



**CITY OF OKEECHOBEE**  
**BOARD OF ADJUSTMENT**  
**55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974**  
**OFFICIAL AGENDA**  
**JANUARY 21, 2021**  
**6:00 P.M.**

- I. CALL TO ORDER
    - A. Pledge of Allegiance
  - II. ATTENDANCE
  - III. AGENDA
    - A. Requests for the addition, deferral or withdrawal of items on today's agenda.
    - B. Motion to adopt agenda.
  - IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON
    - A. Open floor to receive nominations for Chairperson.
    - B. Consider a motion to appoint a nominee to serve a two-year term beginning January 21, 2021.
    - C. Open floor to receive nominations for Vice Chairperson.
    - D. Consider a motion to appoint a nominee to serve a two-year term beginning January 21, 2021.
  - V. MINUTES
    - A. Motion to dispense with the reading and approve the October 15, 2020, Board of Adjustment Regular Meeting.
  - VI. OPEN QUASI-JUDICIAL PUBLIC HEARING
    - A. Special Exception Petition No. 21-001-SE, requests to allow a proposed use of one dwelling unit per commercial building in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (17)) located at 605 NE Park Street (**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 - **recommending approval**.
      - 3. Hear from Property Owner or Designee/Agent – Ms. Elaine Johnson James, PA, on behalf of Property Owner, Bashar 605, 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. 21-002-SE requests to allow a proposed use of a car wash in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (2)) located at 1600 S. Parrott Avenue (**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 Property Owner or Designee/Agent – Mr. Steve Dobbs, Consultant on behalf of Property Owner, Williamson Cattle Company.
      - 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**

## **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.