



CITY OF OKEECHOBEE
TECHNICAL REVIEW COMMITTEE
55 SOUTHEAST THIRD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
NOVEMBER 16, 2023
10:00 A.M.

Mission Statement: The mission of the City of Okeechobee is to provide accommodating services that enhance the quality of life for our citizens and businesses in a fiscally sound manner.

Vision Statement: The City of Okeechobee will maintain a vibrant and prosperous community built on our heritage, history, unique character, and small-town atmosphere.

- 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 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 August 17, 2023, and September 21, 2023, Regular Meeting minutes.
- V. NEW BUSINESS**
 - A.** Deferred from the September 21, 2023, Meeting, Site Plan Review Application No. 23-004-TRC, construction of a proposed 4,827 square foot Culver's restaurant with drive through service and associated parking on 2.16± acres, located within the 1200 block along the North side of North Park Street/State Road 70 East, just West of the eastern City Limits/Northeast 13th Avenue, Lot 2, PARK STREET COMMERCE CENTER - City Planning Consultant (**Exhibit 1**).
 - 1.** Review Planning Staff Report.
 - 2.** City Staff comments.
 - 3.** Hear from the Applicant, Mr. Adam Ramsay, Registered Agent, Park Street Okeechobee, LLC.
 - 4.** Public comments or questions from those in attendance or submitted to the Committee Secretary.
 - 5.** Disclosure of Ex-Parte Communications¹ by the Committee.
 - 6.** Consider a motion to approve or deny Application with/without contingencies.
 - B.** Site Plan Review Application No. 23-007-TRC, construction of a proposed 4,600 square foot automated carwash and self-service vacuum spaces on 1.58± acres, located within the 1200 block along the North side of North Park Street/State Road 70 East, just West of the eastern City Limits/Northeast 13th Avenue, Lot 1, PARK STREET COMMERCE CENTER – City Planning Consultant (**Exhibit 2**).
 - 1.** Review Planning Staff Report.
 - 2.** City Staff comments.
 - 3.** Hear from the Applicant, Mr. Adam Ramsay, Registered Agent, Park Street Okeechobee, LLC.
 - 4.** Public comments or questions from those in attendance or submitted to the Committee Secretary.
 - 5.** Disclosure of Ex-Parte Communications¹ by the Committee.
 - 6.** Consider a motion to approve or deny Application with/without contingencies.

V. NEW BUSINESS CONTINUED

- C.** Site Plan Review Application No. 23-011-TRC, construction of two proposed metal buildings for an expansion of an existing manufacturing facility on 10.816± acres, located at 1289 NE 9th Avenue, Lots 7 through 9 and the South 40 feet of Lot 6, CITY OF OKEECHOBEE COMMERCE CENTER – City Planning Consultant (**Exhibit 3**).
1. Review Planning Staff Report.
 2. City Staff comments.
 3. Hear from the Applicant, Mr. Chris Hedrick, Project Manager on behalf of Property Owner, Westlake Royal Roofing LLC.
 4. Public comments or questions from those in attendance or submitted to the Committee Secretary.
 5. Disclosure of Ex-Parte Communications¹ by the Committee.
 6. Consider a motion to approve or deny Application with/without contingencies.

VI. CITY ADMINISTRATOR UPDATE

VII. 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 Committee Members; 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 reasonable opportunity to refute or respond.

BE ADVISED that should you intend to show any document, picture, video, or items to the Technical Review Committee in support or opposition to any item on the agenda, a copy of the document, picture, video, or item must be provided to the Committee Secretary for the City's records. **ANY PERSON DECIDING TO APPEAL** any decision made by the Technical Review Committee 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.