



**CITY OF OKEECHOBEE, FLORIDA
APRIL 16, 2020, PLANNING BOARD MEETING
SUMMARY OF BOARD ACTION**

Pursuant to Executive Order No. 20-69, issued by the Office of Governor Ron DeSantis on March 20, 2020, municipalities may conduct meetings of their governing bodies without having a quorum of its members present physically or at any specific location, and utilizing communications media technology (CMT) such as telephonic or video conferencing, as provided by Section 120.54(5)(b)2, Florida Statutes.

I. CALL TO ORDER

Chairperson Hoover called the CMT meeting of the Planning Board for the City of Okeechobee to order on Thursday, April 16, 2020, at 6:05 P.M. by means of using Zoom online Meeting ID 314313542 with the Host computer operated by Executive Assistant Robin Brock being in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida. The video, audio, and other digital comments are recorded and retained as a permanent record.

Chairperson Hoover provided the meeting instructions. All individual computers and telephones will be muted upon entering the meeting. The Host and the Chair will be unmuted at all times. Board Members making a motion or second are to announce their name before speaking. The Chair will call upon each Board Member individually for their vote. Please mute yourself and unmute during each item for discussion and vote. At any time during the meeting if you wish to speak, raise your hand in Zoom by clicking the icon on the right-hand side of the screen.

A. The Pledge of Allegiance was led by Board Secretary Patty Burnette.

II. ATTENDANCE

Planning Board Secretary Burnette called the roll. Chairperson Dawn Hoover, Vice-Chairperson Doug McCoy, Board Members Karyne Brass, Rick Chartier, Mac Jonassaint and Les McCreary were present. Alternate Board Members Felix Granados and Jim Shaw were present. Board Member Phil Baughman was absent with consent.

CITY STAFF: City Attorney John Fumero, City Planning Consultant Ben Smith, General Services Secretary Yesica Montoya, and Executive Assistant Robin Brock were present.

Chairperson Hoover moved Alternate Board Member Granados to voting position.

III. AGENDA

A. A motion was made by Member Chartier to defer to the next meeting scheduled for May 21, 2020 at 6:00 P.M., Public Hearing Item V.A. and Quasi-Judicial Item V.C. [Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 20-002-SSA, from Single Family Residential (SF) and Multi-Family Residential (MF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue; and Rezoning Petition No. 20-001-R, from Residential Multiple Family (RMF) to Industrial (IND) on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue]; seconded by Member Granados.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Brass, Chartier, Jonassaint, McCreary and Granados voted: Aye. Nays: None. Absent: Board Member Baughman. Motion Carried.

B. A motion was made by Vice Chairperson McCoy to adopt the amended agenda, seconded by Member McCreary.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Brass, Chartier, Jonassaint, McCreary and Granados voted: Aye. Nays: None. Absent: Board Member Baughman. Motion Carried.

IV. MINUTES

- A. A motion was made by Member Chartier to dispense with the reading and approve the minutes for the March 19, 2020, Regular Meeting; seconded by Vice Chairperson McCoy.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Brass, Chartier, Jonassaint, McCreary and Granados voted: Aye. Nays: None. Absent: Board Member Baughman. Motion Carried.

V. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:14 P.M.

- A. Comprehensive Plan Small Scale FLUM Amendment Application No 20-002-SSA, from SF Residential and MF Residential to Industrial on 2.87 acres located in the 500 to 600 blocks of Southwest 7th Avenue was deferred until the May 21, 2020, Regular Meeting.
- B. Chairperson Hoover yielded the floor to City Planning Consultant Mr. Smith. He briefly reviewed the Planning Staff Report for Comprehensive Plan Small Scale FLUM Application No. 20-003-SSA, which requests to change the FLU designation from SF Residential to Industrial on 1.60± acres located in the 700 block between Northwest 7th and 8th Streets along Northwest 6th Avenue, Lots 11 through 20 of Block 62, OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records, Okeechobee County. The Applicant has stated their intent for the development of the property is for a contractor's office. A Site Plan Review application has been submitted for review.

The maximum density allowable in the SF Residential FLU Category is four units per acre or five if the units qualify as affordable housing. With the affordable maximum development potential for 1.6 acres would be eight single-family dwellings. However, in order to develop single family dwelling units at this property, a zoning map amendment would be required, as single-family dwelling units are not permitted in the IND Zoning District. While the Industrial FLU category allows for a maximum floor area ratio (FAR) of 3.0, the IND zoning district only allows a maximum building coverage of 50 percent and a maximum building height of 45 feet (without a special exception approval). These limitations allow for a potential four-story structure, a maximum FAR of 2.0 and a maximum floor area of approximately 278,000 square feet. However, given that a four-story industrial structure is not likely, it may be more practical to expect a one- or two-story structure if this map change is approved.

1. Mr. Steven Dobbs, consultant for the Applicant, Mr. Mitchell G. Hancock, was available for questions from the Board. There were none.
2. Chairperson Hoover opened the floor for public comment and there was none.
3. No Ex-Parte disclosures were offered from Board Members.
4. Planning Staff Findings are as follows: The Application was found to be consistent with the City's Comprehensive Plan, specifically Policy 2.2 and Objective 12 of the FLU Element. The CSX Transportation Inc. railroad runs along the Northern property line of the subject parcel with existing Industrial uses operating to the North of that. The adjacent properties to the East and West of the subject property are vacant and currently designated as SF Residential on the FLUM. However, those same vacant properties are zoned IND and are also adjacent to the railroad. To the South of the subject property, across Northwest 7th Street, are several single-family residences. Despite the proximity of these residences, the Industrial designation seems more compatible and consistent with the surrounding area. Buffering of the single-family residences will be necessary.

The Applicant has provided a traffic analysis that estimates the requested map changes from SF Residential to Industrial would result in a potential increase of 651 daily vehicle trips and 93 peak hour vehicle trips. Another traffic analysis will be needed which will be specific to the Applicant's proposed development should these map changes be approved and a site plan for development of this property be submitted, as an industrial use is likely to generate heavier truck traffic than residential uses. Regarding adequacy of public facilities, the Applicant's submission includes letters

from the Okeechobee Utility Authority and Waste Management, indicating that there is adequate excess capacity to accommodate the demand for potable water, wastewater treatment and solid waste disposal that would be associated with a proposed industrial use. We agree with the Applicant's statements that the site has no significant or unique characteristics regarding environmental sensitivity, wetlands, wildlife habitat, endangered species, soil conditions or susceptibility to flooding.

Based on the foregoing analysis, Mr. Smith finds the requested Industrial FLU designation for the subject property to be to be consistent with the City's Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area.

Members Brass and McCreary inquired as to the procedure of notifying the public of these types of applications as no signage is posted on the subject parcels and no surrounding property owners notices are mailed. City Attorney Fumero explained the City's Land Development Regulations state there shall be a publication of a notice of the public hearing at least twice in a newspaper of general circulation. In addition, the notice is posted at City Hall and on the City of Okeechobee's website. The notice does list an email address and a phone to contact should the public have questions. Secretary Burnette commented she has received no inquiries regarding this Application.

A motion was offered by Member Chartier to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No 20-003-SSA, which requests to change the FLU designation from SF Residential to Industrial on 1.60± acres located in the 700 block between Northwest 7th and 8th Streets along Northwest 6th Avenue, Lots 11 through 20 of Block 62, OKEECHOBEE, Plat Books 1 and 5, Pages 10 and 5, Public Records, Okeechobee County, and find it to be consistent with the Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area; seconded by Member Jonassaint.


- a) The board offered no further discussion.
- b) **Chairperson Hoover, Vice Chairperson McCoy, Board Members, Chartier, Jonassaint, McCreary and Granados voted: Aye. Nays: Board Member Brass. Absent: Board Member Baughman. Motion Carried. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively May 5, 2020, 6:00 P.M.**

PUBLIC HEARING-QUASI-JUDICIAL ITEM


- C. Rezoning Petition No. 20-001-R, from RMF to Industrial on 2.87± acres located in the 500 to 600 blocks of SW 7th Avenue for the proposed use of expanding the existing industrial facility located to the North was deferred until the May 21, 2020, Regular Meeting.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:24 P.M.

- VI. There being no further items on the agenda, Chairperson Hoover adjourned the meeting at 6:24 P.M.


Dawn T. Hoover, Chairperson

ATTEST:


Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board/Board of Adjustment and Appeals 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.