CITY OF OKEECHOBEE
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
NOVEMBER 19, 2026
LIST OF EXHIBITS

Exhibit 1	Draft Minutes for January 15, 2026
Exhibit 2	Staff Report and Application for 26-001 SC

CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
JANUARY 15, 2026
DRAFT OFFICIAL MINUTES

I. CALL TO ORDER

Administrator Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, January 15, 2026, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast (SE) Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Keith Bourgault, (OCFR Fire Marshal Jessica Palmer was present in his place), Police Chief Donald Hagan, Public Works (PW) Director Willie Hall, (Maintenance Foreman Marvin Roberts was present in his place), Code Enforcement Officer Anthony Smith, Okeechobee Utility Authority (OUA) Executive Director John Hayford, and General Services Coordinator Keli Trimnal. City Planning Consultant Ben Smith was present electronically (via TEAMS). Okeechobee County Environmental Health (OCEH) Representative Doug McCoy, City Attorney, and the Okeechobee County School Board representative were absent.

III. AGENDA

A. There were no items added, deferred, or withdrawn from the agenda.

B. Motion by Building Official Newell, seconded by OCFR Fire Marshal Palmer, to approve the agenda as presented. **Motion Carried Unanimously**.

C. There were no comment cards submitted for public participation.

IV. MINUTES

A. Motion by Building Official Newell, seconded by Police Chief Hagan, to dispense with the reading and approve the December 18, 2025, Regular Meeting minutes [as presented in Exhibit 1]. **Motion Carried Unanimously**.

V. NEW BUSINESS

A. Site Plan Review Application No. 25-007-TRC, to construct a 1,980 square foot Industrial Office Building, 10 parking spaces, two concrete batch plants, storage and truck parking areas, stormwater detention facilities, with associated site improvements, on 4.07± acres, located at 1127 NE 12th Street, Lot 16, CITY OF OKEECHOBEE COMMERCE CENTER, Plat Book 7, Pages 10 through 14, Public Records of Okeechobee County.

1. City Planning Consultant Mr. Ben Smith of Morris-Depew Associates, Inc. reviewed the Planning Staff Report. The Applicant has submitted a site plan to develop the vacant property, along with Special Exception Petition No. 25-009-SE, requesting approval for a maximum height of approximately 72' for the concrete plant structures from the Board of Adjustment, January 15, 2026, at 6:00 PM. Staff recommends approval with the following conditions: Plans and operations shall comply with all conditions of any applicable approved special exception request. Applicant shall provide a Letter of Availability from OUA indicating service availability for potable water and waste water. Applicant shall provide approval from Fire Marshall for emergency vehicle access, sprinkler requirements, and required fire flow. Sign plans and location of signage shall not be approved until submittal of sign plans consistent with Land Development Regulations (LDR) or consistent with an approved sign variance. Unless an alternative landscape plan is approved, the landscaping plans shall be revised to satisfy the following comments: **a**. Per LDR Sec. 90-538(g), landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers. **b**. Provide a minimum of two feet of landscaping between vehicular use areas and the proposed office building. **c**. Ensure trees are planted at an adequate distance from utility lines or utilize alternative species which will not grow to heights that interfere with powerlines. The photometric plan, utility plan, and paving grading and drainage plan depict conflicting Sanitary Sewer layouts. Please revise for consistency, ensuring adequate clearance between light poles and underground utilities. The proposed photometric plans shall be revised as follows:

V. NEW BUSINESS ITEM A CONTINUED

The submitted Lighting Plan only depicts the office parking area. A photometric plan shall be submitted for the entire site including any and all proposed lighting for the concrete plant, cement truck parking, aggregate storage, and fuel tank areas, demonstrating compliance with LDR Sec. 78-71(a)(5). Lighting shall not exceed the standard maximum height. Plans shall include a title block, the project name, the project address, who prepared the plans, the date, a scale bar, or a North arrow. Pole specifications shall be included for the proposed SA fixtures. The plans shall be revised to comply with the following Engineering review recommendations to the satisfaction of the City Administrator: Provide a written response to each review comment with resubmittal. Show turning movements within the driveway footprints to demonstrate that turning radii are adequate to protect the edge of the roadway. East Landscape Buffer on sheet C1.1 is listed as 11' and listed as 10' on the other sheets. Please clarify, The Eastern driveway culvert should be revised to 12"x18" ERCP. Provide a minimum FFE for the proposed office building on the plans. ADA paths shall be depicted on the grading sheet and demonstrate ADA compliant grading for said path. Provide elevations for each structure to demonstrate maximum building height. Provide slope arrows for pavement depicted on the cross-section sheets to confirm flow directions. Demonstrate maximum tie in slope for connections to existing grade on the cross-section sheets. Label all property setbacks. Provide stop signs and stop bars at all driveway locations. Label return radii for driveways. Provide all necessary signage (stop signs, street name signs, regulatory signs). Provide sewer service material, slope and minimum cover on the Utility Plan. Demonstrate that there are no vertical conflicts between the existing watermain along NE 12th Street and the proposed driveway culverts or associated mitered end sections. Construction certification record drawings and warranty documentation will be required for improvements constructed in the right of way in accordance with Appendix E Section 1.17 "Final Inspection and Acceptance". Provide turning path analysis for emergency vehicles through the site. Fire Marshal shall confirm whether: Hydrant locations are acceptable, Fire flow is adequate, Fire apparatus access is clear and code compliant, Fire lane locations and signage are acceptable.

2. OCFR Fire Marshal Palmer's comments: Two hydrants are sufficient, therefore OCFR does not require fire flow calculations, and all gates and buildings must be accessible to the Fire Department via Knox Lock, or Knox Key Switch (if electronic). Administrator Ritter advised, Applicant provided the required letters from OUA prior to the meeting, along with a revised Landscaping Plan for staff to review; No permit is needed from South Florida Water Management District, Applicant provided permit from Department of Environmental Protection; If elimination of sidewalks and pedestrian paths are approved by Board of Adjustment, they will not be required.

3. Mr. Jeffrey M. Sumner, PE for the Property Owner, Southeast Ready Mix, Inc. and NE 12th Street Holdings, Inc. (f/k/a Barrell Street Realty, Inc.) was present and available for questions. Mr. Sumner advised the following conditions starting on page 8 of the Staff Report have been submitted for review: No. 2 - Letters from OUA; No. 3 - Knox Lock will be provided; No. 5 - Revised Landscape Plans

4. No public comments were offered.

5. Administrator Ritter disclosed he had spoken to Mr. Sumner regarding the proposed project.

6. Motion by Building Official Newell, seconded by OCFR Fire Marshal Palmer, to **approve** Site Plan Review Application No. 25-007-TRC, [as presented in Exhibit 2, which includes the Planning Consultant's analysis of findings and recommendation of approval] with the following conditions:

1. Plans and operations shall comply with all conditions of any applicable approved special exception request.
2. Applicant shall provide a Letter of Availability from OUA indicating service availability for potable water and sanitary sewer.
3. Applicant shall provide approval from Fire Marshall for emergency vehicle access, sprinkler requirements, and required fire flow.
4. Sign plans and location of signage shall not be approved until submittal of sign plans consistent with LDR or consistent with an approved sign variance.
5. Unless an alternative landscape plan is approved, the landscaping plans shall be revised to satisfy the following comments:

V. NEW BUSINESS A CONTINUED

a. Per LDR Section 90-538(g), landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers. Updated plans are required.
b. Provide a minimum of two feet of landscaping between vehicular use areas and the proposed office building.
c. Ensure trees are planted at an adequate distance from utility lines or utilize alternative species which will not grow to heights that interfere with lines.

6. The photometric plan, utility plan, and paving grading a drainage plan depict conflicting Sanitary Sewer layouts. Revise for consistency, ensuring adequate clearance between light poles and underground utilities.
7. The proposed photometric plans shall be revised as follows:
    a. The submitted Lighting Plan only depicts the office parking area. A photometric plan shall be submitted for the entire site including any and all proposed lighting for the concrete plant, cement truck parking, aggregate storage, and fuel tank areas, demonstrating compliance with LDR Section 78-71(a)(5). Lighting shall not exceed the standard maximum height.
    b. Plans shall include a title block, the project name, the project address, who prepared the plans, the date, a scale bar, or a North arrow.
    c. Pole specifications shall be included for the proposed SA fixtures.
8. The plans shall be revised to comply with the following Engineering review recommendations to the satisfaction of the City Administrator:
    a. Provide a written response to each review comment with resubmittal.
    b. Show turning movements within the driveway footprints to demonstrate that turning radii are adequate to protect the edge of the roadway.
    c. East Landscape Buffer on sheet C1.1 is listed as 11’ and listed as 10’ on the other sheets. Please clarify.
    d. The Eastern driveway culvert should be revised to 12”x18” ERCP.
    e. Provide a minimum FFE for the proposed office building on the plans.
    f. ADA paths shall be depicted on the grading sheet and demonstrate ADA compliant grading for said path.
    g. Provide elevations for each structure to demonstrate maximum building height.
    h. Provide slope arrows for pavement depicted on the cross section sheets to confirm flow directions.
    i. Demonstrate maximum tie in slope for connections to existing grade on the cross-section sheets.
    j. Label all property setbacks.
    k. Provide stop signs and stop bars at all driveway locations.
    l. Label return radii for driveways.
    m. Provide all necessary signage (stop signs, street name signs, regulatory signs).
    n. Provide sewer service material, slope and minimum cover on the Utility Plan.
    o. Demonstrate that there are no vertical conflicts between the existing watermain along NE 12th Street and the proposed driveway culverts or associated mitered end sections.
    p. Construction certification record drawings and warranty documentation will be required for improvements constructed in the right of way in accordance with Appendix E Section 1.17 “Final Inspection and Acceptance”.
    q. Provide turning path analysis for emergency vehicles through the site.
    r. Fire Marshal shall confirm whether:
        - Hydrant locations are acceptable
        - Fire flow is adequate
        - Fire apparatus access is clear and code compliant
        - Fire land locations and signage are acceptable

VI. CITY ADMINISTRATOR UPDATE

No updates provided at this time.

VII. ADJOURNMENT

City Administrator Ritter adjourned the meeting at 10:31 A.M.

DRAFT

Submitted by:

_____

City Administrator Gary Ritter

Please take notice and be advised that when a person decides to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.

DRAFT

26-001-SC

Right-of-Way Abandonment Staff Report



Applicant| **Sandra Pearce McAuley**

Parcel Identification| **3-21-37-35-0200-00020-0100, 3-21-37-35-0180-000D0-0010, 3-21-37-35-0200-00010-0060, and 3-21-37-35-0190-00090-0100**

Prepared for The City of Okeechobee

MORRIS DEPEW

General Information

Owner: Sandra Pearce McAuley
Applicant: Sandra Pearce McAuley
Primary Contact: Sandra Pearce McAuley
Parcel Identification: 3-21-37-35-0200-00020-0100, 3-21-37-35-0180-000D0-0010, 3-21-37-35-0200-00010-0060, and 3-21-37-35-0190-00090-0100

Legal Description

A PARCEL OF LAND BEING ALL OF THE 30 FOOT UNNAMED RIGHT-OF-WAY (NOW NAMED SW 11TH DRIVE) LYING BETWEEN LOTS 8, BLOCK 1 AND LOT 9, BLOCK 2, PEARCE'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 2, PAGE 78, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND A 21 FOOT STRIP OF LAND (NOW NAMED SW 11TH DRIVE) LYING WEST OF AND ADJACENT TO LOT 12, BLOCK 9, OKEECHOBEE HEIGHTS, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, SAID STRIP EXTENDED SOUTH TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1 OF PEARCE'S SUBDIVISION, AND ALL OF THE ALLEY LYING BETWEEN LOTS 6, 7 AND 8 OF SAID BLOCK 1 AND LOTS 10, 11 AND 12 OF SAID BLOCK 9, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 1 OF PEARCE'S SUBDIVISION; THENCE S 89°37'09" W, ALONG THE NORTH RIGHT-OF-WAY LINE OF SW 15TH STREET (A/K/A OLD DIXIE HIGHWAY), A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 2 OF PEARCE'S SUBDIVISION; THENCE N 00°25'29" W, ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 141.90 FEET TO THE NORTHEAST CORNER OF SAID LOT 9; THENCE N 89°37'09" E, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 10.31 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST; THENCE N 00°25'29" W, ALONG SAID EAST LINE, A DISTANCE OF 148.15 FEET TO A POINT LYING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 12, BLOCK 9 OF OKEECHOBEE HEIGHTS, SAID POINT BEING 4.15 FEET NORTH OF THE NORTHEAST CORNER OF LOT 6, BLOCK 1, EVANS ADDITION TO OKEECHOBEE, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 2, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA; THENCE N 89°37'51" E, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 21.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, BLOCK 9; THENCE S 00°25'29" E, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 142.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE N 89°37'30" E, A DISTANCE OF 149.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10, BLOCK 9 OF OKEECHOBEE HEIGHTS; THENCE S 10°19'18" W, A DISTANCE OF 5.71 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, BLOCK 1 OF PEARCE'S SUBDIVISION; THENCE S 89°37'09" W, A DISTANCE OF 150.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8, BLOCK 1; THENCE S 00°25'29" E, ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 141.90 FEET TO THE POINT OF BEGINNING.

Future Land Use, Zoning, and Existing Use of Subject Property

	Existing Right-of-Way
Future Land Use	Single-Family Residential
Zoning	Residential Single Family-1
Use of Property	Vacant Right-of-Way
Acreage	0.188

Future Land Use, Zoning, and Existing Use of Surrounding Properties

	Future Land Use	Zoning	Existing Use
North	Single-Family Residential	Residential Single Family-1	Single Family Residential, Vacant Residential
South	Single-Family Residential	Residential Single Family-1	Single Family Residential
East	Single-Family Residential	Residential Single Family-1	Single Family Residential, Vacant Residential
West	Single-Family Residential	Residential Single Family-1	Single Family Residential

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee is an application to abandon the portion of SW 11th Drive between SW 14th Street and SW 15th Street and a portion of the 5-foot alleyway lying West to East between Lots 6-8, Block 1 of the Pearce subdivision and Lots 10-12, Block 9 of the Okeechobee Heights subdivision. The subject right-of-way is approximately 8,215 square feet (0.188 acres) in size.



Exhibit A: Subject Right-of-Way

The Applicant owns all four parcels adjacent to the subject right-of-way to the north, south, east, and west. The portion of the SW 11th Drive and the alleyway subject to this request does not abut any other private property. If this abandonment request is approved, the Applicant has indicated that the four abutting parcels will absorb the right-of-way. Exhibit B below depicts the proposed parcel dimensions and the table below lists the acreage and square footage of the four parcels if this abandonment request is approved:



Exhibit B: Proposed Abandonment

Parcel Areas After Proposed Abandonment

Parcel	Area
Parcel 1 (3-21-37-35-0200-00020-0100)	1.162 acres (50,605.4 sf)
Parcel 2 (3-21-37-35-0180-000D0-0010)	0.220 acres (9,591.15 sf)
Parcel 3 (3-21-37-35-0190-00090-0100)	0.499 acres (21,750 sf)
Parcel 4 (3-21-37-35-0200-00010-0060)	0.547 acres (23,842.5 sf)

Utilities that have provided sign off with no objection include Florida Power & Light (FPL), Lumen/Century Link, Comcast, and Okeechobee Utility Authority. FPL and OUA have required Easements as part of their authorization. The applicant made several attempts to coordinate a response from Florida Public Utilities

but has been unable to receive official sign off. City maps indicate that gas lines are not located near the property. Staff analysis of the submitted application and supplemental documentation is provided below.

Consistency with LDC Section 78-33

City LDC Section 78-33 requires that applicants for right-of-way vacation requests must address the following standards. The applicant's responses to the standards are provided below, followed by staff analysis.

1) *Proposed vacation is consistent with the comprehensive plan.*

   Applicant Response: Yes, this is the alleyway that runs east of west between the lots within the parcel.

   Staff Response: The City of Okeechobee Comprehensive Plan does not provide any standards or regulations regarding abandonment or vacation of rights-of-way.

2) *Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement.*

   Applicant Response: This is an alleyway and not a right-of-way and does not interfere with access.

   Staff Response: This abandonment will not eliminate access to private property owned by others. The abutting parcels to the west of the SW 11th Drive subject right-of-way will retain access via SW 15th Street to the south and via the unimproved SW 14th Steet to the north. The applicant has indicated that they will complete a Joinder application for these two parcels (Parcels 1 and 2 in Exhibit B) if this abandonment is approved. Access to the parcel south of the subject alleyway and east of SW 11th Drive will continue to have access from SW 15th Street to the south and the parcel north of the subject alleyway and east of SW 11th Drive will continue to have access from the unimproved SW 14th Street right-of-way. Approval of this request will not affect access to any abutting parcels. Staff find that the right-of-way is not the sole access to any property and the remaining access is not an easement.

3) *Proposed vacation is in the public interest and provides a benefit to the city.*

   Applicant Response: This alleyway will serve the property owner and city better once it is vacated.

   Staff Response: The existing SW 11th Drive right-of-way has not been improved to facilitate vehicle traffic. Additionally, the 5-foot alleyway is not wide enough to accommodate vehicle traffic. Vacating the right-of-way will transfer maintenance and liability responsibilities from the City to a private property owner, which benefits the City, allowing for public resources to be allocated elsewhere and incrementally increasing the City's tax base.

4) *Proposed vacation would not jeopardize the location of any utility.*

   Applicant Response: This alleyway being vacated will not jeopardize any utility location.

Staff Response: The application materials provided indicate that FPL and OUA utilities are located within a portion of the SW 11th Drive right-of-way. Both utility providers have requested an easement as part of their authorization. The applicant has obtained a signed petition from utility providers including Florida Power & Light, Lumen/Century Link, Comcast, and Okeechobee Utility Authority authorizing the vacation of the subject right-of-way. As described above, Florida Public Utilities has not provided authorization, although available City maps indicate that gas lines are not located near the property.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that the request to vacate the subject right-of-way is consistent with the City's Comprehensive Plan and the requirements of Sec. 78-33, and is not injurious to public welfare. Staff recommend **approval** of this request, subject to the following condition being met prior to recording the right-of-way vacation:

1. Unless otherwise directed by Florida Power & Light (FPL) and Okeechobee Utility Authority (OUA), the applicant shall submit a public utility easement for review by the City Attorney that provides access to FPL and OUA. Unless further delineated and directed by FPL and OUA, the legal description shall correctly identify the entirety of the of the area to be vacated.

Submitted by:

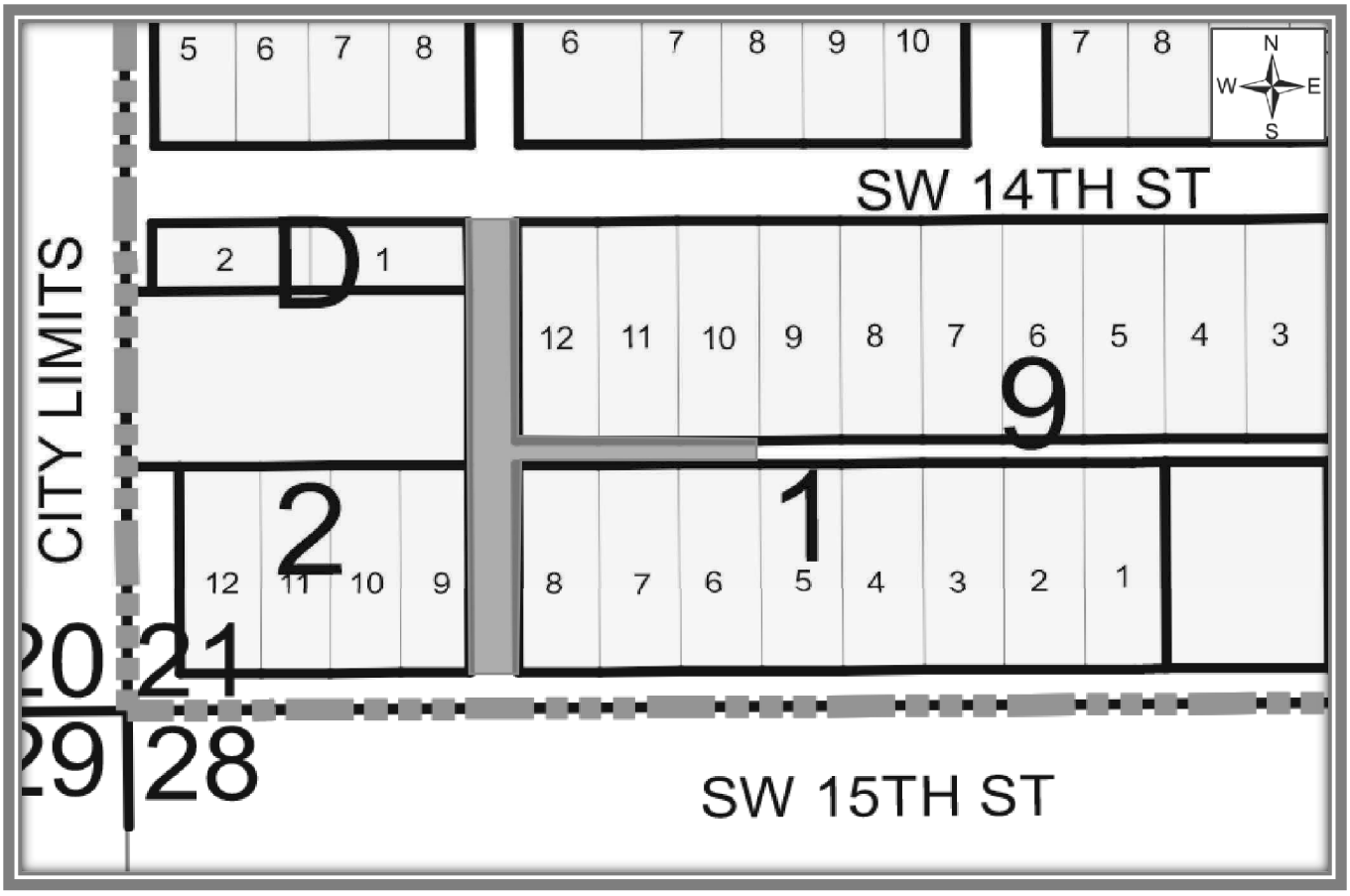


Ben Smith, AICP, Director of Planning, Morris-Depew Associates Inc.
Marissa Fewell, AICP, Senior Planner, Morris-Depew Associates Inc.

November 6, 2026

City of Okeechobee Technical Review Committee: November 19, 2026

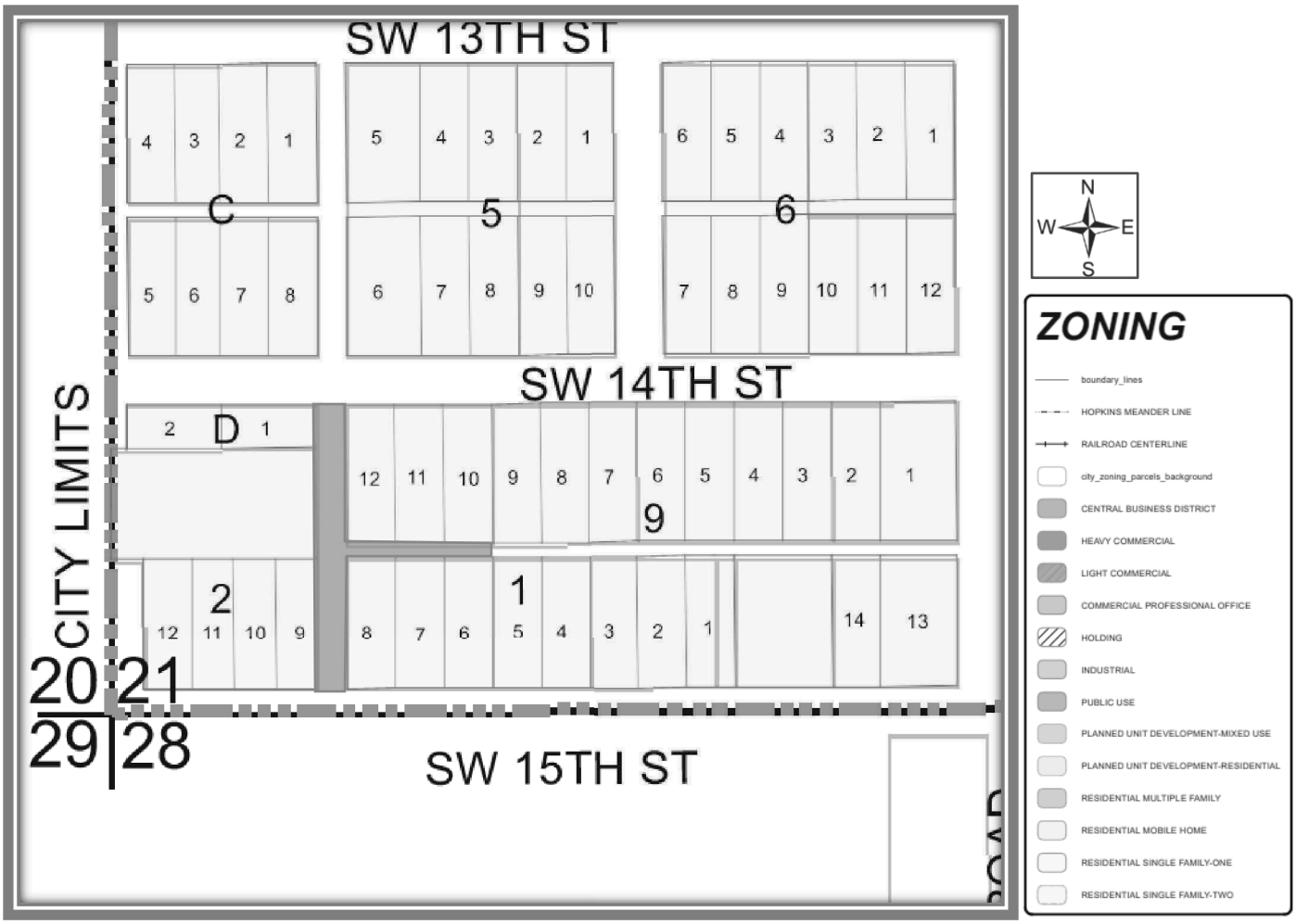
Existing Future Land Use Map



LAND USE CLASSIFICATIONS

- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITY
- PARCEL LINES
- HOPKINS MEANDER LINE
- RAILROAD
- CITY LIMITS

Existing Zoning Map



Surrounding Land Uses



Petition No._____

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 June 30, 2026 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 18 day of August, 2026.

Sandra Pearce McAuley — 8-18-26

Signature of Applicant — Date

Sandra Pearce McAuley

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 18th day of August, 2026, by Sandra Pearce McAuley (Name of Person), who is personally known to me or produced as identification.

NOTARY PUBLIC STATE OF FLORIDA
S. LANE GAMIOTEA
MY COMMISSION # HH415279
EXPIRES: June 29, 2027

S. Lane Gamiotea
NOTARY PUBLIC SIGNATURE

PARCEL NUMBER	OWNER 1	OWNER 2	ADDRESS 1	)RES	CITY	TAT	ZIP
1-20-37-35-0A00-00058-A000	PARRISH STEVEN T	PARRISH JOY H	79 KERR LANE		FORT DEFIANCE	VA	24437-2023
1-20-37-35-0A00-00059-0000	OLIVERA SEBASTIANA	GARCIA MARCIANO	1639 SW 16TH ST		OKEECHOBEE	FL	34974
1-20-37-35-0A00-00060-0000	MOBLEY JAMES R	MOBLEY JUDITH M	1643 SW 16TH ST		OKEECHOBEE	FL	34974
1-20-37-35-0A00-00061-0000	BEVILLE DAVID	BEVILLE DEBBIE	1631 SW 16TH ST		OKEECHOBEE	FL	34974-4818
1-20-37-35-0A00-00062-0000	MARLOW DARRELL	MARLOW TERESA	1633 SW 16TH STREET		OKEECHOBEE	FL	34974
1-28-37-35-0A00-00045-0000	CULBRETH FAMILY PARK LLC		PO BOX 848		OKEECHOBEE	FL	34973-0848
1-29-37-35-0A00-00001-0000	CULBRETH H G JR	CULBRETH MARIE A	PO BOX 848		OKEECHOBEE	FL	34973-0848
3-21-37-35-0180-000C0-0010	WILLIAMS LARRY B		13918 NW 15TH LANE		GAINESVILLE	FL	32606
3-21-37-35-0180-000C0-0050	PEARCE CHARLOTTE ELIZABETH		1304 SW 11TH DR		OKEECHOBEE	FL	34974
3-21-37-35-0180-000D0-0010	MCAULEY SANDRA PEARCE		1122 SW 15TH STREET		OKEECHOBEE	FL	34974-4958
3-21-37-35-0190-00050-0010	PEARCE KATHERINE T		1307 SW 11TH DR		OKEECHOBEE	FL	34974-4942
3-21-37-35-0190-00050-0030	PEARCE KATHERINE T		1307 SW 11TH DR		OKEECHOBEE	FL	34974-4942
3-21-37-35-0190-00090-0030	PHARES JARED LEE	WESTPHAL LAUREN NICOLE	5105 BIRCH DR		FORT PIERCE	FL	34982
3-21-37-35-0190-00090-0100	MCAULEY SANDRA PEARCE		1122 SW 15TH ST		OKEECHOBEE	FL	34974-4958
3-21-37-35-0200-00010-0020	PEARCE KEITH G	PEARCE DEBORAH D	3449 PLACID VIEW DR		LAKE PLACID	FL	33852
3-21-37-35-0200-00010-0040	PHARES WILLIAM BRADLEY	PHARES SANDRA LEIGH	1118 SW 15TH ST		OKEECHOBEE	FL	34974-4958
3-21-37-35-0200-00010-0060	MCAULEY SANDRA PEARCE	MCAULEY DAVID RANSON	1122 SW 15TH ST		OKEECHOBEE	FL	34974
3-21-37-35-0200-00020-0100	MCAULEY SANDRA PEARCE		1122 SW 15TH ST		OKEECHOBEE	FL	34974-4958
3-21-37-35-0190-00050-0030	PEARCE KATHERINE T		1307 SW 11TH DR		OKEECHOBEE	FL	34974-4942

Surrounding Owners Within 300 Feet

PARCEL NUMBER	OWNER 1	OWNER 2	ADDRESS 1	CITY	STATE	ZIP
1-20-37-35-0A00-00059-0000	OLIVERA SEBASTIANA	GARCIA MARCIANO	1639 SW 16TH ST	OKEECHOBEE	FL	34974
1-20-37-35-0A00-00061-0000	BEVILLE DAVID	BEVILLE DEBBIE	1631 SW 16TH ST	OKEECHOBEE	FL	34974-4818
1-20-37-35-0A00-00062-0000	MARLOW DARRELL	MARLOW TERESA	1633 SW 16TH STREET	OKEECHOBEE	FL	34974
1-28-37-35-0A00-00045-0000	CULBRETH FAMILY PARK LLC		PO BOX 848	OKEECHOBEE	FL	34973-0848
1-29-37-35-0A00-00001-0000	CULBRETH H G JR	CULBRETH MARIE A	PO BOX 848	OKEECHOBEE	FL	34973-0848
3-21-37-35-0180-000C0-0050	PEARCE CHARLOTTE ELIZABETH		1304 SW 11TH DR	OKEECHOBEE	FL	34974
3-21-37-35-0180-000D0-0010	MCAULEY SANDRA PEARCE		1122 SW 15TH STREET	OKEECHOBEE	FL	34974-4958
3-21-37-35-0190-00050-0030	PEARCE KATHERINE T		1307 SW 11TH DR	OKEECHOBEE	FL	34974-4942
3-21-37-35-0190-00090-0100	MCAULEY SANDRA PEARCE		1122 SW 15TH ST	OKEECHOBEE	FL	34974-4958
3-21-37-35-0200-00010-0060	MCAULEY SANDRA PEARCE	MCAULEY DAVID RANSON	1122 SW 15TH ST	OKEECHOBEE	FL	34974

26-001-SC

CITY OF OKEECHOBEE
General Services Department
55 Southeast 3rd Street
Okeechobee, Florida 34974
863-763-3372 X 9824
Fax: 863-763-1686

ABANDONMENT OF RIGHT-OF-WAY PETITION **PETITION NO. _____**

Application fee (non-refundable) $600.00 **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.**	Date Fee Paid:	Receipt No:
	TRC Meeting:	Publication Date: Letters Mailed:
	PB/BOA Meeting:	Publication Dates: Letters Mailed:
	City Council 1st Reading:	CMR Letter E-mailed:
	City Council Public Hearing:	Publication Date:

Right-of-way Definition: Land dedicated, deeded, used, or to be used for a street, alley, walkway, boulevard, drainage facility, access for ingress or egress, or other purpose by the public, certain designated individuals, or governing bodies. [F.S. Ch. 177 § 177.031(16)]. Easements for roads and related purposes shall be considered as right-of-way.

Legal Description of the Right-of-Way to be Abandoned: The portion of SW 11th Drive between SW 14th to 15th Streets; and the alleyway lying east to west between Lots 1 to 12 of Block 9 OKEECHOBEE HEIGHTS Plat Book 5, Page 8 (to the north) and Lots 13 to 14 of said Block 9, Lots 1 to 8 of Block 1 PEARCE SUBDIVSION Plat Book 2, Page 78, and an unplatted parcel between said Lot 1 and said Lot 14 (to the south).

Note: Upon abandonment of a right-of-way in the City of Okeechobee or First Addition of City of Okeechobee Subdivision's, there may be a Fee Simple Interest from the Hamrick Trust. For more information contact Gil Culbreth, 3550 US Hwy 441 South, Okeechobee, Florida 34974, 863-763-3154.

Purpose of the Right-of-Way Abandonment:

To resolve encroachment issues and join properties that have been cared for by the property owners. SW 11th Drive is an unimproved roadway that is 30-ft wide on the Plat. The alley between Lots 1-2 and 13-14 is 15-ft wide, however the alleyway south of Lots 1-12 of said Block 9 is not officially on any Plat map. The property appraisers office has it noted to be approximately 5 ft wide.

PETITION NO. _____

√		
√	Name of property owner(s):	Sandra Pearce McAuley
	Owner(s) mailing address:	1122 SW 15th Street, Okeechobee, FL 34974
	Owner(s) e-mail address:	pearcephotography@earthlink.net
	Owner(s) daytime phone(s):	863-697-0321 Fax:

√	**Required Attachments**
✓	Copy of recorded deed of petitioner as well as any other property owner whose property is contiguous to the right-of-way.
	Letters of Consent or Objection. (If more than one property owner is involved and they are **not** signing the petition). **SEE NOTE BELOW FOR ADDITIONAL INSTRUCTIONS**
✓	Location map of subject property and surrounding area within 100' (See Information Request Form attached) and dimensions of right-of-way.
✓	List of all property owners within 300' of subject property (See Information Request Form attached)
✓	Site Plan of property after abandonment. (No larger than 11x 17)
	Utility Companies Authorization Form. (See attached)
✓	Supplementary supporting information: Copy of recorded Plat of the Subdivision where right-of-way exists no larger than 11x17. (Can be obtained from the County Clerk's Office, Court House)

Missing 1 owner

Missing FPL response

PLEASE NOTE:
If there are other property owners that are contiguous to the subject right-of-way, a notarized letter must be attached with the following information: date, their name(s), what property they own, and whether they object to or consent to the right-of-way abandonment. (See attached sample letter)

√	**Confirmation of Information Accuracy**

I hereby certify that the information contained in and/or attached with this petition is correct. The information included in this petition 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 petition.

Sandra Pearce McAuley Sandra Pearce McAuley 8-18-26

Signature Printed Name Date

PLEASE COMPLETE THE FOLLOWING

FINDINGS REQUIRED FOR GRANTING A VACATION OF RIGHTS-OF-WAYS
(Sec. 78-33, page CD78:4 in the LDR's)

It is the Petitioner's responsibility to convince the Technical Review Committee, Planning Board/BOA and City Council that approval of the proposed vacation is justified. Specifically, the Petitioner should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing body to find that:

1. Proposed vacation is consistent with the Comprehensive Plan:
Yes, this is the alleyway that runs east of west between the lots within the parcel.

2. Right-of-way to be vacated is not the sole access to any property, and the remaining access is not an easement:
This is an alleyway and not a right-of-way and does not interfere with access.

3. Proposed vacation is in the public interest and provides a benefit to the City:
This alleyway will serve the property owner and city better once it is vacated.

4. Proposed vacation would not jeopardize the location of any utility.
This alleyway being vacated will not jeopardize any utility location.

The City Staff will, in the Staff Report, address the request and evaluate it and the Petitioner's submission in light of the above criteria and offer a recommendation for *approval* or *denial).*

LOTS 3-9 BLK 9 OKEECHOBEE

BOUNDARY SURVEY AND SITE PLAN PREPARED FOR NANCY & JARED PHARES

DESCRIPTION:

(ORF #2025009179)

LOTS 3, 4, 5, 6, 7, 8, AND 9, BLOCK 9, OKEECHOBEE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 8, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

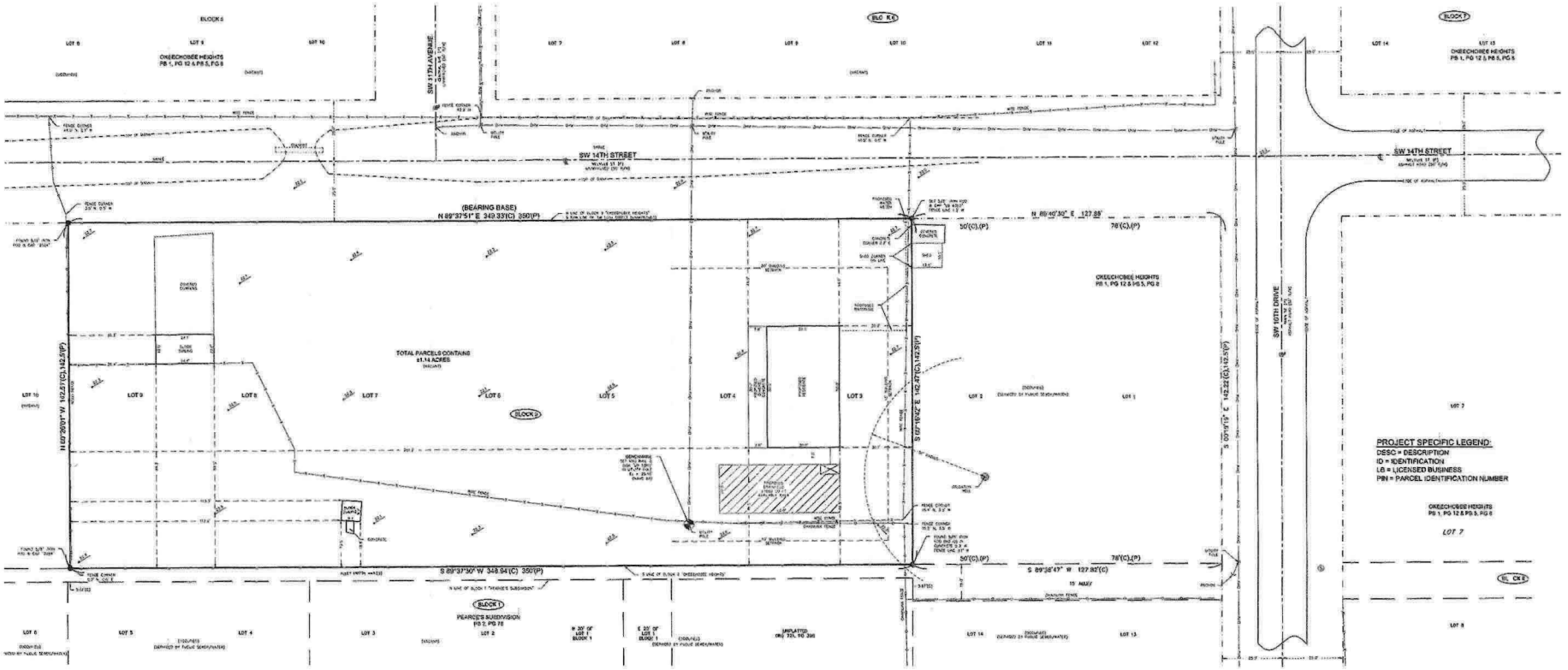
1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
2) SITE ADDRESS: 1115 SW 14TH STREET, OKEECHOBEE, FLORIDA
3) PARCEL ID: 3-21-37-35-0180-00090-0030.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON. THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9) THE DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT OR THE CLIENT'S REPRESENTATIVE.
10) BEARING REFERENCE: THE N LINE OF BLOCK 9 IS TAKEN TO BEAR N 89°37'04" E
11) DATE OF LAST FIELD SURVEY: 02/25/25.

SITE PLAN NOTES:

1) SUBJECT TO CLIENT AND PERMITTING AGENCY APPROVAL.
2) CONTRACTOR IS TO VERIFY SETBACKS AND LOCATION OF EXISTING UTILITIES.
3) HOUSE DIMENSIONS SHOWN MAY BE APPROXIMATE, REFER TO APPROVED BUILDING PLANS FOR CONSTRUCTION DIMENSIONS.
4) THE ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
5) PUBLIC WATER SUPPLY IS AVAILABLE.

NORTH

1" = 20' SCALE IN FEET
MAP SCALE: 1 INCH = 20 FEET
PRINTED DISPLAY SCALE



TRADEWINDS SURVEYING GROUP, LLC.
200 SW 3rd Avenue
Okeechobee, FL. 34974
Tel: (863) 763-2887
Fax: (863) 763-4343

John A. Rice, Licensed Florida Surveyor and Mapper 4508, STATE OF FLORIDA

John A. Rice, P.S.M. (LS 4508) LB 8360

PREPARED FOR THE EXCLUSIVE USE OF:
NANCY PEARCE PHARES
JARED L. PHARES

STANDARD NOTES:

1. No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor.
2. The survey depicted here is prepared exclusively for those parties noted.
3. No responsibility or liability is assumed by the surveyor for use by others not specifically named.
4. Not valid without the signature and seal of Florida licensed surveyor and mapper #4508.
5. There are no visible above ground encroachments except as shown.
6. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey.
7. This survey was prepared in accordance with and conforms to the standards of practice for professional surveyors and mappers as outlined in Chapter 5J-17, Florida Administrative Code.

LEGEND:
O=Set Iron Rod and Cap "LB 8360" ⊡=Found CM
●=Found Iron Rod (and Cap) ⊕=Found Pipe (and Cap)

ABBREVIATIONS
(enclosure, EM=Benchmark, C=Calculated, D=Deposited, DATA=Data, ID, IDE=Identification, ENC=Enclosure, FOUND=Found, R=Radial, R=Radius or Control Angle, E=East, ELEV=Elevation, EM=Edge of Pavement, ESMT=Easement, F.I.R.M.=Flood Insurance Rate Map, FIP=Found Iron Pipe, FIR=Found Iron Rod, FIRC=Found Iron Rod and Cap, FND=Found, IRR=Irrigation, M=Measured, MON=Monument, N=North, NAD=North American Datum, NAVD=North American Vertical Datum of 1988, NTS=Not to Scale, OHW=Overhead Wire, P=Property Line, PAVE=Pavement, PC=Point of Curvature, PCC=Point of Compound Curvature, PI=Point of Intersection, POB=Point of Beginning, POC=Point of Commencement, POE=Point of Ending, POT=Point of Tangency, PRC=Point of Reverse Curvature, PT=Point of Tangency, R=Radius, R/W=Right-of-Way, S=South, SF=Square Feet, T=Tangent, TB=Telephone Box, W=West, WM=Water Meter, WPL=Witness Post, ⊙=Iron Elevation Listed on Indicated Datum

DESCRIPTION	DATE	FB/PG	BY	CK
BOUNDARY & TOPOGRAPHIC SURVEY	03/13/06	415/48	ATT	JJR
ADDED SITE PLAN	05/06/25	N/A	ATT	JJR
REVISED SITE PLAN	05/30/25	N/A	ATT	JJR
REVISED PIN/ADDRESS/LEGAL DESC	08/26/25	N/A	ATT	JJR

SCALE 1" = 20'
SHEET 1 OF 1
DRAWING NUMBER: 25-052

RIGHT-OF-WAY ABANDONMENT PETITION
LETTER OF CONSENT OR OBJECTION
FROM CONTIGUOUS PROPERTY OWNER

TO: City of Okeechobee,

We, Robert Wayne Harrell and Diane Lynn Johnson, Individually and Co-Trustee of the Selma F. Harrell Revocable Trust Agreement dated October 2, 2015, Highlands County ,

own the following property: Lots 1 and 2 of Block 9, OKEECHOBEE HEIGHTS, Plat Book 5, Page 8, Okeechobee County public records. , and

Do Hereby: [**circle one:**] CONSENT or OBJECT to the Petition being submitted to close, vacate, or otherwise abandon the alleyway contiguous to property we own: that 15-foot wide alleyway lying East to West in said Block 9, specifically located South of Lots 1 to 2 and North of Lots 13 to 14; and extending further Westward, that part of an alleyway or easement (width unknown) located South of Lots 3 to 12 of said Block 9 and North of Lots 1 to 8 of Block 1, PEARCE SUBDIVISION, Plat Book 2, Page 78, Okeechobee County public records and an 100.0-feet by 167.0-feet unplatted parcel located East of Lot 1 of said Block 1 and West of Lot 14 of said Block 9.

Signature of property owners:

_____ _____
Robert Wayne Harrell date Diane Lynn Johnson date

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of: ___physical presence or ___online notarization, on this _____ day of _____, 20____, by Robert Wayne Harrell, who is ____personally known to me or who produced _____ as identification, and by Diane Lynn Johnson, who is _____personally known to me or who produced _____ as identification.

(NOTARY STAMP)

_____
NOTARY PUBLIC SIGNATURE
Print Name:_____
Commission Expires:_____

✓ Attach copy of most recent Recorded Deed.
✓ Attach Location Map.

FILE NUM 2018007491
OR BK 808 PG 1442
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 06/11/2018 01:15:14 PM
AMT $10.00
RECORDING FEES $10.00
DEED DOC $0.70
RECORDED BY M Pinon
Pg 1442; (1 pg)

Actual consideration paid is $ 10.00

Sheryl A. Edwards, Esquire
The Edwards Law Firm, PL
500 S. Washington Blvd., Suite 400
Sarasota, FL 34236

Parcel ID Number: 3-21-37-35-0190-0009-0010

Warranty Deed

This Indenture, Made this day of **May**, **2018** A.D., **Between** **Robert Wayne Harrell and Diane Lynn Johnson, Individually and as Co-Trustees of the Selma F. Harrell Revocable Trust Agreement dated October 2, 2015** of the County of **Highlands**, State of **Florida**, **grantor,** and **Robert Wayne Harrell as to an undivided 50% interest and Diane Lynn Johnson as to an undivided 50% interest** whose address is: **15601 SR 70 W., Okeechobee, Florida 34974**

of the County of **Highlands**, State of **Florida**, **grantee.**

Witnesseth that the GRANTOR, for and in consideration of the sum of

----------**TEN DOLLARS ($10)**---------- DOLLARS, and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of State of **Florida** to wit:

Lots 1 and 2 of Block 9, OKEECHOBEE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 8, public records of Okeechobee County, Florida.

The property herein conveyed DOES NOT constitute the HOMESTEAD property of the Grantors.

Subject to current taxes, easements and restrictions of record.

Transfer is from Trustee to Trust Beneficiary in the same shares as provided by the Trust and therefore pursuant to Rule 12B- 4.013(29)(e), minimum documentary stamps are affixed.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Robert Wayne Harrell (Seal)
Robert Wayne Harrell, Individually and Trustee
P.O. Address: 15601 SR 70 W., Okeechobee, Florida 34974

Printed Name: Jessica Flores
Witness

Diane Lynn Johnson (Seal)
Diane Lynn Johnson, Individually and Trustee
P.O. Address: 15601 SR 70 W., Okeechobee, Florida 34974

Printed Name: Yogita Desai
Witness

STATE OF Florida
COUNTY OF

The foregoing instrument was acknowledged before me this 31st day of May, 2018 by **Robert Wayne Harrell and Diane Lynn Johnson**

who are personally known to me or who have produced **a Driver's License** as identification.

YOGITA DESAI
Notary Public, State of Florida
Commission# GG 185579
My comm. expires Mar. 9, 2022

Printed Name: Yogita Desai
Notary Public
My Commission Expires:

HARRELL

Laser Generated by © Display Systems, Inc., 2018 (863) 763-5555 Form FLWD-1

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, Sandra Pearce McAuley & David R. McAuley,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: Lots 6-8, 10-12 Block 1 Block 2 Pearce Subdivision PB2 PG78, Lots 10-12 Block 9 Okeechobee Heights PB 5 PG 8, Lots 1-2, Block D Evans Addition PB 2 PG 31, Unplatted *(insert the legal description of the property)* Parcel between Blocks D & 2 (100' x 210')

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: Portion of SW 11th Drive from SW 14th to 15th Streets, & the Alley between Lots 1-12 of Block 9 & Lots 13-14 Block 9, Lots 1-8 Block 14 unplatted parcel between Lots 14 and 1,
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Sandra Pearce McAuley
Signature of Property Owner

David R McAuley
Signature of Property Owner

Sandra Pearce McAuley
Printed Name

David R McAuley
Printed Name

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of November, 2025, by Sandra & David McAuley, who is personally known to me or who produced
(Name of Person)
_____ as identification.

S. Lane Gamiotea
NOTARY PUBLIC SIGNATURE

S. LANE GAMIOTEA
MY COMMISSION # HH415279
EXPIRES: June 29, 2027

✓ Copies of most recent Deeds attached
✓ Location map attached

REV 7/23

Official Records File#2025008151 Page(s):1
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 8/1/2025 10:51 AM
Fees: RECORDING $12.00 D DOCTAX PD $1,365.00

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.: **25-5693**

Parcel Identification No. **3-21-37-35-0200-00010-0060**

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this **31st** day of **July**, **2025 Between**

RICHARD WYMER and CODY RYAN HURST, as Guardian of GLORIA FLOYD STRAUSS a/k/a GLORIA WYMER whose post office address is **6675 NE 224th Street, Okeechobee, FL 34972** of the County of **Okeechobee**, State of **Florida**, grantor*, and

SANDRA PEARCE MCAULEY and DAVID RANSON MCAULEY, a married couple whose post office address is **1122 SW 15th Street, Okeechobee, FL 34974** 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 6, 7, and 8, Block 1, Pearce's Subdivision, according to the plat thereof recorded in Plat Book 2, Page 78, Public Records of Okeechobee County, Florida.

Property does not constitute the homestead of the grantor, nor is it contiguous to the grantor's homestead property.

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:

Witness #1 Signature
Stephanie Gomez
Witness #1 Print Name
400 NW 2nd St., Okeechobee, FL 34972

Witness #2 Signature
Virginia S. Wood
Witness #2 Print Name
400 NW 2nd St., Okeechobee, FL 34972

RICHARD WYMER

CODY RYAN HURST, Guardian

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 31 day of July, 2025 by RICHARD WYMER and CODY RYAN HURST, Guardian, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

Notary Public

STEPHANIE GOMEZ
MY COMMISSION # HH 581251
EXPIRES: October 29, 2028

Print deed ✓

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, Keith & Deborah Pearce,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: 0.422 AC | 21-37-35 | Pearce's subdivision (Plat Book 2 Page 78) Lots 2 & 3 West 30 Feet of Lot 1 Block 1
(insert the legal description of the property)

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: 0.422 AC | 21-37-35 | Pearce's subdivision (Plat Book 2 Page 78) Lots 2 & 3 West 30 Feet of Lot 1 Blocki 1.
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Signature of Property Owner

Signature of Property Owner

Keith G. Pearce
Printed Name

Deborah Pearce
Printed Name

STATE OF FLORIDA
COUNTY OF St Lucie

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of July, 2026, by Keith + Deborah Pearce, who is personally known to me or who produced
(Name of Person)
_____ as identification.

NOTARY PUBLIC SIGNATURE

CHRISTOPHER M. BALDWIN
Commission # HH 804836
Expires May 19, 2030

Portion of SW 11th Pl btwn SW 14th + 15th ST and Alley btwn Lots 1-12 Block 9 + Lots 13 14 Block 9, Lots 1-8 Block 1 + Alley btwn Lots 1 & 14

✓ Copy of most recent Deed Attached
✓ Location map Attached

Official Records File#2025013348 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 11/21/2025 11:44 AM
Fees: RECORDING $18.50 D DOCTAX PD $0.70

R.18.50
D.70

Prepared by and return to:
NATHANAEL M. THOMPSON
RIDER & THOMPSON, P.A.
13 North Oak Avenue
Lake Placid, Florida 33852
863-465-1111
File Number: 16232

[Space Above This Line For Recording Data]

THIS DEED WAS PREPARED WITHOUT TITLE EXAMINATION

Quit Claim Deed

This Quit Claim Deed made this 19 day of November, 2025 between **KEITH G. PEARCE a/k/a KEITH PEARCE,** whose post office address is **3449 Placid View Dr., Lake Placid, FL 33852,** grantor, and **KEITH G. PEARCE and DEBORAH D. PEARCE, husband and wife,** whose post office address is **3449 Placid View Dr., Lake Placid, FL 33852,** grantee:

(Whenever used herein the terms grantor and grantee include both singular and plural, all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum 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 grantees heirs and assigns forever, the following described land, situate, lying and being in **Okeechobee County, Florida,** to-wit:

Lots 1 through 7, inclusive, and Lots 13 through 23, inclusive, Block 2, OKEECHOBEE HEIGHTS, according to the plat thereof recorded in Plat Book 5, Page 8, Public Records of Okeechobee County, Florida.

AND

Lots 2 and 3 and West 30 feet of Lot 1, Block 1, PEARCE'S SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 78, Public Records of Okeechobee County, Florida.

Parcel Identification Number: **3-21-37-35-0190-00020-0010**
3-21-37-35-0200-00010-0020

SUBJECT TO:
1. **Comprehensive land use plans, zoning, restrictions, prohibitions and other requirements imposed by governmental authority.**
2. **Restrictions and matters appearing on the plat or otherwise common to the subdivision.**
3. **Public Utility Easements of record.**
4. **Taxes for 2025 and subsequent years.**

GRANTOR WARRANTS THAT AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY.

THE SOLE PURPOSE OF THIS WARRANTY DEED IS TO CREATE TENANTS BY THE ENTIRETY BETWEEN HUSBAND AND WIFE. NO MONETARY CONSIDERATION HAS BEEN PAID.

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

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

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:

Witness Name: William K Thaxton
Witness Address: 13 N. Oak Ave
Lake Placid, FL 33852

Witness Name: Nathaniel M. Thaxton
Witness Address: 13 N. Oak Ave
Lake Placid, FL 33852

KEITH G. PEARCE

State of Florida
County of Highlands

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 19 day of November, 2025 by KEITH G. PEARCE who [ ] is personally known to me or [ ] has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: _____
My Commission Expires: _____

ELIZABETH A. MORRIS
Notary Public-State of Florida
Commission # HH 311815
My Commission Expires
October 15, 2026

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, W. BRADLEY PHARES AND SANDRA L. PHARES
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

Legals to switch

own the following property: Portion of SW 11th Drive between SW 14th+15th Streets, and the Alley between Lots 1-12 Block 9 + Lots 13-14 Block 9, Lots 1-8 Block 1 + unplatted parcel between Lots 1 and 14.
(insert the legal description of the property)

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: Lots 4-5, Block 1, Pearce Subdivision PB 2, PG 78.
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

W. Bradley Phares
Signature of Property Owner

W. BRADLEY PHARES
Printed Name

Sandra L. Phares
Signature of Property Owner

Sandra L. Phares
Printed Name

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 7th day of November, 2025, by W. Bradley Phares & (Name of Person) Sandra L. Phares, who is personally known to me or who produced _____ as identification.

Linda Holland Minton
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC STATE OF FLORIDA
LINDA HOLLAND MINTON
MY COMMISSION # HH 721214
EXPIRES: September 17, 2029

✓ Copy of most recent Deed attached
✓ Location map attached.

REV 7/23

Official Records File#202209629 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 7/13/2022 4:19 PM
Fees: RECORDING $18.50 D DOCTAX PD $0.70

DOC TAX $00.70
RECORD $18.50

Parcel id no. 3-21-37-35-0200-00010-0040

Return to and prepared without the benefit of title examination by:

WILLIAMS PARKER

200 South Orange Avenue
Sarasota, Florida 34236
(941) 366-4800
Attention: Nicole F. Christie, Esq

This Deed is subject only to the payment of the minimum documentary stamp tax pursuant to Florida Administrative Code, Sections 12B-4.012(2)(a) because it is the conveyance of unencumbered property as a gift.

COPY

SPECIAL WARRANTY DEED

This Indenture, made this 13th day of July 2022 by and between **NANCY PEARCE PHARES**, an unmarried woman, hereinafter referred to as Grantor, whose mailing address is 1114 SW 15th Street, Okeechobee, Florida 34974, and WILLIAM BRADLEY PHARES and SANDRA LEIGH PHARES, husband and wife, hereinafter referred to as Grantee, whose post office address is 1118 SW 15th Street, Okeechobee, Florida 34974.

Witnesseth: Grantor, in consideration of the sum of ten dollars and other valuable considerations to her in hand paid by Grantee, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey to Grantee, their heirs and assigns forever, the following described property situated in Okeechobee County, Florida:

> Lots 4 and 5, Block 1, PEARCE SUBDIVISION, according to the plat thereof recorded in Plat Book 2, Page 78, Public Records of Okeechobee County, Florida
>
> Subject to applicable real estate taxes and assessments for 2022 and subsequent years; governmental regulations; and covenants, restrictions, reservations, and easements of record

together with all appurtenances, privileges, rights, interests, dower, reversions, remainders, and easements thereunto appertaining. Grantor warrants against only the lawful claims of all persons claiming by, through or under Grantor. As used herein, the terms "Grantor" and "Grantee" shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number the singular and the singular, the plural.

In Witness Whereof, Grantor has caused this deed to be executed on the date above written.

WITNESSES:

Signature of Witness

Nicole F. Christie
Print Name of Witness

Signature of Witness

Fletcher Ruth
Print Name of Witness

NANCY PEARCE PHARES

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13th day of July 2022 by **NANCY PEARCE PHARES.** The above-named person is personally known to me or has produced _____ as identification. If no type of identification is indicated, the above-named person is personally known to me.

Signature of Notary Public

(Notary Seal)

NICOLE F. CHRISTIE
Commission # HH 162729
Expires October 29, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

Nicole F. Christie
Print Name of Notary Public

I am a Notary Public of the State of Florida and my commission expires on _____.

7231613-v1

COPY

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, NANCY P. PHARES,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: E 30ft Lot 1 Block 1 Pearce Subdivision PB2, PG 78 and Unplatted parcel 100ft x 167.0' betwn Lots 1 and 14
(insert the legal description of the property)

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: Portion of SW 11th Drive from SW 14th to 15th Streets and the alley between Lots 1-13 Block 9 & Lots 13-14 Block 9, Lots 1-8 Block 1 & unplatted parcel between Lots 1 & 14.
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Nancy P. Phares
Signature of Property Owner

Signature of Property Owner

Nancy P. Phares
Printed Name

Printed Name

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 7th day of November, 2025, by Nancy P. Phares, who is personally known to me or who produced
(Name of Person)
_____ as identification.

Linda Holland Minton
NOTARY PUBLIC SIGNATURE

NOTARY PUBLIC STATE OF FLORIDA
LINDA HOLLAND MINTON
MY COMMISSION # HH 721214
EXPIRES: September 17, 2029

✓ Copy of most recent Deed attached
✓ Location map attached

REV 7/23

Conely & Conely, P.A.
Post Office Drawer 1367
Okeechobee, Florida 34973

Property Appraiser Parcel ID#:
2-21-37-35-0A00-00026-0000
3-21-37-35-0200-00010-0010

RECORDING FEES $18.50
DEED DOC $0.70
RECORDED BY R Parrish
Pgs 0396 - 397; (2pgs)

QUIT-CLAIM DEED
[PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION]

THIS QUIT-CLAIM DEED, Executed this 18th day of October, A.D. 2012, by **JOHN OLAN PEARCE, III, and KEITH PEARCE**, first party, to NANCY PEARCE PHARES, whose postoffice address is 1114 N.W. 15th Street, Okeechobee, Florida 34974, second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the said first party, for and in consideration of the sum of $1.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Okeechobee, State of Florida, to-wit:

Beginning 630 feet East of the SW Corner of SW¼ of SW¼ of Section 21, Township 37 South, Range 35 East, run North 167 feet, East 100 feet, South 167 feet, West 100 feet to P.O.B. Lying in and comprising a part of Section21, Township 37 South, Range 35 East.
AND
The East 20 feet of Lot 1, Block 1, PEARCE SUBDIVISION, according to the plat thereof recorded in Plat Book 2, page 78, public records of Okeechobee County, Florida.

The property conveyed hereby is not the homestead or residence of First Party and is not adjacent or contiguous to the homestead or residence of First Party.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in
in the presence of:

Witness's Signature

Tom W. Conely, III
Witness's name typed or printed

Witness's Signature

Betty Jean Lanier
Witness's name typed or printed

John Olan Pearce, III
1307 S.W. 11th Drive
Okeechobee, Florida 34974

Keith Pearce
2971 Admiral Street
Ft. Pierce, Florida 34982

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

The foregoing instrument was acknowledged before me this 18th day of October, 2012, by JOHN OLAN PEARCE, III, and KEITH PEARCE, who are personally known to me.

Notary Public
My Commission Expires:

BETTY JEAN LANIER
Commission # EE 18919
Expires March 8, 2016

COPY

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, JARED PHARES AND LAUREN WESTPHAL,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: Lots 3 to 9, Block 9, Okeechobee Heights Plat Book 5, PG 8.
(insert the legal description of the property)

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: Portion of SW 11th Drive from SW 14th to 15th Streets and the alley between Lots 1-12 of Block 9 + Lots 13-14 Block 9, Lots 1-8 Block 1, + Unplatted parcel between Lots 14 and 1.
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Signature of Property Owner

Jared Phares
Printed Name

Signature of Property Owner

Lauren Westphal
Printed Name

STATE OF FLORIDA
COUNTY OF St. Lucie

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 7th day of November, 2025, by Jared Phares & (Name of Person) Lauren Westphal, who is personally known to me or who produced _____ as identification.

Linda Holland Minton
NOTARY PUBLIC SIGNATURE

LINDA HOLLAND MINTON
MY COMMISSION # HH 721214
EXPIRES: September 17, 2029

REV 7/23

✓ Copy of most recent Deed attached
✓ Location map attached
✓ Survey copy attached (not required, offered by owner)

Official Records File#2025008179 Page(s):2
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 8/1/2025 2:37 PM
Fees: RECORDING $21.50 D DOCTAX PD $0.70

Prepared by and return to:
Melissa Harnage
Gulfstream Title Services, Inc.
1903 South 25th Street
Suite 201
Fort Pierce, FL 34947
(772) 801-2022
File No 25-2685

Parcel Identification No 3-21-37-35-0190-00090-0070 and 3-21-37-35-0190-00090-0030

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **29th day of July, 2025**, between **Nancy Pearce Phares, Jared Lee Phares AKA Jared L. Phares and Lauren Nicole Westphal AKA Lauren Westphal**, whose post office address is **5105 Birch Drive, Fort Pierce, FL 34982**, of the County of St. Lucie, Florida, Grantor, to **Jared Lee Phares and Lauren Nicole Westphal, husband and wife**, whose post office address is **5105 Birch Drive, Fort Pierce, FL 34982**, of the County of St. Lucie, Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Okeechobee, Florida, to-wit:

Lots 3, 4, 5, 6, 7, 8 and 9, Block 9, Okeechobee Heights, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 8, of the Public Records of Okeechobee County, Florida.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 1114 SW 15th Street, Okeechobee, FL 34974.

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

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Nancy Pearce Phares
Nancy Pearce Phares

Lauren Westphal
Lauren Nicole Westphal aka Lauren Westphal

Jared Lee Phares aka Jared L. Phares

WITNESS
PRINT NAME: Melissa Harnage

WITNESS
PRINT NAME: Christy Parker

1903 S. 25th Street Suite 201
Ft Pierce FL 34947
WITNESS 1 ADDRESS

1903 S 25th St. Ste 201
Ft Pierce FL 34947
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (X) physical presence or (__) online notarization, this 29 day of July, 2025, by **Nancy Pearce Phares, Jared Lee Phares AKA Jared L. Phares and Lauren Nicole Westphal AKA Lauren Westphal,** (__) who is/are personally known to me or (X) who has/have produced Driver's License as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

MELISSA HARNAGE
Commission # HH 465188
Expires December 2, 2027

COPY

ALLEY AND/OR STREET CLOSING CONSENT LETTER

TO: City of Okeechobee

I/We, Robin Ann Williams Wilson and Josh B. Wilson,
(insert name(s) of the owner(s) name, person(s) who is signing the letter of consent)

own the following property: deed with description attached
(insert the legal description of the property)

Lots 13-14 Block 9 Okeechobee Heights PB5 PG8

Do hereby consent or agree, with my/our signature below, to the closing of the alley and/or street described below: Portion of SW 11th Drive between SW 14th - 15th Streets, and the Alley between Lots 1-12 of Block 9 & Lots 13-14 Block 9, Lots 1-8 Block 1 & unplatted parcel between Lots 14 and 1.
(insert the legal description of the street or alley requesting to be closed)

(Note: if property is in two names by the word "and" both signatures are required, ie: Jim and Jane Doe. It if is in "or" only one signature is required, ie: Jim or Jane Doe. If company, the Registered Agent or President/Managers Name and attach Sunbiz.com information)

Robin Ann Williams Wilson
Signature of Property Owner

Josh B. Wilson
Signature of Property Owner

Robin Ann Williams Wilson
Printed Name

Josh B. Wilson
Printed Name

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 14 day of July, 2026, by Robin Wilson, who is personally known to me or who produced
(Name of Person)
_____ as identification.

Sherry Hancock
NOTARY PUBLIC SIGNATURE

SHERRY E HANCOCK
Notary Public - State of Florida
Commission # HH 423595
My Comm. Expires Aug 6, 2027
Bonded through National Notary Assn.

REV 7/23

✓ Copy of most recent deed attached
✓ Location Map attached

FILE NUM 2019009244
OR BK 830 PG 459
SHARON ROBERTSON, CLERK & COMPTROLLER
OKEECHOBEE COUNTY, FLORIDA
RECORDED 09/05/2019 12:45:04 PM
AMT $10.00
RECORDING FEES $18.50
DEED DOC $0.70
RECORDED BY F Conner
Pgs 459 - 460; (2 pgs)

Prepared by and return to:
Melissa Barlaug
KARLSON LAW GROUP, P.A.
301 Dal Hall Blvd.
Lake Placid, Florida 33852
(863) 465-5033
File Number: 218-19

D
18.50 RLC
1.00
.70 DOC

Warranty Deed
(Qualified Life Estate)

THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF TITLE EXAMINATION AT THE REQUEST OF THE GRANTOR - The preparer of this instrument was neither furnished with, nor requested to review, an abstract on the described property and therefore expresses no opinion as to condition of title.

This Warranty Deed made this 2 day of August, **2019** between **ROBIN ANN WILLIAMS WILSON F/K/A ROBIN ANN WILLIAMS F/K/A ROBIN ANN GODWIN, a single woman,** whose post office address is **PO Box 6, Okeechobee, FL 34973**, grantor, and **JOSH B. WILSON, a single man** whose post office address is **PO Box 6, Okeechobee, FL 34973,** grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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, without consideration and as a gift does grant and assigns forever, the following described land, situate, lying and being in **Okeechobee County, Florida** to-wit:

Lots 13 and 14, of Block 9, OKEECHOBEE HEIGHTS, according to the Plat thereof recorded in Plat Book 3, Page 52, of the Public Records of St. Lucie County, Florida, a copy of said plat being filed in Plat Book 1, Page 12, of the Public Records of Okeechobee County, Florida.

PB 5
PG 8

Parcel Identification Number: 3-21-37-35-0190-00090-0130

SUBJECT TO:
1. **Ad valorem taxes and solid waste charges subsequent to 2018;**
2. **Zoning, restrictions, prohibitions and other requirements imposed by governmental authority;**
3. **Restrictions and matters appearing on the plat or otherwise common to the subdivision;**
4. **Public utility easements of record.**

NO MONETARY CONSIDERATION HAS BEEN GIVEN.

GRANTOR reserves unto herself for and during her lifetime, the exclusive possession, use and enjoyment of the rents and profits of the property described herein without any liability for waste. GRANTOR further reserves unto herself, for and during her lifetime, the right to sell, lease, convey, encumber by mortgage, pledge, lien or otherwise manage and dispose, in whole or in part, in fee simple, with or without consideration, without joinder of the remainderman, with

full power and authority to retain any and all proceeds generated thereby, or to grant any interest therein, of the aforesaid premises, by gift, sale, or otherwise so as to terminate the interest of the GRANTEE, as GRANTOR in her sole discretion shall decide, except to dispose of said property, if any, by devise upon her death. GRANTOR, further reserves unto herself the right to cancel this deed by further conveyance which may destroy any and all rights which the GRANTEE may possess under this deed. GRANTOR, further reserves unto herself the right to divest the remainderman of their interest by a future deed without their joinder. GRANTEE shall hold a remainder interest in the property described herein and upon the death of the GRANTOR, if the property described herein has not been previously disposed of prior to GRANTOR'S death, all right and title to the property remaining shall fully vest in GRANTEE, subject to such liens and encumbrances existing at that time.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2018**.

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:

Witness' signature
Printed Name **Tammy Dopp**

Witness' signature
Printed name: Melissa Barlaug

ROBIN ANN WILLIAMS WILSON F/K/A ROBIN ANN WILLIAMS F/K/A ROBIN ANN GODWIN

STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me on the 2 day of August, 2019 by ROBIN ANN WILLIAMS WILSON F/K/A ROBIN ANN WILLIAMS F/K/A ROBIN ANN GODWIN, who ( ) is personally known to me or (✓ who has produced Drivers Lic as identification, and did not take an oath.

Notary Stamp:

MELISSA BARLAUG
Notary Public - State of Florida
Commission # GG 064504
My Comm. Expires Feb 10, 2021
Bonded through National Notary Assn.

NOTARY PUBLIC
Printed name: Melissa Barlaug
My Commission expires: _____

RAHCO FORM NO. 8

QUIT CLAIM DEED

Return to: (enclose addressed stamped envelope)
Name: Sandra Pearce
Address: 1122 SW 1th St.
Okeechobee, Fla. 34974

This Instrument Prepared by:
Sandra Pearce
Address: 1122 SW 15th St.
Okeechobee, Fla. 34974

Property Appraisers Parcel Identification (Folio Number(s)):
3213735-0 200000200090

Grantee(s) S.S. #(s)

Seminole Paper & Printing Co., Inc. 1737

OR BOOK 347 PAGE 1564

Documentary Stamps paid in the amount of
$ .70
Eve Shapelek, D.C. 8/24/93
Clerk of Circuit Court date

10.50 - R
10.10 Rec

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit Claim Deed, *Executed the* 24th *day of* Sugust *, 19* 93 *, by*
ROY E. PEARCE
first party, to SANDRA PEARCE
whose post office address is 1122 Southwest 15th Street, Okeechobee, Florida 34974
second party.
(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, *That the first party, for and in consideration of the sum of* $ 10.00 *, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of* Okeechobee *, State of* Florida *, to-wit:*

SEE ATTACHED SCHEDULE "A"

To Have and to Hold, *The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.*

In Witness Whereof, *the said first party has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Witness Signature (as to first Grantor) — Gloria J. Ford
Printed Name — Gloria J. Ford
Witness Signature (as to first Grantor) — Sue Clark
Printed Name — Sue Clark
Witness Signature (as to Co-Grantor, if any)
Printed Name
Witness Signature (as to Co-Grantor, if any)
Printed Name

Grantor Signature — Roy E Pearce
Printed Name — ROY E PEARCE
Post Office Address — Okeechobee, Fl
Co-Grantor Signature (if any)
Printed Name
Post Office Address

STATE OF Florida)
COUNTY OF Okeechobee)

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Roy E. Pearce known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) ☐ Said person(s) is/are personally known to me. ☐ Said person(s) provided the following type of identification: _____

NOTARY RUBBER STAMP SEAL

Witness my hand and official seal in the County and State last aforesaid this 24th day of August, A.D. 1993

Gloria J. Ford
Notary Signature
Gloria J. Ford
Printed Notary Signature
NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. FEB. 5, 1994
BONDED THRU GENERAL INS. UND.

01
14
93

SCHEDULE "A"

TRACT I

Beginning 167 feet North of SW Corner of Section 21; thence North 50 feet; East 210 feet; South 50 feet; West 210 feet to POB;

and

Beginning 217 feet North of SW Corner of Section 21; thence North 50 feet; East 210 feet; South 50 feet; West 210 feet to POB.

All of said land lying and being in Section 21, Township 37 South, Range 35 East, Okeechobee County, Florida.

Included on Deed Recorded in OR file # 202101348

TRACT II

Lots Six (6), Seven (7) and Eight (8) of Block one(1) and Lot Nine (9) Of Block Two (2) of Pearce's Subdivision, according to plat of said subdivision filed in the office of the Clerk of Circuit Court in and for Okeechobee County, Florida.

TRACT III

Lots 10, 11 and 12, Block 9, Okeechobee Heights, according to plat thereof filed and recorded in the office of the Clerk of Circuit Court in and for Okeechobee County, Florida.

COPY

254111

FILED FOR RECORD
OKEECHOBEE CO. FL.
93 AUG 24 PM 1:13
GLORIA J. FORD
CLERK OF CIRCUIT COURT

Official Records File#2021013048 Page(s):3
Jerald D Bryant, Clerk of the Circuit Court & Comptroller
Okeechobee, FL Recorded 10/13/2021 9:46 AM
Fees: RECORDING $30.00 D DOCTAX PD $0.70

Prepared By and Return to:
Fee, Yates & Fee, PLLC
Frank H. Fee, IV, Esquire
400 NW 2nd Street
Okeechobee, Florida 34972
(863) 763-3131

Property Address: 1122 SW 15th Street
Okeechobee, Florida 34974

(FOR RECORDING)

CORRECTIVE SPECIAL WARRANTY DEED
Enhanced Life Estate Deed

THIS SPECIAL WARRANTY DEED made this 5th day of October, 2021, between **SANDRA PEARCE McAULEY, joined by DAVID RANSON McAULEY, her husband,** whose mailing address is 1122 SW 15th Street, Okeechobee, Florida 34974 ("GRANTOR"), to **SANDRA PEARCE McAULEY**, ("GRANTEE"), whose mailing address is 1122 SW 15th Street, Okeechobee, Florida 34974, for the term of her natural life (life estate), without any liability for waste, with full power and authority in said GRANTEE to sell, convey, mortgage, lease, and otherwise dispose of the property described herein in fee simple, including the power to divest the remaindermen of their interest, with or without consideration, without joinder by the Remaindermen, and to retain absolutely any and all proceeds derived therefrom.

Upon the death of GRANTEE, then to **DAVID RANSON McAULEY**, for the remainder of his natural life (life estate). Upon the demise of **SANDRA PEARCE McAULEY and DAVID RANSON McAULEY**, the vested remainder, if any, to **MATT PEARCE, MARK PEARCE**, and **TODD PEARCE**, as tenants in common ("Remainderman") whose mailing address is 1122 SW 15th Street, Okeechobee, Florida 34974:

(Wherever used herein, the terms "GRANTOR" and "GRANTEE" include singular and plural, and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so requires.)

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of $10.00 in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the said GRANTOR has in and to the following described land, situate, lying, and being in the County of **OKEECHOBEE**, State of Florida, to-wit:

PARCEL NUMBER: **3-21-37-35-0200-00020-0100**

LOTS 10, 11, AND 12 OF BLOCK 2, PEARCE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 78, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

A PORTION OF TRACT 1, AS RECORDED IN OFFICIAL RECORD BOOK 347, PAGE 1565 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:-

BEGINNING 167 FEET NORTH OF SW CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST; THENCE NORTH 50 FEET; EAST 210 FEET; SOUTH 50 FEET; WEST 210 FEET TO THE POINT OF BEGINNING.

unplatted N of Lots 9-12 Blk 2 Pearce S/D

AND

BEGINNING 217 FEET NORTH OF SW CORNER OF SECTION 21, TOWNSHIP 37 SOUTH, RANGE 35 EAST; THENCE NORTH 50 FEET; EAST 210 FEET; SOUTH 50 FEET; WEST 210 FEET TO THE POINT OF BEGINNING.

unplatted S of Lots 1-D Blk D Evans Addition S/D

AND

PARCEL NUMBER: **3-21-37-35-0190-00090-0100**

LOTS 10, 11, AND 12, BLOCK 9, OKEECHOBEE HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

AND

PARCEL NUMBER: **3-21-37-35-0180-000D0-0010**

LOTS 1, AND 2, BLOCK D, EVANS ADDITION TO OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 31, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA.

THIS INFORMATION WAS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HERETO. THE PARTIES ACKNOWLEDGE THAT THE PREPARER DOES NOT GUARANTEE MARKETABILITY OF TITLE, ACCURACY OF DESCRIPTION, OR QUANTITY OF LAND, AS A TITLE EXAMINATION WAS NOT REQUESTED OR PERFORMED.

THIS DEED IS BEING GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT INSTRUMENT RECORDED AS FILE #2021002525.

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

SUBJECT TO restrictions, reservations, and easements of record, if any.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit, and behalf of the said GRANTEE forever.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set GRANTOR'S hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Donna A. Walpole
DONNA A. WALPOLE, WITNESS

Sandra Pearce McAuley
SANDRA PEARCE McAULEY

Stephanie M. Gomez
STEPHANIE M. GOMEZ, WITNESS

David Ranson McAuley
DAVID RANSON McAULEY

STATE OF FLORIDA
COUNTY OF OKEECHOBEE

THE FOREGOING INSTRUMENT was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 5th day of October, 2021, by **DAVID RANSON McAULEY and SANDRA PEARCE McAULEY**, who are [✓] personally known to me, or [ ] have produced _____ as identification.

Karin Ammons
NOTARY PUBLIC
Karin Ammons
PRINTED NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Notary Public State of Florida
Karin Ammons
My Commission GG 363173
Expires 08/07/2023

COPY