rezone (<input checked="" type="checkbox"/>) Special Exception (<input type="checkbox"/>) Variance		
17	Parcel Identification Number: 3-28-37-35-0050-00290-0010		

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Owner
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
20	Last recorded warranty deed: 11/25/2020
✓ 21	Notarized letter of consent from property owner (if applicant is different from property owner)
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
✓ 23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
✓ 24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature

Printed Name

Date



FRANK W WILLIAMSON, III

11/25/2020

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

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

Detail by Entity Name

Florida Profit Corporation

WILLIAMSON CATTLE COMPANY

Filing Information

Document Number 215897
FEI/EIN Number 59-0845447
Date Filed 09/29/1958
State FL
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 10/28/1994
Event Effective Date NONE

Principal Address

9050 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Changed: 03/28/2007

Mailing Address

9050 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Changed: 03/08/2011

Registered Agent Name & Address

WILLIAMSON, FRANK W III
9000 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Name Changed: 03/08/2011

Address Changed: 03/08/2011

Officer/Director Detail

Name & Address

Title PD

WILLIAMSON , FRANK W, III
9000 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title STD

RUCKS, HEATHER W
2240 NW 144TH DRIVE
OKEECHOBEE, FL 34972

Title D

WILLIAMSON , FRANK W, Jr.
9200 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title D

COOK, KAREN W
2110 NE 39TH BLVD
OKEECHOBEE, FL 34972

Title VPD

WILLIAMSON, JOHN W
9084 HWY 441 N
OKEECHOBEE, FL 34972

Title D

WILLIAMSON, BETTY C
9200 NE 12TH DRIVE
OKEECHOBEE, FL 34972

Title Director

Hamilton, Kristin L
634 Otis Blvd
Spartanburg, SC 29302

Annual Reports

Report Year	Filed Date
2018	01/12/2018
2019	02/08/2019
2020	01/20/2020

Document Images

01/20/2020 -- ANNUAL REPORT	View image in PDF format
02/08/2019 -- ANNUAL REPORT	View image in PDF format
01/12/2018 -- ANNUAL REPORT	View image in PDF format
01/11/2017 -- ANNUAL REPORT	View image in PDF format
04/08/2016 -- ANNUAL REPORT	View image in PDF format
04/07/2015 -- ANNUAL REPORT	View image in PDF format
02/04/2014 -- ANNUAL REPORT	View image in PDF format

ADDITIONAL INFORMATION REQUIRED FOR A SPECIAL EXCEPTION	
A	Describe the Special Exception sought: 90-283 (2) Auto service station, car wash
B	Are there similar uses in the area? No <input checked="" type="checkbox"/> Yes If yes, briefly describe them: No
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: The car wash will be open from 7:00 am - 8:00 pm, with 3 - 5 employees onsite. Outside activities will be vacuuming of cars.
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.
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.
3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.
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.
5. Demonstrate how the utilities and other service requirements of the use can be met.
6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

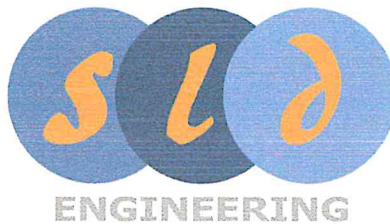
FINDINGS REQUIRED FOR GRANTING A SPECIAL EXCEPTION [Sec. 70-373(c), LDR pages 19 & 20]

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.
2. The use is specifically authorized as a special exception use in the zoning district.
3. The use will not have an adverse effect on the public interest.
4. The use is appropriate for the proposed location, is reasonably compatible with adjacent uses and is 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.
6. The use may be required to be screened from surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.
7. The use will not create a density pattern that will overburden public facilities such as schools, streets, and utility services.
8. The use will not create traffic congestion, flooding or drainage problems, or otherwise 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)]



December 10, 2020

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Brahman Car Wash, LLC - City of Okeechobee, Auto Service Station, Car Wash Special Exception

Standards for granting a special exception:

1. Demonstrate that the proposed location and site are appropriate for the use.

The site fronts on 441N, north of SW 17th Street. The site has good access from the south and west this site is appropriate for the proposed use. However, since the use is going to be the south half of the lot and the access is planned off of SW 2nd Avenue this project will have very little impact to adjoining property owners to the south and west.

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.

The proposed building shown on the site plan on the south half of the lot is to house the car wash mechanism, storage, and an office, so no special design effort is required.

3. Demonstrate any landscaping techniques to visually screen the use from adjacent uses; or explain why no visual screening is necessary.

Visual screening will be provided for the development of the south half of this parcel according to the City of Okeechobee's landscape ordinance as it fronts on 441N which is heavily traveled and this use will not cause any adverse impacts to adjacent properties.

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.

The car wash vacuum stations could cause impact to adjacent neighbors, but since the car wash is going to be placed on the south side of the south half of the lot away from the existing restaurant to the north with outdoor seating the distance will be great enough to diminish the proposed impact.

5. Demonstrate how the utilities and other service requirements of the use can be met.

There are existing water and sewer service to the site as well as power, so there are no utility or service requirements that cannot be met currently. Sanitary sewer is planned to be extended to the north half of the lot for future development.

6. Demonstrate how the impact of traffic generated will be handled, off site and on site.

Traffic will enter and leave from the south off SW 2nd Avenue. There is sufficient vehicular storage onsite to store cars that will be waiting for car washes, so no backup onto the street is anticipated.

Findings required for granting a special exception:

1. The use is not contrary to the Comprehensive Plan requirements.

This parcel is zoned Heavy Commercial and has a Future Land Use of Commercial and this special exception request is in the Heavy Commercial Zoning for the south half of the lot as shown on the exhibit. The south half of this parcel is perfect for business such as the one proposed and is absolutely within the spirit of the Comprehensive Plan, while leaving the north half of the parcel for future development.

2. The use is specifically authorized as a special exception use in the zoning district.

*According to the City of Okeechobee, Code of Ordinances Section 90-283 (2), Auto service station, **car wash**. The use is authorized.*

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

The proposed project on the south half of the lot should have a positive effect on neighboring businesses by drawing more traffic to this location on a consistent basis all times of the day as opposed to the theatre that only had showings in the afternoon and at night.

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

Yes, this parcel is currently developed, while this use will only take up the south half of this City block so the urbanizing land use has been established and the business is compatible with other businesses in the vicinity.

5. The use will not adversely affect property values or living conditions, nor be a deterrent to the development of adjacent property.

This change will not negatively impact property values or living conditions, nor deter development of adjacent property as all adjacent property is already developed of the south half of this parcel are already developed.

6. The use may be required to be screened from the surrounding uses to reduce the impact of any nuisance or hazard to adjacent uses.

This use will use the City of Okeechobee landscaping codes for proper screening of the use and no special screening should be required for the south half of this parcel.

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

This use will not overburden public facilities including streets and as stated previously the utilities already servicing this site are sufficient for the proposed use.

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

The site is already developed and there are no flooding or drainage issues in the area with none anticipated. There are no impacts to public safety anticipated by the addition of this use on the site.

Sincerely,



Steven L. Dobbs, P. E.
President



Sharon Robertson, Clerk of the Circuit Court & Comptroller

Okeechobee, FL Recorded 12/1/2020 9:51 AM

Fees: RECORDING \$18.50 D DOCTAX PD \$5,250.00

Prepared by and return to:

FRANK H. FEE, IV

Fee and Fee, PLLC

400 NW 2nd Street

Okeechobee, FL 34972

863-763-3131

File No.: 20-1444

Parcel Identification No. 3-28-37-35-0050-00290-0010

[Space Above This Line For Recording Data]

Rec 18.50
DS 5250.00

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 25th day of November, 2020 Between

KARLA H. ROBY and DEBRA S. SALES whose post office address is **1906 SW 5th Avenue, Okeechobee, FL 34974** of the County of **Okeechobee, State of Florida**, grantor*, and **WILLIAMSON CATTLE COMPANY**, a **Florida corporation** whose post office address is **9050 NE 12th Drive, Okeechobee, FL 34972** of the County of **Okeechobee, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Okeechobee County Florida**, to-wit:

Lots 1 to 12, inclusive, Block 29, and the vacated alley located in Block 29, FIRST ADDITION TO SOUTH OKEECHOBEE, according to the plat thereof recorded in Plat Book 1, Page 17, Public Records of Okeechobee County, Florida.

THE PROPERTY DESCRIBED HEREIN DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO THE HOMESTEAD OF THE GRANTORS.

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 lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Stephen K. Dufree
Witness Name: *Stephen K. Dufree*

Karin Ammons
Witness Name: Karin Ammons

Karla H. Roby
KARLA H. ROBY
Debra S. Sales
DEBRA S. SALES

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of November, 2020 by KARLA H. ROBY and DEBRA S. SALES, who ☒ are personally known or ☐ have produced n/a as identification.

[Notary Seal]


Notary Public

Printed Name: Karin Ammons


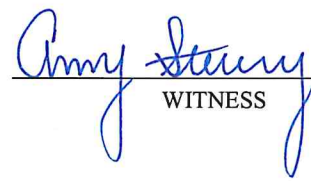

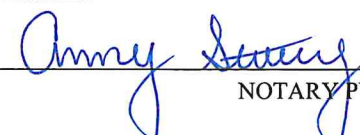
My Commission Expires: _____



COPY

#21

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

Name of Property Owners: WILLIAMSON CATTLE COMPANY		
Mailing Address: 9050 NE 12TH DRIVE OKEECHOBEE, FL 34972		
Home Telephone:	Work: 863-763-4740	Cell: 863-634-7151
Property Address: 1600 S PARROTT AVENUE, OKEECHOBEE, FL 34974		
Parcel ID Number: 3-28-37-35-0050-00290-0010		
Name of Applicant: WILLIAMSON CATTLE COMPANY		
Home Telephone:	Work: 863-763-4740	Cell: 863-634-7151
<p>The undersigned, being the record title owner(s) of the real property described above, do hereby grant unto the applicant stated above the full right and power of attorney to make application to the City of Okeechobee to change the land use of said property. This land use change may include rezoning of the property, the granting of special exception or variances, and appeals of decisions of the Planning Department. It is understood that conditions, limitations and restrictions may be place upon the use or operation of the property. Misstatements upon application or in any hearing may result in the termination of any special exception or variance and a proceeding to rezone the property to the original classification. This power of attorney may be terminated only by a written and notarized statement of such termination effective upon receipt by the Planning Department.</p>		
<p>IN WITNESS WHEREOF THE UNDERSIGNED HAVE SET THEIR HAND AND SEALS THIS <u>25</u> DAY OF <u>November</u> 20<u>20</u>.</p>		
 OWNER		 WITNESS
 OWNER		 WITNESS
<p>STATE OF FLORIDA COUNTY OF <u>Okeechobee</u></p>		
<p>The foregoing instrument was acknowledged before me by means of <input checked="" type="checkbox"/> physical presence or <input type="checkbox"/> online notarization, this <u>25</u> day of <u>November</u>, 20<u>20</u>, by <u>Frank W. Williamson III</u>, (Name of Person) who is personally known to me or produced _____ as identification.</p>		
		 NOTARY PUBLIC SIGNATURE

Petition No. 21-002-SE

**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 November 23, 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 25th day of November, 2020.

Frank W. Williamson III
Signature of Applicant

11/25/20
Date

Frank W. Williamson III
Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

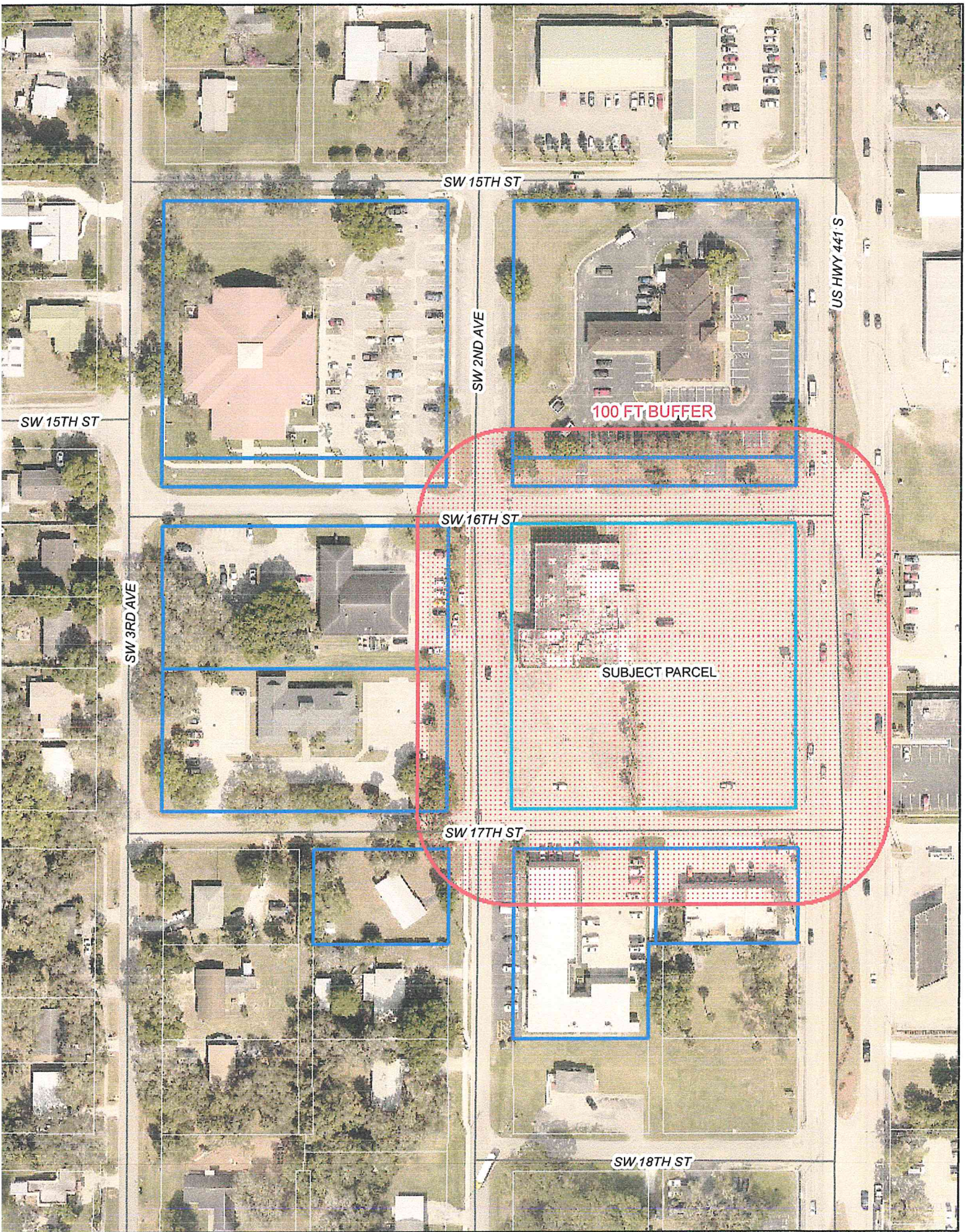
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of November, 2020, by Frank W. Williamson III who is personally known to me or produced _____ as identification.



Amy Storey
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG072576
Expires 2/24/2021

Amy Storey
Notary Public Signature

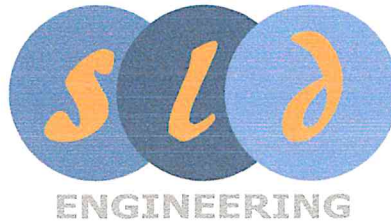
PARCEL NUMBER	OWNER	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
22837350A00000260000	HENDRY WILLIAM L TRUSTEE	P O DRAWER 1337		OKEECHOBEE	FL	34973-1337
22837350A0000028A000	AZTECA #3 INVESTMENTS LLC	8890 NE 12TH LN		OKEECHOBEE	FL	34974-8148
22837350A00000300000	SOUTH PARROTT EYE CARE LLC	606 N PARROTT AVE		OKEECHOBEE	FL	34972-2646
22837350A00000330000	AUTOZONE INC #1249	P O BOX 2198	DEPT 8088	MEMPHIS	TN	38101-2198
22837350A0000033B000	OKEECHOBEE BALANJII INCORPORATE	601 N PARROTT AVENUE		OKEECHOBEE	FL	34972
32837350050002700030	OKEECHOBEE COUNTY	302 NW 2ND AVE		OKEECHOBEE	FL	34972
32837350050002700060	CITY OF OKEECHOBEE	55 SE 3RD AV		OKEECHOBEE	FL	34974-2903
32837350050002800030	ARRANTS LLC	399 SW 18TH ST		OKEECHOBEE	FL	34974-3447
32837350050002800060	CITY OF OKEECHOBEE	55 SE 3RD AV		OKEECHOBEE	FL	34974-2903
32837350050003000010	KATAVIKER LAKE PARK IG LLC	201 SW 16TH ST		OKEECHOBEE	FL	34974-6117
32837350050003000040	NEW HORIZONS OF TREASURE COAST	ATTN: ACCOUNTS PAYABLE	4500 W MIDWAY ROAD	FT PIERCE	FL	34981-4823
32837350050003300010	WIDNER ROBERT L	191 RUFUS MURPHY RD		MOULTRIE	GA	31768-0521
32837350050003300030	HARRELL IDA	1706 SW 2ND AVE		OKEECHOBEE	FL	34974
32837350050003300050	FRAZIER MARILYN J REVOCABLE TR	%GARY FRAZIER CO-TRUSTEE	1423 SW 19TH TERRACE	OKEECHOBEE	FL	34974-4841
32837350050003300070	SILVAS CELESTINA G	1703 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
32837350050003300090	VARGAS PATRICIA GRAJEDA, ETAL	1705 SW 3RD AVE		OKEECHOBEE	FL	34974-6188
32837350050003400010	PORTER HOLDINGS OF OKEECHOBEE	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
32837350050003400030	JKST HOLDINGS LLC	PO BOX 873		PORT SALERNO	FL	34992-0873
32837350050003400050	JKST HOLDINGS LLC	PO BOX 873		PORT SALERNO	FL	34992-0873
32837350050003400070	PORTER PROPERTIES MANAGEMENT	818 US HIGHWAY 441 SE		OKEECHOBEE	FL	34974-7422
32837350050003400110	JKST HOLDINGS LLC	PO BOX 873		PORT SALERNO	FL	34992-0873
32837350050005000020	OKEECHOBEE CHURCH OF CHRIST IN	PO BOX 958		OKEECHOBEE	FL	34973-0958
32837350050005000050	BAUGHMAN JAMES	1320 SE 23RD ST		OKEECHOBEE	FL	34974-5394



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

OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE





November 30, 2020

City of Okeechobee
55 SE 3rd Avenue
Okeechobee, FL 34974

Subject: Brahman Car Wash, LLC Special Exception

Dear Mr. Smith:

Steven L. Dobbs Engineering, LLC, has completed an analysis of the traffic generation statement for the above referenced facility. The project is to convert the existing Brahman Theatre property into an automated/self-service car wash.

This analysis was based on a spreadsheet distributed by the Florida Department of Transportation, which is based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (8th Edition). The results indicate the proposed 3 stall Self-Service Car Wash (ITE code 947) generates 324 total daily trips with 17 PM peak hour trips with 8 being in and 9 being out.

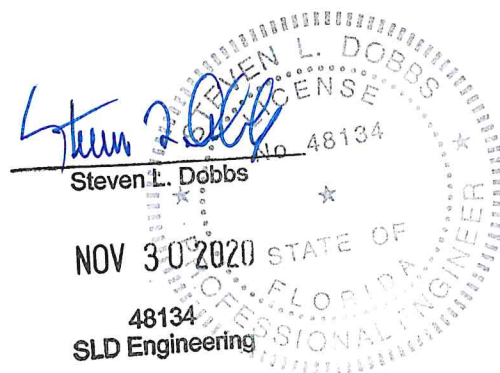
Should you have any questions or comments, please do not hesitate to call.

Sincerely,

Steven L. Dobbs Engineering

Steven L. Dobbs, P. E.
President

CC: Wes Williamson, John Williamson, and Heather Rucks
File



Instructions:

Enter Numbers into the "Expected Units" in the Corresponding Yellow Column

Trip Generation Rates from the 8th Edition ITE Trip Generation Report

NA: Not Available
DU: Dwelling Unit
Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet

Fuel Position: # of vehicles that could be fueled simultaneously

Description / ITE Code	Units	Rate Weekday Daily Traffic	PM Peak Period Rate	% PM In	% PM Out	Expected Units (Independent variable)	Calculated Daily Trips	PM Peak Trips - Total	PM In	PM Out	Notes
Fast Food w/ Drive Thru 934	KSF ²	496.12	33.48	52%	48%		0	0	NA	NA	
Fast Food w/ Drive Thru 934	Seats	19.52	0.94	53%	47%		0	0	NA	NA	
Drive Thru Only 935	KSF ²	NA	153.85	54%	46%		0	0	NA	NA	Only 2 studies
Drinking Place 925	KSF ²	NA	11.34	66%	34%		0	0	NA	NA	
Quick Lube Shop 941	Service Bays	40.00	5.19	55%	45%		0	0	NA	NA	
Automobile Care Center 942	Service Bays	12.48	2.17	NA	NA		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Automobile Care Center 942	KSF ²	15.88	3.38	50%	50%		0	0	NA	NA	Daily Trips for Saturday.
New Car Sales 841	KSF ²	33.34	2.59	39%	61%		0	0	NA	NA	
New Car Sales 841	Employees	21.14	0.96	48%	52%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Automobile Parts Sales 843	KSF ²	61.91	5.98	49%	51%		0	0	NA	NA	
Gasoline/Service Station 944	Fuel Position	168.56	13.87	50%	50%		0	0	NA	NA	Daily Rate from 4th Edition ITE
Serv.Station w/ Conven.Mkt 945	Fuel Position	162.78	13.38	50%	50%		0	0	NA	NA	Have auto repair and service
Serv.Stat.w/Conv.Mkt & Carwash 946	Fuel Position	152.84	13.94	51%	49%		0	0	NA	NA	
Self-Service Carwash 947	Stalls	108.00	5.54	51%	49%	3.0	324	17	8	8	Caution- Only 1 Study.
Tire Store 848	Service Bays	NA	3.54	42%	58%		0	0	NA	NA	
Tire Store 848	KSF ²	24.87	4.15	43%	57%		0	0	NA	NA	
Wholesale Tire Store 849	Service Bays	30.55	3.17	47%	53%		0	0	NA	NA	
Supermarket 850	KSF ²	102.24	10.50	51%	49%		0	0	NA	NA	Daily based on small number of studies (Caution)
Convenience Vkt. (Open 24 hrs) 851	KSF ²	737.99	52.41	51%	49%		0	0	NA	NA	
Convenience Vkt. (Open 16 Hrs) 852	KSF ²	NA	34.57	49%	51%		0	0	NA	NA	
Convenience Vkt w/ Gas Pumps 853	KSF ²	845.60	59.69	50%	50%		0	0	NA	NA	Average size = 3,000 sqft
Discount Supermarket 854	KSF ²	96.82	8.90	50%	50%		0	0	NA	NA	Daily Trips for Saturday. Caution- Only 1 Study.
Wholesale Market 860	KSF ²	6.73	0.88	53%	47%		0	0	NA	NA	Caution- Only 1 Study.
Discount Club 857	KSF ²	41.80	4.24	50%	50%		0	0	NA	NA	Similar to "Sams" or "Pace"
Home Improvement Store 882	KSF ²	29.80	2.37	48%	52%		0	0	NA	NA	
Electronics Superstore 883	KSF ²	45.04	4.50	49%	51%		0	0	NA	NA	
Toy/Children's Superstore 864	KSF ²	NA	4.99	50%	50%		0	0	NA	NA	Peak Hour is for Saturday.
Apparel Store 876	KSF ²	66.40	3.83	50%	50%		0	0	NA	NA	
Drugstore w/o Drive-Thru 880	KSF ²	90.06	8.42	50%	50%		0	0	NA	NA	
Drugstore w/ Drive-Thru 881	KSF ²	88.16	10.35	50%	50%		0	0	NA	NA	
Furniture Store 890	KSF ²	5.06	0.45	48%	52%		0	0	NA	NA	
Video Arcade 895	KSF ²	NA	56.81	52%	48%		0	0	NA	NA	Peak Hour is PM Peak Hour. Caution- Only 1 Study.
Video Rental Store 896	KSF ²	NA	31.54	50%	50%		0	0	NA	NA	Peak Hour is PM Peak Hour.
Walk-in Bank 911	KSF ²	156.48	12.12	44%	56%		0	0	NA	NA	Daily based on 1 study & PM Peak based on 2 studies.
Drive-in Bank 912		139.25	27.41	49%	51%		0	0	NA	NA	
Drive-in Bank 912	KSF ²	148.15	25.82	50%	50%		0	0	NA	NA	

NA: Not Available
DU: Dwelling Unit
Occ.Room: Occupied Room

KSF²: Units of 1,000 square feet
Fuel Position: # of vehicles that could be fueled simultaneously

Okeechobee County Property Appraiser

Mickey L. Bandi, CFA

2020 Certified Values

updated: 12/3/2020

Parcel: << 3-28-37-35-0050-00290-0010 (35898) >>

Aerial Viewer Pictometry Google Maps

Owner & Property Info

Result: 1 of 1

Owner	WILLIAMSON CATTLE COMPANY 9050 NE 12TH DR OKEECHOBEE, FL 34972-0517		
Site	1600 S PARROTT AVE, OKEECHOBEE		
Description*	FIRST ADDITION TO SOUTH OKEECHOBEE (PLAT BOOK 1 PAGE 17) LOTS 1 TO 12 INC & ALLEY BLOCK 29		
Area	2.066 AC	S/T/R	28-37-35
Use Code**	THEATER/AUDITORIUM (3200)	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	\$403,170	Mkt Land	\$403,170
Ag Land	\$0	Ag Land	\$0
Building	\$282,123	Building	\$290,748
XFOB	\$91,201	XFOB	\$96,300
Just	\$776,494	Just	\$790,218
Class	\$0	Class	\$0
Appraised	\$776,494	Appraised	\$790,218
SOH Cap [?]	\$0	SOH/10% Cap [?]	\$0
Assessed	\$776,494	Assessed	\$790,218
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$776,494 city:\$776,494 other:\$776,494 school:\$776,494	Total Taxable	county:\$790,218 city:\$790,218 other:\$790,218 school:\$790,218

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.

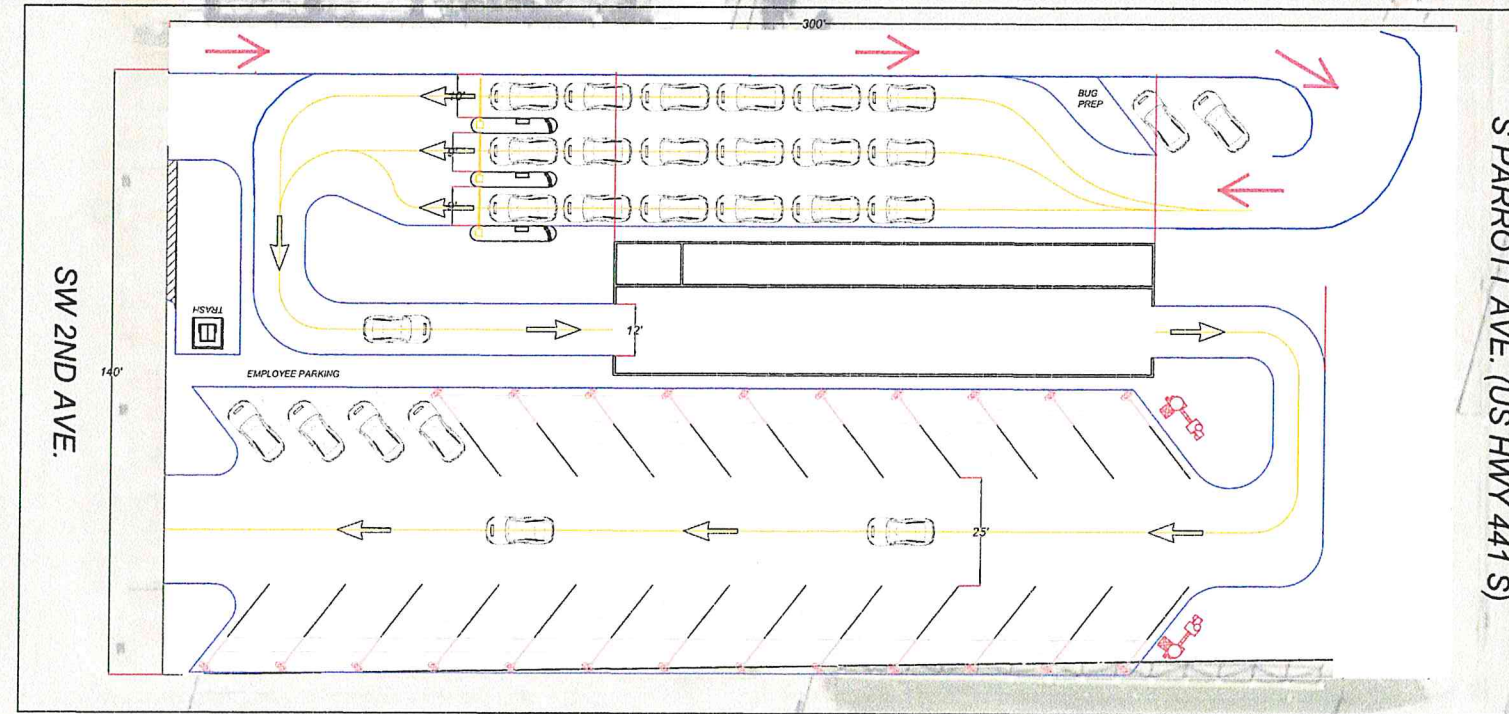
**▼ Sales History**

Sale Date	Sale Price	Book/Page	Deed	V/I	Quality (Codes)	RCode
11/25/2020	\$750,000	2020011748	WD	I	Q	01
10/24/2012	\$100	0721/0733	QC	I	U	11
4/1/1990	\$0	0316/1278	QC	I	U	03
7/1/1987	\$0	0288/1302	WD	V	U	03
1/7/1986	\$0	0280/0925	N/A	V	U	03
1/1/1973	\$0	0145/0341	WD	V	U	03
1/1/1973	\$57,500	0144/0045	WD	I	Q	
5/1/1972	\$0	0138/0537	WD	V	U	03

▼ Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
Sketch	AUDITORIUM (6000)	1974	12081	14208	\$290,748

*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.



JOB No.: 2020-046
SHEET
1 OF 1

**SPECIAL EXCEPTION EXHIBIT
FOR BRAHMAN CAR WASH**
LOCATED IN THE CITY OF OKEECHOBEE
SPECIAL EXCEPTION EXHIBIT

[illegible]

**Steven L. Dobbs
Engineering, LLC**
1062 JAKES WAY
Okkeechobee, FL 34974
Phone: (863) 824-7644

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY STEVEN L. DOBBS, P. E., SHALL BE WITHOUT LIABILITY TO STEVEN L. DOBBS ENGINEERING, LLC.

PARCEL "A" DESCRIPTION:

LOTS 4, 5, 6, 10, 11 AND 12, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 29 REVERTING TO SAID LOTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.03 ACRES, MORE OR LESS.


PARCEL "B" DESCRIPTION:

LOTS 1, 2, 3, 7, 8 AND 9, BLOCK 29, FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF THE VACATED ALLEY IN SAID BLOCK 29 REVERTING TO SAID LOTS.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.03 ACRES, MORE OR LESS.

PROJECT SPECIFIC NOTES:

- 1) THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. IT IS A SKETCH AND LEGAL DESCRIPTION ONLY.
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
- 3) NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE FOR EASEMENTS, DEED RESTRICTIONS, ZONING SETBACKS, RIGHTS-OF-WAY OR ABANDONMENTS.
- 4) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. 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.
- 5) REPRODUCTIONS OF THIS DRAWING ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE SIGNING SURVEYOR.


JOHN J. RICE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4506

**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

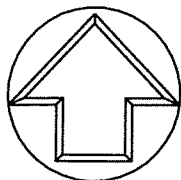
DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
FB/PG: N/A	SCALE: N/A		
DWG NO: 20-560	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

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

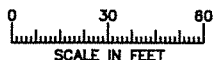
NORTH

EXHIBIT "A"
SHEET 2 OF 2

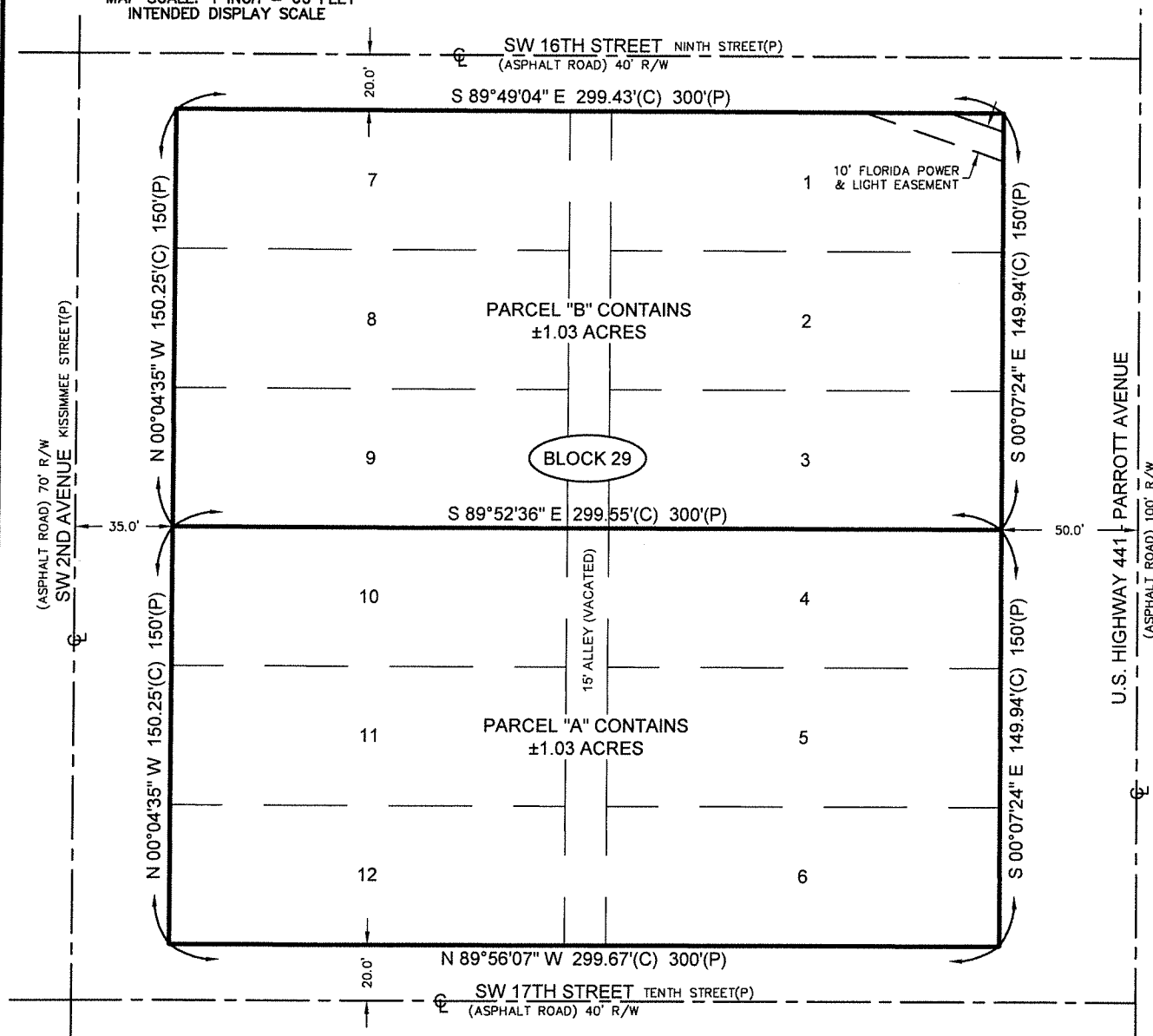


LEGEND:

CL = CENTERLINE
(C) = CALCULATED
(P) = PLAT
R/W = RIGHT-OF-WAY



MAP SCALE: 1 INCH = 60 FEET
INTENDED DISPLAY SCALE



**SKETCH OF DESCRIPTION
WILLIAMSON CATTLE COMPANY**

PREPARED FOR:

DESCRIPTION	DWG. DATE	BY	CK
PREPARE EXHIBIT	12/11/20	WC	JJR
FB/PG: N/A	SCALE: 1" = 60'		
DWG NO: 20-560	JOB NO: 20-560		

**TRADEWINDS SURVEYING
GROUP, LLC.**

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

BOUNDARY SURVEY PREPARED FOR WILLIAMSON CATTLE COMPANY

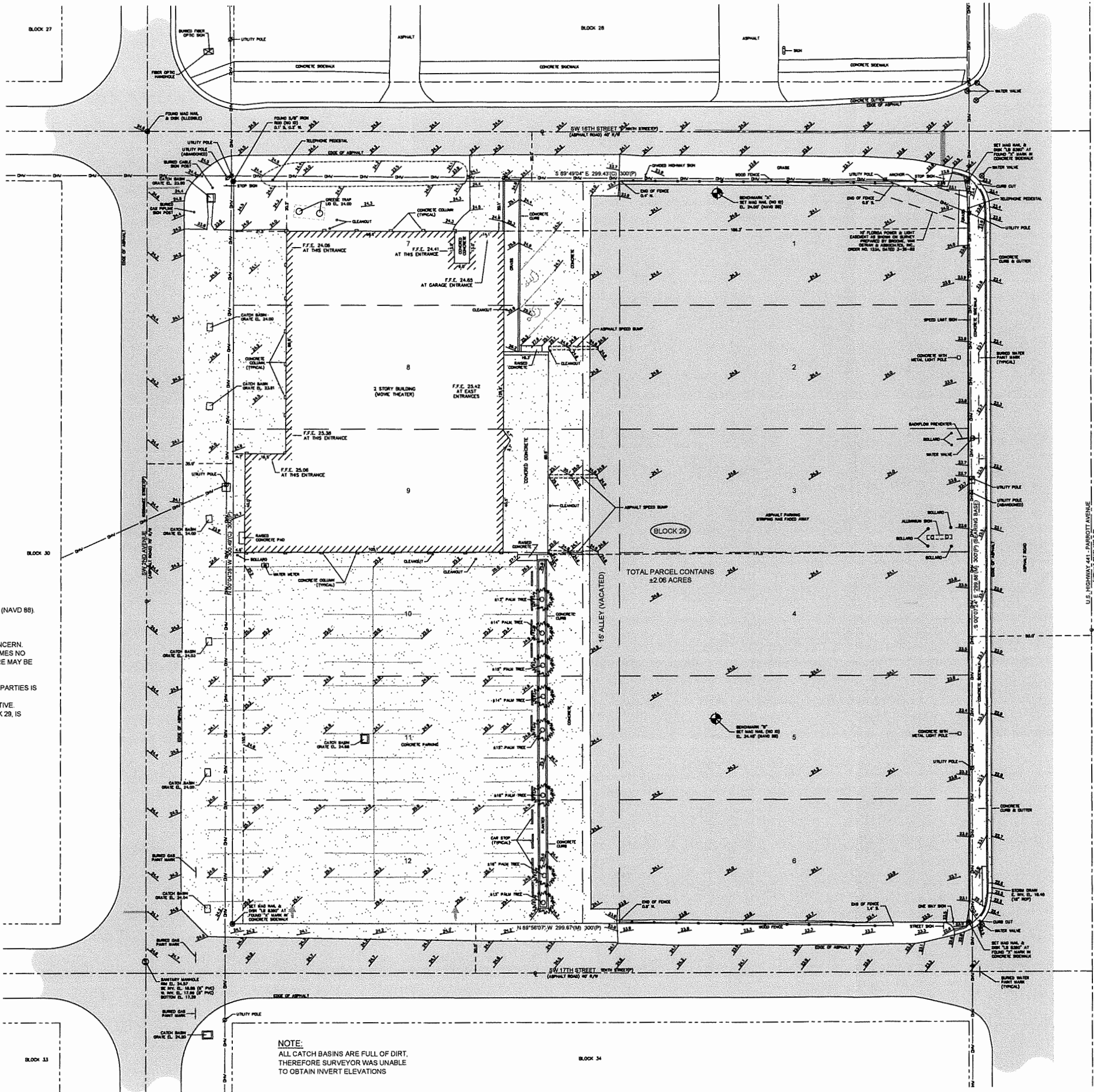


DESCRIPTION:
LOTS 1 TO 12, INCLUSIVE, BLOCK 29, AND THE VACATED ALLEY LOCATED IN BLOCK 29,
FIRST ADDITION TO SOUTH OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED
IN PLAT BOOK 1, PAGE 17, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

- PROJECT SPECIFIC NOTES:
- 1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE PLAT(P) AND MEASURED(M).
 - 2) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
 - 3) SITE ADDRESS: 1600 S. PARROTT AVE.
 - 4) PARCEL ID: 3-28-37-35-0050-00290-0010.
 - 5) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
 - 6) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
 - 7) 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.
 - 8) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
 - 9) 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.
 - 10) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
 - 11) BEARING REFERENCE: THE WEST LINE OF PARROTT AVENUE, ALSO BEING THE EAST LINE OF BLOCK 29, IS TAKEN TO BEAR SOUTH 00°07'24" EAST.
 - 12) DATE OF LAST FIELD SURVEY: 12/10/20.

PROJECT SPECIFIC LEGEND:
EL = ELEVATION
ID = IDENTIFICATION

PREPARED FOR THE EXCLUSIVE USE OF:
WILLIAMSON CATTLE COMPANY



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

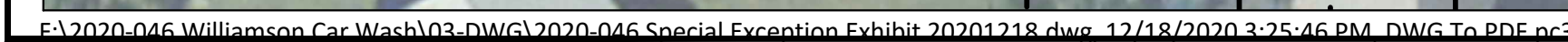
STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared by others not specifically named, but valid without the signature and embossed seal of Florida licensed surveyor and mapper #4006. There are no visible above ground encroachments except as shown on this map. This map was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 33-17, Florida Administrative Code.

LEGEND:
Found on Rod and Cap, "1/8 B360" Found Pits (end Cap)
Found from Rod (end Cap) Found Pits (end Cap)
ABBREVIATIONS: CON=Concrete, D=Drill, E=Excavate, F=Foundation, G=Gravel, L=Leak, M=Metal, P=Pipe, R=Rebar, S=Steel, T=Timber, W=Wood, Y=Yellow, Z=Zinc
CONCRETE: CONCRETE IS SHOWN BY A HATCHED PATTERN. ALL CONCRETE IS 4000 PSI. ALL CONCRETE IS 4000 PSI. ALL CONCRETE IS 4000 PSI.
DRAINAGE: DRAINAGE IS SHOWN BY A HATCHED PATTERN. ALL DRAINAGE IS 4000 PSI. ALL DRAINAGE IS 4000 PSI. ALL DRAINAGE IS 4000 PSI.

DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC
DATE	12/10/20	BY	WC	DATE	12/10/20	BY	WC

DRAWING NUMBER:
20-560

1" = 20'
1 of 1



JOB No.: **2020-046**
SHEET
1 OF **1**