



**CITY OF OKEECHOBEE, FLORIDA  
BOARD OF ADJUSTMENT MEETING  
SEPTEMBER 16, 2021  
SUMMARY OF BOARD ACTION**

**I. CALL TO ORDER**

Chairperson Hoover called the regular meeting of the Board of Adjustment for the City of Okeechobee to order on Thursday, September 16, 2021, at 6:06 P.M. in the City Council Chambers, located at 55 Southeast Third Avenue, Room 200, Okeechobee, Florida, followed by the Pledge of Allegiance.

**II. ATTENDANCE**

Roll was taken by Board Secretary Patty Burnette. Chairperson Dawn Hoover, Board Members Phil Baughman, Karyne Brass, Mac Jonassaint, and Alternate Board Member Joe Papasso were present. Vice Chairperson Doug McCoy, Board Member Rick Chartier and Alternate Board Member Jim Shaw were absent with consent. Chairperson Hoover moved Alternate Board Member Papasso to voting position.

**III. AGENDA AND PUBLIC COMMENTS**

- A. There were no items added, deferred, or withdrawn from the agenda.
- B. Motion by Alternate Board Member Papasso, seconded by Board Member Jonassaint to approve the agenda as presented. **Motion Carried Unanimously.**
- C. There were no comment cards submitted for public participation.

**IV. MINUTES**

- A. Motion by Board Member Baughman, seconded by Board Member Jonassaint, to dispense with the reading and approve the August 19, 2021, Board of Adjustment Regular Meeting minutes. **Motion Carried Unanimously.**

**V. CHAIRPERSON HOOVER OPENED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:09 P.M.**

- A. Continued from the August 19, 2021, meeting, Special Exception Petition No. 21-005-SE requests to allow a proposed use of a house of worship on a lot less than five acres in a Residential Single Family-One Zoning District, (Reference Code Section 90-103 (5) located at 1803 Southwest 3<sup>rd</sup> Avenue.
  - 1. Notary Public Patty Burnette administered an oath to Mr. Steven Dobbs, 1062 Jakes Way, Okeechobee, Florida, Ms. Celina Lorenzo, 1651 Southwest 32<sup>nd</sup> Avenue, Okeechobee, Florida, Aracelly Espino 1801 Southwest 3<sup>rd</sup> Avenue, Okeechobee, Florida, and Mr. Ben Smith, LaRue Planning and Management, 1375 Jackson Street, Suite 206, Fort Myers, Florida, who responded affirmatively.
  - 2. City Planning Consultant Mr. Ben Smith briefly explained this application was continued from the August 19, 2021, meeting to allow the Property Owner to attend. He reviewed the Planning Staff Report recommending denial due to parking concerns.
  - 3. Ms. Celina Lorenzo, Property Owner, was present and available for questions from the Board. She commented had she known ahead of time that a church may not be permitted at this location, she would not have purchased the property. She understands the concern of the Planner and the Board regarding the number of seats shown on the seating charts and the number of parking spaces available. She offered to reduce the number of seats, to provide letters from neighbors that have offered to let the church park on their property, to remove one or both of the sheds currently located on the property to provide a few more parking spaces and have more than one service. Ms. Lorenzo also has access to a small bus that could accommodate approximately 20 people to alleviate parking on the right-of-way. Ms. Aracelly Espino, who owns the property directly to the North gave permission for the church to park approximately 10 to 12 cars on the side of her property.
  - 4. No other public comments were offered.
  - 5. No Ex-Parte disclosures were offered.

V. QUASI-JUDICIAL PUBLIC HEARING ITEM A CONTINUED

6. Motion by Board Member Baughman, seconded by Alternate Board Member Papasso to approve Special Exception Petition No. 21-005-SE as presented in [Exhibit 1 which includes the standards and findings as required for granting applications per Code Section 70-373; and the Planning Consultant's analysis of the findings] with the following special conditions: removal of both sheds located on the property; no parking on the right-of-way; and the number of seats are to be reduced to 63. **Motion Carried Unanimously.**

**CHAIRPERSON HOOVER CLOSED THE QUASI-JUDICIAL PUBLIC HEARING AT 6:51 P.M.**

- VI. Chairperson Hoover adjourned the meeting at 6:51 P.M.

Submitted by:

*Patty M. Burnette*

Patty M. Burnette, Secretary

Please take notice and be advised that when a person decides to appeal any decision made by the Board of Adjustment with respect to any matter considered at this proceeding, he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. General Services' media are for the sole purpose of backup for official records.