



CITY OF OKEECHOBEE, FLORIDA
TECHNICAL REVIEW COMMITTEE MEETING
OCTOBER 21, 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, October 21, 2021, at 10:00 A.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida. The invocation and Pledge of Allegiance was led by City Administrator Gary Ritter.

II. ATTENDANCE

The following TRC Members were present: City Administrator Gary Ritter, Building Official Jeffery Newell, Fire Chief Herb Smith, Okeechobee County Fire Rescue (OCFR) Captain Justin Hazellief, Police Chief Donald Hagan, and Public Works Director David Allen. City Planning Consultant Ben Smith, Okeechobee Utility Authority (OUA) Executive Director John Hayford, Committee Secretary Patty Burnette and General Services Secretary Keli Trimnal were also present. City Attorney Gloria Velazquez, Okeechobee County Environmental Health Director Victor Faconti 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- A. There were no items added, deferred, or withdrawn from the agenda.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 Building Official Newell, 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. MINUTES

- A. Motion by Building Official Newell, seconded by Public Works Director Allen, to dispense with the reading and approve the July 15, 2021, August 19, 2021, and September 16, 2021, Regular Meeting minutes. **Motion Carried Unanimously.**

V. NEW BUSINESS

A. Site Plan Review Application No. 21-005-TRC, construction of a proposed 12-unit, two-story condominium building for sale to third parties on 1.31± acres located at 116 Southeast 8th Avenue.

- 1. City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services reviewed the Planning Staff Report recommending approval with the following criteria being met prior to issuance of any building permits: the appropriateness of this plan as it applies to fire truck access should be addressed by the Fire Department in their review and the City's engineering service should review the proposed stormwater facilities and the submitted drainage report to ensure on site stormwater will be captured and released according to all applicable standards.
- 2. OCFR Captain Hazellief commented for maneuverability purposes, after entering the site, will need a way to turn the fire trucks around. There is a dead-end corridor that is approximately 200 feet which is over the maximum amount allowed by state code. In addition, he requested the location of the fire hydrant and fire department connection for the sprinkler system. Building Official Newell expressed concern with the North entrance/exit and suggested also adding a South one to keep traffic congestion down at the entrance to the Northshore Plaza. By having two entrances/exits a loop would be created for the fire trucks to maneuver better. Public Works Director Allen commented 30 by 30 high intensity prismatic stop signs are required. OUA Executive Director Hayford requested utility plans showing the fire hydrants, water mains and meters.
- 3. Mr. Loris Asmussen, Engineer on behalf of Property Owner, B & T Fair Investments, Inc. was present. He commented he would consider the suggestion of two access points for entering and exiting the site. He's not planning on doing any work on the bank of Taylor Creek.
- 4. No public comments were offered.
- 5. Chairperson Ritter disclosed he has spoken to Mr. Asmussen regarding the proposed project.

V. **NEW BUSINESS ITEM CONTINUED**

6. Motion by Building Official Newell, seconded by OCFR Captain Hazellief to approve Site Plan Review Application No. 21-005-TRC, as presented in [Exhibit 1, which includes the Planning Consultant's analysis of findings and recommendation for approval] with the following condition: add a second access point to the South for entering/exiting the proposed site. **Motion Carried Unanimously.**

VI. Chairperson Ritter adjourned the meeting at 10:22 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.