

Planning Board / Board of Adjustments and Appeals

Regular Meeting

September 26, 2023

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, September 26, 2023 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Joey Hoover, Billy McCullers, Charles Murphy, Samantha Saucedo, and Matthew Buxton. Ann Vu and Jeff Davis were absent. Also in attendance were Planning Director Bill Royce, Planner Ty Hancock and Administrative Assistant Jenna Durham.

Chairman Joey Hoover called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

Agenda Item # 1. Public Comment.

There were no comments from the public.

Agenda Item # 2. Approval of Minutes.

Matthew Buxton moved to approve the August 22, 2023 minutes as submitted. Billy McCullers seconded the motion. The motion passed unanimously.

Agenda Item # 3, Public Hearing, Petition S-2023-0810, Special Exception. Sylvia Hawkins, property owner; Coral Towers, LLC, applicant. Request for a special exception to allow for a 250 foot lattice telecommunication tower in an Agriculture (A) zoning district. The property address is 3860 SE 128th Avenue.

Planning Director Bill Royce presented the petition and described the surrounding area. He stated that the subject property is a 5 acre parcel in Quail Woods. He stated that Quail Woods is a subdivision consisting of 5 acre parcels zoned Residential Rural (RR), with the exception of the subject property that was rezoned some years ago to Agriculture (A). He stated that the applicant is requesting a special exception for a communications tower. He stated that the special exception is required because the site does not meet the requirements of separation from residentially zoned property or the minimum distance from the nearest property in separate ownership. He stated that the applicant will be taking precautions to minimize the impacts to the neighborhood. He stated that

the request for special exception is consistent with the county land development regulations and comprehensive plan.

Mr. Royce stated that staff recommends that the Board of Adjustments and Appeals approve a Final Administrative Order granting the request for a special exception to allow for a 250 foot lattice telecommunication tower in an Agriculture (A) zoning district, subject to several conditions that he discussed with the Board.

Chairman Joey Hoover opened the public hearing.

Mattaniah Jahn, Law Office of Mattaniah S. Jahn, PA, addressed the Board on behalf of the applicant. She presented a power point presentation explaining the benefits and effects of placing the tower on the subject parcel, including the current and proposed service coverage and the use of FirstNet.

Angelo D'Ariano, nearby property owner, addressed the Board. He stated that he agrees with staff's recommendation, explaining that there is a huge need for cell phone service in the area and how beneficial FirstNet is.

Matthew Buxton moved to close the public hearing. Samantha Saucedo seconded the motion. The motion passed unanimously.

Matthew Buxton moved to approve the Final Administrative Order for petition S-2023-0810, granting a special exception to allow for a 250 foot lattice telecommunication tower in an Agriculture (A) zoning district, subject to the following conditions:

- 1. The tower shall not exceed 250 feet in height;**
- 2. The tower shall be located on the site at the approximate location indicated by the site plan submitted with the application;**
- 3. Landscaping shall be installed around the perimeter of the fenced compound area if deemed necessary by the Site Plan Technical Review Committee, taking existing vegetation on site into consideration;**
- 4. The lighting on the tower shall utilize Flash Technology Vanguard LED Tower Lighting or a comparable alternative, as specified in the documentation provided by the applicant;**
- 5. Engineering for the specific tower proposed to be constructed shall be provided with the permit application confirming the fall radius for the tower, which shall not be more than 50 feet, and**
- 6. The tower, landscaping and antennae shall be maintained at all times.**

Billy McCullers seconded the motion. The motion passed unanimously.

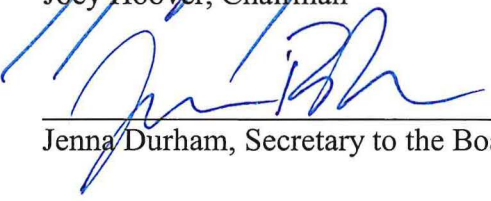
There being no additional business, the meeting was adjourned at 6:23 p.m.



Joey Hoover, Chairman

10-24-23

Date of Approval



Jenna Durham, Secretary to the Board

10/24/2023

Date