



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD
SEPTEMBER 15, 2022
SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, September 15, 2022, at 6:42 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint and Alternate Board Member Carl Berlin, Jr. were present. Board Member David McAuley and Alternate Board Member Jim Shaw were absent with consent. Chairperson Hoover moved Alternate Board Member Berlin to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Member Chartier, seconded by Member Brass to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. MINUTES

- A. Motion by Vice Chairperson McCoy, seconded by Member Brass to dispense with the reading and approve the July 21, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:44 P.M.

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-006-SSA, to reclassify from Public Facilities (PF) to Single Family Residential (SFR) on 0.33± acres located at the corner of Southwest (SW) 3rd Avenue and SW 23rd Street, Lots 6 and 7 of Block 5, ROYAL OAK ADDITION, Plat Book 1, Page 8, Okeechobee County.
 - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. briefly reviewed the Planning Staff Report finding the requested SFR FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant has also submitted a concurrent Rezoning Application requesting to rezone the subject property from Public Use (PUB) to Residential Single Family-One (RSF-1).
 - 2. Board Member Jonassaint inquired as to why the City is wanting to sell. City Administrator Gary Ritter explained the City Council made the decision to sell the property and dedicate the monies from the sale to needed improvements for the Primitive Baptist Church property.
 - 3. No Public comments were offered. For the record there were 23 surrounding property owner notices mailed, advertisements and two signs were properly posted on the subject parcel, with no objections or comments received to date.
 - 4. No Ex-Parte disclosures were offered.
 - 5. Motion by Board Member Jonassaint, seconded by Board Member Chartier to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-006-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.**

V. PUBLIC HEARING ITEM A CONTINUED

The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 18, 2022.

- B.** Comprehensive Plan Small Scale FLUM Amendment Application No. 22-007-SSA, to reclassify from SFR to PF on 0.65± acres located at 1003 SW 3rd Avenue, Lots 9 through 12, Block 8, SOUTH OKEECHOBEE, Plat Books 1 and 5, Pages 12 and 7, Okeechobee County.
1. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested PF FLUM designation for the subject property reasonable compatible with the adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval. The Applicant has also submitted a concurrent Rezoning Application requesting to rezone the subject property from RSF-1 to PUB.
 2. There were no questions asked of staff.
 3. Mrs. Betty Silvas, 1001 SW 3rd Avenue, expressed concern with whether her property would be taken from her or if her property taxes would be affected with this change. City Administrator Ritter explained this request was not to take her property from her. For the record there were 31 surrounding property owner notices mailed, advertisements and one sign was properly posted on the subject parcel, with no objections or comments received to date.
 4. No Ex-Parte disclosures were offered. Vice Chairperson McCoy mentioned he and his wife Pat were married in 1997 at this church.
 5. Motion by Board Member Chartier, seconded by Board Member Jonassaint to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-007-SSA, as presented in [Exhibit 2, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 18, 2022.

QUASI-JUDICIAL ITEMS

- C.** Rezoning Petition No. 22-006-R, requests to rezone from PUB to RSF-1, on 0.33± acres, located at the corner of SW 3rd Avenue and SW 23rd Street, Lots 6 and 7 of Block 5, ROYAL OAK ADDITION, Plat Book 1, Page 8, Okeechobee County for the proposed use of listing the property for sale.
1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith 2914 Cleveland Avenue, Fort Myers, Florida, who responded affirmatively.
 2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from PUB to RSF-1, for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to SFR be approved.
 3. There were no questions asked of staff.
 4. No public comments were offered. For the record there were 23 surrounding property owner notices mailed, advertisements and two signs were properly posted on the subject parcel, with no objections or comments received to date.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Chartier, seconded by Board Member Jonassaint to recommend approval to the City Council for Rezoning Petition No. 22-006-R as presented in [Exhibit 3, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 4, 2022, and November 1, 2022.

QUASI-JUDICIAL ITEMS CONTINUED

- D.** Rezoning Petition No. 22-007-R, requests to rezone from RSF-1 to PUB, on 0.65± acres, located at 1003 SW 3rd Avenue, Lots 9 through 12 of Block 8, SOUTH OKEECHOBEE, Plat Books 1 and 5, Pages 12 and 7, Okeechobee County for the proposed use of allowing the operation of a public museum.
1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith 2914 Cleveland Avenue, Fort Myers, Florida, who responded affirmatively.
 2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to PUB, for the subject property to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval should the concurrent request to change the FLUM to PF be approved.
 3. Board Member Jonassaint inquired as to whether there would be parking or noise concerns for special events that may be held there. Planner Smith mentioned parking could be created onsite.
 4. No public comments were offered. For the record there were 31 surrounding property owner notices mailed, advertisements and one sign was properly posted on the subject parcel, with no objections or comments received to date.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Jonassaint, seconded by Board Member Brass to recommend approval to the City Council for Rezoning Petition No. 22-007-R as presented in [Exhibit 4, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 4, 2022, and November 1, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 7:05 P.M.**VI. CITY ADMINISTRATOR UPDATE**

Mentioned the Final Public Hearing for the City's Fiscal Year Budget would be on Monday, September 26, 2022, at 6:00 P.M.

VII. Chairperson Hoover adjourned the meeting at 7:06 P.M.

Submitted by:



Patty M. Burnette, Secretary

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