



CITY OF OKEECHOBEE, FLORIDA
FEBRUARY 20, 2020
TECHNICAL REVIEW COMMITTEE MEETING
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Montes De Oca called the meeting of the Technical Review Committee for the City of Okeechobee to order on Thursday, February 20, 2020, at 10:04 A.M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

A. The Pledge of Allegiance was led by Chairperson Montes De Oca.

II. ATTENDANCE

Technical Review Committee Secretary Patty Burnette called the roll. City Administrator Marcos Montes De Oca, Public Works Director David Allen, Building Official Jeffery Newell, Police Chief Bob Peterson, and Fire Chief Herb Smith were present.

CITY STAFF

City Planning Consultant Ben Smith, LaRue Planning and Management and Okeechobee Utility Authority (OUA) Executive Director John Hayford were present. The City Attorney, School Board Representative, and Okeechobee County Environmental Health Director Victor Faconti were absent with consent.

III. AGENDA

A. There were no requests for the additions, deferrals, or withdrawal of agenda items.

B. A motion was made by Fire Chief Smith to approve the agenda as published; seconded by Public Works Director Allen.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

IV. MINUTES

A. A motion was made by Building Official Newell to dispense with the reading and approve the October 17, 2019, regular meeting minutes; seconded by Public Works Director Allen.

Chairperson Montes De Oca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.

V. NEW BUSINESS

- A.** Chairperson Montes De Oca yielded the floor to City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services. He briefly reviewed the Planning Staff Report for Site Plan Review Application No. 20-001-TRC, regarding the redevelopment of the existing Burger King, constructing a proposed new approximately 3,910 square foot restaurant with dual drive through and associated site improvements located at 604 Northeast Park Street, on approximately 2.58 unplatted acres. The subject property encompasses two parcels. The Northern parcel is 1.32 acres and the Southern parcel is 1.26 acres. The restaurant redevelopment will occur on 1.75 acres. The remaining 0.83 acres will be reserved for future development. The redeveloped restaurant is proposed with the following features: 52 parking spaces and dual drive through ordering lanes merging into a single lane for payment and pickup. They will operate 16 hours a day with approximately eight employees per shift.

The Applicant, Bravoflora, LLC, has submitted a concurrent request to change the Future Land Use designation from Single Family Residential to Commercial on 0.41 acres located on Northeast Park Street and 1.26 acres located on Southeast 6th Avenue. This application is scheduled to be heard at this evening's Planning Board Meeting. The Applicant has provided a letter stating that the potable water and sanitary sewer disposal services will be provided by the OUA and adequate capacity exists to serve the proposed development. Regarding solid waste disposal, service will be provided by Waste Management, which has stating service is available and adequate capacity exists in the County's solid waste facility to serve the proposed development. Carlos A. Solis P.E. has prepared a site drainage report addressing drainage, water quality, and water quantity, which are being handled through the permitting requirements of the South Florida Water Management District (SFWMD). RAYSOR Transportation Consulting, LLC was retained to review the traffic analysis preparing a traffic impact statement indicating that the proposed redevelopment is expected to generate an increase of 336 net new daily external vehicle trips, 24 net new external AM peak hour trips, and 20 net new external PM peak hour trips. These projected increases are not expected to have a significant impact on the surrounding roadway network.

With the exception of two directional arrows on the site plan that indicate to the contrary, most of the circulation is intended to flow one-way counterclockwise around the site. Internal circulation issues (especially when the drive through queue is extended) would likely be reduced if these two clockwise arrows are reversed so that all traffic is directed counterclockwise. The proposed loading zone is of adequate size and is located such that access should not be restricted as long as there is no overflow of the drive through lanes. Trash pickup and deliveries should be scheduled for off peak hours so that there are no conflicts with drive-through customers. The dumpster enclosure is appropriately located at the rear of the loading zone.

The dimensional standards review appears to meet the requirements except for no sidewalks are proposed on the subject property. Though a sidewalk is already provided in the right-of-way along State Road 70 (Park Street) there is no existing

or proposed sidewalk on Southeast 6th Avenue. In conclusion, Planning Staff is recommending **approval** of the site plan, as submitted, with the above stipulations.

1. Building Official: Building Official Newell discussed adding a sidewalk along the East side of Southeast 6th Avenue. He stated he concurred with the Planner regarding the internal circulation and that the directional arrows on the West side should all go in one direction. Otherwise, he commented that it was a good project.

Fire Chief: No issues were received.

Police Chief: No issues were received.

Public Works Director: Director Allen discussed adding a sidewalk along the East side of Southeast 6th Avenue.

Chairperson Montes De Oca recommended to continue curbing from State Road 70 around onto the East side of Southeast 6th Avenue and install the sidewalk against the curb. The sidewalk should travel the length of the property currently being developed leaving the remainder to be installed in the future when the rest of the property is developed. The sidewalk is to have handicap ramp and crosswalk at the entrance to the project on Southeast 6th Avenue. He further commented he doesn't have as big of a concern with the internal rotation as the Applicant's representative has explained the turnaround time is between three and five minutes. He inquired as to whether there were any stabilization issues with the Taylor Creek bank. Lastly, he mentioned future plans have been reviewed for installing a dock on the West side of Taylor Creek.

OUA: Director Hayford commented the fire hydrant shown on the East side of Southeast 6th Avenue on page C06 of the plans submitted, is not required as a hydrant currently exists across the street on the West side of Southeast 6th Avenue. Fire Chief stated there was sufficient usage from that hydrant.

County Environmental Health Dept: No issues were received.

2. Mr. Robin Kendall, representative for the Applicant, Bravoflorida, LLC, was present and available for questions. Regarding the internal circulation he stated the Applicant would prefer to keep the presented circulation flow. There were no stabilization issues with the bank and since the fire hydrant was not needed it would be removed from the plans.
3. Chairperson Montes De Oca opened the floor for public comments or questions and there were none.

4. Chairperson Montes De Oca disclosed he had spoken to Mr. Kendall on several occasions regarding the project.

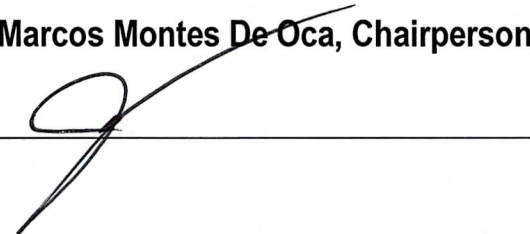
A motion was offered by Building Official Newell to approve Site Plan Review Application No. 20-001-TRC, redevelopment of the existing Burger King constructing a proposed new 3,910± square foot restaurant with dual drive thru and associated site improvements located at 604 Northeast Park Street, unplatted approximately 2.58 acres with the following contingencies: pending recommendation of approval by the Planning Board to the City Council for the submitted Future Land Use Map Amendment change request; a sidewalk to be installed along the East side of Southeast 6th Avenue to include curbing, ADA crosswalk at the entrance to the site on Southeast 6th Avenue, and landscaping; Unity of Title for the area being developed so as to not create any nonconformities; remove fire hydrant indicated on page C06 of the plans submitted; it is recommended but not required, to consider a counter clockwise internal circulation and to consider changing the type of drainage pipe being installed; seconded by Public Works Director Allen.

- a) The Committee offered no further discussion.
- b) **Chairperson MontesDeOca, Public Works Director Allen, Building Official Newell, Police Chief Peterson, and Fire Chief Smith voted: Aye. Nays: none. Motion Carried.**

- VI. There being no further items on the agenda, Chairperson Montes De Oca adjourned the meeting at 10:33 A.M.

Please take note and be advised that any person desiring to appeal any decision made by the Technical Review Committee with respect to any matter considered at this proceeding, such interested person will need a record of the proceedings, and for such purpose may need to ensure a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. General Service's media are for the sole purpose of backup for official records of the Department.

Marcos Montes De Oca, Chairperson



ATTEST:

Patty M. Burnette, Secretary

