



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
SEPTEMBER 16, 2021
SUMMARY OF COMMITTEE ACTION

I. CALL TO ORDER

Chairperson Ritter called the regular meeting of the Technical Review Committee (TRC) for the City of Okeechobee to order on Thursday, September 16, 2021, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation was offered by City Council Member Noel Chandler, followed by the Pledge of Allegiance led by Police Chief Hagan.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Fire Chief Herb Smith, Okeechobee County Fire Rescue (OCFR) Captain Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. Members absent: Building Official Jeffery Newell. City Planning Consultant Ben Smith (attending via Zoom), Okeechobee Utility Authority (OUA) Executive Director John Hayford, Okeechobee County Environmental Health Director Victor Faconti, Committee Secretary Patty Burnette and General Services Administrative Secretary Keli Trimnal were present. City Attorney John Fumero, and the Okeechobee County School Board representative were absent.

III. AGENDA

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Police Chief Hagan, seconded by Fire Chief Smith to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

IV. NEW BUSINESS

- A. Rehearing from the July 15, 2021, meeting for Site Plan Review Application No 21-002-TRC, construction of a proposed 22,651 square foot building with parking, loading docks and drainage facility on 4.82+/- acres located at 312 Southwest 7th Avenue.
 - 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services briefly explained this application is being brought back for discussion and determination associated with the necessary improvements to Southwest 7th Avenue as determined by the City's Engineering service. Planner Smith commented the road improvement issue has been worked out between the Applicant and the City Administrator.
 - 2. OCFR Captain Hazellief requested working together on the plans for the future shutdown period of the business. Fire Chief Smith inquired about the trailers and raw material that were being stored at a warehouse building (710 Northwest 6th Street) located across from the Emergency Operations Center. Mr. Neal Markus, Applicant, commented the trailers should be gone and there should not be any raw material or finished materials being stored at that location.
 - 3. Mr. Steven Dobbs, the Applicant's agent, commented there was excess parking spaces to accommodate the loading space and he would verify the proposed parallel configuration of the ADA parking spaces met the requirements of the 2012 Florida Accessibility Code.
 - 4. No public comments were offered.
 - 5. Disclosures of Ex-Parte Communications - Chairperson Ritter disclosed he had spoken with both Mr. Markus and Mr. Dobbs, and OCFR Captain Hazellief had spoken with Mr. Dobbs.
 - 6. Motion by OCFR Captain Hazellief, seconded by Public Works Director Allen to approve Site Plan Review Application No. 21-002-TRC, as presented in [Exhibit 1, which includes the Planning Consultant's analysis of the findings and recommendation for approval with the following conditions: Repair all cracked and broken sidewalks along the property's boundaries on Southwest 7th Avenue; repair and modify the existing turn lanes by creating wider turn angles into the loading dock area; fill and sod areas where trucks have parked and created depressions and create wider turn angles into the new parking lot. **Motion Carried Unanimously.**

V. Chairperson Ritter adjourned the meeting at 10:15 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.