



CITY OF OKEECHOBEE
BOARD OF ADJUSTMENT MEETING
55 SE 3RD AVENUE, OKEECHOBEE, FLORIDA 34974
OFFICIAL AGENDA
OCTOBER 15, 2020
6:00 P.M.

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron DeSantis on March 20, 2020, and further extended by Executive Order No. 20-246, effective September 30, 2020, municipalities may conduct meetings, of their governing boards without having a quorum of its members present physically or at any specific location and utilizing communications media technology (CMT) such as a telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

I. CALL TO ORDER

- A.** Pledge of Allegiance

II. ATTENDANCE

Chairperson Dawn Hoover
Vice Chairperson Doug McCoy
Board Member Phil Baughman
Board Member Karyne Brass
Board Member Rick Chartier
Board Member Felix Granados
Board Member Mac Jonassaint
Alternate Board Member Joe Papasso
Alternate Board Member Jim Shaw

City Attorney John Fumero
City Planning Consultant Ben Smith
Board of Adjustment Secretary Patty Burnette
General Services Secretary Yesica Montoya
Executive Assistant Robin Brock

III. AGENDA

- A.** Requests for the addition, deferral or withdrawal of items on today's agenda.
B. Motion to adopt agenda.

IV. MINUTES

- A.** Motion to dispense with the reading and approve the August 20, 2020, Board of Adjustment Regular Meeting minutes.

V. OPEN QUASI-JUDICIAL PUBLIC HEARING

- A.** Special Exception Petition No. 20-001-SE, requesting to allow a proposed use of parking and fueling of commercial vehicles which is comparable to outdoor sales and storage, building trades contractor in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (5)) located at 701 N. Parrott Avenue (**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.

V. QUASI-JUDICIAL PUBLIC HEARING ITEM CONTINUED

- A. Special Exception Petition No. 20-001-SE continued.
 - 3. Hear from the Property Owner or Designee/Agent-Mr. Steven Dobbs, Consultant on behalf of property owner Southern Construction & Development.
 - 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
 - 5. Disclosure of Ex-Parte Communications¹ by the Board.
 - 6. Consider a motion to approve or deny Petition with/without special conditions.
 - a) Board discussion.
 - b) Vote on motion.

- C. Special Exception Petition No. 20-004-SE, requesting to allow a proposed use of drive-through service in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (1)) located at 975 NE Park Street (**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 the Property Owner or Designee/Agent-Ms. Samantha Jones, Engineering Project Manager on behalf of the Applicant, RaceTrac Petroleum Inc.
 - 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
 - 5. Disclosure of Ex-Parte Communications¹ by the Board.
 - 6. Consider a motion to approve or deny Petition with/without special conditions.
 - a) Board discussion.
 - b) Vote on motion.

- D. Special Exception Petition No. 20-005-SE, requesting to remove a special condition for no overnight parking previously set in Petition No. 20-002-SE approving a convenience store with fueling pumps in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283 (25)) located at 975 NE Park Street. (**Exhibit 3**)
 - 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 the Property Owner or Designee/Agent-Ms. Samantha Jones, Engineering Project Manager on behalf of the Applicant, RaceTrac Petroleum Inc.
 - 4. Public comments or questions from those in attendance or submitted to the Board Secretary.
 - 5. Disclosure of Ex-Parte Communications¹ by the Board.
 - 6. Consider a motion to approve or deny Petition with/without special conditions.
 - a) Board discussion.
 - b) Vote on motion.

CLOSE QUASI-JUDICIAL PUBLIC HEARING

VI. ADJOURN MEETING

¹Per 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.

Please be advised that should you intend to show any document, picture, video or items to the Board 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 with respect to any matter considered at this meeting will need to ensure a verbatim record of the proceeding is made and that the record includes the testimony and evidence upon which the appeal will be based. General Services media are for the sole purpose of backup for official records of the Department. In accordance with the Americans with Disabilities Act (ADA), any person with a disability as defined by the ADA, that needs special accommodation to participate in this proceeding, contact the General Services Department, no later than two business days prior to the proceeding, 863-763-3372.