

Planning Board / Board of Adjustments and Appeals

Regular Meeting

August 22, 2017

Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, August 22, 2017 at 6:00 p.m. in the Okeechobee County Health Department Auditorium, 1728 NW 9th Avenue, Okeechobee, Florida.

Board members present were Joey Hoover, Ted Kelchner, Debra Sales, Rob Willson, and Ron Zobel. Alternate Weston Harvey was present and designated as a voting member. Board member Mitchell Hancock was absent. Also in attendance County Attorney John Cassels, Planner Jennifer Busbin, 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 July 25, 2017 minutes as submitted by staff. Weston Harvey seconded the motion. The motion passed unanimously.

Agenda Item #3. Public Hearing, Petition S-2017-0756, Special Exception. William S. Curren, property owner and applicant. Request for a special exception for a milk processing plant in an Agricultural (A) zoning district. The property address is 13675 NE 56th Avenue.

Planner Jennifer Busbin presented the petition stating the subject property is located on the west side of NE 56th Avenue in the Dark Hammock area. She stated the property is about 85 acres in area and is developed with several structures, including an 11,000-square foot milking parlor that will house the milk processing facilities. Ms. Busbin stated the surrounding area includes some larger tracts of land that are in agricultural uses, crops, and a few residences to the east.

The applicant has produced and processed milk from his own cows on-site. However, the applicant desires the option to be a commercial milk processing operation, able to receive raw milk from other producers, which necessitates the special exception.

Staff finds that the proposed use is consistent with county regulations and with the adopted comprehensive plan. The specific site under consideration is a reasonable location for the use, and is located on a collector roadway with access to two nearby arterial highways. There should be no significant off-site impacts.

Ms. Busbin stated that staff recommends that the Board of Adjustments and Appeals grant a special exception for a milk processing plant in an Agriculture (A) zoning district, subject to several conditions that she discussed with the Board.

Chairman Ted Kelchner opened the public hearing.

Kelly Bass who lives at 13450 NE 56th Avenue, across from the applicant's property, addressed the Board. She stated her concerns were noise level, increased truck traffic and water quality.

Board Member Joey Hoover referred to the staff report and Mr. Curren's application which indicated there would be about four additional trucks per week.

Stan Curren, applicant, addressed the Board and explained that he treats the waste water and that his dairy is up to date with all FDA requirements. The Board continued to discuss other aspects of milk processing with Mr. Curren.


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

Debra Sales moved to approve Petition S-2017-0756, request for a special exception for a milk processing plant in an Agricultural (A) zoning district, subject to the following conditions:

1. **The use shall commence within 36 months or the special exception shall be null and void;**
2. **Upon commencement of the proposed 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 shall be null and void;**
3. **Required setback areas shall not be used for parking, storage or travel lanes; and**
4. **The premises shall be maintained at all times.**

Weston Harvey seconded the motion. The motion passed unanimously.

There being no additional business, the meeting was adjourned at 6:20 p.m.



Ted Kelchner, Chairman

9/26/17

Date of Approval



Faye Huffman, Planning Technician

9/26/17

Date