

Planning Board / Board of Adjustments and Appeals

Regular Meeting

February 27, 2018

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, February 27, 2018 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Weston Harvey, Joey Hoover, Ted Kelchner, Rob Willson, Ron Zobel and alternate Mack Worley, Jr. Frank Cunningham and Debra Sales were absent. Also in attendance were County Attorney John Cassels, Planning Director Bill Royce, Planner Jennifer Busbin, Planner Ty Hancock, and Administrative Secretary Jenna Durham.

Chairman Ted Kelchner called the meeting to order at 6:01 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.

Rob Willson moved to approve the December 12, 2017 minutes as submitted by staff. Ron Zobel seconded the motion. The motion passed unanimously.

Agenda Item # 3. Administrative Hearing, Petition P-2017-0006, Preliminary Plat. BMK, LLC, property owner and applicant. Request for preliminary plat approval of the proposed 29 lot Sawgrass Estates of Okeechobee subdivision. The property is located on the east side of NE 48th Avenue, north of State Road 70 East.

Planning Director Bill Royce presented the petition and described the surrounding area. He stated the property was recently rezoned to Residential Single Family (RSF). He stated that the lots will be served by public supply water from the Okeechobee Utility Authority, and individual on-site septic systems. He noted that Sawgrass Estates of Okeechobee subdivision meets applicable county regulations and is consistent with the adopted comprehensive plan. Mr. Royce stated that the subdivision is proposed for 3 phases, with the first phase consisting of the southernmost street and the entire drainage system, and the remaining streets being built in subsequent phases.

He stated that the Site Plan Technical Review Committee has reviewed the proposed subdivision plans and has determined the development is consistent with county regulations.

Mr. Royce stated that staff recommends that the Planning Board recommend that the Board of County Commissioners approve the preliminary plat of the proposed Sawgrass Estates of Okeechobee subdivision.

Chairman Ted Kelchner asked for comments from the Board.

Board member Rob Willson asked if the cul-de-sacs were compliant with fire safety regulations. Mr. Royce stated that Fire Rescue took part in the site plan review and approved the preliminary plat.

Steve Dobbs, representing the applicant, introduced himself. He addressed a question about a berm and stated the project has already received its permit from South Florida Water Management District for it.

There were no further comments.

Weston Harvey moved to recommend that the Board of County Commissioners approve Petition P-2017-0006, request for preliminary plat approval of the proposed 29 lot Sawgrass Estates of Okeechobee subdivision, based on the staff report and recommendation. Joey Hoover seconded the motion. The motion passed unanimously.

Agenda Item # 4. Administrative Hearing, Petition P-2017-0008, Preliminary Plat. Castaway Ranch, LLC, property owner; Enrique Tomeu, applicant. Request for preliminary plat approval of the proposed 51 lot Castaway Ranch subdivision. The property is located on the west side of NE 48th Avenue, north of NE 224th Street (CR 68 East).

Mr. Royce presented the petition and described the surrounding area. He stated that the property lies on NE 48th Avenue, between NE 304th Street and NE 240th Street. He stated that the proposed subdivision sits on a little over 1,500 acres total and will consist of 51 lots on 250 acres, while the rest of the property will retain common area for hunting and other recreational purposes. He further stated that on-site amenities will be present, such as a clubhouse and lodge. He stated that the overall acreage meets the gross density requirement.

He stated that the Site Plan Technical Review Committee has reviewed the proposed subdivision plans and has determined the development is consistent with county regulations. Mr. Royce stated that staff recommends that the Planning Board recommend that the Board of County Commissioners approve the preliminary plat of the proposed Castaway Ranch subdivision.


Chariman Ted Kelchner asked for comments from the Board.

Steve Dobbs, representing the applicant, introduced himself. There were no questions from the Board.

There were no further comments.

Rob Willson moved to recommend that the Board of County Commissioners approve Petition P-2017-0008, request for preliminary plat approval of the proposed 51 lot Castaway Ranch subdivision, based on the staff report and recommendation. Mack Worley, Jr. seconded the motion. The motion passed unanimously.

There being no additional business, the meeting was adjourned at 6:15 p.m.



Ted Kelchner, Chairman

5-22-18

Date of Approval



Jenna Durham, Administrative Secretary

5-22-18

Date