

# **Planning Board / Board of Adjustments and Appeals**

## **Regular Meeting**

**January 23, 2024**

### **Minutes**

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, January 23, 2024 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Joey Hoover, Matthew Buxton, Billy McCullers, Charles Murphy, Samantha Saucedo, and Ann Vu. Jeff Davis was absent. Also in attendance were Planning Director Bill Royce, Planner Ty Hancock and Administrative Assistant Jenna Durham.

Chairman Joey Hoover called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

Planning Director Mr. Royce announced that Agenda Item # 3, Special Exception for Petition S-2023-0813, will not be heard at this hearing.

#### **Agenda Item # 1. Public Comment.**

There were no comments from the public.

**Matthew Buxton moved to close public comment. Ann Vu seconded the motion. The motion passed unanimously.**

#### **Agenda Item # 2. Approval of Minutes.**

**Matthew Buxton moved to approve the December 12, 2023 minutes as submitted. Ann Vu seconded the motion. The motion passed unanimously.**

**Agenda Item #4, Public Hearing, Petition S-2023-0814, Special Exception. Royal & Sons, LTD, property owner; Florida's Best Chicken, LLC, applicant. Request for a special exception for a drive-thru restaurant in a Commercial (C) zoning district. The property address is 3238 US Highway 441 South.**

Planning Director Bill Royce presented the petition and described the surrounding area. He stated that the drive-thru restaurant will be located in the Winn- Dixie shopping center, located on US Highway 441 South. He stated that the subject property is in the northwest corner of the shopping center, where the old Burger King that later became a chinese restaurant is. He stated the applicant will demolish the current building and construct a new building for a quick service restaurant called

Slim Chickens. He stated that the property is located in the Commercial Corridor. He stated that the proposed use is consistent with the area and with the Okeechobee County land development regulations and comprehensive plan.

Mr. Royce stated that staff recommends that the Board of Adjustments and Appeals approve a Final Administrative Order granting a special exception to allow for a drive-thru restaurant in a Commercial (C) zoning district, subject to several conditions he discussed with the Board.

**Chairman Joey Hoover opened the public hearing.**

Robin Kendall, Quality Dining, Inc., addressed the Board on behalf of the applicant. He shared an example of what the restaurant will look like and clarified an access question for the Board.

**Matthew Buxton moved to close the public hearing. Ann Vu seconded the motion. The motion passed unanimously.**

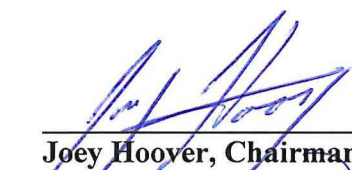
**Matthew Buxton moved to approve the Final Administrative Order for petition S-2023-0814, granting a special exception to allow for a drive-thru restaurant in a Commercial (C) zoning district, subject to the following conditions:**

- 1. If the proposed use does not commence within 24 months of the date that the special exception is granted, the special exception shall be null and void;**
- 2. Upon commencement of the use, if the use ceases for 12 continuous months or for 12 noncontinuous months during a 24 month period, the special exception shall be null and void;**
- 3. The premises shall be maintained at all times.**

**Billy McCullers seconded the motion. The motion passed unanimously.**

Mr. Royce reminded the Board of upcoming expiring terms and Board appointments. He then introduced Karlyn Daniel, Community Development's new Planner, to the Board.

**There being no additional business, the meeting was adjourned at 6:10 p.m.**

  
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Joey Hoover, Chairman

  
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Date of Approval

  
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Jenna Durham, Secretary to the Board

  
\_\_\_\_\_  
Date