



**CITY OF OKEECHOBEE, FLORIDA
FEBRUARY 20, 2020, PLANNING BOARD MEETING
SUMMARY OF BOARD ACTION**

I. CALL TO ORDER

Chairperson Hoover called the regular meeting of the Planning Board for the City of Okeechobee to order on Thursday, February 20, 2020, at 6:05 P.M. in the City Council Chambers, 55 Southeast 3rd Avenue, Room 200, Okeechobee, Florida.

A. The Pledge of Allegiance was led by Chairperson Hoover.

II. ATTENDANCE

Planning Board Secretary Burnette called the roll. Chairperson Dawn Hoover, Vice-Chairperson Doug McCoy, Board Members Phil Baughman, Karyne Brass, Rick Chartier, and Mac Jonassaint were present. Alternate Board Member Jim Shaw was present. Board Member Les McCreary was absent with consent and Alternate Board Member Felix Granados was absent without consent.

CITY STAFF: City Attorney Carlyn Kowalsky and City Planning Consultant Ben Smith were present.

Chairperson Hoover moved Alternate Board Member Shaw to voting position.

III. AGENDA

A. A motion was made by Member Brass to defer to the next meeting scheduled for March 19, 2020 at 6:00 P.M., Public Hearing Item VI.B. and Quasi-Judicial Item VII.A. [Comprehensive Plan Small Scale Future Land Use Map (FLUM) Amendment Application No. 20-002-SSA, from Single Family Residential (SF) and Multi-Family Residential (MF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue; and Rezoning Petition No. 20-001-R, from Residential Multiple Family (RMF) to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue]; seconded by Member Baughman.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried.

B. A motion was made to adopt the amended agenda by Member Baughman; seconded by Member Brass.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried.

IV. MINUTES

A. A motion was made by Member Chartier to defer until the next meeting scheduled for March 19, 2020 at 6:00 P.M., the dispensing of the reading and approval of the Minutes for the November 21, 2019 Workshop; seconded by Member McCoy.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried.

A motion was made by Member Brass to dispense with the reading and approve the December 19, 2019 Regular Meeting minutes seconded by Member Baughman.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried.

V. UNFINISHED BUSINESS

- A. Chairperson Hoover yielded the floor to City Planning Consultant Mr. Ben Smith of LaRue Planning and Management Services. He referenced his Staff Report explaining that each year the City is required to update its Five-Year Schedule of Capital Improvements in the Capital Improvements Element (CIE) of the Comprehensive Plan. This Schedule typically includes those capital expenditures the City Administrator feels are necessary to maintain the adopted Level of Service Standards identified in the Comprehensive Plan. These usually deal with public works types of improvements such as street paving, sidewalks, curb and gutter, stormwater/drainage, and recreation improvements. The City is also required to include in its Five-Year Schedule, the Okeechobee County School Capacity Program adopted by the School Board each year as part of its annual work plan. His recommendation is to update the CIE with the information provided on page 9-10 of Exhibit A which would replace page 9-8 of the current CIE. Page 9-9 of Exhibit A will be replaced with the new information received on page 9-11 by the School Board. There were no questions from the Board Members and no one from the Public offered comments.

A motion was offered by Member Brass to the recommend to the City Council approval of the updated schedule to the CIE Five-Year Schedule, finding it to be consistent with the Comprehensive Plan; seconded by Member McCoy.

Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively April 7, 2020, 6:00 P.M.

VI. CHAIRPERSON HOOVER OPENED THE PUBLIC HEARING AT 6:12 P.M.

- A. Mr. Smith briefly reviewed the Planning Staff Report for Comprehensive Plan Small Scale FLUM Amendment Application No. 20-001-SSA, which requests to change the Future Land Use (FLU) designation from SF Residential to Commercial, on 0.41± acres located at 604 Northeast Park Street and 1.26± acres located along Southeast 6th Avenue. He explained the area that is currently occupied by a Burger King restaurant and parking facilities is already designated Commercial on the FLUM. The remainder of that parcel and the entirety of the Southern parcel is designated SF Residential on the FLUM. The Applicant intends to demolish the existing structure and redevelop with a new Burger King restaurant with increased drive through and parking capacity. Utilizing 1.75 acres for redevelopment of the restaurant and associated parking facility and reserving 0.83 acres for future development. The existing Burger King structure is 2,720 square feet with 80 customer seats and a single lane drive through. The proposed structure is 3,910 square feet with 70 customer seats and dual drive through ordering lanes which merge into a single lane for payment and pickup. The applicant has not proposed a specific use for the remaining 0.83 acres that will be reserved for future development. Mr. Smith further commented that the Technical Review Committee reviewed the site plan this morning and made a motion for approval with approval of this FLUM change as a contingency.

The maximum standard density allowable in the SF Residential FLU Category is four units per acre or five if the units qualify as affordable housing. With the affordable housing bonus, maximum development potential for 1.67 acres would be eight single-family dwellings. However, in order to develop single family dwelling units at this property, a zoning map amendment would be required, as single family dwelling units are not permitted in the Heavy Commercial, (CHV) Zoning District; and since this property is located along the City's commercial corridor, it would not be appropriate to allow a change in the zoning of this property to single family. While the Commercial FLU category allows for a maximum floor area ratio (FAR) of 3.0, the CHV zoning district only allows a maximum building coverage of 50 percent and a maximum building height of 45 feet (without a special exception approval). These limitations allow for a potential four-story structure, a maximum FAR of 2.0 and a maximum floor area of approximately 145,000 square feet. However, given the parking requirements for most commercial uses and the maximum impervious surface ratio allowed in the CHV zoning district of 85 percent, it would be difficult to provide sufficient parking for 145,000 square feet of commercial use.

1. Mr. Robin Kendall, representative for the Applicant, Bravoflorida, LLC, was present and available for questions from the Board. There were none.
2. Chairperson Hoover opened the floor for public comment and there was none.
3. No Ex-Parte disclosures were offered from Board Members.
4. Planning Staff findings are as follows: The Application was found to be consistent with the City's Comprehensive Plan, specifically Policy 2.2 and Objective 12 of the FLU Element. The subject property is directly adjacent to State Road 70 (Park Street), which is one of the City's commercial corridors, and is adjacent to other existing non-residential uses. The continuation and expansion of the Burger King restaurant use is appropriate in this location and compatible with adjacent uses. Regarding adequacy of public facilities, services will continue to be provided by the Okeechobee Utility Authority (OUA) and there will be adequate excess capacity to accommodate the demand for potable water and wastewater treatment that would be associated with the proposed development. The Applicant has stated there are no wetlands on the site, and the site has no significant or unique characteristics regarding environmental sensitivity, wildlife habitat, or soil conditions. A small portion of the site adjacent to Taylor Creek is within a flood zone.

A traffic impact statement prepared by RAYSOR Transportation Consulting, LLC was submitted and indicates 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.

A motion was offered by Member Chartier to recommend approval to the City Council for Comprehensive Plan Small Scale FLUM Amendment Application No. 20-001-SSA, which requests to change the Future Land Use (FLU) designation from SF Residential to Commercial, on 0.41± acres located at 604 Northeast Park Street and 1.26± acres located along Southeast 6th Avenue and find it to be consistent with the Comprehensive Plan, reasonably compatible with adjacent uses, and consistent with the urbanizing pattern of the area; seconded by Member Jonassaint.

- a) The board offered no further discussion.
 - b) Chairperson Hoover, Vice Chairperson McCoy, Board Members Baughman, Brass, Chartier, Jonassaint, and Shaw voted: Aye. Nays: None. Motion Carried. The recommendation will be forwarded to the City Council for consideration at a Public Hearing, tentatively March 17, 2020, 6:00 P.M.
- B. Comprehensive Plan Small Scale Future Land Use Map Amendment Application No 20-002-SSA, from Single Family Residential and Multi-Family Residential to Industrial on 2.87± acres located in the 500 to 600 blocks of Southwest 7th Avenue was deferred until the March 19, 2020 Regular Meeting.

VII. PUBLIC HEARING-QUASI-JUDICIAL ITEM

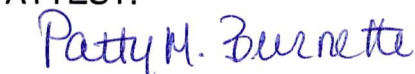
- A. Rezoning Petition No. 20-001-R was deferred until the March 19, 2020 Regular Meeting.

CHAIRPERSON HOOVER CLOSED THE PUBLIC HEARING AT 6:17 P.M.

- VIII. There being no further items on the agenda, Chairperson Hoover adjourned the meeting at 6:17 P.M.


Dawn T. Hoover, Chairperson

ATTEST:


Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Planning Board/Board of Adjustment and Appeals 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.