



**CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
SEPTEMBER 15, 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, September 15, 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 Phil Baughman, Karyne Brass, Rick Chartier, Mac Jonassaint and Alternate Board Member Carl Berlin, Jr. were present. Board Member David McAuley and Alternate Board Member Jim Shaw were absent with consent. Chairperson Hoover moved Alternate Board Member Berlin to voting position.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Vice Chairperson McCoy, seconded by Board Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for issues not on the agenda.

IV. MINUTES

- A. Motion by Board Member Chartier, seconded by Board Member Jonassaint to dispense with the reading and approve the May 19, 2022, 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. 22-002-SE requests to allow an Alcohol and Drug Rehabilitation Center in a Light Commercial Zoning District, (Ref. Code Sec. 90-253(21)) located at 201 through 205 Northeast (NE) 6th Street for the proposed use of expanding the existing alcohol/drug rehabilitation center located directly North of the property.
 - 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 209 Northeast 2nd Street, Okeechobee, Florida, Lieutenant (Lt.) Belen Reyna, City of Okeechobee Police Department, Okeechobee, Florida, and Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, Florida, who responded affirmatively.
 - 2. City Planning Consultant Smith reviewed the Planning Staff Report recommending approval with conditions.
 - 3. Mr. Dobbs on behalf of Property Owner, 608 Okeechobee, LLC, was present and responded to questions from the Board. He indicated his client has reviewed the requirements and conditions the Planner listed on page seven of the Planning Staff Report and has no issues with meeting them. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No. 22-005-SSA was approved by the City Council on August 16, 2022, and Rezoning Petition No. 22-005-R was approved by the City Council on September 6, 2022, which meets the first condition listed on the report. He will be submitting an Alley Use Agreement which will aid in traveling back and forth between the subject property and the abutting existing facility to the North. Staff monitors patients while outdoors exercising, smoking, and walking around the block. Maximum length of stay for patients is 30 days.
 - 4. Police Lt. Reyna shared a five-page log of calls [incorporated into the official minute file] the Police Department has received from the existing facility itself from February of 2015 until August of 2022. Basically, patients can not be made to stay at the facility and can leave on their own free will. Calls may increase with expanding the facility.

V. QUASI-JUDICIAL PUBLIC HEARING ITEM A CONTINUED

For the record, 20 surrounding property owner notices were mailed, advertisements and three signs were posted on the subject parcel, with no objections or comments received to date.

5. No Ex-Parte disclosures were offered.
6. Motion by Board Member Brass, seconded by Board Member Jonassaint to approve Special Exception Petition No. 22-002-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: outdoor cigarette disposal receptacles shall be provided on-site; no patient shall be admitted to the rehabilitation facility unless dropped off by a friend or relative and that no vehicle in any way associated with the patient or person dropping off the patient be left at the facility overnight; a perimeter fence matching the existing rehabilitation facility fence (concrete block) shall be required to surround the subject site; an enhanced landscape buffer five-feet wide shall be required along the East property line which will also accommodate the proposed fencing and a hedge; alley abandonment shall be approved, or an alley use agreement shall be executed to accommodate a sidewalk between the subject property and the abutting existing facility to the North and to accommodate perimeter fencing around both sites; 15 parking spaces for employees and two for visitors, to total 17 spaces, shall be provided on the subject property; and the site plan should provide an appropriate location for a dumpster enclosure. **Motion Carried Unanimously.**

CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:40 P.M.

- VI.** Chairperson Hoover adjourned the meeting at 6:40 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.