



**CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
MAY 19, 2022
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, May 19, 2022, 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 Dawn Hoover, Vice Chairperson Doug McCoy, Board Members Karyne Brass, Mac Jonassaint and Alternate Board Members Jim Shaw and David McAuley were present. Board Members Phil Baughman and Rick Chartier were absent with consent. Chairperson Hoover moved Alternate Board Members Shaw and McAuley to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Board Member Brass, seconded by Board Member Jonassaint 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 Brass, seconded by Vice Chairperson McCoy to dispense with the reading and approve the November 18, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:05 P.M.

- A. Special Exception Petition No. 22-001-SE requests to allow outdoor sales and storage, building trades contractor, in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(5)) located at 800 Northwest (NW) Park Street and in the 100 block along NW 9th Avenue for the proposed use of outdoor display and sales of carports, sheds, and farm equipment.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Jason Ferrell, 1952 SW 53rd Street, Okeechobee, FL, and Mr. Ben Smith 2914 Cleveland Avenue, Ft. Myers FL who responded affirmatively.
 - 2. City Planning Consultant Smith with Morris-Depew Associates reviewed the Planning Staff Report recommending approval with conditions.
 - 3. Mr. Ferrell was present and responded to questions from the Board. He voiced concerns with losing "curb appeal" should it be required to screen the Northernmost parcel. He indicated posts were installed as an insurance requirement. Customer parking will be located on the Southernmost parcel. Regarding deliveries, drivers will be able to unload on the property and then drive straight through as opposed to unloading or backing out onto NW 8th Avenue. The smaller structure located on the Southernmost parcel will be demolished within the next few months. Sheds and carports will be displayed on the parcel to the North and a few lawn trailers will be displayed on the South parcel.
 - 4. No public comments were offered.
 - 5. No Ex-Parte disclosures were offered.
 - 6. Motion by Board Member Brass, seconded by Vice Chairperson McCoy to approve Special Exception Petition No. 22-001-SE as presented in [Exhibit 1 which includes the standards and findings for granting petitions per Code Section 70-373; and the Planning Consultant's analysis of the findings and recommendation for approval] with the following special conditions: goods and materials shall not be stored in required yards; [setbacks from the property lines for the Northern parcel are 20 feet from the West, 15 feet from the North, 15 feet from the East, and 10 feet from the South; setbacks from the property lines for the Southern parcel are 20 feet from the South, 15 feet from the East, 10 feet from the North, and 8 feet from the West];

QUASI-JUDICIAL PUBLIC HEARING ITEM A CONTINUED

deliveries shall be conducted during non-business hours and delivery vehicles shall park in the loading area identified in Exhibit A, contained within the Planning Staff Report, which has been incorporated into the official minute file; structures on display shall be installed to meet all requirements of the Florida Building Code and shall be permitted by the City of Okeechobee Building Department. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:33 P.M.

Chairperson Hoover adjourned the meeting at 6:33 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.