



# CITY OF OKEECHOBEE

55 SE THIRD AVENUE  
OKEECHOBEE, FL 34974

**NOVEMBER 7, 2023**

**6:00 PM**

## REGULAR MEETING OFFICIAL AGENDA

**Mayor**  
Dowling R. Watford, Jr.  
**Vice Mayor**  
Monica Clark  
**Council Members**  
Noel Chandler  
Bob Jarriel  
David McAuley

<b>Mission Statement:</b>	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.
<b>Vision Statement:</b>	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 agenda items.
- B. Motion to adopt agenda.
- C. Public participation for any issues not on the agenda requires an Agenda Item Form or Comment Card. Citizen comments are limited to 3 minutes per speaker unless otherwise approved by the Mayor.

### IV. PRESENTATIONS AND PROCLAMATIONS

- A. Proclaim the month of November as Hospice and Palliative Care Month (**Exhibit 1**).
- B. Proclaim the week of November 12-18, 2023 as National Nurse Practitioner Week (**Exhibit 2**).
- C. Proclaim the week of November 15-22, 2023 as Farm City Week (**Exhibit 3**).

### V. CONSENT AGENDA

- A. Motion to dispense with the reading and approve the Revised Minutes for October 17, 2023 (**Exhibit 4**).
- B. Motion to temporarily close a portion of SW 3rd and 4th Avenues between North and South Park Streets from 5:00 P.M. on December 8, 2023, to 9:00 P.M. on December 9, 2023, for the Christmas Festival as submitted by Okeechobee Main Street (**Exhibit 5**).

### VI. OPEN PUBLIC HEARING FOR PLAT ADOPTION POSTPONED FROM OCTOBER 17, 2023

- A. Motion to approve or deny with or without contingencies, Final Plat Application No. 23-003-TRC/FP, proposed development is a 16.2+/- acres commercial subdivision, to be titled: PARK STREET COMMERCE CENTER, located in the 1100 to 1200 blocks along the North side of North Park Street/State Road 70 East, just West of the eastern City Limits/Northeast 13th Avenue. The newly platted subdivision will consist of five lots for future commercial development, two master stormwater tracts, rights-of-way Northeast 3rd Street and Northeast 13th Avenue, and an abandonment of the unimproved and unutilized portion of Northeast 12th Avenue, formerly Mobley Street, submitted by Adam Ramsey, Registered Agent for Park Street Okeechobee, LLC; property owner William R. Grigsby, Jr. (**Exhibit 6**).

**VII. OPEN THE FIRST PUBLIC HEARING FOR PROPOSED CHANGES TO THE PERMITTED USES IN SEVERAL ZONING DISTRICTS.**

- A.** Motion to read by title only, approve the first reading, and set December 5, 2023, as the Final Public Hearing for proposed Ordinance No. 1281, Land Development Regulation Text Amendment Application No. 23-004-TA, adding a definition for Medical Marijuana Dispensaries, removing them as a permitted use in the following Zoning Districts: Light Commercial, Heavy Commercial, Commercial Business District, and Industrial; and existing facilities to be considered nonconforming uses **(Exhibit 7)**.

**VIII. NEW BUSINESS**

- A.** Presentation by David Ramdon regarding a Bio-Medical Waste Facility in the Commerce Center.
- B.** Economic Development Corporation update by Kaylee King.
- C.** Motion to read by title only, approve the first reading, and set December 5, 2023, as the Final Public Hearing for proposed Ordinance No. 1282, Abandonment of Right-of-Way Petition No. 23-002-AC, for the alleyway laying North to South between Lots 3 through 6 and 9 through 12 of Block 34, FIRST ADDITION TO SOUTH OKEECHOBEE, Plat Book 1, Page 17, Okeechobee County public records. Application submitted by Steven M. Guelff, on behalf of the property owners, Guelff Family Limited Partnership and Porter Holdings of Okeechobee. The property is located between South Parrott and SW 2nd Avenues and SW 17th and 18th Streets **(Exhibit 8)**.
- D.** Motion to approve or deny, with or without contingencies, Preliminary Plat Application No. 23-010-TRC/PP, replatting Blocks 4 through 6, 11 through 13, 20, 22, and Lots 1 through 3, 10 through 26, and the West 15 feet of Lot 9 in Block 21, OKEECHOBEE, Plat Book 5, Page 5, Okeechobee County public records, into a new Plat consisting of 9 blocks, 6 stormwater tracts, and rededicating the previously vacated alleyways back to the City, titled MALLARD LANDING, submitted by Holiday Builders, Inc., on behalf of property owners Okeechobee Lots LLC and John B. Lashley, consisting of 31.283± vacant acres located from Northwest 3rd to 7th Avenues and 11th to 14th Streets **(Exhibit 9)**.
- E.** Motion to ratify an agreement in the amount of \$465,170.97 to B&B Site Development, Inc for the construction of additional dry retention areas and lake segment at the Okeechobee Commerce Center **(Exhibit 10)**.
- F.** Motion to approve contracting with Dana Safety Supply to install the Patrol Car Equipment in the amount of \$31,301.00 **(Exhibit 11)**.
- G.** Motion to approve contracting with Graphic Designs to install the Patrol Car Decals in the amount of \$2,790.00 **(Exhibit 12)**.
- H.** Discussion of City surplus land by Gary Ritter.

**IX. CITY ATTORNEY UPDATE**

**X. CITY ADMINISTRATOR UPDATE**

**XI. COUNCIL COMMENTS**

**XII. ADJOURN MEETING**

**PLEASE TAKE NOTICE AND BE ADVISED** that if any person desires to appeal any decision made by the City Council with respect to any matter considered at this proceeding, such an interested person will need a record of the proceeding, and for such purpose may need to ensure a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. City Clerk recordings are for the sole purpose of backup for official records of the Clerk. In accordance with the Americans with Disabilities Act, persons with disabilities needing special accommodation to participate in this proceeding should contact the City Clerk's Office in person or call 863-763-9814, Hearing Impaired: Florida Relay 7-1-1 no later than four business days prior to proceeding.

**BE ADVISED** that should you intend to show any document, picture, video, or item to the Council in support of or opposition to any item on the agenda; a copy of the document, picture, video, or item must be provided to the City Clerk for the City's records.