



CITY OF OKEECHOBEE
PLANNING BOARD AND WORKSHOP MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
SEPTEMBER 16, 2021
6:00 P.M.

- I. **CALL TO ORDER**
 - A. Pledge of Allegiance
- II. **ATTENDANCE**
- III. **AGENDA AND PUBLIC COMMENTS**
 - A. Requests for the addition, deferral, or withdrawal of items on today's agenda.
 - B. Motion to adopt agenda.
 - C. Public participation for any items not on the agenda requires a Comment Card. Citizen comments are limited to 3 minutes per speaker unless otherwise approved by the Chair.
- IV. **MINUTES**
 - A. Motion to dispense with the reading and approve the August 19, 2021, Regular Meeting minutes.
- V. **OPEN PUBLIC HEARING**
 - A. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 21-006-SSA, from Industrial to Commercial on 0.651± acres located at 804 N. Parrott Avenue, Lots 11 to 14, of Block 49, 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 - Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, 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. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 19, 2021.
 - B. Continued from the July 15, 2021, meeting, 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 - City Planning Consultant (**Exhibit 2**).
 - 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. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for October 19, 2021, and then transmitted to the Florida Department of Economic Opportunity (State Land Planning Agency) for review and approval.

V. PUBLIC HEARING ITEMS CONTINUED

- C. Consider Land Development Regulation (LDR) Text Amendment Petition No. 21-003-TA, which proposes to amend Sections 86-2, 86-3, 86-4, 86-71, 86-90, and 86-91; creating a new Article V and adding Section 86-92, amending Form 18 in Appendix A, and adding an application fee to Appendix C - City Planning Consultant (**Exhibit 3**).
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. The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for October 19, 2021, and November 16, 2021.

QUASI-JUDICIAL ITEMS

- D. Rezoning Petition No. 21-004-R, from Industrial to Heavy Commercial on 0.651± acres located at 804 N. Parrott Avenue, Lots 11 to 14, of Block 49, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County to make the property compatible with the commercial corridor - City Planning Consultant (**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 - Monica Clark, Registered Agent of the Property Owner, Glades Gas Company of Okeechobee, Inc.
 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. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.
- E. Rezoning Petition No. 21-005-R, from Residential Single Family-One to Heavy Commercial (CHV) on 2.07± acres located in the 200 block of NE 3rd Street and from Light Commercial to CHV on 1.93± acres located in the 300 block of NE 4th Street Lots 1 to 12, of Blocks 121 and 110, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records of Okeechobee County. The City is initiating the changes to make the property's zoning designation consistent with the Future Land Use Map designation of Commercial and to allow for development options within the CHV district - City Planning Consultant (**Exhibit 5**).
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. Discussion by the board.
 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. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for October 19, 2021, and November 16, 2021.

CLOSE PUBLIC HEARING

VI. RECESS REGULAR MEETING AND CONVENE WORKSHOP

A. Planning Staff Report Topic (Exhibit 6)

1. Discuss potential text amendments to the City's Planned Unit Development regulations within Division 12, 13, and 14, Article III of Chapter 90.

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.