



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD AND WORKSHOP MEETING
OCTOBER 21, 2021
SUMMARY OF BOARD ACTION

- I. CALL TO ORDER**
Chairperson Hoover called the regular and workshop meeting of the Planning Board for the City of Okeechobee to order on Thursday, October 21, 2021, at 6:11 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.
- II. ATTENDANCE**
Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present.
- III. AGENDA**
 - A. There were no items added, deferred, or withdrawn from the agenda.
 - B. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve the agenda as presented. **Motion Carried Unanimously.**
 - C. There were no comment cards submitted for public participation.
- IV. MINUTES**
 - A. Motion by Board Member Baughman, seconded by Board Member Jonassaint to dispense with the reading and approve the September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**
- V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.**
 - A. Comprehensive Plan Large Scale Future Land Use Map (FLUM) Amendment Application No. 21-001-LSA from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the Northeast section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending **denial**. He commented originally this application was being considered as a Large Scale FLUM Amendment but recently legislation was changed and the maximum acreage for a Small Scale FLUM Amendment within a Rural Area of Opportunity changed from 20 acres to 100 acres. Therefore, this Application will be handled as a Small Scale FLUM Amendment and processed accordingly.
 2. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC, was present. Regarding traffic concerns raised by the Board, Mr. Dobbs commented he doesn't believe State Road 70 will stay as a four-laned road and this proposed project can be phased so they can meet the requirements needed. He has not started any design planning yet although, there are possible other access points that may be able to be used instead of solely Northeast 8th Avenue. He further commented there is someone who owns this property, and they have the right to develop it. The proposed site plan when designed, will still need approval from the Technical Review Committee before any construction can take place.
 3. Two emails and one phone call were received and read into the record by Board Secretary Burnette from Ms. Dorothy Harris, 508 Northeast 10th Avenue, Ms. Connie Raynor, 203 Northeast 8th Avenue and Mr. and Mrs. Sal Ventimiglia, 211 Northeast 8th Avenue in which all expressed their concerns against the proposed project. Public comments were offered against the proposed project by Mr. Neil Olmsted, 501 Northeast 8th Avenue, Ms. Marian Brewer, 201 Northeast 8th Avenue, Ms. Jennifer Lynch, 506 Northeast 9th Avenue, Ms. Pedie Dickerhoof, 212 Northeast 8th Avenue, Ms. Amanda Carter, 507 Northeast 9th Avenue, Mr. Bob Brandenburg, 303 Northeast 8th Avenue, and Ms. Dorothy Harris, 508 Northeast 10th Avenue.

V. PUBLIC HEARING ITEM A CONTINUED

- 87 surrounding property owner notices were mailed, signage was posted on the subject parcel and the application was advertised in the local newspaper.
4. Board Member Baughman disclosed, although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 5. Motion by Board Member Baughman, seconded by Vice Chairperson McCoy to recommend to the City Council approval of Comprehensive Plan Large Scale FLUM Application No. 21-001-LSA as presented in [Exhibit 1, which includes the findings as required for granting applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for November 16, 2021.

QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility.
 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Mr. Shaun Mackenzie, Mackenzie Engineering and Planning, 1172 Southwest 30th Street, Suite 500, Palm City, Florida, who responded affirmatively.
 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending **denial**.
 3. Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC was available for questions from the Board. Board Member Baughman asked if the Applicant would consider taking out the commercial component and use the site instead for all residential. Mr. Dobbs responded the Applicant would like to move forward as is.
 4. There were no public comments offered.
 5. Board Member Baughman disclosed although he has not spoken to Mr. Dobbs, he does have a personal connection with the development of River Run Resort.
 6. Motion by Board Member Jonassaint, seconded by Board Member Baughman to recommend to the City Council approval of Rezoning Petition No. 21-001-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340, and the Planning Consultant's analysis of the findings and recommendation for denial]. **Motion Failed.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 16, 2021, and December 7, 2021.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:49 P.M.

VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING at 7:49 P.M. AND CONVENED THE WORKSHOP AT 7:52 P.M.

- B. City Planning Consultant Smith commented given the length of Workshop Item A he would discuss Item B first. He reviewed the Planning Staff Report regarding changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundation for all Zoning Districts. Staff has been made aware of drainage and flooding issues at several properties within the City which seem to have resulted from lot filling and earthmoving practices performed on neighboring parcels. He is wishing to examine potential code changes to prevent these situations from continuing to occur. He proposed the City may wish to remove text in Section 90-79 of the Land Development Regulations which requires a minimum foundation elevation and adopt standards to prevent owners from adding so much fill that it creates flooding for neighbors. In addition, maybe adopting some generalized standards to regulate lot filling and earthmoving.

Discussion ensued among the Board regarding water not draining on another person's property and ways to get rid of the water on one's property. Definity agree that there needs to be some sort of enforcement mechanism so that one cannot simply bring in dirt and build up areas of their property or fill in swales, but they are not sure if the City should require permits for this or not.

VI. WORKSHOP ITEM B CONTINUED

After a lengthy discussion among the Board, the consensus was to have the Planner do more research and bring the item back in another workshop.

- A. Due to the lateness of the hour, the consensus of the Board was to continue this item to another meeting.

CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:42 P.M.

- VII.** Chairperson Hoover adjourned the meeting at 8:42 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.