



CITY OF OKEECHOBEE
PLANNING BOARD AND WORKSHOP MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
MAY 20, 2021
6:00 P.M.

I. CALL TO ORDER

- A. Pledge of Allegiance

II. ATTENDANCE

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 March 18, 2021, Regular Meeting minutes and April 15, 2021, Workshop minutes.

V. OPEN PUBLIC HEARING

- A. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-002-SSA, from Commercial to Multi-Family Residential on 1.929± acres located at 309 NE 4th Street (**Exhibit 1**).
1. Review Planning Staff Report - **recommending approval**.
 2. Hear from Property Owner or Designee/Agent – Steven Dobbs, on behalf of the Property Owner JKST Holdings, LLC.
 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.
- B. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-003-SSA, from Commercial to Multi-Family Residential on 2.066± located in the 200 Block of NE 3rd Street (**Exhibit 2**).
1. Review Planning Staff Report – **recommending approval**.
 2. Hear from Property Owner or Designee/Agent – Steven Dobbs, on behalf of the Property Owners Shaun and Desiree Penrod.
 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.

QUASI-JUDICIAL ITEMS

- C. Rezoning Petition No. 21-002-R, from Light Commercial to Residential Multiple Family on 1.929± acres located at 309 NE 4th Street, the proposed use is an apartment development (**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 – Steven Dobbs, on behalf of the Property Owner JKST Holdings LLC.

V. PUBLIC HEARING QUASI-JUDICIAL ITEMS CONTINUED

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.
- D. Rezoning Petition No. 21-003-R, from Residential Single Family One to Residential Multiple Family on 2.066± acres located in the 200 Block of NE 3rd Street, the proposed use is an apartment development (**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**.
 3. Hear from Property Owner or Designee/Agent – Steven Dobbs, on behalf of the Property Owner’s Shaun and Desiree Penrod.
 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.

CLOSE PUBLIC HEARING

VI. RECESS REGULAR MEETING AND CONVENE WORKSHOP

- A. Planning Staff Report Topic (**Exhibit 5**)
1. Continue discussing potential amendments to the Future Land Use (FLU) Element and Map of the Comprehensive Plan designating a commercial corridor overlay; define the commercial corridor overlay boundaries; and discuss limiting rezoning classifications of the commercial corridor overlay.

ADJOURN WORKSHOP AND RECONVENE REGULAR MEETING.

VII. 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.

BE ADVISED that should you intend to show any document, picture, video or items to the Planning 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 Planning Board with respect to any matter considered at this meeting will need to ensure a verbatim record of the proceeding is made and the record includes the testimony and evidence upon which the appeal will be based. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding should contact the General Services Office in person or call 863-763-9824, Hearing Impaired: Florida Relay 7-1-1 no later than four business days prior to proceeding.