OKEECHOBEE COUNTY PLANNING BOARD/BOARD OF ADJUSTMENTS AND APPEALS

Meeting Location:
Health Department Building
1700 NW 9 Avenue, Suite A
Okeechobee, FL 34972
863-763-5548
www.okeechobeecountyfl.gov

REGULAR MEETING

~ AGENDA ~

Tuesday, September 22, 2026 **6:00 PM**

Roll Call

I. Public Comment

II. Approval of Minutes

II1. Approval of Minutes from the July 28, 2026 Regular Meeting. Dennis Murphy

Recommend that the Planning Board/Board of Adjustments and Appeals review and approve the minutes from the July 28, 2026 regular meeting.

Public Hearings

1. **Public Hearing, Petition R-2607-0063, Change in Zoning.** Request for a change in zoning from Residential Single Family (RSF) to Light Industrial (I-1). The property owner and applicant is Be A Man Buy Land, LLC. The property address is 3308 US Highway 98 N. Dennis Murphy

   Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Residential Single Family (RSF) to Light Industrial (I-1).
   A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

2. **Public Hearing, Petition R-2607-0066, Change in Zoning.** Request for a change in zoning from Agriculture (A) to Residential Single Family (RSF). The property owner is Wolff Farms, LLC. The applicant is Lennar. The property address is 1590 SW 28th Street. Dennis Murphy
   Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Agriculture (A) to Residential Single Family (RSF).
   A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am

in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

3. **Public Hearing, Petition R-2607-0064, Change in Zoning.** Request for a change in zoning from Agriculture (A) to Commercial-Recreational Vehicle (C-RV). The property owners are William Payne and Elizabeth Payne Simonson. The applicant is DB Fortune Investments, LLC. The property address is 8355 US Highway 441 SE. Dennis Murphy

   Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Agriculture (A) to Commercial-Recreational Vehicle (C-RV).

   A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

III. Old Business

IV. New Business

V. Other Business

Adjournment

Okeechobee County
Planning Board/Board of Adjustments and Appeals

304 NW 2nd Street Okeechobee, FL 34972

Submitted
ACTION ITEM (ID# II1.)

Department:Planning and Development
Category:Minutes
Prepared By: Jenna Durham
Presenter: Dennis Murphy

SUBJECT: Approval of Minutes from the July 28, 2026 Regular Meeting.

MEETING: Planning Board/Board of Adjustments and Appeals Regular Meeting September 22, 2026

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Recommend that the Planning Board/Board of Adjustments and Appeals review and approve the minutes from the July 28, 2026 regular meeting.

BACKGROUND:
Minutes from the July 28, 2026 regular meeting are attached for review and consideration by the Planning Board/Board of Adjustments and Appeals.

ATTACHMENT:
Minutes, Planning Board, 2026-07, July 28, 2026 4898-1810-5809 v1.pdf

Planning Board / Board of Adjustments and Appeals

Regular Meeting

July 28, 2026

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, July 28, 2026 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Joey Hoover, Charles Murphy, Tyler Pugh, and Melinda Wherrell. Cristy Howard, Carol Sikorski, Lynn Murray, and alternate Winston Ward were absent. Also in attendance were County Attorney Zackery Good, Planning Director Bill Royce, Planner Karlyn Daniel-Wirthmiller, Planner Gauge Chandler, and Administrative Assistant Jenna Durham.

Chairman Joey Hoover called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

Agenda Item # 1. Public Comment.

There were no comments from the public.

Tyler Pugh moved to close the public comment. The motion passed unanimously.

Agenda Item # 2. Approval of Minutes.

Charles Murphy moved to approve the June 23, 2026 minutes as submitted. Tyler Pugh seconded the motion. The motion passed unanimously.

County Attorney Zackery Good gave a disclaimer for testifying on quasi-judicial items and swore in those who wished to speak on said items.

Agenda Item #3. Administrative Hearing, Petition T-2606-0043, Temporary Use Permit. Request to Install a Model Home for a period of more than one year. The property owner and applicant is DR Horton. The property address is 3226 Stated Road 70 W.

Planning Director Bill Royce presented the petition and described the surrounding area. He stated that the subject property is located on the south side of State Road 70, across the street from a former commercial strip center. He stated that DR Horton is building a number of homes within the county, but they do not have a true development which would ordinarily allow for a model home, so they are looking for an off-site location for one. He stated that there are provisions within the temporary-use regulations for model homes not on a development site, they cannot be authorized for more than

one year, but they can be renewed annually. He stated that temporary-use applications of this nature receive a recommendation from the Planning Board to the Board of County Commissioners that will have the final action on the petition. He stated that the applicant submitted a traffic statement to address some traffic concerns from the previous hearing. He stated that the property is zoned Residential Single Family (RSF), and that the location is reasonable for the use. He stated that the applicant is providing a parking lot on the site. He stated that there was previous discussion regarding a bond and that the temporary use permit was subject to several conditions that he discussed with the Board.

There was discussion between the Board and Mr. Royce regarding the proposed bond and consistency with this type of temporary use permit as a commercial operation with residential provisions.

Chairman Joey Hoover opened the administrative hearing.

Brian Anderson, addressed the Board to on behalf of the applicant. He address concerns regarding traffic, the bond, and the location of the use.

Charles Murphy moved to close the public hearing. Tyler Pugh seconded the motion. The motion passed unanimously.

Tyler Pugh moved to recommend that the Board of County Commissioners deny Petition T-2606-0043, request to install a model home for a period of more than one year, due to concerns of location and future land use. Melinda Wherrell seconded the motion. The motion passed by a vote of 3 to 1 with Tyler Pugh, Melinda Wherrell, and Joey Hoover voting for the motion, and Charles Murphy voting against the motion.

Chairman Joey Hoover stated that a public hearing to consider the request for the temporary use permit will be held before the Board of County Commissioners on Thursday, August 20, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

Agenda Item #4. Public Hearing, Proposed Amendments to the Okeechobee County Land Development Regulations, Amending Portions of Section 11.04.01, Generally, and Portions of Section 13.04.00, Procedure for Obtaining Variances or Special Exceptions.

Planning Director Bill Royce presented the proposed amendment. He stated that the Board of County Commissioners would like to be more involved with some of the developments going on within the county. He stated that the proposed amendment divides special exceptions into two categories, special exceptions consisting of 10 acres or more will be designated as Major Special Exceptions and special exceptions of less than 10 acres will be considered Minor Special Exceptions. He stated that the Board of County Commissioners found it appropriate to review the Major Special Exceptions. He stated that all special exceptions and variances are currently reviewed and finalized by the Board of Adjustments and Appeals. He stated that if the proposed amendment is adopted Minor Special Exceptions would continue to be handled by the Board of Adjustment and Appeals, but Major Special Exceptions would go to the Board of County Commissioners for a public hearing and final decision.

There was thorough discussion between the Board, Mr. Royce, and County Attorney Zackery Good regarding clarification on the origin of the proposed amendment, the criteria that Major and Minor special exceptions are defined by, the standard practices of special exception review by surrounding municipalities, and the overall purpose of the amendment.

Chairman Joey Hoover opened the public hearing.

Steve Dobbs, addressed the Board to give some insight on how special exceptions are processed within Labelle and Glades County.

Charles Murphy moved to close the public hearing. Tyler Pugh the motion. The motion passed unanimously.

Melinda Wherrell moved to recommend that the Board of County Commissioners not adopt the proposed amendments to the Okeechobee County Land Development Regulations, amending Portions of Section 11.04.01, Generally, and Portions of Section 13.04.00, Procedure for Obtaining Variances or Special Exceptions. Charles Murphy seconded the motion. The motion passed unanimously.

Chairman Joey Hoover stated that a second public hearing to consider the proposed amendment will be held before the Board of County Commissioners on Thursday, August 20, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

Agenda Item #5. Public Hearing, Proposed Amendments to the Okeechobee County Land Development Regulations, Amending Portions of Section 6.05, Floodplain Management, and Portions of Section 6.06, Flood Resistant Development.

Planning Director Bill Royce presented the proposed amendment. He stated that there was a significant amendment to Okeechobee County's Floodplain Ordinance last year to conform to the State's new model ordinance addressing new requirements. He stated that the primary changes were regarding provisions that require the finished floor elevation of new construction in flood hazard areas to be at least 2 feet above the base flood elevation, and to apply flood hazard area development requirements to new development within 200 feet of a flood hazard boundary on that parcel. He stated that after review of the amended ordinance, the State requested these changes be moved to a different section of the ordinance to remain enforceable.

Chairman Joey Hoover opened the public hearing.

There were no comments from the public.

Charles Murphy moved to close the public hearing. Tyler Pugh seconded the motion. The motion passed unanimously.

Tyler Pugh moved to recommend that the Board of County Commissioners to adopt the proposed amendments to the Okeechobee County Land Development Regulations, Amending Portions of Section 6.05, Floodplain Management, and Portions of Section 6.06, Flood

Resistant Development. Melinda Wherrell seconded the motion. The motion passed unanimously.

Chairman Joey Hoover stated that a second public hearing to consider the proposed amendmentwill be held before the Board of County Commissioners on Thursday, August 20, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

There being no additional business, the meeting was adjourned at 6:54 p.m.

Joey Hoover, Chairman	**Date of Approval**
Jenna Durham, Secretary to the Board	**Date**

Okeechobee County
Planning Board/Board of Adjustments and Appeals

304 NW 2nd Street Okeechobee, FL 34972

Submitted
ACTION ITEM (ID# 1)

Department:Planning and Development
Category:Public Hearing
Prepared By: Dennis Murphy
Presenter: Dennis Murphy

SUBJECT: Public Hearing, Petition R-2607-0063, Change in Zoning. Request for a change in zoning from Residential Single Family (RSF) to Light Industrial (I-1). The property owner and applicant is Be A Man Buy Land, LLC. The property address is 3308 US Highway 98 N.

MEETING: Planning Board/Board of Adjustments and Appeals Regular Meeting September 22, 2026

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Residential Single Family (RSF) to Light Industrial (I-1).

A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

BACKGROUND:
Public Hearing, Petition R-2607-0063, Change in Zoning. Request for a change in zoning from Residential Single Family (RSF) to Light Industrial (I-1). The property owner and applicant is Be A Man Buy Land, LLC. The property address is 3308 US Highway 98 N.

The subject property consists of 2 lots in Basswood along Highway 98, adjacent to several other lots already rezoned to Light Industrial (I-1). The total land area is about 1.35 acres including all of the lots. All lots have frontage on the highway.

ATTACHMENT:
R-2607-0063, Staff Report.pdf
R-2607-0063, Applicant Submittal.pdf
R-2607-0063, Map Series.pdf

Okeechobee County Planning Board
September 23, 2026
Staff Report and Recommendation
Public Hearing, Petition R-2607-0063, Change in Zoning.

GENERAL NARRATIVE:

Be A Man Buy Land, LLC, has submitted an petition for change in zoning for certain property located along the east/northeast side of US 98, northwest of the City of Okeechobee. The petitioner is seeking to change the zoning on this property from Residential Single-Family (RSF) to Light Industrial (I-1). The petition property is 1.35 acres (more or less), no specific use for the property has been identified other than a general statement of the applicant seeking to make construct an indoor storage facility.

The current Future Land Use designation is Commercial Corridor Mixed Use (CCMU) and does not require any amendment for land use consistency purposes.

SUMMARY DESCRIPTION:

Request:	Change in zoning from Residential Single-Family (RSF) to Light Industrial (I-1).
Location:	3308 US Hwy 98, Okeechobee, Florida .
Property area:	Approximately 1.35 acres.
Current FLU:	Residential Single-Family (RSF) to Light Industrial (I-1)
Current zoning:	Residential Single-Family (RSF)
Requested zoning:	Light Industrial (I-1).
Proposed use:	None specific, but the "….owner believes it will have a better use with a Light Industrial zoning to be used as Indoor Storage."

The petition property lies along the east/northeast side of US 98, northwest of the City of Okeechobee. The site is currently vacant.

To the immediate north/northeast of the petition property lie a mix of vacant and occupied residential lots that are part of the Basswood, Inc., subdivision (PB 3, page 50). To the south/southeast are vacant commercial tracts that front onto US 98. To the south/southwest are vacant agricultural lands that are zoned agriculture, with a 200ft wide strip of Neighborhood Commercial fronting onto US 98.

Preliminary traffic impact reviews in the project area have not identified any general Level of Service deficiency. As part of any future development review application, all operational conditions and site access needs into this site will be reviewed in further detail. At a minimum, one primary and one secondary access will be required. Any development activity on this site will be subject to Okeechobee County Impact Fees.

The petition property is approximately 110 feet deep, making industrial, or commercial use, somewhat of 'design challenge'. That said, Okeechobee County will work with the petitioner to ensure that all required County design considerations are complied with while still seeking to effectuate a developable parcel. Should variances from minimum County Codes be required, those discussions can be had with the petitioner at a future date.

The petition property is not served with any public utility services. Okeechobee Utility Authority (OUA) has water services at the intersection of NW 36th street and US 98 (approximately 250 southeast of the petition property). Sewer services (existing force main) located approximately ½ mile southeast of the project site along US 98. Prior to any development application, utility service extensions with/from the OUA will have to be reviewed by the petitioner.

Surrounding the property is a mix of zoning classifications, including the RSF (Residential Single Family); RG (Residential General); A (Agriculture); PS (Public Services) Zoning Districts. The requested change in zoning to the RSF (Residential Single Family) zoning district is considered to be consistent with these other adjacent/existing classifications.

CONSISTENCY WITH COMPREHENSIVE PLAN

The current Future Land Use designation is Commercial Corridor Mixed Use and as identified in the Land Use Consistency Matrix, Section 11.02.01 of the land development regulations, there is no need for any amendment to the Plan for land use consistency purposes.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

When recommending whether to change the zoning classification of land in the unincorporated areas of the County, the factors that the Planning Board shall consider include, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern;

   [Applicants Statement]

   No, the proposed change is not contrary to the established land use pattern. The property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

   The current zoning for Lots 17, 18 and the remaining part of Lot 19 is Residential Single Family and the Future Land Use for said lots is Commercial Corridor Mixed Use. The proposed change to Light Industrial is allowed in the Commercial Corridor Mixed Use zoning and is consistent with the established land use pattern in the area as there is a mix of commercial and residential properties.

2. The proposed change would create an isolated district unrelated to adjacent and nearby district;

   [Applicants Statement]

   No, the proposed change would not create an isolated district unrelated to adjacent and nearby districts as the future land use for the property is Commercial Corridor Mixed Use and there is a mix of commercial, industrial and residential properties in the area. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

[Applicants Statement]

No, the proposed change would not alter the population density.

4. Exiting district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

[Applicants Statement]

The existing boundary is not illogically drawn as the area contemplated a mixed use based on the future land use for the property of Commercial Corridor Mixed Use.

5. The proposed change would be contrary to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan;

[Applicants Statement]

No, the proposed change would not be contrary to the Proposed Land Use Plan and would not have an adverse effect on the Comprehensive Plan. The property is located in the Commercial Corridor Mixed Use future land use classification of the Okeechobee County Comprehensive Plan. This classification provides a variety of uses, virtually all of which exist around the subject property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

6. Changed or changing conditions make the passage of the proposed amendment necessary;

[Applicants Statement]

The requested change in zoning is appropriate for the area and is consistent with properties in the area and the future land use for the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

7. The proposed change will adversely influence living conditions in the neighborhood;

[Applicants Statement]

No, the proposed change will not adversely influence living conditions in the neighborhood as it is consistent with the area and the future land use for the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

[Applicants Statement]

No, changing from Residential Single Family to Industrial Light will not increase traffic congestion or otherwise affect public safety as the area is located in the Commercial Corridor Mixed Use (CCMU) future land use classification and there is a mix of residential, industrial, commercial and vacant land in the area.

9. The proposed change will create a drainage problem;

[Applicants Statement]

The proposed change in zoning should not create a drainage problem. When the property is developed, the site plan review process would ensure that any such impacts would not adversely impact surrounding properties.

10. The proposed change will seriously reduce light an air to adjacent areas;

[Applicants Statement]

The proposed change in zoning from Residential Single Family to Industrial Light should not reduce light and air to the adjacent areas as there are already commercial properties in the area.

11. The proposed change will adversely affect property values in the adjacent area;

[Applicants Statement]

No, the proposed should not adversely affect property values in the adjacent area as the proposed change is consistent with the area and the future land use of the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations;

[Applicants Statement]

The proposed change will not be a deterrent to the improvements or development of adjacent properties as the proposed change is consistent with other parcels in the area and the future land use for the property is Commercial Corridor Mixed Use which allows for Light Industrial. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted

with the public welfare;

[Applicants Statement]

No, the future land use for the property is Commercial Corridor Mixed Use and would not constitute a grant of special privilege.

14. There are substantial reasons why the property cannot be used in accord with existing zoning;

[Applicants Statement]

The proposed change is consistent with the future land use for the property and is consistent with area. The applicant is applying for re-zoning in order to make the zoning consistent on all the lots that comprise the property.

15. Weather the change suggested is out of scale with the needs of the neighborhood or the County;

[Applicants Statement]

No, the proposed change is not out of scale with the needs of the neighborhood or the County.

16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

[Applicants Statement]

We are applying for a re-zoning in order to make the zoning consistent on all the lots that comprise the property and to maximize the potential for the property.

****

County staff has reviewed the applicants assertions, as stated above, for consistency with the Okeechobee County Comprehensive Plan and Land Development Regulations. We concur with the general position of the petitioner that this proposed change in zoning would not be in conflict with the County Comprehensive Plan or the Standards for Rezoning as set out in the Okeechobee County Land Development Regulations. It should be noted, that in considering this request for *Change in Zoning*, the applicant will remain subject to all applicable Okeechobee County Development Codes and Standards and that as part of the Site Plan Review Process, off-site mitigation improvements may be required to offset any impacts from the final development plans for the proposed use of this property.

RECOMMENDATION

County staff recommends the petition of Be A Man Buy Land, LLC,. for a change in zoning from Residential Single-Family (RSF) to the I-1 (Light Industrial), for property located at 3308 US Hwy 98, Okeechobee, Florida be forwarded to the Board of County Commissioners with a recommendation of a recommendation of **APPROVAL**.

Okeechobee County **Community Development Dept.** **1700 NW 9th Avenue, Suite A** **Okeechobee, FL 34972** **Phone (863) 763-5548** **planning@okeechobeecountyfl.gov**	Date:	Petition No.
	Fee Paid:	Petition No.
	1st Hearing:	2nd Hearing:
	Publication Dates:	
	Notices Mailed:	Jurisdiction: Unincorporated County

Uniform Land Use Application

Rezone • Special Exception • Variance • Small Scale CPA

✔	OWNER
	Name of property owner(s): Be A Man Buy Land, LLC
	Name of applicant(s) if other than owner:
	Relationship to owner:

✔	PROPERTY
	Property address / directions to property: 3308 US HWY 98 N, Okeechobee, Florida 34972
	Indicate current use of property: Vacant
	Describe improvements on property, including number/type of dwellings and whether occupied (if none, so state): None
	Approximate number of acres: 1.350 Is property in a platted subdivision? Yes
	Is there a current or recent use of the property that is/was a violation of county ordinance? If so, describe: No
	Have there been any land use applications concerning all or part of this property in the last year? If so, indicate date, nature and applicant's name: Yes, Be A Man Buy Land, LLC, Rezoning application, June 2025
	Is a sale subject to this application being granted? No
	Is the subject parcel your total holdings at that location? If not, describe the remaining or intended uses: Yes
	Describe adjoining land uses / improvements to the North: Vacant
	South: Vacant East: Vacant and Residential West: Pasture
	Existing zoning: Future Land Use classification:
	Actions Requested: (X) Zoning Change (___) Special Exception (___) Variance (___) SSCPA
	Parcel Identification Numbers: 1-05-37-35-0060-00640-0170

✔	**Confirmation of Information Accuracy**

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

Signature	Printed Name	Date
Rene Griffith	Rene Griffith	7/10/2026

REZONE	Current zoning classification: RSF	Requested zoning classification: Light Industrial
	What is your desired permitted use under the proposed class:	The property is currently vacant and the owner believes it will have a better use with a Light Industrial zoning to be used as Indoor Storage.
	If granted, will the new zone be contiguous with a like zone?	Yes
	Is a Special Exception necessary for your intended use? No	Variance? No

SP EXCEPTION	Describe the Special Exception sought:
	Provide specific LDR ordinance citation:
	Are there other similar uses in the area? If so, describe:
	Why would granting your request be in the best interest of the area and residents?
	If business, briefly describe nature including number of employees, hours, noise generation and activities to be conducted outside of a building:

VARIANCE	Describe Variance sought:
	Describe physical characteristic of property that makes variance necessary:
	Did you cause or contribute to the characteristic? If so, describe:
	What is the minimum variance necessary?

SSCPA	Current future land use classification:
	Requested future land use classification:
	What is your desired use with this new classification?

5. Description of the proposed land use change and reason for the request.

The property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19. Said Lots were re-zoned to Light Industrial and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19 so that the zoning for the entire parcel is consistent.

STANDARDS FOR CONSIDERING CHANGES IN ZONING

1. *The proposed change is contrary to the established land use pattern*;

   No, the proposed change is not contrary to the established land use pattern. The property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

   The current zoning for Lots 17, 18 and the remaining part of Lot 19 is Residential Single Family and the Future Land Use for said lots is Commercial Corridor Mixed Use. The proposed change to Light Industrial is allowed in the Commercial Corridor Mixed Use zoning and is consistent with the established land use pattern in the area as there is a mix of commercial and residential properties.

2. *The proposed change would create an isolated district unrelated to adjacent and nearby districts*;

   No, the proposed change would not create an isolated district unrelated to adjacent and nearby districts as the future land use for the property is Commercial Corridor Mixed Use and there is a mix of commercial, industrial and residential properties in the area. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

3. *The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.*

   No, the proposed change would not alter the population density.

4. *Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change*;

   The existing boundary is not illogically drawn as the area contemplated a mixed use based on the future land use for the property of Commercial Corridor Mixed Use.

5. *The proposed change would be contrary to the to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan*;

   No, the proposed change would not be contrary to the Proposed Land Use Plan and would not have an adverse effect on the Comprehensive Plan. The property is located in the Commercial Corridor Mixed Use future land use classification of the Okeechobee County Comprehensive Plan. This classification provides a variety of uses, virtually all of which exist around the subject property. Furthermore, the property is comprised of Lots 17, 18,

19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

6. *Changed or changing conditions make the passage of the proposed amendment necessary*;

   The requested change in zoning is appropriate for the area and is consistent with properties in the area and the future land use for the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

7. *The proposed change will adversely influence living conditions in the neighborhood*;

   No, the proposed change will not adversely influence living conditions in the neighborhood as it is consistent with the area and the future land use for the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

8. *The proposed change will create or excessively increase traffic congestion or otherwise affect public safety*;

   No, changing from Residential Single Family to Industrial Light will not increase traffic congestion or otherwise affect public safety as the area is located in the Commercial Corridor Mixed Use future land use classification and there is a mix of residential, industrial, commercial and vacant land in the area.

9. *The proposed change will create a drainage problem*;

   The proposed change in zoning should not create a drainage problem. When the property is developed, the site plan review process would ensure that any such impacts would not adversely impact surrounding properties.

10. *The proposed change will seriously reduce light and air to adjacent areas*;

    The proposed change in zoning from Residential Single Family to Industrial Light should not reduce light and air to the adjacent areas as there are already commercial properties in the area.

11. *The proposed change will adversely affect property values in the adjacent area*;

No, the proposed should not adversely affect property values in the adjacent area as the proposed change is consistent with the area and the future land use of the property. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

12. T*he proposed change will be a deterrent to the improvements or development of adjacent property in accord with existing regulations*;

    The proposed change will not be a deterrent to the improvements or development of adjacent properties as the proposed change is consistent with other parcels in the area and the future land use for the property is Commercial Corridor Mixed Use which allows for Light Industrial. Furthermore, the property is comprised of Lots 17, 18, 19, 20, 21, 22 and 23, Block 64, of Basswood, Inc. Previously a re-zoning application was applied for and approved (in 2025) for Lots 20, 21, 22 and 23, as well as part of Lot 19 and we are looking for the same zoning classification for Lots 17, 18 and the remaining part of Lot 19.

13. *The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare*;

    No, the future land use for the property is Commercial Corridor Mixed Use and would not constitute a grant of special privilege.

14. *There are substantial reasons why the property cannot be used in accord with existing zoning*;

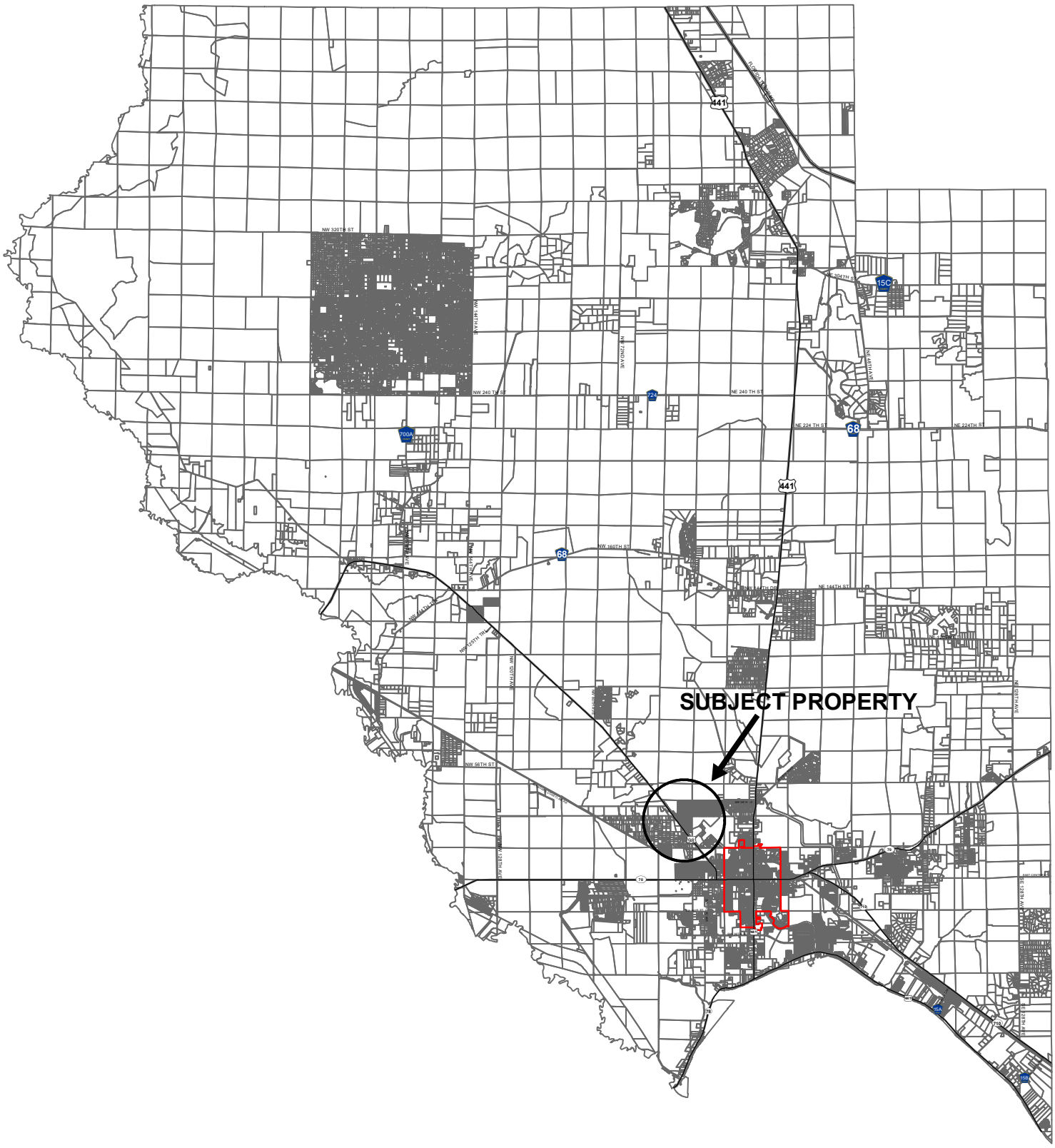
    The proposed change is consistent with the future land use for the property and is consistent with area. The applicant is applying for re-zoning in order to make the zoning consistent on all the lots that comprise the property.

15. *Whether the change suggested is out of scale with the needs of the neighborhood or the County*;

    No, the proposed change is not out of scale with the needs of the neighborhood or the County.

16. *It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.*

    We are applying for a re-zoning in order to make the zoning consistent on all the lots that comprise the property and to maximize the potential for the property.



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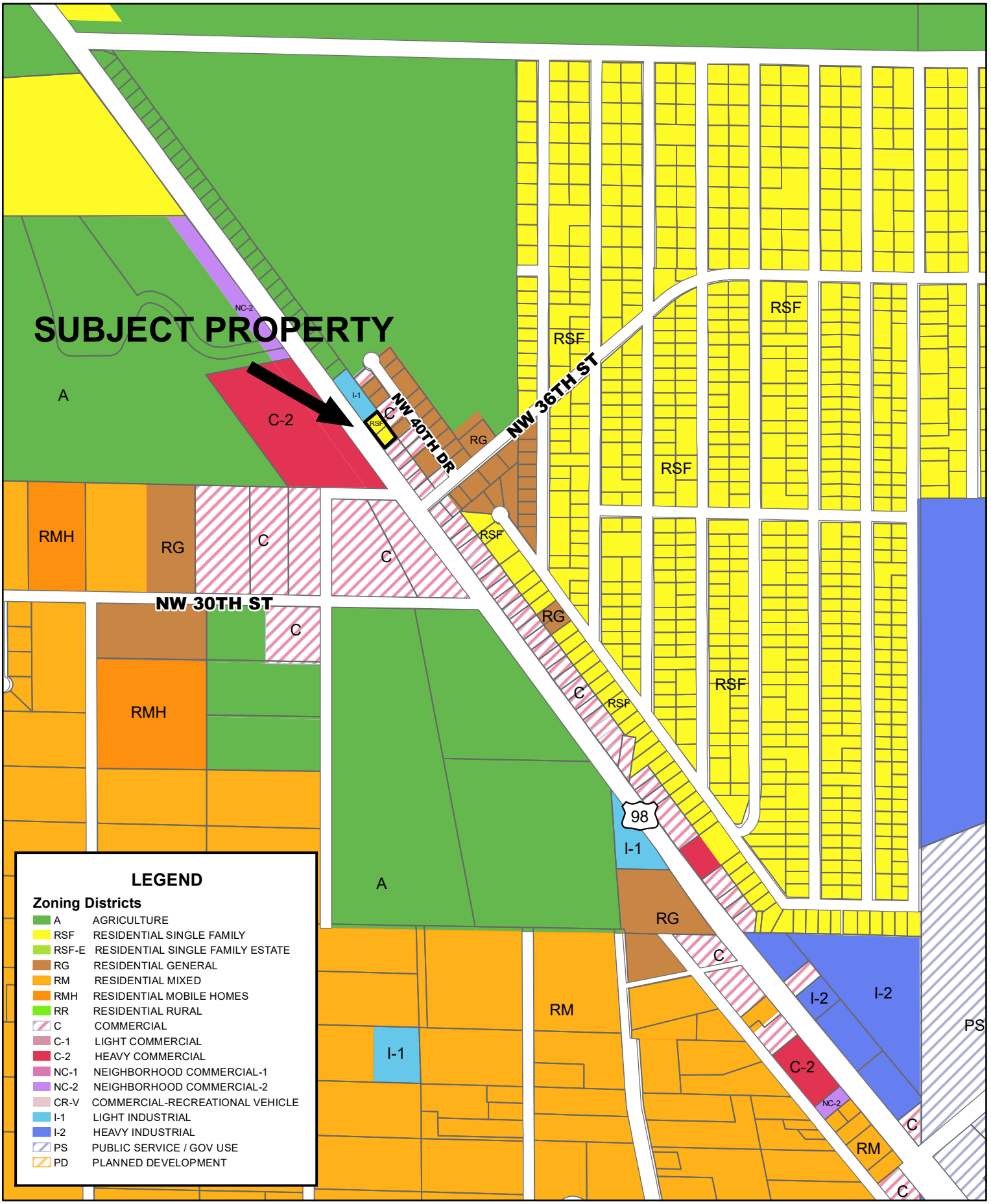
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

LOCATION MAP

PETITION # *R-2607-0063*

APPLICANT: *Be A Man Buy Land, LLC.*

DATE: *September 2026*



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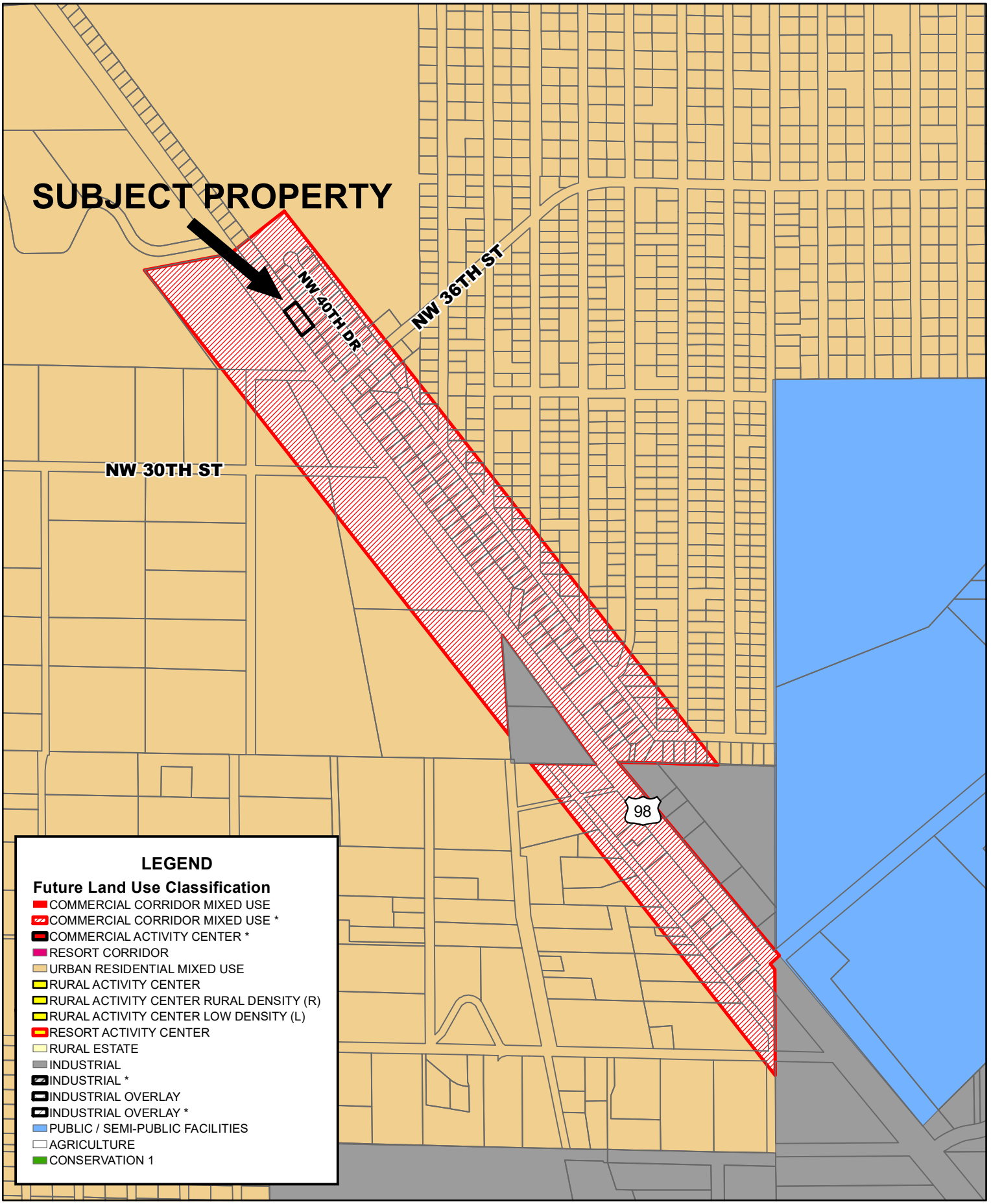
SOURCES: OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ZONING MAP

1 inch = 750 feet

PETITION #	*R-2607-0063*
APPLICANT:	*Be A Man Buy Land, LLC.*
DATE:	*September 2026*



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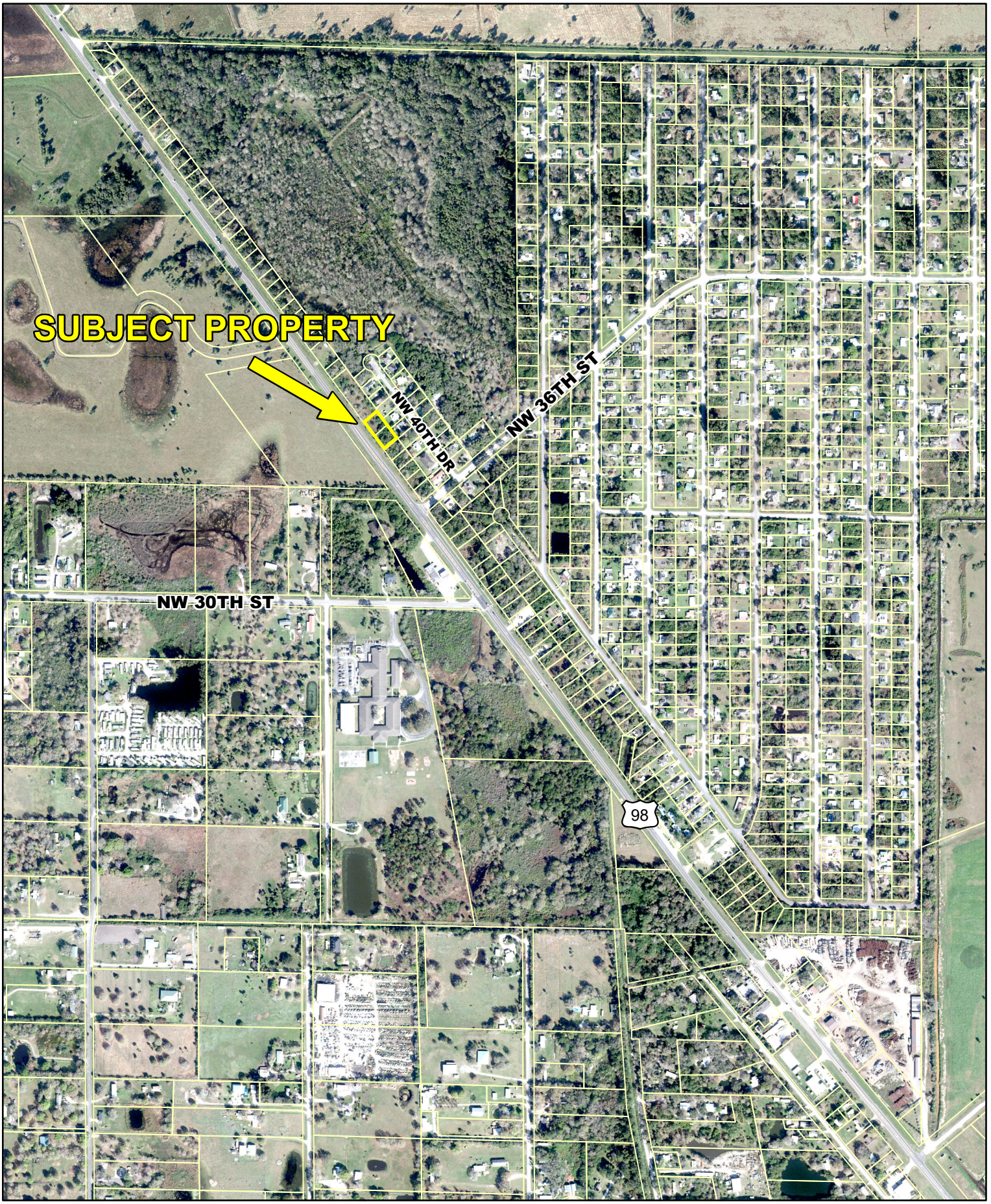
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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FUTURE LAND USE MAP

1 inch = 850 feet

PETITION #	*R-2607-0063*
APPLICANT:	*Be A Man Buy Land, LLC.*
DATE:	*September 2026*



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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL MAP

1 inch = 750 feet

PETITION #	*R-2607-0063*
APPLICANT:	*Be A Man Buy Land, LLC.*
DATE:	*September 2026*



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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL MAP

1 inch = 100 feet

PETITION #	*R-2607-0063*
APPLICANT:	*Be A Man Buy Land, LLC.*
DATE:	*September 2026*

Okeechobee County
Planning Board/Board of Adjustments and Appeals

304 NW 2nd Street Okeechobee, FL 34972

Submitted
ACTION ITEM (ID# 2)

Department:Planning and Development
Category:Public Hearing
Prepared By: Dennis Murphy
Presenter: Dennis Murphy

SUBJECT: Public Hearing, Petition R-2607-0066, Change in Zoning. Request for a change in zoning from Agriculture (A) to Residential Single Family (RSF). The property owner is Wolff Farms, LLC. The applicant is Lennar. The property address is 1590 SW 28th Street.

MEETING: Planning Board/Board of Adjustments and Appeals Regular Meeting September 22, 2026

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Agriculture (A) to Residential Single Family (RSF).

A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

BACKGROUND:
Public Hearing, Petition R-2607-0066, Change in Zoning. Request for a change in zoning from Agriculture (A) to Residential Single Family (RSF). The property owner is Wolff Farms, LLC. The applicant is Lennar. The property address is 1590 SW 28th Street,

The subject property is about 75 acres in area and has frontage on SW 28th Street and SW 32nd Street. It is directly west of Oakview Baptist Church. Proposed is a subdivision of 199 single family homesites.

ATTACHMENT:
R-2607-0066, Staff Report.pdf
R-2607-0066, Applicant Submittal.pdf
R-2607-0066, Map Series.pdf

Okeechobee County Planning Board
September 23, 2026
Staff Report and Recommendation
Public Hearing, Petition R-2607-0066, Change in Zoning.

General Narrative:

Wolff Farms LLC is the property owner. Lennar is represented to be the applicant for this requested change in zoning from Agriculture (A) to Residential Single-Family (RSF). The petition property is 75 acres (more or less), and the proposed use is a new residential development (single family, detached) that will include up to 199 lots. The site plan for the proposed development will be processed separate from this request for change in zoning. The current Future Land Use designation is URMU (Urban Residential Mixed Use) and does not require any amendment for land use consistency purposes.

Summary Description:

Request:	Change in zoning from Agriculture (A) to Residential Single-Family (RSF).
Location:	The Petition site lies between SW 28th Street and SW 32nd Street, approximately ½ mile west of US 441.
Property area:	Approximately 75 acres.
Current FLU:	URMU (Urban Residential Mixed Use)
Current zoning:	Agriculture (A)
Requested zoning:	Residential, Single-Family (RSF).
Proposed use:	199 single-family homes. (avg lot size 6,500 sq feet) (individual sizes will vary)

The petition property lies between SW 28th Street and SW 32nd Street, approximately ½ mile west of US 441. The site is currently vacant.

To immediate north/northeast of the petition property is the Osceola Middle School. As part of the site plan review process for this site, pedestrian use improvements along SW 28th Street will be explored with the applicant. Other uses surrounding the petition site include; scattered large lot residential use, vacant/ undeveloped lands and the Oak View Baptist Church complex.

Preliminary traffic impact reviews in the project area have not identified any general level of service deficiency. Area operational condition and site access needs into this site will be reviewed in detail as part of the site plan review process. At a minimum, one primary and one secondary access will be required. As part of the site plan review process, to follow the rezoning process, traffic impact mitigation will be reviewed with the petitioner. Any development activity on this site will be subject to Okeechobee County Impact Fees.

The petition property is bifurcated by an existing 'wet' area (based on aerial map observations). As part of the site plan review process, the applicant will be requested to provide a wetland determination/ delineation, with appropriate assurances to be employed that either protects in place, or mitigates, this 'wet area' in accord with applicable County and State regulations.

The petition property is located within the designated utility service area of the Okeechobee Utility Authority, and water and sewer services will be required to be provided as part of the development of the site.

Surrounding the property is a mix of zoning classifications, including the RSF (Residential Single Family); RG (Residential General); A (Agriculture); PS (Public Services) Zoning Districts. The requested change in zoning to the RSF (Residential Single Family) zoning district is considered to be consistent with these other adjacent/existing classifications.

CONSISTENCY WITH COMPREHENSIVE PLAN

The current Future Land Use designation is URMU (Urban Residential Mixed Use) and as identified in the Land Use Consistency Matrix, Section 11.02.01 of the land development regulations, there is no need for any amendment to the Plan for land use consistency purposes.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

When recommending whether to change the zoning classification of land in the unincorporated areas of the County, the factors that the Planning Board shall consider include, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern;

   [Applicants Statement]

   The proposed project is not contrary to the established land use pattern. The parcel is across from an existing residential zoning and adjacent to several acres zoned agriculture with established home sites along with a middle school and a couple of churches.

2. The proposed change would create an isolated district unrelated to adjacent and nearby district;

   [Applicants Statement]

   The proposed change in zoning will not create an isolated district and is related to several parcels within the area. The parcel is adjacent to residential single-family

parcels to the west, also adjacent to Osceola Middle School and within close proximity to South Elementary.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

   [Applicants Statement]

   The proposed change in zoning and the establishment of a residential single-family subdivision will not over tax the load on public facilities. The proposed subdivision will connect directly to SW 28th Street and SW 32nd Street. The site will be serviced by water and sewer through Okeechobee Utility Authority.

4. Exiting district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

   [Applicants Statement]

   The existing boundaries are not illogically drawn, the request in zoning change is necessary for the development of a residential single subdivision. This zoning is a correct fit for this area and is less intense than multi-family zoning.

5. The proposed change would be contrary to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan;

   [Applicants Statement]

   The proposed change in zoning falls within the guidelines of the Comprehensive Plan established by Okeechobee County.

6. Changed or changing conditions make the passage of the proposed amendment necessary;

   [Applicants Statement]

   The proposed change in zoning is required to develop the property to the highest and best use of a residential single-family subdivision with 199 lots.

7. The proposed change will adversely influence living conditions in the neighborhood;

   [Applicants Statement]

   The proposed change will not adversely influence the living conditions within the surrounding area. The adjacent parcels to the west are currently established single-family home sites within agriculture zoning. Parcels to the north are developed with Osceola Middle School and churches to the east and south. This development will be less intense than previously proposed projects with larger lots and connections to both collector roadways.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

   [Applicants Statement]

   The proposed change in zoning will not create excessive traffic congestion or affect public safety. The proposed use is for a 199-lot residential single-family subdivision which will have direct access off of both SW 28th Street and SW 32nd Street.

9. The proposed change will create a drainage problem;

   [Applicants Statement]

   The proposed change in zoning and the development of the parcel to a residential single-family subdivision will not create a drainage problem; with development of the parcel the stormwater and drainage systems will be maintained on-site.

10. The proposed change will seriously reduce light an air to adjacent areas;

    [Applicants Statement]

    The proposed change will not seriously reduce light an air to adjacent property owners. The adjacent properties are currently developed with churches, schools and large tracts of land with single family homes; therefore, this proposed subdivision will direct lighting to stay on-site.

11. The proposed change will adversely affect property values in the adjacent area;

    [Applicants Statement]

    The proposed change in zoning should add value to the adjacent and surrounding properties, with the development of a residential single-family subdivision.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations;

    [Applicants Statement]

    The proposed change in zoning should encourage further development within the surrounding area.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

    [Applicants Statement]

    The change in zoning would not grant a special privilege. The property is located within an area that is within close proximately to existing schools, churches large tract residential homes and agriculture activities.

14. There are substantial reasons why the property cannot be used in accord with existing zoning;

    [Applicants Statement]

    The current zoning of agriculture (A), does not allow for the residential subdivision of lots less than 5 acres in area, therefore a change in zoning to residential single-family is necessary (RSF), for smaller lots.

15. Weather the change suggested is out of scale with the needs of the neighborhood or the County;

    [Applicants Statement]

    The change in zoning is compatible with the surrounding area. There are agriculture activities adjacent and single-family subdivisions within the area, along with schools and churches.

16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

    [Applicants Statement]

    As it is not impossible, very few sites are currently zoned Residential Single Family (RSF) within the County for the establishment of new subdivision with right of way connections to collector roads along with water and sewer connections.

County staff has reviewed the applicants assertions, as stated above, for consistency with the Okeechobee County Comprehensive Plan and Land Development Regulations. We concur with the general position of the petitioner that this proposed change in zoning would not be in conflict with the County Comprehensive Plan or the Standards for Rezoning as set out in the Okeechobee County County Land Development Regulations. It should be noted, that in considering this request for *Change in Zoning*, the applicant will remain subject to all applicable Okeechobee County Development Codes and Standards and that as part of the Site Plan Review Process, off-site mitigation improvements may be required to offset any impacts from the final development plans for the proposed use of this property.

RECOMMENDATION

County staff recommends the petition of Wolff Farms LLC, through their applicant Lennar for a change in zoning from Agriculture (A) to Residential Single-Family (RSF), be forwarded to the Board of County Commissioners with a recommendation of **APPROVAL.**

Okeechobee County Community Development Dept. 1700 NW 9th Avenue, Suite A Okeechobee, FL 34972 Phone (863) 763-5548 planning@okeechobeecountyfl.gov	Date:	Petition No.
	Fee Paid:	Petition No.
	1st Hearing:	2nd Hearing:
	Publication Dates:	
	Notices Mailed:	Jurisdiction: Unincorporated County

Uniform Land Use Application

Rezone • Special Exception • Variance • Small Scale CPA

✔	OWNER	
		Name of property owner(s): Wolff Farms LLC
		Name of applicant(s) if other than owner: Lennar
		Relationship to owner:

✔	PROPERTY	
		Property address / directions to property: 1590 SW 28th St, Okeechobee FL 34974
		Indicate current use of property: Single Family Home and agriculture pasture
		Describe improvements on property, including number/type of dwellings and whether occupied (if none, so state): Single Family Home Site
		Approximate number of acres: 74.87 Is property in a platted subdivision? No
		Is there a current or recent use of the property that is/was a violation of county ordinance? If so, describe: No
		Have there been any land use applications concerning all or part of this property in the last year? If so, indicate date, nature and applicant's name: No
		Is a sale subject to this application being granted? Yes
		Is the subject parcel your total holdings at that location? If not, describe the remaining or intended uses: Yes
		Describe adjoining land uses / improvements to the North: Improve Pasture and Middle School
		South: Single Family Home, Church East: Church West: Single Family Homes, imp pasture
		Existing zoning: A - Agriculture Future Land Use classification: URMU - Urban Res Mixed Use
		Actions Requested: (X) Zoning Change ( ) Special Exception ( ) Variance ( ) SSCPA
		Parcel Identification Numbers: 1-28-37-35-0A00-00050-0000

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

Signature | Gregory J. Pitt | 7-15-26

Printed Name | Date

REZONE	Current zoning classification: A - Agriculture Requested zoning classification: RSF - Res Single Family
	What is your desired permitted use under the proposed class: 199 lot - single family subdivision
	If granted, will the new zone be contiguous with a like zone? Yes, the parcels to the north are zoned residential single family
	Is a Special Exception necessary for your intended use? No Variance? No

SP EXCEPTION	Describe the Special Exception sought:
	Provide specific LDR ordinance citation:
	Are there other similar uses in the area? If so, describe:
	Why would granting your request be in the best interest of the area and residents?
	If business, briefly describe nature including number of employees, hours, noise generation and activities to be conducted outside of a building:

VARIANCE	Describe Variance sought:
	Describe physical characteristic of property that makes variance necessary:
	Did you cause or contribute to the characteristic? If so, describe:
	What is the minimum variance necessary?

SSCPA	Current future land use classification:
	Requested future land use classification:
	What is your desired use with this new classification?

July 15, 2026

Community Development
1700 NW 9th Ave
Okeechobee, FL 34972

Dear Bill Royce,

I am writing to request a change in zoning for a parcel of land located at 1590 SW 28th Street, which is currently designated as agriculture (A) zoning. We propose to change the zoning to residential single-family (RSF) for the development of a community comprising 199 home sites within the 75-acre parcel.

The proposed development will be conveniently accessed from two collector roads, ensuring adequate transportation flow and connectivity for residents. Additionally, the site is strategically located across the street from Osceola Middle School, making it an ideal environment for families and enhancing community integration.

We plan to include sidewalks throughout the development to promote pedestrian safety and connectivity within the neighborhood. The proposed lot sizes will vary, with widths of 56 feet and 66 feet, and depths of 120 feet, allowing for a diverse range of residential options while maintaining the community's aesthetic appeal.

We believe that this development aligns with the community’s growth objectives and will provide much-needed housing options for families in our area. We are committed to adhering to all planning and zoning regulations, ensuring that our project enhances the local environment and meets the needs of future residents.

We appreciate your consideration of our request and look forward to discussing this proposal further. Please feel free to contact me if you need any additional information or have any questions.

Thank you for your attention to this matter.

Sincerely,

Jennifer S. Busbin

Director
3112 US Hwy 441, Suite 102, Okeechobee, FL 34974
863.900.4141

Wolff Farms – Rezoning Standards

1. The proposed change is contrary to the established land use pattern;

   The proposed project is not contrary to the established land use pattern. The parcel is across from an existing residential zoning and adjacent to several acres zoned agriculture with established home sites along with a middle school and a couple of churches.

2. The proposed change would create an isolated district unrelated to adjacent and nearby district;

   The proposed change in zoning will not create an isolated district and is related to several parcels within the area. The parcel is adjacent to residential single-family parcels to the west, also adjacent to Osceola Middle School and within close proximity to South Elementary.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

   The proposed change in zoning and the establishment of a residential single-family subdivision will not over tax the load on public facilities. The proposed subdivision will connect directly to SW 28th Street and SW 32nd Street. The site will be serviced by water and sewer through Okeechobee Utility Authority.

4. Exiting district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

   The existing boundaries are not illogically drawn, the request in zoning change is necessary for the development of a residential single subdivision. This zoning is a correct fit for this area and is less intense than multi-family zoning.

5. The proposed change would be contrary to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan;

   The proposed change in zoning falls within the guidelines of the Comprehensive Plan established by Okeechobee County.

6. Changed or changing conditions make the passage of the proposed amendment necessary;

   The proposed change in zoning is required to develop the property to the highest and best use of a residential single-family subdivision with 199 lots.

7. The proposed change will adversely influence living conditions in the neighborhood;

   The proposed change will not adversely influence the living conditions within the surrounding area. The adjacent parcels to the west are currently established single-family home sites within

agriculture zoning. Parcels to the north are developed with Osceola Middle School and churches to the east and south. This development will be less intense than previously proposed projects with larger lots and connections to both collector roadways.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

   The proposed change in zoning will not create excessive traffic congestion or affect public safety. The proposed use is for a 199-lot residential single-family subdivision which will have direct access off of both SW 28th Street and SW 32nd Street.

9. The proposed change will create a drainage problem;

   The proposed change in zoning and the development of the parcel to a residential single-family subdivision will not create a drainage problem; with development of the parcel the stormwater and drainage systems will be maintained on-site.

10. The proposed change will seriously reduce light an air to adjacent areas;

    The proposed change will not seriously reduce light an air to adjacent property owners. The adjacent properties are currently developed with churches, schools and large tracts of land with single family homes; therefore, this proposed subdivision will direct lighting to stay on-site.

11. The proposed change will adversely affect property values in the adjacent area;

    The proposed change in zoning should add value to the adjacent and surrounding properties, with the development of a residential single-family subdivision.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations;

    The proposed change in zoning should encourage further development within the surrounding area.

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    The change in zoning would not grant a special privilege. The property is located within an area that is within close proximately to existing schools, churches large tract residential homes and agriculture activities.

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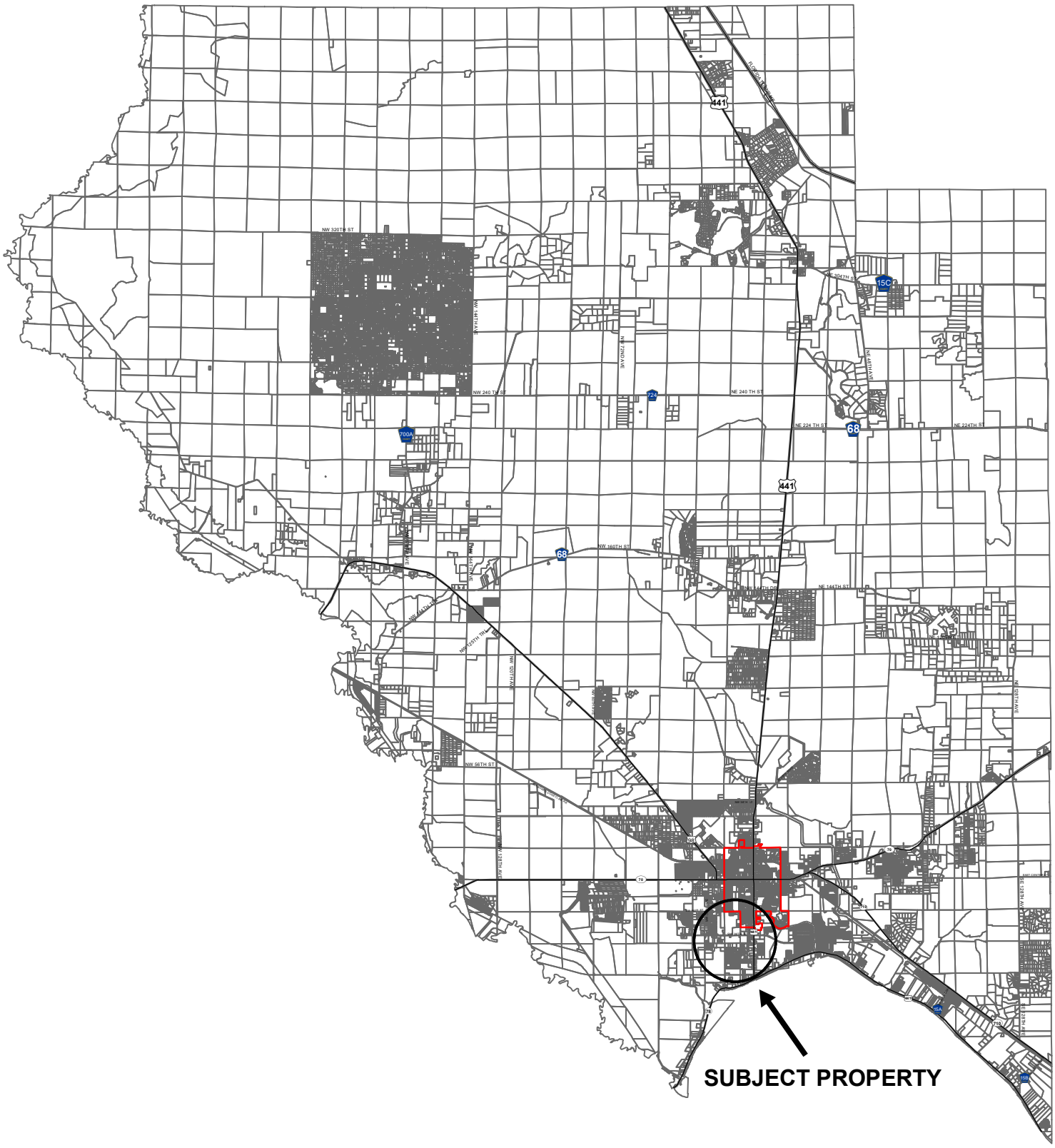
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15. Weather the change suggested is out of scale with the needs of the neighborhood or the County;

    The change in zoning is compatible with the surrounding area. There are agriculture activities adjacent and single-family subdivisions within the area, along with schools and churches.

16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

    As it is not impossible, very few sites are currently zoned Residential Single Family (RSF) within the County for the establishment of new subdivision with right of way connections to collector roads along with water and sewer connections.



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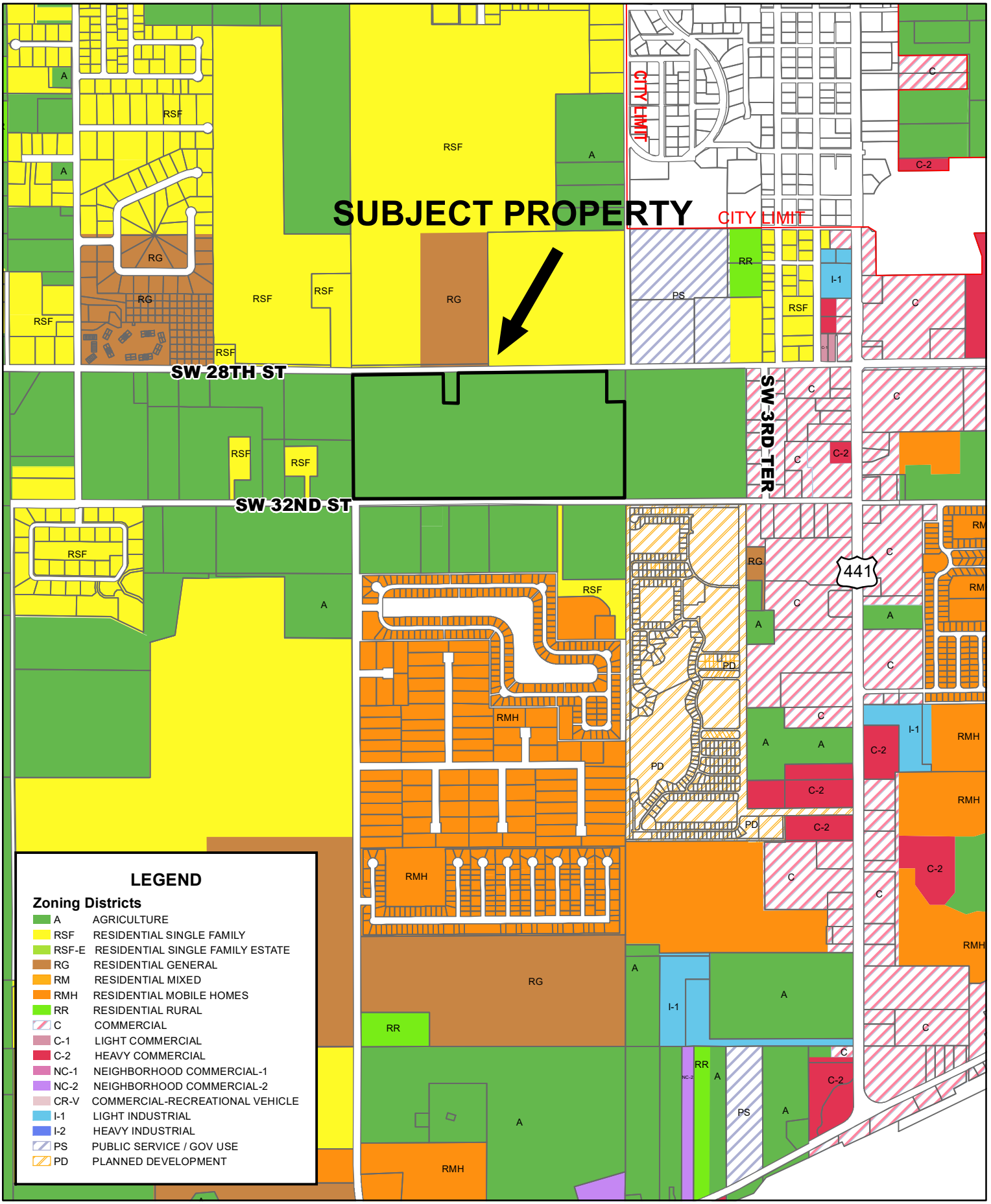
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

LOCATION MAP

PETITION # *R-2607-0066*

APPLICANT: *Wolff Farms, LLC.*

DATE: *September 2026*



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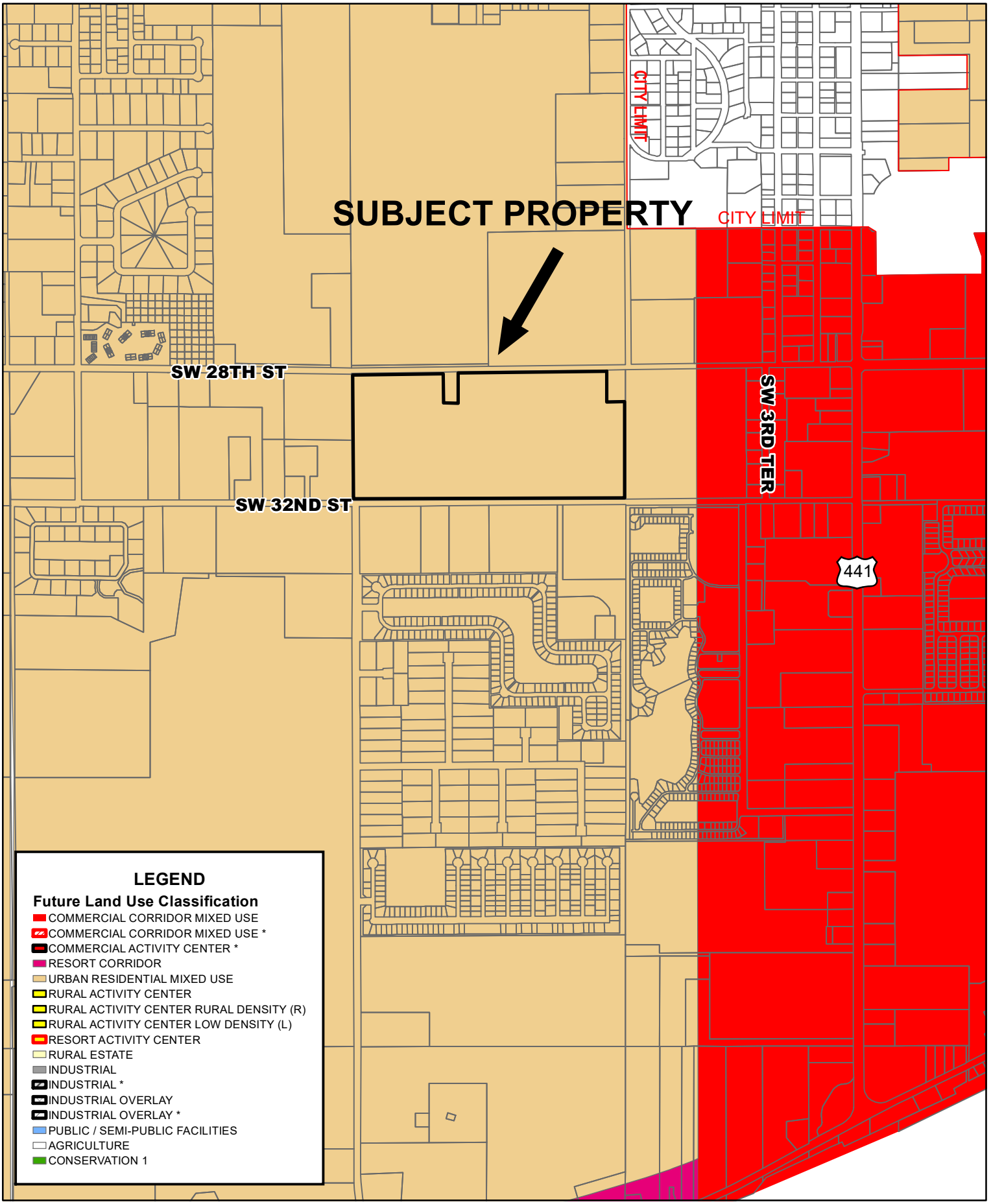
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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ZONING MAP

1 inch = 1,200 feet

PETITION #	*R-2607-0066*
APPLICANT:	*Wolff Farms, LLC.*
DATE:	*September 2026*



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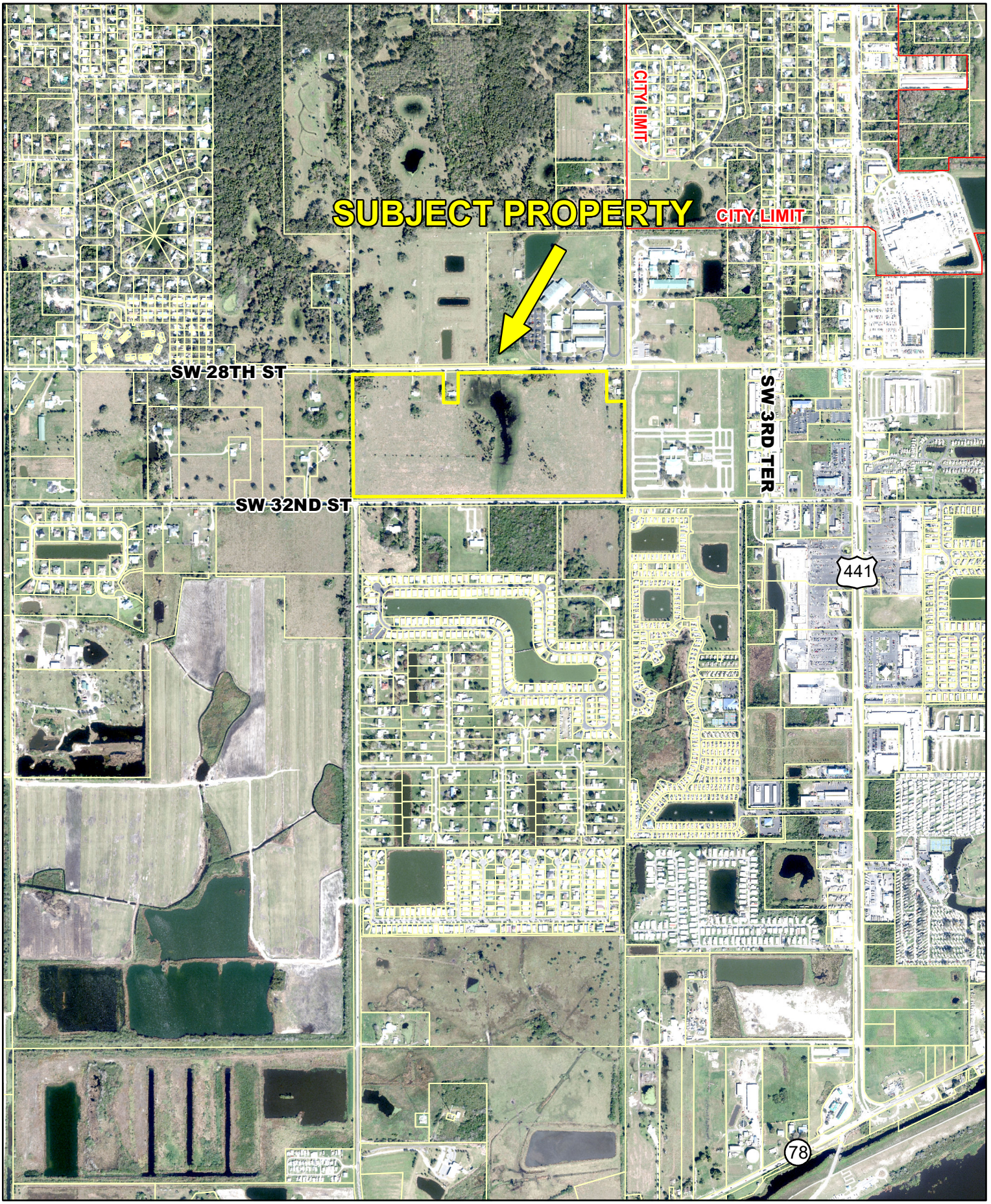
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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FUTURE LAND USE MAP

1 inch = 1,200 feet

PETITION #	*R-2607-0066*
APPLICANT:	*Wolff Farms, LLC.*
DATE:	*September 2026*



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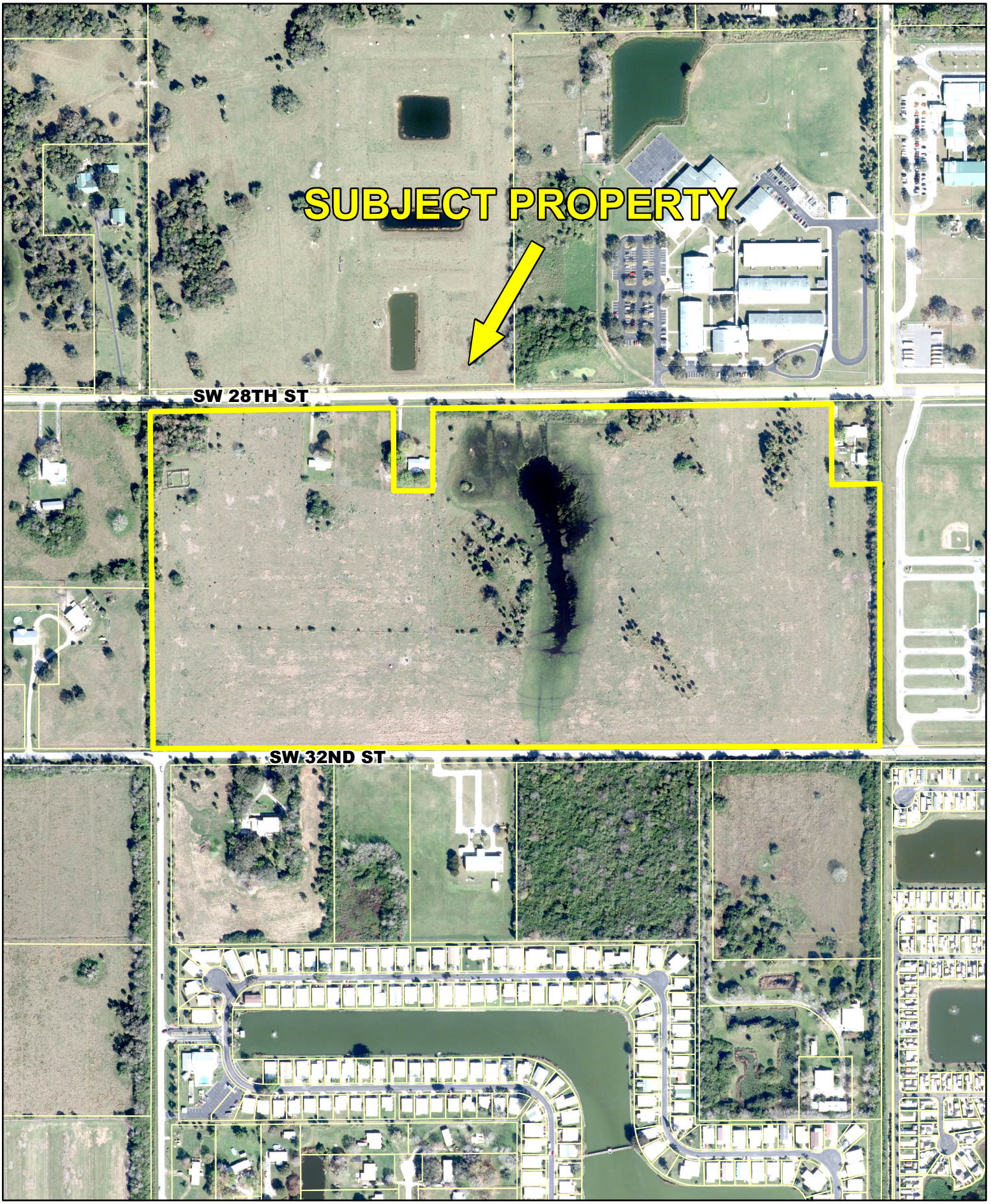
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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL MAP

1 inch = 1,200 feet

PETITION #	*R-2607-0066*
APPLICANT:	*Wolff Farms, LLC.*
DATE:	*September 2026*



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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL MAP

1 inch = 450 feet

PETITION #	*R-2607-0066*
APPLICANT:	*Wolff Farms, LLC.*
DATE:	*September 2026*

Okeechobee County
Planning Board/Board of Adjustments and Appeals

304 NW 2nd Street Okeechobee, FL 34972

Submitted
ACTION ITEM (ID# 3)

Department:Planning and Development
Category:Public Hearing
Prepared By: Dennis Murphy
Presenter: Dennis Murphy

SUBJECT: Public Hearing, Petition R-2607-0064, Change in Zoning. Request for a change in zoning from Agriculture (A) to Commercial-Recreational Vehicle (C-RV). The property owners are William Payne and Elizabeth Payne Simonson. The applicant is DB Fortune Investments, LLC. The property address is 8355 US Highway 441 SE.

MEETING: Planning Board/Board of Adjustments and Appeals Regular Meeting September 22, 2026

FINANCIAL IMPACT:
N/A

RECOMMENDATION:
Recommend that the Planning Board conduct a public hearing and accept input from interested parties; and make a recommendation that the Board of County Commissioners grant the request for a change in zoning from Agriculture (A) to Commercial-Recreational Vehicle (C-RV).

A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, October 8, 2026 at 9:00 am in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

BACKGROUND:
Public Hearing, Petition R-2607-0064, Change in Zoning. Request for a change in zoning from Agriculture (A) to Commercial-Recreational Vehicle (C-RV). The property owners are William Payne and Elizabeth Payne Simonson. The applicant is DB Fortune Investments, LLC. The property address is 8355 US Highway 441 SE.

The subject property is about 21.8 acres in area and has frontage on US Highway 441 SE. Proposed is a new Recreational Vehicle park with around 195 spaces.

ATTACHMENT:
R-2607-0064, Staff Report.pdf
R-2607-0064, Applicant Submittal.pdf
R-2607-0064, Map Series.pdf

Okeechobee County Planning Board
September 23, 2026
Staff Report and Recommendation
Public Hearing, Petition R-2607-0064, Change in Zoning.

General Narrative:

Willaim Payne and Elizabeth Payne Simonson are the property owners of record. DB Fortune Investment, LLC, is represented to be the applicant for this requested change in zoning from Agriculture (A) to Commercial – Recreational Vehicle (C-RV). The petition property is 21.8 acres (more or less), and the proposed use is a recreational vehicle park. The number of RV units to be provided for within this site is estimated to be 195. The site plan for the proposed development plan will be processed separate from this request for change in zoning. The current Future Land Use designation is a mix of C-MX (Commercial Corridor – Mixed Use) and URMU (Urban Residential Mixed Use) and does not require any amendment for land use consistency purposes.

Summary Description:

Request:	Change in zoning from Agriculture (A) to Commercial – Recreational Vehicle (C-RV).
Location:	The Petition site lies along the north side of US 441, approximately ¼ mile northwest of SE 86th Blvd (CR 15A).
Property area:	Approximately 21.8 acres.
Current FLU:	C-MX (Commercial Corridor – Mixed Use) and URMU (Urban Residential Mixed Use)
Current zoning:	Agriculture (A)
Requested zoning:	Commercial – Recreational Vehicle (C-RV).
Proposed use:	195 +/- RV Spaces

The Petition site lies along the north side of US 441, approximately ¼ mile northwest of SE 86th Blvd (CR 15A). The site is currently vacant.

To the immediate north/northwest of the petition property the adjacent properties are vacant. Opposite the property along the southwest side of US 441 is the 'Log Harbor' resort site. To the southeast, is the Oak Park RV/Mobile Home Park. To the northeast, lie vacant lands.

The property to the west/northwest of the project is currently zoned for RV uses, although at present, it is undeveloped. Properties of the east/southeast are currently zoned for mobile homes, but it is only partially developed. The property to the south (south of US 441) is currently zoned commercial.

The petitioner has provided a *Preliminary* traffic impact assessment, that asserts that the proposed development of this property as an RV Park will not cause or create undue Level of Service issues along any regulated roadway in the project study area. Staff has reviewed the submitted materials and concurs with that broad assessment, as far as generalized Level of Service is concerned, there are no deficiencies in the area network. However, the petitioner is advised that as part of any site plan reviews, the petitioners will be expected to address any specific operational improvement needs at the project entry onto/off of US 441, and if any off-site improvements are required that are attributable to the project.

Any development activity on this site will be subject to Okeechobee County Impact Fees.

The petition property does not appear to have any regulated wetlands (based on aerial map observations and National Wetlands Inventory survey maps) on it, with the one possible exception of some limited OSW waters bisecting the site on an east/west alignment. As part of the site plan review process, the applicant will be requested to provide a wetland determination/ delineation, with appropriate assurances to be employed that either protects in place, or mitigates, any regulated area in accord with applicable County and State regulations.

The petition property is located outside of the designated utility service area of the Okeechobee Utility Authority. Water and sewer services will be required to be provided through the development of onsite treatment and production facilities.

Surrounding the property is a mix of zoning classifications, including the C-RV (Commercial – Recreational Vehicle Park); RMH (Residential Mobile Home); A (Agriculture); C (Commercial) Zoning Districts. The requested change in zoning to the C-RV (Commercial – Recreational Vehicle Park) District is considered to be consistent with these other adjacent/existing classifications.

CONSISTENCY WITH COMPREHENSIVE PLAN

The current Future Land Use designation is a combination of C-MX (Commercial Corridor – Mixed Use) and URMU (Urban Residential Mixed Use) and as identified in the Land Use Consistency Matrix, Section 11.02.01 of the land development regulations, there is no need for any amendment to the Plan for land use consistency purposes.

CONSISTENCY WITH LAND DEVELOPMENT REGULATIONS

When recommending whether to change the zoning classification of land in the unincorporated areas of the County, the factors that the Planning Board shall consider include, where applicable, whether or not:

1. The proposed change is contrary to the established land use pattern;

[Applicants Statement]

The proposed change is not contrary to the established land use pattern. RV Parks are specifically authorized within areas of Future Land Use Designations - urban residential mixed use, commercial corridor mixed use, commercial activity center and resort activity center. The subject parcel FLU is both urban residential mixed use and commercial corridor mixed use.

2. The proposed change would create an isolated district unrelated to adjacent and nearby district;

[Applicants Statement]

The proposed change will not create an isolated district unrelated to adjacent and nearby districts. Adjacent and nearby districts are already primarily utilized for commercial activities and mobile home residential communities. Numerous businesses operate in adjacent and nearby districts as well as several existing RV parks.

3. The proposed change would materially alter the population density pattern and thereby increase or overtax the load on public facilities such as schools, utilities, streets, etc.;

[Applicants Statement]

The proposed change will neither materially alter the population density pattern nor increase or overtax the load on public facilities such as schools, utilities, streets, etc. As a commercial business, the proposed change will not have any impact on schools whatsoever. Population density patterns will not be materially disrupted, as the current code allows RV Parks to have a maximum density of up to 15 units per acre and our site plan (included in this application package) will have a density of less than 9 units per acre. Our traffic study (included with this application package) clearly demonstrates a marginal impact on street traffic and usage. Finally, both water and sewer utilities will have no impact on public facilities as both will be provided through on-site treatment and well systems. The proposed change will have a net positive impact on public facilities through increased tourism, business and property taxes generated from the new development and the proposed zoning change.

4. Exiting district boundaries are illogically drawn in relation to existing conditions on the property proposed for change;

[Applicants Statement]

Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. This is not applicable to the subject parcel or proposed change.

5. The proposed change would be contrary to the Proposed Land Use Plan and would have an adverse effect on the Comprehensive Plan;

[Applicants Statement]

The proposed change will not be contrary to the Proposed Land Use Plan and will have no adverse effect on the Comprehensive Plan. As mentioned, the Comprehensive Plan specifically permits the construction of RV Parks within areas with FLU categories of urban residential mixed use and commercial corridor mixed use. The subject parcel sits within these designations and thus will fully comply with the Comprehensive Plan and will not be contrary to the Proposed Land Use Plan.

6. Changed or changing conditions make the passage of the proposed amendment necessary;

   [Applicants Statement]

   Changed or changing conditions make the passage of the proposed amendment necessary. While the current zoning is Agriculture, the subject parcel has both commercial and urban residential mixed use FLU designations. As such, this area is clearly intended for development into one of the approved uses consistent with these FLU categories. The surrounding and nearby area is already a combination of RV parks, commercial businesses, and mobile home communities. The neighboring area has evolved from mostly Agricultural use into a growing commercial and residential corridor of the County which will provide many benefits to the area through increased business and taxes, without burdening either current residents or public facilities.

7. The proposed change will adversely influence living conditions in the neighborhood;

   [Applicants Statement]

   The proposed change will not adversely influence living conditions in the neighborhood. As discussed, the surrounding and nearby area is already a combination of RV parks, commercial businesses, and mobile home communities. The neighboring area has evolved from mostly Agricultural use into a growing commercial and residential corridor of the County which will provide many benefits to the area through increased business and taxes, without burdening either current residents or public facilities.

8. The proposed change will create or excessively increase traffic congestion or otherwise affect public safety;

   [Applicants Statement]

   The proposed change will neither create nor excessively increase traffic congestion or otherwise affect public safety. We have provided a traffic study (included in this application package) which shows a marginal impact on traffic and will not adversely affect public safety.

9. The proposed change will create a drainage problem;

   [Applicants Statement]

The proposed change will not create a drainage problem. The proposed development includes on-site retention capable of handling all drainage needs of the property. There will be no discharge from the site onto public roadways or neighboring parcels. Please refer to attached site and engineering plans included with this application package.

10. The proposed change will seriously reduce light and air to adjacent areas;

    [Applicants Statement]

    The proposed change will not reduce light or air to adjacent areas. The proposed change will support the development of an RV park. All vehicles and accessory structures will be 1 story in height and will not have any impact on neighboring light. The proposed change and development will not include any requests for commercial food or beverage licensing and will not have any impact on the air quality of the adjacent areas.

11. The proposed change will adversely affect property values in the adjacent area;

    [Applicants Statement]

    The proposed change will not adversely affect property values in the adjacent area. To the contrary, once the proposed change and proposed development are approved this will have an immediate positive impact on neighboring property values. A functioning, clean and beautiful RV park with generous landscaping and high street appeal will have a major positive net impact on neighboring property values.

12. The proposed change will be a deterrent to the improvement or development of adjacent property in accord with existing regulations;

    [Applicants Statement]

    The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations. The adjacent properties are being utilized as a mobile home community and potentially for other commercial businesses. A brand new and modern RV park business will highly motivate neighbors to improve and further develop their properties as land values improve with the introduction of the proposed change and proposed development.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare;

    [Applicants Statement]

    The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. This is not applicable to the proposed change and proposed development.

14. There are substantial reasons why the property cannot be used in accord with existing zoning;

    [Applicants Statement]

    There are substantial reasons why the property cannot be used in accord with existing zoning. The existing zoning severely curtails the highest and best use for the subject property. As mentioned, the property resides in FLU commercial corridor mixed use and urban residential mixed use. This property and the surrounding areas are intended for further development, and the proposed change and proposed development are fully in line and compliant with the intended uses and goals of the Comprehensive Plan.

15. Weather the change suggested is out of scale with the needs of the neighborhood or the County;

    [Applicants Statement]

    Whether the change suggested is out of scale with the needs of the neighborhood or the County. The proposed change and development blends with the current utilization of the neighborhood and is not out of scale with the County. The density and overall size of the proposed development will be smaller than many existing RV park businesses but will be of a higher quality and aesthetic appearance and street appeal, thereby improving the neighborhood and the County. The demand for RV spaces in the County also currently far outpaces the supply of RV spaces, so this proposed change and development will allow the County to benefit from increased taxes and tourism while the neighborhood benefits from increased property values and a far nicer street aesthetic.

16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

    [Applicants Statement]

    It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use. The districts already permitting such use cannot generate rental rates to support new development, or will not comply with applicable standards such as access and frontage to county or state roads, and other qualifications, or the areas within adequate sites are already utilized for said product and are not vacant.

County staff has reviewed the applicants assertions, as stated above, for consistency with the Okeechobee County Comprehensive Plan and Land Development Regulations. We concur with the general position of the petitioner that this proposed change in zoning would not be in conflict with the County Comprehensive Plan or the Standards for Rezoning as set out in the Okeechobee County

Land Development Regulations. It should be noted, that in considering this request for *Change in Zoning*, the applicant will remain subject to all applicable Okeechobee County Development Codes and Standards and that as part of the Site Plan Review Process, off-site mitigation improvements may be required to offset any impacts from the final development plans for the proposed use of this property.

RECOMMENDATION

County staff recommends the petition of Willaim Payne and Elizabeth Payne Simonson, through their applicant DB Fortune Investments, LLC for a change in zoning from Agriculture (A) to Commercial – Recreational Vehicle (C-RV), be forwarded to the Board of County Commissioners with a recommendation of **APPROVAL**.

Okeechobee County Community Development Dept. 1700 NW 9th Avenue, Suite A Okeechobee, FL 34972 Phone (863) 763-5548 planning@okeechobeecountyfl.gov	Date:	Petition No.
	Fee Paid:	Petition No.
	1st Hearing:	2nd Hearing:
	Publication Dates:	
	Notices Mailed:	Jurisdiction: Unincorporated County

Uniform Land Use Application

Rezone • Special Exception • Variance • Small Scale CPA

✔	OWNER	
		Name of property owner(s): WILLIAM G SIMONSON ELIZABETH PAYNE
		Name of applicant(s) if other than owner: DB Fortune Investments, LLC
		Relationship to owner: BUYER - FUTURE OWNER

✔	PROPERTY	
		Property address / directions to property: 8355 US Highway 441 SE Okeechobee FL
		Indicate current use of property: AG - AGRICULTURE
		Describe improvements on property, including number/type of dwellings and whether occupied (if none, so state): NONE
		Approximate number of acres: 22.17 Is property in a platted subdivision? NO
		Is there a current or recent use of the property that is/was a violation of county ordinance? If so, describe: NO
		Have there been any land use applications concerning all or part of this property in the last year? If so, indicate date, nature and applicant's name: NO
		Is a sale subject to this application being granted? YES
		Is the subject parcel your total holdings at that location? If not, describe the remaining or intended uses: YES
		Describe adjoining land uses / improvements to the North: C-RV ZONING
		South: C-RV ZONING East: AG-AGRICULTURE West: C-COMMERCIAL
		Existing zoning: AG-AGRICULTURE Future Land Use classification: C-RV ZONING
		Actions Requested: (X) Zoning Change ( ) Special Exception ( ) Variance ( ) SSCPA
		Parcel Identification Numbers: 1-04-38-36-0A00-00016-A000

✔	**Confirmation of Information Accuracy**
	I hereby certify that the information in this application is correct. The information included in this application is for use by Okeechobee County in processing my request. False or misleading information may be punishable by a fine of up to $500.00 and imprisonment of up to 30 days and may result in the summary denial of this application.
	Signature _____ Printed Name _____ Date _____

✔ REZONE	Current zoning classification: AG Requested zoning classification: C-RV
	What is your desired permitted use under the proposed class: RV PARK
	If granted, will the new zone be contiguous with a like zone? YES
	Is a Special Exception necessary for your intended use? NO Variance? NO

SP EXCEPTION	Describe the Special Exception sought:
	Provide specific LDR ordinance citation:
	Are there other similar uses in the area? If so, describe: YES, PROPERTY TO NORTH AND SOUTH HAVE SAME ZONING CLASIFICATION
	Why would granting your request be in the best interest of the area and residents? Match existing zoning neighboring property matching existing land uses around us
	If business, briefly describe nature including number of employees, hours, noise generation and activities to be conducted outside of a building: this is a RV park, maybe 2 employees and 195+/- RV spaces

VARIANCE	Describe Variance sought: No variance necessary
	Describe physical characteristic of property that makes variance necessary: No variance necessary
	Did you cause or contribute to the characteristic? If so, describe: No variance necessary
	What is the minimum variance necessary? No variance necessary

SSCPA	Current future land use classification: C-RV
	Requested future land use classification: C-RV
	What is your desired use with this new classification? C-RV

STATEWIDE
GENERAL CONTRACTORS

Okeechobee County Community Development Department
1700 NW 9th Avenue, Suite A
Okeechobee, FL 34972
Phone (863) 763-5548

Re: Zoning Change - Faithful Trails RV Estates
US Highway 441 SE Okeechobee FL
Parcel Number: 1-04-38-36-0A00-00016-A000

To whom it may concern:

Please use this letter as our formal request for a Change of Zoning for the above reference Project: Faithfull Trails RV Estates. The Future Land Use designation for the subject Parcel is a combination of Commercial-Corridor Mixed Use & Urban Residential Mixed Use. The in-place zoning for the subject parcel is a (A) Agriculture. The property is currently being utilized as grazing land for cattle.

Description of Requested Land Use Change and Reasons for Request

This proposal is intended to request a Change of Zoning from (A) Agriculture to (C-RV) Commercial-Recreational Vehicle. The reason for this request is to support our proposed development of an RV Park commercial business at this location. This development will include up to 195 RV pads plus amenities, and will comply with all applicable building codes and regulations. All RV pads within the park will be operated to accommodate daily, weekly, monthly, or long-term seasonal stay. This location boasts many very attractive and beautiful native trees, and our intention is to engage in a preservation plan to maintain as many of these trees as possible. This will provide a striking and attractive canopy entrance drive to the community. Project amenities will include: clubhouse, shower facilities, pool, pickleball, nature trails, dog park, exercise facilities and more. The only access to this property will be from the frontage on SR 441.

Statement Addressing All Standards Relevant to Each Requested Land Use Change

1. The proposed change is not contrary to the established land use pattern. RV Parks are specifically authorized within areas of Future Land Use Designations - urban residential mixed use, commercial corridor mixed use, commercial activity center and resort activity center. The subject parcel FLU is both urban residential mixed use and commercial corridor mixed use.

2. The proposed change will not create an isolated district unrelated to adjacent and nearby districts. Adjacent and nearby districts are already primarily utilized for commercial activities and mobile home residential communities. Numerous businesses operate in adjacent and nearby districts as well as several existing RV parks.

3. The proposed change will neither materially alter the population density pattern nor increase or overtax the load on public facilities such as schools, utilities, streets, etc. As a commercial business, the proposed change will not have any impact on schools whatsoever. Population density patterns will not be materially disrupted, as the current code allows RV Parks to have a maximum density of up to 15 units per acre and our site plan (included in this application package) will have a

density of less than 9 units per acre. Our traffic study (included with this application package) clearly demonstrates a marginal impact on street traffic and usage. Finally, both water and sewer utilities will have no impact on public facilities as both will be provided through on-site treatment and well systems. The proposed change will have a net positive impact on public facilities through increased tourism, business and property taxes generated from the new development and the proposed zoning change.

4. Existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change. This is not applicable to the subject parcel or proposed change.

5. The proposed change will not be contrary to the Proposed Land Use Plan and will have no adverse effect on the Comprehensive Plan. As mentioned, the Comprehensive Plan specifically permits the construction of RV Parks within areas with FLU categories of urban residential mixed use and commercial corridor mixed use. The subject parcel sits within these designations and thus will fully comply with the Comprehensive Plan and will not be contrary to the Proposed Land Use Plan.

6. Changed or changing conditions make the passage of the proposed amendment necessary. While the current zoning is Agriculture, the subject parcel has both commercial and urban residential mixed use FLU designations. As such, this area is clearly intended for development into one of the approved uses consistent with these FLU categories. The surrounding and nearby area is already a combination of RV parks, commercial businesses, and mobile home communities. The neighboring area has evolved from mostly Agricultural use into a growing commercial and residential corridor of the County which will provide many benefits to the area through increased business and taxes, without burdening either current residents or public facilities.

7. The proposed change will not adversely influence living conditions in the neighborhood. As discussed, the surrounding and nearby area is already a combination of RV parks, commercial businesses, and mobile home communities. The neighboring area has evolved from mostly Agricultural use into a growing commercial and residential corridor of the County which will provide many benefits to the area through increased business and taxes, without burdening either current residents or public facilities.

8. The proposed change will neither create nor excessively increase traffic congestion or otherwise affect public safety. We have provided a traffic study (included in this application package) which shows a marginal impact on traffic and will not adversely affect public safety.

9. The proposed change will not create a drainage problem. The proposed development includes on-site retention capable of handling all drainage needs of the property. There will be no discharge from the site onto public roadways or neighboring parcels. Please refer to attached site and engineering plans included with this application package.

10. The proposed change will not reduce light or air to adjacent areas. The proposed change will support the development of an RV park. All vehicles and accessory structures will be 1 story in height and will not have any impact on neighboring light. The proposed change and development will not include any requests for commercial food or beverage licensing and will not have any impact on the air quality of the adjacent areas.

11. The proposed change will not adversely affect property values in the adjacent area. To the contrary, once the proposed change and proposed development are approved this will have an immediate positive impact on neighboring property values. A functioning, clean and beautiful RV park with generous landscaping and high street appeal will have a major positive net impact on neighboring property values.

12. The proposed change will not be a deterrent to the improvement or development of adjacent property in accord with existing regulations. The adjacent properties are being utilized as a mobile home community and potentially for other commercial businesses. A brand new and modern RV park business will highly motivate neighbors to improve and further develop their properties as land values improve with the introduction of the proposed change and proposed development.

13. The proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare. This is not applicable to the proposed change and proposed development.

14. There are substantial reasons why the property cannot be used in accord with existing zoning. The existing zoning severely curtails the highest and best use for the subject property. As mentioned, the property resides in FLU commercial corridor mixed use and urban residential mixed use. This property and the surrounding areas are intended for further development, and the proposed change and proposed development are fully in line and compliant with the intended uses and goals of the Comprehensive Plan.

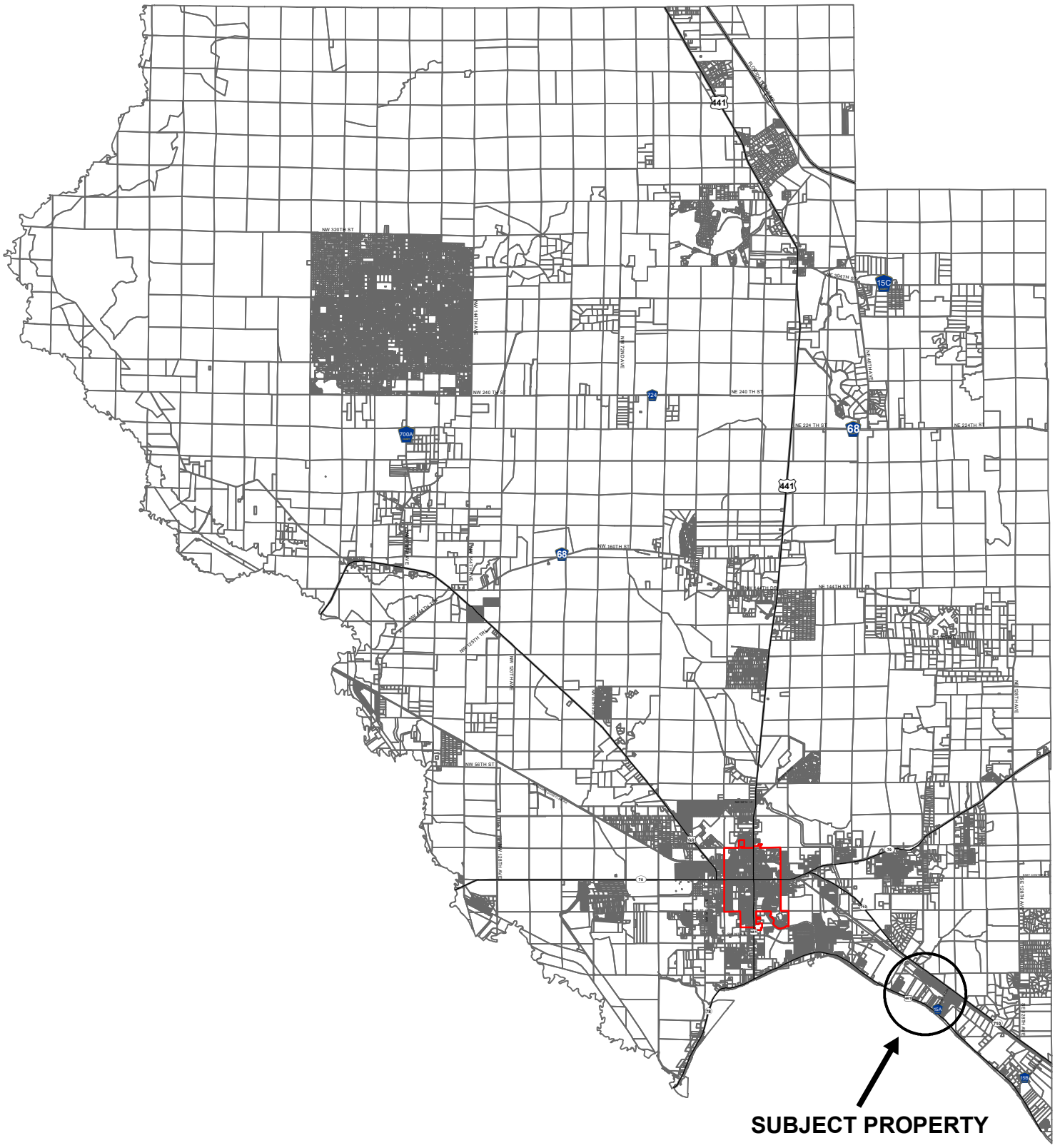
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16. It is impossible to find other adequate sites in the County for the proposed use in districts already permitting such use. The districts already permitting such use cannot generate rental rates to support new development, or will not comply with applicable standards such as access and frontage to county or state roads, and other qualifications, or the areas within adequate sites are already utilized for said product and are not vacant.

If you have any additional questions about our project Please do not hesitate to reach out to us.

Regards,

David Deka



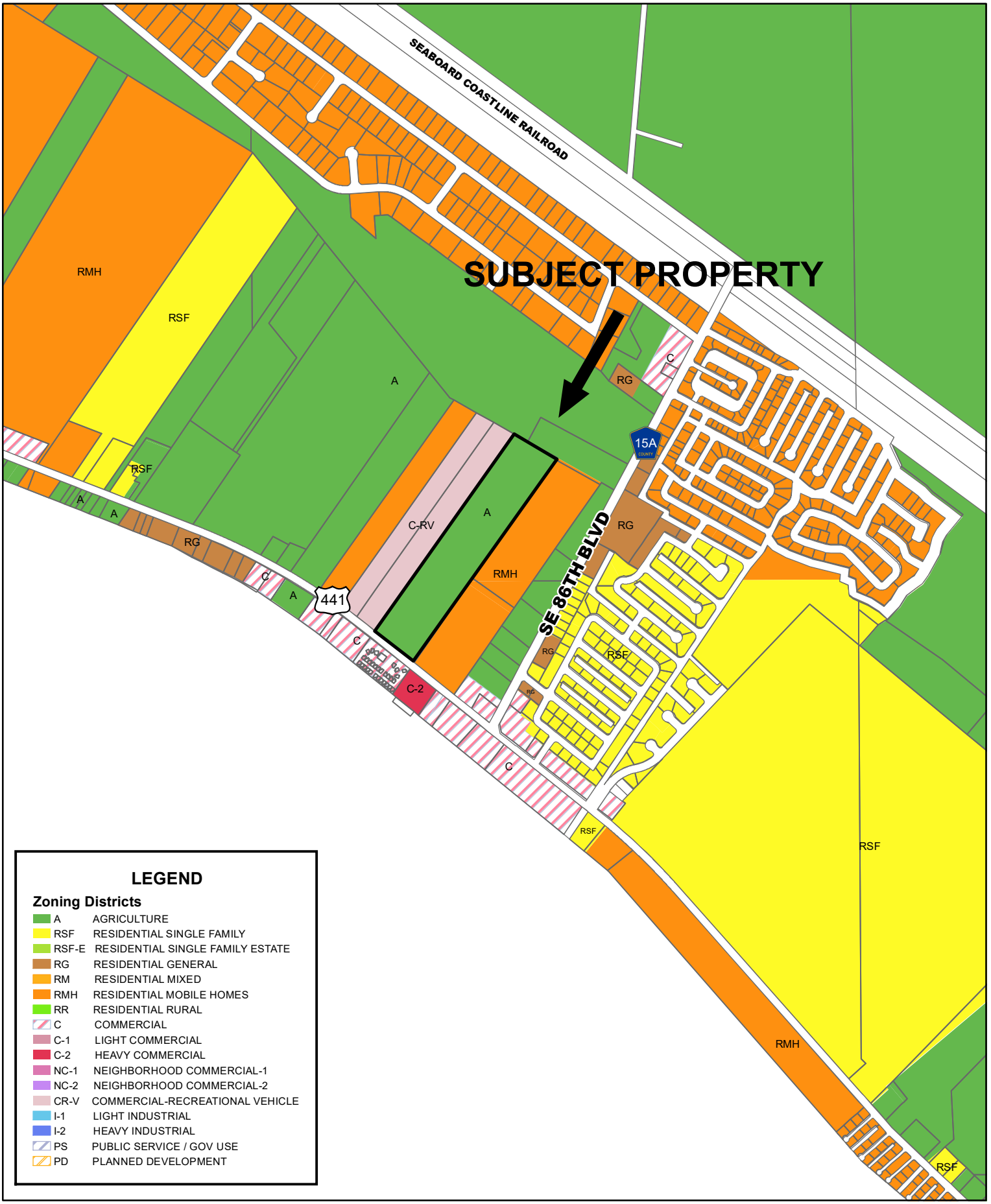
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SOURCES: OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

LOCATION MAP

PETITION #	*R-2607-0064*
APPLICANT:	*William G. Payne and Elizabeth Simonson*
DATE:	*September 2026*



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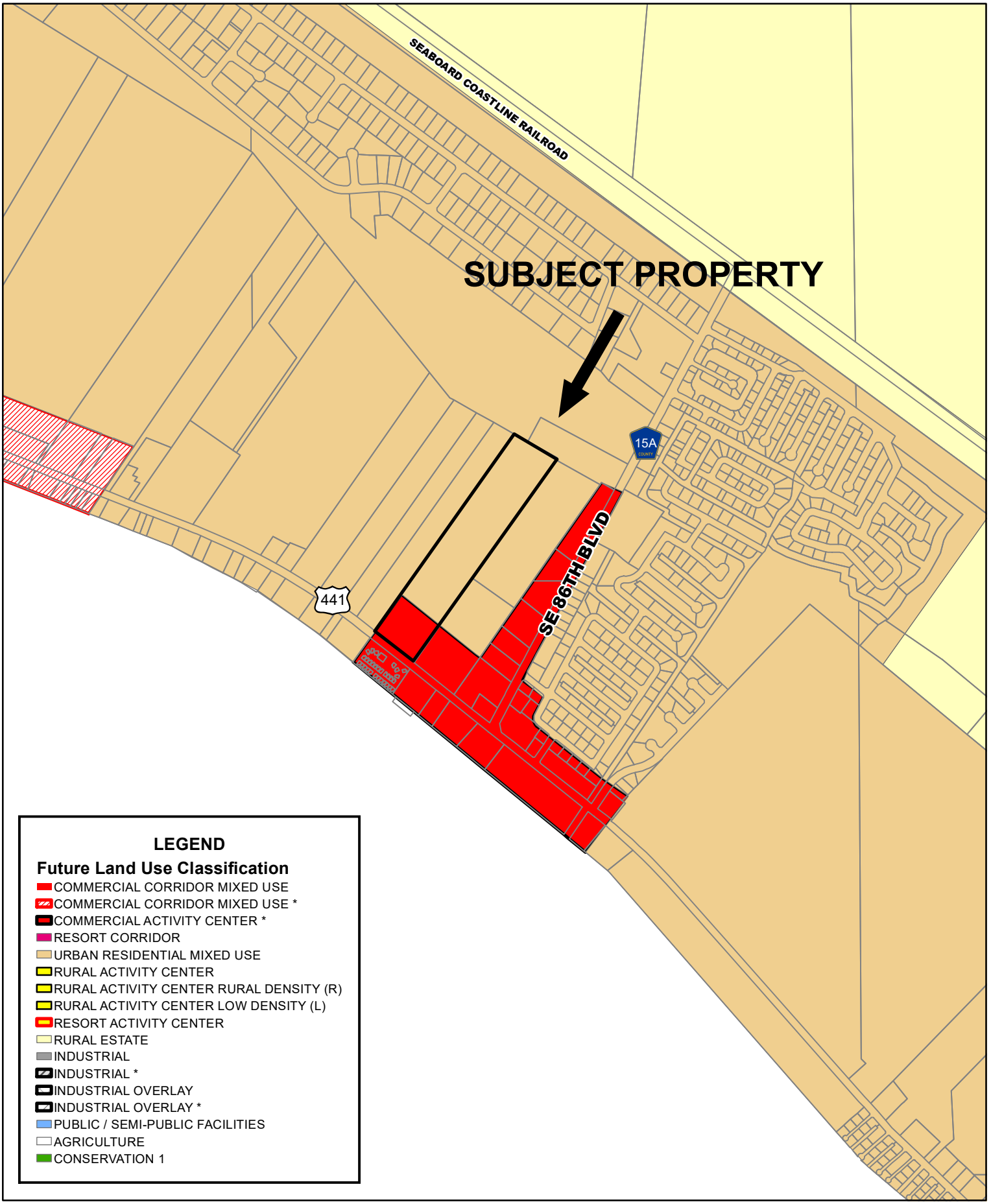
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OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

ZONING MAP

1 inch = 1,100 feet

PETITION #	*R-2607-0064*
APPLICANT:	*William G. Payne and Elizabeth Simonson*
DATE:	*September 2026*



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

SOURCES: OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

FUTURE LAND USE MAP

1 inch = 1,100 feet

PETITION #	*R-2607-0064*
APPLICANT:	*William G. Payne and Elizabeth Simonson*
DATE:	*September 2026*



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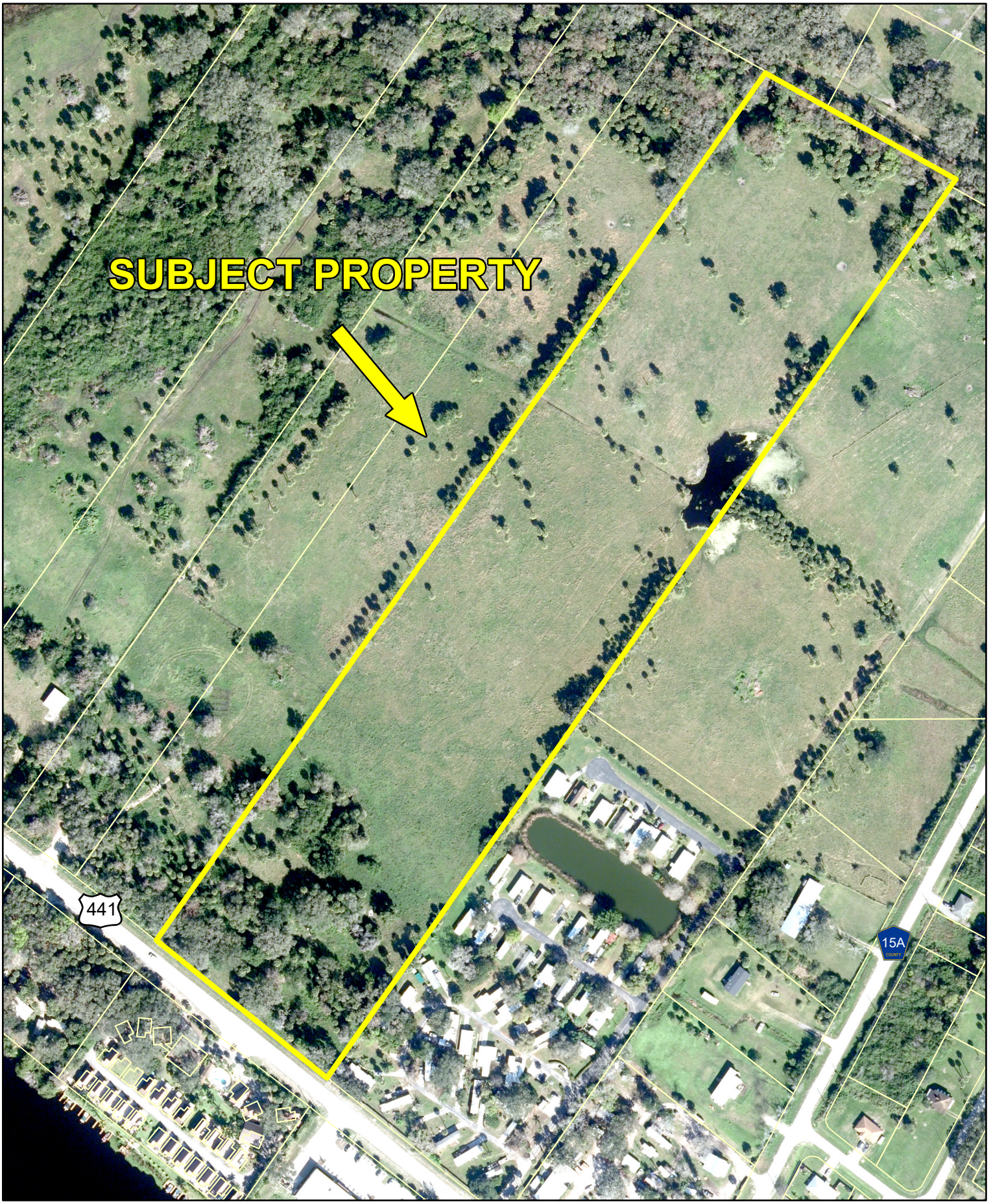
SOURCES: OKEECHOBEE COUNTY PROPERTY APPRAISER'S OFFICE
OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPT

OKEECHOBEE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

AERIAL MAP

1 inch = 1,100 feet

PETITION #	*R-2607-0064*
APPLICANT:	*William G. Payne and Elizabeth Simonson*
DATE:	*September 2026*



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AERIAL MAP

1 inch = 250 feet

PETITION #	*R-2607-0064*
APPLICANT:	*William G. Payne and Elizabeth Simonson*
DATE:	*September 2026*