



CITY OF OKEECHOBEE
PLANNING BOARD
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
JANUARY 20, 2022
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 November 18, 2021, Regular Meeting minutes.

V. OPEN PUBLIC HEARING

- A. 22-001-CPA, consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule - City Planning Consultant (**Exhibit 1**).
 - 1. Review Planning Staff Report.
 - 2. Public comments or questions from those in attendance or submitted to the Board Secretary.
 - 3. Disclosure of Ex-Parte Communications¹ by the Board.
 - 4. Consider a recommendation to the City Council to approve or deny. The recommendation will be forwarded to the City Council for consideration at Public Hearings tentatively scheduled for February 15, 2022, and March 15, 2022.

- B. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-001-SSA, to reclassify from Commercial to Multi-Family Residential 3.995± acres, located in the two blocks between NE 3rd to 5th Streets and NE 2nd to 3rd Avenues - City Planning Consultant (**Exhibit 2**).
 - 1. Review Planning Staff Report - **recommending approval**.
 - 2. Hear from Property Owner or Designee/Agent - Mr. Steven Dobbs, Registered Agent of the Property Owner, Frank M. Stephens, Glenwood Park, 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 Petition. The recommendation will be forwarded to the City Council for consideration at a Public Hearing tentatively scheduled for February 15, 2022.

QUASI-JUDICIAL ITEM

- C. Rezoning Petition No. 22-001-R from Heavy Commercial to Residential Multiple Family 3.995± acres, located in the two blocks between NE 3rd to 5th Streets and NE 2nd to 3rd Avenues for the proposed construction of multi-family apartments - City Planning Consultant (**Exhibit 3**).

V. QUASI-JUDICIAL PUBLIC HEARING ITEM C CONTINUED

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 - Mr. Steven Dobbs, Registered Agent of the Property Owner, Frank M. Stephens, Glenwood Park, 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 February 15, 2022, and March 15, 2022.

CLOSE PUBLIC HEARING

VI. ADJOURN METING

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.