



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD  
MARCH 17, 2022  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

In the absence of both the Chairperson and Vice Chairperson, Board Secretary Burnette called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, March 17, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, and instructed those present to appoint a Chairperson Pro-Tempore to preside over the meeting. By consensus, Board Member Baughman was appointed. The invocation was then offered by Board Member Baughman, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso, and Alternate Board Members David McAuley and Jim Shaw were present. Chairperson Dawn Hoover and Vice Chairperson Doug McCoy were absent with consent. Alternate Board Members McAuley and Shaw were moved to voting position.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Chartier, seconded by Board Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

**IV. MINUTES**

- A. Motion by Board Member Brass, seconded by Board Member Chartier to dispense with the reading and approve the February 17, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON PRO-TEMPORE BAUGHMAN OPENED THE PUBLIC HEARING AT 6:06 P.M.**

- A. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-002-SSA, to reclassify from Single Family Residential to Commercial (C) on 0.16± acres located at 804 Southwest 2<sup>nd</sup> Avenue, Lot 1 of Block 3, SOUTH OKEECHOBEE, Plat Book 5, Page 7, Public Records of Okeechobee County.
  - 1. City Planning Consultant James LaRue of LaRue Planning and Management Services, who was joining the meeting by Zoom, briefly reviewed the Planning Staff Report finding the requested C FLUM designation for the subject property reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending approval.
  - 2. Mr. Steven Dobbs, Consultant for the Property Owner, Brian K. Hickman/Huntermako, LLC, was present.
  - 3. No public comments were offered.
  - 4. No Ex-Parte disclosures were offered.
  - 5. Motion by Board Member Brass, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-002-SSA, as presented in [Exhibit 1, which includes the findings as required for granting Applications per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for April 5, 2022.

**QUASI-JUDICIAL ITEM**

- B. Rezoning Petition No. 22-003-R, requests to rezone 0.16± acres from Residential Single Family-One (RSF1) to Commercial Professional Office (CPO), located at 804 Southwest 2<sup>nd</sup> Avenue. The proposed use is to join the property with adjacent lot to the South.



**V. QUASI-JUDICIAL PUBLIC HEARING ITEM B CONTINUED**

1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2<sup>nd</sup> Street, Okeechobee, Florida, who responded affirmatively.
2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from RSF1 to CPO to be reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area and consistent with the City's Comprehensive Plan, therefore recommending approval.
3. Mr. Dobbs, Consultant for the Property Owner, Brian K. Hickman/Huntermako, LLC was present. Board Member Brass asked City Administrator Ritter and Mr. Dobbs, to clarify why the parcels were joined together before rezoning them. Mr. Dobbs responded that the Applicant requested the parcels to be joined by the Property Appraiser's Office.
4. No public comments were offered.
5. No Ex-Parte disclosures were offered.
6. Motion by Board Member Jonassaint, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-003-R as presented in [Exhibit 2, which includes the findings as required for granting Petitions per Code Section 70-340; and the Planning Consultant's analysis of the findings and recommendation for approval]. **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for April 5, 2022, and May 3, 2022.

**CHAIRPERSON PRO-TEMPORE BAUGHMAN CLOSED THE PUBLIC HEARING AT 6:21 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

- City Administrator Ritter first thanked the Board Members for their service and then provided information regarding a Joint Workshop between the City Council and this Board that was scheduled for Tuesday, May 24, 2022, at 6 PM. He explained the Workshop would be facilitated by the Central Florida Regional Planning Council and the purpose was to come up with a plan to address the conflicts between the City's Future Land Use and the Zoning Maps. He commented that there was a lot of experience on this Board, and he would like them to provide as much feedback during the Workshop as they could.

**VII. Chairperson Pro-Tempore Baughman adjourned the meeting at 6:25 P.M.**

Submitted by:

Patty M. Burnette

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.