Glades County Planning and Zoning Board held a meeting on June 10, 2025, at 5:27 pm at the Glades County BOCC Chambers with the following members present:

Chair Dobbs
Vice Chair Beers
Member Jones
Member Perry
Member Wilson
Member Wolfe
Member Waguespack

Others present were: Susan BuChans, Comm. Development Director
Barb Blankenship, CD Office Manager
Richard Pringle, County Attorney
Paul E. Carlisle, County Manager
Ben Smith, Morris Depew
3 members of the public

Call to Order
Chair Dobbs called the meeting to order.

Prayer and Pledge
Pledge by Chair Dobbs and prayer by Member Wilson.

Meeting Minutes
Motion to approve May 13, 2025, minutes by Member Wilson, seconded by Member Waguespack. Vote All Aye, motion carried unanimously.

Ex parte Communication: Chair Dobbs stated his involvement in 6a. Lakefront Estates.

Swear or affirm to tell the Truth: Ben Smith of Morris Depew and Susan BuChans of Glades County were sworn in by Mr. Pringle.

Public Hearings:
a). Lakefront Estates Planned Development a proposed Wastewater Treatment Plant and water tank site plan for Phase 1, Case No. SP25-02. Chair Dobbs recused himself and Vice Chair Beers took over the meeting.

Ms. BuChans gave a background report on a major site plan application, Case Number SP25-02, Lakefront Estates Wastewater Treatment Plant and Water Tank for Phase one. The Okeechobee Community Developers LLC is requesting approval of an application for Major Site Plan review for Lakefront Estates Wastewater Treatment Plant and Water Tank for Phase one. The original application included plans for a proposed water tower and pump. However, the applicant has since submitted a letter requesting that any

approval for this application, not include the water tank and tower. A copy of the letter was submitted in the packet.
For the record, a letter from SLD Newsline Land Consultants, was addressed to the Community Development Director, and it was signed by Steve Dobbs for the record. The Okeechobee Utility Authority is planning to provide a water tower and tank off site that will serve this development. The property is located at 28020, and 27126, and 26708, East State Road 78, Okeechobee, Florida, parcel, ID numbers A34-38-34–A00-0030-0000, and A03-39-34–A00-0010-0000. With no discussion Ms. BuChans turned the room over to Mr. Smith

Mr. Smith stated he is recommending approval of this application. The application site itself is about 7.7 acres within the Lakefront Estates project. Most of the area has already been designated as a Wastewater Treatment Plan for the approved Master Concept Plan. However, an additional area that they're going to be utilizing for the treatment plant was previously identified as a “park” on the Master Concept Plan. The applicant is agreeing that they need to come back and amend the plan in the Development Zoning Application. Mr. Dobbs submitted a letter noting that what they are constructing on this site will provide capacity for 99,000 gallons per day. That figure is consistent with what they represented in their Concurrency Application, and it will, based on the information provided by the Applicant, meet the demands for all of Phase one of Lakefront Estates, including both the residential and the non-residential uses that are planned for Phase one, they also have Florida Department of Environmental Protection permit approved for this treatment facility. Florida Department of Environmental Protection has already approved that they're recognizing this wastewater treatment plant meets their requirements. One thing that has changed since this application was the Applicant was proposing to construct a water tower on the site that would provide additional water storage. This potable water would provide additional water storage and increase flow and pressure to meet this the demands of particularly for fire flow and fire suppression. This is something that the Glades County Fire reviewer requested as part of this application to meet the demands. Since they've been working through this process, their engineers have determined that the 16-inch water main that's going to be coming from Okeechobee Utility Authority will provide sufficient capacity. Mr. Smith said that's something that we'll be asking for to be verified at a later date with other approvals. But for purposes of what you have in front of you tonight, it's just this Wastewater Treatment Plant Site Plan. We have three conditions of approval that we're recommending. There is an Environmental Resource Permit modification that should be provided to the County prior to construction, because what they're proposing is slightly different than what was originally approved by the Water Management District, the Planned Development Amendment that they've agreed to submit. This is going to be handled as an Administrative Amendment. They've agreed to this condition to submit that application within 60 days, and that it needs to be approved within 120 days, otherwise the county has the right to revoke this site plan approval. The last condition is that they should submit an updated plan set that removes any mention or references to or any depictions of the water tower and pumps or anything else associated with that water tower, so that this plan accurately depicts what they plan to construct on the site.

Vice Chair Beers asked, is there any consideration keeping that preserved land just in case, at some point they find that they need to go ahead and build that tank or put in that tower, basically keeping it is open space?
Mr. Smith replied John Hayford, director of Okeechobee Utility Authority indicated that he was in agreement that this location, this particular site, was not the best location for a water tower, if one had to be constructed, actually their preference would be that the tower be a little bit closer to the source.
Mr. Pringle requests to make sure to make the application and the staff report and the testimony being given this evening, a part of the record. And to reiterate again, because it has a substantial change on the public hearing and the matter that is before the Board this evening, I want to make sure that we also refer again, make a part of the record the May 8, 2025, letter from Steve Dobbs who is the applicants engineer of record, in which he specifically withdrew the application and plans that refer to the water tower and the water tank and the associated pump station as a part of this Application, Major Site Plan Application review process. The only thing that is before you this evening is the Wastewater Treatment Site Major Site Plan Approval.

Mr. Dobbs addressed the Board stating Okeechobee Utility Authority eventually will have sewer out here. This is an interim step to get the houses under construction. They have permits from Department of Environmental Protection, and are working with Okeechobee Utility Authority. They did have enough water for the potable demand. They didn't have enough water to fight a fire. In order to do that, they were going to put a water tank on site. Okeechobee Utility Authority and their consultants figured out, you have other people, Buckhead Ridge, and everybody between the plant. So, putting the tank or tower closer to the plant, adding pressure further upstream, since we're putting in a 16-inch line from the elevated tank in Buckhead Ridge out to here, that was a better location, upstream on the other side of the river is where they're planning on putting it. They've been working closely with Okeechobee Utility Authority, with the County, and everybody else. They do have a collection system permitted that's going to be a vacuum pump station. When this thing is fully built out, there'll be two vacuum stations that'll bring the water to either a treatment plant or bring it to a collection system that goes back to Okeechobee Utility Authority, whatever Okeechobee Utility Authority decides how they want to handle that.

Vice Chair Beers ask for public input. No from the public spoke on this.

Member Perry made a motion to approve the Major Site Plan for Lakefront Estates Wastewater Treatment Plant for Phase one conditioned on: Prior to construction, a copy of the SFWMD ERP modification approval shall be provided. A Planned Development Amendment will be required to redesignate the site that is currently labeled on the Master Concept Plan as “Park” to be included in the Commercial Sewer Treatment Plant Site, and shall depict buffers consistent with the approved site plan. The PD Amendment shall be submitted to Glades County no later than 60 days after approval of the Site Plan Review, and shall be approved no later than 120 days after approval of the Site Plan Review. Glades County may revoke the site plan approval if the applicant fails to receive the appropriate PD Amendment. An updated plan shall be submitted no later than 60 days after approval of the Site Plan Review, and shall be approved no later than 120 days after

the approval of Site Plan Review. The update plan set shall remove the water tank and associate pump station and provide any other associate application revisions necessitated by the removal of these systems. Glades County may revoke this Site Plan Approval if the applicant fails to provide a complete and correct site plan, and based on findings and analysis of the staff report dated May 27 2025 and the applicant and the findings of fact in evidence at the hearing.
Vice Chair Beers Seconded the motion. Vote All Aye, motion carried 6-0.

Vice Chair Beers relinquish the seat back to Chairman Dobbs. Chairman Dobbs moved onto New Business. Draft Ordinance, Glades County, Florida Ordinance No. 2025-__, Fencing Regulations (Continued).

Ms. BuChans brought back the proposed fence ordinance with added revisions that this board had asked to include. They were as followed.

Sec. 125-1 Definitions: The following were added.

Entry feature means a continuous fence or gate, or combination thereof, located contiguous to and on both sides of the main access (driveway) to the property which is designed and intended to control and/or demarcate the access to the property.

Temporary perimeter fencing means any fencing other than that which is defined as permanent perimeter fence and is otherwise required to be installed pursuant to this section. Temporary perimeter fences shall comply with all applicable laws.

The P & Z Board agreed with these changes. Ms. BuChans continued.

Sec. 125-218 (b) (1) "Access gates shall be set back a minimum of 20 feet from the property line." was added.

After discussion the P & Z Board agreed with these changes. Ms. BuChans continued.

Sec. 125-218 (b) (2) "net wire or welded wire, excluding barbwire." was added.

Sec. 125-218 (b) (5) was removed and the remaining numbers in Sec. 125-218 (b) have changed to follow the remaining items.

The P & Z Board agreed with these changes. Ms. BuChans continued.

New Sec. 125-218 (b) (5) "Entry features are excluded from the two foot height limitation" was added.

Sec. 125-218 (e) (2) The word "security" was added.

Sec. 125-218 (b) (5) (e) (5) "related to temporary permitted event" was added.

Sec. 125-218 (f) Nonconforming fences was added changing the original numbering for the document.

Sec. 125-218 (f) (1) In the event 50 percent, or more, of a nonconforming gate, fence, or wall is damaged, destroyed, or removed, whether by natural causes or otherwise,

then the nonconforming structure shall be removed and any replacement gate, fence, or wall shall be erected in compliance with the requirements of this section.

Sec. 125-218 (2) “When improvements on a property require a building permit, nonconforming fences must comply with the current code.” was added.

Paul E. Carlisle, County Manager provided discussion and input along with the P & Z Board members in regards the Draft Glades County Ordinance

After discussion the P & Z Board agreed to bring back the Ordinance for public hearing.

New Business: None

Non-Agenda Items:
Member Waguespack asked if the Board could set a deadline for when the packets need to be in. This would allow the Board to get the packet earlier. Mr. Pringle explained that there are filing deadlines that set the hearing dates. Vice Chair Beers discussed her issues with getting the packets. After discussion with the Board members Ms. BuChans explained that items will not be advertised until applications are complete. This may help with this issue.

Adjournment:
Member Waguespack made a motion to adjourn. The motion was seconded by Member Wilson. Vote All Aye, motion carried

THESE MINUTES ARE NOT A VERBATIM RECORD. TAPES ARE AVAILABLE FOR ANYONE THAT IS INTERESTED IN LISTENING TO THE ENTIRE MEETING.

Planning & Zoning
June 10, 2025