

# Planning Board / Board of Adjustments and Appeals

## Regular Meeting

October 24, 2017

## Minutes

The Okeechobee County Planning Board/Board of Adjustments and Appeals met in regular session on Tuesday, October 24, 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, Rob Willson and Ron Zobel. Alternate Weston Harvey was present and designated as a voting member. Board members Mitchell Hancock and Debra Sales were absent. Also in attendance were County Attorney John Cassels, Planning Director Bill Royce, Planner Jennifer Busbin, Planner Ty Hancock and Planning Technician Faye Huffman.

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 September 26, 2017 minutes as submitted by staff. Joey Hoover seconded the motion. The motion passed unanimously.

**Agenda Item #3. Public Hearing, Petition C-2017-0002, Comprehensive Plan Amendment. Trees 15, LLC, property owner and applicant. Request to reclassify approximately 11.1 acres from the Rural Estate future land use classification to the Commercial Activity Center (CAC) future land use classification. The subject property is on the north side of State Road 710 and on the west side of SE 128<sup>th</sup> Avenue, in Section 11, Township 38 South, Range 36 East, Okeechobee County, Florida.**

Planning Director Bill Royce presented the petition and briefly described the area at the intersection of SE 128<sup>th</sup> Avenue and State Road 710. He stated the property owner plans to rezone the property for commercial use, but amending the comprehensive plan to make the existing Commercial Activity Center at that intersection larger is the first step.

Mr. Royce stated the applicant owns several acres in the existing Commercial Activity Center and is applying to include the rest of his property in the CAC. He stated the applicant would then have a total of 14.5 acres in the expanded Commercial Activity Center.

Mr. Royce stated that comprehensive plan amendments can be reviewed relative to several indicators in Florida Statutes as to whether an amendment is urban sprawl. Mr. Royce stated the proposed amendment passes or partially passes on 11 of the 13 indicators, indicating the proposed amendment is not urban sprawl. He also stated that a text amendment would accompany the map amendment to reduce the maximum permissible floor area ratio from 2.0 to 1.0 as that would be more than adequate for any proposed development on the site.

Mr. Royce stated staff finds the proposed amendment is compatible with surrounding uses and consistent with the comprehensive plan. He stated that staff recommends that the Planning Board recommend that the Board of County Commissioners approve the map amendment and the accompanying text amendment and forward the proposed amendment to the state reviewing agencies.

Board Member Joey Hoover asked about the depth of the property as he was thinking commercial development in the front with room for possible residential development in the back. He also stated he could not picture single family dwellings going there as 710 is a major highway.

Board Member Rob Willson asked Mr. Royce if any permits had been submitted for development of the property. Mr. Royce stated no permits have been received at the building department. Mr. Willson had several additional questions concerning the need for this request when there is no development planned, and expressed a concern that the proposed amendment was just speculative.

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

Steve Dobbs, representing the applicant, stated his client believes there is a market for commercial development at State Road 710 and Berman Road. Rob Willson again commented that this is speculative and he doesn't see the need to change the future land use when the applicant has existing property in the Commercial Activity Center that has not yet been developed.

There was no further discussion.

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

**Joey Hoover moved to recommend that the Board of County Commissioners approve Petition C-2017-0002, for Trees 15, LLC, applicant, request to reclassify approximately 11.1 acres from the Rural Estate future land use classification to the Commercial Activity Center (CAC) future land use classification. Weston Harvey seconded the motion.**

**The motion passed by a vote of 4 to 1. Joey Hoover, Weston Harvey, Ted Kelchner and Ron Zobel voted for the motion. Rob Willson voted against the motion.**

**Agenda Item #4. Petition P-2017-0005, Preliminary Development Order, Cattlemen's Market of Okeechobee. Cattlemen's Market of Okeechobee, LLC, property owner and applicant. Request for approval of site development plan and preliminary development order for the proposed Cattlemen's Market of Okeechobee livestock market. The property address is 1849 NW 160<sup>th</sup> Street.**

Mr. Royce presented the petition and reminded the Board that when the special exception was recently granted, one of the issues to be addressed at the site plan review stage is the entrance from NW 160<sup>th</sup> Street into the property. He stated that the driveway is designed with the FDOT standard of a 28-foot driveway and that the driveway entrance will have 50-foot radii. He stated the Site Plan Technical Review Committee specifically reviewed this and determined it would be sufficient to manage traffic to the site without damaging the edges of NW 160<sup>th</sup> Street.

Mr. Royce noted that another issue related to the site plan was determining whether there is a need for turn lanes onto NW 160<sup>th</sup> Street from US Highway 98 or from US Highway 441. He noted that the county's consultant had completed the review of the traffic study submitted by the applicant and agreed with the applicant's finding that turn lanes are not warranted due to traffic generated by the livestock market.

Mr. Royce stated that staff finds that the proposed development plan meets applicable county land development regulations. He recommended that the Planning Board approve the development plan for Cattlemen's Market of Okeechobee and authorize the issuance of the Preliminary Development Order.

The Board discussed with Mr. Royce some of the issues reviewed at the site plan review meeting. Board Member Joey Hoover was very concerned no improvements were to be made on County Road 68 W (NW 160<sup>th</sup> Street). He said many residents nearby were upset with the expected traffic increase.

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

Steve Dobbs, PE, representing the applicant, stepped to the podium to answer questions for the Board. He addressed Mr. Hoover's question about traffic. Board Member Weston Harvey asked about landscaping and Mr. Royce said the applicant is required to meet the County's landscaping requirements.

There were no more comments from the public.

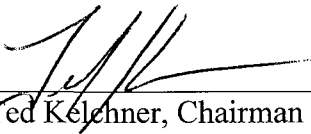
**Weston Harvey moved to close the hearing. Joey Hoover seconded the motion. The motion passed unanimously.**

**Rob Willson made a motion to approve Petition P-2017-0005, the Cattlemen's Market of Okeechobee site development plan and preliminary development order. Weston Harvey seconded the motion.**

**The motion passed by a vote of 4 to 1. Rob Willson, Weston Harvey, Ted Kelchner, and Ron Zobel voted for the motion. Joey Hoover voted against the motion.**

Mr. Royce reminded the Board that the November and December meeting is combined into one meeting and would be on December 12, 2017 at 6:00 p.m.

There being no additional business, the meeting was adjourned at 6:38 p.m.

  
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Ted Kelchner, Chairman

12-12-17  
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Date of Approval

  
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Faye Huffman, Planning Technician

12-12-17  
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Date