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**CITY OF OKEECHOBEE, FLORIDA  
BOARD OF ADJUSTMENT MEETING  
NOVEMBER 16, 2023  
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 16, 2023, at 6:04 P.M. in the City Council Chambers, located at 55 Southeast (SE) 3<sup>rd</sup> Avenue, Room 200, Okeechobee, Florida (FL), 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, Carl Berlin, Jr., Karyne Brass, Mac Jonassaint, Jim Shaw, and Alternate Board Member J. Dean Murray were present. Alternate Board Member Jon Folbrecht was absent without consent.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Member Brass, seconded by Member McCoy, 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 Brass, seconded by Member McCoy to dispense with the reading and approve the September 21, 2023, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

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

- A. Deferred from the September 21, 2023, Meeting, Special Exception Petition No. 23-001-SE requests to allow a drive-through service in a Heavy Commercial (CHV) Zoning District, (Ref. Code Sec. 90-283(1)), located within the 1200 block along the North (N) side of N Park Street/State Road 70 East (E), just West of the eastern City Limits/Northeast 13<sup>th</sup> Avenue. The Applicant would like to develop a restaurant with drive-through service.
  - 1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, FL, Ms. Blair Knighting, Kimley-Horn, 12740 Gran Bay Parkway West, Suite 2350, Jacksonville, FL, Mr. Chris McGuire, McCon Building Corp., 1209 Joseph Street, Dodgeville, WI, who responded affirmatively.
  - 2. City Planning Consultant Mr. Ben Smith briefly reviewed the Planning Staff Report recommending approval.
  - 3. Ms. Blair Knighting and Mr. Chris McGuire were present on behalf of the Applicant and available for questions.
  - 4. No public comments were offered.
  - 5. Member Baughman disclosed for the record he would be abstaining from discussion and voting due to a conflict that would inure to his special private gain or loss as he is involved in the construction of the overall Park Street Commerce Center Plat project.
  - 6. Motion by Member Jonassaint, seconded by Member Berlin, to approve Special Exception Petition No. 23-001-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]. **Motion Carried** with Member Baughman abstaining.
- B. Special Exception Petition No. 23-002-SE requests to allow a car wash within a CHV Zoning District, (Ref. Code Sec. 90-283(2)), located within the 1200 block along the N side of N Park Street/State Road 70 E, just West of the eastern City Limits/Northeast 13<sup>th</sup> Avenue. The Applicant would like to develop an automated car wash.

**QUASI-JUDICIAL PUBLIC HEARING ITEM B CONTINUED**

1. Notary Public Patty Burnette administered an oath to Mr. Ben Smith, Morris-Depew Associates Inc., 2914 Cleveland Avenue, Fort Myers, FL, Mr. Johnny Herbert, American Civil Engineering Co., 207 N. Moss Road #211, Winter Springs, FL, who responded affirmatively.
2. City Planning Consultant Smith briefly reviewed the Planning Staff Report recommending approval.
3. Ms. Blair Knighting, and Mr. Chris McGuire, were present on behalf of the Applicant and available for questions.
4. No public comments were offered.
5. Member Baughman disclosed for the record he would be abstaining from discussion and voting due to a conflict that would inure to his special private gain or loss as he is involved in the construction of the overall Park Street Commerce Center Plat project.
6. Motion by Member Brass, seconded by Member Jonassaint, to approve Special Exception Petition No. 23-002-SE as presented in [Exhibit 2, 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]. **Motion Carried** with Member Baughman abstaining.

**CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:24 P.M.**

**VI. CITY ADMINISTRATOR UPDATE**

- Add to your calendars: Holiday Tree Lighting Ceremony, November 28, 2023, 5:30 P.M. and Lighted Christmas Parade, December 9, 2023, 6:00 P.M.
- He thanked the Members and Staff for their duty to the City of Okeechobee.

**VII. ADJOURNMENT**

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.