



**CITY OF OKEECHOBEE, FLORIDA  
PLANNING BOARD  
JANUARY 20, 2022  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, January 20, 2022, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

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

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Board Member Baughman 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 Jonassaint, seconded by Board Member Brass to dispense with the reading and approve the November 18, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:04 P.M.**

- A. 22-001-CPA, consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule.
  - 1. City Planning Consultant Mr. Jim LaRue of LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval.
  - 2. No public comments were offered.
  - 3. No Ex-Parte disclosures were offered.
  - 4. Motion by Board Member Jonassaint, seconded by Vice Chairperson McCoy to recommend approval to the City Council for 22-001-CPA to update the Five-Year Schedule of Capital Improvements in the Capital Improvements Element, finding it to be consistent with the Comprehensive Plan as presented in [Exhibit 1, which includes the Planning Consultant's analysis and recommendation for approval.] The recommendation will be forwarded to the City Council for consideration at Public Hearings, tentatively scheduled for February 15, 2022, and March 15, 2022. **Motion Carried Unanimously.**
- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-001-SSA, to reclassify from Commercial to Multi-Family Residential (MFR) 3.995± acres, located in the two blocks between Northeast 3<sup>rd</sup> to 5<sup>th</sup> Streets and Northeast 2<sup>nd</sup> to 3<sup>rd</sup> Avenues.
  - 1. City Planning Consultant LaRue briefly reviewed the Planning Staff Report finding the requested MFR FLUM designation reasonably compatible with adjacent uses, consistent with the urbanizing pattern of the area, and consistent with the City's Comprehensive Plan, therefore recommending Approval. In addition, City Administrator Gary Ritter, briefly explained why the Board was hearing this application again.
  - 2. Mr. Steven Dobbs and Mr. Frank M. Stephens, Registered Agent of Glenwood Park LLC, were present. Mr. Stephens distributed a proposed site plan to Board Members and explained why he was resubmitting his application. He further commented that he felt his intentions were not clearly presented the first time around and wanted the Board to know he was very committed to this project.
  - 3. No public comments were offered.

V. PUBLIC HEARING ITEM B CONTINUED

- 4. No Ex-Parte disclosures were offered.
- 5. Motion by Board Member Baughman, seconded by Board Member Papasso to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Application No. 22-001-SSA, as presented in [Exhibit 2, 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.] The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for February 15, 2022. **Motion Carried Unanimously.**

QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-001-R from Heavy Commercial (CHV) to Residential Multiple Family (RMF) 3.995± acres, located in the two blocks between Northeast 3<sup>rd</sup> to 5<sup>th</sup> Streets and Northeast 2<sup>nd</sup> to 3<sup>rd</sup> Avenues for the proposed construction of multi-family apartments.
  - 1. No oath for testimony was administered.
  - 2. City Planning Consultant LaRue reviewed the Planning Staff Report finding the requested rezoning from CHV to RMF 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 and Mr. Stephens, Registered Agent of Glenwood Park LLC, were present. There were no questions from the Board.
  - 4. No public comments were offered.
  - 5. No Ex-Parte disclosures were offered.
  - 6. Motion by Board Member Chartier, seconded by Board Member Papasso to recommend approval to the City Council for Rezoning Petition No. 22-001-R as presented in [Exhibit 3, 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 February 15, 2022, and March 15, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:37 P.M.

- VI. Chairperson Hoover adjourned the meeting at 6:37 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.