

# Planning Board / Board of Adjustments and Appeals

## Regular Meeting

July 25, 2017

### Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, July 25, 2017 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Mitchell Hancock, Joey Hoover, Ted Kelchner, Rob Willson, and Ron Zobel. Alternate Weston Harvey was present and designated as a voting member. Board member Debra Sales was absent. Also in attendance were Planning Director Bill Royce, County Attorney John Cassels, Planner Jennifer Busbin, Planner Ty Hancock and Planning Technician Faye Huffman.

Chairman Ted Kelchner called the meeting to order at 6:00 p.m. and the Pledge of Allegiance was recited.

#### **Agenda Item #1. Public Comment.**

There were no comments from the public.

#### **Agenda Item #2. Approval of Minutes.**

Joey Hoover moved to approve the June 27, 2017 Minutes as submitted by staff. Mitchell Hancock seconded the motion. The motion passed unanimously.

**Agenda Item #3. Public Hearing, Petition S-2017-0757, Special Exception. Milan's Property Leasing and Rental, property owner; Florida American Veterans Post #200, applicant. Request for a special exception to allow for on-premises consumption of beer or wine or alcoholic beverages at a private club in a Commercial (C) zoning district. The property address is 3651 US Highway 441 SE.**

Bill Royce presented the petition and described the surrounding area. He stated the area is a heavily developed commercial corridor. He noted that earlier this year a special exception was granted allowing a billiard hall with on-premises consumption of beer and wine in the same strip center. Mr. Royce stated the current special exception is to allow the on-premises consumption of alcoholic beverages at a private club. Mr. Royce stated the requested special exception is consistent with the area and with the land development regulations.

Mr. Royce stated that staff recommends that the Board of Adjustments and Appeals grant a special exception to allow for on-premises consumption of beer or wine or alcoholic beverages at a private club, subject to several conditions that he reviewed with the Board.

Rob Willson asked if the applicant would be providing food service. John Munger representing the Florida Americans Veterans Post #200 stated they had no desire or plans to serve food.

**Chairman Ted Kelchner opened the public hearing.**

There were no comments or questions from the public.

**Joey Hoover moved to close the public hearing. Rob Willson seconded the motion. The motion passed unanimously.**

**Joey Hoover motioned to approve Petition S-2017-0757, request for a special exception to allow the on-premises consumption of beer or wine or alcohol beverages at a private club in a Commercial (C) zoning district based on staff recommendation and subject to the following conditions:**

- 1. The use must commence within 12 months or the special exception shall be null and void;**
- 2. Upon commencement of the use, if the use ceases for a period of 6 continuous months or for 12 non-continuous months during a 24-month period, the special exception for that use shall be null and void;**
- 3. The special exception is granted to Unit 6 of Treasure Island Plaza to accommodate a private club; and**
- 4. The premises shall be maintained at all times.**

**Weston Harvey seconded the motion. The motion passed unanimously.**

**Agenda Item #4. Public Hearing, LDR amendment. Robert Kreitz, applicant. Proposed amendment to Article II of the Okeechobee County Land Development Regulations to amend the list of permitted principal uses in the Light Industrial (I-1) and Heavy Industrial (I-2) zoning districts.**

Mr. Royce stated Mr. Kreitz had applied for an amendment to the Industrial zoning district to allow for an indoor target range. He stated Mr. Kreitz owns a property with two large buildings on the south side of State Road 70 just before the overpass. He stated the property was rezoned to Light Industrial in 2015. Mr. Royce stated that Mr. Kreitz makes ammunition in one of the buildings and he would like to add an indoor target range. He stated there was not currently a provision for that in the industrial zoning districts

Mr. Royce stated the proposed amendment to the land development regulations would add a provision for an indoor target range as well as an indoor archery range as permitted principal uses in both the Light Industrial and Heavy Industrial zoning districts. Mr. Royce stated such a use seemed reasonable for industrial zoning districts when they are indoors.

Mr. Royce stated staff recommends that the Planning Board recommend that the Board of County Commissioners adopt the requested amendment to the land development regulations.

There was some discussion about whether the uses should be added to commercial zoning districts, and whether the uses should be permitted principal uses or permissible only by special exception. Rob Willson stated he thought the use would be more appropriate in a commercial zoning district rather than an industrial zoning district.

**Chairman Ted Kelchner opened the public hearing.**

There were no comments from the public.


**Rob Willson moved to close the public hearing. The motion was seconded and passed unanimously.**

**Joey Hoover moved to recommend to the BOCC that they approve the amendment to the land development regulations that would amend the list of permitted principal uses in the Light Industrial and Heavy Industrial zoning districts to include indoor shooting or target range and indoor archery range. Mitchell Hancock seconded the motion. The motion passed by a vote of 5 to 1. Joey Hoover, Mitchell Hancock, Weston Harvey, Ted Kelchner and Ron Zobel voted for the motion. Rob Willson voted against the motion.**

Mr. Royce stated there will be two public hearings before the BOCC and the dates will be advertised in the newspaper. He stated the hearings would be in the next few weeks.

There was some discussion about providing county email addresses to board members. Mr. Royce stated there were some options that are under consideration by the County.

There being no additional business, the meeting was adjourned 6:18 p.m.

  
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Ted Kelchner, Chairman

8/22/17  
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Date of Approval

  
\_\_\_\_\_  
Faye Huffman, Planning Technician

8/22/17  
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Date