



CITY OF OKEECHOBEE
PLANNING BOARD/BOARD OF ADJUSTMENT MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
MAY 21, 2020
6:00 P.M.

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron DeSantis on March 20, 2020, and further extended by Executive Order No. 20-112, effective May 4, 2020, municipalities may conduct meetings, of their governing boards without having a quorum of its members present physically or at any specific location and utilizing communications media technology (CMT) such as a telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

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
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 April 16, 2020, Regular Meeting minutes.

V. OPEN PUBLIC HEARING

- A.** Deferred from the February 20, 2020, March 19, 2020, and April 16, 2020 meetings, 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 1**).
- 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.

V. PUBLIC HEARING ITEMS CONTINUED

- A. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 20-002-SSA continued.
 - 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 June 16, 2020, 6:00 P.M.

QUASI-JUDICIAL ITEMS

- B. Deferred from the February 20, 2020, March 19, 2020, and April 16, 2020 meetings, 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 2**).
 - 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 July 7, 2020, 6:00 P.M.

- C. Rezoning Petition No. 20-002-R, from Residential Multiple Family to Central Business District for Lots 2 through 4 of Block 171, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records, Okeechobee County, on 0.50± acres located at 204 Southeast Park Street for the proposed use of a medical office (**Exhibit 3**).
 - 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 approval**.
 - 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 July 7, 2020, 6:00 P.M.

- D. Special Exception Petition No. 20-002-SE, to allow a convenience store with fuel pumps within a Heavy Commercial Zoning District, (Ref. Sec. 90-282(25)) on 18.86± unplatted acres, located in the 900 to 1000 block along East North Park Street/State Road 70 East (**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 approval**.

QUASI-JUDICIAL ITEMS CONTINUED

- D. Special Exception Petition No. 20-002-SE continued.
 - 3. Hear from the Property Owner or Designee/Agent - Ms. Samantha Jones, Engineering Project Manager with Thomas Engineering Group.
 - 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 motion to approve or deny Petition with/without special conditions.
 - a) Board discussion.
 - b) Vote on motion.

CLOSE PUBLIC HEARING

VI. 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.