



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD AND WORKSHOP MEETING  
MAY 20, 2021  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular Planning Board and Workshop meeting for the City of Okeechobee to order on Thursday, May 20, 2021, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**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, and Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Board Member Felix Granados was absent with consent.

**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- A. There were no items added, deferred, or withdrawn from the agenda.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.**

**IV. MINUTES**

- A. Motion by Member Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the March 18, 2021, Regular Meeting minutes and the April 15, 2021, Workshop minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:02 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 21-002-SSA, from Commercial to Multi-Family (MF) Residential on 1.929± acres located at 309 Northeast 4<sup>th</sup> Street.
  - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval.
  - 2. There were no comments offered by the Property Owner or Agent.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Member Baughman, seconded by Member Jonassaint to recommend to the City Council Comprehensive Plan Small Scale FLUM Amendment Application No. 21-002-SSA as presented in Exhibit 1. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for June 15, 2021.
  
- B. Comprehensive Plan Small Scale FLUM Amendment Application No. 21-003-SSA, from Commercial to MF Residential on 2.066± acres located in the 200 Block of Northeast 3<sup>rd</sup> Street.
  - 1. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  - 2. There were no comments offered by the Property Owner or Agent.
  - 3. There were no public comments offered.
  - 4. There were no Ex-Parte disclosures offered.
  - 5. Motion by Member Jonassaint, seconded by Member Chartier to recommend to the City Council Comprehensive Plan Small Scale FLUM Amendment Application No. 21-003-SSA as presented in Exhibit 2. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for June 15, 2021.

**PUBLIC HEARING QUASI-JUDICIAL ITEMS**

- C. Rezoning Petition No. 21-002-R, from Light Commercial to Residential Multiple Family (RMF) on 1.929± acres located at 309 Northeast 4<sup>th</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Chartier, seconded by Member Jonassaint to recommend to the City Council Rezoning Petition No. 21-002-R as presented in Exhibit 3. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.
- D. Rezoning Petition No. 21-003-R, from Residential Single Family One to RMF on 2.066± acres located in the 200 Block of Northeast 3<sup>rd</sup> Street, for the proposed use of an apartment development.
1. Oath for testimony was administered to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida.
  2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
  3. There were no comments offered by the Property Owner or Agent.
  4. There were no public comments offered.
  5. There were no Ex-Parte disclosures offered.
  6. Motion by Member Brass, seconded by Member Baughman to recommend to the City Council Rezoning Petition No. 21-003-R as presented in Exhibit 4. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for June 15, 2021, and July 6, 2021.

**CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:35 P.M.****VI. CHAIRPERSON HOOVER RECESSED THE REGULAR MEETING AND CONVENED THE WORKSHOP AT 6:35 P.M.**

- A. City Planning Consultant Smith briefly reviewed the Staff Report regarding an amendment to the City's Comprehensive Plan to create a Commercial Corridor Overlay (CCO). In May of 2013, the Planning Board recommended to the City Council adoption of a proposed amendment with restrictions on rezonings that may be approved within that Overlay. That amendment was never adopted. Staff had an opportunity to review that previously proposed amendment and after suggestions from Board Members at a Planning Board Workshop last month, is bringing back amended language. This proposed amendment would define the commercial corridor for planning purposes and provide aspirational guidelines and objectives for development and redevelopment along the City's major corridors. However, it would not burden that area with any additional requirements or rigid limitations. Additionally, changes were made to the previously proposed boundaries of the overlay after the Board discussed and suggested those as well.

The consensus of the Board was to move forward with the Planner's proposal. The proposed CCO amendment is: The City recognizes the importance of North Park Street (SR-70) and Parrott Avenue (US-441) as the City's primary commercial corridor roadways and desires to follow a considered, limited, and consistent approach to encourage private sector development and expansion of commercial, high density residential, and mixed-use opportunities in close proximity to City's major arterials. To this end, the City has identified those areas generally within one to two blocks of each of these roadways, but as more specifically delineated on Map 1.2 in the FLUM Series, as the CCO.

**VI. WORKSHOP ITEM CONTINUED**

To eliminate any uncertainty as to the desired pattern of land use within the boundaries of the CCO, the City declares the following planning aspirations for the CCO: Improve the quality of life for the City's residents and visitors by promoting development and redevelopment within the CCO which contributes to a thriving economic and cultural center with varied commercial opportunities, housing options, and social venues, foster infill and compatibility with existing development, encourage transitional development patterns with gradually lessening intensity outward from the corridors toward the low density residential neighborhoods, and consider rezoning requests within and adjacent to the CCO in light of the City's stated goals for the CCO.

**CHAIRPERSON HOOVER ADJOURNED THE WORKSHOP AND RECONVENED THE REGULAR MEETING AT 6:47 P.M.**

**VII.** Chairperson Hoover adjourned the meeting at 6:47 P.M.

Submitted by:

*Patty M. Burnette*

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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.