

## NOTICE OF CONSIDERATION OF PROPOSED ZONING RECLASSIFICATION

**NOTICE: A PUBLIC HEARING** will be held before the Okeechobee County Planning Board on **Tuesday, March 26, 2024 at 6:00 p.m.** in the Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida to consider a request for a change in zoning to modify the Planned Development - Midtown Village (PD) planned development ordinance. The new preliminary plan proposes a mixed use development including approximately 1,320 single-family and multi-family dwelling units, an assisted living facility, and up to 6.2 acres of commercial uses. The property owner is Coker Cattle Corporation. The applicant is Einhorn Capital, LLC. The property is located on the north and south side of SE 28th Street (Charles Harvey Memorial Highway) east of US Highway 441 South and is more particularly described as follows:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE, COUNTY FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27; THENCE N 00°05'53"W, ALONG THE EAST LINE OF SAID SECTION 27, A DISTANCE OF 69.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SE 28TH STREET (AKA OF CHARLES HARVEY MEMORIAL HIGHWAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 359, PAGE 704, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE S 89°41'47"W, W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 709.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 2066.00 FEET AND A CENTRAL ANGLE OF 27°36'36"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 995.58 FEET TO THE POINT OF TANGENCY; THENCE N 62°41'37"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 523.90 FEET TO THE SOUTHEASTERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 657, PAGE 1985, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE N 28°36'29" E, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 657, PAGE 1985, A DISTANCE OF 1869.84 FEET TO THE INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 596, PAGE 1591, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 596, PAGE 1591 THE FOLLOWING TWELVE(12) COURSES;

- 1) N 69°08'00" E, A DISTANCE OF 122.51 FEET;
- 2) NORTH 75°48'51" E, A DISTANCE OF 195.85 FEET;
- 3) N 75°59'38" E, A DISTANCE OF 320.05 FEET;
- 4) N 82°16'10" E, A DISTANCE OF 221.12 FEET;
- 5) S 30°24'20" E, A DISTANCE OF 47.77 FEET;
- 6) S 63°46'25" E, A DISTANCE OF 49.24 FEET;
- 7) N 71°06'44" E, A DISTANCE OF 61.26 FEET;
- 8) S 20°00'07" E, A DISTANCE OF 12.60 FEET;
- 9) N 64°02'38" E, A DISTANCE OF 90.84 FEET;
- 10) N 12°55'19" W, A DISTANCE OF 72.47 FEET;
- 11) N 80°08'59" E, A DISTANCE OF 44.09 FEET;
- 12) N 82°14'45" E, A DISTANCE OF 162.06 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 27; THENCE S 00°05'53" E, ALONG SAID EAST LINE OF SAID SECTION 27, A DISTANCE OF 2392.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 85.23 ACRES, MORE OR LESS.

AND

A PARCEL OF LAND LYING IN A PORTION OF SECTIONS 27, 34 AND 35, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE, COUNTY FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S 00°08'09" E, ALONG THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 69.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SE 28TH STREET (AKA CHARLES HARVEY MEMORIAL HIGHWAY) AS DESCRIBED IN OFFICIAL RECORD BOOK 359, PAGE 704, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

THENCE N 89°41'47" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SE 28TH STREET, A DISTANCE OF 866.75 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SE 18TH TERRACE; THENCE S 00°09'10" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1896.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 480, PAGE 1363, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE S 89°50'31" W, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 480, PAGE 1363, A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK 480, PAGE 1363;

THENCE S 00°09'29" E, ALONG THE WEST LINE OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 480, PAGE 1363 AND ALONG THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 726, PAGE 1437 AND OFFICIAL RECORDS BOOK 829, PAGE 1718, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 896.60 FEET TO A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE TO THE SOUTHEAST, FROM WHICH A RADIAL LINE BEARS S 22°33'48" E, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 (A/K/A STATE ROAD 15), SAID CURVE HAVING A RADIUS OF 5762.65 FEET AND A CENTRAL ANGLE OF 02°16'55"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 229.50 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 700, PAGE 56, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE N 00°07'34" W, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 700, PAGE 56, AND ALONG THE EAST LINE OF OASIS VILLAGE, A CONDOMINIUM PHASE ONE AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 34 THROUGH 37, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 1640.07 FEET TO THE NORTHEAST CORNER OF SAID OASIS VILLAGE PHASE ONE; THENCE S 89°44'00" W, ALONG THE NORTH LINE OF SAID OASIS VILLAGE PHASE ONE, AND ALONG THE NORTH LINE OF OASIS VILLAGE, A CONDOMINIUM PHASE TWO, AS RECORDED IN CONDOMINIUM BOOK 1, PAGES 41 THROUGH 44, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 457.57 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 35; THENCE N 00°08'09" W, ALONG SAID EAST LINE, A DISTANCE OF 7.67 FEET; THENCE S 89°18'26" W, ALONG THE NORTH LINE OF SAID OASIS VILLAGE PHASE TWO, A DISTANCE OF 495.02 FEET TO THE NORTHWEST CORNER OF SAID OASIS VILLAGE PHASE TWO; THENCE S 00°08'09" E, ALONG THE WEST LINE OF SAID OASIS VILLAGE PHASE TWO, A DISTANCE OF 1320.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34; THENCE S 89°18'27" W, ALONG SAID SOUTH LINE, A DISTANCE OF 180.33 FEET TO THE NORTHWEST CORNER LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 789, PAGE 3, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE S 00°06'24" E, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS BOOK 789, PAGE 3 AND ALONG THE SOUTHERLY EXTENSION OF SAID OFFICIAL RECORDS BOOK 789, PAGE 3, A DISTANCE OF 608.26 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 348, PAGE 146, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE S 63°06'06" W, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 348, PAGE 146, AND ALONG THE NORTH LINE OF OFFICIAL RECORDS FILE #2020000990, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 407.94 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS FILE #2020000990; THENCE S 00°09'16" E, ALONG THE WEST LINE OF SAID OFFICIAL RECORDS FILE #2020000990, A DISTANCE OF 279.36 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID US HIGHWAY 441; THENCE S 63°05'26" W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 351.23 FEET TO THE SOUTHEAST CORNER OF LOT 7, AS RECORDED IN R.E. HAMRICK'S SUBDIVISION, PLAT BOOK 2, PAGE 20, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE N 00°00'30" W, ALONG THE EAST LINE OF SAID R.E. HAMRICK'S SUBDIVISION AND ALONG THE EAST LINE OF J.E. FRASIER'S SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 2, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 241.12 FEET TO THE NORTHEAST CORNER OF LOT 6 OF SAID J.E. FRASIER'S SUBDIVISION; THENCE S 64°38'03" W, ALONG THE NORTH LINE OF SAID J.E. FRASIER'S SUBDIVISION, A DISTANCE OF 186.77 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID J.E. FRASIER'S SUBDIVISION; THENCE S 00°08'53" E, ALONG THE EAST LINE OF SAID LOT 3, AND ALONG THE EAST LINE OF LOT 10 OF SAID R.E. HAMRICK'S SUBDIVISION, A DISTANCE OF 246.32 FEET TO A POINT OF CURVATURE OF ANON TANGENT CURVE CONCAVE TO THE NORTHWEST, FROM WHICH A RADIAL LINE BEARS N 26°32'03" W, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY 441, SAID CURVE HAVING A RADIUS OF 5696.65 FEET AND A CENTRAL ANGLE OF 00°37'36";

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 62.31 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10; THENCE N 00°07'37" W, ALONG THE WEST LINE OF SAID LOT 10, AND ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 247.39 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE S 64°38'03" W, ALONG THE NORTH LINE OF SAID J.E. FRASIER'S SUBDIVISION, A DISTANCE OF 123.53 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID J.E. FRASIER'S SUBDIVISION; THENCE N 00°05'12" W, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS FILE #2022002520, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, A DISTANCE OF 477.19 FEET TO THE NORTHEAST CORNER OF SAID OFFICIAL RECORDS FILE #2022002520; THENCE S 89°19'14" W, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS FILE #2022002520, A DISTANCE OF 339.32 FEET TO A SOUTH-EAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 460, PAGE 865, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE N 00°03'57" E, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 460, PAGE 865, A DISTANCE OF 659.91 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 34; THENCE S 9°18'27" W, ALONG SAID SOUTH LINE, A DISTANCE OF 1143.59 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 399, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE N 00°00'01" E, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 807, PAGE 399, A DISTANCE OF 1310.28 FEET; THENCE N 28°36'29" E, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 807, PAGE 399, A DISTANCE OF 2012.51 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SE 28TH STREET; THENCE S 62°41'37" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 527.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 2204.00 FEET AND A CENTRAL ANGLE OF 27°36'36"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1062.08 FEET TO THE POINT OF TANGENCY; THENCE N 89°41'47" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 708.69 FEET TO THE POINT OF BEGINNING.

**A SECOND PUBLIC HEARING** to consider the request for a change in zoning will be held before the Board of County Commissioners on **Thursday, April 11, 2024 at 9:00 a.m.** in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW2nd Street, Okeechobee, Florida. The request for a change in zoning will be considered by the following titled ordinance:

AN ORDINANCE TO AMEND ORDINANCE 92-20 (LAND DEVELOPMENT REGULATIONS OF OKEECHOBEE COUNTY, FLORIDA), TO PROVIDE FOR AN AMENDMENT TO THE ZONING ATLAS; TO PROVIDE FOR AN EFFECTIVE DATE.

A copy of the proposed ordinance shall be available for inspection by the public during normal business hours at the Okeechobee County Community Development Department, 1700 NW 9th Avenue, Suite A, Okeechobee, Florida, 34972. Interested parties may appear at the meeting and be heard with respect to the proposed ordinance and may submit written comments to the Community Development Department prior to the hearing.

Any person deciding to appeal any decision by the Planning Board or Board of County Commissioners with respect to any matter considered at these meetings or hearings 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. County Clerk and Community Development tapes are for the sole purpose of backup for official records of the County Clerk and of the Community Development Department.

Okeechobee County Community Development Department  
1700 NW 9th Avenue, Suite A, Okeechobee, Florida 34972  
Petition L-2024-0001

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