



**City of Okeechobee**  
**TECHNICAL REVIEW COMMITTEE**  
**55 SOUTHEAST THIRD AVENUE ♦ OKEECHOBEE, FL 34974**  
**March 19, 2020**  
**LIST OF EXHIBITS**

---

<b>Draft Minutes</b>	February 20, 2020 Summary of Committee Action
<b>Applications</b>	Site Plan Review Application No. 20-002-TRC



**CITY OF OKEECHOBEE, FLORIDA**  
**FEBRUARY 20, 2020**  
**TECHNICAL REVIEW COMMITTEE MEETING**  
**DRAFT SUMMARY OF COMMITTEE ACTION**

**I. CALL TO ORDER**

Chairperson Montes De Oca called the meeting of the Technical Review Committee for the City of Okeechobee to order on Thursday, February 20, 2020, at 10:04 A.M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

**A.** The Pledge of Allegiance was led by Chairperson Montes De Oca.

**II. ATTENDANCE**

Technical Review Committee Secretary Patty Burnette called the roll. City Administrator Marcos Montes De Oca, Public Works Director David Allen, Building Official Jeffery Newell, Police Chief Bob Peterson, and Fire Chief Herb Smith were present.

**CITY STAFF**

City Planning Consultant Ben Smith, LaRue Planning and Management and Okeechobee Utility Authority (OUA) Executive Director John Hayford were present. The City Attorney, School Board Representative, and Okeechobee County Environmental Health Director Victor Faconti were absent with consent.

**III. AGENDA**

**A.** There were no requests for the additions, deferrals, or withdrawal of agenda items.

**B.** A motion was made by Fire Chief Smith to approve the agenda as published; seconded by Public Works Director Allen.

**Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

**IV. MINUTES**

**A.** A motion was made by Building Official Newell to dispense with the reading and approve the October 17, 2019, regular meeting minutes; seconded by Public Works Director Allen.

**Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

## **V. NEW BUSINESS**

- A.** Chairperson Montes De Oca yielded the floor to City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services. He briefly reviewed the Planning Staff Report for Site Plan Review Application No. 20-001-TRC, regarding the redevelopment of the existing Burger King, constructing a proposed new approximately 3,910 square foot restaurant with dual drive through and associated site improvements located at 604 Northeast Park Street, on approximately 2.58 unplatted acres. The subject property encompasses two parcels. The Northern parcel is 1.32 acres and the Southern parcel is 1.26 acres. The restaurant redevelopment will occur on 1.75 acres. The remaining 0.83 acres will be reserved for future development. The redeveloped restaurant is proposed with the following features: 52 parking spaces and dual drive through ordering lanes merging into a single lane for payment and pickup. They will operate 16 hours a day with approximately eight employees per shift.

The Applicant, Bravoflorida, LLC, has submitted a concurrent request to change the Future Land Use designation from Single Family Residential to Commercial on 0.41 acres located on Northeast Park Street and 1.26 acres located on Southeast 6<sup>th</sup> Avenue. This application is scheduled to be heard at this evening's Planning Board Meeting. The Applicant has provided a letter stating that the potable water and sanitary sewer disposal services will be provided by the OUA and adequate capacity exists to serve the proposed development. Regarding solid waste disposal, service will be provided by Waste Management, which has stating service is available and adequate capacity exists in the County's solid waste facility to serve the proposed development. Carlos A. Solis P.E. has prepared a site drainage report addressing drainage, water quality, and water quantity, which are being handled through the permitting requirements of the South Florida Water Management District (SFWMD). RAYSOR Transportation Consulting, LLC was retained to review the traffic analysis preparing a traffic impact statement indicating that the proposed redevelopment is expected to generate an increase of 336 net new daily external vehicle trips, 24 net new external AM peak hour trips, and 20 net new external PM peak hour trips. These projected increases are not expected to have a significant impact on the surrounding roadway network.

With the exception of two directional arrows on the site plan that indicate to the contrary, most of the circulation is intended to flow one-way counterclockwise around the site. Internal circulation issues (especially when the drive through queue is extended) would likely be reduced if these two clockwise arrows are reversed so that all traffic is directed counterclockwise. The proposed loading zone is of adequate size and is located such that access should not be restricted as long as there is no overflow of the drive through lanes. Trash pickup and deliveries should be scheduled for off peak hours so that there are no conflicts with drive-through customers. The dumpster enclosure is appropriately located at the rear of the loading zone.

The dimensional standards review appears to meet the requirements except for no sidewalks are proposed on the subject property. Though a sidewalk is already provided in the right-of-way along State Road 70 (Park Street) there is no existing

or proposed sidewalk on Southeast 6<sup>th</sup> Avenue. In conclusion, Planning Staff is recommending **approval** of the site plan, as submitted, with the above stipulations.

1. Building Official: Building Official Newell discussed adding a sidewalk along the East side of Southeast 6<sup>th</sup> Avenue. He stated he concurred with the Planner regarding the internal circulation and that the directional arrows on the West side should all go in one direction. Otherwise, he commented that it was a good project.

Fire Chief: No issues were received.

Police Chief: No issues were received.

Public Works Director: Director Allen discussed adding a sidewalk along the East side of Southeast 6<sup>th</sup> Avenue.

Chairperson Montes De Oca recommended to continue curbing from State Road 70 around onto the East side of Southeast 6<sup>th</sup> Avenue and install the sidewalk against the curb. The sidewalk should travel the length of the property currently being developed leaving the remainder to be installed in the future when the rest of the property is developed. The sidewalk is to have handicap ramp and crosswalk at the entrance to the project on Southeast 6<sup>th</sup> Avenue. He further commented he doesn't have as big of a concern with the internal rotation as the Applicant's representative has explained the turnaround time is between three and five minutes. He inquired as to whether there were any stabilization issues with the Taylor Creek bank. Lastly, he mentioned future plans have been reviewed for installing a dock on the West side of Taylor Creek.

OUA: Director Hayford commented the fire hydrant shown on the East side of Southeast 6<sup>th</sup> Avenue on page C06 of the plans submitted, is not required as a hydrant currently exists across the street on the West side of Southeast 6<sup>th</sup> Avenue. Fire Chief stated there was sufficient usage from that hydrant.

County Environmental Health Dept: No issues were received.

2. Mr. Robin Kendall, representative for the Applicant, Bravoflorida, LLC, was present and available for questions. Regarding the internal circulation he stated the Applicant would prefer to keep the presented circulation flow. There were no stabilization issues with the bank and since the fire hydrant was not needed it would be removed from the plans.
3. Chairperson Montes De Oca opened the floor for public comments or questions and there were none.

A motion was offered by Building Official Newell to approve Site Plan Review Application No. 20-001-TRC, redevelopment of the existing Burger King constructing a proposed new 3,910± square foot restaurant with dual drive thru and associated site improvements located at 604 Northeast Park Street, unplatted approximately 2.58 acres with the following contingencies: pending recommendation of approval by the Planning Board to the City Council for the submitted Future Land Use Map Amendment change request; a sidewalk to be installed along the East side of Southeast 6<sup>th</sup> Avenue to include curbing, ADA crosswalk at the entrance to the site on Southeast 6<sup>th</sup> Avenue, and landscaping; Unity of Title for the area being developed so as to not create any nonconformities; remove fire hydrant indicated on page C06 of the plans submitted; it is recommended but not required, to consider a counter clockwise internal circulation and to consider changing the type of drainage pipe being installed; seconded by Public Works Director Allen.

- a) The Committee offered no further discussion.
- b) **Chairperson MontesDeOca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

**VI.** There being no further items on the agenda, Chairperson Montes De Oca adjourned the meeting at 10:33 A.M.

Please take note and be advised that any person desiring to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, such interested person will need a record of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. General Service's media are for the sole purpose of backup for official records of the Department.

Marcos Montes De Oca, Chairperson

---

ATTEST:  
Patty M. Burnette, Secretary

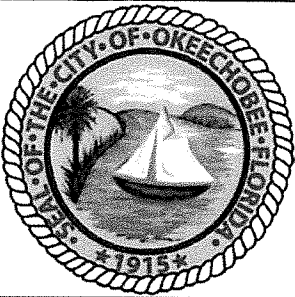
---

## CITY OF OKEECHOBEE

## Application for Site Plan Review

Page 1 of

4

	City of Okeechobee General Services Department 55 S.E. 3 <sup>rd</sup> Avenue, Room 101 Okeechobee, Florida 34974 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686 E-mail: <a href="mailto:pburnette@cityofokeechobee.com">pburnette@cityofokeechobee.com</a>	Date Received	2-11-20
		Application No.	20-002-TRC
		Fee Paid:	1094.59 CK #56823
		Receipt No.	53792
		Hearing Date:	3-19-20
<b>APPLICANT INFORMATION</b>			
1	Name of property owner(s): MDC INDUSTRIAL, LLC		
2	Owner mailing address: 3553 SE Doubleton Dr. Stuart, FL 34997		
3	Name of applicant(s) if other than owner: Frank Pierce		
4	Applicant mailing address: 601 6 <sup>th</sup> St. SW Winter Haven, FL 33880		
5	Name of contact person (state relationship): Frank Pierce, PM For Everett Whitehead & Son, Inc.		
6	Contact person daytime phone(s) and email address: (863)293-6473 Frank@Whiteheadconstruction.com		
7	Engineer: Name, address, phone number and email address:		
8	Surveyor: Name, address, phone number and email address:		
<b>PROPERTY and PROJECT INFORMATION</b>			
9	Property address/directions to property: 858 NE 12 <sup>th</sup> Street, Okeechobee, 34972 441 N to NE 9 <sup>th</sup> Street to 9 <sup>th</sup> Ave. to 12 <sup>th</sup> Street		
10	Parcel Identification Number 3-15-37-35-0020-00000-0030		
11	Current Future Land Use designation: Industrial		
12	Current Zoning district: Light Manu		
13	Describe the project including all proposed uses, type of construction and conceptual building layout, how the business or use is expected to operate on the site, including but not limited to: number of employees expected; hours of operation; location, extent and type of any outdoor storage or sales, etc., and fire flow layout. Use additional page if necessary.  Overflow Employee Parking, Material Storage		
14	Describe existing improvements on property (for example, the number and type of buildings, dwelling units, occupied or vacant, etc.). Use additional page if necessary.  VACANT LAND		

# CITY OF OKEECHOBEE

## Application for Site Plan Review

Page 2 of

4

<b>15</b>	Total land area in square feet (if less than two acres): _____ or acres: 3.153 AC
<b>16</b>	Is proposed use different from existing or prior use ( <input type="checkbox"/> Yes ) ( <input checked="" type="checkbox"/> No )

<b>17</b>	Number and description of phases: PH I: FENCING/ PH II: SITE LIGHTING
<b>18</b>	Source of potable water: N/A
<b>19</b>	Method of sewage disposal: N/A

### ATTACHMENTS REQUIRED FOR ALL APPLICATIONS

✓	<b>20</b>	Applicant's statement of interest in property.
✓	<b>21</b>	One (1) copy of last recorded warranty deed.
✓	<b>22</b>	Notarized letter of consent from property owner (if applicant is different from property owner).
✓	<b>23</b>	Three (3) sealed boundary and topographic, "as is" surveys ( <b>one to be no larger than 11 x 17</b> ) of the property involved including: a. Certified boundary survey, date of survey, surveyor's name, address and phone number b. Legal description of site and parcel number c. Computation of total acreage to nearest tenth of an acre
✓	<b>24</b>	Two (2) sets of aerials of the site.
✓	<b>25</b>	Eleven (11) copies of sealed site plan drawings (see attached checklist for details of items to be included).
✓	<b>26</b>	Eleven (11) copies of drawing indicating facades for all buildings, including architectural elevations.
?	<b>27</b>	Eleven (11) copies of landscape plan, including a separate table indicating the number of trees and shrubs by type and showing both the official and common name of each type of tree and shrub.
✓	<b>28</b>	Eleven (11) copies of photometric lighting plan (see Code of Ordinances & LDR's Section 78-71(A)(5)).
?	<b>29</b>	Three (3) copies of sealed drainage calculations.
VA	<b>30</b>	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project.
✓	<b>31</b>	USB flash drive of application and attachments.
	<b>32</b>	Nonrefundable application fee: \$1,000.00 plus \$30.00 per acre.  <b>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.</b>

# CITY OF OKEECHOBEE

## Application for Site Plan Review

Page 3 of

4

**NOTE: Submissions will be reviewed by the General Services Coordinator and City Planner for all necessary documentation. The Applicant will be notified at least 10 days prior to the TRC meeting whether or not additional information is required to proceed or if the review will be rescheduled to the next TRC meeting.**

### 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 summary denial of this application.

Signature \_\_\_\_\_

Printed Name \_\_\_\_\_

Date \_\_\_\_\_

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

### City of Okeechobee Checklist for Site Plan Review

#### REQUIRED INFORMATION

1	Completed application (1)
2	Map showing location of site (may be on the cover sheet of site plan)
3	<b>Nine (9) copies of sealed site plan drawings with the scale, legend, and author block on 11" by 17" sheet prepared at a scale no less than one inch equals 20 feet &amp; Two (2) copies on 24" by 36" sheet prepared at a scale no less than one inch equals 60 feet</b> , or in the case of small projects, the largest scale that can accommodate the entire site and all areas within 50 feet of the project boundary. The site plan drawings shall include the location of all existing and proposed improvements, including, but not limited to:
	3.1 Water courses, water bodies, floodplains, wetlands, important natural features and wildlife areas, soil types, protected trees and vegetation or environmentally sensitive areas
	3.2 Streets, sidewalks, property lines and rights-of-way
	3.3 Utility lines/facilities, fire hydrants, septic tanks and drainfields
	3.4 Bridges, culverts and stormwater management facilities
	3.5. Buildings and structures and their distances from boundaries of the property, streets, and other structures
	3.6 Setback lines and required yards
	3.7 Ingress and egress to the site and buildings
	3.8 Vehicular use areas including off-street parking and loading areas
	3.9 On-site recreation and open space
	3.10 Landscaping, screens, buffers, walls, and fences,
	3.11 Method of solid waste collection and locations of and access to dumpsters
	3.12 Lighting and signs (location, number, size and type of signs)
4	Drawing notes and tabulations showing the following information shall be included along with the plan:
	4.1 Name, address and phone number of owner
	4.2 Name, address and phone number of any agent, architect, engineer and planner



**CITY OF OKEECHOBEE**

**Application for Site Plan Review**

Page 4 of

4

4.3	Complete legal description of the property
4.4	Future land use designation, current zoning and existing land use of the property and all abutting properties
4.5	Total acreage of the property (square footage if less than two acres)
4.6	Total # of dwelling units, by bedroom size; square footage of nonresidential uses by type of use (and/or seating, etc. as necessary to indicate the intensity)
4.7	Number of off-street parking spaces provided (including handicapped spaces) and loading spaces and the calculation of, and basis for, the number of such spaces required by the Land Development Regulations
4.8	Impervious surface calculations showing: the square footage and as a % of the total site for existing impervious surfaces, additional proposed impervious surfaces and the resulting proposed total impervious surfaces



February 3, 2020

City of Okeechobee  
General Services Department  
55 S.E 3<sup>rd</sup> Ave Room 101  
Okeechobee, FL 34974

RE: Statement of Interest in property

To whom it may concern,

Our interest in the property located at Lot 3, City of Okeechobee Commerce Center Plat Book 7, Page 10 Okeechobee, FL 34972 is as the acting General Contractor for Boral Roofing, LLC for improvements to the existing site to provide a solution for better productivity and safety for the employees and facility.

Thank you for taking the time to review our statement.

With kind regards,

**Frank Pierce**  
Project Manager  
Everett Whitehead & Son, Inc.  
601 6<sup>th</sup> Street S.W.  
Winter Haven, FL 33880

FILE NUM 2012005111  
 OR BK 00715 PG 0188  
 SHARON ROBERTSON, CLERK OF CIRCUIT COURT  
 OKEECHOBEE COUNTY, FLORIDA  
 RECORDED 05/16/2012 12:50:57 PM  
 AMT 430,000.00  
 RECORDING FEES \$27.00  
 DEED DOC \$3,010.00  
 RECORDED BY G Newbourn  
 Pgs 0188 - 1907 (3pgs)

This instrument prepared by  
 and return to:  
 Robert S. Kramer, Esquire  
 Kramer, Sopko & Levenstein, P.A.  
 2300 SE Monterey Road, Suite 100  
 Stuart, Florida 34996

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made this 11<sup>th</sup> day of May, 2012, by OKEECHOBEE COMMERCE CENTER, L.L.C., a Florida limited liability company (the "Grantor") to MDC INDUSTRIAL, LLC, a Florida limited liability company, whose address is 3553 Doubleton Drive, Stuart, Florida 34997 (hereinafter referred to as the "Grantee"):

(Whenever used herein the terms "Grantor" and "Grantee" include the parties to this instrument and their legal representatives, successors and permitted assigns).

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Okeechobee County, Florida, legally described as follows:

See Exhibit "A" attached hereto and made a part hereof

Parcel ID No.: 3-15-37-35-0020-00000-0010  
 3-15-37-35-0020-00000-0020  
 — 3-15-37-35-0020-00000-0030  
 3-15-37-35-0020-00000-0100  
 3-15-37-35-0020-00000-0110  
 3-15-37-35-0020-00000-0120

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

This conveyance is subject to all taxes for the year 2010 and for all subsequent years thereto; all restrictions and regulations imposed by governmental authorities and all other matters of public record. This deed is in absolute conveyance the Grantor having sold said land to the Grantee for fair and adequate consideration.

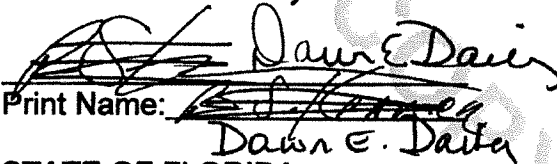
Grantor warrants and represents that this conveyance is not intended by Grantor and Grantee to merge the title to that certain mortgage between Grantor and Grantee recorded in the Public Records of Okeechobee County, Florida at Official Records Book 683, Page 1540, with title to the Property conveyed herein.

And the Grantor does hereby covenant with the Grantee that, except as noted above, at the time of delivery of this Special Warranty Deed, the Property was free from all encumbrances made by the Grantor, and that the Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name and on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

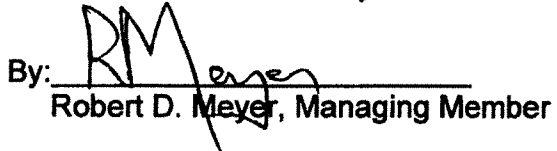
  
Print Name: R. S. Kramer

  
Print Name: Dawn E. Dair

STATE OF FLORIDA  
COUNTY OF MARTIN


OKEECHOBEE COMMERCE  
CENTER, L.L.C.,  
a Florida limited liability company.

By:   
Michael D. Craig, Managing Member

By:   
Robert D. Meyer, Managing Member

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2012, by Michael D. Craig, as Managing Member of OKEECHOBEE COMMERCE CENTER, L.L.C., a Florida limited liability company, who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.


NOTARY SEAL

  
NOTARY PUBLIC-STATE OF FLORIDA  
R. S. Kramer  
Commission # EE039331  
Expires: NOV. 13, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

STATE OF FLORIDA  
COUNTY OF MARTIN

The foregoing instrument was acknowledged before me this 11th day of May, 2012, by Robert D. Meyer, as Managing Member of OKEECHOBEE COMMERCE CENTER, L.L.C., who ☒ is personally known to me or who ☐ has produced \_\_\_\_\_ as identification.

NOTARY SEAL

  
Notary Public  
NOTARY PUBLIC-STATE OF FLORIDA  
R. S. Kramer  
Commission # EE039331  
Expires: NOV. 13, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

Clients\C\Craig Loan to Meyer\Special Warranty Deed-OCC

Exhibit A

Legal Description

Lots 1, 2 and 3, of CITY OF OKEECHOBEE COMMERCE CENTER, according to the Plat thereof, as recorded in Plat Book 7, Pages 10 through 14, of the Public records of Okeechobee County, Florida.

and

Lots 10, 11 and 12, of CITY OF OKEECHOBEE COMMERCE CENTER, according to the Plat thereof, as recorded in Plat Book 7, Pages 10 through 14, of the Public records of Okeechobee County, Florida.

and

A strip of land lying in Lots 13 and 14, of CITY OF OKEECHOBEE COMMERCE CENTER, according to the Plat thereof, as recorded in Plat Book 7, Pages 10 through 14, of the Public records of Okeechobee County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Lot 13: thence South 00°16'17" East along the West line of said Lot 13, a distance of 202.34 feet to the Point of Beginning; thence North 90°00'00" East, a distance of 669.48 feet to the East line of said Lot 13; thence South 00°36'51" East along said East line a distance of 0.16 feet to the Easterly most Southeast corner of said Lot 13; thence South 01°46'17" West, through said Lot 14, a distance of 64.87 feet to a point on the South line of said Lot 14; thence North 90°00'00" West along said South line, a distance of 627.63 feet to the West line of said Lot 14 and a point on the arc of a non-tangent curve concave Southwesterly (said point bears North 84°58'59" East from the radius point of the next described curve); thence Northwesterly along said West line and along the arc of said curve having a radius of 78.00 feet, a delta of 41°44'30" and an arc distance of 56.83 feet to the Northwest corner of said Lot 14, thence continue Northwesterly along the West line of said Lot 13 and along the arc of said curve having a radius of 78.00 feet, a delta of 14°11'22" and an arc distance of 19.32 feet; thence North 00°16'17" West along said West line, a distance of 3.64 feet to the Point of Beginning.

Said lands situate in Okeechobee County, Florida.

Build something great™



**Boral Roofing LLC**  
200 Mansell Court East  
#305  
Roswell, GA 30076

T: 770-645-4500  
F: 770-552-3370

Friday 12<sup>th</sup> July 2019

To whom it may concern,

I the undersigned Chief Financial Officer for Boral Roofing LLC. and Entegra Roof Tile, LLC, Hereby authorize Christopher Hedrick to act for Boral Roofing LLC. and Entegra Roof Tile, LLC for matters related to permits for the property at 1289 NE 9<sup>th</sup> Avenue, Okeechobee, FL. 34972, including signing all documents related to these permitting matters.

This authorization is valid until further written notice from Boral.

Sincerely,

**Oren Post**  
Chief Financial Officer  
Boral Roofing LLC  
Entegra Roofing Tile, LLC

Office: (770) 522-3373  
Email: Oren.Post@Boral.com

State of Georgia  
County of Fulton

This record was acknowledged before me on 7/12/2019 (date)

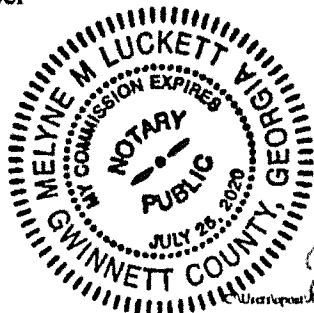
By Oren Post (name of individual).

\_\_\_\_\_  
Signature of Notary Officer

Stamp

Title of Office

My commission expires:



July 25, 2020

**MDC INDUSTRIAL, LLC**  
**3553 SE Doubleton Dr.**  
**Stuart, FL 34997**

February 3, 2020

City of Okeechobee  
General Services Department  
55 S.E. 3<sup>rd</sup> Avenue, Room 101  
Okeechobee, Florida 34974

Re: NOTICE OF OWNER CONSENT; Lot 3, City of Okeechobee Commerce Center, according to plat thereof, as recorded in Plat Book 7, Pages 10 through 14, inclusive, of the public records of Okeechobee County, FL (the "Property")

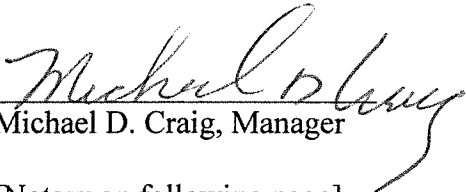
To Whom It May Concern:

I, the undersigned Manager of MDC Industrial, LLC, the owner of the referenced Property, do hereby consent to and authorize Boral Roofing LLC, a Delaware limited liability company, as beneficial owner of the Property pursuant to that certain Commercial Contract for the purchase and sale of the Property dated December 18, 2019, to submit any and all applications necessary for Site Plan Review and/or other development plans or review, including signing all documents related to permitting issues, with respect to the subject Property.

This authorization is valid until further written notice from MDC Industrial, LLC, or until Boral Roofing LLC acquires title to the Property.

Sincerely,

MDC INDUSTRIAL, LLC

  
Michael D. Craig, Manager

[Notary on following page]

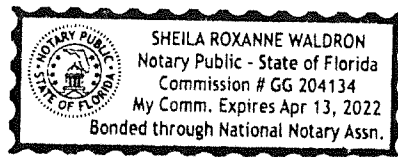
State of Florida  
County of Okeechobee

This instrument was acknowledged before me on Feb 04, 2020 by Michael D. Craig, as Manager of MDC Industrial, LLC.

Sheila Roxanne Waldron  
Signature of Notary Officer

My commission expires: 4/13/2022

[notary seal]







[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MDC INDUSTRIAL, LLC

### Filing Information

**Document Number** L10000024132  
**FEI/EIN Number** 01-0953077  
**Date Filed** 03/03/2010  
**State** FL  
**Status** ACTIVE

### Principal Address

3553 SE DOUBLETON DRIVE  
STUART, FL 34997

### Mailing Address

3553 SE DOUBLETON DRIVE  
STUART, FL 34997

### Registered Agent Name & Address

CRAIG, MICHAEL D  
3553 SE DOUBLETON DRIVE  
STUART, FL 34997

### Authorized Person(s) Detail

#### **Name & Address**

Title MGRM

CRAIG, MICHAEL D  
3553 SE DOUBLETON DRIVE  
STUART, FL 34997

### Annual Reports

Report Year	Filed Date
2017	03/06/2017
2018	02/26/2018
2019	04/01/2019

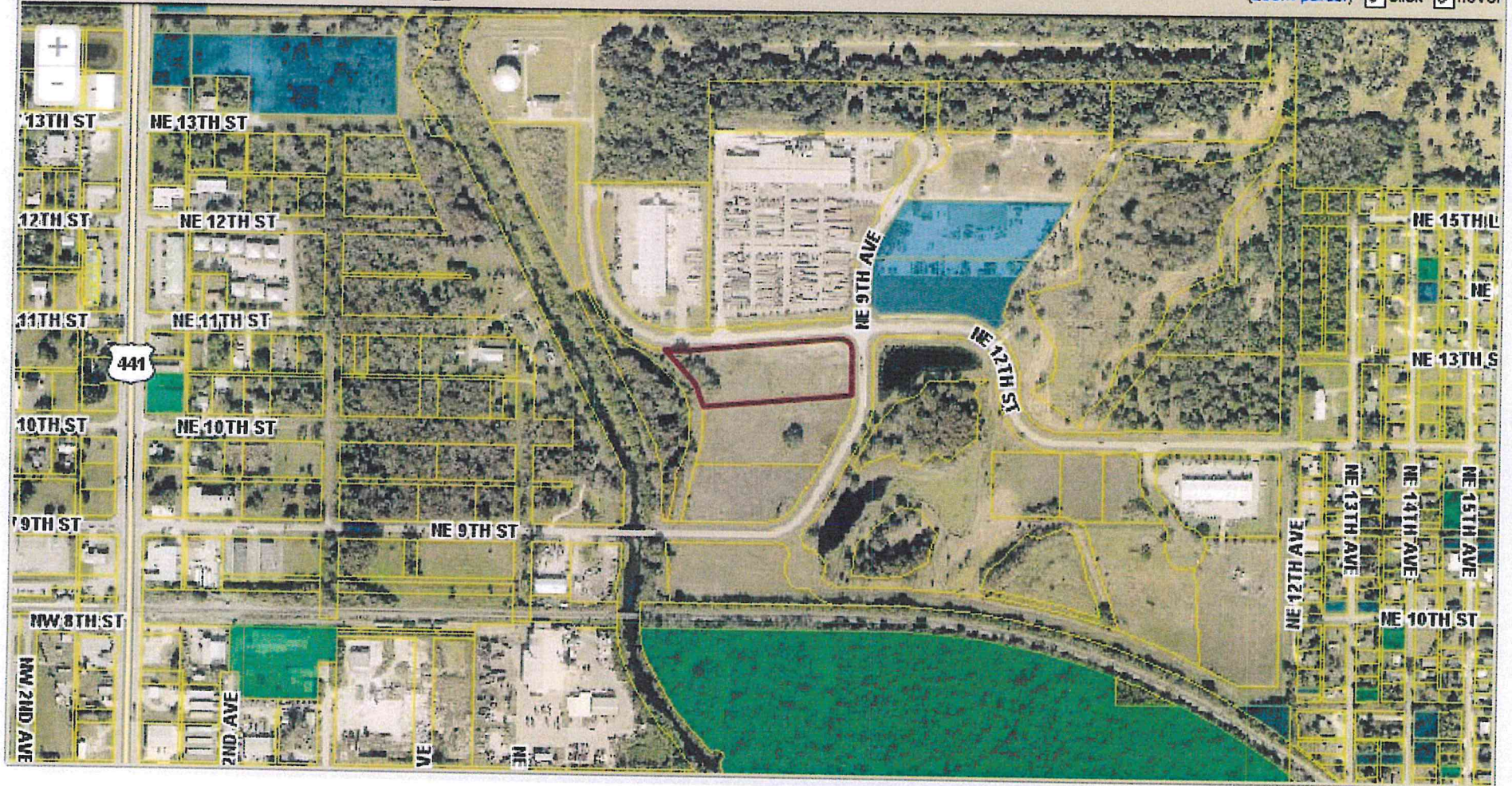
### Document Images

<a href="#">04/01/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/26/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

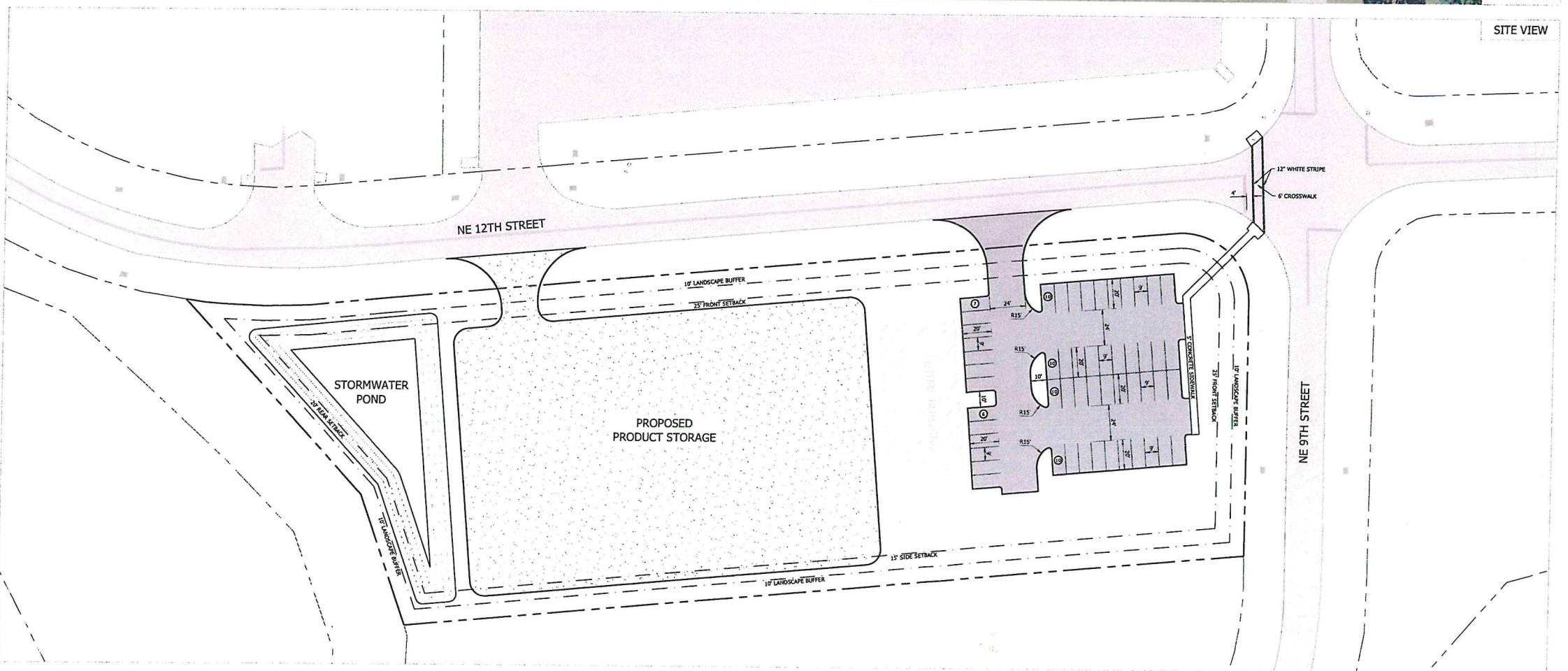
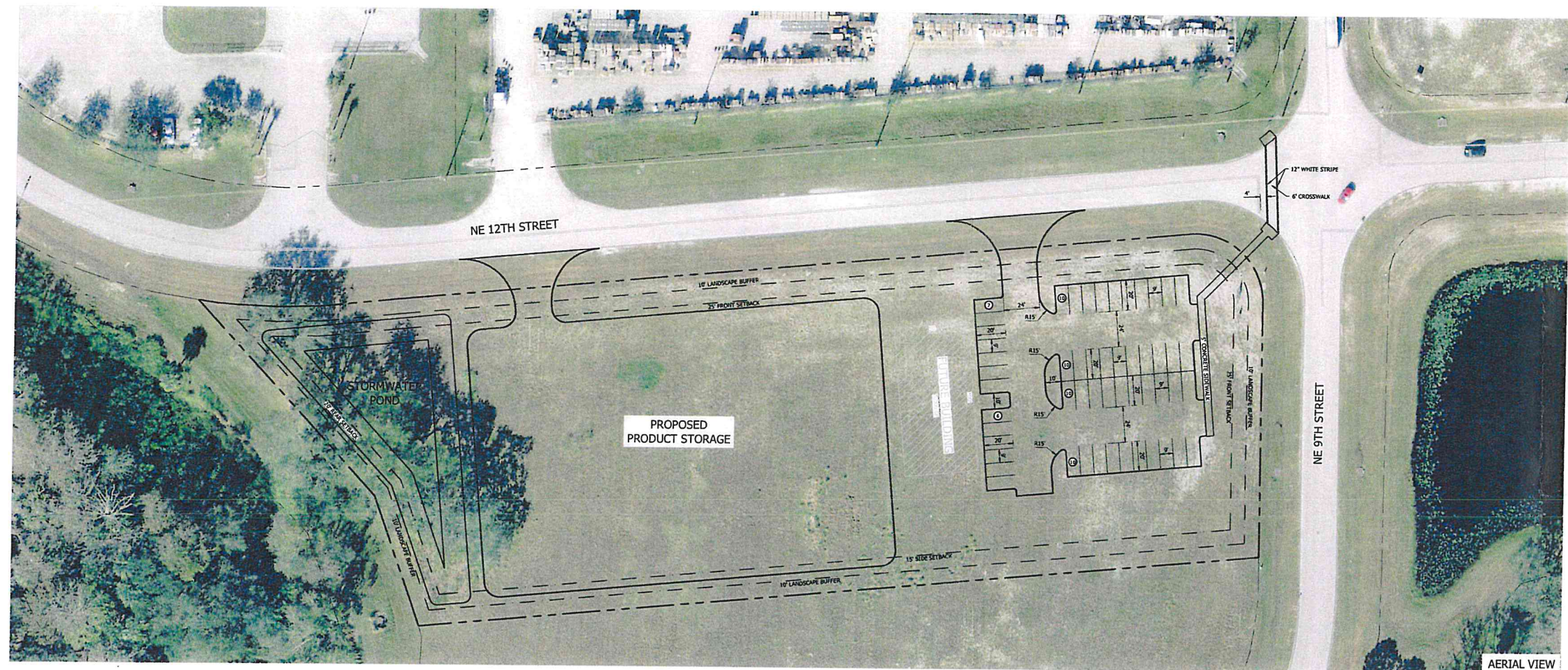
Aerial viewer Pictometry Google Maps

☒ 2019 ☐ 2018 ☐ 2017 ☐ 2015 ☐ 2014 ☒ Sales

(zoom parcel) ☒ click ☒ hover

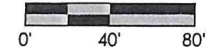






NORTH

SCALE: 1" = 40'



### LEGEND

- |  |                                   |
|--|-----------------------------------|
|  | EXISTING PAVEMENT                 |
|  | EXISTING CONCRETE                 |
|  | PROPOSED HEAVY DUTY PAVEMENT      |
|  | PROPOSED PAVEMENT                 |
|  | PROPOSED CONCRETE                 |
|  | PROPERTY LINE                     |
|  | EXISTING RIGHT OF WAY             |
|  | PROPOSED RIGHT OF WAY             |
|  | PROPOSED CENTERLINE               |
|  | EXISTING CENTERLINE               |
|  | EXISTING FENCE                    |
|  | EXISTING GAS LINE                 |
|  | EXISTING UNDERGROUND UTILITY LINE |
|  | EXISTING OVERHEAD UTILITY LINE    |
|  | EXISTING ELECTRIC LINE            |
|  | EXISTING RAILROAD UTILITY LINE    |
|  | EXISTING BOUGHHOUSE UTILITY LINE  |
|  | LANDSCAPE BUFFER                  |
|  | BUILDING SETBACK                  |
|  | UTILITY EASEMENT                  |
|  | PROPOSED FENCE                    |
|  | PARKING SPACE COUNT               |
|  | EXISTING TREES                    |
|  | EXISTING FIRE HYDRANT             |

[illegible][illegible]

DESIGNED BY:	AM
DRAWN BY:	AM
CHECKED BY:	SM



**Engineering Group**  
150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830  
PHONE: (813) 800-3046 • FAX: (813) 800-1159  
FLORIDA CERTIFICATE OF AUTHORIZATION (FLCA) # 25247

PROJECT: OKEECHOBEE CIMMERCE CENTER - LOT 3

# SITE PLAN

## SITE PLAN

**OKEECHOBEE, FLORIDA**



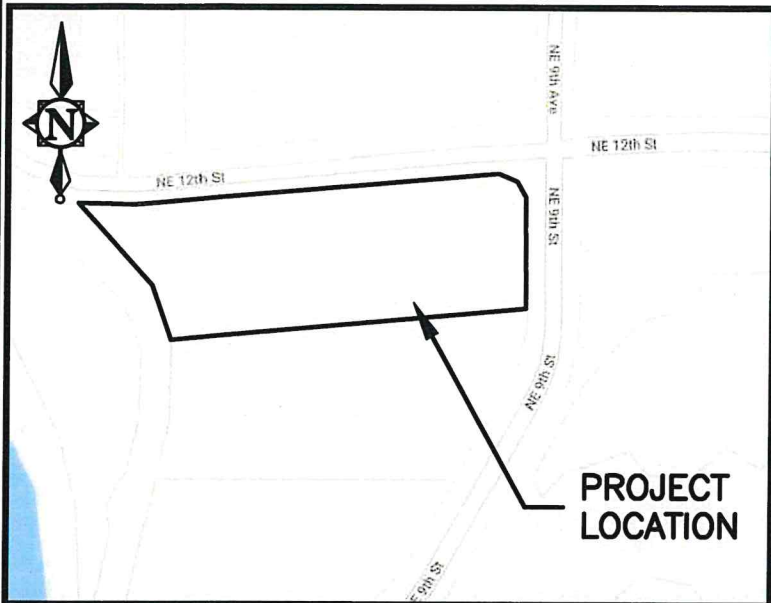
Know what's below.  
Call before you dig.

PROJECT NO.	SHEET
2210	1 of 1



LOCATION MAP

SCALE: NOT TO SCALE



PROJECT LOCATION

DESCRIPTION

LOT 3, OF CITY OF OKEECHOBEE COMMERCE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGES 10 THROUGH 14, INCLUSIVE, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

SITUATE IN THE COUNTY OF OKEECHOBEE, STATE OF FLORIDA.

SURVEYOR'S NOTES:

- REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS PARCEL HAS NOT BEEN ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OR OTHER RECORDED OR UNRECORDED INSTRUMENTS BY CRAIG A. SMITH & ASSOCIATES. ALL SUCH INFORMATION SHOWN OR NOTED HEREON IS BASED ON SCHEDULE B - II EXCEPTIONS TO TITLE PER THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NUMBER 19-1192, COMMITMENT NUMBER 1421207FL-A, DATED: DECEMBER 19, 2019 AT 8:00 A.M. AS PROVIDED TO THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF LOT 3, AS SHOWN ON THE CITY OF OKEECHOBEE COMMERCE CENTER, RECORDED IN PLAT BOOK 7, PAGE 10 THROUGH 14 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. (HAVING A PLATTED BEARING OF NORTH 84°59'13" EAST).
- UNDERGROUND "FOOTINGS" OR OTHER IMPROVEMENTS WHICH ARE NOT VISIBLE HAVE NOT BEEN LOCATED OR SHOWN HEREON. NO SUBSURFACE UTILITIES WERE FIELD DELINEATED ON THE SURFACE FOR THE SURVEYOR.
- PARCEL IS LOCATED IN FLOOD ZONE X, AS PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 120178, MAP NUMBER 12093C0415C, EFFECTIVE DATE: JULY 16, 2015.
- SITE ADDRESS: NE 9TH AVENUE, OKEECHOBEE, FLORIDA 34972.
- LEGEND SYMBOLS ARE EXAGGERATED ON THE PLAN VIEW FOR CLARITY.
- LEGAL DESCRIPTION SHOWN HEREON IS PER EXHIBIT "A" OF THAT COMMITMENT FOR TITLE INSURANCE NOTED ABOVE.
- THE SITE CONTAINS 3.15 ACRES, MORE OR LESS.
- THERE WAS NO EVIDENCE OBSERVED OF RECENT EARTH MOVING, BUILDING OR BUILDING ADDITION WORK, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OR EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AS OF THE DATE OF THIS SURVEY.
- THE ACCURACY OF THIS SURVEY IS PREMISED ON THE EXPECTED USE OF THE SURVEY. THE EXPECTED USE/PREMISE OF THIS SURVEY IS THE DESIGN OF IMPROVEMENTS. A TRIMBLE R6 GNSS INSTRUMENT WITH TRIMBLE TSC-3 DATA COLLECTION WAS UTILIZED TO CHECK HORIZONTAL CONTROL AND LOCATE MISC. FEATURES HORIZONTALLY. A TOPCON ES-102 INSTRUMENT WITH RANGER (TDS) DATA COLLECTION WAS UTILIZED ALSO TO COLLECT DATA IN THE HORIZONTAL PLANE. THE HORIZONTAL MATHEMATICAL CLOSURE OF THE ORIGINAL SURVEY MEETS OR EXCEEDS THOSE PUT FORTH IN THE STANDARDS OF PRACTICE FOR SURVEYING IN FLORIDA.
- THE DIGITAL DATA PROVIDED IS INTENDED TO BE VIEWED AT A SCALE OF 1" = 40' OR SMALLER.
- ALL DISTANCES SHOWN HEREON ARE IN ACCORD WITH THE UNITED STATES STANDARD USING FEET AND DECIMALS THEREOF.

SURVEYOR'S NOTES AS TO TITLE:

THE FOLLOWING NOTES PERTAIN TO SCHEDULE B-II (EXCEPTIONS TO TITLE) CONTAINED IN THAT COMMITMENT FOR TITLE INSURANCE ISSUED BY WFG NATIONAL TITLE INSURANCE COMPANY, OFFICE FILE NUMBER 19-1192, COMMITMENT NUMBER 1421207FL-A, DATED: DECEMBER 19, 2019 AT 8:00 A.M. ALL RECORDING INFORMATION IS PER THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

1-6 NOT APPLICABLE

7. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS AS SET FORTH IN THE PLAT OF OKEECHOBEE COMMERCE CENTER, RECORDED IN PLAT BOOK 7, PAGE 10.

(AFFECTS - PLOTTABLE MATTERS SHOWN HEREON)

8. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS CONTAINED IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 530, PAGE 1952 AND AMENDED BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 566, PAGE 955.

(AFFECTS - CANNOT GRAPHICALLY DEPICT)

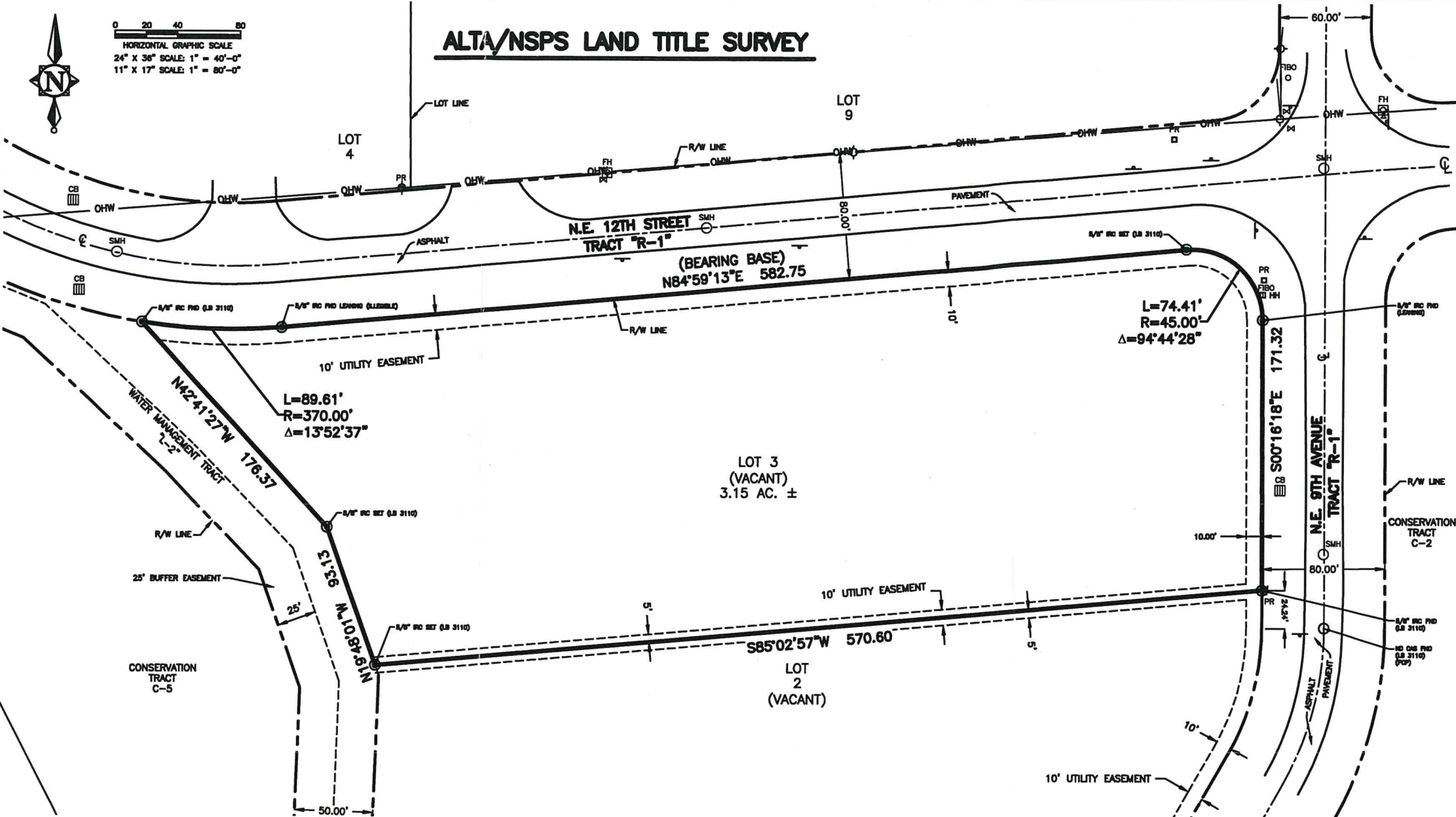
9. RESERVATIONS CONTAINED IN OFFICIAL RECORDS BOOK 541, PAGE 418.

(AFFECTS - CANNOT GRAPHICALLY DEPICT)

10. NOT APPLICABLE

END

ALTA/NSPS LAND TITLE SURVEY



STANDARD LINETYPES

SYMBOL	DESCRIPTION
—	BOUNDARY LINE
- - - -	EASEMENT LINE
—	LOT LINE
—	RIGHT OF WAY LINE
—	CENTER LINE
—	OVERHEAD WIRE

GENERAL ABBREVIATIONS

ABRV	DESCRIPTION
CL	CENTER LINE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FND	FOUND
IRC	IRON ROD AND CAP
L	ARC LENGTH
LB	LICENSED BUSINESS
R	RADIUS
R/W	RIGHT-OF-WAY LINE
Δ	DELTA
PCP	PERMANENT CONTROL POINT

GENERAL SYMBOL LEGEND

SYM.	DESCRIPTION	SYM.	DESCRIPTION
ND	NAIL & DISC	PR	TELEPHONE RISER
IR	IRON ROD AND CAP	FIBO	FIBER OPTIC CABLE MARKER
HH	HAND HOLE	FH	FIRE HYDRANT
SMH	SANITARY MANHOLE	WV	WATER VALVE
WUP	WOOD UTILITY POLE	S	SIGN
CB	CATCH BASIN	LP	LIGHT POLE

**SURVEYOR'S CERTIFICATE:**  
TO: BORAL NORTH AMERICA, ALSTON AND BIRD AND WFG NATIONAL TITLE INSURANCE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 13, 2020.  
DATE OF PLAT OR MAP: \_\_\_\_\_  
ROBERT D. KEENER  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4848  
SIGNATURE DATE: \_\_\_\_\_

BORAL NORTH AMERICA

CRAIG A. SMITH & ASSOCIATES  
CONSULTING ENGINEERS-PLANNERS-SURVEYORS  
21045 COMMERCIAL TRAIL  
BOCA RATON, FLORIDA 33486  
(561) 314-4445  
CERTIFICATE NO. LB0003110

MAP OF  
BOUNDARY  
SURVEY

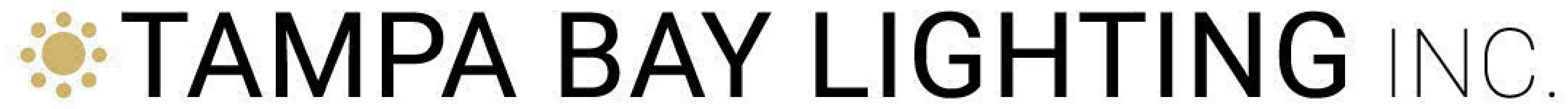
LOT 3, CITY OF OKEECHOBEE  
COMMERCE CENTER  
PLAT BOOK 7, PAGE 10, OKEECHOBEE  
COUNTY PUBLIC RECORDS

FILE NAME: XR-2099-SRVY-BASE.dwg  
LAST SAVED: 01/14/20 - 1:11pm  
CAS PROJECT NUMBER  
20-2099

SHEET  
SRVY  
OF  
01



PROJECT - Brola Lot 3  
PREPARED BY - Andy Burgess, Tampa Bay Lighting  
DATE - 01/31/2020  
VERSION - 1

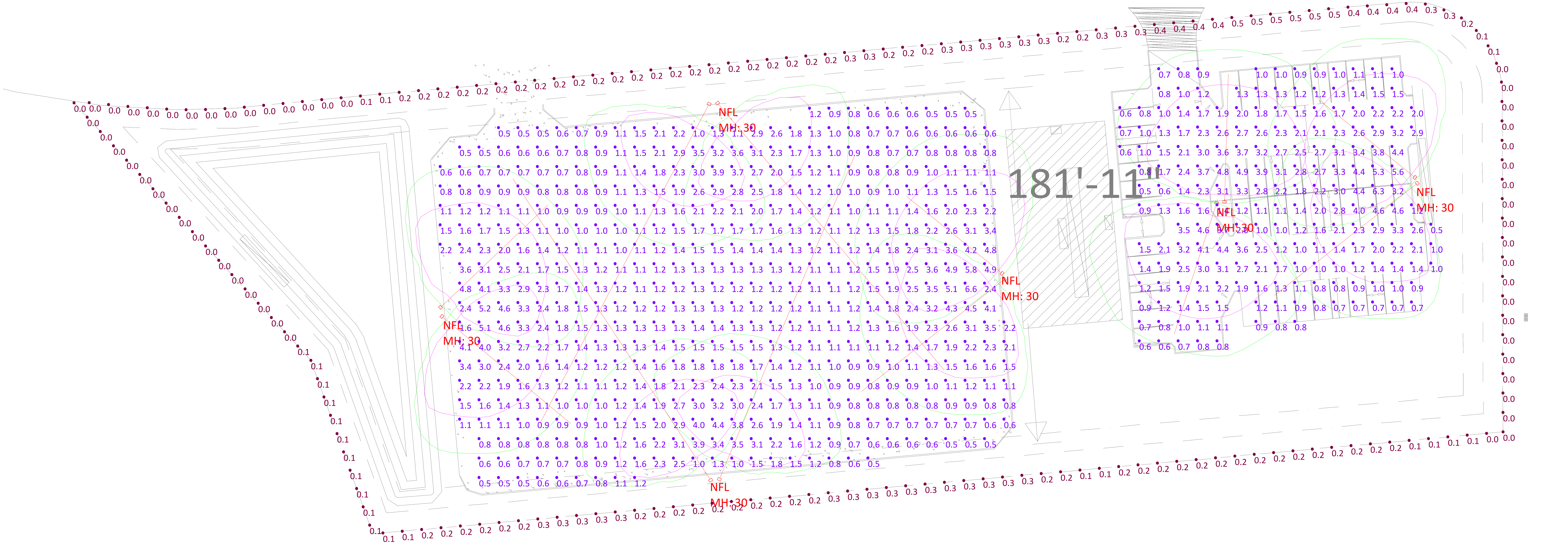


8312 Saulray Street  
Tampa, FL 33604  
(813)931-8423  
www.TampaBayLighting.com

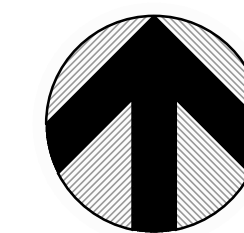
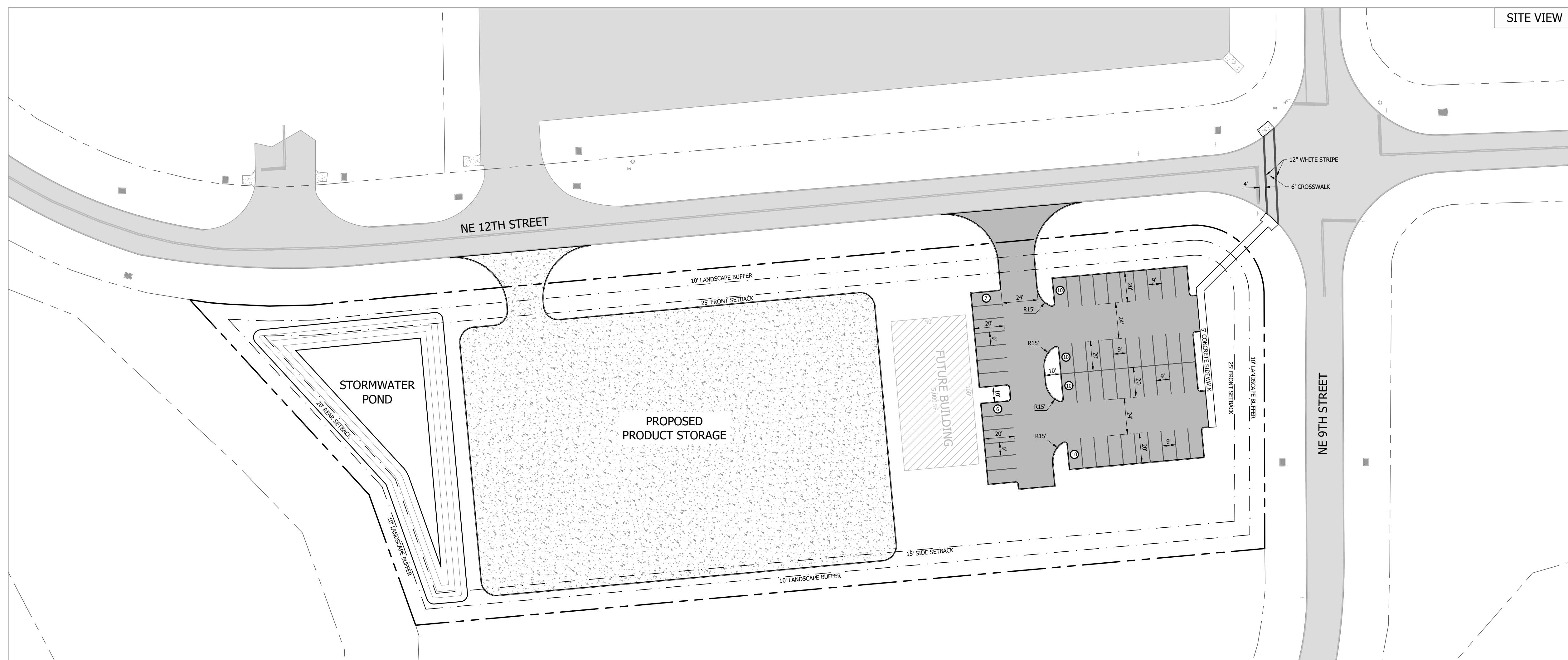
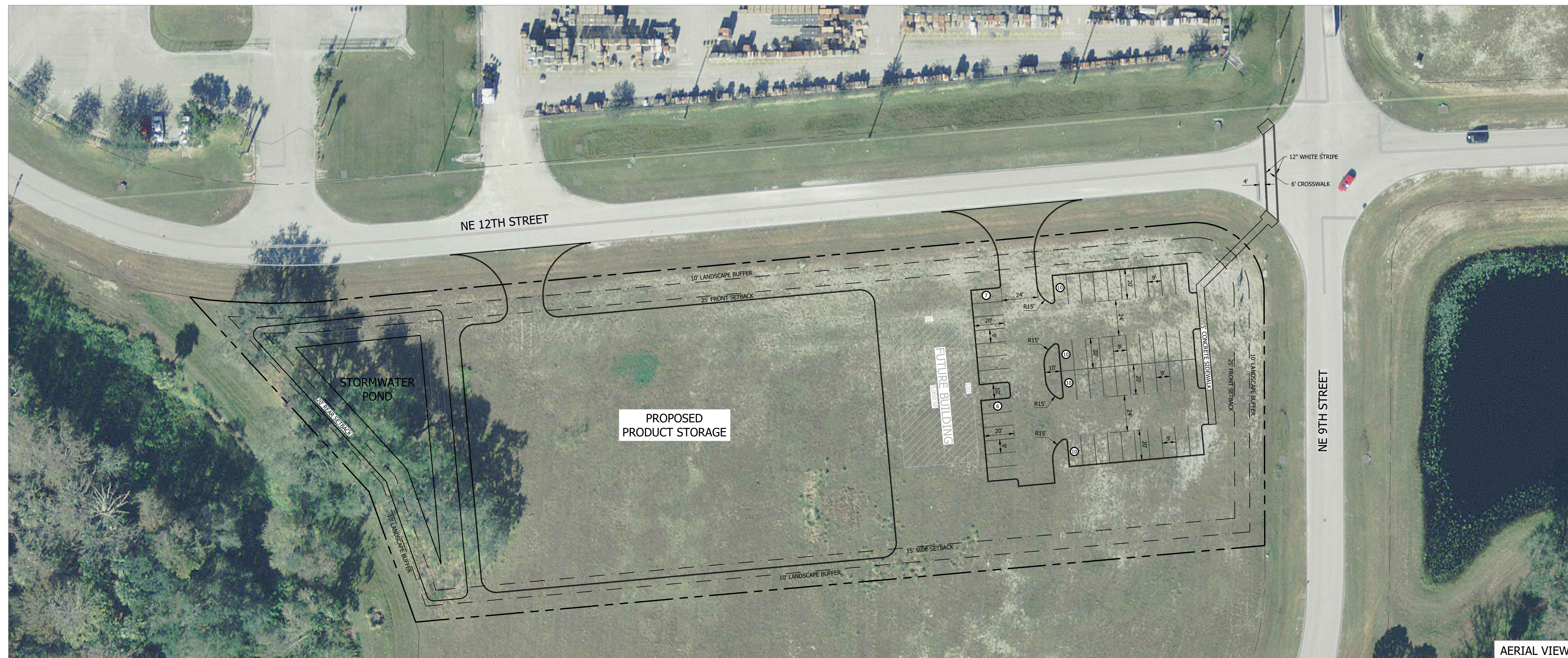
FIXTURE SCHEDULE								
Symbol	Qty	Type	Fixture	Arrangement	LLF	Lamp Lumens	Fixture Lumens	Watts
I	12	NFL	NFFLD-L-C75-D-UNV-66	SINGLE	0.912	N.A.	26210	179

CALCULATION SUMMARY											
Label	Avg	Max	Min	Max/Min	Avg/Min	Units	CalcType	Grid Z	PtSpcLr	PtSpcTb	
Parking and Drive	1.92	6.3	0.5	12.60	3.84	Fc	Illuminance	0	10	10	
Product Storage	1.57	6.6	0.5	13.20	3.14	Fc	Illuminance	0	10	10	
Property Line	0.16	0.5	0.0	N.A.	N.A.	Fc	Illuminance	N.A	10	N.A.	

- NOTES:
- All fixtures mounted at 30' AFG
  - Templates illustrate 0.5 and 1 fc

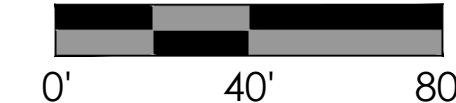




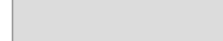

























NORTH

SCALE: 1" = 40'



### LEGEND

- |   |                                   |
|---|-----------------------------------|
|  | EXISTING PAVEMENT                 |
|  | EXISTING CONCRETE                 |
|  | PROPOSED HEAVY DUTY PAVEMENT      |
|  | PROPOSED PAVEMENT                 |
|  | PROPOSED CONCRETE                 |
|  | PROPERTY LINE                     |
|  | EXISTING RIGHT OF WAY             |
|  | PROPOSED RIGHT OF WAY             |
|  | PROPOSED CENTERLINE               |
|  | EXISTING CENTERLINE               |
|  | EXISTING FENCE                    |
|  | EXISTING GAS LINE                 |
|  | EXISTING UNDERGROUND UTILITY LINE |
|  | EXISTING OVERHEAD UTILITY LINE    |
|  | EXISTING ELECTRIC LINE            |
|  | EXISTING VERGEON UTILITY LINE     |
|  | EXISTING BRIGHTHOUSE UTILITY LINE |
|  | LANDSCAPE BUFFER                  |
|  | BUILDING SETBACK                  |
|  | UTILITY EQUIPMENT                 |
|  | PROPOSED FENCE                    |
|  | PARKING SPACE COUNT               |
|  | EXISTING TREES                    |
|  | EXISTING FIRE HYDRANT             |

[illegible]

<b>REVISION BLOCK</b>	
<b>DESIGNED BY:</b>	SANTOS MEDINA, III, P.E. PROFESSIONAL ENGINEER LICENSE NO. 74539
<b>DRAWN BY:</b>	AM
<b>CHECKED BY:</b>	AM
<b>SM</b>	01/13/2020
This form has been electronically signed and indicated herein using a PDF authentication system. The signature is valid and cannot be uncorrupted signed and copied. The SHA- 256 hash must be verified on any electronic copies.	
NOT VALID UNLESS PHYSICALLY: DIGITALLY SIGNED AND SEALED	



CLIENT: WHITEHEAD CONSTRUCTION	
PROJECT: OKEECHOBEE CIMMERCE CENTER - LOT 3	
SITE PLAN	
PROJECT NO.	SHEET
2210	1 of 1