

# 23-002-TRC

## Site Plan Review Staff Report



Applicant | Christopher Hendrick

Site | Parcel ID# 3-15-37-35-0020-00000-0030 (34258)



*Prepared for The City of Okeechobee*

## General Information

**Owner:** Westlake Royal Roofing, LLC

**Applicant:** Christopher Hendrick

**Primary Contact:** Andy Medina (863) 800-3046

**Parcel Identification:** 3-15-37-35-0020-00000-0030 (34258)

*Note: For the legal description of the project or other information relating this application, please refer to the application submittal package which is available by request at City Hall and is posted on the City's website prior to the advertised public meeting at: <https://www.cityofokeechobee.com/agendas.html>*

## Future Land Use, Zoning, and Existing Use of Subject Property

Parcel Identification: 3-15-37-35-0020-00000-0030	Existing	Proposed
<b>Future Land Use</b>	Industrial	Industrial
<b>Zoning</b>	Industrial	Industrial
<b>Use of Property</b>	Open Storage	Open storage with site improvements
<b>Acreage</b>	3.153 acres	3.153 acres

## Future Land Use, Zoning, and Existing Use of Surrounding Properties

	Future Land Use	Zoning	Existing Use
<b>North</b>	Industrial	Industrial	Manufacturing and Open Storage
<b>East</b>	Industrial	Industrial	NE 9 <sup>th</sup> Ave, Vacant
<b>South</b>	Industrial	Industrial	Vacant
<b>West</b>	Industrial	Industrial	Vacant

## General Description

The request for consideration by the City of Okeechobee Technical Review Committee is an Application for Site Plan Review of a paved outdoor storage lot. This request involves a parcel owned and managed by Westlake Royal Roofing, LLC. The request involves one parcel in the City's Commerce Park, totaling 3.153 acres, located at NE 9<sup>th</sup> Avenue. The Applicant is proposing improvements to the subject property which is currently being used for outdoor storage. The proposed improvements to the property include paving and a storm water management system. The Applicant has indicated that the property will continue to operate as an outdoor storage yard and no new uses are proposed. Staff analysis of the submitted application and plans are provided below. Areas of deficiency or concern are highlighted in yellow.

## Adequacy of Public Facilities

**Potable Water and Sewer:** No uses or structures are proposed that require potable water or sewer connection.

**Traffic Generation:** The applicant has not included a traffic impact study with the submittal package. However, with no significant changes to the use of the proposed, so significant increase in traffic generation is expected. As such, no traffic study is necessary.

### **Access and Internal Circulation:**

The site plan is designed with adequate access to NE 12<sup>th</sup> Street and NE 9<sup>th</sup> Avenue. The plan does not propose any features that would restrict internal circulation.

### **Service Vehicle Access and Egress:**

**A. Fire Truck**

Sufficiency of fire truck access and egress to be addressed by the Fire Department.

**B. Loading Zone**

No loading zone is specifically required, though the proposed on-site access corridor provides ample loading area.

**C. Dumpster Location and Trash Collection**

The Applicant has not proposed a location for a dumpster. If, at some point in the future, the Applicant proposes an on-site dumpster, the public works department can provide siting guidelines/approval. Otherwise, the Applicant will be responsible for removing any solid waste from the premises.

## Consistency and Compatibility with Adjacent Uses

Outdoor storage is a use that is consistent with the City's concept for the Commerce Park. Additionally, the applicant is not proposing any significant changes to the use of the property. The proposed use is consistent with the comprehensive plan and the Industrial zoning code. The proposed site plan proposes improvements to a parcel currently used for outdoor storage. There are no proposed changes to the existing use, which provides additional outdoor storage for the Westlake Royal Roofing LLC building north of the subject property. The subject property is located in an area of the City with existing Industrial uses. Industrial uses can be found north and further west of the subject property. The adjacent properties to the south, east, and west are vacant, although the Future Land Use Map also designates these properties as intended for Industrial uses. The Applicant should be required to provide a code compliant landscape plan prior to issuance of building permit to ensure that the proposed improvements and site design are in compliance with all LDC regulations.

## Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-342(9)	<i>Open sales and storage, Contractor</i> is an allowable use	In compliance
Lot and Structure Requirements: Setbacks §90-345(2)	Front: 25 feet  Side: 15 feet; 40 feet abutting residential zoning district  Rear: 20 feet; 40 feet abutting residential zoning district	In compliance. No structures proposed.
Maximum lot coverage and impervious surface coverage §90-346(2)	Maximum coverage: 50%  Maximum impervious surface: 85%	In compliance. No structures proposed.  In Compliance, 73.98%
§90-454	Outdoor storage uses permitted in nonresidential districts, comprising goods and materials, shall be screened from adjacent residential zoning districts by a fence or landscaping at least five feet high. Goods and materials shall not be stored in required yards.	In compliance. No adjacent residentially zoned property.
Required parking for Uses not listed: §90-512(6)	Parking spaces shall be the same as required for the most similar listed use.	Most similar use for which a parking standard is provided is Industrial, Warehouse.

Industrial, Warehouse Required Parking: §90-512(5)	1 per 1,000 square feet of floor area up to 20,000 square feet plus 1 per 2,000 square feet of floor area to 40,000 square feet, plus 1 per 4,000 square feet of floor area over 40,000 square feet	In Compliance. No building floor area proposed.
Required Landscaping: §90-532	At least one tree and three shrubs shall be planted for every 3,000 sq/ft of lot area, excluding areas of existing vegetation which are preserved.  137,345 ÷ 3,000 = 46 required trees	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Landscape buffer areas §90-534(1)	Minimum width of buffer along street frontage shall be ten feet and on other property lines, two feet.	Site plan depicts sufficient area reserved for perimeter buffers to comply.
Landscape buffer areas §90-534(2)	At least one tree and three shrubs for each 300 square feet of required landscaped buffer.  635 linear ft of non-driveway frontage on NE 12 <sup>th</sup> St requires 6,350 sf of landscaped area with 21 trees and 64 shrubs  185 linear ft of non-driveway frontage on NE 9 <sup>th</sup> Ave requires 1,850 sf of landscaped area with 6 trees and 19 shrubs  571 linear ft of south property line requires 1,142 sf of landscaped area with 4 trees and 12 shrubs  270 linear ft of west property line requires 540 sf of landscaped area with 2 trees and 6 shrubs	No landscape plan provided. Landscape Plan must be submitted to determine compliance.

Landscape buffer areas §90-534(3)	Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Landscape buffer areas §90-534(4)	The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Landscape design and plan §90-538(b)	Existing native vegetation shall be preserved where feasible, and may be used in calculations to meet these landscaping requirements.	Depicted on survey, though not incorporated into a landscape plan.
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Tree spacing from utility structures §90-538(d)	Trees and shrubs shall not be planted in a location where at their maturity they would interfere with utility services.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Drought tolerance §90-540(b)	At least 75 percent of the total number of plants required shall be state native very drought tolerant species as listed in the South Florida Water Management District Xeriscape Plant Guide. However, when a landscape irrigation system is installed, at least 75 percent or the total number of plants required shall be state native moderate or very drought tolerant species.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet above ground level at the time of planting.	No landscape plan provided. Landscape Plan must be submitted to determine compliance.
Sidewalks §78-36	Sidewalks shall be provided along each right-of-way.	Public Works Director to determine if sidewalks shall be required
Bridges and Culverts §86-184(a)	All bridges and culverts shall meet the standards specified by the state department of transportation as contained in	Existing 6" culvert does not meet minimum pipe diameter requirements per FDOT requirements.

	Standard Specifications for Road and Bridge Construction.	
Bridges and Culverts §86-184(b)	Locations of bridges and culverts, with construction data and full specifications, shall be shown in an exhibit, and approval or acceptance of the final plat shall not be accomplished unless such exhibit is transmitted.	Northeast driveway onto NE 12th Street does not show a proposed culvert.

## Recommendation

Based on the foregoing analysis, we recommend approval of this site plan with the following conditions to be satisfied prior to issuance of building permits:

1. Dumpster must be located on-site with location approved by public works or owner is responsible for all solid waste removal.
2. A landscape plan must be submitted which complies fully with the City's LDC.
3. Revise plans to demonstrate compliance with culvert requirements.

Submitted by:



Ben Smith, AICP

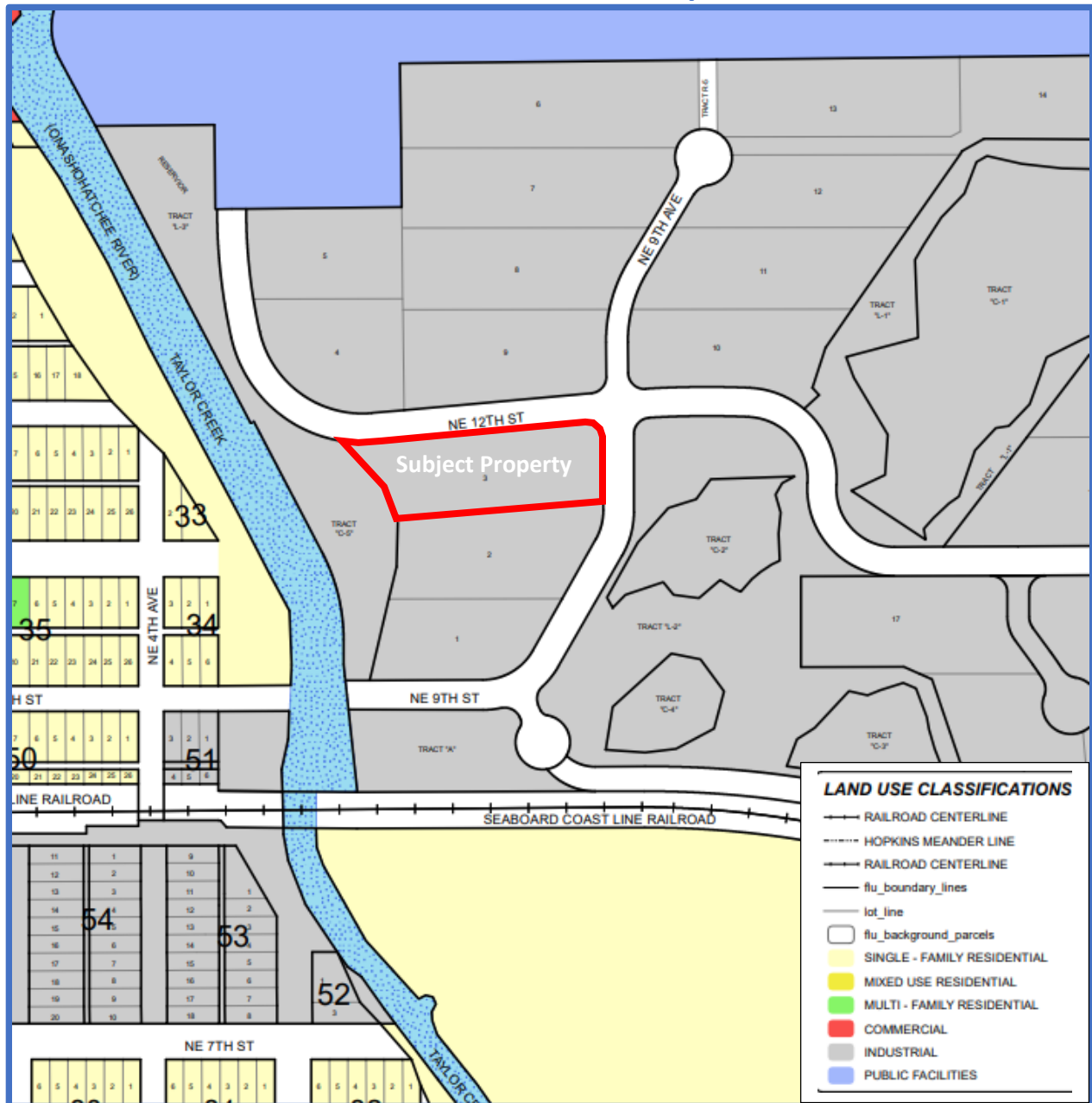
Director of Planning

February 8, 2023

Okeechobee Technical Review Committee Hearing: February 16, 2023



## Future Land Use Map





## Zoning Map

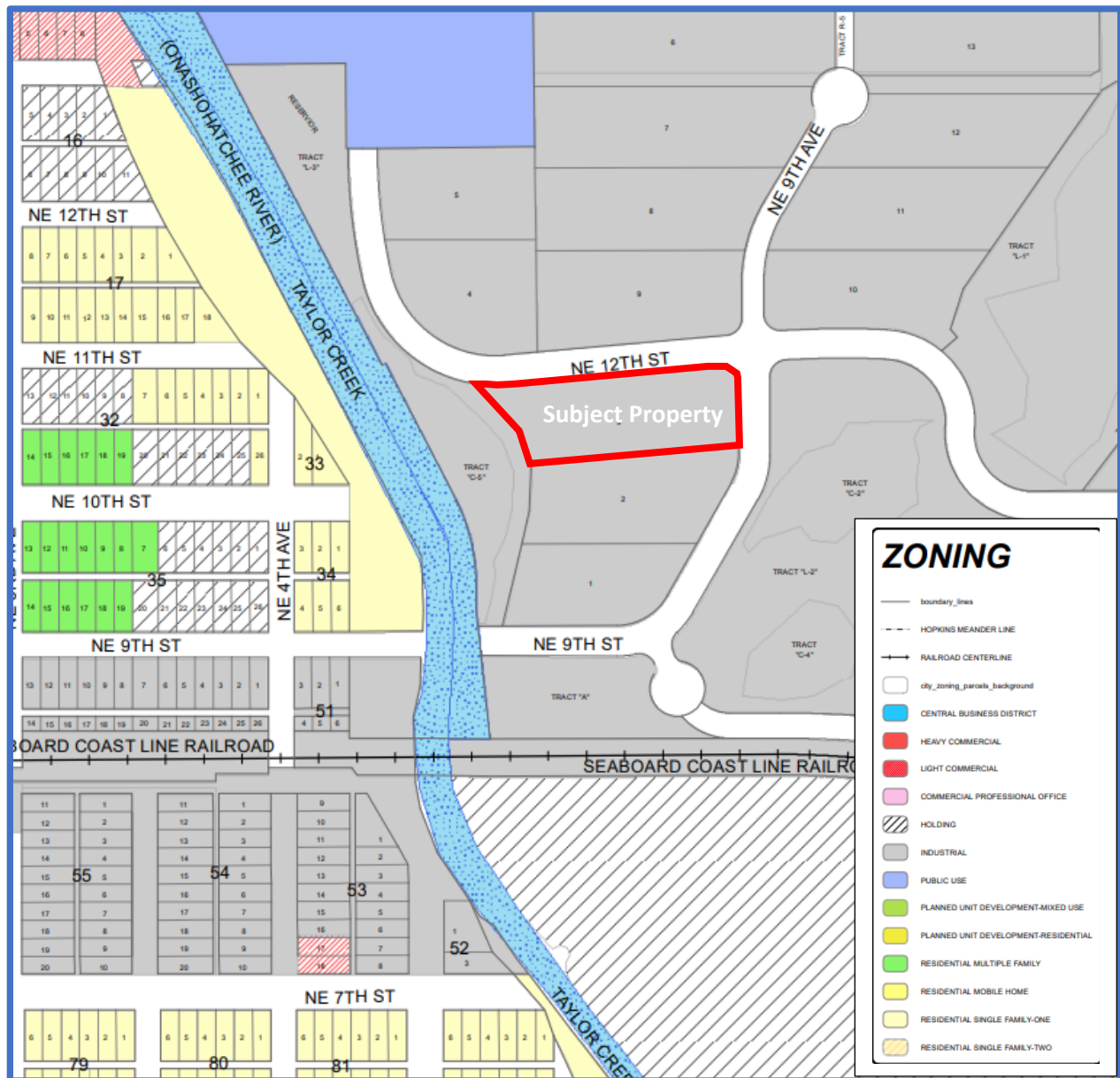




Exhibit C: Existing Land Use Map