Glades County Community Development Dept.
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October 17, 2025

Okeechobee Community Developers, LLC
c/o Jeff Akerman
36 Airport Roads, Suite 402
Lakewood, NJ 08701

VIA: E-MAIL ONLY

RE: Lakefront Estates Planned Development – Application for Major Site Plan Phase 1, Shopping Center #1, Case No. SP25-03.

Dear Mr. Akerman;

Lakefront Estates Application for Major Site Plan Phase 1, Shopping Center #1, Case No. SP25-03 was heard by the Glades County Planning and Zoning Board in a public hearing on Tuesday, October 14, 2025. Member Perry made a motion to approve the adoption of the Major Site Plan for Lakefront Estates, Shopping Center #1 for Phase 1, conditioned on:

1. The Landscape Notes Maintenance Requirements section in the plans shall be revised to include a note stating that shrubs within sight line triangles must be maintained at 2 ½' or under to ensure safe sight lines, per LDC section 125-201.

2. Prior to issuance of a Building Permit, the Developer's engineer needs to certify to Glades County Fire Marshall that based on test data the proposed Site Plan has sufficient fire protection, hydrant availability, and fire sprinklers. The Developer's engineer needs to demonstrate that there is sufficient water pressure and flow to support fire sprinkler system.

3. The applicant shall submit to the County a written priority list of all proposed development prior to issuance of any building permit. Building permits shall not be issued for development that does not meet Concurrency requirements; and

based on the findings and analysis in the staff report dated September 17, 2025, and the application and the findings of fact in evidence at the hearing, and Mr. Pringle placed into the record, the application, the staff report, including all of its attachments. Member Wilson seconded the motion. Vote All Aye, motion carried 5-0 with Member Dobbs abstained.

Glades County looks forward to your development of the property and is pleased to help you achieve your goals.

Sincerely,

Susan BuChans

Susan BuChans, AICP
Community Development Director

cc: Paul E. Carlisle, County Manager
Richard W. Pringle, County Attorney
Ben Smith, County Consultant
Yidel Perlstein, Lakefront Estates Agent
Fred Drovdlic, Lakefront Estates Agent
Surly Morgensten, Lakefront Estates Agent
Steve Dobbs, Lakefront Estates Agent
Michael Steinberg, Lakefront Estates Agent