



CITY OF OKEECHOBEE
PLANNING BOARD AND WORKSHOP MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
OCTOBER 21, 2021
6:00 P.M.

I. CALL TO ORDER

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 September 16, 2021, Regular Meeting and Workshop minutes.

V. OPEN PUBLIC HEARING

- A. Comprehensive Plan Large Scale Future Land Use Map Amendment Application No. 21-001-LSA, from Single Family Residential to Commercial on 16.8+/- acres and from Single Family Residential to Multi-Family Residential on 38.0± acres located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility - City Planning Consultant (**Exhibit 1**).
 - 1. Review Planning Staff Report - **recommending denial**.
 - 2. Hear from Property Owner or Designee/Agent - Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring 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. The recommendation will be forwarded to the City Council for consideration at a Transmittal Public Hearing tentatively scheduled for November 16, 2021.

- B. Rezoning Petition No. 21-001-R, from Holding to Heavy Commercial on 16.8+/- acres and from Holding to Residential Multiple Family on 38.0+/- acres, located in the NE section of the City boundaries for the proposed use of a multi-family residential community and household storage facility - City Planning Consultant (**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 - Mr. Steven Dobbs, Agent for the Property Owner, Blue Spring Holdings, LLC.
 - 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 November 16, 2021, and December 7, 2021.

CLOSE PUBLIC HEARING

VI. RECESS REGULAR MEETING AND CONVENE WORKSHOP

- A. Planning Staff Report Topic - discuss potential text amendments to the City's Planned Unit Development regulations within Division 12, 13, and 14, Article III of Chapter 90 (**Exhibit 3**)
- B. Planning Staff Report Topic - discuss changes to City's building elevation and earthmoving regulations, specifically but not limited to, dwelling foundations for all Zoning Districts (**Exhibit 4**).

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.