



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD & WORKSHOP MEETING  
NOVEMBER 19, 2020  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular Planning Board and Workshop Meeting for the City of Okeechobee to order on Thursday, November 19, 2020, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The Pledge of Allegiance was led by Chairperson Hoover.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice-Chairperson Doug McCoy, Board Members Karyne Brass, Rick Chartier, Felix Granados, and Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Board Member Phil Baughman was absent without consent. Chairperson Hoover moved Alternate Board Member Papasso to a voting position.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Board Member Chartier to approve the agenda as presented. **Motion Carried Unanimously.**

**IV. MINUTES**

- A. Motion by Board Member Brass, seconded by Alternate Board Member Papasso to dispense with the reading and approve the October 15, 2020, Regular Meeting and Workshop minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:03 P.M.**

- A. Motion by Board Member Brass, seconded by Board Member Granados to recommend approval of the annual update to the Five-Year Capital Improvements Schedule, finding it to be consistent with the Comprehensive Plan. **Motion Carried Unanimously.**
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report.
  - 2. No public comments were offered.
  - 3. No Ex-Parte disclosures were offered.
  - 4. There was no Board discussion.
  - 5. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for December 15, 2020 and January 5, 2021, 6:00 P.M.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:06 P.M.**

**VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:06 P.M.**

- A. City Planning Consultant Smith briefly reviewed Staff Reports regarding Holding Properties. He compared and explained the existing Holding District to the current Rural Heritage District (RH), the intent of both Districts, the permitted and special exception uses, the lot and structure requirements. He also presented Staff's recommendations for the current 55 parcels of land that are zoned Holding, and maps of all the parcels. A few of the parcels are developed, though most are undeveloped or used for agricultural purposes. The majority are designated on the Future Land Use Map (FLUM) as Single Family Residential (SF), two are Commercial and one is Mixed Use Residential. The provided sub maps of the FLUM, Zoning, and Property Appraiser aerial depict eight separate areas of the City. Properties within those sub map areas are identified by Map Identification (ID) Numbers. There are 43 Map ID's due in part to parcels of land that are contiguous, under the same ownership, and containing the same existing land use being grouped together. It is recommended that each Map ID should be treated as a separate application.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: Map ID No.1: 4.63 vacant acres with a Future Land Use (FLU) designation of SF Residential. Planner's comments and recommendation are this property is comprised of five separate parcels. Ideally, all parcels would be rezoned to Residential Single Family One (RSF1) to be consistent with FLU designation and to be consistent with the character and the predominant pattern of land use of the surrounding properties. The consensus of the Board was to move forward with this recommendation. Property Legal Description: Lots 1 through 26 of Block 8, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.2: 1.8 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation are this property is comprised of Lots 1 through 3 which are zoned Holding and Lots 4 through 10 being zoned Residential Multiple Family (RMF). Ideally, the entire property should be rezoned to RSF1 to be consistent with the FLU designation and to be consistent with the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 through 10 of Block 9, CITY OF OKEECHOBEE recorded in Plat Book 1, Page 10, of the Public Records of Okeechobee County.

Map ID No.3: 11.3 vacant acres which clearly had agricultural uses at one time, though it is unclear whether agricultural uses have been maintained and has a FLU of SF Residential. Planner's comments and recommendation are a portion of this parcel is zoned Holding and a portion is zoned RSF1. Depending on the current/intended use of the property, either the Holding portion of this parcel should be rezoned to RSF1 or the entire property should be rezoned to RH. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Unplatted lands of the City; abandoned railroad of Florida East Coast Railway a strip of land 150 feet wide lying between the North half of Blocks 40, 27, 22, 11, and 6 on the East and Tuscaloosa Street on the West recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County, and also all that part of North 14<sup>th</sup> Street lying East of West 9<sup>th</sup> Avenue and West of the West line of Lot 1, Block 6 if said line is projected Northernly; all of the alleyway lying within Block 7; all that portion of Northwest 13<sup>th</sup> Street lying West of West 8<sup>th</sup> Avenue and East of West 9<sup>th</sup> Avenue; and that portion of West 8<sup>th</sup> Avenue lying North of the South line of Lot 1, Block 10, if said line was projected Easterly and South of North 14<sup>th</sup> Street, recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.4: 0.34 acres with a FLU designation of SF Residential. Planner's comments and recommendation are this parcel contains multi-family structures; one triplex and two single-family residences, which would make the parcel nonconforming (too much density for lot size) even with multi-family designations. Ideally, the entire property should be rezoned to RSF1 to be consistent with the FLU designation and to be consistent with the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 7 and 8 of Block 10, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.5: 0.34 acres containing a single-family residence with a FLU designation of SF Residential. Planner's comments and recommendation are ideally this property should be rezoned to RSF1 to be consistent with the existing land use, FLU and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 9 and 10 of Block 10, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.6: 0.17 acres containing a single-family house with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for the RSF1 district.



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: Though the lot does meet the minimum lot area and lot width requirements of the Residential Single Family Two (RSF2) district, rezoning to the RSF2 district would also require a FLUM amendment to Multi-Family (MF) Residential. However, Section 90-32 of City's Land Development Regulations (LDR's) allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 11 of Block 10, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.7: 0.17, acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 12 of Block 10, CITY OF OKEECHOBEE recorded in Plat Book 1, Page 10, of the Public Records of Okeechobee County.

Map ID No.8: 0.34 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 5 and 6 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.9: 0.34 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 3 and 4 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.10: 0.17 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming Lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 2 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.11: 0.17 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 1 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.12: 0.17 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 7 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.13: 0.17 acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 8 of Block 23, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.14: 0.17 acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 9 of Block 23, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.15: 0.17 acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties.



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 10 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.16: 0.17 acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 11 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.17: 0.17 acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel does not meet the minimum lot area or lot width requirements for RSF1 district. Though the lot does meet the minimum lot area and lot width requirements of the RSF2 district, rezoning to the RSF2 district would also require a FLUM amendment to MF Residential. However, Section 90-32 of City's LDR's allows for development of a single-family home on nonconforming lots which are at least 4,000 square feet and 40 feet wide. Since this lot appears to meet those requirements, it should ideally be rezoned to RSF1 to be consistent with the existing land use, FLU designation and the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 12 of Block 23, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.18: 1.76 acres with a FLU of SF Residential and Industrial. Planner's comments and recommendation, this parcel has split FLU and zoning designations, though most of it is designated Industrial. It is adjacent to the railway and other Industrial to the East. Though there are single-family residences to the South, Staff is of the opinion that map changes to Industrial would provide the most consistency with the existing land use and pattern of land use in the surrounding area. Ideally, a FLUM amendment to Industrial should be initiated for Lots 19 and 20 in the Southeast corner of this parcel concurrently with a zoning map change to Industrial for the same lots. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 to 6 and 15 to 20 of Block 13, together with a 200 foot by 60-foot portion of Northwest 10<sup>th</sup> Avenue (formerly known as Pensacola Street) as originally recorded in the Town of Okeechobee, Plat Books 1 and 5, Pages 10 and 5, and lying East of Block 13, NORTHWEST ADDITION, according to the Plat thereof as recorded in Plat Book 1, Page 25, Public Records of Okeechobee County, Florida, specifically the West 60-feet of the 70-foot right-of-way, located South of Northwest 8<sup>th</sup> Street (formally known as 14<sup>th</sup> Street) and North of Northwest 7<sup>th</sup> Court (formally known as Seaboard Avenue), not including the intersection of Northwest 7<sup>th</sup> Court and 10<sup>th</sup> Avenue.

Map ID No.19: 4.3 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels. Ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and to be consistent with the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 to 13 and 14 to 26 of Block 68, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: Map ID No.20: 0.33 vacant acres with a FLU designation of Commercial. Planner's comments and recommendation this parcel is located one lot from US Highway 441 (North Parrott Avenue), with an existing medical office to the South. Ideally, this property should be rezoned to either Commercial Professional Office CPO), Light Commercial (CLT) or Heavy Commercial (CHV) to be consistent with the FLU designation and to be consistent with the character and pattern of land use of the surrounding properties. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 9 and 10 of Block 15, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.21: 0.4 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel is located along the commercial corridor (in close proximity to US Highway 441-North Parrott Avenue), there are existing commercial uses adjacent and nearby, and there are no adjacent single-family residences. Though a rezoning to RSF1 would make this zoning consistent with the FLU designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single-family residential may not be the highest and best development for this parcel. Staff does not recommend any particular map changes for this property. The property owner should present their own argument for their desired map changes. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 7 and 8 of Block 15, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.22: 0.69, vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels and is located along the commercial corridor (in close proximity to US Highway 441-North Parrott Avenue). There are existing commercial and multi-family uses adjacent and nearby, and there are no adjacent single-family residences. Though a rezoning to RSF1 would make this zoning consistent with the FLU designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single-family residential may not be the highest and best development for this parcel. Staff does not recommend any particular map changes for this property. The property owner should present their own argument for their desired map changes. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 21 through 24 of Block 15, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.23: 0.34 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel is located along the commercial corridor (in close proximity to US Highway 441-North Parrott Avenue), there are existing commercial uses adjacent and nearby, and there are no adjacent single-family residences. Though a rezoning to RSF1 would make this zoning consistent with the FLU designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single-family residential may not be the highest and best development for this parcel. Staff does not recommend any particular map changes for this property. The property owner should present their own argument for their desired map changes. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 5 and 6 of Block 15, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.24: 1.0 vacant acre with a FLU designation of SF Residential. Planner's comments and recommendation, this property is located along the commercial corridor (in close proximity to US Highway 441 North-Parrott Avenue).



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: There is an existing multi-family development adjacent and commercial uses nearby, and there are no adjacent single-family residences. Though a rezoning to RSF1 would make this zoning consistent with the FLU designation, it would not be completely consistent with the surrounding land use pattern and it is not clear that this change would be beneficial for the property owner, as single-family residential may not be the highest and best development for this parcel. Staff does not recommend that any particular map changes for this property. The property owner should present their own argument for their desired map changes. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 to 4 of Block 15, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.25: 2.1 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels. The property to the East and South is a large parcel with a single-family residence. Ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 to 5 and 6 to 11 of Block 16, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.26: 0.1 acre with a FLU designation of Commercial. Planner's comments and recommendation, this parcel is owned by the Okeechobee Utility Authority. Public facilities are specifically listed as an allowable use in the Commercial FLU category under FLU Policy 2.1(d). However, Public Facility/Utility is not listed as a permitted use in any of the Commercial Zoning Districts. Instead, it is listed as Special Exception Use in the Commercial Zoning Districts. Ideally, this property should be rezoned to Public Use and a FLUM amendment change should be requested as well to Public Facilities. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Commencing at a Southeast corner of Block 1, CITY OF OKEECHOBEE, per Plat Book 5, Page 5, Public Records of Okeechobee County, Florida, thence North 89 degrees 56 minutes 20 seconds East along the projection of the North line of 13<sup>th</sup> Street (formerly known as 19<sup>th</sup> Street) a distance of 108.33 feet to a Northeast corner of a 100-foot wide parcel described in Official Records Book 507, Page 833, Public Records of Okeechobee County, Florida, and the point of beginning of this description; thence continue North 89 degrees 56 minutes 20 seconds East along said line a distance of 45.12 feet to the West edge of the water line of Taylor Creek; thence South 28 degrees 16 minutes 28 seconds East meandering along the West edge of the water line of Taylor Creek a distance of 79.38 feet, more or less, to the intersection with the Easterly projection of the South line of Northeast 13<sup>th</sup> street (formerly known as 19<sup>th</sup> Street); thence South 89 degrees 56 minutes 20 seconds West along the Easterly projection of said Northeast 13<sup>th</sup> Street, a distance of 53.49 feet to a point on the East line of said parcel described in Official records Book 507, Page 833; thence proceed along the East line North 22 degrees 40 feet 25 inches West a distance of 75.78 feet to the point of beginning.

Map ID No.27: 0.34 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels, neither of which meet the minimum lot area or lot width requirements for RSF1 district separately. However, if the owner joins the parcels, the RSF1 district requirements will be met. Ideally, both parcels should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. The property owner should be encouraged to join the parcels and not sell them separately. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 12 and 13 of Block 32, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.28: 0.69 vacant acres with a FLU designation of SF Residential.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: Planner's comments and recommendation, ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 8 to 11 of Block 32, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.29: 0.26 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 20 and West 5 feet of Lot 21 of Block 32, CITY OF OKEECHOBEE recorded in Plat Book 5, Page 5, of the Public Records of Okeechobee County.

Map ID No.30: 0.84 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels. One of the parcels does not meet the minimum lot area or lot width requirements for RSF1 district separately. However, if the owner joins the parcels, the RSF1 district requirements will be met. Ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. Though Section 90-32 allows for construction of a single-family residence on the smaller parcel, the property owner should be encouraged to join parcels and not sell the smaller parcel separately. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lot 21 less West 5 feet, and Lots 22 to 25 of Block 32, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.31: 1.4 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this property is comprised of two separate parcels. Ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1 to 6 and 24 to 26 of Block 35, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.32: 0.71 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, ideally, this property should be rezoned to RSF1 to be consistent with the FLU designation and the character of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 20 to 23 of Block 35, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County.

Map ID No.33: 51.19 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, a portion of this property is zoned Residential Mobile Home (RMH) and the property surrounds an existing manufactured home park. The railway runs along the Northern property line and beyond that is the City's Commerce Center. Taylor Creek runs along the Western property line with single-family residential and industrial uses on the other side of the creek. The boundary of the City runs along the Eastern property line with single-family residences in the adjacent unincorporated area beyond. Vacant commercially designated property lies to the South. There are many potential development possibilities for this large unplatted parcel and Staff does not recommend any particular map changes for this property. The property owner should present their own argument for their desired map changes. The consensus of the Board was to rezone this property to RSF1. Property Legal Description: Unplatted lands of the City the Southwest one-quarter of the Northeast one-quarter and North one-half of the Northwest one-quarter of the Southeast one-quarter South of the Seaboard Air Line Railroad right-of-way; Southwest one-quarter of the Northwest one-quarter of the Southeast



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southeast one-quarter; the Southeast one-quarter of the Northwest one-quarter of the Southeast one-quarter; North one-half of the Northeast one-quarter of the Southwest one-quarter; and the South one-half of the Northeast one-quarter of the Southwest one-quarter lying East of Taylor Creek; fractional Northwest one-quarter East of Taylor Creek and South of the Seaboard Air Line Railroad; and all that portion of land located in the Northeast one-quarter of the Southwest one-quarter and the Southeast one-quarter of Northwest one-quarter; South of the Seaboard Air Line Railroad in Section 15, Township 37 South, Range 35 East, that lies East of Taylor Creek improved channel as recorded in Plat Book 3, Page 29, Public Records of Okeechobee County, Florida; less & except the following parcel: a parcel of land lying in the Northwest one-quarter of the Southeast one-quarter of Section 15, Township 37, Range 35 East, Okeechobee County, Florida being more particularly described as follows: commence at the Southeast corner of said Northwest one-quarter of the Southeast one-quarter of Section 15, thence proceed South 89 degrees 21 minutes 13 seconds West along the South line of said Northwest one-quarter of the Southeast one-quarter a distance of 70.00 feet to the point of beginning. Thence continue South 89 degrees 21 minutes 13 seconds West along said South line a distance of 208.70 feet; thence departing said South line, run 00 degrees 20 minutes 48 seconds West along a line parallel with the East line of said Northwest one-quarter of the Southeast one-quarter a distance of 208.70 feet; thence departing said parallel line run North 89 degrees 21 minutes 13 seconds East a distance of 208.70 feet; thence run South 00 degrees 20 minutes 48 seconds East along a line parallel with and 70.00 feet West of (as measured at right angles to) the aforesaid East line of the Northwest one-quarter of the Southeast one-quarter of Section 15, a distance of 208.70 feet to the point of beginning.

Map ID No.34: 1.36 acres with a FLU designation of SF Residential. Planner's comments and recommendation, the West portion of this parcel is currently zoned RSF1. Ideally, the remainder of this property should be rezoned to RSF1 to be consistent with the FLU designation, existing land use and character of surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Lots 1, 2, 11 and 12 of Block 82, CITY OF OKEECHOBEE recorded in Plat Books 1 and 5, Pages 10 and 5, of the Public Records of Okeechobee County and all of fractional Block 83 and a parcel of land lying in Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows: beginning at the Southeast corner of Block 52, Okeechobee, according to the Plat thereof recorded in Plat Book 5, Page 5, Public Records of Okeechobee County, Florida, thence run Southerly, along the Eastern boundary and Southerly projection thereof of Blocks 82 and 83 of said Plat of Okeechobee and also along the West boundary of Plat No. 1 of Taylor Creek watershed as recorded in Plat Book 3, Page 29, Public Records of Okeechobee County, Florida, to the intersection with the centerline of Northeast 6<sup>th</sup> Street (formerly 12<sup>th</sup> Street); thence run East, along said centerline extended East, to the Western shore line of Taylor Creek; thence run Northerly, along said Western shore line to the intersection with the South line of said Block 52 extended East; thence run West, along said South line extended, to the point of beginning.

Map ID No.35: 1.1 vacant acres, with a FLU designation of SF Residential. Planner's comments and recommendation, this property was very recently acquired by the owner of Map ID No. 33 and as such this property should be considered part of that. Staff does not recommend any particular map changes desired map changes. The consensus of the Board was to rezone this property to RSF1. Property Legal Description: Unplatted lands of the City the West one-half of the Southeast one-quarter of the Southwest one-quarter of the Northeast one-quarter, lying South of the railroad, Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida, less that portion thereof previously sold to Fred and Carol Walker.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: Map ID No.36: 1.0 vacant acre with a FLU designation of SF Residential. Planner's comments and recommendation, vacant commercially designated property lies to the South. The property to the East, West and North is zoned Holding with no City-initiated map change recommendations being made by staff at this time. Similarly, staff does not recommend any particular map changes for this property either. The property owner should present their own argument for their desired map changes. The consensus of the Board was to recommend this property be zoned RSF1. Property Legal Description: a parcel of land lying in the Northwest one-quarter of the Southeast one-quarter of Section 15, Township 37 South, Range 35 East, Okeechobee County, Florida being more particularly described as follows: commence at the Southeast corner of said Northwest one-quarter of the Southeast one-quarter of Section 15, thence proceed South 89 degrees 21 minutes 13 seconds West along the South line of said Northwest one-quarter of the Southeast one-quarter a distance of 70.00 feet to the point of beginning; thence continue South 89 degrees 21 minutes 13 seconds West along said South line a distance of 208.70 feet; thence departing said South line, run North 00 degrees 20 minutes 48 seconds West along a line parallel with the East line of said Northwest one-quarter of the Southeast one-quarter a distance of 208.70 feet; thence departing said parallel line, run North 89 degrees 21 minutes 13 seconds East, a distance of 208.70 feet; thence run South 00 degrees 20 minutes 48 seconds East along a line parallel with and 70.00 feet West of (as measured at right angles to) the aforesaid East line of the Northwest one-quarter of the Southeast one-quarter of Section 15, a distance of 208.70 feet to the point of beginning.

Map ID No.37:13.32 vacant acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained. Depending on the current/intended use of the property, this parcel should be rezoned to either RSF1 or RH. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: a parcel of land in Section 21, Township 37 South, Range 35 East and being described as follows: commence at the Southwest corner of Block 250, FIRST ADDITION TO THE TOWN OF OKEECHOBEE; thence bear North 89 degrees 59 minutes 7 seconds West along the North right-of-way line of Southwest 9<sup>th</sup> Street to the Southwest corner of property described in Official Records Book 268, Page 196, Public Records of Okeechobee County and the point of beginning, a distance of 502.45 feet; thence continue North 89 degrees 59 minutes 17 seconds West along the North right-of-way line of Southwest 9<sup>th</sup> Street to the Southeast corner of Block 202, CITY OF OKEECHOBEE, recorded in Plat Book 5, Page 5, Public Records of Okeechobee County; thence North 00 degrees 04 minutes 21 seconds East, a distance of 1040.00 feet to the Northeast corner of said Block 202; thence North 89 degrees 59 minutes 54 seconds East, a distance of 558.40 feet, along the South right-of-way line of Southwest 6<sup>th</sup> Street to the Northwest corner of property described in Official Records Book 268, Page 196; thence South 00 degrees 01 minutes 36 seconds West, a distance of 1040.10 feet to the point of beginning.

Map ID No.38: 1.72 acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel clearly had agricultural uses at one time, though it is unclear whether agricultural uses have been maintained. A portion of this parcel is currently zoned RSF1. Ideally, the remainder should be rezoned to RSF1 to be consistent with the FLU designation, existing land use, and character and pattern of land use of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Unplatted lands of the City beginning at the Northwest corner of the Southwest one-quarter of the Southwest one-quarter of the Northeast one-quarter; thence run South 175 feet; thence run East 425 feet; thence run North 175 feet; thence run West 425 feet to the point of beginning less road right-of-way and Lots 1, 2, and 22, Block 37, CROZIER'S WOODLAND PARK, according to the plat thereof recorded in Plat Book 2, Page 22, Public Records of Okeechobee County, Florida. less all road rights-of-way and less lands described



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: in Official Records Book 412, Page 108, Public Records of Okeechobee County, Florida; less and except the following: a parcel of land lying in Lot 1, CROZIER'S WOODLAND PARK, according to the Plat thereof recorded in Plat Book 2, Page 22, Public Records of Okeechobee County, Florida, being more particularly described as follows: commencing at the Southwest corner of said Crozier's Woodland Park bear North 00 degrees 44 minutes 09 seconds East along the West boundary of Crozier's Woodland Park a distance of 136.87 feet to the point of beginning; thence continue North 00 degrees 44 minutes 09 seconds East to the Southwest corner of the property described in Official Record Book 412, Page 108, of the Public Records of Okeechobee County, Florida a distance of 28.09 feet to the intersection with a curve in the right-of-way of Southwest 21<sup>st</sup> Street, concaving to the Northeast, having a radius of 310.58 feet, a delta of 05 degrees 05 minutes 06 seconds and a long chord bearing South 34 degrees 46 minutes 55 seconds East a distance of 27.69 feet; thence along arc of said curve in the right-of-way of Southwest 21<sup>st</sup> Street a distance of 27.70 feet to the cusp of a curve concaved to the South, having a radius of 9.00 feet, a delta of 141 degrees 55 minutes 40 seconds and a long chord bearing South 71 degrees 41 minutes 50 seconds West a distance of 17.02 feet; thence Westerly along arc of said curve a distance of 22.21 feet to the point of beginning.

Map ID No.39: 12.21 acres with a FLU designation of SF Residential. Planner's comments and recommendation, this parcel clearly had agricultural uses at one time, though it is unclear whether the agricultural uses have been maintained. Depending on the current/intended use of the property, this parcel should be ideally rezoned to RSF1 or RH. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: Unplatted lands of the City Southwest one-quarter of Southwest one-quarter of Northeast one-quarter of Section 28, township 37 South, Range 35 East, Okeechobee County, Florida, less all road rights-of-way and less lands described in Official Records Book 412, Page 108, Public Records of Okeechobee County, Florida, and less lands described in Official Records Book 694, Page 1638, Public Records of Okeechobee County, Florida, and the West one-half of the Southeast one-quarter of the Southwest one-quarter of the Northeast one-quarter of Section 28, Township 37 South, Range 35 East, Okeechobee County, Florida, less and except the following two parcels of land: commence at the Southwest corner of Woodland Park, according to the plat thereof recorded in Plat Book 2, Page 28, Public Records of Okeechobee County, Florida; thence bear North 87 degrees 51 minutes 05 seconds East along the South boundary of said Woodland Park, a distance of 230.73 feet to the Southwest corner of Lot 4 in Block 40 of said Woodland Park, for the point of beginning; thence continue North 87 degrees 51 minutes 05 seconds East along said South boundary line, a distance of 99.74 feet to the Southwest corner of Lot 5 in said Block 40; thence bear South 01 degrees 53 minutes 18 seconds East along the Southward projection of the East line of said Lot 5, a distance of 76.01 feet; thence bear South 87 degrees 51 minutes 05 seconds West, parallel with the said South boundary line of Woodland Park, a distance of 99.74 feet to a point that lies on the Southward extension of the West line of said Lot 4; thence bear North 01 degrees 53 minutes 18 seconds West, a distance of 76.0 feet to the Southwest corner of said Lot 4 and the point of beginning and beginning at the Northwest corner of the Southeast one-quarter of the Southwest one-quarter of the Northeast one-quarter; thence bear North 87 degrees 50 minutes 00 seconds East along the North line of said Southeast one-quarter of Southwest one-quarter of the Northeast one-quarter a distance of 230.63 feet; thence bear South 01 degrees 45 minutes 00 seconds East a distance of 75.00 feet; thence bear South 87 degrees 50 minutes 00 seconds West, parallel with aforesaid North line a distance 160.00 feet; thence bear North 45 degrees 13 minutes 37 seconds West a distance of 102.65 feet to the point of beginning.

Map ID No.40: 2.21 acres with a FLU designation of SF Residential. Planner's comments and recommendation, the parcel contains overflow parking for the existing bank facility to the West.



**WORKSHOP ITEM CONTINUED**

ITEM A. CONTINUED: Since this parcel is separate from the bank parcel, the existing land use of this property can be best characterized as a commercial parking lot. Among the commercial zoning districts, the CHV district is the only district that allows a commercial parking lot as a permitted use. The actions that would provide the most consistency between the maps and existing land use would be a FLUM amendment to Commercial and a concurrent rezoning to CHV. The consensus of the Board was to move forward with the Planner's recommendation: Property Legal Description: Unplatted lands of the City beginning 244.5 feet South of Northwest corner of the Southwest of Section 22, Township 37 South, Range 35 East (said point being also the Northwest corner of that second parcel of land described in Official Records Book 151, Page 633, Public Records of Okeechobee County, Florida) run North along the West line of said Section 22, a distance of 32.65 feet to the South right-of-way line of Southeast 8<sup>th</sup> Street; thence run East along said South right-of-way line of Southeast 8<sup>th</sup> Street, a distance of 200.01 feet; thence run Southernly along a line parallel to the West line of Section 22, a distance of 31.60 feet to the Northeast corner of the aforesaid parcel of land described in Official Records Book 151, Page 633; thence run West along the North line of aforesaid parcel of land described in Official Records Book 151, Page 633, a distance of 200.00 feet to the point of beginning.

Map ID No.41: 39.88 vacant acres with a FLU designation of Mixed Use Residential. Planner's comments and recommendation. this parcel was clearly used for agricultural purposes at one time, though it is unclear whether the agricultural use has been maintained. This parcel meets the minimum size requirements for the Mixed Use Residential FLU category and limited agricultural uses are permitted. However, rezoning to a Planned Unit Development-Mixed Use (PUD-M) should only be approved through the planned unit development process. Staff is not recommending any particular map change for this property. The property owner should proceed with the planned unit development approval process or present their own argument for their desired map changes. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: being a parcel of land lying within the Southwest one-quarter of Section 22, Township 37 South, Range 35 East, Okeechobee County, Florida, and being more particularly described as follows: commence at the Northwest corner of the Southwest one-quarter of said Section 22, thence South 00 degrees 17 minutes 44 seconds East along the West boundary line of said Section 22, a distance of 212.00 feet to the point of beginning; thence North 89 degrees 47 minutes 03 seconds East, a distance of 1567.58 feet to a point lying on the centerline of Taylor Creek; thence along a long chord referencing said centerline of Taylor Creek, South 17 degrees 02 minutes 03 seconds West, a distance of 415.00 feet to a point; thence continuing along said centerline a long chord bearing of South 19 degrees 40 minutes 21 seconds West, a distance of 847.17 feet to a point; thence continuing along said centerline a long chord bearing of South 20 degrees 18 minutes 44 seconds West, a distance of 358.47 feet to a point; thence South 89 degrees 20 minutes 09 seconds West along a line 901.00 feet North of and parallel to the Southerly boundary of Section 22, a distance of 820.22 feet to a point; thence North 00 degrees 17 minutes 44 seconds West, a distance of 36.00 feet to a point; thence South 89 degrees 20 minutes 09 seconds West along a line 937.00 feet North of and parallel to the Southerly boundary of Section 22, a distance of 210.00 feet to a point on the aforementioned West boundary line of said Section 22; thence North 00 degrees 17 minutes 44 seconds West, a distance of 1008.37 feet to a point; thence North 89 degrees 20 minutes 09 seconds East along a line parallel to the Southerly boundary of Section 22, a distance of 200.00 feet to a point; thence North 00 degrees 17 minutes 44 seconds West along a line parallel to the Westerly boundary of Section 22, a distance of 450.00 feet to a point; thence South 89 degrees 20 minutes 09 seconds West along a line parallel to the Southerly boundary line of Section 22, a distance of 200.00 feet to a point on the aforementioned Westerly boundary line of said Section 22; thence North 00 degrees 17 minutes 44 seconds West along said line a distance of 32.50 feet to



## VI. WORKSHOP ITEM CONTINUED

ITEM A. CONTINUED: the point of beginning less the Northerly 32.50 feet of the Easterly 200 feet of the afore described property.

Map ID No.42: 14.21 acres with a FLU designation of SF Residential. Planner's comments and recommendation: this property is comprised of two separate parcels. The Property Appraiser lists the use of the property as improved pasture, though aeriels indicate a single-family residence is also present on the site. Depending on the intended use of this property, it should ideally be rezoned to either RSF1 or RH. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: a tract of land being a portion of Government Lot 7 and the East one-half of Section 22, Township 37 South, Range 35 East, Okeechobee County, Florida, being more particularly described as follows: beginning at the Southeast corner of the Northeast one-quarter of the Northwest one-quarter of the Southeast one-quarter of said Section 22; thence South 89 degrees 53 minutes 15 seconds West 842.68 feet; thence North 00 degrees 57 minutes 33 seconds West 738.27 feet to a point on the South boundary line of WRIGHT'S FIRST ADDITION, according to the plat thereof recorded in Plat Book 1, Page 13, Public Records of Okeechobee County, Florida; thence East along said South boundary line of WRIGHTS FIRST ADDITION 504.36 feet; thence South 00 degrees 28 minutes 30 seconds East and parallel to the East boundary line of Northwest one-quarter of the Southeast one-quarter of Section 22, a distance of 210.00 feet; thence South 89 degrees 53 minutes 15 seconds West 16 feet; thence South 00 degrees 28 minutes 30 seconds East and parallel to said East boundary line of the Northwest one-quarter of Southeast one-quarter, a distance of 77 feet; thence North 89 degrees 53 minutes 15 seconds East 116 feet; thence South 00 degrees 28 minutes 30 seconds East and parallel to said East boundary line of the Northwest one-quarter of the Southeast one-quarter, a distance of 428.00 feet; thence North 89 degrees 53 minutes 15 seconds East 245.00 feet to a point on said East boundary line of the Northwest one-quarter of the Southeast one-quarter; thence South 00 degrees 28 minutes 30 seconds East along said East boundary line 22.22 feet to the point of beginning and then the other parcel as begin a the center of Section 22, Township 37 South, Range 35 East, (being the Southwest corner of Government Lot 7 and the Northwest corner of the Northwest one-quarter of the Southeast one-quarter of said Section 22), thence North along the West line of Government Lot 7 a distance of 89 feet; thence East on a line parallel with the South boundary line of said Government Lot 7 and 89 feet equidistant therefrom, for a distance of 71.5 feet to the West boundary line of Block 13, WRIGHT'S FIRST AND SECOND ADDITIONS TO OKEECHOBEE, as recorded in Plat Book 1, Page 13, of the Public Records of Okeechobee County, Florida; thence South along the West boundary of said Block 13 a distance of 1.0 foot to the Southwest corner of Block 13, aforesaid; thence Easterly along the South boundary of said Block 13 a distance of 228.5 feet, (being a point on the South boundary of said Block 13 that is 300 feet East of the West boundary of Government Lot 7) thence South on a line 300 feet equidistant from, and parallel with the West line of said Government Lot 7 and the West line of said Northwest one-quarter of the Southeast one-quarter, to a point that is 300 feet East and 660 feet South of the center of said Section 22; thence West 300 feet to a point that is 660 feet South of said center of Section 22; thence North 660 feet to the point of beginning, less and except the West 50.00 feet, thereof.

Map ID No.43: 2.0 acres with a FLU designation of SF Residential. Planner's comments and recommendation: ideally this property should be rezoned to RSF1 to be consistent with the FLU designation, existing land use of a single-family residence, character and pattern of land use of the surrounding area. The consensus of the Board was to move forward with the Planner's recommendation. Property Legal Description: the North 132 feet of the Northwest one-quarter of Southwest one-quarter of Southeast one-quarter of Section 22, Township 37 South, Range 35 East.

**CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 7:01 P.M.**



Chairperson Hoover adjourned the meeting at 7:01 P.M.

Submitted by:

Patty M. Burnette  
Patty M. Burnette, 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.