



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD WORKSHOP MEETING  
FEBRUARY 18, 2021  
SUMMARY OF BOARD DISCUSSION**

**I. CALL TO ORDER**

Chairperson Hoover called the workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 18, 2021, at 6:10 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Board Members Phil Baughman, and Karyne Brass were present as well as Alternate Board Members Joe Papasso and Jim Shaw. Board Members, Rick Chartier, Felix Granados, and Mac Jonassaint were absent with consent and Vice Chairperson Doug McCoy was absent without consent.

**III. ITEMS OF DISCUSSION**

**A.** Mr. Ben Smith of LaRue Planning and Management Services was present as the City's Planning Consultant and briefly explained his Staff Report regarding procedures and standards for joinders and de minimis subdivisions that were adopted by Ordinance Number 1170 in October of 2018. Prior to that Ordinance, subdivision platting was the only codified form of property division in the City's Land Development Regulations (LDR's). He discussed some revisions to those standards and well as some amendments to Chapter 86, Subdivisions, which includes a new process for dividing land that is already platted or subdivided. According to Florida Statute 177.031, anytime land is subdivided into three or more parts and includes the creation of new rights-of-way, a plat must be created. However, there should be processes in place for other land configurations like joinders, de minimis subdivisions, and a platted parcel split. He distributed a copy of the regulations regarding lot splits and lot combines from the City of Cape Coral for information purposes. Planner Smith purposes the following amendments:

Amend Section 86-2, clarifying the City's authority to regulate the division and joining of property within the City.

Amend Section 86-3, clarifying the applicability of the chapter to include joining land.

Amend Section 86-4, adding a definition for lot, parcel, and platted parcel split, and deleting the definition for plot. Also, throughout the remainder of the chapter, the term lot to be replaced by parcel to clarify the broader applicability of the codes.

Amend the title of Article II from Plans and Plats to Platting.

Amend the title of Section 86-71, under Division 2, Plats and Data, to Preapplication plans and data for platting.

Amend the title of Division 3, Simple Lot Split/De Minimis Subdivisions to Article III, De Minimis Subdivisions.

Amend Section 86-90, clarifying several new standards including requiring consistency with the designated Future Land Use Map category; prohibiting the creation of split zoning or land use designations; requiring consideration of sewage disposal and prohibiting sharing of septic facilities and private utility lines between parcels.

Amend the title of Division 4, Procedure for Application Submission and Approval of Joinder of Lots to Article IV, Joinders.

Amend Section 86-91(b)(2) to prohibit joining parcels with different Future Land Use designations.

Create new Article V, Platted Parcel Splits adding Section 86-92, which provides procedures and standards for dividing existing platted parcels.

Amend Article III, Variances to Article VI; Article IV, Design Standards to Article VII; and Article V, Required Improvements to Article VIII.

Amend Appendix C, Section 19 of the fee schedule to reflect a fee of \$500 for Platted Parcel Splits.

After a lengthy discussion, the consensus of the Board was to move forward with the Planner's recommendations with the following changes:

Amend Section 86-4 definition of Lot to be a single unit of land in a platted subdivision.



Amend Section 86-90(b)(10) to read if a sanitary sewer service connection will not be required, the resulting parcels shall be of adequate size to accommodate an appropriately sized onsite wastewater treatment system. Otherwise, a statement must be included from the appropriate provider indicating that sanitary sewer system is available to the property or can be made available.

Under the proposed amended Article IV, amend the third sentence of Section 86-91(a) (5) by removing the words principal or accessory.

Under the new Article V, amend the third sentence of Section 86-92(a)(5) to reflect in the event a parcel contains any structures, a survey showing the structures on the parcel and the setbacks of those structures from the existing and proposed property lines shall accompany the application.

Amend Section 86-92(b) by adding a new numeral (1) to read each of the newly created parcels must meet or exceed all requirements of the original underlying plat; then renumber the remainder of the section appropriately.

Amend Section 86-92(b)(7) to reflect the proposed parcel split should be relatively consistent with surrounding parcels. In determining consistency and compatibility with surrounding parcels, the City may consider, among other things, whether the majority of existing parcels are comparable in size, configuration and access road surface type within 500-feet of the subject parcel.

Amend Section 86-92(b)(10) by changing the word septic tank to reflect an appropriately sized onsite wastewater treatment system.

Amend Appendix C to reflect the fee of \$500.00 plus \$20.00 per acre.

IV. Chairperson Hoover adjourned the meeting at 7:19 P.M.

Submitted by:

*Patty M. Burnette*

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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.