



PUBLIC NOTICE

SPECIAL CITY COUNCIL MEETING

SEPTEMBER 14, 2023

NOTICE IS HEREBY GIVEN that the City Council for the City of Okeechobee will conduct a called **Special Meeting** to be held on **Thursday, September 14, 2023, at 6 PM**, or as soon thereafter as possible, at City Hall, 55 SE 3rd AVE, Rm 200, Okeechobee, FL.

The public is invited to attend and be heard on all matters. Copies of the agenda will be available at the meeting, or prior to the meeting, and may be viewed and/or downloaded from <https://www.cityofokeechobee.com/AgendaMinutes-CityCouncil.html>. The purpose of this **Special Meeting** is to conduct a **Public Hearing** to consider the following **Final Plat Application**, which can be inspected/viewed in its entirety the City Clerk's Office, at the address above, Room 100, during normal business hours, Monday-Friday, 8:00 AM to 4:30 PM, excluding holidays, contact 863-763-9814:

- **No. 23-003-TRC/FP:** submitted by Adam Ramsay, Registered Agent for Park Street Okeechobee, LLC on behalf of property owner, William R. Grigsby, Jr. The proposed development is a 16.2+/- acres (ac) commercial subdivision, to be titled: **PARK STREET COMMERCE CENTER**, located in the 1100 to 1200 blocks along the North (N) side of N Park Street (ST)/State Road (SR) 70 East (E), just West (W) of the eastern City Limits/Northeast (NE) 13th AVE. The newly platted subdivision will consist of five lots for future commercial development, two master stormwater tracts, rights-of-way (ROW) NE 3rd ST and NE 13th AVE, and an abandonment of the unimproved and unutilized portion of NE 12th AVE, formerly Mobley ST.

The newly created lots and master stormwater tracts are to consist of the following approximate acreage: Lot 1, 1.581 ac, Lot 2, 2.155 ac, Lot 3, 2.363 ac, Lot 4, 1.992 ac, Lot 5, 2.142 ac, Stormwater Tract A, 2.023 ac, and Stormwater Tract B, 2.638 ac. Lots 1 and 2 will front along N Park Street/SR 70 E, Stormwater Tract A to be located N of Lots 1 and 2. NE 3rd ST is to be situated N of Stormwater Tract A and South (S) of Lots 3 to 5. Stormwater Tract B, to be located N of Lots 3 to 5. The new roadways, to be improved and dedicated to the City for the public: **NE 3rd ST** will be a 50-foot (ft) wide roadway and run from NE 13th AVE westward to a cul-de-sac. **NE 13th AVE**, is a ROW to be for future construction, beginning N of NE 2nd ST, will be 50-ft wide, and created by a 25-ft wide by 895.52-ft long strip of land located along the E boundary line of the subject property from the N boundary line of the subject property and run southward to NE 2nd ST. The newly dedicated 25-ft by 895.52-ft ROW abuts and is parallel with an existing Okeechobee County ROW.

Legal Description: A PARCEL OF LAND INCLUDING ALL OF THE PRICE ADDITION TO OKEECHOBEE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK (PB) 2, PAGE (PG) 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FL AND A PORTION OF THE UNPLATTED LANDS OF E HALF (½) OF THE SOUTHWEST (SW) ONE-QUARTER (¼) OF THE SE ¼ OF SECTION 15, TOWNSHIP 37 S, RANGE 35 E, OKEECHOBEE COUNTY, FL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF THE SE ¼ CORNER OF SAID SECTION 15, THENCE N 89°19'21" E ALONG THE S LINE OF SAID SECTION 15, A DISTANCE OF 860.10-FT; THENCE N 00°14'14" W, A DISTANCE OF 69.27-FT TO A POINT ON THE N RIGHT-OF-WAY (ROW) LINE OF SR 70 AS PER FL DEPARTMENT OF TRANSPORTATION ROW MAP SECTION 91070-2514 AND THE POINT OF BEGINNING (POB); THENCE CONTINUE N 00°14'14" W, A DISTANCE OF 524.71-FT; THENCE S 89°19'40" W, A DISTANCE OF 186.30-FT TO A POINT ON THE W LINE OF THE W ½ OF THE E ½ OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 15; THENCE N 00°14'14" W ALONG SAID W LINE, A DISTANCE OF 675.35-FT TO A POINT ON A LINE PARALLEL WITH AND 50.00-FT S OF THE N LINE OF THE SW ¼ OF THE SE ¼ OF SAID SECTION 15; THENCE N 89°19'40" E ALONG SAID PARALLEL LINE, A DISTANCE OF 672.87-FT TO A POINT ON THE E LINE OF SW ¼ OF THE SE ¼ OF SAID SECTION 15; THENCE S 00°18'09" E ALONG SAID E LINE, A DISTANCE OF 895.52-FT TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY ROW LINE OF NE 2ND ST; THENCE N 89°58'38" W ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 26.31-FT TO THE INTERSECTION WITH THE WESTERLY ROW LINE OF NE 13TH AVE FORMERLY LINCOLN ST PER PB 2, PG 17 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FL; THENCE S 00°26'27" E ALONG SAID WESTERLY ROW LINE, A DISTANCE OF 308.86-FT TO THE N ROW LINE OF SR 70; THENCE S 89°49'32" W ALONG SAID N ROW LINE, A DISTANCE OF 462.36-FT TO THE POB. SAID LANDS LYING IN OKEECHOBEE COUNTY, FL AND CONTAINING 16.151 AC MORE OR LESS.

The Application will be posted online one week prior to the **PUBLIC HEARING** date, with the with the City Council agenda materials on the City website at <https://www.cityofokeechobee.com/AgendaMinutes-CityCouncil.html>.

BE ADVISED that should you intend to show any document, picture, video, or items to the **Council** 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 **Council** 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 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.

By: Mayor Dowling R. Watford, Jr.
City Clerk Lane Gamiotea