

Planning Board / Board of Adjustments and Appeals

Regular Meeting

March 28, 2023

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, March 28, 2023 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Matthew Buxton, Joey Hoover, Billy McCullers, Charles Murphy, and Samantha Saucedo. Alternate Jeff Davis was also present and was designated as a voting member. Robbie Chartier and Ann Vu were absent. Also in attendance were County Attorney Wade Vose, Planning Director Bill Royce, Planner Ty Hancock and Administrative Assistant Jenna Durham.

Chairman Joey Hoover called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

Agenda Item # 1, Public Comment.

There were no comments from the public. Public comment was closed.

Agenda Item # 2, Approval of Minutes.

It was the consensus of the Board to consider the approval of the January 24, 2023 meeting minutes at the next scheduled regular meeting.

Agenda Item #3, Public Hearing, Amendments to Okeechobee County Land Development Regulations. Proposed Ordinance 2023-0002, amending Article VII, Development Design and Improvements Standards, Article XIII, Administration and Enforcement, and Appendix B, Glossary.

County Attorney Wade Vose presented the proposed amendment to the land development regulations. Mr. Vose started by explaining the purpose of the County's land development regulations and comprehensive plan, and function of the Planning Board to educate the new members of the Board. He stated that the proposed amendment is a combination of months of staff research to work through a number of issues, starting with regulations on subdivisions within the County. He stated that the proposed amendment addresses directing access to lots within a subdivision to an internal road system, alleviating direct access out to arterial and collector roads. He stated that there has been some additional language added to the platting language and home

owner's association language to provide further clarification on their requirements. He further stated that there have been some minor revisions regarding the intake procedure of major and minor site plans and a provision added to implement stormwater requirements on site plans.

Mr. Vose provided some further clarification to the Board regarding the purpose of including HOA standards in the proposed amendment.

Chairman Joey Hoover opened the public hearing.

There were no comments from the public.

Matthew Buxton moved to close the public hearing. Billy McCullers seconded the motion. The motion passed unanimously.

Billy McCullers moved to recommend that the Board of County Commissioners adopt the proposed Ordinance 2023-0002, amending Article VII, Development Design and Improvements Standards, Article XIII, Administration and Enforcement, and Appendix B, Glossary. Matthew Buxton seconded the motion. The motion passed unanimously.

Chairman Joey Hoover stated that a second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, April 13, 2023 at 9:00 a.m. in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

Agenda Item #4, Public Hearing, Amendments to Okeechobee County Land Development Regulations. Proposed Ordinance 2023-0003, amending Article II, Land Use: Type, Density, Intensity, and Article XI, Hardship Relief and Special Exceptions.

Planning Director Bill Royce presented the proposed amendment to the land development regulations. He started by giving the Board further information regarding the comprehensive plan and future land use map, detailing the Industrial future land uses and Industrial Overlays within the County. He explained that Heavy Industrial (I-2) zoning is allowed in the Industrial Future Land Use classification and in the Industrial Overlay future land use classification, but after some discussion it was found that some of the permissible uses in Industrial zoning might not be appropriate in the Industrial Overlays. He stated that the proposed amendment amends the uses permissible when Industrial zoning districts are in an Industrial Overlay future land use classification. He then discussed some of the uses that would no longer be permissible in the Industrial Overlay future land use classification and uses that would be permissible via Special Exception.

There was discussion between the Board and Mr. Royce regarding the uses removed from the Industrial Overlay and the other zoning and future land use classifications that they are still permissible in.

Chairman Joey Hoover opened the public hearing.

There were no comments from the public.

Matthew Buxton moved to close the public hearing. Billy McCullers seconded the motion. The motion passed unanimously.


Jeff Davis moved to recommend that the Board of County Commissioners adopt the proposed Ordinance 2023-0003, amending Article II, Land Use: Type, Density, Intensity, and Article XI, Hardship Relief and Special Exceptions. Matthew Buxton seconded the motion. The motion passed unanimously.

Chairman Joey Hoover stated that a second and third public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Thursday, April 13, 2023 and April 27, 2023 at 9:00 a.m. in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.

Agenda Item #5, Discussion of Planning Board Role and Responsibilities with County Attorney Wade Vose.

County Attorney Wade Vose gave an orientation on the rules, regulations, duties, and functions of an appointed member to the Planning Board and the Board of Adjustments and Appeals, including discussions of the sunshine law, public records, voting conflicts, and legislative hearings and quasi-judicial hearings.

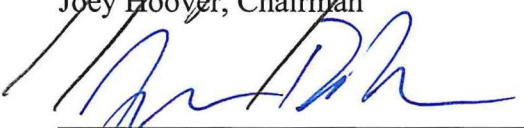
There being no additional business, the meeting was adjourned at 7:40 p.m.




Joey Hoover, Chairman



Date of Approval



Jenna Durham, Secretary to the Board



Date