

# Okeechobee County Planning Board / Board of Adjustments and Appeals

1700 NW 9<sup>th</sup> Avenue, Suite A • Okeechobee, Florida • (863) 763-5548

## AGENDA

August 22, 2023

6:00 p.m.

### Meeting Location

#### Health Department Auditorium

1728 NW 9<sup>th</sup> Avenue • Okeechobee, Florida

#### *Minutes/Administration*

1. **Public Comment**
2. **Approval of Minutes**  
July 25, 2023 regular meeting minutes.

#### *Public Hearings*

3. **Public Hearing, Petition R-2023-0760, Change in Zoning.** Amazon Sheds and Carports, LLC, property owner and applicant. Request for a change in zoning from the existing classification of Agriculture (A) to the proposed classification of Heavy Commercial (C-2). The property address is 2973 US Highway 441 N. This petition is associated with petition S-2023-0807, request for the outdoor display of sheds.

**A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Wednesday, September 6, 2023 at 9:00 a.m. in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.**

4. **Public Hearing, Petition S-2023-0807, Special Exception.** Amazon Sheds and Carports, LLC, property owner and applicant. Request for a special exception to allow outdoor display for a shed, carport, and metal building sales lot in a Heavy Commercial (C-2) zoning district. The property address is 2973 US Highway 441 N. This petition is associated with Petition R-2023-0760, a request for a change in zoning from Agriculture (A) to Heavy Commercial (C-2) to allow the requested.
5. **Public Hearing, Petition R-2023-0761, Change in Zoning.** Ameri-Recreational Sports, LLC, property owner; Phillip Woerner, applicant. Request for a change in zoning from the existing classification of Residential Mixed (RM) to the proposed classification of Heavy Commercial (C-2). The property address is 1319 State Road 70 East. This petition is associated with Petition S-2023-0809, request to allow the sale and repair of ATVs, UTVs, motorcycles, power equipment, watercraft, trailers, parts and the like in a Heavy Commercial (C-2) zoning district.

**A second public hearing to consider the request for a change in zoning will be held before the Board of County Commissioners on Wednesday, September 6, 2023 at 9:00 a.m. in the Judge William L. Hendry Courtroom, Room 270, Historic Okeechobee County Courthouse, 304 NW 2nd Street, Okeechobee, Florida.**

6. **Public Hearing, Petition S-2023-0809, Special Exception.** Ameri-Recreational Sports, LLC., property owner; Phillip Woerner, applicant. Request for a special exception to allow the sale and repair of ATVs, UTVs, motorcycles, power equipment, watercraft, trailers, parts and the like in a Heavy Commercial (C-2) zoning district. The property address is 1319 State Road 70 East. This petition is associated with Petition R-2023-0761, request for a change in zoning from Residential Mixed (RM) to Heavy Commercial (C-2).
7. **Public Hearing, Petition S-2023-0808, Special Exception.** Taylor Creek Ranch, LTD., property owner; Elite Airboats, applicant. Request for a special exception to allow an airboat repair and fabrication shop for low-volume retail of industry specialized parts and accessory uses in an Agriculture (A) zoning district. The property address is 12345 US Highway 441 North.
8. **Administrative Hearing, Petition P-2020-0007, Preliminary Plat Approval.** David Hajos, property owner and applicant. Request for preliminary plat approval of the proposed 2 lot Hajos Acres subdivision. The property is located on the west side of NW 72nd Avenue, north of NW 240<sup>th</sup> Street.

***Other Business***

9. Other business at the discretion of the Planning Board.
10. Adjourn.

I certify that to the best of my knowledge, all required mail notices have been sent in accord with the provisions of Ordinance 96-01, Part II, Sections 13.04.00(B) and 13.06.07(B).



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William D. Royce  
Community Development Director

All interested parties and citizens shall have the opportunity to be heard at these public hearings. Any person deciding to appeal any decision by the Planning Board/Board of Adjustments and Appeals with respect to any matter considered at this meeting or hearing will need to ensure that a verbatim record of the proceedings is made and that the record includes the testimony and evidence upon which the appeal will be based. Community Development tapes are for the sole purpose of backup for official records of the Department.