



**CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
JANUARY 21, 2021
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, January 21, 2021, at 6:03 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Hoover, Board Members Karyne Brass, Rick Chartier, Felix Granados, and Mac Jonassaint were present. Alternate Board Members Joe Papasso and Jim Shaw were present. Vice Chairperson Doug McCoy and Board Member Phil Baughman were absent without consent. Chairperson Hoover moved Alternate Board Members Papasso and Shaw to voting positions.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Chartier, seconded by Board Member Brass to approve the agenda as presented. **Motion Carried Unanimously.**

IV. ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON

- A. Chairperson Hoover opened the floor to receive nominations for Chairperson.
- B. Motion by Board Member Chartier, seconded by Board Member Brass to appoint Dawn Hoover to serve a two-year term beginning January 21, 2021. **Motion Carried Unanimously.**
- C. Chairperson Hoover opened the floor to receive nominations for Vice Chairperson.
- D. Motion by Board Member Brass, seconded by Board Member Jonassaint to appoint Doug McCoy to serve a two-year term beginning January 21, 2021. **Motion Carried Unanimously.**

V. MINUTES

- A. Motion by Board Member Brass, seconded by Board Member Granados to dispense with the reading and approve the October 15, 2020, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

VI. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:06 P.M.

- A. Special Exception Petition No. 21-001-SE.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Daniel Meara, 905 Southwest 3rd Avenue, Okeechobee, Florida, who responded affirmatively.
 - 2. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services, reviewed the Planning Staff Report recommending approval.
 - 3. No comments were offered on behalf of the Property Owner.
 - 4. No public comments were offered.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Brass, seconded by Board Member Granados to approve Special Exception Petition No. 21-001-SE, which 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. **Motion Carried Unanimously.**
- B. Special Exception Petition No. 21-002-SE.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, and Mr. Frank Wesley Williamson III, 9000 Northeast 12th Drive, Okeechobee, Florida, all responded affirmatively.

QUASI-JUDICIAL PUBLIC HEARING ITEM VI. B. CONTINUED:

2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval.
3. Mr. Williamson commented there were no current plans to use the existing building.
4. No public comments were offered.
5. No Ex-Parte disclosures were offered.
6. Motion by Board Member Chartier, seconded by Board Member Jonassaint to approve Special Exception Petition No. 21-002-SE, which 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 South Parrott Avenue with the following conditions: the Special Exception approval shall be limited to the southern half of the subject parcel containing 1.03± acres, Lots 4 through 6 and 10 through 12 of Block 29, FIRST ADDITION TO SOUTH OKEECHOBEE, as recorded in Plat Book 1, Page 17, Public Records of Okeechobee County, Florida; and a site plan, meeting all application zoning codes, building codes and other design requirements, must be approved by the City's Technical Review Committee. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:25 P.M.

VII. Chairperson Hoover adjourned the meeting at 6:25 P.M.

Submitted by:

Patty M. Burnette

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.