



**CITY OF OKEECHOBEE, FLORIDA**  
**NOVEMBER 16, 2021, REGULAR CITY COUNCIL MEETING**  
**OFFICIAL MEETING MINUTES**

**I. CALL TO ORDER**

Mayor Watford called the regular meeting of the City Council for the City of Okeechobee to order on November 16, 2021, 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 Pastor Don Hanna of the First United Methodist Church, followed by the Pledge of Allegiance led by Council Member Chandler.

**II. ATTENDANCE**

Roll was taken by City Clerk Lane Gamiotea to establish a quorum. Members present: Mayor Dowling R. Watford, Jr., Council Members Noel Chandler, Monica Clark, Bob Jarriel, and Bobby Keefe.

**III. AGENDA AND PUBLIC COMMENTS**

- A. Mayor Watford asked whether there were any agenda items to be added, deferred, or withdrawn. New Business item B, Exhibit 10 was added and items B to F were re-lettered to C to G.
- B. Motion by Council Member Jarriel, seconded by Council Member Keefe to approve the agenda as amended. **Motion Carried Unanimously.**
- C. One comment card was submitted for public participation by Mr. Philip Baughman of B and B Site Development, Inc., who thanked the City Council for all they do to support local businesses, it is much appreciated.

**IV. PRESENTATION AND PROCLAMATIONS**

- A. Mrs. Patty Burnette was recognized by Mayor Watford and Administrator Ritter for her years of service. She was presented with a personalized leather embossed portfolio and framed certificate, which read **"In recognition of your 10 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from November 1, 2011 through November 1, 2021."**
- B. Police Chief Donald Hagan was recognized by Mayor Watford and Council Member Chandler for his years of service. He was presented with a \$500 bonus check and framed certificate, which read **"In recognition of your 25 years of service, hard work, and dedication to the City, its citizens, and your fellow employees from November 22, 1996 through November 22, 2021."**
- C. Mayor Watford proclaimed November 27, 2021, as small business Saturday. A proclamation was presented to Chamber of Commerce Executive Director, Paulette Wise and her assistant Mariah Parriott, and read into the record as follows: **"Whereas, Small Business Saturday was founded in 2010 by American Express and officially co-sponsored by the Small Business Administration since 2015. Small Business Saturday has become an important part of how many small businesses launch their busiest shopping season; and Whereas, the City of Okeechobee believes that small businesses are the backbone of our economy and the glue that holds communities together. According to the United States Small Business Administration, as of 2020, there are currently 30.2 million small businesses in the United States. They represent more than 99 percent of American companies, create two-thirds of the net new jobs, and generate half of gross domestic product; and whereas, small businesses employ over 55 percent of the employees in the private sector in the United States; and 89 percent of consumers in the United States believe it's important to support the local, small businesses they value in their community; and they agree that locally owned, independent businesses contribute positively through paying taxes and providing jobs; and Whereas, advocacy groups and public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday. Now, therefore, I, Dowling R. Watford, Jr., by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim November 17 through 27, 2021 as "Small Business Saturday" and urge all residents of our community to join with us in this observance as we celebrate the accomplishments of small business owners and their employees and encourage the continued development of new small businesses on this Saturday and throughout the year."**
- D. Mayor Watford proclaimed the week of November 17 through 24, 2021 as Farm City Week. A proclamation was presented to Farm Bureau representative, Mickey Bandi, and read into the record as follows: **"Whereas, Florida farmers and ranchers help feed the world by producing a bounty of nutritious foods. To do this, they rely on essential partnerships with urban and rural communities to supply, sell and deliver finished products to consumers across Florida and around the globe; and Whereas, rural and urban communities working together have built our nation's rich agricultural resources so that they contribute to the health and well-being of our country and the strength of our economy; and Whereas, during National Farm City Week, we recognize the importance of this cooperative network."**

#### IV PRESENTATION AND PROCLAMATIONS CONTINUED

- D. Continued: Agriculture and related enterprises employ more than 2 million workers, including farmers and ranchers, shippers, processors, marketers, retailers, inspectors, and others who contribute an annual impact of \$146 billion to Florida's economy; and Whereas, Farm City Week activities celebrate the mutually beneficial relationships that support the quality of life we all enjoy. This week, as we gather with family and friends around the Thanksgiving table, we count these relationships among our many blessings. Now, therefore, I, Dowling R. Watford, Jr., by virtue of the authority vested in me as Mayor of the City of Okeechobee, Florida, do hereby proclaim November 17 through 24, 2021 as "Farm City Week", and I do further call upon all citizens to acknowledge and celebrate the achievements of all those who, working together, produce and supply our community, our nation, and the world with an abundance of agricultural products."

#### V. CONSENT AGENDA

Motion by Council Member Clark, seconded by Council Member Jarriel to:

- A. Approve the Warrant Register for October 2021 [in the amounts, General Fund: \$463,561.37; Public Facilities Improvement Fund: \$38,148.04; and Capital Improvement Projects Fund \$14,815.86, as presented];
- B. Approve the Minutes for October 26, 2021 [as presented and dispense with the reading]. **Motion Carried Unanimously.**

#### VI. MAYOR WATFORD OPENED THE PUBLIC HEARING FOR ORDINANCE ADOPTION AT 6:21 P.M.

- A. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1241 regarding Petition No. 21-004-R rezoning from Industrial (I) to Heavy Commercial (CHV), Lots 11 to 14 of Block 49, CITY OF OKEECHOBEE, Plat Book 5 (PB), Page 5 (PG), [Okeechobee County public records] 804 North Parrott Avenue submitted by Monica Clark/Glades Gas Company of Okeechobee, Inc., [as presented in **Exhibit 1**].

Attorney Fumero read proposed Ordinance No. 1241 as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM I TO CHV, PETITION NO. 21-004-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion by Council Member Keefe, seconded by Council Member Jarriel to adopt proposed Ordinance No. 1241. Council Member Clark noted for the record she has a conflict of interest and will be abstaining from voting on this motion as she is the applicant and property owner for the Petition. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is to continue the existing commercial rental space. Clerk Gamiotea noted for the record, 17 courtesy notices were mailed to surrounding property owners, a sign was posted on the property, and no objections or comments have been received to date. There were no public comments. [A concurrent request to change the Future Land Use to Commercial (C) was adopted on October 26, 2021.] **Motion Carried\*.**

- B. Motion by Council Member Clark to read by title only, proposed Ordinance No. 1242 regarding Petition No. 21-005-R, rezoning Block 121, from Residential Single Family-One (RSF-1) and Block 110, from Light Commercial (CLT) to CHV, all being in the CITY OF OKEECHOBEE, PB 5/PG 5, [Okeechobee County public records and located between NE 2<sup>nd</sup> to 3<sup>rd</sup> Avenues and 3<sup>rd</sup> to 5<sup>th</sup> Streets, City Initiated, property owner is Glenwood Park, LLC, as presented in **Exhibit 7**]; seconded by Council Member Jarriel. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1242 by title only as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM RSF-1 AND CLT TO CHV, PETITION NO. 21-005-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion and second by Council Members Keefe and Clark to adopt proposed Ordinance No. 1242. Planner LaRue presented the Planning Staff findings and approval recommendation from the Planning Board. The proposed use is a commercial development on the vacant property. The only public comment was from Mr. Dobbs of 209 NE 2<sup>nd</sup> Street who was in attendance on behalf of the property owner and stated he was in favor of the petition. Mayor Watford disclosed for the record that he discussed this issue with Mr. Dobbs prior to the meeting, additionally he stated he did not support approving this Petition. Clerk Gamiotea noted for the record, 25 courtesy notices were mailed to surrounding property owners, signs were posted on the property, and no objections or comments have been received to date. **Motion Carried.** [Note: Abandonment of Right-of-Way Petitions No. 21-001-AC and 21-002-AC are pending for these blocks.]

## VI. PUBLIC HEARING CONTINUED

- C. Motion by Council Member Keefe to read by title only, proposed Ordinance No. 1243 regarding Application No. 21-003-TA amending the Land Development Regulations (LDR's) Sections 86-2, 86-3, 86-4, 86-71, 86-90 and 86-91, adding Article V and Section 86-91, amending Form 18 in Appendix A, and adding an application fee to Appendix C all related to Subdivisions, splitting, and joining platted lots [as presented in **Exhibit 8**]; seconded by Council Member Jarriel. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No. 1243 by title only as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING CHAPTER 86 OF THE LDR'S OF THE CITY OF OKEECHOBEE; AMENDING SECTION 86-2, CLARIFYING THE CITY'S AUTHORITY TO REGULATE THE DIVISION AND JOINING OF LAND IN THE CITY; AMENDING SECTION 86-3, CLARIFYING THE APPLICABILITY OF THE CHAPTER TO INCLUDE JOINING LAND; AMENDING SECTION 86-4, ADDING A DEFINITION FOR LOT, ADDING A DEFINITION FOR PARCEL, ADDING A DEFINITION FOR PLATTED PARCEL SPLIT, DELETING THE DEFINITION FOR PLOT; AMENDING THE TITLE OF ARTICLE II FROM PLANS AND PLATS TO PLATTING; CHANGING DIVISION 3-SIMPLE LOT SPLIT/DE MINIMIS SUBDIVISIONS TO ARTICLE III-DE MINIMIS SUBDIVISIONS; AMENDING SECTION 86-90, CLARIFYING THAT STRUCTURE SETBACKS SHALL BE INCLUDED ON SURVEYS, PROHIBITING CREATIONS OF PARCELS WITH SPLIT FLU DESIGNATIONS, REQUIRING CONSIDERATION OF UTILITY LINES AND WASTEWATER TREATMENT SYSTEMS; CHANGING DIVISION 4-PROCEDURES FOR APPLICATION SUBMISSION AND APPROVAL OF JOINDER OF LOTS TO ARTICLE IV-JOINDERS; AMENDING SECTION 86-91 TO PROHIBIT JOINING PARCELS WITH DIFFERENT FLU DESIGNATIONS; CREATING NEW ARTICLE V-PLATTED PARCEL SPLITS, PROVIDING PROCEDURES AND STANDARDS FOR DIVIDING EXISTING PLATTED PARCELS; RENUMBERING EXISTING ARTICLES III, IV, AND V; AMENDING APPENDIX A OF THE LDR'S OF THE CITY OF OKEECHOBEE, AMENDING FORM 18, PROVIDING PLATTED PARCEL SPLIT APPLICATION STANDARDS AND PROCEDURES; AMENDING APPENDIX C OF THE LDR'S OF THE CITY OF OKEECHOBEE, ADDING AN APPLICATION FEE FOR PLATTED PARCEL SPLITS; PROVIDING FOR CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion and second by Council Members Clark and Keefe to adopt proposed Ordinance No. 1243. There were no public comments. **Motion Carried Unanimously.**

- D. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1244, regarding Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-007-SSA submitted by Blue Springs Holdings LLC, reclassifying from Single Family Residential (SFR), 16.8 acres to C and 38.0 acres to Multi-Family Residential (MFR) [as presented in **Exhibit 4**]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1244 as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE CITY OF OKEECHOBEE COMPREHENSIVE PLAN, ORDINANCE NO. 635 AS AMENDED, BY REVISING THE FUTURE LAND USE MAP ON A CERTAIN TRACT OF LAND MORE PARTICULARLY DESCRIBED HEREIN FROM SFR TO C AND MFR, APPLICATION NO. 21-007-SSA, F/K/A NO. 21-001-LSA; PROVIDING FOR INCLUSION OF ORDINANCE AND REVISED FUTURE LAND USE MAP IN THE COMPREHENSIVE PLAN; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE."

Motion by Council Member Clark, seconded by Council Member Keefe to adopt proposed Ordinance No. 1244. Planner LaRue presented the Planning Staff Report findings and recommendation for denial from the Planning Board. Mr. Dobbs was in attendance on behalf of the applicant and clarified some issues with the traffic study. Mr. Michael Nave of 909 NE 5<sup>th</sup> Street spoke against the development due to traffic concerns. **Motion Carried Unanimously.**

**MAYOR WATFORD CLOSED THE PUBLIC HEARING AT 7:06 P.M.**

## VII. NEW BUSINESS

- A. Motion by Council Member Jarriel, seconded by Council Member Keefe to read by title only, proposed Ordinance No. 1245, regarding Rezoning Petition No. 21-001-R submitted by Blue Springs Holdings, LLC, to rezone from Holding, 16.8 acres to CHV and 38.0 acres to Residential Multiple Family (RMF) [as presented in **Exhibit 5**]. **Motion Carried Unanimously.**

Attorney Fumero read proposed Ordinance No.1245 as follows: "AN ORDINANCE OF THE CITY OF OKEECHOBEE, FLORIDA; AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF OKEECHOBEE BY REZONING CERTAIN TRACTS OF LAND MORE PARTICULARLY DESCRIBED HEREIN, FROM HOLDING TO CHV AND RMF, PETITION NO. 21-001-R; AMENDING THE ZONING MAP ACCORDINGLY; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE".

Motion by Council Member Clark, seconded by Council Member Keefe to approve the first reading of proposed Ordinance No. 1245 and set December 7, 2021 as a final public hearing date.

## VII. NEW BUSINESS CONTINUED

- A. Continued: Planner LaRue advised that since the Concurrent Compressive Plan Small Scale Future Land Use Map Amendment Application No. 21-007-SSA was adopted the rezoning will need to be approved. Mr. Mack "Hoot" Worley of 395 SW 21<sup>st</sup> Terrace asked the Council to require courtesy notices to be sent to surrounding property owners for small scale map amendments as they are required for rezoning. Mr. Dobbs was present on behalf of the property owner. **Motion Carried Unanimously.**
  - B. Motioned by Council Member Jarriel, seconded by Council Member Keefe to approve the Interlocal Agreement with Okeechobee County for Building Plan Review Permitting and Inspection Services for Certain County Facilities within the City Limits subject to changes by City Attorney Fumero [as presented in Exhibit 10]. **Motion Carried Unanimously.**
  - C. Mr. Vitor Suguri from Florida Department of Transportation District One presented an update on the US Highway 441 resurfacing project from SW 28<sup>th</sup> Street to NE 120<sup>th</sup> Street. A copy of his PowerPoint presentation has been incorporated into the official minute file. The sections within the City Limits included update signals, lighting, and high emphasis crossings at South 21<sup>st</sup> Street; improvements to lighting, high emphasis crossings, feedback speed signs, and a possible speed table, at various intersections from South 6<sup>th</sup> Street to North 14<sup>th</sup> Street. No official action required.
- Mayor Watford called for a Recess at 7:44 P.M.; the meeting was Reconvened at 7:51 P.M.
- D. Motion by Council Member Clark, seconded by Council Member Keefe to approve a proposal from Rep Services, Inc., not to exceed \$32,762.92 for the purchase of park furnishings for Cattleman's Square Park [within Flagler Park as presented in **Exhibit 6**]. **Motion Carried Unanimously.**
  - E. Motion by Council Member Clark, Seconded by Council Member Keefe to approve the 2020-21 End of Year Budget Amendments [as presented in **Exhibit 7**]. **Motion Carried Unanimously.**
  - F. The initial request was to cancel the current contract with Escribe. However, Administrator Ritter explained Escribe has offered to provide the service for free for one year. Motion by Council Member Jarriel, seconded by Council Member Clark to continue the contract with Escribe for one year [as presented in **Exhibit 8**]. **Motion Carried Unanimously.**
  - G. After review of the most recent draft of the proposed Charter [as presented in **Exhibit 9**] the City Council directed the City Clerk and Administrator to schedule a Town Hall meeting at the Okeechobee Freshman Campus in January 2022. City Attorney Fumero is to give a presentation on the proposed Charter and allow public comments and questions.

## VIII. CITY ATTORNEY UPDATE

Attorney Fumero provided updates on the Okeechobee Utility Authority working group items of discussion.

## IX. CITY ADMINISTRATOR UPDATE

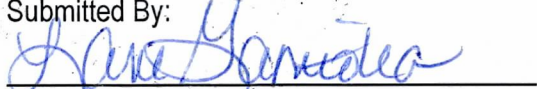
Administrator Ritter stated that the tree lighting will be November 30, 2021. He reminded the Council that he needs their priorities on the Capital Improvements list he distributed. The firetrucks are ready to be sold on GovDeals.com, once we know the prices the Council will need to consider requests from Indian River State College and Glades County to donate a truck. The Cattleman Square is moving forward, Mark Brandel is the general contractor, Frank DeCarlo of American Well Drilling is donating a well, the sculptures arrival have been postponed until the end of March.

## X. COUNCIL COMMENTS

The Council extended a warm welcome to Deputy City Clerk Rose Torres. Administrator Ritter confirmed Council Member Keefe's inquiry that the capital improvements projects priorities list would tie into his five year plan to be presented. Administrator Ritter was asked to research the possibility of the City to provide a donation towards the middle school baseball team pilot program. Council Member Clark was happy to announce that the Tourist Development Council unanimously voted to give \$100,000.00 towards the Cattleman's Square project. Mayor Watford invited everyone to the ceremony honoring Joe Dan Osceola tomorrow at Noon at the City Hall park.

## XI. ADJOURN, Mayor Watford adjourned the meeting at 9:06 P.M.

Submitted By:



Lane Gamiotea, CMC, City Clerk

Please take notice and be advised that when a person decides to appeal any decision made by the City Council with respect to any matter considered at this meeting, s/he 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. City Clerk media are for the sole purpose of backup for official records of the Clerk.

\*Form 8B Memorandum of Voting Conflict for County, Municipal, and other Local Public Officers was filed by Council Member Clark on November 16, 2021, in the Office of the City Clerk and made part of the official record filed in the permanent minute file for this meeting.