

NOTICE OF CONSIDERATION OF A SPECIAL EXCEPTION

NOTICE: A PUBLIC HEARING will be held before the Okeechobee County Board of Adjustments and Appeals on **Tuesday, August 27, 2024 at 6:00 p.m.** in the Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida to consider a Special Exception to allow an automotive service station and convenience store in a Commercial (C) zoning district. The property owner is Salina Holdings, Inc. The applicant is Tab Merchant. The property address is 8675 US Highway 441 SE, and is more particularly described as follows:

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1, BLOCK 1, OKEECHOBEE HAMMOCK, SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA & BEAR S 27°17'20" W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SE 86TH BOULEVARD (COUNTY ROAD 15-A), A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 27°17'20" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SE 86TH BOULEVARD (COUNTY ROAD 15-A), A DISTANCE OF 190.00 FEET; THENCE BEAR S 12°26'10" E ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID SE 86TH BOULEVARD (COUNTY ROAD 15-A), TO THE INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (U.S. HWY 441), A DISTANCE OF 76.90 FEET; THENCE BEAR S 52°09'40" E ALONG THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 15 (U.S. HWY 441), A DISTANCE OF 176.82 FEET TO THE SOUTHWESTERLY CORNER OF LAND DESCRIBED IN ORB 503, PAGE 1219, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE BEAR N 33°51' 11" E ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAND DESCRIBED IN ORB 503, PAGE 1219, A DISTANCE OF 246.80 FEET TO THE SOUTHEASTERLY CORNER OF LAND DESCRIBED IN ORB 284, PAGE 84, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE BEAR N 56°11' 46" W ALONG THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN ORB 284, PAGE 84, A DISTANCE OF 132.70 FEET TO THE SOUTH- WEST CORNER OF SAID LAND DESCRIBED IN ORB 284, PAGE 84, ALSO BEING THE SOUTHEAST CORNER OF LAND DESCRIBED IN ORB 503, PAGE 1217, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE BEAR N 52°49' 41" W ALONG THE SOUTHWESTERLY LINE OF SAID LAND DESCRIBED IN ORB 503, PAGE 1217, A DISTANCE OF 121.97 FEET TO THE SOUTH- WEST CORNER OF SAID LAND DESCRIBED IN ORB 503, PAGE 1217, & THE POINT OF BEGINNING AND OKEECHOBEE HAMMOCK SEC ONE A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF TRACT "A" OF SECTION ONE OF OKEECHOBEE HAMMOCK, ACCORDING TO THE PLAT OF SAID SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; RUN THENCE S 52°09'40" E ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "A", FOR A DISTANCE OF 105.00 FEET TO A POINT; THENCE RUN S 33°51'11" W PARALLEL WITH THE WESTERLY BOUNDARY OF THE AFORESAID TRACT "A", FOR A DISTANCE OF 100.58 FEET FOR POINT OF BEGINNING; THENCE CONTINUE S 33°51'11" W FOR A DISTANCE OF 150.00 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 15 (U.S. 441); THENCE RUN S 52° 09'40" E ALONG SAID RIGHT-OF-WAY LINE OF S.R. 15, FOR A DISTANCE OF 100.00 FEET; THENCE RUN N 33°51'11" E FOR A DISTANCE OF 150.00 FEET; THENCE RUN N 52°09'40" W FOR A DISTANCE OF 100.00 FEET TO POINT OF BEGINNING. LYING IN & COMPRISING A PART OF TRACT "A" OF SECTION ONE, OKEECHOBEE HAMMOCK SUBDIVISION, OKEECHOBEE COUNTY, FLORIDA. AND OKEECHOBEE HAMMOCK SEC ONE A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 36 EAST IN TRACT "A", OKEECHOBEE HAMMOCK SECTION ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "A"; BEAR S 52°09'40" E A DISTANCE OF 105.00 FEET; THENCE BEAR S 33°52'11" W PARALLEL TO THE WESTERLY LINE OF TRACT "A", A DISTANCE OF 3.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 33°52'11" W TO THE

NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORB 341, PAGE 1684, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 97.15 FEET; THENCE BEAR S 51°08'33" E ALONG THE NORTH LINE OF THAT SAID PARCEL OF LAND DESCRIBED IN ORB 341, PAGE 1684, TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN ORB 233, PAGE 1184, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 95.05 FEET; THENCE BEAR N 33°17'57" E ALONG THE WEST LINE OF THAT SAID PARCEL OF LAND DESCRIBED IN ORB 233, PAGE 1184, TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH OKEECHOBEE BLVD (S.E. 68TH WAY), A DISTANCE OF 102.76 FEET; THENCE BEAR N 52°50'11" W ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTH OKEECHOBEE BLVD., TO THE SOUTHEAST CORNER OF LOT 3, BLOCK 1, OKEECHOBEE HAMMOCK, SECTION ONE, A DISTANCE OF 45.70 FEET; THENCE BEAR N 56°05'34" W, A DISTANCE OF 48.04 FEET TO THE POINT OF BEGINNING; TOGETHER WITH A STRIP OF LAND 10.00 FEET IN WIDTH, WITH THE WESTERLY LINE EXTENDING & CONTRACTING AS NECESSARY TO INTERSECT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #15 & THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN ORB 284, PAGE 084, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LYING WESTERLY OF, PARALLEL & CONTIGUOUS & ADJACENT TO THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE NORTHWEST CORNER OF TRACT "A", OKEECHOBEE HAMMOCK, SECTION ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; BEARS S 52°09'40" E ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 105.00 FEET; THENCE BEAR S 33°52'11" W ALONG A LINE PARALLEL TO THE WESTERLY LINE OF TRACT "A", A DISTANCE OF 3.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 33°52'11" W ALONG AFORE DESCRIBED LINE TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #15 (HWY 441), A DISTANCE OF 247.09 FEET & THE POINT OF TERMINUS OF SAID LINE.

ALL INTERESTED PARTIES SHALL HAVE THE OPPORTUNITY TO BE HEARD AT THIS PUBLIC HEARING. Any person deciding to appeal any decision by the Board of Adjustments and Appeals with respect to any matter considered at this meeting or hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Community Development tapes are for the sole purpose of backup for official records of the department.

Okeechobee County Community Development Department
1700 NW 9th Avenue, Suite A; Okeechobee, Florida 34972
Petition S-2024-0819
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