



CITY OF OKEECHOBEE, FLORIDA
BOARD OF ADJUSTMENT MEETING
JULY 20, 2023
DRAFT SUMMARY OF BOARD ACTION

I. CALL TO ORDER

Vice Chairperson McCoy called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, July 20, 2023, at 6:00 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3rd Avenue, Room 200, Okeechobee, Florida (FL), followed by the Pledge of Allegiance.

II. ATTENDANCE

Roll was taken by Board Secretary Patty Burnette. Vice Chairperson Doug McCoy, Board Members Phil Baughman, Carl Berlin, Jr., Karyne Brass, Rick Chartier, and Alternate Board Members Jon Folbrecht and Jim Shaw were present. Chairperson Dawn Hoover and Board Member Mac Jonassaint were absent with consent. Vice Chairperson McCoy moved Alternate Board Members Folbrecht and Shaw to voting position.

III. AGENDA

- A.** There were no items added, deferred, or withdrawn from the agenda.
- B.** Motion by Member Folbrecht, seconded by Member Chartier, 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 Member Baughman, seconded by Member Folbrecht to dispense with the reading and approve the December 15, 2022, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

V. VICE CHAIRPERSON MCCOY OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:03 P.M.

- A.** Special Exception Petition No. 23-003-SE requests to allow a car wash in a Heavy Commercial Zoning District, (Ref. Code Sec. 90-283(2)), located at 507 Northeast (NE) Park Street. The Applicant would like to re-open the self-service car wash in the existing building.
 - 1.** Notary Public Patty Burnette administered an oath to Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, FL, and Ms. Janet Seach, 18265 SE Ridgeview Drive, Tequesta, FL, who responded affirmatively.
 - 2.** City Planning Consultant Mr. Ben Smith briefly reviewed the Planning Staff Report recommending approval with conditions.
 - 3.** Ms. Janet Seach was present on behalf of the Applicant, Mr. Alfonso Vargas. She stated this would be a self-service car wash with no office and no employees. The vacuums that are presently located in the rear of the property would be removed and the area would be restriped for seven required parking spaces.
 - 4.** No public comments were offered. Secretary Burnette stated for the record 15 courtesy notices were mailed to the surrounding property owners, advertisements, and two signs were properly posted, with no objections or comments received to date.
 - 5.** No Ex-Parte disclosures were offered.
 - 6.** Motion by Member Brass, seconded by Member Chartier, to approve Special Exception Petition No. 23-003-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 conditions: ADA parking space previously provided in the front of the building shall remain, a second parking space located in the rear portion of the site, meeting the requirements of the Land Development Regulations (LDR), will be formally designated and lined, and not more than 300 feet of floor area of the building will be used as an office, or any other use except for storage of materials or equipment related to operation of the car wash, unless additional parking is provided to accommodate such use in accordance with the off-street parking requirements of the LDRs. **Motion Carried Unanimously.**

VICE CHAIRPERSON MCCOY CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:15 P.M.

VI. CITY ADMINISTRATOR UPDATE

- Gave status updates on recent Text Amendments that had been presented to the City Council.

VII. ADJOURNMENT

Vice Chairperson McCoy adjourned the meeting at 6:17 P.M.

Submitted by:

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.

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