



**CITY OF OKEECHOBEE  
BOARD OF ADJUSTMENT  
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974  
OFFICIAL AGENDA  
NOVEMBER 16, 2023  
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 September 21, 2023, Board of Adjustment Regular Meeting minutes.

**V. OPEN QUASI-JUDICIAL PUBLIC HEARING**

- A. Deferred from the September 21, 2023, Meeting, Special Exception Petition No. 23-001-SE requests to allow a drive-through service in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(1)), located within the 1200 block along the North side of N Park Street/State Road 70 E, just West of the eastern City Limits/Northeast 13<sup>th</sup> Avenue. The Applicant would like to develop a restaurant with drive-through service - 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 Property Owner or Designee/ Agent - Mr. Adam Ramsay, Registered Agent, Park Street Okeechobee, LLC.
  - 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
  - 5. Disclosure of Ex-Parte Communications<sup>1</sup> by the Board.
  - 6. Consider a motion to approve or deny Petition with/without special conditions.
- B. Special Exception Petition No. 23-002-SE requests to allow a car wash within a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(2)), located within the 1200 block along the North side of N Park Street/State Road 70 E, just West of the eastern City Limits/Northeast 13<sup>th</sup> Avenue. The Applicant would like to develop an automated car wash - 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.
  - 3. Hear from Property Owner or Designee/ Agent - Mr. Adam Ramsay, Registered Agent, Park Street Okeechobee, LLC.
  - 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
  - 5. Disclosure of Ex-Parte Communications<sup>1</sup> by the Board.
  - 6. Consider a motion to approve or deny Petition with/without special conditions.

**CLOSE QUASI-JUDICIAL PUBLIC HEARING**

## VI. CITY ADMINISTRATION UPDATE

## VII. ADJOURN MEETING

<sup>1</sup>Per 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.