



**CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
NOVEMBER 18, 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, November 18, 2021, at 6:10 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint, Joe Papasso and Alternate Board Member Jim Shaw were present. Alternate Board Member David McAuley was absent.

III. AGENDA AND PUBLIC COMMENTS

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Papasso, seconded by Board Member Baughman to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. MINUTES

- A. Motion by Board Member Chartier, seconded by Board Member Papasso, to dispense with the reading and approve the October 21, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:11 P.M.

- A. Special Exception Petition No. 21-007-SE requests to allow outdoor sales and storage in the Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(5)) located at 204 NW 13th Street for the proposed use of a storage facility.
 - 1. No oath for testimony was administered.
 - 2. City Planning Consultant Mr. Jim LaRue with LaRue Planning and Management Services briefly reviewed the Planning Staff Report recommending approval with conditions.
 - 3. Mr. Muhammad Nooruddin, Registered Agent of the Property Owner, NASSA Management Group, LLC was present (arrived at 6:15 P.M.) and available for questions. Board Members discussed whether there was a need for lighting and whether buffering/fencing was necessary.
 - 4. No public comments were offered. For the record there were 15 surrounding property owner notices mailed, signage was posted on the subject parcel and the Petition was advertised in the local newspaper.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Brass, seconded by Board Member Jonassaint to approve Special Exception Petition No. 21-007-SE as presented in [Exhibit 1 which includes the standards and findings as required for granting petitions per Code Section 70-373; and the Planning Consultant's analysis of the findings] with the following special conditions: a detailed site plan be submitted to staff providing type of landscape buffer and location, precise location and height of fence, layout of paved parking/drive aisles, and drainage areas; Rezoning Petition No. 21-006-R is approved by the City Council, and landscape buffering is provided to the South and West. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:26 P.M.

VI. Chairperson Hoover adjourned the meeting at 6:26 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.