

Planning Board / Board of Adjustments and Appeals

Regular Meeting

June 26, 2018

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, June 26, 2018 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Frank Cunningham, Weston Harvey, Joey Hoover, Ted Kelchner, Rob Willson, and Ron Zobel. Alternate Mack Worley, Jr. was present and designated as a voting member for the meeting. Debra Sales was absent. Also in attendance were County Attorney John Cassels, Planning Director Bill Royce, Planner Ty Hancock, Planning Technician Faye Huffman, and Administrative Secretary Jenna Durham.

Chairman Ted Kelchner called the meeting to order at 6:02 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.

Ron Zobel moved to approve the May 22, 2018 minutes as submitted by staff. Mack Worley, Jr. seconded the motion. The motion passed unanimously.

Agenda Item # 3. Public Hearing, Petition S-2018-0760, Special Exception: Paul A. Jones, property owner; Cody Danks, applicant. Request for a special exception to allow the sales, service and storage of new and used recreational vehicles, travel trailers, motor homes or park trailers including parts in a Commercial (C) zoning district. The property address is 4558 Highway 441 SE.

Planning Director Bill Royce presented the petition and described the surrounding area. He stated the property is located in the Commercial Corridor Mixed Use future land use classification and that there is a mix of commercial uses in the area. He stated that the property has hosted a similar use for over 2 decades with no known adverse impacts to the area. He stated the proposed use is consistent with the nearby existing uses, including a wide range of tourist businesses. He stated it would be compatible with the area and consistent with the county's land development regulations and comprehensive plan.

Mr. Royce stated that staff recommends that the Board of Adjustments and Appeals grant the special exception to allow for the the sales, service and storage of new and used recreational vehicles, travel trailers, motor homes or park trailers including parts in a Commercial (C) zoning district, subject to several conditions that he discussed with the Board.

Mr. Royce further stated the applicant requested that display recreational vehicles be allowed on unpaved surfaces to create a camping atmosphere and that recreational vehicles in for repairs be kept on unpaved areas to the rear of the office building.

Chairman Ted Kelchner asked for comments from the board.

Mack Worley , Jr. requested that the storage of the recreational vehicles be screened from view by the casual observer on both Highway 441 and the rim canal.

Board Member Rob Willson asked for clarification on aspects involved in the proposed construction of the second phase.

Chairman Ted Kelchner opened the public hearing.

Cody Danks, applicant, addressed the Board. He stated that the repairs conducted while he has been in operation elsewhere have strictly been interior and appliance based, not mechanical. He also stated that he would prefer to place crushed rock as an alternative to the paved surface required for the display units, as it would be more cost effective and better fit the atmosphere he is trying to create.

There was some discussion about the origin of the condition stating that the display recreational vehicles be kept on a paved surface.

Board member Joey Hoover stated that he does not support keeping the units on an unpaved surface. He suggested the units be kept on individual paved pads, stating that they would be easier to maintain while still fitting the desired concept. Mr. Danks was open to the suggestion.

There was some discussion between Board member Rob Willson and Mr. Danks regarding the green space, walkway, and the area available to the general public on the subject property.

Mack Worley, Jr. moved to close the public hearing. Ron Zobel seconded the motion. The motion passed unanimously.

Mack Worley, Jr. stated that while he's not opposed to an alternative to the paved surface for the display area, there is no guarantee that it will be properly maintained, and due to that he feels the condition for the paved surface should remain in place.

The Board discussed the various factors such as the pros and cons of crushed rock, different alternatives for the paved surface and the possible requirements for any alternatives.

Board Member Weston Harvey suggested tabling the petition to allow the applicant the opportunity to present a detailed plan at the next meeting. Board Member Rob Willson stated that the Board could likely resolve the matter at hand.

There was some additional discussion among the Board regarding the paved surface, and the service and repair area for the units.

Mack Worley, Jr. moved to approve Petition S-2018-0760, request for a special exception to allow the sales, service and storage of new and used recreational vehicles, travel trailers, motor homes or park trailers including parts in a Commercial (C) zoning district, based on the staff report and recommendation and subject to the following conditions, with changes to Conditions 4, 5 and 7 :

1. If the proposed use does not commence within 36 months of the date the special exception is granted and thereafter continue in good faith, the special exception shall be null and void;
2. If the use ceases for six continuous months or for 12 noncontinuous months during a 24-month period, the special exception shall be null and void;
3. Any and all previous special exceptions granted to the subject property are null and void;
4. Storage of recreational vehicles awaiting repair shall be screened from view by the casual observer on both Highway 441 and the rim canal;
5. In accordance with county regulations, all service and repair activities may be performed only inside a building and on an area paved with asphalt or concrete;
6. No item of any type that is not in good shape may be displayed outdoors or otherwise be available for sale on the premises, and no salvage activities of any type shall occur on the premises including in association with repair, maintenance or storage activities;
7. Any recreational vehicle intended to be displayed as for sale shall be kept on a paved surface or a minimum of 57 Stone to a depth of 4 inches;
8. Landscaping as required for new development shall be provided; and
9. The premises shall be maintained at all times.

Frank Cunningham seconded the motion. The motion passed unanimously.

Agenda Item # 4. Other Business.

Mr. Royce stated that the Board of County Commissioners requested the Planning Board revisit regulations on where farm animals, specifically chickens, can be kept. He said the commission also requested the Planning Board look into whether there are neighborhoods in the county that should be considered for administrative rezoning to Residential Single Family-Estate (RSF-E).

There being no additional business, the meeting was adjourned at 6:53 p.m.



Ted Kelchner, Chairman

July 24, 2018
Date of Approval



Jenna Durham, Administrative Secretary

July 24, 2018
Date