



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
FEBRUARY 20, 2020
6:00 P.M.

I. CALL TO ORDER

- A. Pledge of Allegiance

II. ATTENDANCE

Chairperson Dawn Hoover
Vice Chairperson Doug McCoy
Board Member Phil Baughman
Board Member Karyne Brass
Board Member Rick Chartier
Board Member Mac Jonassaint
Board Member Les McCreary
Alternate Board Member Felix Granados
Alternate Board Member Jim Shaw

City Attorney
City Planning Consultant Ben Smith
Planning Board Secretary Patty Burnette
General Services Secretary Yesica Montoya

III. AGENDA

- A. Requests for the addition, deferral or withdrawal of items on today's agenda.
B. Motion to adopt agenda.

IV. MINUTES

- A. Motion to dispense with the reading and approve the November 21, 2019 Workshop, and December 19, 2019 Regular Meeting minutes.

V. UNFINISHED BUSINESS

- A. Consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule (**Exhibit 1**)

VI. OPEN PUBLIC HEARING

- A. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 20-001-SSA, from Single Family Residential to Commercial, on 0.41± acres located at 604 NE Park Street and 1.26± acres located along SE 6th Avenue (**Exhibit 2**).
1. Review Planning Staff Report – **recommending approval**.
 2. Hear from Property Owner or Designee/Agent – Mr. Daniel Fitzpatrick, on behalf of the property owners, BravoFlorida LLC and Look There 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.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively March 17, 2020, 6 P.M.

VI. PUBLIC HEARING CONTINUED

- B. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No 20-002-SSA, from Single Family Residential and Multi-Family Residential to Industrial on 2.87± acres located in the 500 to 600 blocks of SW 7th Avenue (**Exhibit 3**)
1. Review Planning Staff Report – **recommending denial**.
 2. Hear from Property Owner or Designee/Agent –Loumax Development Inc, on behalf of the Property Owners Nemec Children’s Trust.
 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.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively March 17, 2020, 6 P.M.

VII. QUASI-JUDICIAL ITEMS

- A. Rezoning Petition No. 20-001-R, from Residential Multiple Family to Industrial on 2.87± acres located in the 500 to 600 blocks of SW 7th Avenue for the proposed use of expanding the existing industrial facility located to the North. (**Exhibit 4**).
1. Administer of Oath. Anyone intending to offer testimony on this Petition will be required to take an oath, respond, and give your full name and address.
 2. Review Planning Staff Report – **recommending denial**.
 3. Hear from Property Owner or Designee/Agent – Loumax Development Inc, on behalf of the Property Owner Nemec Children’s Trust.
 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
 5. Disclosure of Ex-Parte Communications¹ by the Board.
 6. Consider a recommendation to the City Council to approve or deny Petition.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively April 7, 2020, 6 P.M.

CLOSE PUBLIC HEARING

VIII. 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.

Please be advised that should you intend to show any document, picture, video or items to the 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 Board with respect to any matter considered at this meeting will need to ensure a verbatim record of the proceeding is made and that the record includes the testimony and evidence upon which the appeal will be based. General Services media are for the sole purpose of backup for official records of the Department. In accordance with the Americans with Disabilities Act (ADA), any person with a disability as defined by the ADA, that needs special accommodation to participate in this proceeding, contact the General Services Department, no later than two business days prior to the proceeding, 863-763-3372.