



CITY OF OKEECHOBEE
PLANNING BOARD MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
JULY 15, 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 May 20, 2021, Regular Meeting and Workshop minutes.
- V. **OPEN PUBLIC HEARING**
 - A. Abandonment of Right-of-Way Petition No. 21-001-AC, requests to vacate the 20-foot wide by 299.75-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County - City Planning Consultant (**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 Petition with/without contingencies.
 - B. Abandonment of Right-of-Way Petition No. 21-002-AC, requests to vacate the 15-foot wide by 299.84-foot long East to West alleyway lying between Lots 1 through 6 and 7 through 12 of Block 121, CITY OF OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records of Okeechobee County - City Planning Consultant (**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 Petition with/without contingencies.
 - C. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-004-SSA, from Single Family Residential to Industrial on 1.60± acres located in the 500 Block of NW 7th Street (**Exhibit 3**)
 - 1. Review Planning Staff Report - **recommending approval**.
 - 2. Hear from Property Owner or Designee/Agent – Steven Dobbs, on behalf of the Property Owner Mitchell Hancock.

V. PUBLIC HEARING ITEM CONTINUED

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.
- D. Comprehensive Plan Text Amendment No. 21-001-CPA, which proposes to amend the City's Future Land Use Map and textual amendments to the Future Land Use Element of the City's Comprehensive Plan (**Exhibit 4**).
1. Review Planning Staff Report - **recommending approval**.
 2. Discussion by the Board.
 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 find the proposed Amendment consistent with the City's Comprehensive Plan and transmit the Amendment to the Florida Department of Economic Opportunity (State Land Planning Agency) for review and approval.

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.

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.