



CITY OF OKEECHOBEE
55 SOUTHEAST 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
DECEMBER 19, 2019, PLANNING BOARD MEETING
OFFICIAL AGENDA

I. CALL TO ORDER

- A. Pledge of Allegiance

II. ATTENDANCE

Chairperson Dawn Hoover
Vice Chairperson Doug McCoy
Board Member Phil Baughman
Board Member Karyne Brass
Board Member Rick Chartier
Board Member Mac Jonassaint
Board Member Les McCreary
Alternate Board Member Felix Granados
Alternate Board Member Jim Shaw
Board Attorney John Cook
City Planning Consultant Ben Smith
Board Secretary Patty Burnette

III. AGENDA

- A. Requests for the addition, deferral or withdrawal of items on today's agenda.

IV. MINUTES

- A. Motion to dispense with the reading and approve the Minutes for the regular meeting of September 19, 2019 and workshop meeting of October 17, 2019.

V. OPEN PUBLIC HEARING

- A. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 19-005-SSA, from Industrial to Multi-Family Residential, on 3.26± acres located at Northwest 5th Avenue and 9th Street, Lots 1 through 10 and 17 through 26 of Block 39, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records, Okeechobee County (**Exhibit 1**).
1. Review Planning Staff Report – **recommending approval**.
 2. Hear from Property Owner or Designee/Agent – Mr. Steven Dobbs, PE, on behalf of the Applicant, Mr. Omar Abuaita.
 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 Application.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively January 21, 2020, 6 pm.

- B.** Consider Text Amendment Application No. 19-002-TA, relocating Housing Standards from Sections 90-167 through 90-172 within Division 4 to be Sections 90-78 through 90-83 within Division 1, and revising the definition of minimum dwelling unit size in Section 90-80; amending Sections 90-105; 90-135; 90-165; 90-196 (**Exhibit 2**).
1. Presented by Planning Staff.
 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 Application.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively February 4, 2020, 6 pm.
- C.** Consider Text Amendment Application No. 19-003-TA, amending Section 90-512 Space Regulations, item (2) Commercial Uses (**Exhibit 3**).
1. Presented by Planning Staff.
 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 Application.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively February 4, 2020, 6 pm.
- D.** Consider Text Amendment Application No. 19-004-TA, amending Section 90-692 Auto Service Station Requirements (**Exhibit 4**).
1. Presented by Planning Staff.
 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 Application.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively February 4, 2020, 6 pm.
- E.** Consider a recommendation to the City Council regarding the annual update to the Five-Year Capital Improvements Schedule (**Exhibit 5**).

QUASI-JUDICIAL ITEM

- F.** Rezoning Petition No. 19-006-R, from Industrial to Residential Multiple Family on 3.26± acres located at Northwest 5th Avenue and 9th Street, Lots 1 through 10 and 17 through 26 of Block 39, CITY OF OKEECHOBEE, Plat Book 5, Page 5, Public Records, Okeechobee County, for the proposed use of multi-family apartments (**Exhibit 6**).
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, PE, on behalf of the Applicant, Mr. Omar Abuaita.
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.
 - a) Board discussion.
 - b) Vote on motion. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively February 4, 2020, 6 pm.

CLOSE PUBLIC HEARING

VI. ADJOURN MEETING

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.

Please be advised that should you intend to show any document, picture, video or items to the 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 Board with respect to any matter considered at this meeting will need to ensure a verbatim record of the proceeding is made and that the record includes the testimony and evidence upon which the appeal will be based. General Services media are for the sole purpose of backup for official records of the Department. In accordance with the Americans with Disabilities Act (ADA), any person with a disability as defined by the ADA, that needs special accommodation to participate in this proceeding, contact the General Services Department, no later than two business days prior to the proceeding, 863-763-3372.