



**CITY OF OKEECHOBEE, FLORIDA**  
**SPECIAL MEETING**  
**TECHNICAL REVIEW COMMITTEE**  
**JULY 5, 2023**  
**SUMMARY OF COMMITTEE ACTION**

**I. CALL TO ORDER**

Administrator Ritter called the Special Meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Wednesday July 5, 2023, at 10:04 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Okeechobee County Fire Rescue (OCFR) Bureau Chief Justin Hazellief, Police Chief Donald Hagan, and Okeechobee County Environmental Health (OCEH) Director Dianna May. Members absent: Public Works Director David Allen (entered the Chamber at 10:06 A.M.). City Planning Consultant Ben Smith and City Attorney Gloria Velazquez (via Zoom), Committee Secretary Patty Burnette, and General Services Secretary Keli Trimnal were also present. Okeechobee Utility Authority (OUA) Executive Director John Hayford and Okeechobee County School Board representative were absent.

**III. AGENDA**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Building Official Newell, seconded by Police Chief Hagan, to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation for items not on the agenda.

**IV. UNFINISHED BUSINESS**

- A. Continued from the June 15, 2023, Meeting, Park Street Commerce Center Pre-Application Plat Review/Site Plan Application No. 23-003-TRC, review a pre-application for a new platted subdivision consisting of four unplatted parcels of land together with Lots 1 to 12 of Block 4, PRICE ADDITION as recorded in Plat Book 2, Page 17, Okeechobee County public records, including East to West alleyway within said Block 4, and the portion of Northeast (NE) 2<sup>nd</sup> Street (f/k/a Center Street) located North of said Block 4, as abandoned by City Ordinance No. 671; totaling 16.2± vacant acres located in the 1100 to 1200 blocks along the North side of North Park Street/State Road 70 East, just West of the Eastern City Limits/NE 13<sup>th</sup> Avenue.
  - 1. City Planning Consultant Ben Smith of Morris-Depew Associates, Inc. commented there was not a revised Staff Report. He reviewed each of the eight contingencies from the June 15<sup>th</sup> meeting and whether the Applicant had provided information/documents to satisfy each one.
  - 2. City Administrator Ritter commented Staff had spoken to the City's Attorney regarding the abandonment of a portion of NE 12<sup>th</sup> Avenue. The procedure would be to include this abandonment as part of the replat.
  - 3. Mr. Scott Winch, Development Consultant for the Applicant, and Mr. Johnny Herbert, Project Engineer, attended (via Zoom) advised contingencies will be met.
  - 4. No public comments were offered.
  - 5. Administrator Ritter disclosed he had spoken to Mr. Winch numerous times.
  - 6. Motion by OCFR Bureau Chief Hazellief, seconded by Police Chief Hagan, to approve the Park Street Commerce Pre-Application Plat Application No. 23-003-TRC, as presented in [Exhibit 1] with the following contingencies: Submit revised Traffic Impact Study to reflect the proposed design, information on the proposed abandonment, and copy of South Florida Water Management District Permit Application with acknowledgement of their receipt of such and that the review is in progress/or comments they may have. **Motion Carried Unanimously.**

**V. ADJOURNMENT**

City Administrator Ritter adjourned the meeting at 10:32 A.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 Technical Review Committee 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.