



**CITY OF OKEECHOBEE, FLORIDA
PLANNING BOARD MEETING
DECEMBER 21, 2023
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, December 21, 2023, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by General Services Secretary Keli Trimnal. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Carl Berlin, Jr., Karyne Brass, Mac Jonassaint, Jim Shaw, and Alternate Board Members Jon Folbrecht and James Dean Murray were present.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Member Jonassaint, seconded by 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 Vice Chairperson McCoy, seconded by Member Baughman to dispense with the reading and approve the October 19, 2023, Regular Meeting minutes. **Motion Carried Unanimously.**

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

- A. Rezoning Petition No. 23-002-R, requests to rezone 0.65± acres from Central Business District (CBD) to Heavy Commercial (CHV), located at 201 South Parrott Avenue, for the purpose of expanding the existing Budget Inn motel.
 - 1. Notary Public Keli Trimnal administered an oath to Mr. Steve Dobbs, 209 Northeast 2nd Street, Okeechobee, FL, and Mr. Ben Smith, Morris-Depew Associates, Inc., 2914 Cleveland Avenue, Fort Myers, FL, who responded affirmatively.
 - 2. City Planning Consultant Smith briefly reviewed the Planning Staff Report finding the requested rezoning from CBD to CHV for the subject property to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the pattern of land use, therefore recommending approval.
 - 3. Mr. Dobbs, Engineer, for Mr. Jay Patel, Trustee, on behalf of the Property Owner, Jitendra Living Trust, was present and available for questions. Member Brass asked Planning Consultant Smith whether patron parking was legal in the setbacks next to the road. He explained this proposed request is not about setbacks, it is about whether it is consistent with the criteria that the City has for Rezoning, and an analysis of that criteria has been provided. Member Brass lastly asked whether the CHV Zoning District was more restrictive to setbacks and Planning Consultant Smith responded yes.
 - 4. No Ex-Parte disclosures were offered.
 - 5. Motion by Member Baughman, seconded by Member Jonassaint to recommend approval to the City Council for Rezoning Petition No. 23-002-R as presented in [Exhibit 1, 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 January 16, 2024, and February 20, 2024.

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:19 P.M.

VI.

CITY ADMINISTRATOR UPDATE

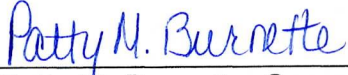
No updates provided at this time.

VII.

ADJOURNMENT

Chairperson Hoover adjourned the meeting at 6:19 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.