



CITY OF OKEECHOBEE
BOARD OF ADJUSTMENT
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
NOVEMBER 17, 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 October 20, 2022, Board of Adjustment Regular Meeting minutes.

V. OPEN QUASI-JUDICIAL PUBLIC HEARING

- A. Deferred from the October 20, 2022, meeting, Special Exception Petition No. 22-003-SE which requests to waive the minimum separation from offsite uses, and to waive the separation distances between communication towers for a wireless telecommunication facility, (Ref. Code Sec. 90-603(c)(d)(e)), located at 1117 NW 9th Street - City Planning Consultant (**Exhibit 1**).

- 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.
- 3. Hear from Mr. Kyle Lotze, Agent for CitySwitch II-A, LLC, on behalf of the Property Owner, CSX Transportation Inc.
- 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 motion to approve or deny Petition with/without special conditions.

- B. Special Exception Petition No. 22-004-SE requests to allow a personal service within a Commercial Professional Office Zoning District, (Ref. Sec. 90-223(2)) located at 321 NW 4th Avenue. The proposed use is to allow the operation of one massage therapist office in the existing office building - City Planning Consultant (**Exhibit 2**).

- 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 Mr. Thomas Close, President of 401 NW 3rd STREET, 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 motion to approve or deny Petition with/without special conditions.

CLOSE QUASI-JUDICIAL PUBLIC HEARING

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 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 Board of Adjustment 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 of Adjustment** 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.