



CITY OF OKEECHOBEE
PLANNING BOARD
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
AUGUST 20, 2025
6:00 P.M.

Mission Statement: The mission of the City of Okeechobee is to provide accommodating services that enhance the quality of life for our citizens and businesses in a fiscally sound manner.

Vision Statement: The City of Okeechobee will maintain a vibrant and prosperous community built on our heritage, history, unique character, and small-town atmosphere.

I. CALL TO ORDER

II. ATTENDANCE

III. AGENDA AND PUBLIC COMMENTS

- A.** Requests for the addition, deferral, or withdrawal of items on today's agenda.
- B.** Motion to adopt agenda.
- C.** Public participation for any items not on the agenda requires a Comment Card. Citizen comments are limited to 3 minutes per speaker unless otherwise approved by the Chair.

IV. MINUTES

- A.** Motion to dispense with the reading and approve the June 17, 2026, Regular Meeting minutes (**Exhibit 1**).

V. OPEN PUBLIC HEARING

- A.** Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 26-001-SSA, requests to change the FLU classification from Single-Family Residential to Industrial on 1.61± acres. The subject properties are located between NE 4th to 5th AVE and NE 6th to 7th ST. Legal Description: LOTS 1 TO 4 AND 7 TO 12, OF BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA- City Planning Consultant (**Exhibit 2**).
 - 1.** Review Planning Staff Report - **recommending approval**.
 - 2.** Hear from the Property Owner or Designee/Agent - Mr. Jeffrey M. Sumner, PE on behalf of the property owner, Diamond R Fertilizer Co., Inc.
 - 3.** Public comments or questions from those in attendance or submitted to the Board Secretary.
 - 4.** Disclosure of Ex-Parte Communications¹ by the Board.
 - 5.** Consider a recommendation to the City Council to approve or deny Application. The recommendation will be forward to the City Council for consideration at a Public Hearing tentatively scheduled for September 21, 2026.

QUASI-JUDICIAL ITEM

- B.** Rezoning Petition No. 26-001-R, requests to rezone 1.61± acres from Residential Single Family-One to Industrial. The subject properties are located between NE 4th to 5th AVE and NE 6th to 7th ST. The proposed use is to expand the existing Diamond R business, including storage and retail sales. Legal Description: LOTS 1 TO 4 AND 7 TO 12, OF BLOCK 80, CITY OF OKEECHOBEE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 5, PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA - City Planning Consultant (**Exhibit 3**).

V. QUASI-JUDICIAL PUBLIC HEARING ITEM B CONTINUED

1. Review Planning Staff Report - **recommending approval**.
2. Hear from the Property Owner or Designee/Agent - Mr. Jeffrey M. Sumner, PE on behalf of the Property Owner, Diamond R Fertilizer Co., Inc.
3. Public comments or questions from those in attendance or submitted to the Board Secretary.
4. Disclosure of Ex-Parte Communications¹ by the Board.
5. Consider a recommendation to the City Council to approve or deny Petition. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for September 21, 2026, and October 20, 2026.

CLOSE PUBLIC HEARING

VI. CITY ADMINISTRATOR UPDATE

VII. ADJOURN MEETING

¹Per Resolution No. 1997-05 Officials must disclose any communication received including the identity of the person, group, or entity; written communication may be read if not received by all Board Members; disclose any site visits made; disclose any expert opinions received; disclose any investigations made; disclosures must be made prior to the vote taken. Persons who have opinions contrary to those expressed in the ex-parte communication are given a reasonable opportunity to refute or respond.

BE ADVISED that should you intend to show any document, picture, video, or items to the Planning Board in support or opposition to any item on the agenda, a copy of the document, picture, video, or item must be provided to the Board Secretary for the City's records. **ANY PERSON DECIDING TO APPEAL** any decision made by the Planning Board with respect to any matter considered at this meeting will need to ensure a verbatim record of the proceeding is made and the record includes the testimony and evidence upon which the appeal will be based. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding should contact the General Services Office in person or call 863-763-9824, Hearing Impaired: Florida Relay 7-1-1 no later than four business days prior to proceeding.