



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FL 34974
AUGUST 20, 2026
LIST OF EXHIBITS

- Exhibit 1 Draft Minutes from June 17, 2026
- Exhibit 2 Staff Report: Comprehensive Plan Small Scale Future Land
Use Map Amendment Application No. 26-001-SSA
- Exhibit 3 Staff Report: Rezoning Petition No. 26-001-R



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
JUNE 17, 2026
OFFICIAL MINUTES**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Wednesday, June 17, 2026, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The invocation was offered by Phil Baughman followed by the Pledge of Allegiance.

II. ATTENDANCE

Board Secretary Tammy Parker called the roll. Members physically present to establish a quorum: Chairperson Dawn Hoover, Vice Chairperson Karyne Brass, Board Members Phil Baughman, Mac Jonassaint, Douglas McCoy, and Alternate Board Members Dora Roberts and Patty Burnette were present. Board Members Carl Berlin and Jim Shaw were absent. Council Member Jim Shaw's absence was with consent. Chairperson Hoover moved Alternate Board Members Roberts and Burnette to voting positions.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no modifications to the published agenda.
- B. Motion by Member Baughman, seconded by Jonassaint to adopt the agenda as presented. **Motion Carried Unanimously.**
- C. No comment cards were received for public participation for issues not on the agenda.
- D. Board Secretary Tammy Parker administered the Oath to the parties intending to speak, Ben Smith and Roxann Read.

IV. MINUTES

- A. Motion by Vice Chairperson Brass, seconded by Member Baughman to dispense with the reading and approve the November 20, 2025, Regular Meeting Minutes [as presented in **Exhibit 1**]. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:05 P.M.

- A. **Proposed Land Development Regulations (LDR) Text Amendment Application No. 25-001-TA, privately initiated by Edison Real Estate Partners, LLC, to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. Residential Planned Unit Development (PUD-R) District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all Multi-Use Planned Unit Development (PUD-M) and (PUD-R). (Exhibit 2)**

- 1. City Planning Consultant Ben Smith of Morris-Depew Associates, Inc., reviewed the Planning Staff Report and reminded the Board this is the first proposed zoning change since the workshop with City Council in October of 2025, where Council Members expressed the need for more flexibility in future planning and development. He further explained the current codes do not provide flexibility for less conventional development. The language in the Future Land Use (FLU) Mixed Use is narrow and specific, and the LDRs do not allow flexibility in developments. The proposed change would allow flexibility for use and would be beneficial for both the City and developer.

He continued, stating since submittal of the application, the applicant, their representatives and City staff have coordinated all the proposed changes to the regulations for Chapter 66-1 – Definitions; Chapter 90 – Division 13, PUD-R District; and Chapter 90 – Division 14 applicable to all PUD-M and PUD-R. City staff now fully supports the changes, finding the requested text amendment is consistent with the City's Comprehensive Plan and the findings required for granting a change in the LDRs.

- 2. On behalf of the applicant, Ms. Roxann Read of WGI, Inc., presented a PowerPoint overview describing the Planned Unit Development (PUD) changes and a future project planned within an area that includes the Blue

V. PUBLIC HEARING ITEM A CONTINUED

Heron Golf and Country Club properties. This project is pending recommendation for approval by the Planning Board and approval by City Council of the PUD changes. PowerPoint added to the record.

3. Discussion among the Board Members included the effects on the existing Blue Heron Golf Course property owners and residents and the existing Blue Heron Homeowners Association. Concerns discussed were potential drainage issues for the Blue Heron property owners, whether the homeowner's association was active, and changes in the types of development potentially allowed if the PUD changes were approved and the effects on the existing residents. City Administrator Gary Ritter addressed the Board clarifying the application before the Board was for a modification to the flexibility of PUDs as a whole as described in the City's Code of Ordinances, Zoning Chapter 90, Division 13 PUD-R and Division 14 PUD-M and PUD-R. He stated that while the request included the area of the Blue Heron Golf and Country Club, the application was a request for any areas city-wide with a current zoning designation as PUD-M and PUD-R.
4. Board member Phil Baughman stated he agreed flexibility is needed within PUD's but addressed specific concerns regarding the effect of these changes on the existing residents within the Blue Heron properties such as whether the Blue Heron Homeowners Association remained active, current road infrastructure and potential stormwater drainage issues. Other potential issues discussed amongst the Board included changes to lot sizes, buffer requirements and who would be responsible for maintenance of the stormwater system.
5. Board Member Jonassaint expressed concerns regarding who would benefit from the changes by questioning whether the proposed changes specifically benefit the applicant or if they would be beneficial to the community as a whole.
6. Planner Smith reiterated this is the first step to potential changes being presented to the City Council. He reminded the Board that prior to any development affecting the Blue Heron properties, an application and site plan must be presented to the Technical Review Committee which would require, a master concept, traffic studies, and stormwater management system among other things. Depending on the specifics of the proposed project in the area, it could potentially be before the Planning Board where any regulatory requirements or conditions could be addressed.
7. No Ex-Parte disclosures were offered.
8. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed Land Development Regulations Text Amendment Application No. 25-001-TA, as presented in Exhibit 2, which includes the Planning Consultants findings and recommendation for approval to amend regulations for Chapter 66-1 – Definitions; Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 13. PUD-R District; and Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 14 applicable to all PUD-M and PUD-R. The **Motion Carried with a vote of 6 votes in the affirmative and 1 vote against by Alternate Board Member Dora Roberts**. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

- B. Proposed Land Development Regulations Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's Land Development Code. (Exhibit 3)**

V. PUBLIC HEARING ITEM B CONTINUED

1. Planner Smith reviewed the Planning Staff Report and noted the application was being presented on behalf of the City of Okeechobee and proposed to amend Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District concurrently with the proposed amendment to PUD Divisions 13 and 14 brought forth by a private applicant to ensure that all PUD developments were consistent.

He further explained the changes requested by the City Council and would allow more oversight and flexibility by the City for Mixed-Use developments such as additional accessory uses, recreational facilities, open spaces or agricultural activities with more streamlined development standards.
2. Vice Chairperson Karyne Brass questioned the reason for the removal of pollutant regulations within the Comprehensive Plan. Planner Smith explained the language was somewhat burdensome since other agencies such as the Environmental Protection Agency, South Florida Water Management District (SFWMD) and others regulated pollutants. It was additionally noted that the City adopted it's own stormwater regulations that parallel those of SFWMD.
3. Motion by Vice Chairperson Brass, seconded by Member Baughman to recommend approval to the City Council for Proposed LDR Text Amendment Application No. 26-001-TA initiated by the City of Okeechobee, is limited to Chapter 90 – Zoning, Article III – Districts and District Regulations, Division 12, PUD-M District of the City's LDRs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

C. **Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the Planned Unit Developments (PUDs) zoning districts and the Commercial Future Land Use (FLU) is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. (Exhibit 4)**

1. Planner Smith reviewed the Planning Staff Report explaining the necessity of the text amendment to the Comprehensive Plan and update to the FLU Map due to the text amendment changes to the LDRs in conjunction with the previously discussed applications 25-001-TA and 26-001-TA.

Planner Smith referenced the Land Use Workshop held by the City Council in October 2025 where Staff was directed to prepare amendments to the policies and regulations for PUDs and the Commercial FLU category. He further explained that the proposed changes were limited to FLU Policy 2.1 which describes the City's FLU categories were intended to streamline, clarify, and modernize the City's policies and codes for PUDs by providing for more flexibility as originally intended.
2. Board members and City staff individually discussed the major changes listed in bullet form on page 1 of the Staff Report related to FLU Policy 2.1(c). The removal of the table showing aggregate acreage requirements within the Mixed-Use FLU Map Category was discussed in detail. Vice Chairperson Brass expressed concern with removing the table and potential risks of reducing the City's desired commercial land use acreage. City Planner Smith explained the table was not needed since FLU Policy 2.1(c)5 was straight forward and specifically stated the Commercial future land use and Mixed - Use FLU 'shall not be reduced to less than 395 acres' and Mixed-Use, and the current total is 397.94 acres.

V. PUBLIC HEARING ITEM C CONTINUED

3. Motion by Vice Chairperson Brass, seconded by Member Jonassaint to recommend approval to the City Council for Proposed Text Amendment to the Comprehensive Plan FLU Policy 2.1(c) Application No. 26-001-CPA in conjunction with the companion text amendments to the PUD zoning districts and the Commercial FLU is intended to streamline, clarify, and modernize the City's policies and codes for PUDs. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 21, 2026.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:26 P.M.

VI. CITY ADMINISTRATOR UPDATE

City Administrator Gary Ritter noted they had each met new General Services Director Tammy Parker and that this would be his last Planning Board meeting before his retirement. He thanked the Board and stated it had been his pleasure to work with each of them, but he was leaving them in good hands with incoming City Administrator Denise Whitehead.

VII. ADJOURNMENT

Chairperson Hoover adjourned the meeting at 7:27 P.M.

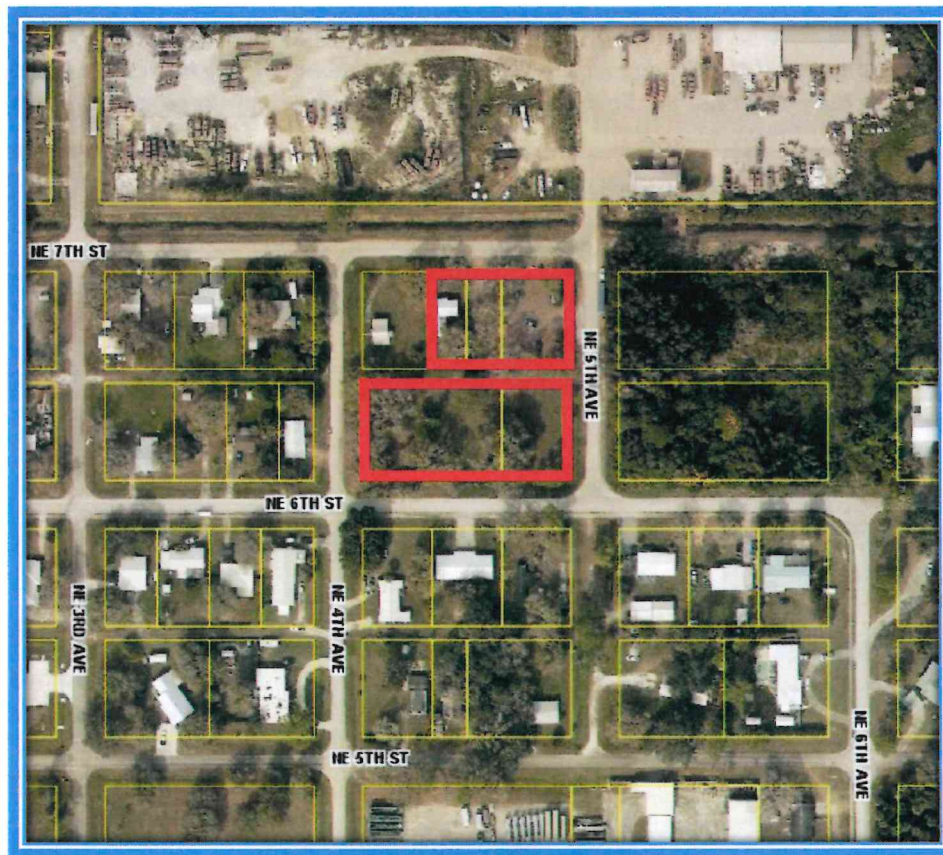
Submitted by:

Tammy Parker, Board Secretary

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

26-001-SSA

Comprehensive Plan Amendment Staff Report



Applicant | Diamond R Fertilizer Co., Inc.

Address | Lots 1-4 and 7-12, Block 80, City of Okeechobee



Prepared for The City of Okeechobee

General Information

Owner: Diamond R Fertilizer Co., Inc.

Applicant: Diamond R Fertilizer Co., Inc.

Primary Contact: Jeffrey M. Sumner, P.E. (863) 634-9474, jeff@sumnerengineering.com

Site Address: NE 4th Avenue to NE 5th Avenue, from NE 6th ST and NE 7th ST, less Lots 5-6, Block 80

Parcel Identification: 3-15-37-35-0010-00800-0040, 3-15-37-35-0010-00800-0030,
3-15-37-35-0010-00800-0010, 3-15-37-35-0010-00800-0110, and 3-15-37-35-0010-00800-0070

Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>

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

	Existing	Proposed
Future Land Use	Single-Family Residential	Industrial
Zoning	Residential Single Family (RSF-1)	Industrial (IND)
Use of Property	Vacant & Single Family Residential	Industrial
Acreage	1.61	1.61

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

	Future Land Use	Zoning	Existing Use
North	Industrial	Industrial (IND)	Mineral Processing/ Industrial
East	Industrial	Industrial (IND)	Vacant Industrial
South	Single-Family Residential	Residential Single-Family (RSF-1)	Single-Family Residential
West	Single-Family Residential	Residential Single-Family (RSF-1)	Single-Family Residential & Multi Family Residential

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is an Amendment to the Future Land Use Map of the City's Comprehensive Plan to change the future land use designation for five parcels, totaling 1.61-acres, from Single-Family Residential to Industrial. Based on the size of the property, per Chapter 163.3187 F.S., this application qualifies as a Small-Scale Amendment (SSA) to the City's Comprehensive Plan.

The Applicant has also submitted a concurrent Rezoning Application (26-001-R) requesting to change the Zoning classification of the subject parcels from Residential Single-Family (RSF-1) to Industrial (I). Four of

the parcels are currently vacant and one parcel has an existing single-family dwelling. The Applicant is proposing to expand their existing fertilizer plant from the site to the north to the subject property.

The applicant has also indicated that upon approval of the currently requested future land use map amendment and the rezoning, ROW abandonment and joinder applications will likely be submitted to combine the subject parcels to the adjacent industrial fertilizer operation to the north and east.

Current Development Potential as Single Family Residential

The property is currently designated Single-Family Residential on the City of Okeechobee Future Land Use Map. The Single-Family Residential FLU allows for permitted uses including single-family dwellings, mobile home parks, houses of worship, public and private schools, public facilities, limited agriculture, and accessory uses customary to permissible uses. The maximum standard density within the Single-Family Residential FLU is 4 dwelling units per acre for residential units on individual lots, and 6 dwelling units per acre for mobile home parks. The 1.61-acre subject property has a maximum Single-Family Residential development potential of 6 dwelling units. The Single-Family Residential FLU does not allow for commercial or industrial uses.

Future Development Potential as Industrial

If this future land use map change and the companion rezoning request are approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the Industrial FLU and the Industrial zoning district. The Industrial FLU allows large-scale manufacturing or processing activities, business offices and schools, wholesaling and warehousing, public facilities, public utilities, limited retail and service uses, and off-site signs, limited agriculture, and accessory uses customary to permissible uses. Other uses related to and consistent with industrial development such as adult entertainment, salvage yards, fortunetellers, bulk storage of hazardous materials and manufacturing of chemical or leather products may be permissible under certain circumstances through a special exception request. The maximum floor area ratio of the Industrial FLU is 3 and the maximum impervious surface for development within this category shall not exceed 85 percent of the site.

Based on the IND zoning district standards, which allow for a maximum of 50% building coverage and a potential building height of 45 (three stories), an FAR of 1.5 is the theoretical maximum development potential on the 1.61 acres for a total potential floor area of approximately 105,197 square feet. However, it is not typical to exceed one story for Industrial uses in the City, especially considering the applicable parking and landscaping standards. One story development with 50% building coverage on 1.61 acres would result in approximately 35,065 square feet of floor area. However, the applicant has also indicated that upon approval of the currently requested future land use map amendment and the rezoning, ROW abandonment and joinder applications will likely be submitted to combine the subject parcels to the adjacent industrial fertilizer operation to the north and east. Depending on the final configuration, these actions could create a developable parcel totaling approximately 2.23 acres. One story development with 50% building coverage on 2.23 acres would result in approximately 48,569 square feet of floor area.

Consistency with Comprehensive Plan and Adjacent Uses

Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas shall discourage urban sprawl.

The subject property is adjacent to existing industrial property to the north, vacant industrial to the east, multi-family and mobile home property to the south, and single family residential to the west. Staff finds that the requested Future Land Use Map Amendment from Single-Family Residential to Industrial is consistent with the uses found to the north and east and allows for infill development of vacant property. The proposed amendment satisfies Objective 12 of the City of Okeechobee Comprehensive Plan, which encourages infill development, compatibility with adjacent uses, and discourages urban sprawl.

The Application for Comprehensive Plan Amendment requires that the applicant demonstrate consistency with the City of Okeechobee Comprehensive Plan and provides a series of consistency related questions which the applicant should respond to. Staff comments are also provided in response to the standards and the applicant's responses.

1. Discuss how the proposal affects established City of Okeechobee population projections.

Applicant Response: Industrial development can lead to increasing job opportunities, which could tangentially lead to modest population increases. This depends on numerous factors, including the type of industry, and the suitability of the existing local workforce to that industry. Given the small size of the subject property, the proposed minor FLUM amendment changing the existing FLUM designation from Single-Family Residential to Industrial is expected to have minimal effect on the established City of Okeechobee population projections.

Staff Response: Staff agrees that the request will have minimal impact on population projections.

2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

Applicant Response: Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas shall discourage urban sprawl. The subject property is immediately adjacent to existing Industrial land uses, and near rail facilities and major highways. Objective 12 is met.

Staff Response: We agree.

3. Describe how the proposal affects the county's Comprehensive Plan as it relates to adjacent unincorporated areas.

Applicant Response: The proposed FLUM amendment is not adjacent to any unincorporated areas, so the County's Comprehensive Plan is not affected.

Staff Response: We agree.

4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

Applicant Response: The proposed FLUM amendment is small in size and is not relevant to the State Policy Plan and Regional Policy Plan goals and policies.

Staff Response: This request is fairly de minimis and does not warrant a review of the State and Regional Policy Plans in order to make a determination of approval or denial.

Adequacy of Public Facilities and Services

The Applicant provided analysis of public facilities and services using the maximum density and industrial square foot intensity based on the maximum acreage that will result from the previously mentioned ROW abandonment and joinder applications (2.23 acres).

Traffic Impacts

The Applicant provided the following information:

Utilizing the ITE Trip Generation Manual (11th Edition) to estimate traffic volumes associated with the proposed Land Use Designation (relative to the existing Land Use Designation), and utilizing the maximum development units for each as shown in Part III.B of the application, the estimated increase in expected traffic volumes is as follows:

Description/ITE Code	Units	Expected Units	Calculated Daily Trips	PM Peak Trips	AM Peak Trips
Single Family Homes (210)	DU	7	66	7	5
Gen Light Industrial (110)	1000SF GFA	48.6	237	32	36
Increase			171	25	31

An estimated increase of 25 PM peak trips and 31 AM peak trips is below the 100 trip threshold requiring a full traffic study at this time. Based on this preliminary analysis, we would not expect the proposed use to burden existing LOS of the surrounding road network.

Staff finds that the analysis is properly conducted to demonstrate the highest potential increase in vehicle trips and agree that the increase is below the threshold to require a Traffic Impact Study and is not expected to significantly burden the surrounding road network.

Demand for Potable Water and Sewer Treatment

The Applicant provided potable water and sanitary sewer demand calculations for the requested Future Land Use Map Amendment demonstrating the potential increase in demand that would result from the requested map change.

Future Land Use Policy 1.1 contains adopted level of service standards for potable water at 114 gallons per capita per day and wastewater at 130 gallons per capita per day. For purposes of estimating water and wastewater demand for industrial uses, the City typically estimates demand at 0.15 gallons per day

per square foot of floor area. The following calculations are based on these standards and the US Census Bureau's latest estimated average number of persons per household for the City:

Existing FLU Potable Water Demand

7 dwelling units X 2.7 persons per household X 114 gal/person/day = 2,154 gallons per day

Proposed FLU Potable Water Demand

48,634 square feet X 0.15 gal/sf/day = 7,295 gallons per day

Existing FLU Wastewater Demand

7 dwelling units X 2.7 persons per household X 130 gal/person/day = 2,457 gallons per day

Proposed FLU Wastewater Demand

48,634 square feet X 0.15 gal/sf/day = 7,295 gallons per day

The increase in potential demand is 5,141 gallons of potable water per day and 4,838 gallons of wastewater per day. The applicant has provided letters of service availability from OUA which state that adequate water and wastewater capacity is available to serve the potential increase in service demands.

Demand for Solid Waste Disposal

The application submittal includes a letter from Waste Management which states that required services for all Solid Waste and Recyclable Materials Collection and Disposal Services can be adequately provided.

Environmental Impacts

The Applicant has submitted a National Wetlands Inventory map which does not depict the presence of any known on-site wetlands on the subject site, which is mostly undeveloped and maintained.

According to the attached Soil Map, there is one soil type located on the subject parcels: Immokalee fine sand, 0 to 2 percent slopes. The soil found on the subject parcels should cause no development limitations.

The applicant has stated that there is no unique habitat or endangered species on the subject parcel, though there is no environmental analysis provided to substantiate this claim.

The provided National Flood Hazard Layer FIRMette identifies the subject parcels to be located within Zone X with minimal flood risk.

Recommendation

Based on the materials provided by the applicant and the above analysis, we find that this request to change the future land use designation from Single Family Residential to Industrial is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the applicant's request.

Submitted by:

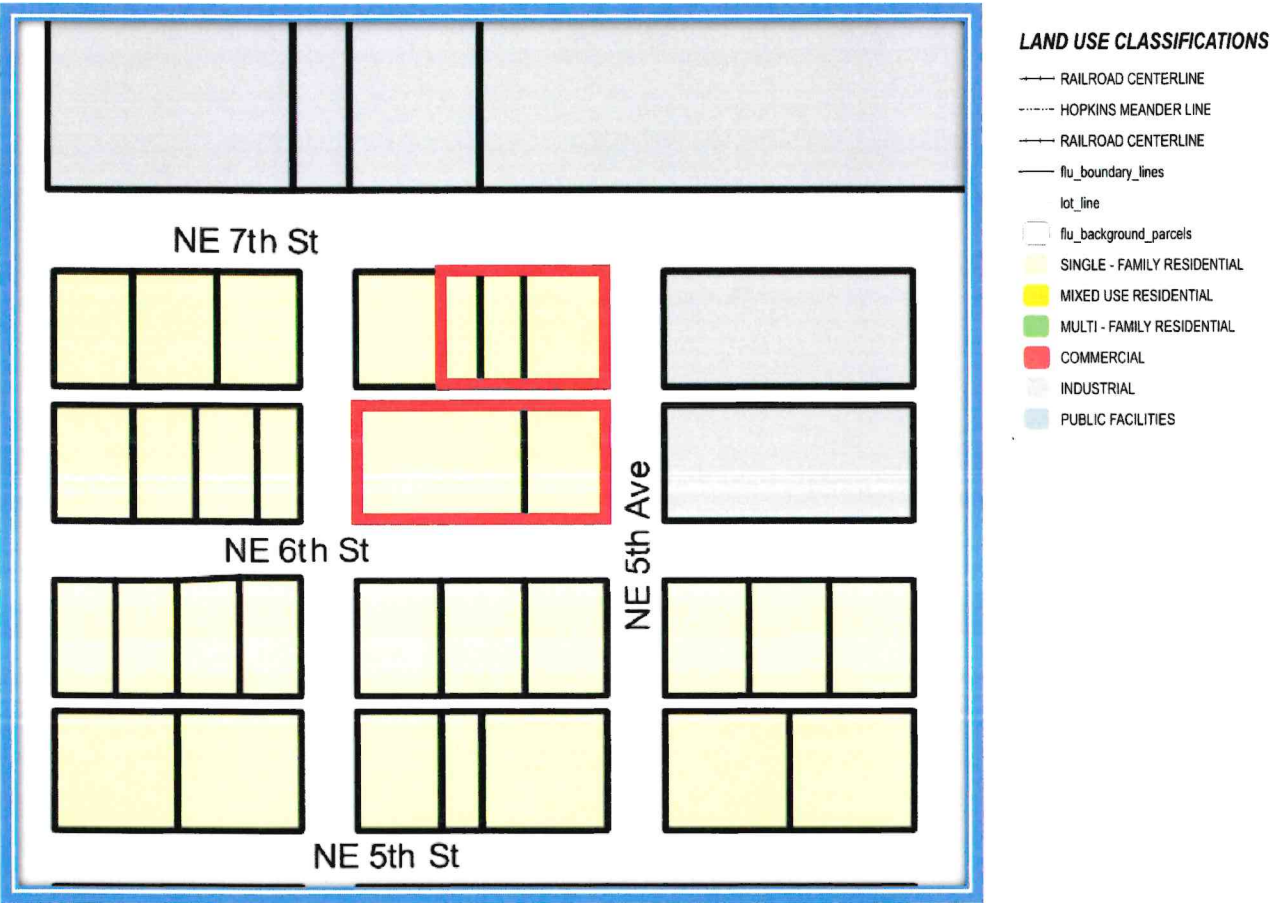


Ben Smith, AICP, Director of Planning, Morris-Depew Associates Inc.
Marissa Fewell, AICP, Senior Planner, Morris-Depew Associates Inc.
August 7, 2026

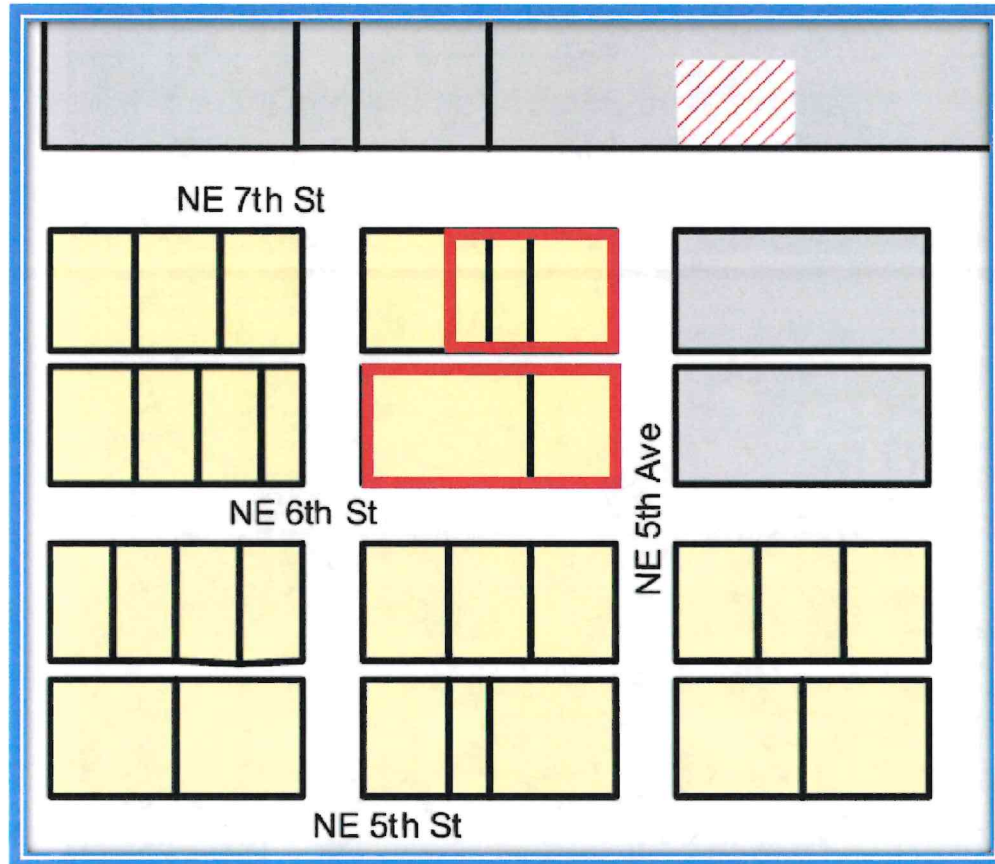
Okeechobee Planning Board Hearing: August 20, 2026

Supplemental Exhibits

Current Future Land Use Map



Existing Zoning Map



ZONING

- boundary_lines
- - - HOPKINS MEANDER LINE
- + RAILROAD CENTERLINE
- city_zoning_parcels_background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO

[illegible]

City of Okeechobee General Services Department 55 S.E. 3 rd Avenue, Room 101 Okeechobee, Florida 39974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686	Date: <u>May 15, 2024</u>	Petition No. <u>26-001-SSA</u>
	Fee Paid: <u>910. -</u>	Jurisdiction:
	1 st Hearing: <u>8-20-2024</u>	2 nd Hearing:
	Publication Dates:	
	Notices Mailed:	

APPLICATION FOR COMPREHENSIVE PLAN AMENDMENT

TO BE COMPLETED BY CITY STAFF:

Verified FLUM Designation: SFR

Verified Zoning Designation: BSF-1

Plan Amendment Type: ☐ Large Scale (LSA) involving over 100 acres or a Text Amendment

☒ Small Scale (SSA) involving 100 acres or less (may include a Text Amendment that relates directly to, and is adopted simultaneously with, the Small Scale Map Amendment)

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. *Please print or type responses.* If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 49 (plus surveys)

Submit 1 (one) copy of the complete application and amendment support documentation, including maps, to the General Services Department. Fifteen (15) copies of any documents over 11 X 17 are required to be submitted by the applicant.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

05-15-26

Date

Signature of Owner or
Authorized Representative*

*Attach Notarized Letter of Owner's Authorization

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

I. APPLICANT/AGENT/OWNER INFORMATION

Diamond R Fertilizer Co., Inc., Attn: Mike Hudson, President / CEO

Applicant

4100 Glades Cut-off Road

Address
Ft Pierce

FL

34981

City
772-464-9300

State

Zip

mike.hudson@diamond-r.com

Telephone Number

Fax Number

E-Mail

Jeffrey M. Sumner

Agent*

410 NW 2nd Street

Address

Okeechobee

FL

34972

City

State

Zip

863-634-9474

jeff@sumnerengineering.com

Telephone Number

Fax Number

E-Mail

Diamond R Fertilizer Co., Inc.

Owner(s) of Record

See above

Address

City

State

Zip

Telephone Number

Fax Number

E-Mail

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

*This will be the person contacted for all business relative to the application.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

II. REQUESTED CHANGE (Please see Section V. Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map (FLUM) Amendment

B. SUMMARY OF REQUEST (Brief explanation):

Small scale amendment (SSA) to the FLU Map, changing the subject property's FLU from
Single Family Residential to Industrial.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. PROPERTY LOCATION:

1. Site Address: Lots 1-4 and 7-12, Block 80, City of Okeechobee.

2. Property ID #(s): 3-15-37-35-0010-00800-0040, 3-15-37-35-0010-00800-0030,
3-15-37-35-0010-00800-0010, 3-15-37-35-0010-00800-0110, 3-15-37-35-0010-00800-0070

B. PROPERTY INFORMATION (Note: Property area should be to the nearest tenth of an acre. For properties of less than one acre, area should be in square feet.)

1. Total Area of Property: 1.61 Acres

2. Total Area included in Request: 1.61 Acres

a. In each Future Land Use (FLU) Category: _____

(1) Single Family Residential (all)

(2) _____

(3) _____

(4) _____

b. Total Uplands: 1.61 acres

c. Total Wetlands: 0.00 acres

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

3. Current Zoning: Residential Single Family - One
4. Current FLU Category: Single-Family Residential
5. Existing Land Use: Vacant and Single-Family Residential
6. Requested FLU Category: Industrial

D. MAXIMUM DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY

Development Type	Existing FLU Category	Proposed FLU Category
Residential		
Density (DU/Acre)	4	
Number of Units	7	
Commercial (sq. ft.)		
Industrial (sq. ft.)		48,634 ¹

¹ 50% Allowable Bldg Coverage of total acreage including alley and NE 5th Avenue per LDC (see section B in the attached letter)

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on the submittal requirements of the State of Florida, Department of Community Affairs for a comprehensive plan amendment, and policies contained in the City of Okeechobee Comprehensive Plan. Staff will evaluate this request based on the support documentation provided by the applicant.

A. GENERAL INFORMATION AND MAPS

Unless otherwise specified, the Applicant must provide the following materials for any proposed amendment that will affect the development potential of properties. If large maps are submitted, the Applicant may be required to provide 8.5" x 11" maps for inclusion in public hearing packets.

1. Wording of any proposed text changes.
2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties.
3. A map showing existing land uses (not designations) of the subject property and surrounding properties.
4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations.
5. Map showing existing zoning of the subject property and surrounding properties.
6. **Three (3) CERTIFIED BOUNDARY** surveys of the subject property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: date of survey, surveyor's name, address, and phone number; legal description of subject property pertaining to the application; computation of total acreage to nearest tenth of an acre; location sketch of subject property, and surrounding area within one-half mile radius.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner.

B. PUBLIC FACILITIES IMPACTS

Note: The applicant must calculate public facilities impacts based on a maximum development scenario.

1. Traffic Analysis
 - a. For Small Scale Amendments (SSA)
 - (1) The Applicant shall estimate of traffic volumes associated with the proposed change using the most recent edition of Trip Generation prepared by the Institute of Traffic Engineers and assuming maximum development potential of the property.
 - (2) If the proposed Future Land Use change will result in an increase of 100 or more peak hour vehicle trip ends in excess of that which would result under the current Future Land Use designation, the Applicant shall attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer
 - b. For Large Scale Amendments (LSA)

All LSAs shall be accompanied by a Traffic Impact Study prepared by a professional transportation planner or transportation engineer.
 - c. Traffic Impact Studies are intended to determine the effect of the proposed land use change on the city's roadway network and the city's ability to accommodate traffic associated with the proposed change over a ten-year planning period.
 - d. An inability to accommodate the necessary modifications within the financially feasible limits of the city's plan will be a basis for denial of the requested land use change;
2. Provide estimates of demand associated with maximum potential development of the subject property under the current and proposed Future Land Use designations for provision potable water, sanitary sewer, and recreation/open space as follows:
 - a. Potable Water and Sanitary Sewer demand based on:
 - (1) 114 gallons per person per day (gppd) for residential uses
 - (2) 0.15 gallons per day per square foot of floor area for nonresidential uses
 - b. Recreation, and Open Space demand for residential uses of 3 acres per thousand peak season population.

For questions relating to this application packet, call the General Services Dept. at (863) 763-3372, Ext. 9824

3. Provide a letter from the appropriate agency substantiating the adequacy of the existing and proposed facilities, to support development resulting from the proposed change, including:

- a. Solid Waste;
- b. Water and Sewer;
- c. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation, as well as estimates of maximum population and nonresidential square footage developable under the existing and proposed Future Land Use categories. The application should include the applicant's correspondence to the responding agency.

C. ENVIRONMENTAL IMPACTS

Proposed plan amendments shall be accompanied by evidence that the following studies either have been completed for another permitting agency or are not relevant to the property. There shall be inventories of:

1. Wetlands and aquifer recharge areas.
2. Soils posing severe limitations to development.
3. Unique habitat.
4. Endangered species of wildlife and plants.
5. Floodprone areas.

D. INTERNAL CONSISTENCY WITH THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN

1. Discuss how the proposal affects established City of Okeechobee population projections.
2. List all goals and objectives of the City of Okeechobee Comprehensive Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects the County's Comprehensive Plan as it relates to adjacent unincorporated areas.
4. List State Policy Plan and Regional Policy Plan goals and policies that are relevant to this plan amendment.

E. JUSTIFICATION OF PROPOSED AMENDMENT

Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

V. FEE SCHEDULE

Large Scale Amendment (LSA)	\$4,000.00 plus \$30.00 per acre
Small Scale Amendment (SSA)	\$850.00 plus \$30.00 per acre
Text Amendment Flat Fee	\$2,000.00 each

VI. AFFIDAVIT

I, Jeffrey M Sumner, certify that I am the authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of the City of Okeechobee to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.


Signature of Authorized Agent

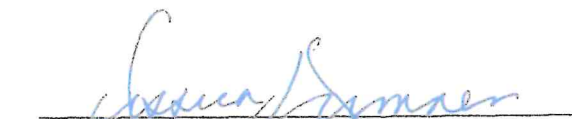
11-14-25
Date

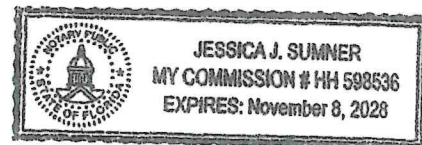
Jeffrey M Sumner
Typed or Printed Name

STATE OF FLORIDA

COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of November 14, 2025, by Jeffrey Sumner, who
(Name of Person)
is personally known to me or produced _____ as identification.


Notary Public Signature



**City of Okeechobee
Owner/Applicant Agent Authorization**

Project Name: Diamond R Fertilizer

Application Type (if available): Rezoning, Land Use Amendment, Site Plan

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization(s) indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

Printed Name of Authorized Agent: **JEFFREY M SUMNER**

Typed/Printed Name of Owner/Applicant: Diamond R Fertilizer Co., Inc., Attn: Mike Hudson

Corporate Title if Applicable: President / CEO

Signature of Owner/Applicant: 

Date: 1/2/2025

**STATE OF FLORIDA
COUNTY OF**

The foregoing instrument was acknowledged before me by means of 1 physical presence or
____ online notarization, this 2 day of January, 2025, by Michael Hudson,
(Name of Person)
who is personally known to me or produced _____ as identification.




NOTARY PUBLIC SIGNATURE



May 15, 2026

City of Okeechobee Planning & Zoning Department
Attn: Tammy Parker, General Services Director
55 SE 3rd Avenue
Okeechobee, FL 34974

RE: **Amendment Support Documentation**
Small-Scale Comprehensive Plan Amendment
Lots 1 – 4 & 7 - 12, Block 80, City of Okeechobee

Ms. Trimnal:

This letter report is intended to supplement the above-referenced application, specifically **Part IV – Amendment Support Documentation**. The subject parcels (Lots 1 – 4 & 7 - 12, Block 80) are mostly vacant land (lot 4 is developed with a single family home) immediately south of the existing Industrial development owned and operated by Diamond R Fertilizer Co., Inc. (the applicant). The subject property currently has a FLU designation of Single-Family Residential. Current zoning for the subject property is Residential Single-Family (a concurrent application is being filed to change the zoning to Industrial.) Support documentation for the application is described below and/or attached hereto. I have attempted to use lettering / numbering consistent with that in the application form.

A. GENERAL INFORMATION AND MAPS

1. Wording of Proposed text changes. **N/A – No text changes are proposed.**
2. A map showing the boundaries of the subject property, surrounding street network, and Future Land Use designations of surrounding properties. **Map A-2 – Future Land Use Designations is attached.**
3. A map showing existing land uses (not designations) of the subject property and surrounding properties. **Map A-3 – Existing Land Use (Actual) is attached.**
4. Written descriptions of the existing land uses and how the proposed Future Land Use designation is consistent with current uses and current Future Land Use designations. **The subject property is within the urban developed area of the City Okeechobee. The property is currently vacant with single-family residential zoning and FLU designations. However, the subject property is south of and immediately adjacent to existing industrial development owned by the applicant; and it is situated regionally with a growing industrial area (including the City Commerce Park 0.14 miles north and east of the subject property.)**

5. Map showing existing zoning of the subject property and surrounding properties. **Map A-5 – Existing Zoning Designations** is attached.
6. Certified property boundary survey; date of survey; surveyor's name, address and phone number; and legal description(s) for the property subject to the requested change. **Three (3) signed and sealed surveys of the subject property are included in this application package.**
7. A copy of the deed(s) for the property subject to the requested change. **Exhibit A-7 – Deed** is attached.
8. An aerial map showing the subject property and surrounding properties. **Map A-8 – Aerial** is attached.
9. If applicant is not the owner, a notarized letter from the owner of the property authorizing the applicant to represent the owner. **The required forms are attached.**

B. PUBLIC FACILITIES IMPACTS

Rationale for Project Impact Analysis

In assessing potential impacts to public facilities, we have attempted to provide a realistic assessment of the likely proposed use. In discussions with the applicant, we understand that future development of the property will likely entail partial road and alley closures, increasing the overall developable area of the property. This includes closure of the alley in Block 80, closure of NE 5th Avenue between NE 6th and 7th Streets, and closure of NE 7th Street from NE 4th Avenue and east. However, NE 7th Street is a city drainage ditch, making it unable to be developed. Combining the lots and alley in Block 80 and NE 5th Avenue, this would create a developable parcel totaling 2.23 acres.

The maximum allowable building coverage is 50%, although height allowances could create floor area coverage in excess of that value. That said, in Industrial zones it would be atypical for multi-story offices or similar occupied spaces to occur – rather, taller buildings are often attributable to materials storage, processing / manufacturing, and similar uses. Because of this, and considering other normal site requirements (setbacks / buffers, parking, stormwater management, etc.), we feel that 50% building coverage over the developable area described above (**48,634 SF GFA**) is a reasonable assumption. We also fully understand and expect that a more rigorous review of potential impacts will occur during the development review process as the site design is moved forward.

1. Traffic Analysis – Utilizing the ITE Trip Generation Manual (11th Edition) to estimate traffic volumes associated with the proposed Land Use Designation (relative to the existing Land Use Designation), and utilizing the maximum development units for each as shown in Part III.B of the application, the estimated increase in expected traffic volumes is as follows:

Description / ITE Code	Units	Expected Units	Calculated Daily Trips	PM Peak Trips	AM Peak Trips
Single Family Homes (210)	DU	7	66	7	5

Gen Light Industrial (110)	1000SF GFA	48.6	237	32	36
Increase			171	25	31

An estimated increase of 25 PM peak trips and 31 AM peak trips are below the 100 trip threshold requiring a full traffic study at this time. Based on this preliminary analysis, we would not expect the proposed use to burden existing LOS of the surrounding road network.

2. Potable Water and Sanitary Sewer / Solid Waste / Open Space

- a. Water and Sanitary Sewer - Utilizing the LOS values in the City's Comprehensive Plan of 114 gallons per person per day (gppd) for water and 130 gppd for wastewater and 2.7 persons per DU, the potential water and sewer flows for the existing FLU category are:

$7 \text{ DU} \times 2.7 \text{ people/DU} \times 114 \text{ gppd} = 2,154 \text{ gallons per day (water)}$

$7 \text{ DU} \times 2.7 \text{ people/DU} \times 130 \text{ gppd} = 2,457 \text{ gallons per day (wastewater)}$

The potential water and sewer flows for the proposed FLU category are:

$0.15 \text{ GPD/SF GFA} \times 48,634 \text{ SF} = 7,295 \text{ gallons per day (water)}$

$0.15 \text{ GPD/SF GFA} \times 48,634 \text{ SF} = 7,295 \text{ gallons per day (wastewater)}$

Increased water demand = 5,141 gallons per day

Increased sewer demand = 4,838 gallons per day

- b. Solid Waste - The amount of solid waste generated by the proposed Land Use can vary significantly depending on the exact industrial use proposed. Okeechobee Landfill, Inc. (the local solid waste provider) has indicated that existing facilities are adequate to handle any proposed use.
 - c. Recreation / Open Space – N/A – the change to Industrial will not meaningfully increase population, and therefore no additional open space / recreation areas are needed.
- 3 Correspondence with the appropriate agencies substantiating the adequacy of existing facilities to support the proposed change are included as Appendix B-3. At this point, we have requested capacity confirmation letters from Okeechobee Utility Authority (water and wastewater), and Okeechobee Landfill, Inc. (solid waste).

C. ENVIRONMENTAL IMPACTS

1. Wetlands and aquifer recharge areas. N/A – As confirmed by review of the National Wetland Inventory mapping system (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>), there are no on-site wetlands or recharge areas. See *Figure 1* below.

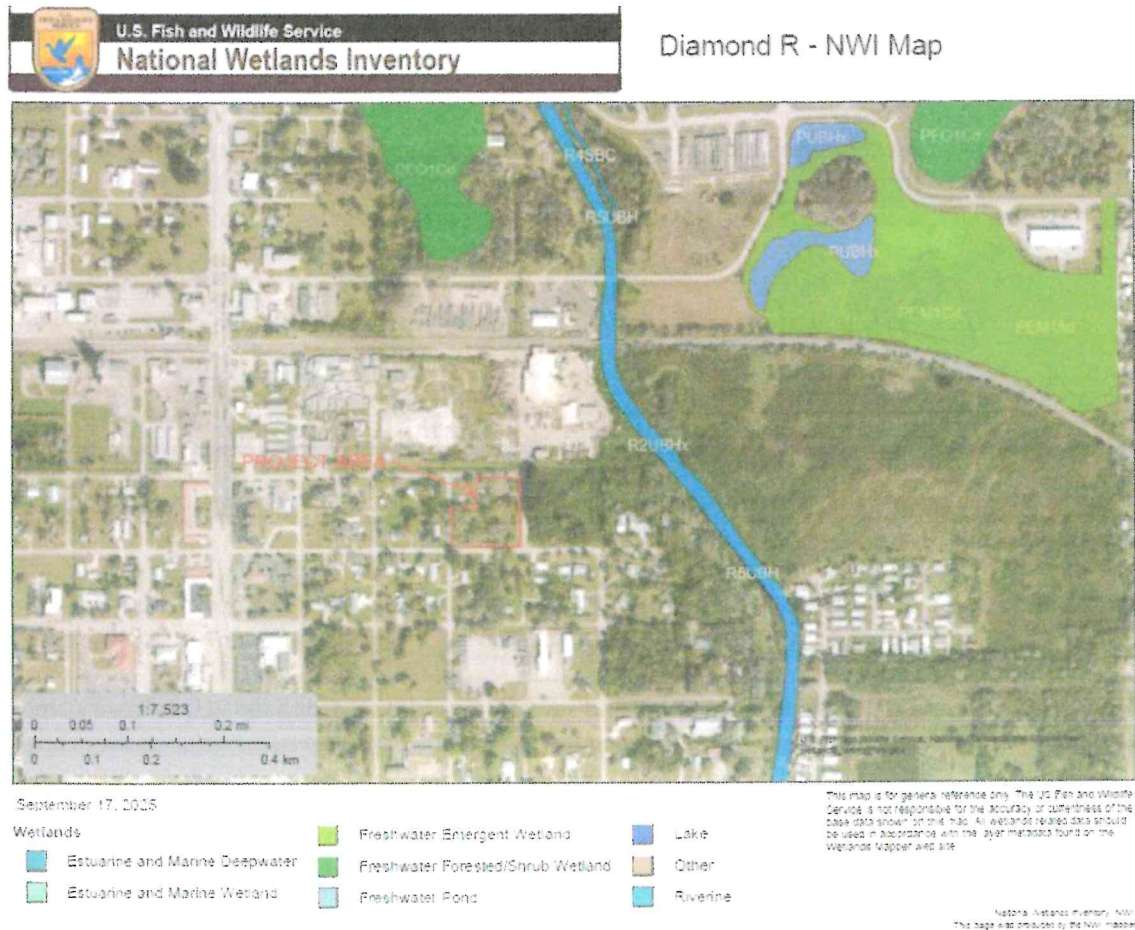
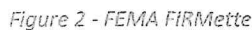


Figure 1 - National Wetland Inventory Map

2. Soils posing severe limitation to development. **N/A** – no soils posing severe limitation to development exist on the site. Development of the parcel can be accomplished with normal site preparation and soil treatment. **A soils map is attached as *Exhibit C-2*.**
3. Unique habitat. **N/A** – there is no unique habitat on this parcel.
4. Endangered species of wildlife and plants. **N/A** – there are no known endangered species present.
5. Floodprone areas. **N/A** – the subject property is within the developed City of Okeechobee, and has a flood zone designation of X (Area of Minimal Flood Hazard). See **Figure 2** below.



1. Effect on the established City of Okeechobee population projections. Industrial development can lead to increasing job opportunities, which could tangentially lead to modest population increases. This depends on numerous factors, including the type of industry, and the suitability of the existing local workforce to that industry. Given the small size of the subject property, the proposed minor FLUM amendment changing the existing FLUM designation from Single-Family Residential to Industrial is expected to have minimal effect on the established City of Okeechobee population projections.
2. Goals and Objectives of the City's Comprehensive Plan that are affected by the proposed amendment. Objective 12 states that the City of Okeechobee shall encourage compatibility with adjacent uses, and curtailment of uses inconsistent with the character and land uses of surrounding areas shall discourage urban sprawl. The subject property is immediately adjacent to existing Industrial land uses, and near rail facilities and major highways. Objective 12 is met.

3. Effects on the County's Comprehensive Plan as it relates to adjacent unincorporated areas. **The proposed FLUM amendment is not adjacent to any unincorporated areas, so the County's Comprehensive Plan is not affected.**
4. State Policy Plan and Regional Policy Plan goals and policies relevant to this plan amendment. **The proposed FLUM amendment is small in size and is not relevant to the State Policy Plan and Regional Policy Plan goals and policies.**

E. JUSTIFICATION OF PROPOSED AMENDMENT

The subject property is in a developed portion of the City and lies adjacent to existing industrial land uses. This application is in fact a proposed expansion of that existing industrial use. The applicant recognizes that there are varied uses near the subject property, and we believe that those uses can be adequately shielded through appropriate site planning.

We have attempted to prepare a complete application for the proposed Small Scale Amendment. However, if you have any questions or require any additional information at this time, please do not hesitate to contact me at your convenience. Thank you in advance for your assistance in this matter.

Sincerely,

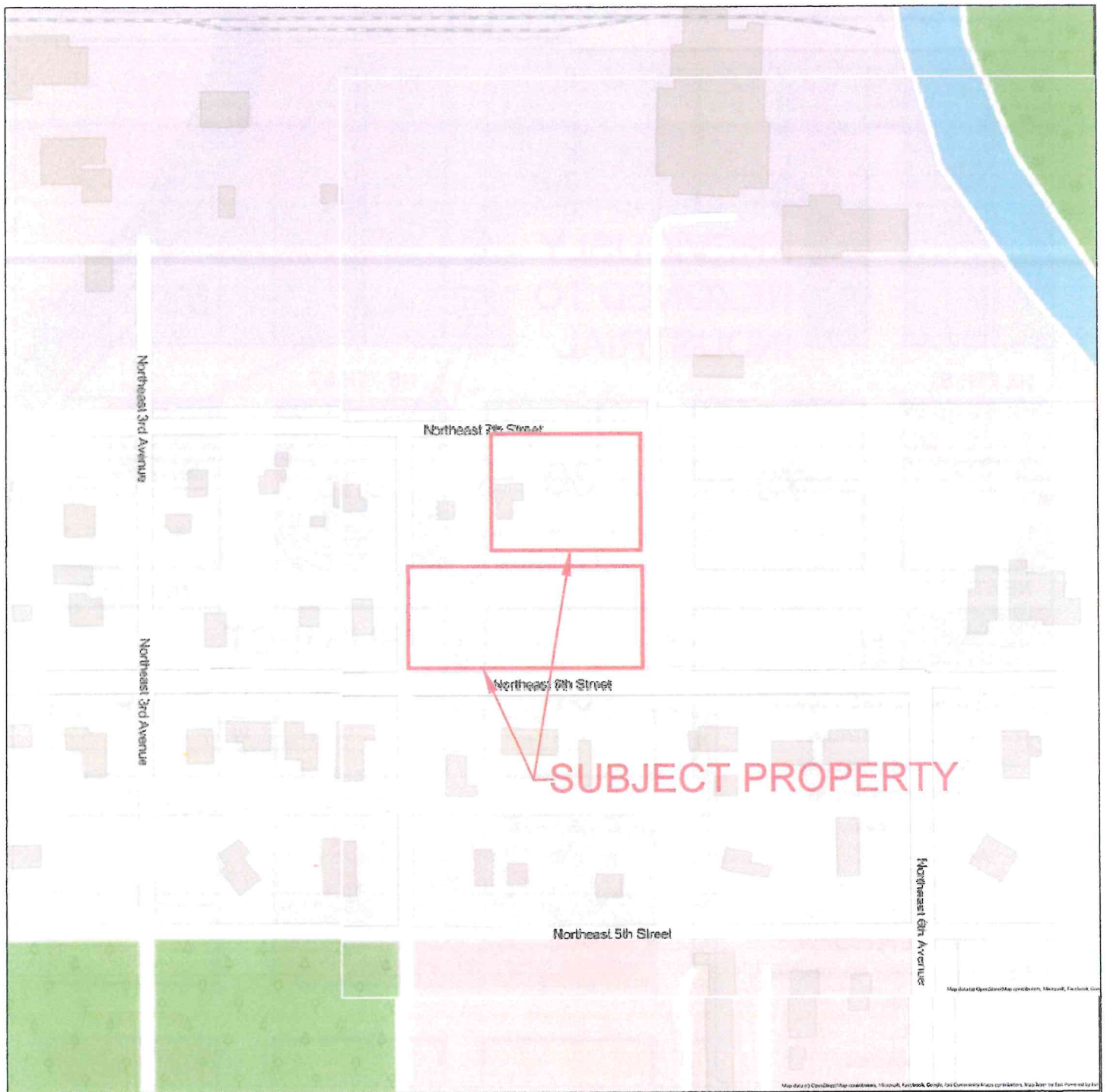
Sumner Engineering & Consulting, Inc.



Jeffrey M. Sumner, PE
President

c: Mike Hudson (via email)

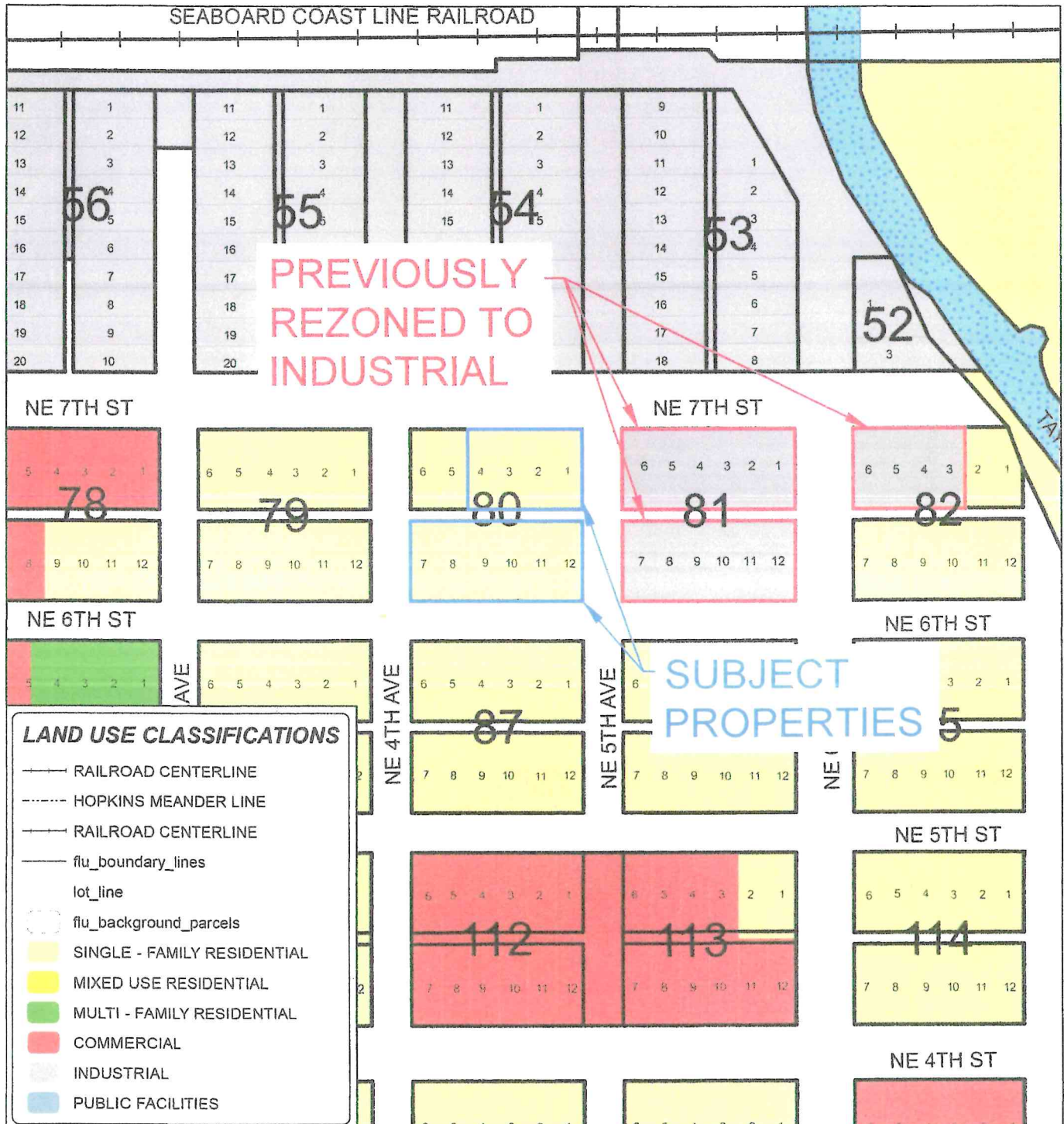
LOCATION MAP



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972
863.763.9474

MAP A-2 FUTURE LAND USE DESIGNATIONS



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972

863.763.9474

MAP A-3 EXISTING LAND USE (ACTUAL)

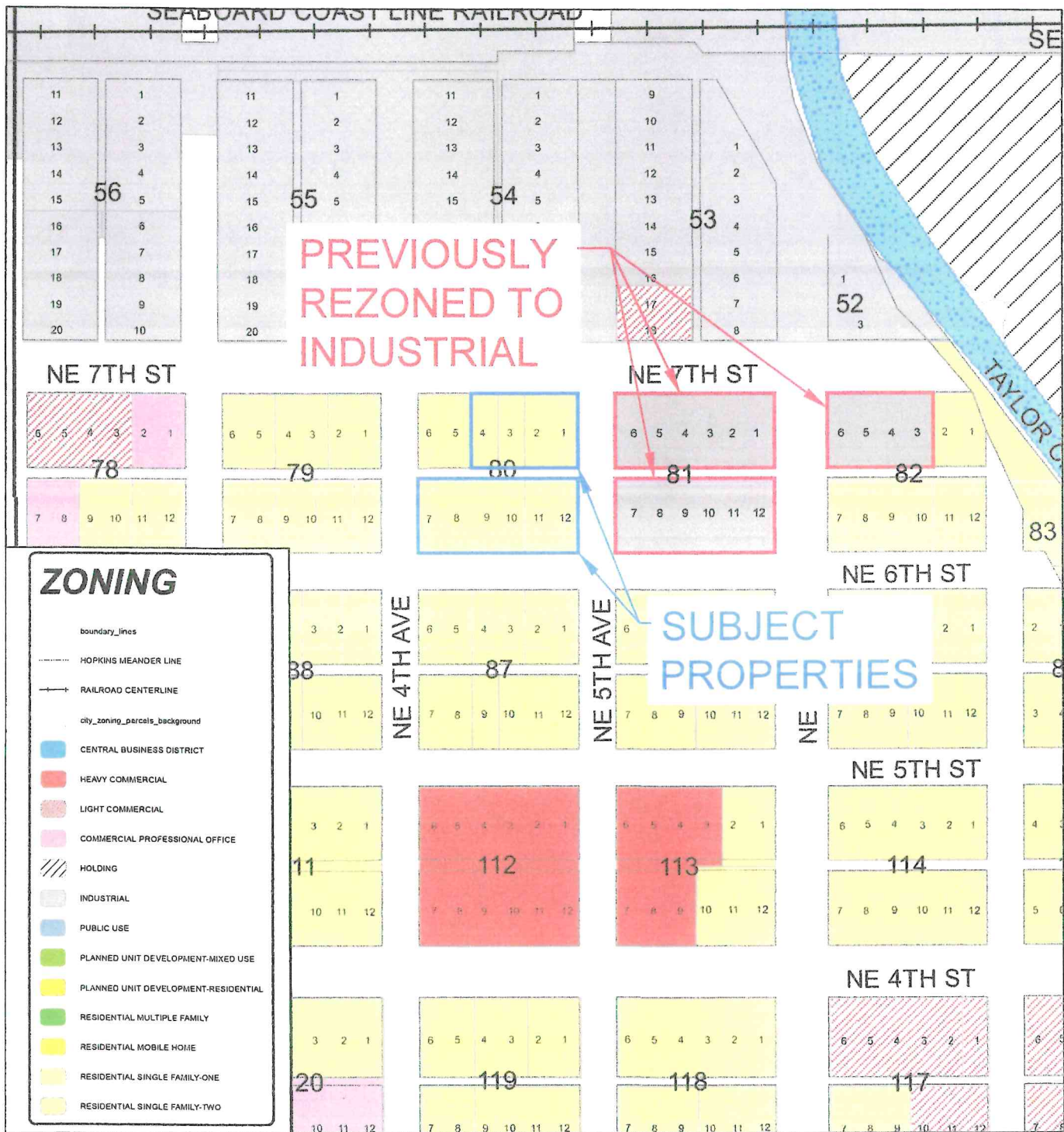


Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972

863.763.9474

MAP A-5 EXISTING ZONING DESIGNATIONS



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972
863.763.9474

EXHIBIT A-7
PROPERTY DEEDS

Parcel ID Number: 3-15-37-35-0010-00800-0110 &
3-15-37-35-0010-00800-0010

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33048

FILE NUM 2014001995
OR BK 743 PG 262
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:22:14 PM
AMT \$40,000.00
RECORDING FEES \$18.50
DEED DOC \$280.00
RECORDED BY M Pinon
Pgs 262 - 263 (2 pgs)

Warranty Deed

This Indenture, Executed this February 24, 2014 A.D. Between

MARVIN V ARNOLD, A MARRIED MAN,

whose address is 12261 NE 120TH STREET, OKEECHOBEE, FL 34972, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO., INC., A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES CUT-OFF ROAD, FORT PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

THE CAPTION PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Parcel ID Number: 3-15-37-35-0010-00800-0110 & 3-15-37-35-0010-00800-0010

Subject to covenants, restrictions, easements of record and taxes for the current year.

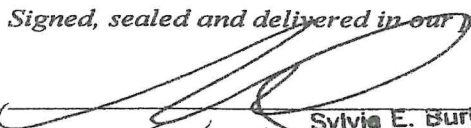
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

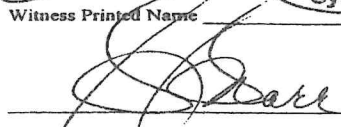
To Have and to Hold, the same in fee simple forever.

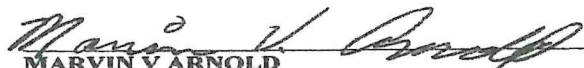
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:


Witness Printed Name Sylvia E. Burk


Witness Printed Name SUE STARR

 (Seal)
MARVIN V ARNOLD
Address: 12261 NE 120TH STREET, OKEECHOBEE, FL 34972

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 24, 2014, by MARVIN V ARNOLD, A MARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.




Notary Public Sylvia E. Burk
Print Name: _____
My Commission Expires _____

Exhibit "A"

LOTS 1, 2, 11 AND 12 OF BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY,
FLORIDA.(sv'da'14)

PARCEL ID #3-15-37-35-0010-00800-0010; # 3-15-37-35-0010-00800-0110

COPY

File Number: 33048

Legal Description with Non Homestead
Closer's Choice

Parcel ID Number: 3-15-37-35-0010-00800-0030

Prepared by and return to:

Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33049

FILE NUM 2014001997
OR BK 743 PG 266
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:26:10 PM
AMT \$10,000.00
RECORDING FEES \$18.50
DEED DOC \$70.00
RECORDED BY M Pinon
Pgs 266 - 267 (2 pgs)

Warranty Deed

This Indenture, Executed this February 18, 2014 A.D. Between

BRIAN M. ARNOLD, A SINGLE MAN, AND MARVIN V. ARNOLD, A MARRIED MAN,

whose address is K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO, INC, A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES RD, FT. PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

THE CAPTION PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF MARVIN ARNOLD.

Parcel ID Number: 3-15-37-35-0010-00800-0030

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:

Witness Printed Name

Sylvia E. Burk

Witness Printed Name

SUE STARR

BRIAN M. ARNOLD

Address: K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831

MARVIN V. ARNOLD

Address: K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 18, 2014, by BRIAN M. ARNOLD, A SINGLE MAN, AND MARVIN V. ARNOLD, A MARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.



Notary Public
Print Name:

Sylvia E. Burk

My Commission Expires

Exhibit "A"

LOT 3, BLOCK 80, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. ✓

COPY

File Number: 33049

Legal Description with Non Homestead
Closer's Choice



Prepared by and return to:
FRANK H. FEE, IV

Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 22-3433

Parcel Identification No. 3-15-37-35-0010-00800-0040

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of March, 2023 Between

NORTHEAST 7, LLC, a Florida limited liability company whose post office address is 13227 153RD ROAD NORTH, Jupiter, FL 33478 of the County of Palm Beach, State of Florida, grantor*, and

DIAMOND R FERTILIZER CO., INC., a Florida corporation whose post office address is 4100 GLADES CUT-OFF ROAD, Fort Pierce, FL 34981 of the County of Saint Lucie, State of Florida, grantee*,

Witneseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County Florida, to-wit:

Lot 4, Block 80, OKEECHOBEE, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 5, Public Records of Okeechobee County, Florida.

Subject to restrictions, reservations and easements of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

✓ [Signature]
Witness Name: Grubilla Trench
✓ [Signature]
Witness Name: Patrick Connelly

NORTHEAST 7, LLC, a Florida limited liability company
By: William C. Kennedy and Leslie A. Kennedy, as
Trustees of the William and Leslie Kennedy Trust, as
Manager
✓ By: [Signature]
WILLIAM KENNEDY, Trustee
✓ By: [Signature]
LESLIE KENNEDY, Trustee

✓ State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023 by WILLIAM KENNEDY and LESLIE KENNEDY, Trustees of The William and Leslie Kennedy Trust as Manager of NORTHEAST 7, LLC, on behalf of the company on behalf of the company, who ☒ are personally known to me or ☐ have produced a driver's license as identification.

✓ [Notary Seal]



✓ [Signature]
Notary Public

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33050

FILE NUM 2014001996
OR BK 743 PG 264
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:24:12 PM
AMT \$40,000.00
RECORDING FEES \$18.50
DEED DOC \$280.00
RECORDED BY M Pinon
Pgs 264 - 265 (2 pgs)

Warranty Deed

This Indenture, Executed this February 24, 2014 A.D. Between

RANDALL W. ELLERBEE, AN UNMARRIED MAN,

whose address is P.O. BOX 280, OKEECHOBEE, FL 34973, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO, INC, A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES RD, FT. PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-00800-0070

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

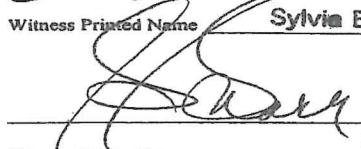
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:



Witness Printed Name **Sylvia E. Burk**



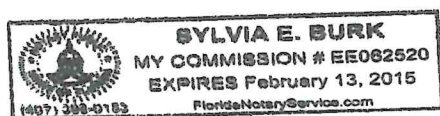
Witness Printed Name **SUE STARR**

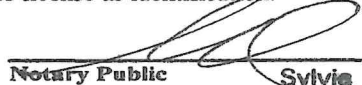


RANDALL W. ELLERBEE (Seal)
Address: P.O. BOX 280, OKEECHOBEE, FL 34973

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 24, 2014, by RANDALL W. ELLERBEE, AN UNMARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.





Notary Public
Print Name: **Sylvia E. Burk**
My Commission Expires _____

Exhibit "A"

**LOTS 7, 8, 9 AND 10, BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. ↓**

COPY

File Number: 33050

**Legal Description with Non Homestead
Closer's Choice**

MAP A-8 AERIAL



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972
863.763.9474

APPENDIX B-1

ITE FITTED CURVES

Single-Family Detached Housing (210)

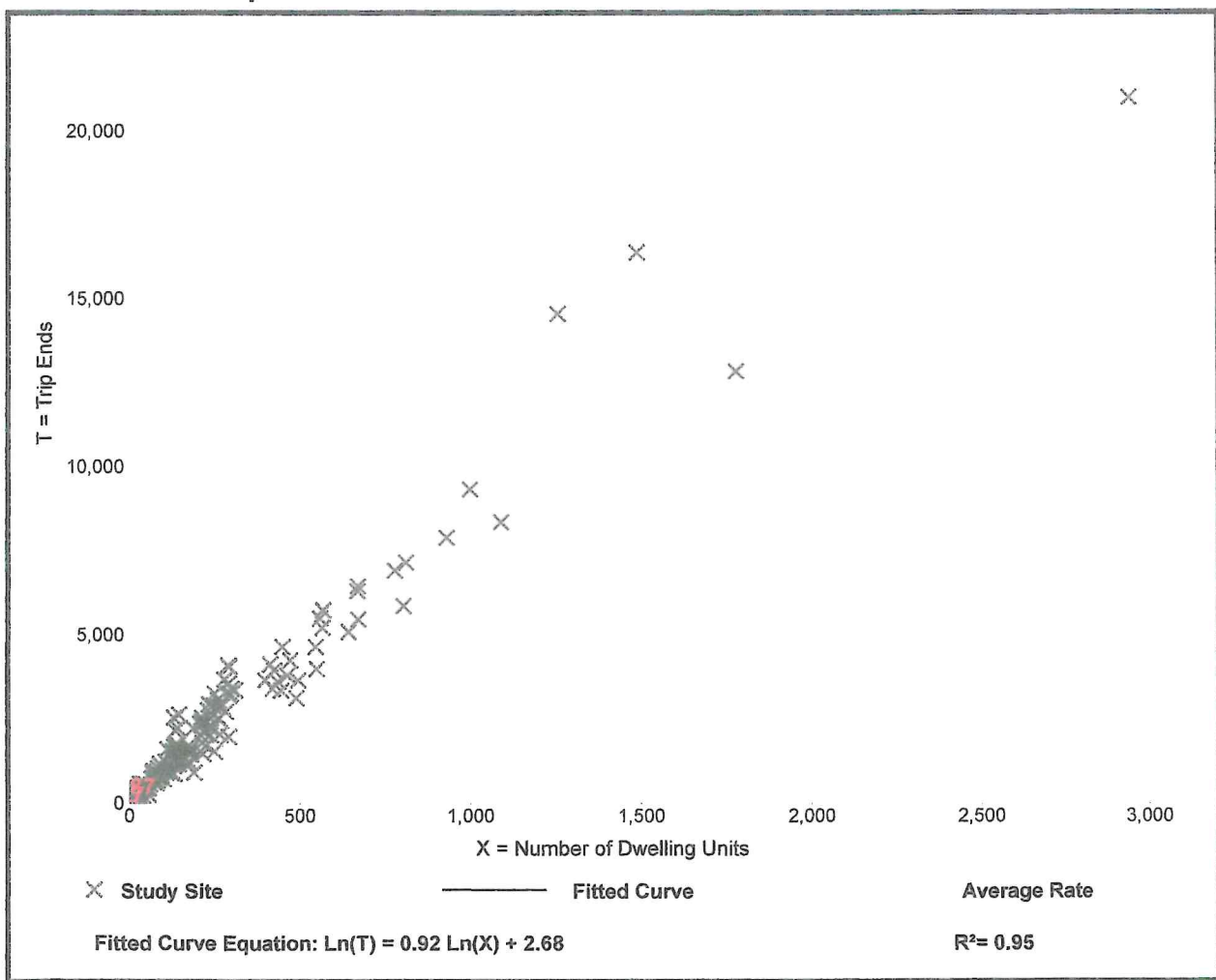
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

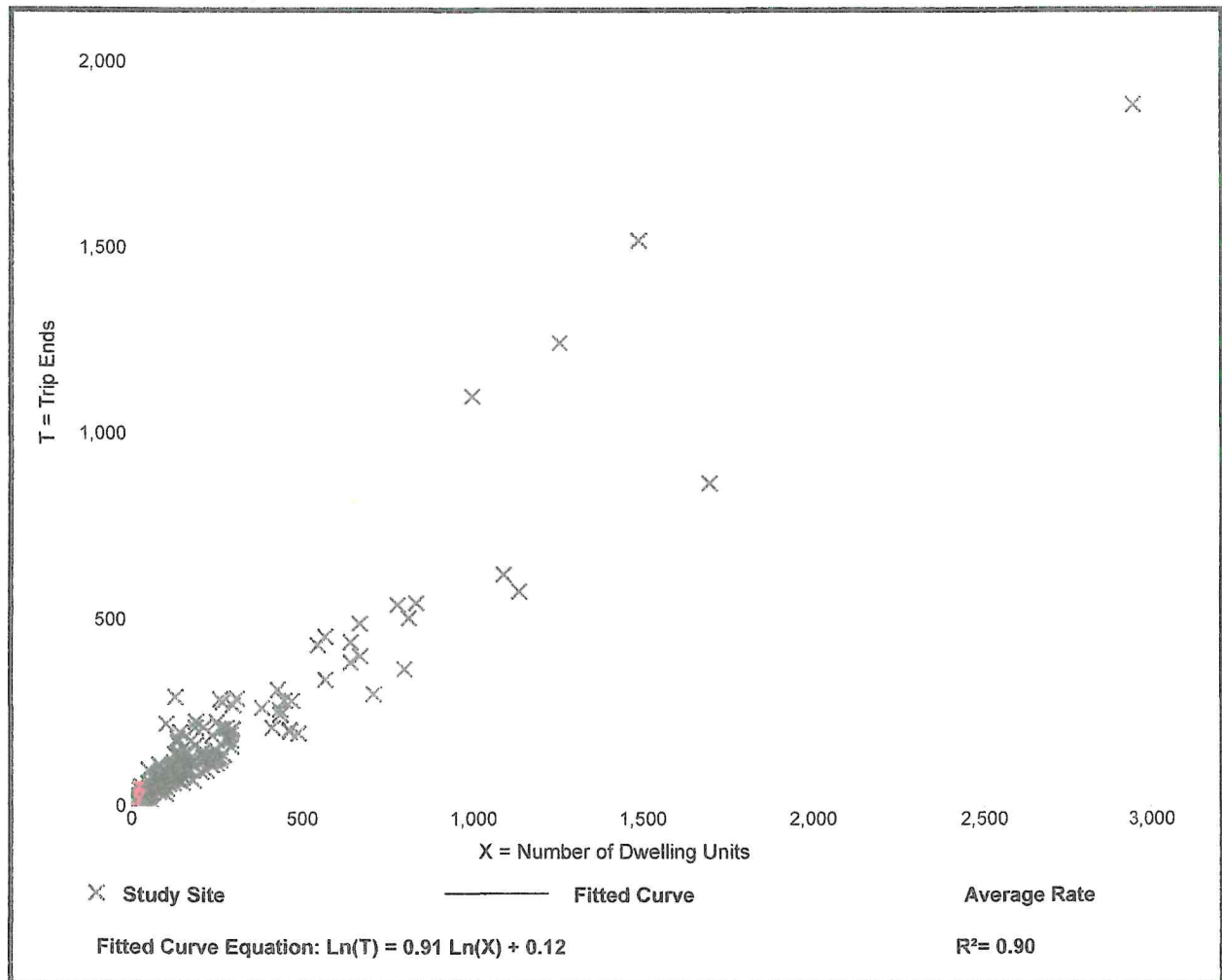
Avg. Num. of Dwelling Units: 226

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

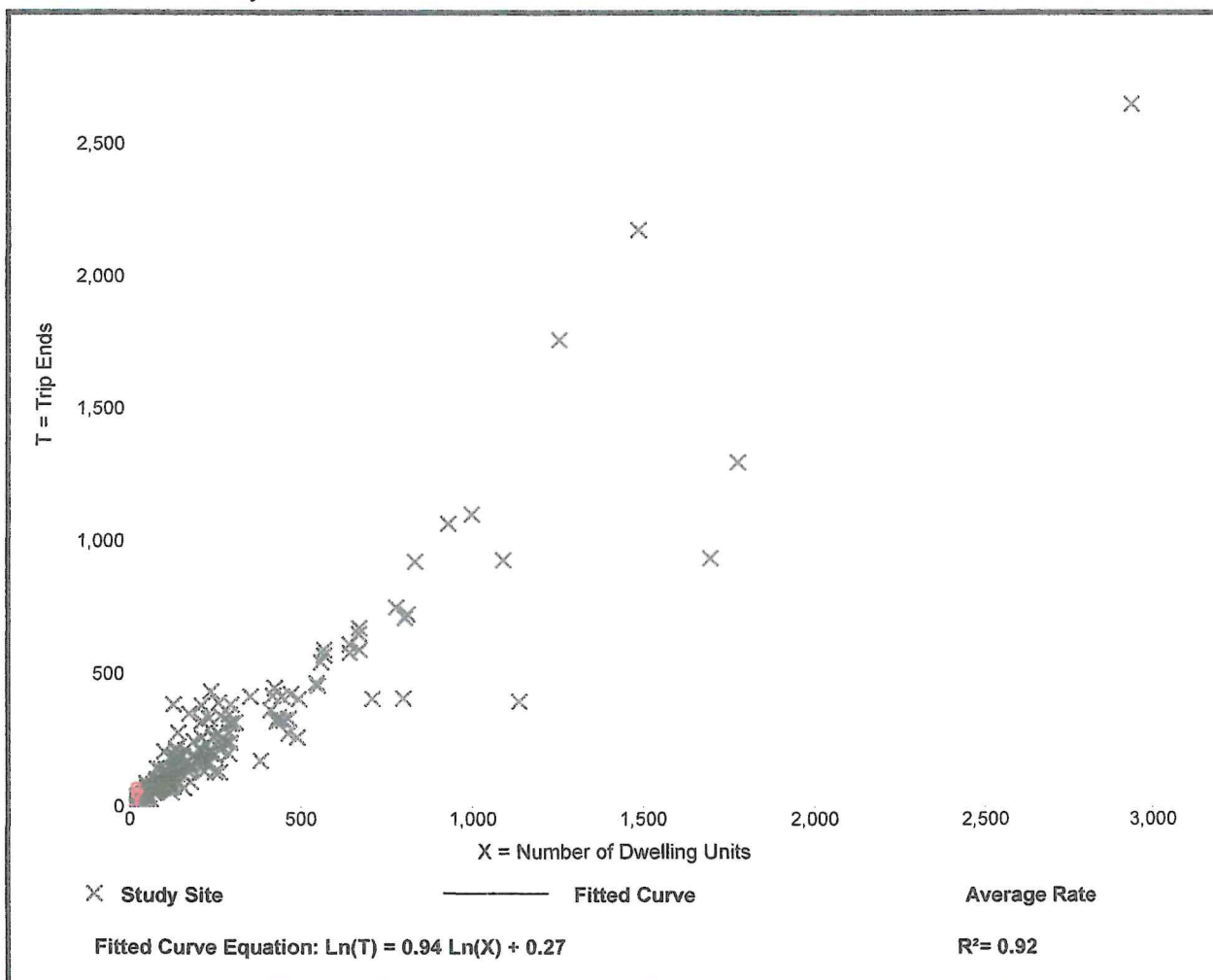
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



General Light Industrial (110)

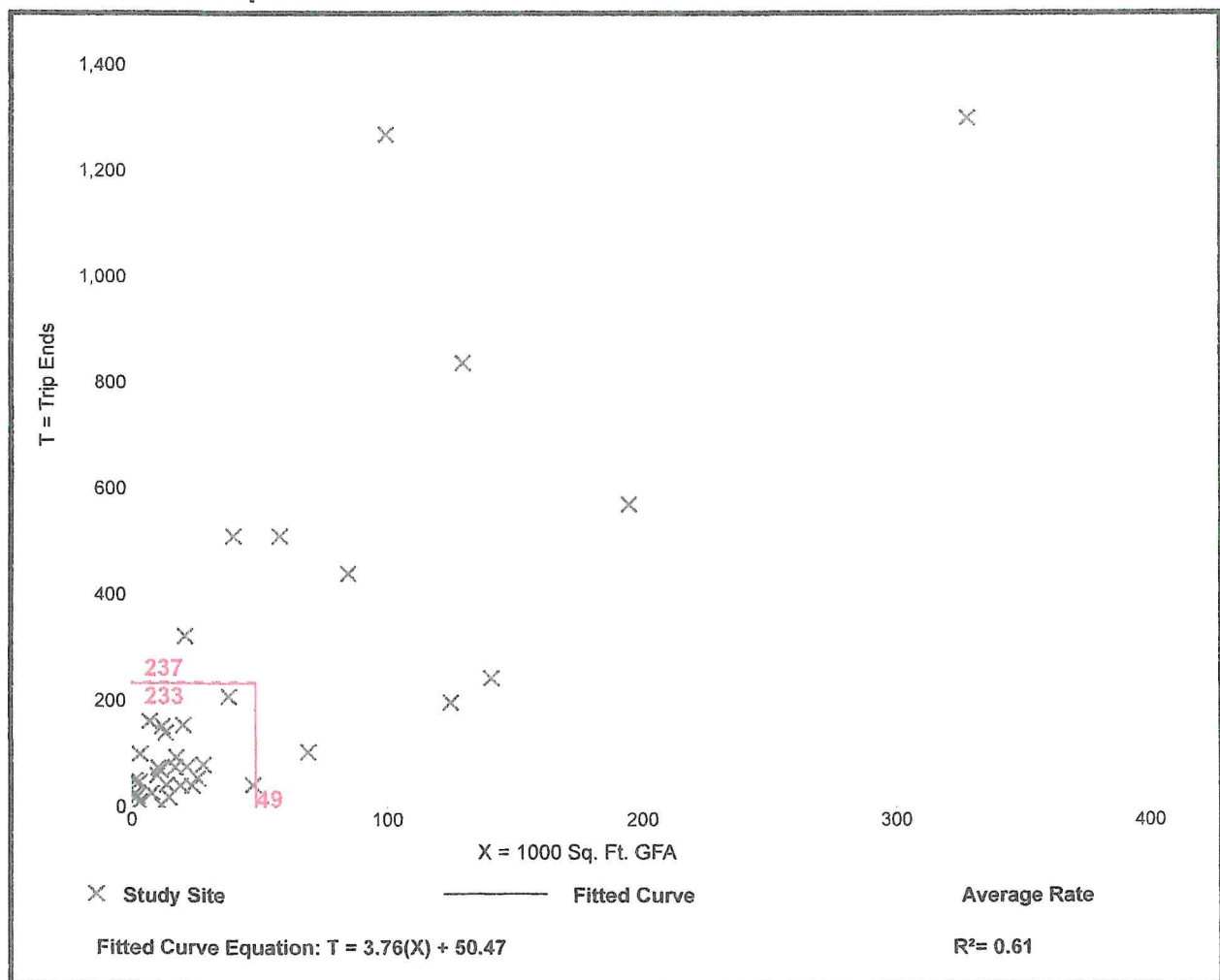
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 41

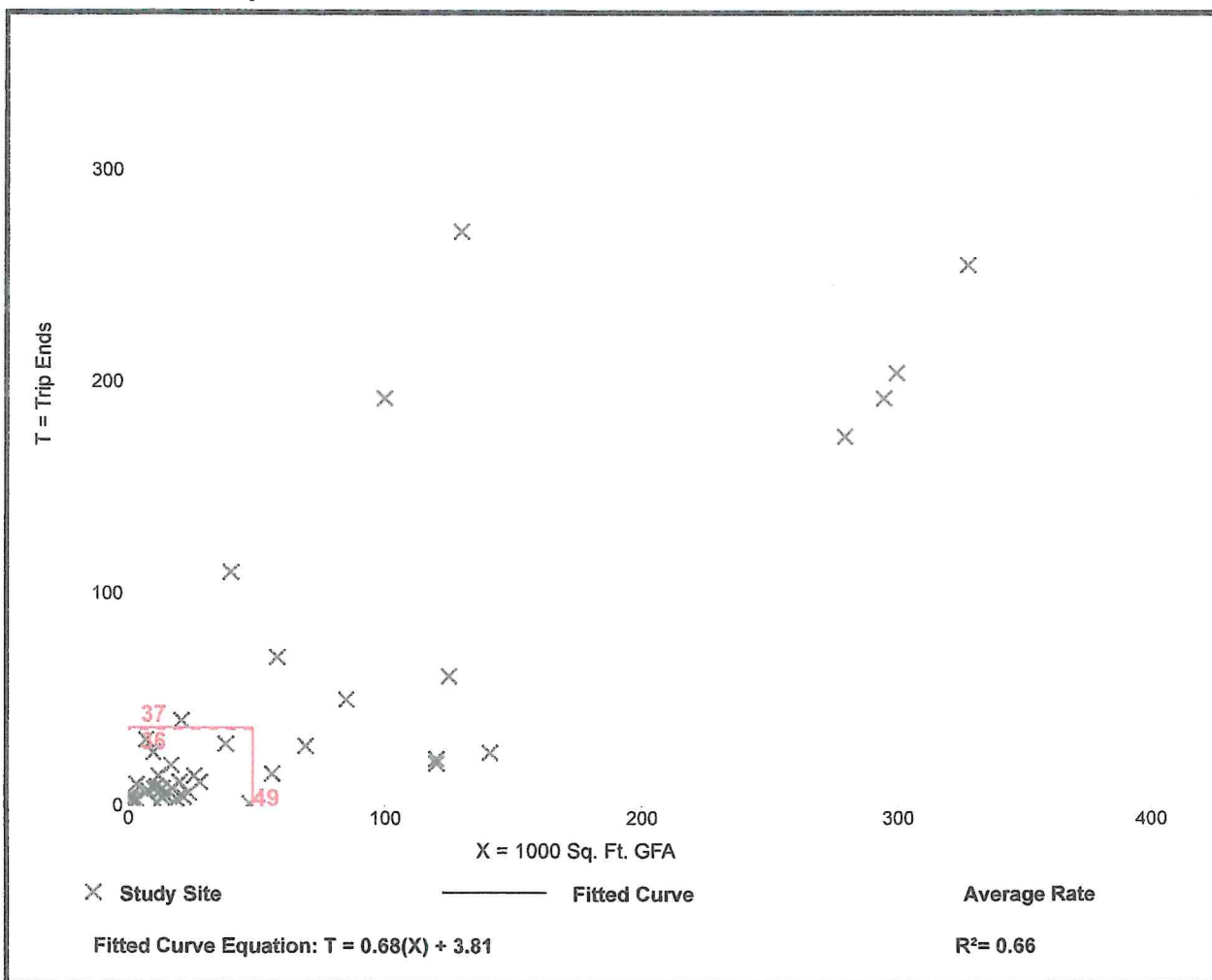
Avg. 1000 Sq. Ft. GFA: 65

Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 40

Avg. 1000 Sq. Ft. GFA: 58

Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation

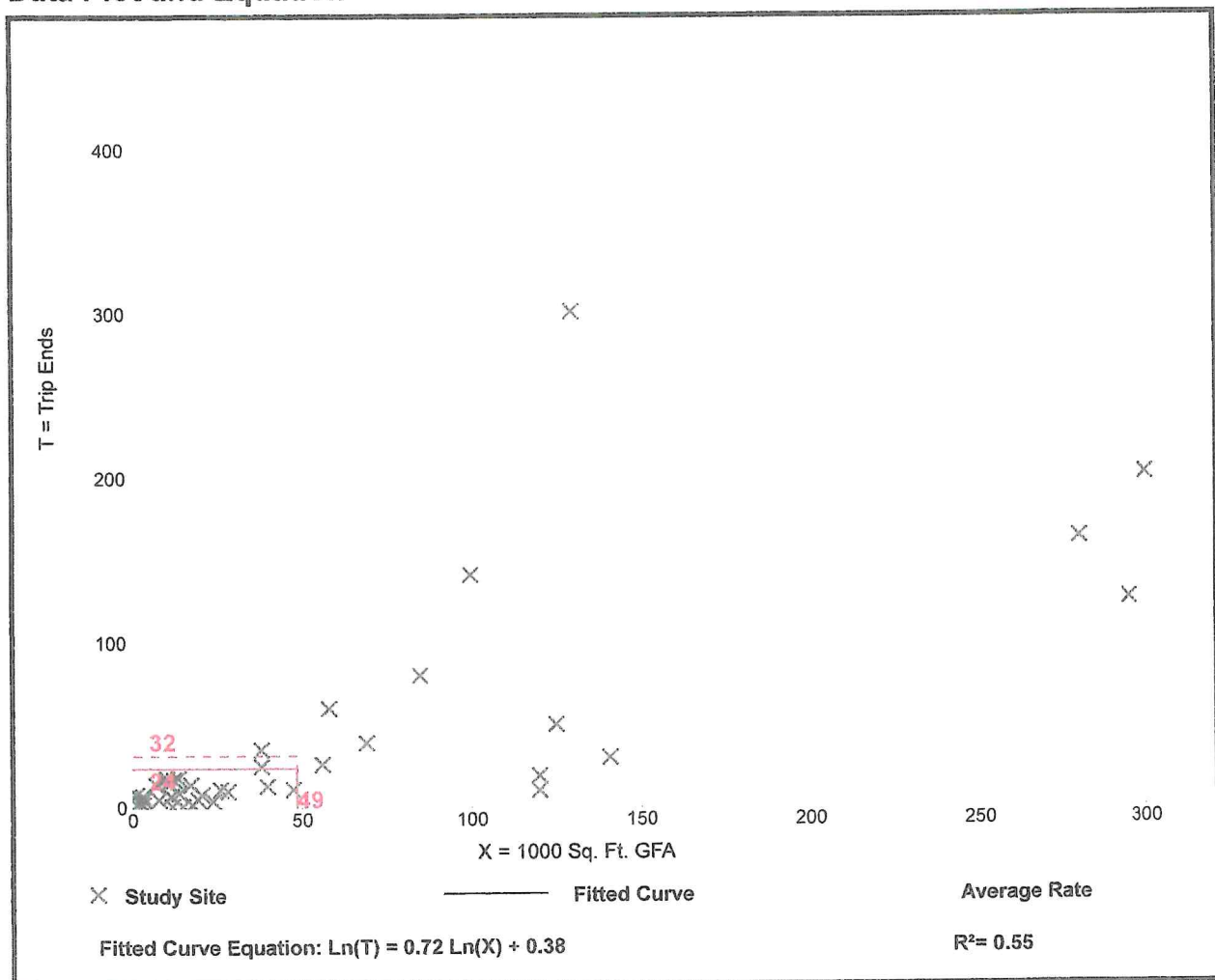


EXHIBIT C-2

SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Basinger fine sand, 0 to 2 percent slopes	2.6	1.4%
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	48.2	25.2%
11	Immokalee fine sand, 0 to 2 percent slopes	140.7	73.4%
Totals for Area of Interest		191.6	100.0%



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972
863.763.9474



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

November 14, 2025

Mr. Jeffery M. Sumner, P.E.
Sumner Engineering & Consulting, Inc.
410 NW 2nd Street
Okeechobee, FL 34972

Ref: **Wastewater Capacity Request**

Parcel ID: 3-15-37-35-0010-00810-0070
NE 6th Street

Parcel ID: 3-15-37-35-0010-00810-0010
NE 5th Avenue

In reference to a request of the availability of wastewater capacity for the subject property, I submit the following information for your use in the permitting for the above referenced project.

The Okeechobee Utility Authority owns and operates one regional wastewater treatment plant with a FDEP permitted capacity of 3.9 MGD. During the twelve month period from August 2024 to July 2025, the annual average daily demand was 0.931 MGD, or about 24% of the current 3.9 MGD treatment capacity.

The OUA does have a wastewater sanitary force main near the subject property. Any OUA infrastructure improvements required by this project will be at the developer's expense.

Should you have any other questions, comments or concerns with regards to the wastewater system capacity, please contact the OUA at 863.763.9460.

Sincerely,

John F. Hayford
Executive Director
Okeechobee Utility Authority



OKEECHOBEE UTILITY AUTHORITY

100 SW 5th Avenue
Okeechobee, Florida 34974-4221

(863) 763-9460
FAX: (863) 467-4335

November 14, 2025

Mr. Jeffery M. Sumner, P.E.
Sumner Engineering & Consulting, Inc.
410 NW 2nd Street
Okeechobee, FL 34972

Ref: **Water Capacity Request**

Parcel ID: 3-15-37-35-0010-00810-0070
NE 6th Street

Parcel ID: 3-15-37-35-0010-00810-0010
NE 5th Avenue

In reference to a request for the availability of water capacity to the subject properties, I submit the following information for your use in meeting the potable water demand requirements for the project.

The Okeechobee Utility Authority owns and operates two water treatment plants with a combined treatment capacity of 6 MGD. During the twelve month period from October 2024 to September 2025, the maximum daily flow was 3.25 MGD, or about 54% of capacity. The OUA does have a water distribution main in the vicinity. Any upgrade requirements to the OUA water system infrastructure due to the demands of the proposed project will be at the developer's expense.

Should you have any questions, comments or concerns with regards to the water system capacity, please contact the OUA at 863-763-9460.

Sincerely,

John F. Hayford
Executive Director
Okeechobee Utility Authority



Deborah A. Perez
Government Affairs Manager
WASTE MANAGEMENT INC. OF FLORIDA
10800 NE 128th Ave
Okeechobee, FL 34973
407-466-4079
dperez@wm.com

November 12, 2025

Mr. Jeffrey Sumner, P.E.
Sumner Engineering & Consulting, Inc.
393 SW 67th Dr
Okeechobee, FL 34974

VIA EMAIL

RE: Lots 1-12, Block 80

Dear Mr. Sumner:

Please accept this letter in response to your request for confirmation of service availability and capacity for the above location/development/project.

As a subsidiary of Waste Management, Inc. of Florida (WMIF), WM of Okeechobee has the capacity to adequately provide the required services at this location for all Solid Waste and Recyclable Materials Collection and Disposal Services. Before we can give final confirmation, we will need to review detail plans to ensure our trucks can maneuver safely throughout the neighborhood.

Please contact our Construction Sales Representative – Rob Holden who will provide you and your team construction debris hauling service options.

In addition, once you have the preliminary site plans, WM offers to review and advise on the most cost-effective levels of service for all on-site materials management.

We appreciate the opportunity to service this location and look forward to working with you and your builders in making it an environmentally friendly and sustainable community.

If you have any questions or concerns, please contact Construction Sales Representative- Rob Holden at 561-662-9988, or me at 407-466-4079.

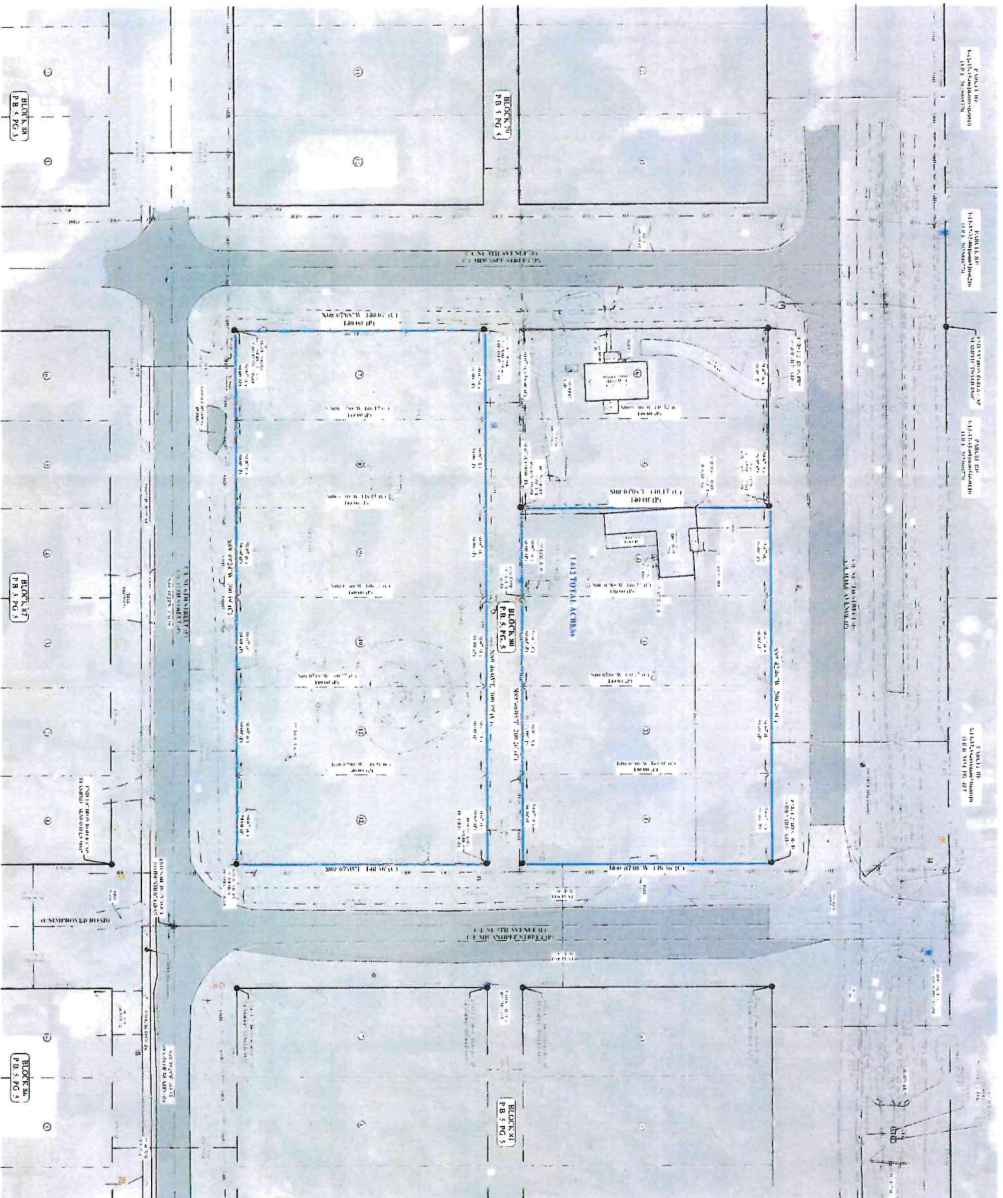
Sincerely,

Deborah A. Perez

Deborah A. Perez
Government Affairs Manager

Cc: Chris Rodriguez, District Manager
Rob Holden, Construction Sales Representative

LOCATED IN SECTION 15

1 INCH = 30 FT
 INTENDED FOR USE AT SCALE 1/8"=1'-0"[illegible]

LEGEND:

[illegible][illegible]

THE UNIVERSITY OF CHICAGO PRESS

- [illegible]

THESE NO COSTS THAT THE ATTORNEY

[illegible]

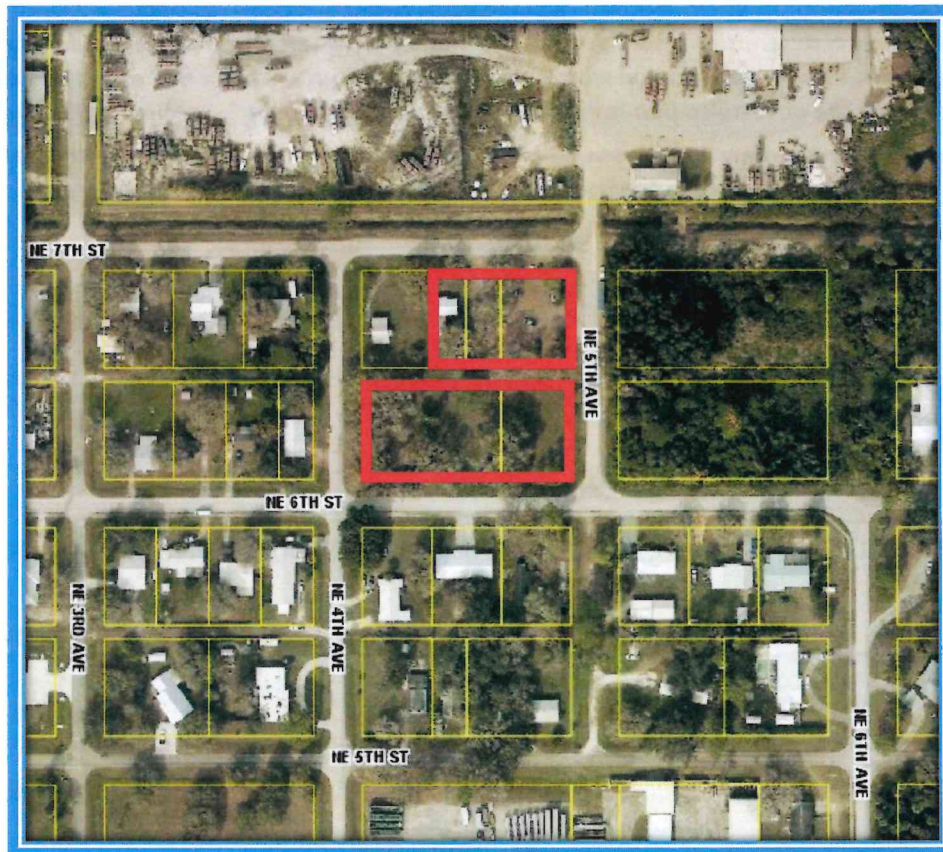
BOUNDARY & TOPOGRAPHIC SURVEY
NE 5TH AVENUE
OKEECHOBEE, FLORIDA 34972

CAD					
RBY		25/3/24			
FLD #F	FB OFI	RSM #OFI			
NET CGB			DATE 10/08/25	01:27:26	UPDATED BOUNDARY SURVEY
CKD RCB	SHEET 1 OF 1	DWG25/3/24 SURVEY21	DATE	REVISIONS	BY

BSM
& ASSOCIATES
LAND SURVEYING SERVICES
 80 SE 1st Lane, Ocala, FL 34774
 Kelly.Borras@bsmlandsurvey.com
 352.464.8336 FAX 352.464.8335

26-001-R

Rezoning Staff Report



Applicant | Diamond R Fertilizer Co., Inc.

Address | Lots 1-4 and 7-12, Block 80, City of Okeechobee



Prepared for The City of Okeechobee

General Information

Owner: Diamond R Fertilizer Co., Inc.

Applicant: Diamond R Fertilizer Co., Inc.

Primary Contact: Jeffrey M. Sumner, P.E. (863) 634-9474, jeff@sumnerengineering.com

Site Address: NE 4th Avenue to NE 5th Avenue, from NE 6th ST and NE 7th ST, less Lots 5-6, Block 80

Parcel Identification: 3-15-37-35-0010-00800-0040, 3-15-37-35-0010-00800-0030,

3-15-37-35-0010-00800-0010, 3-15-37-35-0010-00800-0110, and 3-15-37-35-0010-00800-0070

Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>

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

	Existing	Proposed
Future Land Use	Single-Family Residential	Industrial
Zoning	Residential Single Family (RSF-1)	Industrial (IND)
Use of Property	Vacant & Single Family Residential	Industrial
Acreage	1.61	1.61

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

	Future Land Use	Zoning	Existing Use
North	Industrial	Industrial (IND)	Mineral Processing/ Industrial
East	Industrial	Industrial (IND)	Vacant Industrial
South	Single-Family Residential	Residential Single-Family (RSF-1)	Single-Family Residential
West	Single-Family Residential	Residential Single-Family (RSF-1)	Single-Family Residential & Multi Family Residential

Description of Request and Existing Conditions

The request for consideration by the City of Okeechobee Planning Board and City Council is a Rezoning from Residential Single-Family (RSF-1) to Industrial (IND). The request involves five parcels, totaling 1.61-acres.

The applicant has also submitted a concurrent application for an Amendment to the Future Land Use Map of the City's Comprehensive Plan (26-001-SSA) to change the future land use designation of the subject parcels from Single-Family Residential to Industrial. The applicant has stated intent to develop the property with storage and retail uses for the adjacent industrial fertilizer operation to the north. If this

rezoning is approved, the property may be developed according to standards of the Comprehensive Plan and the Land Development Code, specifically those that pertain to the IND district.

The applicant has also indicated that upon approval of the currently requested future land use map amendment and the rezoning, ROW abandonment and joinder applications will likely be submitted to combine the subject parcels to the adjacent industrial fertilizer operation to the north and east.

Consistency with LDC Section 70-340

City LDC Section 70-340 requires that applicants for rezoning requests must address the following standards. The applicant has submitted responses to each standard, which are provided un-edited below. Staff comments are also provided in response to the standards and the applicant's responses.

1) The request is not contrary to comprehensive plan requirements.

Applicant Response: The application is being submitted concurrently with a SSA application seeking to change the FLU classification to Industrial. If approved, the requested zoning will not be contrary to the Comprehensive Plan.

Staff Response: If the applicant's concurrent comprehensive plan amendment request to change the Future Land Use from Single Family Residential to Industrial is approved, then staff finds that the requested zoning designation will be consistent with the Comprehensive Plan.

2) The use is specifically authorized under the zoning district regulations applied for.

Applicant Response: The proposed use is consistent with primary permitted uses in Industrial zoning.

Staff Response: Per LDC Section 90-342(1), (3), and (5), Business office, Retail service, retail store including outdoor display of merchandise, and manufacturing, processing, except those which produce explosives is an allowed use within the Industrial zoning designation. Staff finds that the requested use is consistent with the City of Okeechobee Land Development Code.

3) Approval of the request will not have an adverse effect on the public interest.

Applicant Response: The proposed use is an expansion of a long-standing, successful business in Okeechobee. The expansion will increase tax base, create employment opportunities, and will be of overall benefit to the public interest.

Staff Response: The proposed zoning change from Residential Single-Family to Industrial would allow for expansion of an existing facility into property that is currently vacant, which will promote economic growth in the community.

4) The use is appropriate for the location proposed, is reasonably compatible with adjacent uses, and is not contrary or detrimental to urbanizing land use patterns.

Applicant Response: The proposed use is an expansion of existing industrial uses in an urbanized area of the city. While buffering of some adjacent uses is appropriate, the proposed use is not detrimental to urbanizing land use patterns.

Staff Response: Surrounding uses include the existing fertilizer plant, vacant properties, single family and multi-family residences, and a church. There is a potential for compatibility issues with industrial uses adjacent to low density residential and churches. However, industrial facilities have existed/operated in the area between NE 7th St and the railway for decades. Allowing expansion one block southward is not necessarily incompatible. In terms of buffering, the City LDC currently requires a 2-foot-wide buffer along internal property lines and a 10-foot-wide buffer along property lines abutting rights-of-way. Historically, the City has not imposed conditions on conventional rezonings to require enhanced buffering or any other conditions of approval. Staff agrees that the proposed expansion of industrial designations is not detrimental to the existing character of the area.

- 5) *Approval of the request will not adversely affect property values or living conditions, nor be a deterrent to the improvement or development of adjacent properties.*

Applicant Response: The proposed use is not expected to affect property values, or be a deterrent to development of any vacant adjacent property.

Staff Response: Approval of this rezoning request will encourage development of the subject property which is currently vacant, apart from one parcel having an existing single-family dwelling. It is possible that development of the subject property will also encourage development of nearby vacant properties. Typically, new development increases property values. It is not clear what impacts the proposed development may or may not have on living conditions.

- 6) *The use can be suitable buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood.*

Applicant Response: There is adequate room on the property to allow adequate buffering from surrounding uses.

Staff Response: The subject property is large enough that adequate space for any required buffers is available. Once a site plan is proposed, it will be reviewed by staff and the City's Technical Review Committee for compliance with all applicable landscaping and buffering requirements.

- 7) *Approval of the request will not create a density pattern that would overburden public facilities such as schools, streets, and utility services.*

Applicant Response: The proposed use is an expansion of existing industrial property, and is not expected to materially impact the density pattern in the area, nor overburden any public facilities.

Staff Response: The industrial zoning district does not permit any residential density. The subject property currently contains one dwelling unit that the Applicant has indicated will be demolished as part of future development of the property, therefore approval of this request will not affect density patterns. It is not expected that any industrial use of this property will overburden public facilities.

- 8) *Approval of the request will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.*

Applicant Response: The proposed use will be planned/designed to meet all relevant Land Development Regulation sections pertaining to traffic circulation and concurrency, drainage, etc.

Staff Response: The applicant provided a Traffic Analysis for this rezoning application and the associated Small Scale Comprehensive Plan Amendment (26-001-SSA). Staff agrees with the analysis that there is adequate roadway capacity to support the increase in traffic volume that the proposed rezoning could create. Development of the site will have to comply with all applicable stormwater management requirements.

- 9) *The use has not been inordinately burdened by unnecessary restrictions.*

Applicant Response: The proposed use has not been inordinately burdened by unnecessary restrictions.

Staff Response: Staff agrees.

Recommendation

Based on the materials provided by the applicant and the above analysis, if the City approves the associated comprehensive plan amendment request for Industrial Future Land Use, we find that this request to rezone the subject parcels from Residential Single-Family (RSF-1) to Industrial (IND) is consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and is consistent with the surrounding pattern of land use. Therefore, we recommend approval of the Applicant's request.

Submitted by:

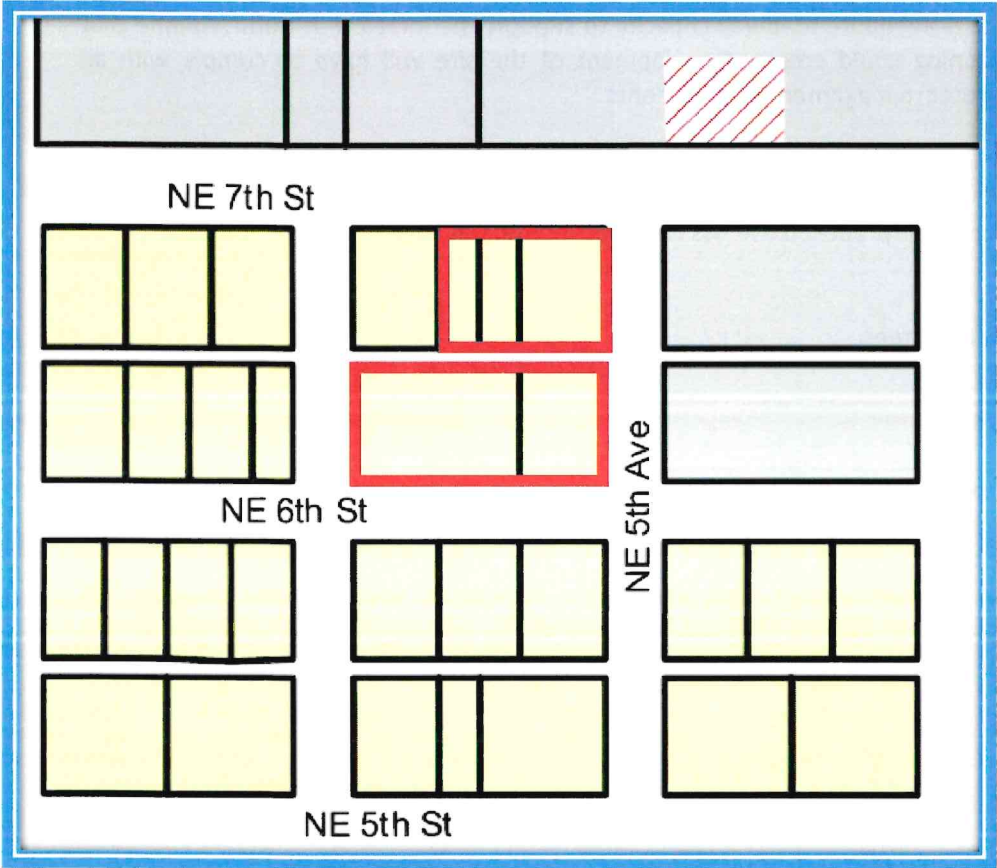


Ben Smith, AICP, Director of Planning, Morris-Depew Associates Inc.
Marissa Fewell, AICP, Senior Planner, Morris-Depew Associates Inc.
August 7, 2026

Okeechobee Planning Board Hearing: August 20, 2026

Supplemental Exhibits

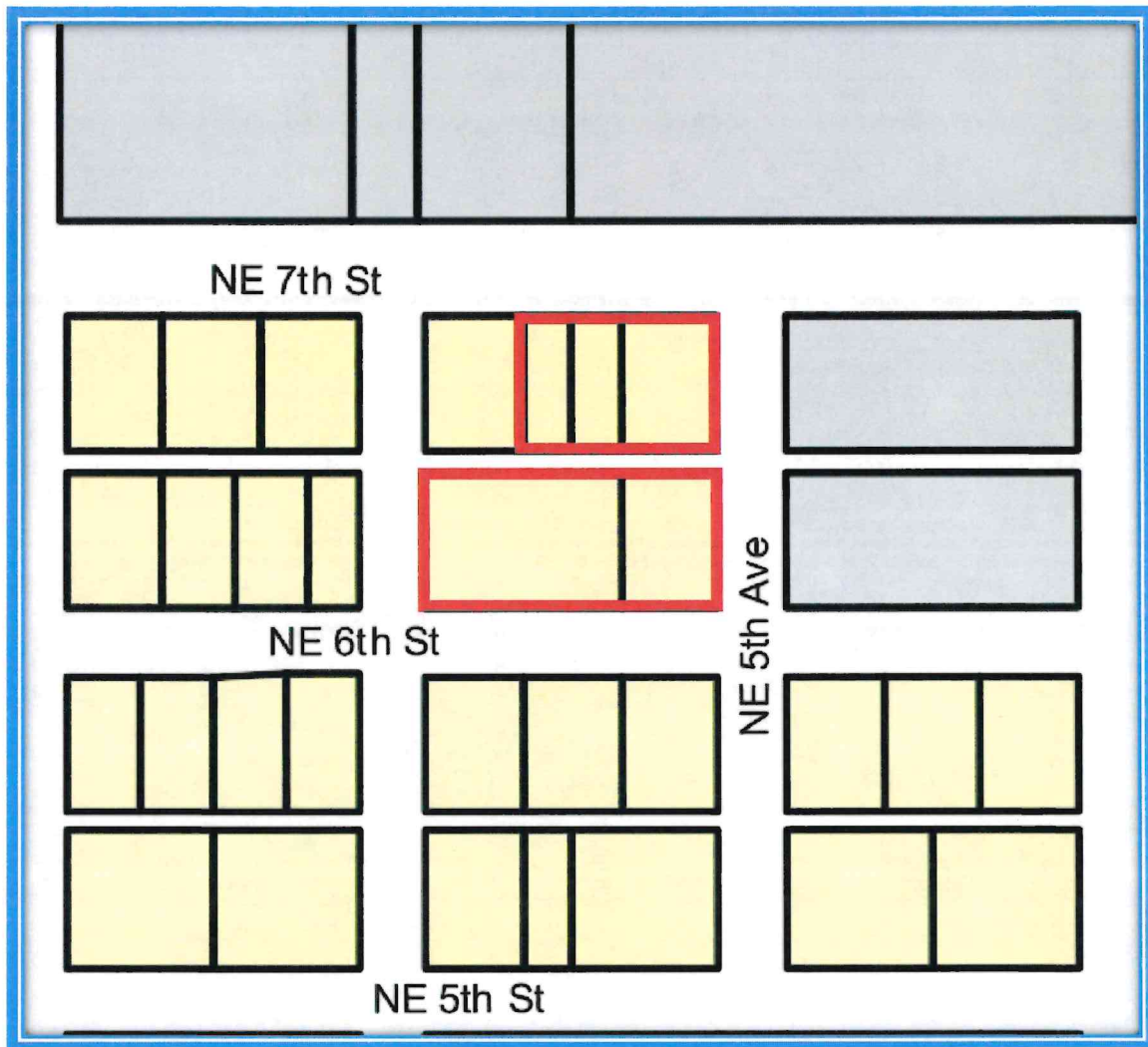
Current Zoning Map



ZONING

- boundary lines
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- city zoning parcels background
- CENTRAL BUSINESS DISTRICT
- HEAVY COMMERCIAL
- LIGHT COMMERCIAL
- COMMERCIAL PROFESSIONAL OFFICE
- HOLDING
- INDUSTRIAL
- PUBLIC USE
- PLANNED UNIT DEVELOPMENT-MIXED USE
- PLANNED UNIT DEVELOPMENT-RESIDENTIAL
- RESIDENTIAL MULTIPLE FAMILY
- RESIDENTIAL MOBILE HOME
- RESIDENTIAL SINGLE FAMILY-ONE
- RESIDENTIAL SINGLE FAMILY-TWO

Current Future Land Use Map



LAND USE CLASSIFICATIONS

- RAILROAD CENTERLINE
- HOPKINS MEANDER LINE
- RAILROAD CENTERLINE
- flu_boundary_lines
- lot_line
- ☐ flu_background_parcels
- SINGLE - FAMILY RESIDENTIAL
- MIXED USE RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC FACILITIES



Aerial Identifying Existing Land Uses



City of Okeechobee General Services Department 55 S.E. 3rd Avenue, Room 101 Okeechobee, Florida 34974-2903 Phone: (863) 763-3372, ext. 9820 Fax: (863) 763-1686		Date: <u>May 15, 2026</u>	Petition No. <u>26-001-R</u>
		Fee Paid: <u>910.00</u>	Jurisdiction:
		1 st Hearing:	2 nd Hearing:
		Publication Dates:	
		Notices Mailed:	
Rezone, Special Exception and Variance			
APPLICANT INFORMATION			
1	Name of property owner(s): Diamond R Fertilizer Co., Inc. (applicant)		
2	Owner mailing address: 12035 US HWY 441SE, Okeechobee, FL 34974		
3	Name of applicant(s) if other than owner Diamond R Fertilizer Co., Inc., Attn: Mike Hudson		
4	Applicant mailing address: 4100 Glades Cut-off Road, Ft. Pierce, FL 34981		
	E-mail address: mike.hudson@diamond-r.com		
5	Name of contact person (state relationship): Jeffrey M Sumner (Authorized Agent) and Applicant		
6	Contact person daytime phone(s): 863-634-9474		
PROPERTY INFORMATION			
7	Property address/directions to property: NE 4th Avenue to NE 5th Avenue, from NE 6th Street to NE 7th Street, less Lots 5-6, Block 80 <u>Lots 1-4, 7-12 of Block 80, CITY OF OKEECHOBEE PB5, PG5, Oke County</u>		
8	Describe current use of property: One single-family residence, and otherwise vacant on remaining parcels.		
9	Describe improvements on property (number/type buildings, dwelling units, occupied or vacant, etc. One single-family residence on Lot 4. Source of potable water: OUA Method of sewage disposal: Septic		
10	Approx. acreage: 1.61 acres Is property in a platted subdivision? No		
11	Is there a use on the property that is or was in violation of a city or county ordinance? If so, describe: No		
12	Is a pending sale of the property subject to this application being granted? No		
13	Describe uses on adjoining property to the North: North: Industrial East: Vacant Industrial South: Mobile Hm and Multi-Family Residential West: Single-Family Residential		
14	Existing zoning: RSF - One Future Land Use classification: Single-Family Residential		
15	Have there been any prior rezoning, special exception, variance, or site plan approvals on the property? (<u>x</u>) No () Yes. If yes provide date, petition number and nature of approval.		
16	Request is for: (<u>X</u>) Rezone () Special Exception () Variance		
17	Parcel Identification Number: 3-15-37-35-0010-00800-0040,		

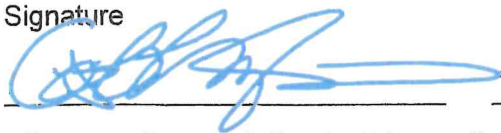
3-15-37-35-0010-00800-0030; 3-15-37-35-0010-00800-0010, -
3-15-37-35-0010-00800-0070 & 3-15-37-35-0010-00800-0110

REQUIRED ATTACHMENTS	
18	Applicant's statement of interest in property: Contract Purchaser
19	Non-refundable application fee: Rezoning: \$850 plus \$30/acre; Special Exception: \$500 plus \$30/acre; Variance: \$500 Note: Resolution No. 98-11 Schedule of Land Development Regulation Fees and Charges B When the cost for advertising publishing and mailing notices of public hearings exceeds the established fee, or when a professional consultant is hired to advise the city on the application, the applicant shall pay the actual costs.
20	Last recorded warranty deed: Attached
21	Notarized letter of consent from property owner (if applicant is different from property owner) Attached
22	Three (3) CERTIFIED BOUNDARY surveys of the property (one no larger than 11x17; scale not less than one inch to 20 feet; North point) containing: a. Date of survey, surveyor's name, address and phone number b. Legal description of property pertaining to the application c. Computation of total acreage to nearest tenth of an acre d. Location sketch of subject property, and surrounding area within one-half mile radius
23	List of surrounding property owners with addresses and location sketch of the subject property. See the Information Request Form from the Okeechobee Property Appraiser's Office (attached)
24	Affidavit attesting to completeness and correctness of the list (attached)
25	Completed specific application and checklist sheet for each request checked in line 15

Confirmation of Information Accuracy

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

Signature



Printed Name

Jeffrey M Sumner

Date

May 15, 2026

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

**City of Okeechobee
Owner/Applicant Agent Authorization**

Project Name: Diamond R Fertilizer

Application Type (if available): Rezoning, Land Use Amendment, Site Plan

I hereby designate and authorize the agent listed below to act on my behalf, or on behalf of my corporation, as the agent in the processing of this application for the permit and/or proprietary authorization(s) indicated above; and to furnish on request supplemental information in support of this application. In addition, I authorize the below-listed agent to bind me, or my corporation, to perform any requirement which may be necessary to procure the permit or authorization.

Printed Name of Authorized Agent: **JEFFREY M SUMNER**

Typed/Printed Name of Owner/Applicant: Diamond R Fertilizer Co., Inc., Attn: Mike Hudson

Corporate Title if Applicable: President / CEO

Signature of Owner/Applicant: _____

Date: 1/2/2025

**STATE OF FLORIDA
COUNTY OF**

The foregoing instrument was acknowledged before me by means of 1 physical presence or
_____ online notarization, this 2 day of January, 2025, by Michael Hudson,
(Name of Person)

who is personally known to me or produced _____ as identification.



NOTARY PUBLIC SIGNATURE

ADDITIONAL INFORMATION REQUIRED FOR A REZONING	
A	Current zoning classification: RSF-One Requested zoning classification Industrial
B	Describe the desired permitted use and intended nature of activities and development of the property? Expansion of existing Diamond R business, including storage and retail sales
C	Is a Special Exception necessary for your intended use? ☒ No () Yes If yes, briefly describe:
D	Is a Variance necessary for your intended use? ☒ No () Yes If yes, briefly describe:
E	Attach a Traffic Impact Study prepared by a professional transportation planner or transportation engineer, if the rezoning or proposed use will generate 100 or more peak hour vehicle trip ends using the trip generation factors for the most similar use as contained in the Institute of Transportation Engineers most recent edition of <u>Trip Generation</u> . The TIA must identify the number of net new external trips, pass-bay calculations, internal capture calculations, a.m. and p.m. peak hour trips and level of service on all adjacent roadway links with and without the project. N/A
F	Responses addressing the required findings for granting a rezoning or change in Land Development Regulations as described below. Attach additional sheets as necessary.

**FINDINGS REQUIRED FOR GRANTING A REZONING
OR CHANGE IN LAND DEVELOPMENT
REGULATIONS (Sec. 70-340, LDR page CD70:16)**

It is the Applicant's responsibility to convince the Planning Board/LPA and City Council that approval of the proposed rezoning is justified. Specifically, the Applicant should provide in his/her application and presentation sufficient explanation and documentation to convince the reviewing bodies to find that:

- The proposed rezoning is not contrary to Comprehensive Plan requirements.
The application is being submitted concurrently with a SSA application seeking to change the FLU classification to Industrial. If approved, the requested zoning will not be contrary to the Comprehensive Plan.
- The proposed use being applied for is specifically authorized under the zoning district in the Land Development Regulations.
The proposed use is consistent with primary permitted uses in Industrial zoning.
- The proposed use will not have an adverse effect on the public interest.
The proposed use is an expansion of a long-standing, successful business in Okeechobee. The expansion will increase tax base, create employment opportunities, and will be of overall benefit to the public interest.
- The proposed use is appropriate for the location proposed, is reasonably compatible with adjacent land uses, and is
The proposed use is an expansion of existing industrial uses in an urbanized area of the City. While buffering of some adjacent uses will be appropriate, the proposed use is not detrimental to urbanizing land use patterns.
- The proposed use will not adversely affect property values or living conditions or be a deterrent to the improvement or development of adjacent property.
The proposed use is not expected to affect property values, or be a deterrent to development of any vacant adjacent property.

Findings required for rezoning or change in land development regulations (cont.)

6. The proposed use can be suitably buffered from surrounding uses, so as to reduce the impact of any nuisance or hazard to the neighborhood

There is adequate room on the property to allow adequate buffering from surrounding uses.

7. The proposed use will not create a density pattern that would overburden public facilities such as schools, streets, and utility services

The proposed use is an expansion of existing industrial property, and is not expected to materially impact the density pattern in the area, nor overburden any public facilities.

8. The proposed use will not create traffic congestion, flooding or drainage problems, or otherwise affect public safety.

The proposed use will be planned / designed to meet all relevant Land Development Regulation sections pertaining to traffic circulation and concurrency, drainage, etc.

9. The proposed use has not been inordinately burdened by unnecessary restrictions.

The proposed use has not been inordinately burdened by unnecessary restrictions.

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

Parcel ID Number: 3-15-37-35-0010-00800-0110 &
3-15-37-35-0010-00800-0010

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33048

FILE NUM 2014001995
OR BK 743 PG 262
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:22:14 PM
AMT \$40,000.00
RECORDING FEES \$18.50
DEED DOC \$280.00
RECORDED BY M Pinon
Pgs 262 - 263; (2 pgs)

Warranty Deed

This Indenture, Executed this February 24, 2014 A.D. Between

MARVIN V ARNOLD, A MARRIED MAN,

whose address is 12261 NE 120TH STREET, OKEECHOBEE, FL 34972, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO., INC., A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES CUT- OFF ROAD, FORT PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

THE CAPTION PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR.

Parcel ID Number: 3-15-37-35-0010-00800-0110 & 3-15-37-35-0010-00800-0010

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

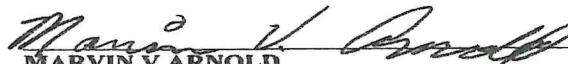
Signed, sealed and delivered in our presence:



Witness Printed Name **Sylvia E. Burk**



Witness Printed Name **SUE STARR**

 (Seal)

MARVIN V ARNOLD
Address: 12261 NE 120TH STREET, OKEECHOBEE, FL 34972

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 24, 2014, by MARVIN V ARNOLD, A MARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.





Notary Public **Sylvia E. Burk**
Print Name: _____
My Commission Expires _____

Exhibit "A"

LOTS 1, 2, 11 AND 12 OF BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF
RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY,
FLORIDA.(sv'da'14)

PARCEL ID #3-15-37-35-0010-00800-0010; # 3-15-37-35-0010-00800-0110

COPY

File Number: 33048

Legal Description with Non Homestead
Closer's Choice

Parcel ID Number: 3-15-37-35-0010-00800-0030

Prepared by and return to:

Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33049

FILE NO. 2014001997
OR BK 743 PG 266
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:26:10 PM
AMT \$10,000.00
RECORDING FEES \$18.50
DEED DOC \$70.00
RECORDED BY M Pinon
Pss 266 - 267 (2 pss)

Warranty Deed

This Indenture, Executed this February 18, 2014 A.D. Between

BRIAN M. ARNOLD, A SINGLE MAN, AND MARVIN V. ARNOLD, A MARRIED MAN,

whose address is K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO, INC., A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES RD, FT. PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

THE CAPTION PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF MARVIN ARNOLD.

Parcel ID Number: 3-15-37-35-0010-00800-0030

Subject to covenants, restrictions, easements of record and taxes for the current year.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:

Witness Printed Name Sylvia E. Burk

Witness Printed Name SUE STARR

Brian M. Arnold (Seal)

BRIAN M. ARNOLD
Address: K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831

Marvin V. Arnold (Seal)

MARVIN V. ARNOLD
Address: K80730 CENTRAL FLORIDA RECEIVING, 7000 H.C. KELLY ROAD, ORLANDO, FL 32831

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 18, 2014, by BRIAN M. ARNOLD, A SINGLE MAN, AND MARVIN V. ARNOLD, A MARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.



Notary Public
Print Name: Sylvia E. Burk

My Commission Expires _____

Exhibit "A"

LOT 3, BLOCK 80, OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. ✓

COPY

File Number: 33049

Legal Description with Non Homestead
Closer's Choice



Prepared by and return to:
FRANK H. FEE, IV

Fee and Fee, PLLC
400 NW 2nd Street
Okeechobee, FL 34972
863-763-3131
File No.: 22-3433

Parcel Identification No. 3-15-37-35-0010-00800-0040

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture made this 7th day of March, 2023 Between

NORTHEAST 7, LLC, a Florida limited liability company whose post office address is 13227 153RD ROAD NORTH, Jupiter, FL 33478 of the County of Palm Beach, State of Florida, grantor*, and

DIAMOND R FERTILIZER CO., INC., a Florida corporation whose post office address is 4100 GLADES CUT-OFF ROAD, Fort Pierce, FL 34981 of the County of Saint Lucie, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Okeechobee County Florida, to-wit:

Lot 4, Block 80, OKEECHOBEE, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 5, Public Records of Okeechobee County, Florida.

Subject to restrictions, reservations and easements of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

✓ [Signature]
Witness Name: Gabriella Trench
✓ [Signature]
Witness Name: Patrick Connelly

NORTHEAST 7, LLC, a Florida limited liability company
By: William C. Kennedy and Leslie A. Kennedy, as
Trustees of the William and Leslie Kennedy Trust, as
Manager
✓ By: [Signature]
WILLIAM KENNEDY, Trustee
✓ By: [Signature]
LESLIE KENNEDY, Trustee

✓ State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of March, 2023 by WILLIAM KENNEDY and LESLIE KENNEDY, Trustees of The William and Leslie Kennedy Trust as Manager of NORTHEAST 7, LLC, on behalf of the company on behalf of the company, who ☒ are personally known to me or ☐ have produced a driver's license as identification.

✓ [Notary Seal]



✓ [Signature]
Notary Public

Parcel ID Number: 3-15-37-35-0010-00800-0070

Prepared by and return to:
SUSIE BURK
Okee-Tantie Title Company, Inc.
105 NW 6th Street
Okeechobee, Florida 34972
FILE NO. 33050

FILE NUM 2014001996
OR BK 743 PG 264
SHARON ROBERTSON, CLERK OF CIRCUIT COURT
OKEECHOBEE COUNTY, FLORIDA
RECORDED 02/26/2014 04:24:12 PM
AMT \$40,000.00
RECORDING FEES \$18.50
DEED DOC \$280.00
RECORDED BY M Pinon
Pgs 264 - 265 (2 pgs)

Warranty Deed

This Indenture, Executed this February 24, 2014 A.D. Between

RANDALL W. ELLERBEE, AN UNMARRIED MAN,

whose address is P.O. BOX 280, OKEECHOBEE, FL 34973, hereinafter called the grantor, to

DIAMOND R FERTILIZER CO, INC, A FLORIDA CORPORATION,

whose post office address is: 4100 GLADES RD, FT. PIERCE, FL 34981, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Okeechobee County, Florida, viz:

Legal Description as Exhibit "A"

Parcel ID Number: 3-15-37-35-0010-00800-0070

Subject to covenants, restrictions, easements of record and taxes for the current year.

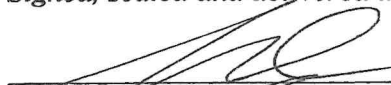
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2014.

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

Signed, sealed and delivered in our presence:



Witness Printed Name **Sylvia E. Burk**



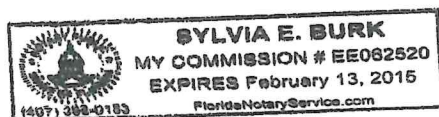
Witness Printed Name **SUE STARR**

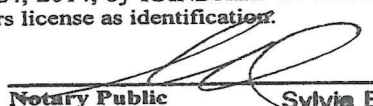


RANDALL W. ELLERBEE (Seal)
Address: P.O. BOX 280, OKEECHOBEE, FL 34973

State of Florida
County of Okeechobee

The foregoing instrument was acknowledged before me this February 24, 2014, by RANDALL W. ELLERBEE, AN UNMARRIED MAN, who is/are personally known to me or who has produced a drivers license as identification.





Notary Public **Sylvia E. Burk**
Print Name: _____
My Commission Expires _____

Exhibit "A"

LOTS 7, 8, 9 AND 10, BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF,
RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. ↓

COPY

File Number: 33050

Legal Description with Non Homestead
Closer's Choice

THIS MAP HAS BEEN COMPILED FROM THE
OKEECHOBEE COUNTY PROPERTY APPRAISER'S
OFFICE. IT IS NOT A LEGAL DOCUMENT AND
SHOULD NOT BE USED FOR ANY PURPOSE
OTHER THAN FOR GUIDANCE ONLY.

OKEECHOBEE COUNTY PROPERTY APPRAISERS OFFICE



100 FOOT BUFFER

NE 3RD AVE

NE 7TH ST

NE 6TH ST

NE 4TH AVE

SUBJECT PARCELS

NE 5TH AVE

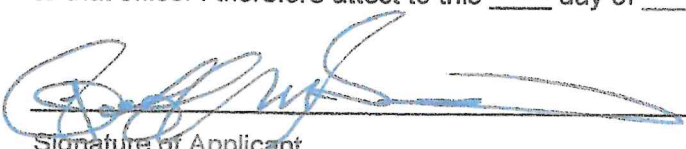
NE 6TH AVE

Petition No. _____

**Affidavit Attesting to the Completeness and
Accuracy of the List of Surrounding Property Owners**

I hereby certify under the penalty of law or the revocation of the requested approval sought that to the best of my knowledge and belief, the attached list constitutes the complete and accurate list of the property owners, addresses, and parcel identification numbers of all parcels and tracts within three hundred (300) feet not including intervening streets, alleys, or waterways, of the perimeter of the lands which are subjects of, or are contiguous to but held under the same ownership as, the lands subject to the application for a change in land use or zoning, said list constituting a portion of that application. This affidavit is made based upon an inspection of the tax rolls of the Property Appraiser of Okeechobee County as of May 15, 2026 and the Assertions made to me by members of that Office that the information reviewed constitutes the most recent information available to that office. I therefore attest to this 15th day of May, 20 26.

May 15, 2026


Signature of Applicant

Date

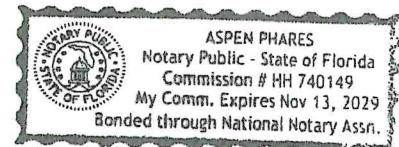
Jeffrey M Sumner

Name of Applicant (printed or typed)

STATE OF FLORIDA
COUNTY OF Okeechobee

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15th day of May, 20 26, by Jeffrey Sumner, who is personally known to me or produced as identification.
(Name of Person)


NOTARY PUBLIC SIGNATURE



PARCEL NUMBER	OWNER 1	OWNER 2	ADDRESS 1	ADDRESS 2	CITY	STATE	ZIP
Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8
3-15-37-35-0010-00630-0010	DIAMOND R FERTILIZER CO INC		4100 GLADES ROAD		FT PIERCE	FL	34981
3-15-37-35-0010-00790-0010	BARFOOT HELEN J		608 NE 4TH AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00790-0030	COYLE WILLIAM D		306 NE 7TH ST		OKEECHOBEE	FL	34974
3-15-37-35-0010-00790-0050	JIMENEZ JUAN DIAZ	JIMENEZ ANDRES GILBERTO DIAZ	5755 NE 9TH LN		OKEECHOBEE	FL	34974
3-15-37-35-0010-00790-0070	A-PRO CONSTRUCTION		3747 NW 21ST AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00790-0090	SANDOVAL BRENDA		3747 NW 21ST AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00790-0100	RODRIGUES ROLANDO		313 NE 6TH ST		OKEECHOBEE	FL	34972-2664
3-15-37-35-0010-00790-0120	TOVAR ARGELIZ ALEJANDRO V		601 NE 4TH AVE		OKEECHOBEE	FL	34972-2651
3-15-37-35-0010-00800-0050	ARNOLD PERRY SYLVESTER JR		SELENA B TAYLOR GUARDIAN	12035 US HWY 441 SE	OKEECHOBEE	FL	34974-2024
3-15-37-35-0010-00810-0010	DIAMOND R FERTILIZER CO INC		4100 GLADES CUT-OFF RD		FORT PIERCE	FL	34981
3-15-37-35-0010-00810-0070	DIAMOND R FERTILIZER CO INC		4100 GLADES CUT-OFF RD		FORT PIERCE	FL	34981
3-15-37-35-0010-00860-0010	IGLESIA DE CRISTO EN	OKEECHOBEE INC	506 NE 6TH AVENUE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00860-0030	WIDDIFIELD KYLE S	WIDDIFIELD MERCEDES A	504 NE 6TH ST		OKEECHOBEE	FL	34972-2684
3-15-37-35-0010-00860-0050	JIMENEZ RICHARD L	JIMENEZ ANNA N	500 NE 6TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00860-0070	DAVENPORT GARY	DAVENPORT VICKI	501 NE 5TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00870-0010	GARCIA GENARO	GARCIA MARTHA E	1110 NW 6TH ST		OKEECHOBEE	FL	34972
3-15-37-35-0010-00870-0030	ENTRY MARIE	MATHIS TIFFANY F	500 NE 3RD AVE		OKEECHOBEE	FL	34972
3-15-37-35-0010-00870-0050	KAMICHOFF KAREN	SCHMIDT DAVID A (ESTATE)	2190 SE 24TH BLVD		OKEECHOBEE	FL	34974-6469
3-15-37-35-0010-00870-0070	RAULERSON DANIEL		110 NE 10TH ST		OKEECHOBEE	FL	34972-2105
3-15-37-35-0010-00870-0090	HAYNES CHARLENE WHITE		800 SW 11TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00870-0100	HAYNES PAUL E	HAYNES CHARLENE	800 SW 11TH AVE		OKEECHOBEE	FL	34974
3-15-37-35-0010-00880-0010	BROWN MICHAEL G	BROWN THERESA R	PO BOX 120		OKEECHOBEE	FL	34973-0120
3-15-37-35-0010-00880-0030	HUBER WILLIAM T		310 NE 6TH ST		OKEECHOBEE	FL	34972-2665
3-15-37-35-0010-00880-0040	WILLIAMSON JOHN	RUCKS HEATHER	1200 NE 96TH ST		OKEECHOBEE	FL	34972-0505
3-15-37-35-0010-00880-0100	SATTELY JOHN II	GALASSI COURTNEY	501 NE 4TH AVE		OKEECHOBEE	FL	34972-2649

APPENDIX B-1
ITE FITTED CURVES

Single-Family Detached Housing (210)

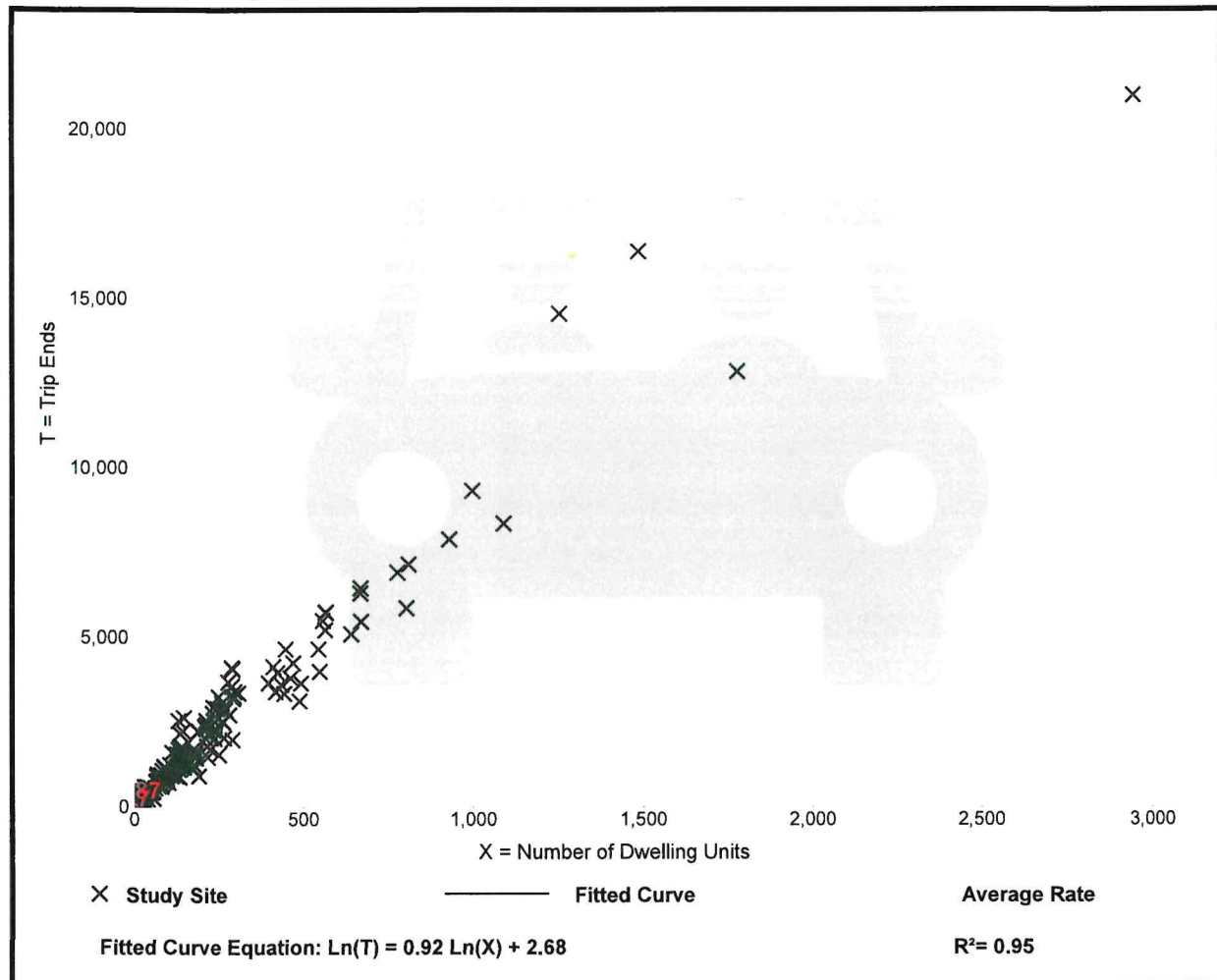
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 192

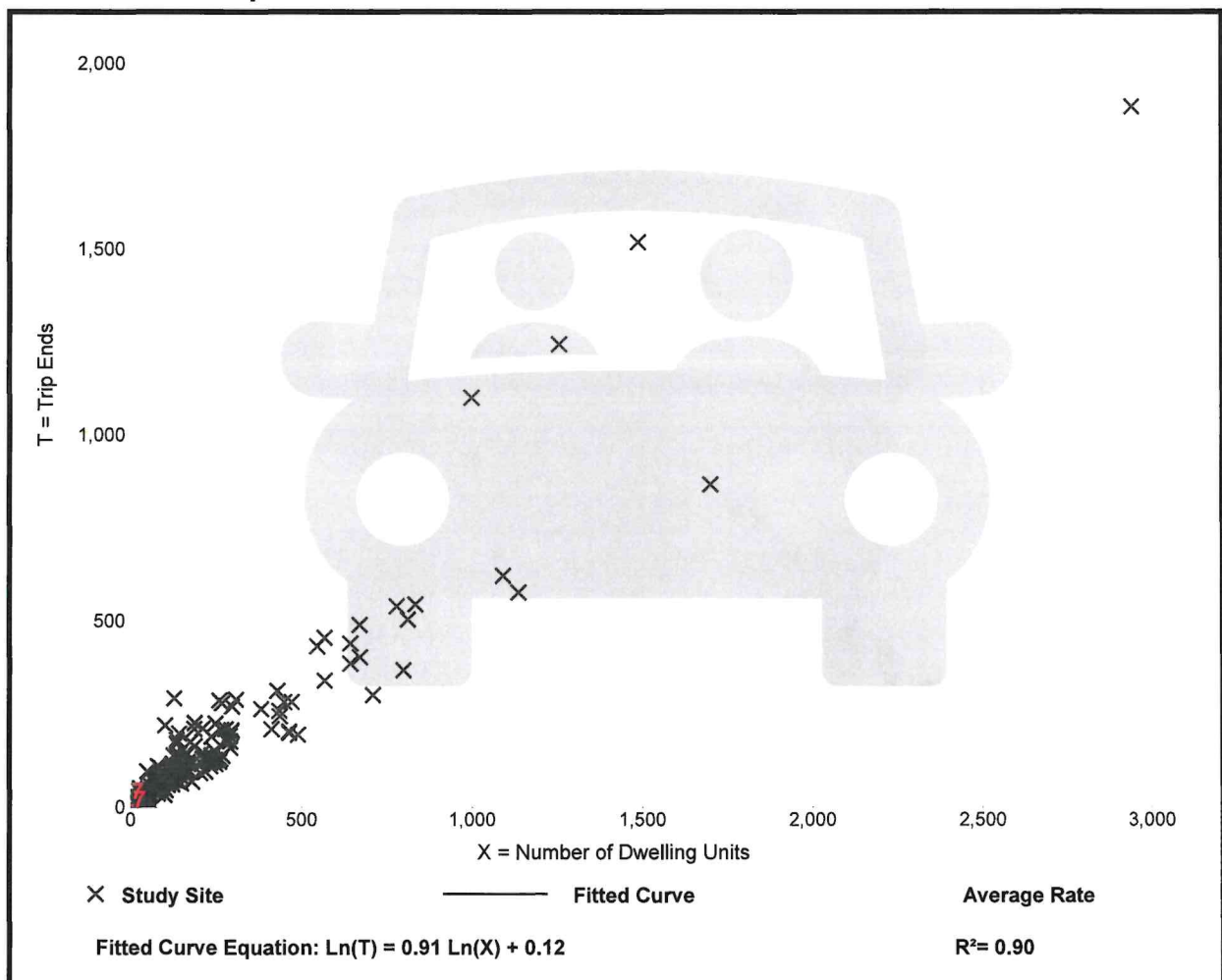
Avg. Num. of Dwelling Units: 226

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

**Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 208

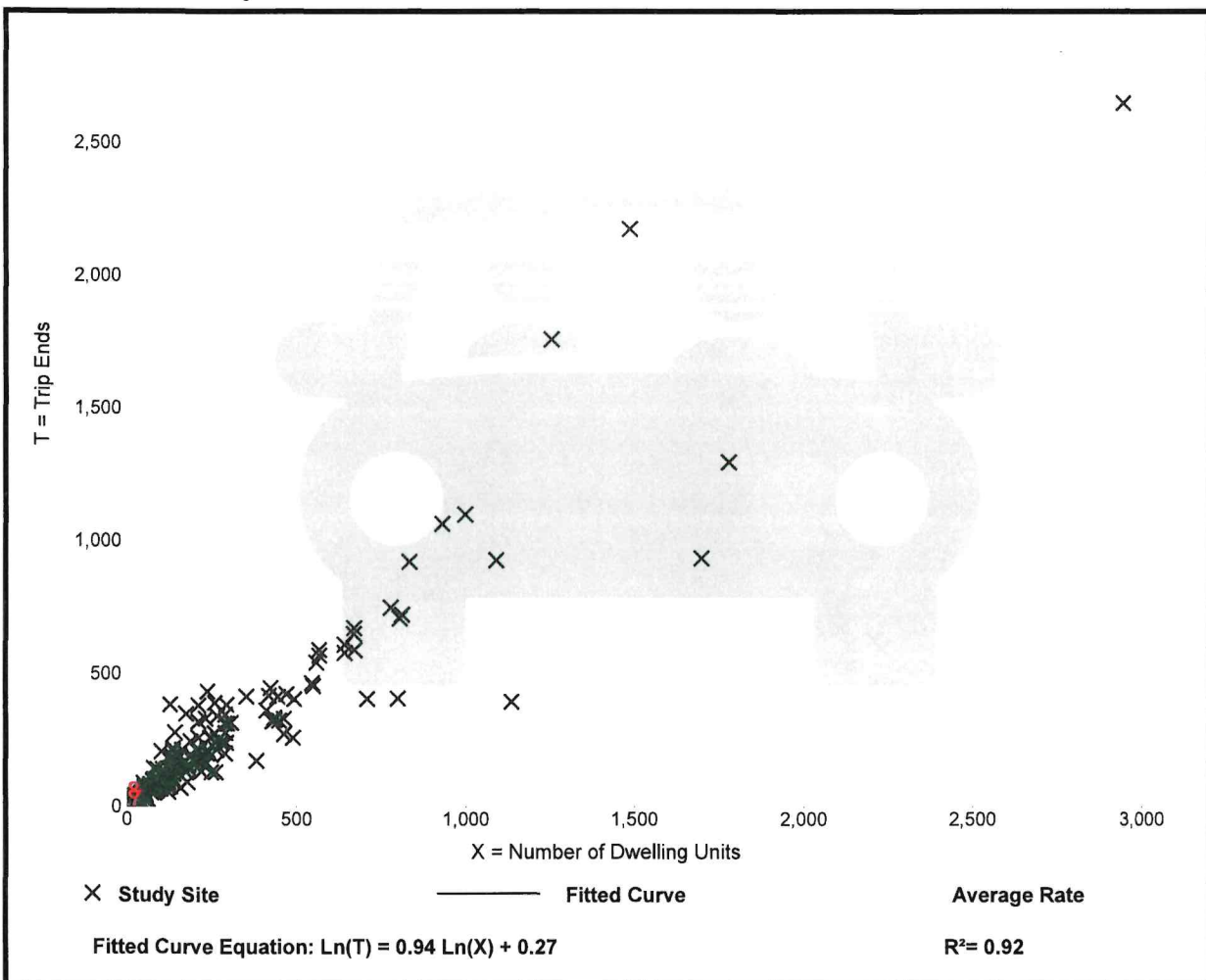
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



General Light Industrial (110)

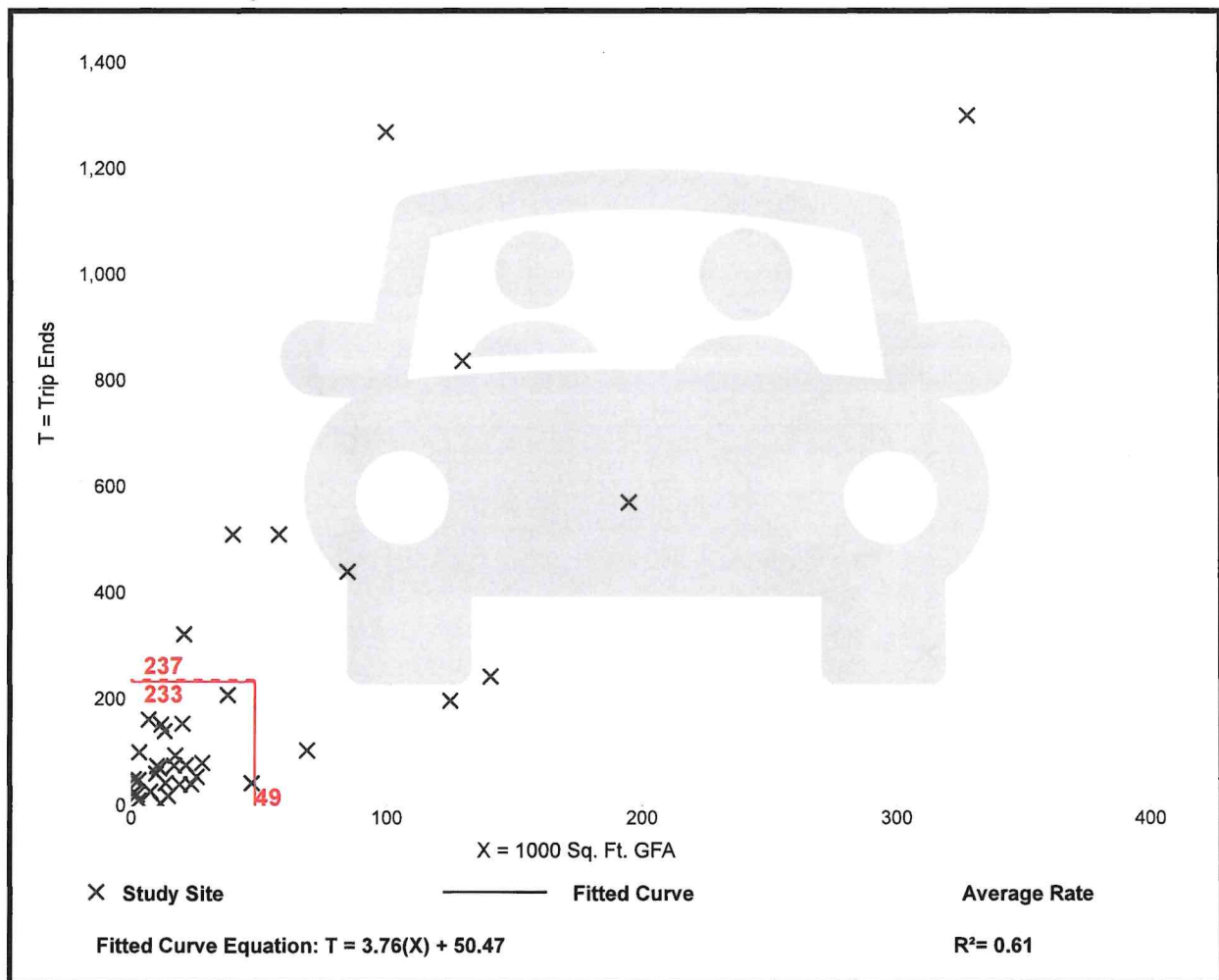
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 37
Avg. 1000 Sq. Ft. GFA: 45
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
4.87	0.34 - 43.86	4.08

Data Plot and Equation



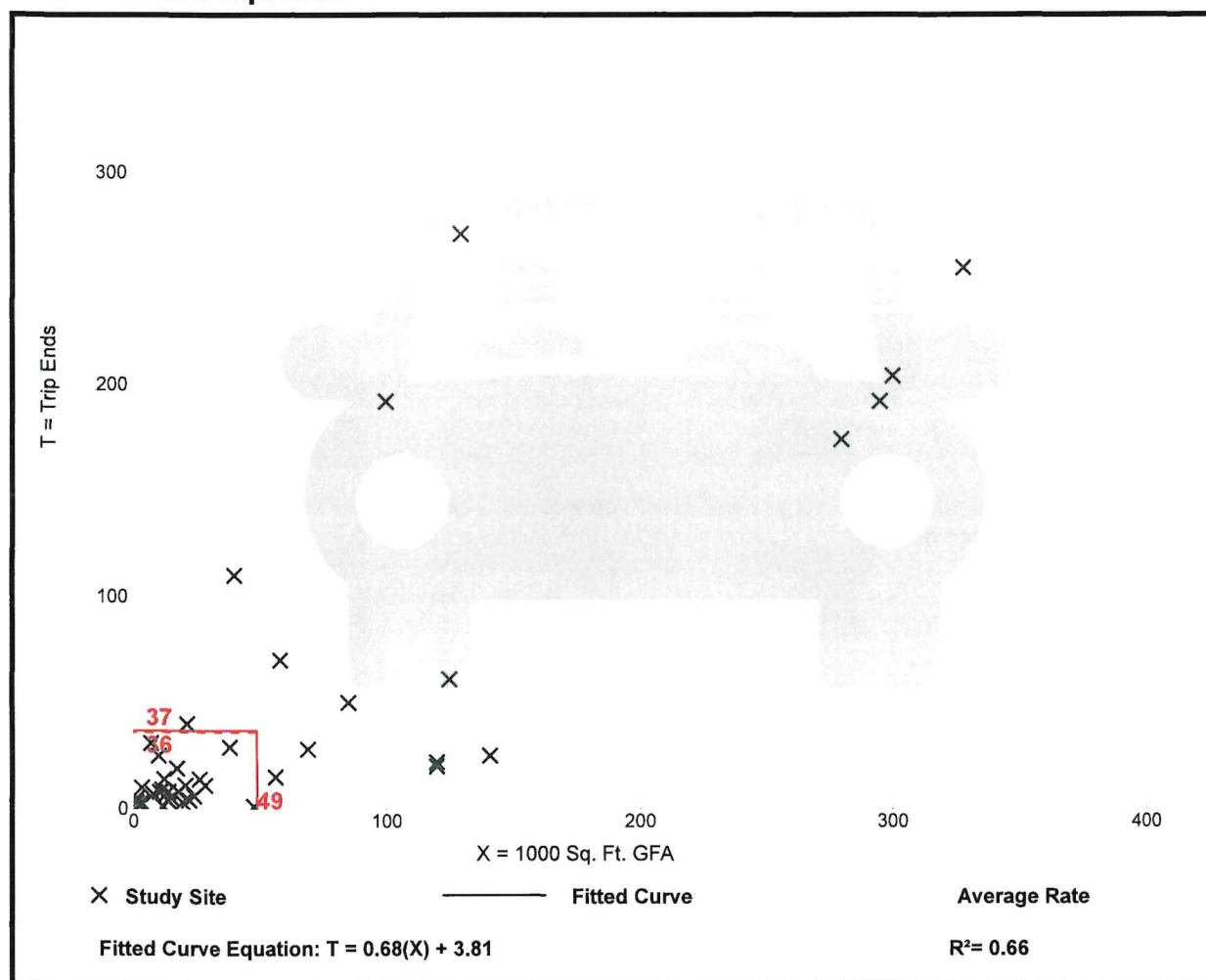
General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 41
 Avg. 1000 Sq. Ft. GFA: 65
 Directional Distribution: 88% entering, 12% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.74	0.02 - 4.46	0.61

Data Plot and Equation



General Light Industrial (110)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
 Peak Hour of Adjacent Street Traffic,
 One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 40
 Avg. 1000 Sq. Ft. GFA: 58
 Directional Distribution: 14% entering, 86% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.65	0.07 - 7.02	0.56

Data Plot and Equation

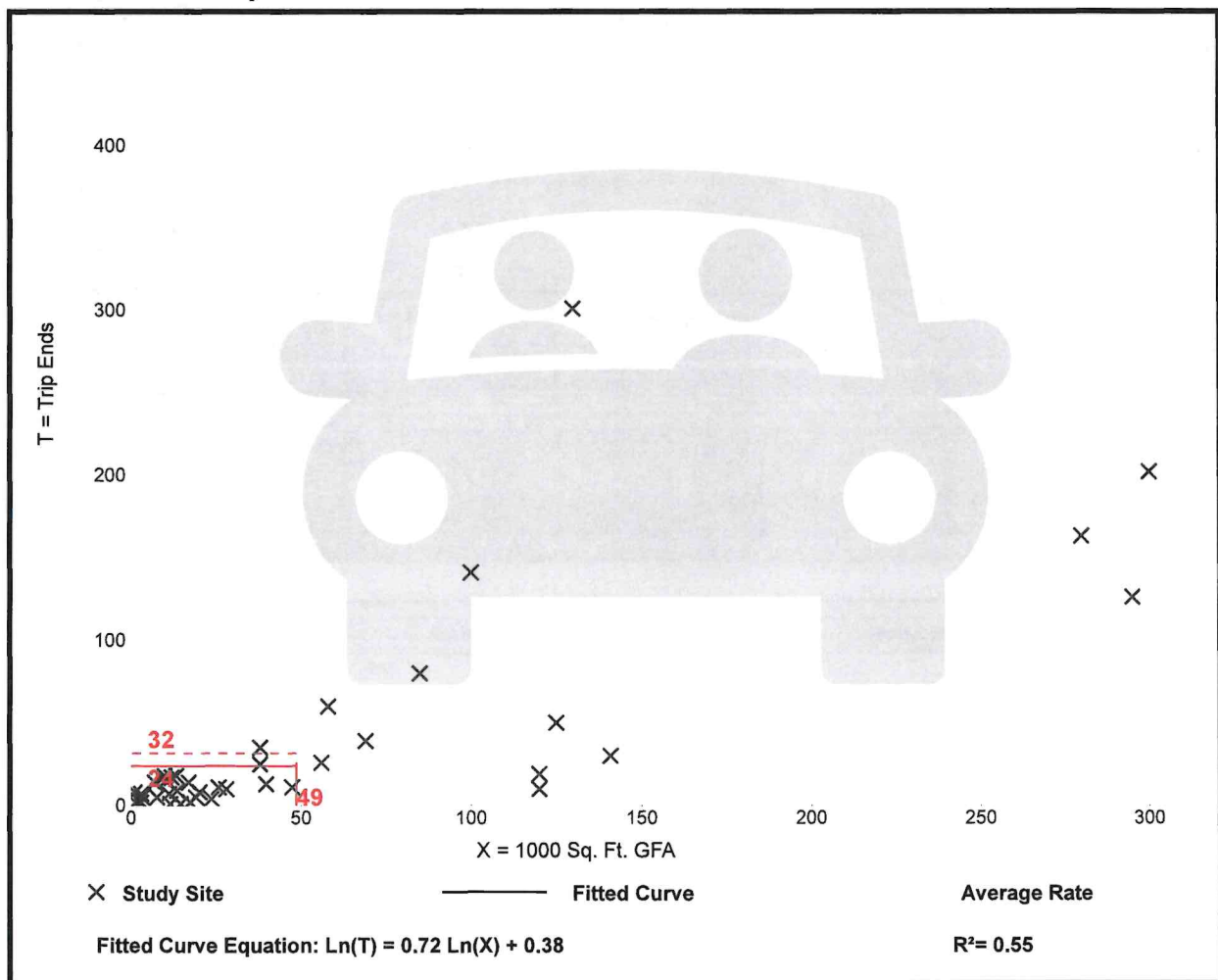


EXHIBIT C-2 SOILS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Basinger fine sand, 0 to 2 percent slopes	2.6	1.4%
6	Manatee loamy fine sand, frequently ponded, 0 to 1 percent slopes	48.2	25.2%
11	Immokalee fine sand, 0 to 2 percent slopes	140.7	73.4%
Totals for Area of Interest		191.6	100.0%



Sumner Engineering & Consulting, Inc.
Agriculture, Civil, Land & Water Resources

410 NW 2ND STREET
Okeechobee, FL 34972
863.763.9474