



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD & WORKSHOP MEETING
OCTOBER 15, 2020
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Vice Chairperson McCoy called the regular Planning Board and Workshop meeting for the City of Okeechobee to order on Thursday, October 15, 2020, at 7:47 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. Pursuant to Executive Order No. 20-69 issued by Governor DeSantis on March 20, 2020, and extended by Executive Order No. 20-246 effective September 30, 2020, the meeting was conducted utilizing communications media technology as provided by Florida Statutes 120.54(5)(b)2, by means of Zoom.com Meeting ID 2459713294. The Host computer was operated by Executive Assistant Brock. The video, audio, and other digital comments are recorded and retained as a permanent record.

II. ATTENDANCE

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

CITY STAFF: City Planning Consultant Ben Smith, City Administrator Marcos Montes De Oca, Deputy City Clerk Bobbie Jenkins, and Executive Assistant Robin Brock were present. City Attorney John Fumero and General Services Secretary Yesica Montoya were absent with consent.

Vice Chairperson McCoy moved Alternate Board Members Papasso and Shaw to voting positions.

III. AGENDA

- A. Vice Chairperson McCoy asked whether there were any agenda items to be added, deferred, or withdrawn; there were none.
- B. A motion was made by Board Member Brass to adopt the agenda as presented; seconded by Board Member Papasso.

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

IV. MINUTES

- A. A motion was made by Board Member Baughman to dispense with the reading and approve the September 17, 2020 Regular Meeting and Workshop minutes; seconded by Board Member Chartier.

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

V. VICE CHAIRPERSON MCCOY OPENED THE PUBLIC HEARING AT 7:50 P.M.

- A. City Planning Consultant Ben Smith of LaRue Planning and Management Services briefly reviewed the Planning Staff Report for Abandonment of Right-of-Way Petition No. 20-002-SC which requests to vacate an unimproved portion of Southwest 4th Street (approximately 100-feet by 140-feet), and a portion of Southwest 5th Street (approximately 70-feet by 103-feet) from Southwest 7th Avenue westward to dead-end. The surrounding property is owned by the Applicant and was recently approved for a Future Land Use Map (FLUM) Amendment (Application No. 20-002-SSA) and a Rezoning (Petition No. 20-001-R) to Industrial. Should Petition No. 20-002SC be approved, the Applicant has stated their intention is to expand the existing industrial manufacturing operation to the North.

V. PUBLIC HEARING ITEM CONTINUED

ITEM A. CONTINUED: With the recent FLUM and Zoning approvals and given all surrounding properties on the West side of Southwest 7th Avenue are designated Industrial, it seems appropriate to place an Industrial designation on the vacated property. Planning Staff's responses to the required findings are: the rights-of-way are not the sole means of access to any property; the Applicant owns all surrounding property on the West side of Southwest 7th Avenue; the proposed rights-of-way areas to be vacated have not been improved to facilitate vehicular travel; turning over maintenance responsibilities to the Applicant and adding property to the City's tax rolls will be a benefit to the City; and the Applicant has received authorization from all necessary utility entities. Florida Power and Light (FPL) is requiring a 10-foot easement be provided on the East end of Southwest 4th and 5th Streets rights-of-way West of 7th Avenue. CenturyLink has requested a condition that the Applicant bear the cost of relocation and repair of any facilities that are found and/or damaged in the vacated areas. Planning Staff is recommending approval based on these findings:

1. Mr. Steven Dobbs with SLD Engineering LLC, who represents the Property Owner Loumax Development Inc, was present for questions; there were none.
2. Vice Chairperson McCoy opened the floor for public comment; there was none.
3. No Ex-Parte disclosures were offered from Board Members.
4. A motion and second was offered by Board Member Baughman and Papasso recommending approval of Abandonment of Right-of-Way Petition No. 20-002-SC which requests to vacate an unimproved portion of Southwest 4th Street (approximately 100-feet by 140-feet), and a portion of Southwest 5th Street, (approximately 70-feet by 103-feet) from Southwest 7th Avenue westward to dead-end with the following conditions: a 10-foot utility easement be provided on the East end of Southwest 4th and 5th Street rights-of-way West of 7th Avenue; to FPL and the Applicant bear all costs of relocation and repairs to any CenturyLink facilities that are found and/or damaged in the vacated areas.
 - a) The Board offered no further discussion.
 - b) **Vice Chairperson McCoy, Board Members Baughman, Papasso, and Shaw voted: Aye. Nays: Board Members Brass and Chartier. Absent: Chairperson Hoover, Board Members Granados and Jonassaint. Motion Carried.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for November 5, 2020, and December 1, 2020, 6:00 P.M.

VICE CHAIRPERSON MCCOY CLOSED THE PUBLIC HEARING AT 7:55 P. M.

VI. VICE CHAIRPERSON MCCOY RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 7:55 P.M.

- A. City Planning Consultant Smith briefly reviewed the Staff Report for the Workshop regarding the Rezoning of Holding Properties. As initiated by the Planning Board at the August 20, 2020 Workshop and as discussed at the September 17, 2020 Workshop, the purpose of this report is to further discuss the potential formulation of a program to incentivize owners of properties zoned Holding to request a rezoning to another zoning district. At one time, the City's Land Development Regulations (LDR's) contained regulations for the development of properties zoned Holding. However, several years ago the Holding district regulations were removed from the LDR's. Currently, should any property owner of land zoned Holding is seeking to develop that property, a rezoning must be performed first. As members of the City Council and Planning Board have pointed out, the rezoning process can be an uncertain and cost prohibitive process for some property owners and prospective property buyers.

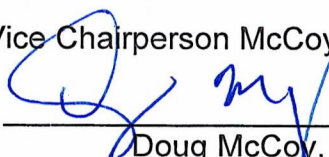
VI. WORKSHOP ITEM CONTINUED

ITEM A CONTINUED: Should the goal of the City be to encourage owners to rezone Holding properties, then the City may consider instituting a temporary program that provides some incentivization to rezone by reducing the requirements, lowering the application fee, and providing more certainty to the outcome of the rezoning process. As directed by the Board at the September 17, 2020 Workshop, staff researched on the possibility of reducing advertisement costs by bundling multiple rezoning requests into one advertisement. The Deputy Clerk advised that this was, unfortunately, not possible. However, please see attached items presented for discussion including a draft letter that could be sent to Holding property owners, draft application specifically for this program, a standard City of Okeechobee Rezoning Application, and a Holding property parcel analysis with recommendations. Planner Smith continued he prepared a draft letter to send out to property owners explaining the program and why it is a benefit to them. An application fee has not been agreed upon. He worked on a simple application and checklist of items for submittal. One would need to show their Warranty Deed, the property owner and/or applicant must show authorization, provide a survey if available, provide the property's legal description, and submit a required surrounding property owners list would be required. Supplemental supporting information could be optional. At some point, the Planning Board will need to go over the 55 properties designated as Holding and discuss the recommendations made, as some maybe cut and dry, others may be put on hold, as existing Future Land Uses are inconsistent.

After discussion, the consensus of the Board was to have Mr. Smith bring the item back for further discussion. The Board was content with the example notification letter, checklist and asked that a proposed fee be generated.

VICE CHAIRPERSON MCCOY ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 8:03 P.M.

- VII.** There being no further items on the agenda, Vice Chairperson McCoy adjourned the meeting at 8:03 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 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.