



CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
JUNE 16, 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, June 16, 2022, at 6:01 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, and Alternate Board Member David McAuley were present. Board Members Rick Chartier, Mac Jonassaint and Alternate Board Member Jim Shaw were absent with consent. Chairperson Hoover moved Alternate Board Member McAuley to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.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

IV. MINUTES

- A. Motion by Member Baughman, seconded by Member Brass to dispense with the reading and approve the May 19, 2022, Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:03 P.M.

- A. Land Development Regulation (LDR) Text Amendment No. 22-002-TA, which proposes to amend items 19 and 22 of Appendix C, Schedule of LDR Fees and Charges.
 - 1. City Planning Consultant Ben Smith with Morris-Depew Associates, Inc. reviewed the Planning Staff Report explaining the reason for the request to reduce the fees charged for Joinder applications.
 - 2. There were no public comments offered.
 - 3. There were no Ex-Parte disclosures offered.
 - 4. Motion by Member Baughman, seconded by Member Brass to recommend the City Council approve LDR Text Amendment No. 22-002-TA as presented in [Exhibit 1.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for July 5, 2022, and August 2, 2022.
- B. Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 22-004-SSA, to reclassify from Multi-Family (MF) Residential to Commercial (C) on 4.21± acres located in the 1000 block of the East side of South Parrott Avenue.
 - 1. City Planning Consultant Smith 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. The Applicant is also submitting a concurrent request to rezone the property from Residential Single Family-One (RSF-1) to Heavy Commercial (CHV). For the record, a notation was made that the correct acreage amount for the application request should be 2.41± acres and not 4.21.
 - 2. Mr. Steven Dobbs, Consultant for the Property Owner, Anita Nunez, Registered Agent of Anita's Rental Properties, Inc. was present and available for questions. There were none.

V. PUBLIC HEARING ITEM B CONTINUED

3. No public comments were offered.
4. No Ex-Parte disclosures were offered.
5. Motion by Board Member Baughman, seconded by Board Member McAuley to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 22-004-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.] **Motion Carried Unanimously.** The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for July 19, 2022.

QUASI-JUDICIAL ITEM

- C.** Rezoning Petition No. 22-004-R, requests to rezone from RSF-1 to CHV, on 4.21± acres, located in the 1000 block of the East side of South Parrott Avenue for the proposed use of developing a new commercial business.
1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, who responded affirmatively.
 2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from RSF-1 to CHV for the subject property 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 should the concurrent request to change the FLUM to C be approved. For the record, a notation was made that the correct acreage amount for the petition request should be 2.41± and not 4.21.
 3. Mr. Dobbs, Consultant for the Property Owner, Anita Nunez, Registered Agent of Anita's Rental Properties, Inc. was present and available for questions. There were none.
 4. No public comments were offered.
 5. No Ex-Parte disclosures were offered.
 6. Motion by Board Member Brass, seconded by Board Member Baughman to recommend approval to the City Council for Rezoning Petition No. 22-004-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 July 19, 2022, and August 16, 2022.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:25 P.M.

VI. CITY ADMINISTRATOR UPDATE

Gary expressed his thanks for the Board Members' attendance at the Joint Workshop with the City Council that was held on May 24, 2022, and would update them once information was received from the Central Florida Regional Planning Council. He gave a brief update on how the City Charter would be presented on the ballot.

- VII.** Chairperson Hoover adjourned the meeting at 6:31 P.M.

Submitted by:

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.