



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING AND WORKSHOP
MARCH 19, 2020
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Vice-Chairperson McCoy called the regular meeting and workshop of the Planning Board for the City of Okeechobee to order on Thursday, March 19, 2020, at 6:05 P.M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

A. The Pledge of Allegiance was led by Vice-Chairperson McCoy.

II. ATTENDANCE

Planning Board Secretary Burnette called the roll. Vice-Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, and Mac Jonassaint were present. Alternate Board Members Felix Granados and Jim Shaw were present. Chairperson Dawn Hoover and Board Member Les McCreary were absent with consent.

CITY STAFF: City Attorney John Fumero was present via phone. City Planning Consultant Ben Smith and General Services Secretary Yesica Montoya were present.

Vice-Chairperson McCoy moved Alternate Board Members Granados and Shaw to voting position.

III. AGENDA

A. A motion was made by Member Baughman to defer to the next meeting scheduled for April 16, 2020 at 6:00 P.M., Public Hearing Item V.A. and Quasi-Judicial Item V.B. [Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 20-002-SSA, from Single Family Residential (SF) and Multi-Family Residential (MF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue; and Rezoning Petition No. 20-001-R, from Residential Multiple Family (RMF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue]; seconded by Member Jonassaint.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

B. A motion was made to adopt the amended agenda by Member Brass; seconded by Member Baughman.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

IV. MINUTES

A. A motion was made by Member Baughman to dispense with the reading and approve the Minutes for the November 21, 2019, Workshop, and February 20, 2020, Regular Meeting minutes; seconded by Member Brass.

Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, Granados and Shaw voted: Aye. Nays: None. Absent: Chairperson Hoover and Board Member McCreary. Motion Carried.

V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 6:08 P.M.

A. Comprehensive Plan Small Scale FLUM Amendment Application No 20-002-SSA, from SF Residential and MF Residential to Industrial on 2.87 acres located in the 500 to 600 blocks of Southwest 7th Avenue was deferred until the April 16, 2020, Regular Meeting.

PUBLIC HEARING-QUASI-JUDICIAL ITEM

- B. Rezoning Petition No. 20-001-R, from RMF to Industrial on 2.87± acres located in the 500 to 600 blocks of SW 7th Avenue for the proposed use of expanding the existing industrial facility located to the North was deferred until the April 16, 2020, Regular Meeting.

VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 6:08 P.M.

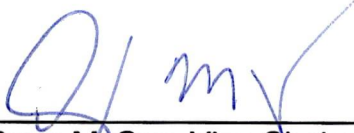
VI. VICE CHAIRPERSON MCCOY RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:08 P.M.

- A. Mr. Ben Smith of LaRue Planning and Management was present as the City's Planning Consultant and briefly reviewed a Staff Report dated March 19, 2020 summarizing the City's current Land Development Regulations (LDR's) regarding the splitting and joining of lots. Mr. Smith explained currently the City's LDR's provides standards and procedures for a de minimis subdivision of land and a joinder of lots although, there are no applications for these procedures. In addition, there are standards and procedures for subdivisions including platting although, because of the way the City defines subdivision, a plat or replat is required for any subdivision of land into three or more parcels. Some jurisdictions allow for lot splits along existing platted parcel lines without the need to replat. A significant amount of the land in the City of Okeechobee has already been platted. Additionally, there are parcels of land which are platted with multiple lots and are under single ownership. Allowing these owners to split their parcels into three or more individual lots along existing platted lot lines may also be appropriate for the City. No survey would need to be provided for this action, but the other requirements which currently pertain to de minimis lot splits would still apply. Should new standards and procedures for platted parcel splits be adopted, a new application would be required as well. Lastly, for actions within the City of Okeechobee boundaries, there is currently no requirement that the County's Property Appraiser's Office ascertain whether or not the requested action is in compliance with the City's LDR's and Comprehensive Plan. This could become especially problematic in the case of lot splits that create non-conforming lots.

Board Member McCoy mentioned when reviewing the dividing or combining of parcels, one needs to consider the Health Department's requirements for septic tanks. Member Baughman voiced concerns with the splitting or joining of parcels in that the original design of certain areas would be then altered. The consensus of the Board after discussion was to move forward with creating applications for the existing joinder and de minimis lot split procedures, create a new codified process and application for splitting platted parcels into three or more along existing lot lines, and coordinate with the County's Property Appraiser's Office to request they seek City approval prior to reflecting the change.

VICE CHAIRPERSON MCCOY ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 7:02 P.M.

- VII. There being no further items on the agenda, Vice-Chairperson McCoy adjourned the meeting at 7:03 P.M.



Doug McCoy, Vice Chairperson

ATTEST:



Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board/Board of Adjustment and Appeals 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.