

22-002-TRC

Site Plan Review Staff Report



Applicant | **Glenwood Park**

Address | **309 NE 4th Street, Okeechobee, FL 33972**



Prepared for The City of Okeechobee

General Information

Owner: Frank M. Stephens

Applicant: Glenwood Park

Primary Contact: Steven L. Dobbs (863)-634-0194

Site Address: 309 NE 4th Street, Okeechobee, FL 33972

Parcel Identification: 3-15-37-35-0010-01210-0060, 3-15-37-35-0010-01210-0040, 3-15-37-35-0010-01210-0030, 3-15-37-35-0010-01210-0010, 3-15-37-35-0010-01210-0070, 3-15-37-35-0010-01210-0090, 3-15-37-35-0010-01210-0100, 3-15-37-35-0010-01210-0120, 3-15-37-35-0010-01100-0010.

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(s)

	Existing	Proposed
Future Land Use	Multiple Family Residential	Multiple Family Residential
Zoning	RMF	RMF
Use of Property	Vacant	Multifamily Residential
Acreage	4.24	4.24

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

	Future Land Use	Zoning	Existing Use
North	Multiple Family Residential	RMF	Single Family Residences
East	Single Family Residential, Commercial	RSF-1, CPO	Church
South	Commercial, Multi-Family Residential	RMF, CHV	Offices
West	Commercial	CHV	Funeral Home, Church, Office

General Description

The request for consideration by the City of Okeechobee Planning Board and City Council is an Application for Site Plan Review of a 44-unit, multifamily residential development. The 4.24 acre project area is comprised of two city blocks, separated by NE 4th Street, with each block proposed as a separate development phase. In addition to the 44 dwelling units, the applicant is proposing storage facilities on both parcels and a pool and office building on the southern parcel. Staff analysis of the submitted application and plans is provided below. Areas of deficiency or concern are highlighted in yellow.

Adequacy of Public Facilities

Potable Water and Sewer: Confirmation of available water and sewer service from OUA was not included in the application package.

Solid Waste Disposal: The site plans do not depict any onsite dumpster enclosures. These should be provided in appropriate locations which allow for access by waste management and provision of screening.

Traffic Generation: The applicant has provided traffic analysis prepared by Mackenzie Engineering & Planning, Inc. which demonstrates available roadway capacity for 42 dwelling units. Though this is less than the 44 dwelling units that the applicant is proposing, this traffic report is appropriate as 44 dwelling units exceeds the allowable density of the site.

Access and Internal Circulation:

Site plans for both parcels are designed with throughway access bisecting the middle of the blocks. This configuration is optimal as the access points are mid-block and ingress/egress is available on either roadway. Internal circulation of the residential component is sufficient. However, vehicular access areas are proposed on both parcels for the storage buildings which seem excessively wide (80 to 93 ft). These features reduce the landscape buffering and create an unorganized and potentially unsightly curb cut. Redesign of these features should be considered, as it out of place for a storage amenity that will be utilized only by the residents of this development.

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

The plans depict one dedicated loading space for each parcel. However, only the absence of wheel stops seems to indicate that the area in front of these spaces should not be utilized for standard parking spaces. These areas in front of loading spaces should be marked with striping to denote 'no parking' to ensure loading spaces are clearly evident. Loading spaces cannot be obstructed.

C. Dumpster Location and Trash Collection

No dumpster enclosure is depicted on the site plans. The applicant should demonstrate a proposed location for waste storage that will comply with waste management pickup standards.

Consistency and Compatibility with Adjacent Uses

Consistency and Compatibility Analysis:

The proposed use is consistent with the comprehensive plan and the zoning code and is compatible with surrounding uses. Multifamily in this location provides a transition between high intensity commercial property to the west and the low density residential to the east; and should not be detrimental to the adjacent church properties. The development provides moderate density housing options in close proximity to US441 corridor and downtown Okeechobee, which will provide support for the existing commercial in this area.

Compliance with Land Development Code

Regulation	Requirement	Compliance Notes
Permitted Uses §90-192	Multiple-family dwellings are allowed as primary uses.	In compliance
§90-195 & §90-634	Office, pool, and storage areas permitted as customary accessory uses or amenities.	Storage, office and pool must only be used as a customary accessory use or an amenity for use by the residents of the on-site residential dwelling units. Commercial public use of the amenities cannot be permitted.
Minimum Lot Area §90-196(1)(c)	4,356 square feet for each dwelling unit <u>$90,169 \div 4,356 = 20.7$</u> <u>$94,502 \div 4,356 = 21.7$</u>	Plans depict 22 dwelling units on both parcels, though northern parcel is only large enough for 20 dwelling units and southern parcel is only large enough 21 dwelling units.
Min front yard setback §90-196(2)(b)	25 Feet	Both properties addressed on 4 th St. Southern parcel is in compliance with required 25 ft setback from 4 th St property line. Northern parcel only provided with 20 ft setback from 4 th St property line.
Minimum secondary front yard setback §90-447 §90-449	Any yard adjoining a street shall be considered a front yard. That yard upon which the property is addressed is required to comply with the minimum depth requirements of the regulations of this article. All other front yards shall be not less than 75 percent of the required minimum depth. <u>$25 \times 0.75 = 18.75$ feet</u>	Plans do not demonstrate compliance with required secondary front yard setbacks for office and storage structures.
Minimum accessory structure setbacks §90-632(c)	Accessory structures shall comply with the yard setback and height regulations pertaining to the principal use.	As stated above, not in compliance

Allowable features in required yard setback areas §90-448	A required yard shall be open from ground to sky unobstructed, except for: (1)ground structures, not exceeding two feet high above the adjacent grade level... (3)fences	Pool and pool deck permitted in setback if height does not exceed 2 ft above grade Pool fence permitted in setback
Max lot coverage §90-196(3)(a)	40%	Lot coverage is listed as 21% for both parcels. Calculations should be provided to demonstrate the proposed lot coverage of each parcel separately. Pool and pool deck must be included for the southern parcel per 90-433.
Max impervious surface §90-196(3)(a)	60%	Impervious surface is listed as 49% for both parcels. Calculations should be provided to demonstrate the proposed impervious surface area of each parcel separately. Pool and pool deck must be included for the southern parcel.
Max height §90-196(4)	45 feet, unless a special exception is granted.	26.4 ft
Residential pool barrier required §90-452(a)	Pools shall be surrounded by a wall, fence or other barrier safety enclosure at least five feet high. Doors and gates in the exterior enclosure shall have a self-locking fastener installed at least five feet above the ground level.	Not in compliance
Parking spaces location §90-511(a)	Required off-street parking and loading spaces shall be located on the same parcel as the primary use, unless approved by TRC upon submittal of written agreement to ensure continued availability	In compliance

Min parking space dimensions §90-511(b)	9' by 20'	All parking spaces provided at 10' by 20'
Min ADA parking space dimensions FL Accessibility Code §502	12' by 20' w/ a 5' wide access aisle	In compliance
Min Loading space dimensions §90-511(c)	10' by 30' w/14' vertical clearance	In compliance
Min drive aisle width §90-511(d)(2)	24' for 90° parking spaces	30 ft
Paving §90-511(e)(1)	Each parking and loading space shall be paved	Asphalt millings proposed for parking facility. Not in compliance
Parking and loading space layout §90-511(e)(2)	Each parking or loading space shall open directly onto a driveway that is not a public street, and each parking space shall be designed to permit access without moving another vehicle.	Area in front of loading spaces should be marked with striping to denote 'no parking' to ensure loading spaces are clearly evident. Loading spaces cannot be obstructed
Pedestrian oriented design §90-511(e)(3)	Buildings, parking and loading areas, landscaping and open spaces shall be designed so that pedestrians moving between parking areas and buildings are not unreasonably exposed to vehicular traffic areas.	In compliance
Pedestrian walks §90-511(e)(4)	Paved pedestrian walks shall be provided along the lines of the most intense use, particularly between building entrances to streets, parking areas, and adjacent buildings.	Sidewalks should ideally be provided to storage areas. Onsite pedestrian walks should be connected to ROW sidewalks
Loading space identification §90-511(e)(5)	Loading facilities shall be identified as to purpose and location when not clearly evident	Area in front of loading spaces should be marked with striping to denote 'no parking' to ensure loading spaces are clearly evident
Min parking space setback §90-511(e)(6)	No parking space accessed via a driveway from a public road shall be located closer than 20	Not in compliance, though all spaces are in excess of 20 ft from edge of roadway pavement.

	feet from the right-of-way line of said public road.	
Multifamily Parking Requirements Sec. 90-512(1)	2 spaces per 2 BR dwelling unit; 2.25 spaces per 3 BR dwelling unit <u>North Parcel: 2 x 22 du = 44</u> <u>South Parcel: 2 x 11 = 22</u> <u>2.25 x 11 = 25</u> <u>22 + 25 = 47</u>	55 spaces provided on each parcel
Min number of ADA parking spaces FL Accessibility Code §208.2	2% of total resident spaces plus 1 for guests (each parcel) <u>2 ADA spaces required per parcel</u>	2 ADA spaces required on each parcel
Min number of Loading spaces §90-513(2)	1 loading space per 20-50 dwelling units	1 unobstructed loading space provided on each parcel
Min Landscaping §90-532	Multifamily 2-4 BR requires 3 trees per unit. <u>22 x 3 = 66 trees per parcel</u>	70 trees provided on each parcel
Landscaping for parking and vehicular use areas §90-533(1)	At least 18 square feet of perimeter and interior landscaped area for each required parking space. <u>55 x 18 = 990</u>	In compliance
Landscaping for parking and vehicular use areas §90-533(2)	At least one tree for each 72 square feet of required landscaped area. <u>990 ÷ 72 = 14</u>	14 trees provided around parking area for north parcel Only 12 trees provided around parking area for south parcel
Landscaping for parking and vehicular use areas §90-533(4)	A minimum two feet of landscaping shall be required between vehicular use areas and on-site buildings and	In compliance

	<p>270 linear ft of non-driveway frontage on NE 4th St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs</p> <p>300 linear ft of frontage on NE 2nd Ave requires 3,000 sf of landscaped area with 10 trees and 30 shrubs</p> <p><u>South Parcel</u> 270 linear ft of non-driveway frontage on NE 4th St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs</p> <p>300 linear ft of frontage on NE 3rd Ave requires 3,000 sf of landscaped area with 10 trees and 30 shrubs</p> <p>270 linear ft of non-driveway frontage on NE 3rd St requires 2,700 sf of landscaped area with 9 trees and 27 shrubs</p> <p>220 linear ft of non-driveway frontage on NE 2nd Ave requires 2,200 sf of landscaped area with 7 trees and 22 shrubs</p>	<p>In compliance</p> <p>Only 8 trees and 12 shrubs provided</p> <p>In compliance</p> <p>Only 18 shrubs provided</p> <p>In compliance</p>
<p>Landscape buffer areas §90-534(3)</p>	<p>Trees may be planted in clusters, but shall not exceed 50 feet on centers abutting the street.</p>	<p>In compliance</p>
<p>Landscape buffer areas §90-534(4)</p>	<p>The remainder of a landscape buffer shall be landscaped with grass, ground cover, or other landscape material.</p>	<p>No grass, ground cover or other landscape material (such as mulch) indicated on plans.</p>
<p>Landscape design and plan §90-538(a)</p>	<p>Proposed development, vehicular and pedestrian circulation systems, and site drainage shall be integrated into the landscaping plan.</p>	<p>In compliance</p>

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.	In compliance
Species diversification §90-538(c)	When more than ten trees are required to be planted, two or more species shall be used.	Species types not indicated on plans
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.	Notes on plans indicate that considerations will be made to protect the overhead utility lines from mature tree growth though no other information (including species type for selections under OHU lines) is provided.
Shade §90-538(e)	Trees should maximize the shading of pedestrian walks and parking spaces.	No shade trees are proposed around parking area
Landscape area barriers §90-538(g)	Landscaping shall be protected from vehicular encroachment by means of curbs, wheel stops, walks or similar barriers.	In 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 of the total number of plants required shall be state native moderate or very drought tolerant species.	Notes have been provided indicating that species selection will comply
Min tree size §90-540(c)	Trees shall be at least ten feet high and two inches in diameter measured four feet	In compliance

	above ground level at the time of planting.	
Fencing §90-639(a)	(a)Walls and fences may be located in front, side and rear yard setback areas, and shall not exceed a height of five feet in front of the front building line, nor a height of two feet, six inches in a visibility triangle, nor a height of eight feet elsewhere. (b)Walls and fences shall be constructed with the finished side facing the adjacent property. (c)Barbed wire and similar fences shall be prohibited on residential lots.	No fencing proposed at this time. Plans must demonstrate compliance with pool barrier requirements.
Sidewalks § 78-36	Sidewalks shall be provided along each right-of-way. Pedestrian access shall be provided from the development to the ROW facilities.	Sidewalks provided along ROW in compliance No connections are provided from onsite pedestrian paths to ROW sidewalks
Lighting §78-71(a)(5)	All off-street parking areas, service roads, walkways and other common use exterior areas open to the public shall have a minimum of one-half horizontal foot-candle power of artificial lighting. Lighting, when provided, shall be directed away from public streets and residential areas and shall not be a hazard or distraction to motorists traveling a street.	Photometric plan provided with appropriate intensities for parking areas and diminishing intensity approaching the property lines

Recommendation

Based on the foregoing analysis, we recommend that the following conditions are satisfied prior to issuance of any building permit:

1. Confirmation of available water and sewer service from OUA
2. Onsite dumpster enclosures shall be provided in appropriate locations which allow for access by waste management and provision of screening.
3. Areas in front of designated loading spaces shall be marked with striping to denote 'no parking' to ensure loading spaces are clearly evident.
4. Agreement that public/commercial use of the amenities is not permitted.
5. Reduction of dwelling units. Only 20 units permitted on north parcel. Only 21 units permitted on south parcel.
6. 25 foot front setbacks shall be provided from property lines upon which a parcel is addressed to all structures (which are not exempt from setback requirements per code). 18.75 foot setback shall be provided from all other property lines to all structures (which are not exempt from setback requirements per code).
7. Pool and pool deck may be located in setback areas provided height above grade does not exceed 2 feet.
8. Lot coverage and impervious surface calculations shall be provided for both parcels separately.
9. Pool shall be surrounded by a wall, fence or other barrier safety enclosure at least five feet high. Doors and gates in the exterior enclosure shall have a self-locking fastener installed at least five feet above the ground level.
10. Parking facilities shall be paved.
11. Landscaping shall be provided in conformance with City code.
12. Onsite pedestrian paths shall be connected to ROW sidewalks.
13. Joinders shall be performed on each block to create a single parcel for each block.

We further strongly recommend that the vehicular access for the proposed storage buildings should be redesigned with narrower curb cuts to provide more organized ingress/egress at these access points.

Submitted by:

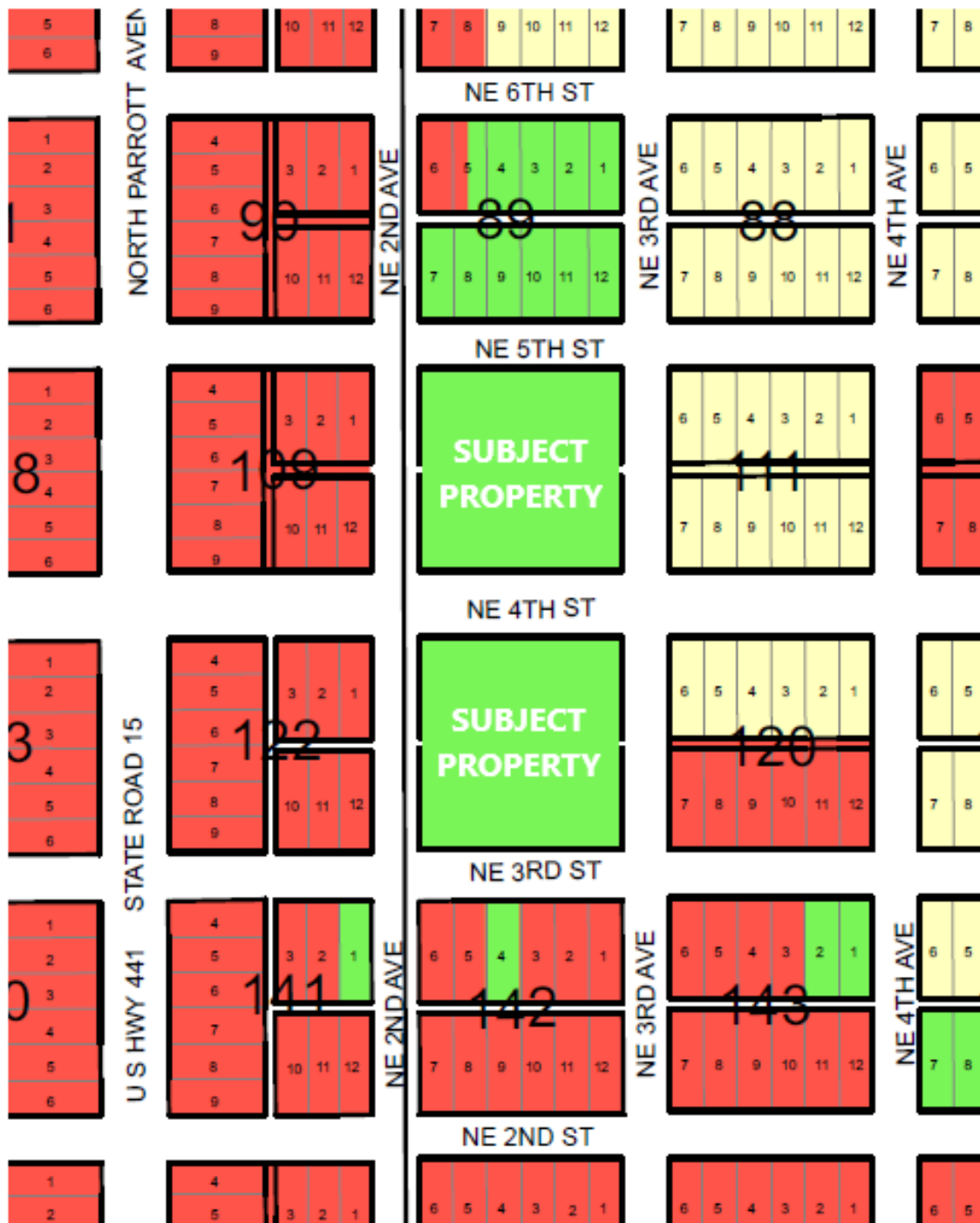


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Director of Planning

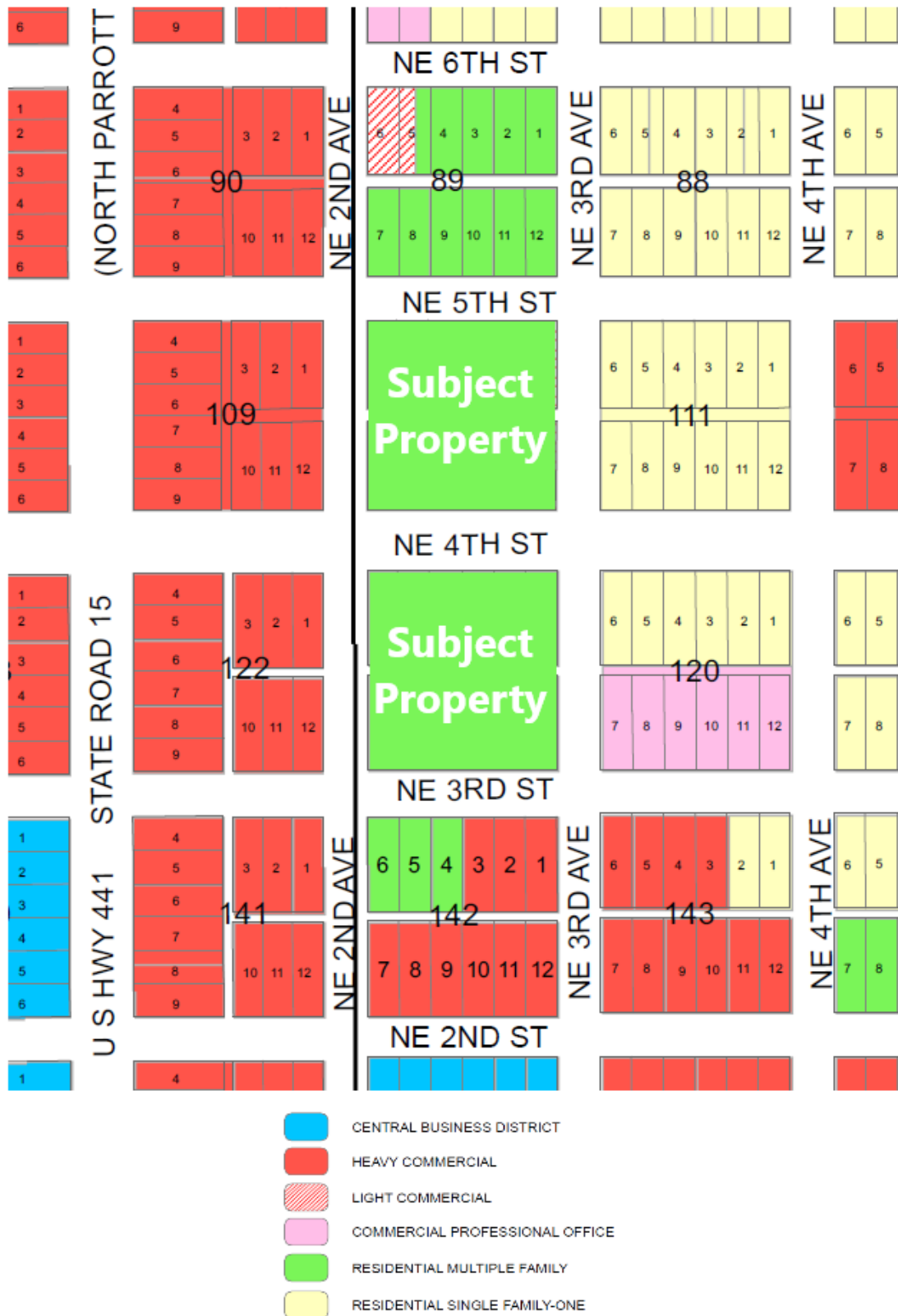
July 13, 2022

Future Land Use Map



- SINGLE - FAMILY RESIDENTIAL
- MULTI - FAMILY RESIDENTIAL
- COMMERCIAL

Zoning Map



Aerial Identifying Existing Land Use

